


RAINS CO APPRAISAL DISTRICT  
P O BOX 70  
EMORY TEXAS 75440

rcadmail@rainscad.org

903-657-2555

<b>APPRAISAL YEAR 2026</b>	
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:	9643 69
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	

T-MOBILE WEST LLC  
PROPERTY TAX DEPT  
12920 SE 38TH ST  
BELLEVUE WA 98006-1350



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	88,610	96,230	SEQ: 9900010 Type: PERSONAL Owner #: 9643
CITY OF EMORY	145B	88,610	96,230	Legal: COMMUNICATION EQUIPMENT
RAINS ISD	145B	88,610	96,230	DOA5552
EMER SERV DIST	145B	88,610	96,230	SITUS: 491 CR 2230 EMORY 2-001310-000010
Deductions: (145B) = HB9 EXEMPTION				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		88,610	96,230	0
CITY OF EMORY		88,610	96,230	0
RAINS ISD		88,610	96,230	0
EMER SERV DIST		88,610	96,230	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	75,560	75,560	SEQ: 9900020 Type: PERSONAL Owner #: 9643
RAINS ISD	145B	75,560	75,560	Legal: COMMUNICATION TOWER
EMER SERV DIST	145B	75,560	75,560	SELF SUPPORTING 2000 491 CR 2230 EMORY FCC #1207582
Deductions: (145B) = HB9 EXEMPTION				Category: L2P INDUS.- RADIO TOWERS Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		75,560	28,770	46,790
RAINS ISD		75,560	28,770	46,790
EMER SERV DIST		75,560	28,770	46,790

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145B	69,380	69,380	SEQ: 9900030 Type: PERSONAL Owner #: 9643
RAINS ISD	145B	69,380	69,380	Legal: COMMUNICATION TOWER
EMER SERV DIST	145B	69,380	69,380	SELF SUPPORT 2000 7952 W US HWY 69 POINT FCC #1207578
Deductions: (145B) = HB9 EXEMPTION				Category: L2P INDUS.- RADIO TOWERS Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		69,380	69,380	0
RAINS ISD		69,380	69,380	0
EMER SERV DIST		69,380	69,380	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145B	100,270	79,510	SEQ: 9900040 Type: PERSONAL Owner #: 9643
RAINS ISD	145B	100,270	79,510	Legal: COMMUNICATION EQUIP
EMER SERV DIST	145B	100,270	79,510	DAO4221 SITUS: 7952 W US HWY 69
Deductions: (145B) = HB9 EXEMPTION				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		100,270	55,620	23,890
RAINS ISD		100,270	55,620	23,890
EMER SERV DIST		100,270	55,620	23,890

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145B		257,550	SEQ: 9900050 Type: PERSONAL Owner #: 9643
RAINS ISD	145B		257,550	Legal: COMMUNICATION EQUIPMENT
EMER SERV DIST	145B		257,550	DAO2952 SITUS: 248 PR 5529 POINT
Deductions: (145B) = HB9 EXEMPTION				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		0	125,000	132,550
RAINS ISD		0	125,000	132,550
EMER SERV DIST		0	125,000	132,550

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	145B		208,150	SEQ: 9900060 Type: PERSONAL Owner #: 9643
CITY OF EMORY	145B		208,150	Legal: COMMUNICATION EQUIPMENT
RAINS ISD	145B		208,150	DA05380
EMER SERV DIST	145B		208,150	SITUS: 335 CR 3040
Deductions: (145B) = HB9 EXEMPTION				Category: L2Q INDUS.- RADIO TOWER EQUIPMENT Rendered: Yes
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY		0	125,000	83,150
CITY OF EMORY		0	125,000	83,150
RAINS ISD		0	125,000	83,150
EMER SERV DIST		0	125,000	83,150

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	333,820	500,000	286,380
CITY OF EMORY	88,610	221,230	83,150
RAINS ISD	333,820	500,000	286,380
EMER SERV DIST	333,820	500,000	286,380

