

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: 700109 65

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

SPECTRUM GULF COAST LLC
CHARTER COMMUNICATIONS TAX DEP
P O BOX 7467
CHARLOTTE NC 28241-7467



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	326,690	1,215,350	SEQ: 9900010 Type: PERSONAL Owner #: 700109 Legal: DISTRIBUTION PLANT - CABLE & WIFI POINT Category: J7 CABLE TV Rendered: Yes	
CITY OF POINT	145D1	326,690	1,215,350		
RAINS ISD	145D1	326,690	1,215,350		
EMER SERV DIST	145D1	326,690	1,215,350		
Deductions: (145D1) = HB9 EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		326,690	125,000	1,090,350	
CITY OF POINT		326,690	125,000	1,090,350	
RAINS ISD		326,690	125,000	1,090,350	
EMER SERV DIST		326,690	125,000	1,090,350	

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		3,100	12,680	SEQ: 9900020 Type: PERSONAL Owner #: 700109	
CITY OF POINT		3,100	12,680	Legal: CPE - DIGITAL CONVERTERS	
RAINS ISD		3,100	12,680	POINT	
EMER SERV DIST		3,100	12,680	Category: J7 CABLE TV	
Rendered: Yes					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		3,100	0	12,680	
CITY OF POINT		3,100	0	12,680	
RAINS ISD		3,100	0	12,680	
EMER SERV DIST		3,100	0	12,680	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		6,030	11,700	SEQ: 9900030 Type: PERSONAL Owner #: 700109	
CITY OF POINT		6,030	11,700	Legal: HOUSE DROPS	
RAINS ISD		6,030	11,700	POINT	
EMER SERV DIST		6,030	11,700	Category: J7 CABLE TV	
Rendered: Yes					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		6,030	0	11,700	
CITY OF POINT		6,030	0	11,700	
RAINS ISD		6,030	0	11,700	
EMER SERV DIST		6,030	0	11,700	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	335,820	125,000	1,114,730		
CITY OF POINT	335,820	125,000	1,114,730		
RAINS ISD	335,820	125,000	1,114,730		
EMER SERV DIST	335,820	125,000	1,114,730		