

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: 848992 42

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

KEARNEY TRAILER LLC
1035 S STATE HWY 19
EMORY TX 75440-5667



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	435,450	435,450	SEQ: 9900020 Type: PERSONAL Owner #: 848992 Legal: MACHINERY AND EQUIPMENT SITUS: 1035 STATE HWY 19 S 2-001370-000020 Category: L2G INDUS.- MACHINERY & EQUIPMENT Rendered: No
RAINS ISD	145B	435,450	435,450	
EMER SERV DIST	145B	435,450	435,450	
Deductions: (145B) = HB9 EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	435,450	125,000	310,450	
RAINS ISD	435,450	125,000	310,450	
EMER SERV DIST	435,450	125,000	310,450	

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		136,420	136,420	SEQ: 9900040 Type: PERSONAL Owner #: 848992
RAINS ISD		136,420	136,420	Legal: MOBILE MACHINERY
EMER SERV DIST		136,420	136,420	SITUS: 1035 STATE HWY 19 S 2-001370-000040
				Category: L2G INDUS.- MACHINERY & EQUIPMENT
				Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		136,420	0	136,420
RAINS ISD		136,420	0	136,420
EMER SERV DIST		136,420	0	136,420

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		1,494,660	1,494,660	SEQ: 9900050 Type: PERSONAL Owner #: 848992
RAINS ISD		1,494,660	1,494,660	Legal: INVENTORY
EMER SERV DIST		1,494,660	1,494,660	SITUS: 1035 STATE HWY 19 S 2-001370-000050
				Category: L2C INDUS.- INVENTORY
				Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		1,494,660	0	1,494,660
RAINS ISD		1,494,660	0	1,494,660
EMER SERV DIST		1,494,660	0	1,494,660

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		218,010	218,010	SEQ: 9900060 Type: PERSONAL Owner #: 848992
RAINS ISD		218,010	218,010	Legal: VEHICLES
EMER SERV DIST		218,010	218,010	SITUS: 1035 STATE HWY 19 S 2025 VRL
				Category: L2M INDUS.- VEHICLES, TO 1 TON
				Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		218,010	0	218,010
RAINS ISD		218,010	0	218,010
EMER SERV DIST		218,010	0	218,010

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		58,570	58,570	SEQ: 9900080 Type: PERSONAL Owner #: 848992
RAINS ISD		58,570	58,570	Legal: FF/COMPUTERS/TELE/SIGNAGE
EMER SERV DIST		58,570	58,570	
				Category: L2J INDUS.- FURNITURE & FIXTURES
				Rendered: No
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		58,570	0	58,570
RAINS ISD		58,570	0	58,570
EMER SERV DIST		58,570	0	58,570

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,343,110	125,000	2,218,110		
RAINS ISD	2,343,110	125,000	2,218,110		
EMER SERV DIST	2,343,110	125,000	2,218,110		

