

RAINS CO APPRAISAL DISTRICT  
P O BOX 70  
EMORY TEXAS 75440

903-657-2555

rcadmail@rainscad.org

<b>APPRAISAL YEAR 2026</b> 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: 55474 12  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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C & H CARPORTS  
PO BOX 704  
EMORY TX 75440-0704



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	1,293,650	335,000	Seq: 9900010 Type: REAL Owner #: 55474
RAINS ISD	145B	1,293,650	335,000	Legal: COMM.-BUSINESS PERS PROPERTY
EMER SERV DIST	145B	1,293,650	335,000	16716
Deductions: (145B) = HB9 EXEMPTION				Category: L1N COMM.-BUSINESS PERS PROPERTY
HB1984: The Appraised value of \$335,000 in 2026 as compared to \$in 2021 is a .00% increase.				Rendered: No
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	1,293,650	125,000	210,000	
RAINS ISD	1,293,650	125,000	210,000	
EMER SERV DIST	1,293,650	125,000	210,000	

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	145B		590,980	Seq: 9900020	Type: REAL Owner #: 55474
RAINS ISD	145B		590,980	Legal: COMM.-BUSINESS PERS PROPERTY	
EMER SERV DIST	145B		590,980	16716	
Deductions: (145B) = HB9 EXEMPTION				Category: L1N COMM.-BUSINESS PERS PROPERTY	
HB1984: The Appraised value of \$590,980 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		0	125,000	465,980	
RAINS ISD		0	125,000	465,980	
EMER SERV DIST		0	125,000	465,980	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145B		450,000	SEQ: 9900040	Type: PERSONAL Owner #: 55474
RAINS ISD	145B		450,000	Legal: COMM.-BUSINESS PERS PROPERTY	
EMER SERV DIST	145B		450,000	16716	
Deductions: (145B) = HB9 EXEMPTION				Category: L1N COMM.-BUSINESS PERS PROPERTY	
				Rendered: No	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		0	125,000	325,000	
RAINS ISD		0	125,000	325,000	
EMER SERV DIST		0	125,000	325,000	

Total of all Above Parcels					
Taxing Units		Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY		1,293,650	375,000	1,000,980	
RAINS ISD		1,293,650	375,000	1,000,980	
EMER SERV DIST		1,293,650	375,000	1,000,980	