

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: 7528 59 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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RAYBURN COUNTRY ELECTRIC COOP
% 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	145D1	691,120	1,036,670	SEQ: 9900010 Type: PERSONAL Owner #: 7528
RAINS ISD	145D1	691,120	1,036,670	Legal: 069 KV TRANSMISSION 3.91 MILES
EMER SERV DIST	145D1	691,120	1,036,670	
Deductions: (145D1) = HB9 EXEMPTION				2-001330-000010 Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		691,120	125,000	911,670
RAINS ISD		691,120	125,000	911,670
EMER SERV DIST		691,120	125,000	911,670

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		282,810	424,210	SEQ: 9900020 Type: PERSONAL Owner #: 7528
LONE OAK ISD	145D1	282,810	424,210	Legal: 069 KV TRANSMISSION 1.6 MILES
EMER SERV DIST		282,810	424,210	
Deductions: (145D1) = HB9 EXEMPTION				LONE OAK ISD Agent: 040 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: No
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	282,810	0	424,210	
LONE OAK ISD	282,810	125,000	299,210	
EMER SERV DIST	282,810	0	424,210	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY	973,930	125,000	1,335,880	
RAINS ISD	691,120	125,000	911,670	
EMER SERV DIST	973,930	125,000	1,335,880	
LONE OAK ISD	282,810	125,000	299,210	