

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: 847847 47

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

MAJOR MIDSTREAM OPERATING PTRN  
% SEWELL & SEWELL  
2650 COMMERCE WAY  
KAUFMAN TX 75142



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	27,780	27,340	SEQ: 9900010 Type: PERSONAL Owner #: 847847 Legal: 5.600 MI 12 IN 1970 G CAG  2-000400-000010 Agent: 098 Category: J6 PIPELINES - PIPE SEGMENTS Rendered: No
RAINS ISD	145D1	27,780	27,340	
EMER SERV DIST	145D1	27,780	27,340	
Deductions: (145D1) = HB9 EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	27,780	27,340	0	
RAINS ISD	27,780	27,340	0	
EMER SERV DIST	27,780	27,340	0	

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	145D1	4,170	4,100	SEQ: 9900030 Type: PERSONAL Owner #: 847847
ALBA-GOLDEN ISD	145D1	4,170	4,100	Legal: 0.840 MI 12 IN 1970 G CAG
EMER SERV DIST	145D1	4,170	4,100	
				2-000400-000030
				Agent: 098
				Category: J6 PIPELINES - PIPE SEGMENTS
				Rendered: No
Deductions: (145D1) = HB9 EXEMPTION				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		4,170	4,100	0
ALBA-GOLDEN ISD		4,170	4,100	0
EMER SERV DIST		4,170	4,100	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145D1	23,770	23,280	SEQ: 9900040 Type: PERSONAL Owner #: 847847
RAINS ISD	145D1	23,770	23,280	Legal: 7.910 MI 6 IN 1984 G CAG
EMER SERV DIST	145D1	23,770	23,280	
				2-000400-000040
				Agent: 098
				Category: J6 PIPELINES - PIPE SEGMENTS
				Rendered: No
Deductions: (145D1) = HB9 EXEMPTION				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		23,770	23,280	0
RAINS ISD		23,770	23,280	0
EMER SERV DIST		23,770	23,280	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145D1	494,460	494,460	SEQ: 9900050 Type: PERSONAL Owner #: 847847
RAINS ISD	145D1	494,460	494,460	Legal: GINGER STATION
EMER SERV DIST	145D1	494,460	494,460	
				SITUS: 32.83696,-95.67861
				2-000400-000050
				Agent: 098
				Category: J6A PIPELINES - OTHER PROP
				Rendered: No
Deductions: (145D1) = HB9 EXEMPTION				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		494,460	70,280	424,180
RAINS ISD		494,460	74,380	420,080
EMER SERV DIST		494,460	70,280	424,180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		4,850	4,750	SEQ: 9900060 Type: PERSONAL Owner #: 847847
RAINS ISD		4,850	4,750	Legal: 1.790 MI 4 IN 1984 G CAG
EMER SERV DIST		4,850	4,750	
				2-000400-000060
				Agent: 098
				Category: J6 PIPELINES - PIPE SEGMENTS
				Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		4,850	0	4,750
RAINS ISD		4,850	0	4,750
EMER SERV DIST		4,850	0	4,750

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		22,900	18,600	SEQ: 9900070 Type: PERSONAL Owner #: 847847
RAINS ISD		22,900	18,600	Legal: 2.224 MI 6 IN 1995 G CAG
EMER SERV DIST		22,900	18,600	
				2-000400-000070
				Agent: 098
				Category: J6 PIPELINES - PIPE SEGMENTS
				Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		22,900	0	18,600
RAINS ISD		22,900	0	18,600
EMER SERV DIST		22,900	0	18,600

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		10,360	8,410	SEQ: 9900080 Type: PERSONAL Owner #: 847847
RAINS ISD		10,360	8,410	Legal: 1.185 MI 2 IN 1995 G CAG
EMER SERV DIST		10,360	8,410	
				2-000400-000080
				Agent: 098
				Category: J6 PIPELINES - PIPE SEGMENTS
				Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		10,360	0	8,410
RAINS ISD		10,360	0	8,410
EMER SERV DIST		10,360	0	8,410

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		28,210	19,100	SEQ: 9900090 Type: PERSONAL Owner #: 847847
RAINS ISD		28,210	19,100	Legal: 5.000 MI 2 IN 1993 G CAG
EMER SERV DIST		28,210	19,100	
				2-000400-000090
				Agent: 098
				Category: J6 PIPELINES - PIPE SEGMENTS
				Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		28,210	0	19,100
RAINS ISD		28,210	0	19,100
EMER SERV DIST		28,210	0	19,100

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY	616,500	125,000	475,040	
RAINS ISD	612,330	125,000	470,940	
EMER SERV DIST	616,500	125,000	475,040	
ALBA-GOLDEN ISD	4,170	4,100	0	

