

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: 9556 72

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

THOUSAND TRAILS LP
% KROLL LLC
PO BOX 2629
ADDISON TX 75001-2629



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	14,380	12,810	SEQ: 9900040 Type: PERSONAL Owner #: 9556 Legal: FURN, & FIXTS. 35W TO 47S TO 1246 CR 1470 SITUS: 1470 COUNTY ROAD POINT 2-001400-000040 Agent: 540 Category: L2J INDUS. - FURNITURE & FIXTURES Rendered: Yes
RAINS ISD	145B	14,380	12,810	
EMER SERV DIST	145B	14,380	12,810	
Deductions: (145B) = HB9 EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	14,380	12,810	0	
RAINS ISD	14,380	12,810	0	
EMER SERV DIST	14,380	12,810	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	145B	7,470	14,060	SEQ: 9900050 Type: PERSONAL Owner #: 9556
RAINS ISD	145B	7,470	14,060	Legal: EQUIPMENT
EMER SERV DIST	145B	7,470	14,060	SITUS: 1470 COUNTY ROAD POINT 2-001400-000050
Deductions: (145B) = HB9 EXEMPTION				Agent: 540 Category: L2G INDUS.- MACHINERY & EQUIPMENT Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		7,470	14,060	0
RAINS ISD		7,470	14,060	0
EMER SERV DIST		7,470	14,060	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145B	960	4,790	SEQ: 9900060 Type: PERSONAL Owner #: 9556
RAINS ISD	145B	960	4,790	Legal: TRAVEL TRAILERS VEHICLES
EMER SERV DIST	145B	960	4,790	SITUS: 1470 COUNTY ROAD POINT 2-001400-000060
Deductions: (145B) = HB9 EXEMPTION				Agent: 540 Category: L2M INDUS.- VEHICLES, TO 1 TON Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		960	4,790	0
RAINS ISD		960	4,790	0
EMER SERV DIST		960	4,790	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		2,400,000	2,400,000	Seq: 9900140 Type: REAL Owner #: 9556
RAINS ISD		2,400,000	2,400,000	Legal: IMPROVEMENTS
EMER SERV DIST		2,400,000	2,400,000	SITUS: 1470 COUNTY ROAD POINT 2-001400-000140
HB1984: The Appraised value of \$2,400,000 in 2026 as compared to \$in 2021 is a .00% increase				Agent: 540 Category: F2 REAL - INDUSTRIAL IMPROVEMENTS Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		2,400,000	0	2,400,000
RAINS ISD		2,400,000	0	2,400,000
EMER SERV DIST		2,400,000	0	2,400,000

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145B	300	550	SEQ: 9900150 Type: PERSONAL Owner #: 9556
RAINS ISD	145B	300	550	Legal: SUPPLIES
EMER SERV DIST	145B	300	550	SITUS: 1470 COUNTY ROAD POINT 2-001400-000150
Deductions: (145B) = HB9 EXEMPTION				Agent: 540 Category: L2C INDUS.- INVENTORY Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		300	550	0
RAINS ISD		300	550	0
EMER SERV DIST		300	550	0

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,423,110	32,210	2,400,000		
RAINS ISD	2,423,110	32,210	2,400,000		
EMER SERV DIST	2,423,110	32,210	2,400,000		

