

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: 2514 18

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

CUMBY TELEPHONE COOP INC
% WITTNER TAX CONSULTANT
PO BOX 1928
HENDERSON TX 75653



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	145D1	90,000	135,000	SEQ: 9900010 Type: PERSONAL Owner #: 2514
LONE OAK ISD	145D1	90,000	135,000	Legal: ACCESS LINES
EMER SERV DIST	145D1	90,000	135,000	LONE OAK ISD
				2-009020-000010
				Agent: 619
				Category: J4 TELEPHONE - UTILITY EQUIP
				Rendered: No
Deductions: (145D1) = HB9		EXEMPTION		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		90,000	125,000	10,000
LONE OAK ISD		90,000	125,000	10,000
EMER SERV DIST		90,000	125,000	10,000

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		30,000	45,000	SEQ: 9900020 Type: PERSONAL Owner #: 2514
LONE OAK ISD		30,000	45,000	Legal: CENTRAL OFFICE EQUIP
EMER SERV DIST		30,000	45,000	LONE OAK ISD
				2-009020-000020
				Agent: 619
				Category: J4 TELEPHONE - UTILITY EQUIP
				Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		30,000	0	45,000
LONE OAK ISD		30,000	0	45,000
EMER SERV DIST		30,000	0	45,000

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		55,500	83,250	SEQ: 9900040 Type: PERSONAL Owner #: 2514
MILLER GRVE ISD	145D1	55,500	83,250	Legal: ACCESS LINES
EMER SERV DIST		55,500	83,250	MILLER GROVE ISD
				2-009020-000040
				Agent: 619
				Category: J4 TELEPHONE - UTILITY EQUIP
				Rendered: No
Deductions: (145D1) = HB9 EXEMPTION				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		55,500	0	83,250
MILLER GRVE ISD		55,500	83,250	0
EMER SERV DIST		55,500	0	83,250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		18,500	27,750	SEQ: 9900050 Type: PERSONAL Owner #: 2514
MILLER GRVE ISD	145D1	18,500	27,750	Legal: CENTRAL OFFICE EQUIP
EMER SERV DIST		18,500	27,750	MILLER GROVE ISD
				2-009020-000050
				Agent: 619
				Category: J4 TELEPHONE - UTILITY EQUIP
				Rendered: No
Deductions: (145D1) = HB9 EXEMPTION				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		18,500	0	27,750
MILLER GRVE ISD		18,500	27,750	0
EMER SERV DIST		18,500	0	27,750

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY	194,000	125,000	166,000	
LONE OAK ISD	120,000	125,000	55,000	
EMER SERV DIST	194,000	125,000	166,000	
MILLER GRVE ISD	74,000	111,000	0	