

RAINS CO APPRAISAL DISTRICT
P O BOX 70
EMORY TEXAS 75440

rcadmail@rainscad.org

903-657-2555

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: 700026 24 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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ETX BELL PROPERTIES
% 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	698,100	728,160	Seq: 9900010 Type: REAL Owner #: 700026
CITY OF EMORY	698,100	728,160	Legal: IMPROVEMENTS ONLY
RAINS ISD	698,100	728,160	NEW FOR 2022
EMER SERV DIST	698,100	728,160	SITUS: 218 E LENNON DR EMORY
No 2021 Hist			Agent: 040
			Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
			Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	698,100	0	728,160
CITY OF EMORY	698,100	0	728,160
RAINS ISD	698,100	0	728,160
EMER SERV DIST	698,100	0	728,160

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

