

RAINS COUNTY APPRAISAL DISTRICT
APPRAISAL REVIEW BOARD
MEETING MINUTES FOR JUNE 26TH, 2026

Members Present: Marshall Collins, Danny Sims, Wanda Gaby

Members Absent: Maria Heath, Kathryn England

Others Present: Blanca Bastida, April Emig, and Cody Ramsey

Danny Sims called the meeting to order at 9:15 a.m. with a quorum present.

Wanda Gaby made a motion to approve minutes from June 24, 2026 meeting, seconded by Danny Sims, motion carried.

See attached panel decisions.

Danny Sims made a motion to adjourn at 2:00 p.m., second by Wanda Gaby.



Danny Sims, Chairman

Wanda Gaby, Secretary

ARB Panel Decisions - Active & Closed Cases

For Hearings Scheduled From 6/26/2026 To 6/26/2026

Owner / Agent	Prop Use	Case # / Property / GEO	Appraiser / Meeting Appraiser / Situs / Legal Description	Panel Decision
ABCD RANCH INVESTMENTS LLC SMITH JONATHAN		2026-328 3907 0188-1290-0000-43	AE/CR 1798 FM 2324 EMORY, TX 75440 A0188 ROJAS FRANCISCO DE ACRES 44.22	APPROVED on 06/26/2026
ARMSTRONG ALLISON		2026-537 438 0278-0012-0000-43	AE 561 FM 3274 EMORY, TX 75440 AB 278 G B YARBER SURVEY, 1.67 ACRES	NOSHOW on 06/26/2026
BROWNING RICKEY/BROWNING SHANNON		2026-234 4703 5000-0000-0320-43	AE 1626 RS COUNTY ROAD 3345 EMORY, TX 75440 A0214 SCRUGGS E H SURVEY BENT FORK ACRES TRACT 32, 10.280 ACRES	NOSHOW on 06/26/2026
CJN HOMES LLC		2026-114 25617 2552-0070-0003-43	AE FM 779 TX MADISON ESTATES, LOT 03, MADISON ESTATES, ACRES 2.34	NOSHOW on 06/26/2026
CORBETT LANDON/CORBETT TIFFANY		2026-161 8910 2756-0000-0130-43	AE RS COUNTY ROAD 7712 EMORY, TX 75440 AB 186 J POMEROY SURVEY STEAMBOAT SHORES #2 LOT 13	NOSHOW on 06/26/2026
CORBETT LANDON/CORBETT TIFFANY		2026-162 8911 2756-0000-0140-43	AE RS COUNTY ROAD 7712 EMORY, TX 75440 AB 186 J POMEROY SURVEY STEAMBOAT SHORES #2 LOT 14	NOSHOW on 06/26/2026
DANH HAI / HUYNH KELLY		2026-21 19906 0014-0830-0005-43	AE 3223 RS CR 1402 POINT, TX 75472 A0014 BROOKS THOMAS D TRACT 1 ACRES 10.0011	NOSHOW on 06/26/2026
GARCIA JESSICA L		2026-376 31833 0206-0000-0601-42	CR 633 SMITH CIRCLE POINT, TX 75472 A0206 SUNIGAS RAYMOND ACRES .366	NOSHOW on 06/26/2026
GUDGER EVAN/KUNHEE		2026-235 21113 2555-0431-0008-40	AE/CR 228 MILL ST EMORY, TX 75440 MEADOWS - EMORY, BLOCK 0431, LOT 8, ACRES 0.36	APPROVED on 06/26/2026
JDS OUTDOORS INC A TEXAS CORPORATION		2026-215 1377 7000-0050-0030-43	AE 5254 FM 2324 EAST TAWAKONI, TX 75472 RUSTIC OAKS ESTATES, TRACT 3, 13.738 ACRES	NOSHOW on 06/26/2026

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JORDAN ELIZABETH ELLEN		2026-486 25026 2557-0033-0004-20	AE 5095 FM 2737 LONE OAK, TX 75453 LONE OAK MEADOWS, LOT 4, ACRES 5.0	NOSHOW on 06/26/2026
LARSEN GAYLE CREWS		2026-420 9545 2900-0000-1250-41	AE 387 OLD MILL LANE TX A0229 TOLLETT MARGARET SURVEY; (WF) WHISPREADING OAKS LOT 125	NOSHOW on 06/26/2026
MCLAREN TAMMY LYNN REVOCABLE TRUST		2026-153 2101 0105-0300-0000-43	AE FM 275 EMORY, TX 75440 AB 105 W HEWETT SURVEY, 6 ACRES	NOSHOW on 06/26/2026
OCHUKA JAMES A AND CAROLINE J		2026-217 7529 2530-0000-0850-43	AE LAKESHORE CIRCLE POINT, TX 75472 A0229 TOLLETT MARGARET SURVEY; LAKESHORE ESTATES LOT 85 (LL), 0.388 ACRES	NOSHOW on 06/26/2026
OCHUKA JAMES A AND CAROLINE J		2026-216 7533 2530-0000-0890-43	AE LAKESHORE CIRCLE EAST TAWAKONI, TX 75472 A0229 TOLLETT MARGARET SURVEY; LAKESHORE ESTATES LOT 89 (LL), 0.329 ACRES	NOSHOW on 06/26/2026
PNC JBBM LLC DEE CHHABRA		2026-104 3217 0155-0310-0000-43	AE 778 RS COUNTY ROAD 1140 EMORY, TX 75440 A0155 MILLER BRICE ACRES 47.514 LABEL# NTA1831413 LABEL# NTA1554336 LABEL# TEX0470642 LABEL# NTA2062891 LABEL# NTA2145088 LABEL# NTA2145122 LABEL# NTA2145082 LABEL# NTA2144935 LABEL# NTA2150505 L	TABLED
SHOTT TIM FRANK/SHOTT KRISTI NICOLE		2026-46 2944 0137-0410-0000-43	AE/CR 1139 FM 515 EMORY, TX 75440 A0137 LOGGINS C M ACRES 11.45	DENIED on 06/26/2026
SPRAGUE JEFFREY D		2026-572 1378 7000-0050-0040-43	AE 5338 FM 2324 POINT, TX 75472 RUSTIC OAKS ESTATES, TRACT 4, 10.19 ACRES	NOSHOW on 06/26/2026
SUTTON RANDY		2026-44 6991 2350-0000-1310-43	AE/CR 597 FM 513 LONE OAK, TX 75453 A0110 JAMES HOOKER SURVEY (LL) HOLIDAY HILLS LOT 131 & HOUSE	APPROVED on 06/26/2026

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TRUETT ROSEMARY		2026-413 7003 2350-0000-1430-43	CR 170 RS COUNTY ROAD 1626 LONE OAK, TX 75453 A0110 JAMES HOOKER SURVEY HOLIDAY HILLS LOT 143 (LL)	NOSHOW on 06/26/2026

Number of Properties: 20