

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: 649 3 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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ATMOS ENERGY/MID-TEX DISTRIBUT
PROPERTY TAX DEPT
PO BOX 650205
DALLAS TX 75265-0205



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	705,690	812,490	SEQ: 9900010 Type: PERSONAL Owner #: 649	
RAINS ISD	145D1	705,690	812,490	Legal: GAS DISTRIBUTION	
EMER SERV DIST	145D1	705,690	812,490	RAINS ISD	
				2-001901-000010	
				Category: J2 GAS DISTR. SYSTEMS (METERS)	
				Rendered: Yes	
Deductions: (145D1) = HB9 EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		705,690	125,000	687,490	
RAINS ISD		705,690	125,000	687,490	
EMER SERV DIST		705,690	125,000	687,490	

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		1,168,460	1,345,290	SEQ: 9900020 Type: PERSONAL Owner #: 649
CITY OF EMORY	145D1	1,168,460	1,345,290	Legal: GAS DISTRIBUTION
RAINS ISD		1,168,460	1,345,290	CITY OF EMORY / EMORY ISD
EMER SERV DIST		1,168,460	1,345,290	2-001901-000020
Deductions: (145D1) = HB9		EXEMPTION		Category: J2 GAS DISTR. SYSTEMS (METERS)
				Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		1,168,460	0	1,345,290
CITY OF EMORY		1,168,460	125,000	1,220,290
RAINS ISD		1,168,460	0	1,345,290
EMER SERV DIST		1,168,460	0	1,345,290

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		378,250	435,500	SEQ: 9900030 Type: PERSONAL Owner #: 649
CITY OF POINT	145D1	378,250	435,500	Legal: GAS DISTRIBUTION
RAINS ISD		378,250	435,500	CITY OF POINT / RAINS ISD
EMER SERV DIST		378,250	435,500	2-001901-000030
Deductions: (145D1) = HB9		EXEMPTION		Category: J2 GAS DISTR. SYSTEMS (METERS)
				Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		378,250	0	435,500
CITY OF POINT		378,250	125,000	310,500
RAINS ISD		378,250	0	435,500
EMER SERV DIST		378,250	0	435,500

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		19,630	22,600	SEQ: 9900040 Type: PERSONAL Owner #: 649
LONE OAK ISD	145D1	19,630	22,600	Legal: GAS DISTRIBUTION
EMER SERV DIST		19,630	22,600	LONE OAK ISD
Deductions: (145D1) = HB9		EXEMPTION		2-001901-000040
				Category: J2 GAS DISTR. SYSTEMS (METERS)
				Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		19,630	0	22,600
LONE OAK ISD		19,630	22,600	0
EMER SERV DIST		19,630	0	22,600

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY	2,272,030	125,000	2,490,880	
RAINS ISD	2,252,400	125,000	2,468,280	
EMER SERV DIST	2,272,030	125,000	2,490,880	
CITY OF EMORY	1,168,460	125,000	1,220,290	
CITY OF POINT	378,250	125,000	310,500	
LONE OAK ISD	19,630	22,600	0	