

RAINS CO APPRAISAL DISTRICT
P O BOX 70
EMORY TEXAS 75440

903-657-2555

rcadmail@rainscad.org

APPRAISAL YEAR 2026

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
 PROTESTS ON 7/01/2026 AT: 9:00 AM
 RAINS CO APPR DIST OFFICE
 145 DORIS BRIGGS PKWY
 EMORY, TX 75440
 QUESTIONS, PLEASE CALL:
 903-657-2555 EXT 21 MINERALS
 903-657-2555 EXT 36 PERS. PROP

Protest Deadline: 6-08-2026
 ARB Hearing: 7-01-2026
 Owner: 1552 14

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
 PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
 APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

CAROLINA CARPORTS
PROPERTY TAX DEPT
PO BOX 1263
DOBSON NC 27017-1263



Dear Property Owner,
 The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145B	7,460	7,460	SEQ: 9900010 Type: PERSONAL Owner #: 1552 Legal: FFE FM 2324 5 MILE WEST SITUS: 3740 FM 2324 EMORY 2-008990-000010 Category: L2J INDUS. - FURNITURE & FIXTURES Rendered: Yes
RAINS ISD	145B	7,460	7,460	
EMER SERV DIST	145B	7,460	7,460	
Deductions: (145B) = HB9 EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	7,460	7,460	0	
RAINS ISD	7,460	7,460	0	
EMER SERV DIST	7,460	7,460	0	

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

SHERRI MCCALL
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		2,625,150	2,573,120	Seq: 9900020 Type: REAL Owner #: 1552
RAINS ISD		2,625,150	2,573,120	Legal: IMPROVEMENTS
EMER SERV DIST		2,625,150	2,573,120	FM 2324 5 MILE WEST SITUS: 3740 FM 2324 EMORY 2-008990-000020
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
HB1984: The Appraised value of \$2,573,120 in 2026 as compared to \$in 2021 is a .00% increase				Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		2,625,150	0	2,573,120
RAINS ISD		2,625,150	0	2,573,120
EMER SERV DIST		2,625,150	0	2,573,120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145B	505,000	539,720	SEQ: 9900030 Type: PERSONAL Owner #: 1552
RAINS ISD	145B	505,000	539,720	Legal: INVENTORY & SUPPLIES
EMER SERV DIST	145B	505,000	539,720	FM 2324 5 MILE WEST SITUS: 3740 FM 2324 EMORY 2-008990-000030
				Category: L2C INDUS.- INVENTORY
Deductions: (145B) = HB9 EXEMPTION				Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		505,000	117,540	422,180
RAINS ISD		505,000	117,540	422,180
EMER SERV DIST		505,000	117,540	422,180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		1,356,150	1,509,840	SEQ: 9900040 Type: PERSONAL Owner #: 1552
RAINS ISD		1,356,150	1,509,840	Legal: M&E
EMER SERV DIST		1,356,150	1,509,840	2008,11,13-17,19-21 SITUS: 3740 FM 2324 EMORY
				Category: L2G INDUS.- MACHINERY & EQUIPMENT
				Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		1,356,150	0	1,509,840
RAINS ISD		1,356,150	0	1,509,840
EMER SERV DIST		1,356,150	0	1,509,840

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		54,350	52,000	SEQ: 9900050 Type: PERSONAL Owner #: 1552
RAINS ISD		54,350	52,000	Legal: VEHICLES
EMER SERV DIST		54,350	52,000	2024 VRL SITUS: 3740 FM 2324 EMORY
				Category: L2M INDUS.- VEHICLES, TO 1 TON
				Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		54,350	0	52,000
RAINS ISD		54,350	0	52,000
EMER SERV DIST		54,350	0	52,000

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,548,110	125,000	4,557,140		
RAINS ISD	4,548,110	125,000	4,557,140		
EMER SERV DIST	4,548,110	125,000	4,557,140		

