

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: 279 15

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

CELLCO PARTNERSHIP DBA VERIZ
% KROLL LLC
PO BOX 2549
ADDISON TX 75001-2549



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	116,920	116,920	SEQ: 9900020 Type: PERSONAL Owner #: 279 Legal: CELL SITE EQUIPMENT 502E E LENNON DR - EMORY 2-008910-000020 Agent: 833 Category: L2Q INDUS.- RADIO TOWER EQUIPMENT Rendered: No
CITY OF EMORY	145B	116,920	116,920	
RAINS ISD	145B	116,920	116,920	
EMER SERV DIST	145B	116,920	116,920	
Deductions: (145B) = HB9 EXEMPTION				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		116,920	116,920	0
CITY OF EMORY		116,920	116,920	0
RAINS ISD		116,920	116,920	0
EMER SERV DIST		116,920	116,920	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	145B	182,430	173,960	SEQ: 9900021 Type: PERSONAL Owner #: 279
CITY OF EMORY	145B	182,430	173,960	Legal: COMMUNICATION TOWER
RAINS ISD	145B	182,430	173,960	502E E LENNON DRIVE EMORY
EMER SERV DIST	145B	182,430	173,960	
Deductions: (145B) = HB9 EXEMPTION				Agent: 833 Category: L2P INDUS.- RADIO TOWERS Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		182,430	125,000	48,960
CITY OF EMORY		182,430	125,000	48,960
RAINS ISD		182,430	125,000	48,960
EMER SERV DIST		182,430	125,000	48,960

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145B	135,590	135,590	SEQ: 9900030 Type: PERSONAL Owner #: 279
RAINS ISD	145B	135,590	135,590	Legal: CELL SITE EQUIPMENT
EMER SERV DIST	145B	135,590	135,590	3307 W HWY 69 N - POINT
Deductions: (145B) = HB9 EXEMPTION				2-008910-000030 Agent: 833 Category: L2Q INDUS.- RADIO TOWER EQUIPMENT Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		135,590	125,000	10,590
RAINS ISD		135,590	125,000	10,590
EMER SERV DIST		135,590	125,000	10,590

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY	434,940	366,920	59,550	
CITY OF EMORY	299,350	241,920	48,960	
RAINS ISD	434,940	366,920	59,550	
EMER SERV DIST	434,940	366,920	59,550	