

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: 3574 28 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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FARMERS ELECTRIC COOP INC
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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	532,900	995,900	SEQ: 9900010 Type: PERSONAL Owner #: 3574
CITY-E-TAWAKONI	145D1	532,900	995,900	Legal: DISTRIBUTION
RAINS ISD	145D1	532,900	995,900	RAINS ISD / EAST TAWAKONI CITY
EMER SERV DIST	145D1	532,900	995,900	2-000511-000010
Deductions: (145D1) = HB9 EXEMPTION				Agent: 040
				Category: J3 ELECTRIC - UTILITY EQUIP
				Rendered: No

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	532,900	125,000	870,900
CITY-E-TAWAKONI	532,900	125,000	870,900
RAINS ISD	532,900	125,000	870,900
EMER SERV DIST	532,900	125,000	870,900

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		96,620	180,580	SEQ: 9900020	Type: PERSONAL Owner #: 3574
CITY OF EMORY	145D1	96,620	180,580	Legal: DISTRIBUTION	
RAINS ISD		96,620	180,580	RAINS ISD / CITY OF EMORY	
EMER SERV DIST		96,620	180,580	2-000511-000020	
Deductions: (145D1) = HB9		EXEMPTION		Agent: 040	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		96,620	0	180,580	
CITY OF EMORY		96,620	125,000	55,580	
RAINS ISD		96,620	0	180,580	
EMER SERV DIST		96,620	0	180,580	
				Category: J3	ELECTRIC - UTILITY EQUIP
				Rendered: No	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		100,530	187,870	SEQ: 9900030	Type: PERSONAL Owner #: 3574
CITY OF POINT	145D1	100,530	187,870	Legal: DISTRIBUTION	
RAINS ISD		100,530	187,870	RAINS ISD / CITY OF POINT	
EMER SERV DIST		100,530	187,870	2-000511-000030	
Deductions: (145D1) = HB9		EXEMPTION		Agent: 040	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		100,530	0	187,870	
CITY OF POINT		100,530	125,000	62,870	
RAINS ISD		100,530	0	187,870	
EMER SERV DIST		100,530	0	187,870	
				Category: J3	ELECTRIC - UTILITY EQUIP
				Rendered: No	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		5,828,670	10,892,930	SEQ: 9900040	Type: PERSONAL Owner #: 3574
RAINS ISD		5,828,670	10,892,930	Legal: DISTRIBUTION	
EMER SERV DIST		5,828,670	10,892,930	RAINS ISD	
				2-000511-000040	
Deductions: (145D1) = HB9		EXEMPTION		Agent: 040	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		5,828,670	0	10,892,930	
RAINS ISD		5,828,670	0	10,892,930	
EMER SERV DIST		5,828,670	0	10,892,930	
				Category: J3	ELECTRIC - UTILITY EQUIP
				Rendered: No	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		284,020	530,780	SEQ: 9900060	Type: PERSONAL Owner #: 3574
MILLER GRVE ISD	145D1	284,020	530,780	Legal: DISTRIBUTION	
EMER SERV DIST		284,020	530,780	MILLER GROVE ISD	
				2-000511-000060	
Deductions: (145D1) = HB9		EXEMPTION		Agent: 040	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		284,020	0	530,780	
MILLER GRVE ISD		284,020	125,000	405,780	
EMER SERV DIST		284,020	0	530,780	
				Category: J3	ELECTRIC - UTILITY EQUIP
				Rendered: No	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		136,800	255,600	SEQ: 9900070	Type: PERSONAL Owner #: 3574
RAINS ISD		136,800	255,600	Legal: SUBSTATION	12,000 KVA
EMER SERV DIST		136,800	255,600	FM 515	RAINS ISD
				2-000511-000070	
				Agent: 040	
				Category: J3 ELECTRIC - UTILITY EQUIP	
				Rendered: No	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		136,800	0	255,600	
RAINS ISD		136,800	0	255,600	
EMER SERV DIST		136,800	0	255,600	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,979,540	125,000	12,918,660		
CITY-E-TAWAKONI	532,900	125,000	870,900		
RAINS ISD	6,695,520	125,000	12,387,880		
EMER SERV DIST	6,979,540	125,000	12,918,660		
CITY OF EMORY	96,620	125,000	55,580		
CITY OF POINT	100,530	125,000	62,870		
MILLER GRVE ISD	284,020	125,000	405,780		

