

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: 700167 79

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

WHEELS LT
 PROP TAX DEPT
 1299 ZURICH WAY STE 4E
 SCHAUMBURG IL 60173



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	145D	10,760	159,470	SEQ: 9900010 Type: PERSONAL Owner #: 700167 Legal: INDUS.- LEASED EQUIPMENT 1500 TRANSIT F150 Category: L2H INDUS.- LEASED EQUIPMENT Rendered: Yes
CITY OF EMORY	145D	10,760	159,470	
RAINS ISD	145D	10,760	159,470	
EMER SERV DIST	145D	10,760	159,470	
Deductions: (145D) = HB9 EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	10,760	125,000	34,470	
CITY OF EMORY	10,760	125,000	34,470	
RAINS ISD	10,760	125,000	34,470	
EMER SERV DIST	10,760	125,000	34,470	

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		45,870	49,430	SEQ: 9900020	Type: PERSONAL Owner #: 700167
CITY OF EMORY		45,870	49,430	Legal: 2025 LEASED VEHICLES	
RAINS ISD		45,870	49,430	CHEVY 1500 #7747	
EMER SERV DIST		45,870	49,430	SITUS: EMORY	
				Category: L2H	INDUS.- LEASED EQUIPMENT
				Rendered: Yes	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		45,870	0	49,430	
CITY OF EMORY		45,870	0	49,430	
RAINS ISD		45,870	0	49,430	
EMER SERV DIST		45,870	0	49,430	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY			23,560	SEQ: 9900030	Type: PERSONAL Owner #: 700167
CITY-E-TAWAKONI	145D		23,560	Legal: 2026 LEASED VEHICLES	
RAINS ISD			23,560	CHEVY EQUINOX #0260	
EMER SERV DIST			23,560	SITUS: EAST TAWAKONI	
				Category: L2H	INDUS.- LEASED EQUIPMENT
				Rendered: Yes	
Deductions: (145D) = HB9 EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		0	0	23,560	
CITY-E-TAWAKONI		0	23,560	0	
RAINS ISD		0	0	23,560	
EMER SERV DIST		0	0	23,560	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	56,630	125,000	107,460		
CITY OF EMORY	56,630	125,000	83,900		
RAINS ISD	56,630	125,000	107,460		
EMER SERV DIST	56,630	125,000	107,460		
CITY-E-TAWAKONI	0	23,560	0		