

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: 8031 63

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

SBA STEEL II LLC
 FKA SBA STEEL MONARCH
 8051 CONGRESS AVE
 BOCA RATON FL 33487-1307



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	145B		130,500	SEQ: 9900010 Type: PERSONAL Owner #: 8031 Legal: TX11900 300' GUYED TOWER TX11900-A1P SITUS:218 CEDAR CREEK DR POINT 2-610330-000010 Category: L2P INDUS.- RADIO TOWERS Rendered: Yes
CITY OF POINT	145B		130,500	
RAINS ISD	145B		130,500	
EMER SERV DIST	145B		130,500	
Deductions: (145B) = HB9 EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	0	125,000	5,500	
CITY OF POINT	0	125,000	5,500	
RAINS ISD	0	125,000	5,500	
EMER SERV DIST	0	125,000	5,500	

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	145B		300,000	Seq: 9900020	Type: REAL Owner #: 8031
RAINS ISD	145B		300,000	Legal: COMM.-BUSINESS PERS PROPERTY	
EMER SERV DIST	145B		300,000	Category: L1N COMM.-BUSINESS PERS PROPERTY	
Deductions: (145B) = HB9 EXEMPTION No 2021 Hist				Rendered: Yes	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		0	125,000	175,000	
RAINS ISD		0	125,000	175,000	
EMER SERV DIST		0	125,000	175,000	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	0	250,000	180,500
CITY OF POINT	0	125,000	5,500
RAINS ISD	0	250,000	180,500
EMER SERV DIST	0	250,000	180,500