

RAINS COUNTY APPRAISAL DISTRICT
APPRAISAL REVIEW BOARD
MEETING MINUTES FOR JULY 1ST, 2026

Members Present: Marshall Collins, Danny Sims, Kathryn Floyd-England, Wanda Gaby

Members Absent: Maria Heath

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

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

Danny Sims made a motion to approve minutes from June 29th, 2026, meeting, seconded by Marshall Collins, motion carried.

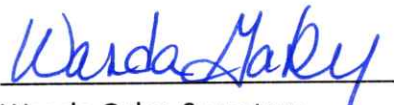
See attached panel decisions.

Wanda Gaby made motion to accept No shows with a second by Danny Sims.

Wanda Gaby made a motion to adjourn at 1:08 p.m., second by Danny Sims.



Danny Sims, Chairman



Wanda Gaby, Secretary

ARB Panel Decisions - Active & Closed Cases

For Hearings Scheduled From 7/1/2026 To 7/1/2026

Owner / Agent	Prop Use	Case # / Property / GEO	Appraiser / Meeting Appraiser / Situs / Legal Description	Panel Decision
BRADLEY DOSTON SR O'CONNOR & ASSOCIATES		2026-260 16412 0150-0010-0002-43	AE RS COUNTY ROAD 4470 TX A0150 MONTGOMERY JAMES TRACT TR 2 ACRES 2.664	NO CHANGE on 07/01/2026
BRADLEY ERMA J O'CONNOR & ASSOCIATES		2026-267 16415 0150-0010-0005-43	AE RS COUNTY ROAD 4455 TX A0150 MONTGOMERY JAMES TRACT 5 ACRES 2.664	NO CHANGE on 07/01/2026
BRADLEY FRANK		2026-266 16413 0150-0010-0004-43	AE RS COUNTY ROAD 4455 TX A0150 MONTGOMERY JAMES TRACT 4 ACRES 2.664	NO CHANGE on 07/01/2026
BRADLEY SAM E O'CONNOR & ASSOCIATES		2026-262 16411 0150-0010-0001-43	AE RS COUNTY ROAD 4470 TX A0150 MONTGOMERY JAMES TRACT TR 1 ACRES 2.664	NO CHANGE on 07/01/2026
BREWER CHARLES B O'CONNOR & ASSOCIATES		2026-263 7632 2575-0000-0030-43	AE 589 RS COUNTY ROAD 3446 EMORY, TX 75440 A0219 OLIVER P SELLS SURVEY NORTHWOOD LOT 3 & HOUSE (WF)	NO CHANGE on 07/01/2026
BROOKSHIRE SHAWN/WILKINS KATHY O'CONNOR & ASSOCIATES		2026-581 25339 0175-1500-0001-43	AE A0175 OSINIA BONIFICIO DE ACRES 25.0	NO CHANGE on 07/01/2026
CANNONBOYZ LLC		2026-278 31196 0188-0770-0120-43	AE 1432 RS COUNTY ROAD 1308 EMORY, TX 75440 A0188 ROJAS FRANCISCO DE ACRES 26.09	APPROVED on 07/01/2026
GILES ROBERT FRANK JR O'CONNOR & ASSOCIATES		2026-258 1254 0050-0000-0210-43	AE 290 RS COUNTY ROAD 1399 TX A0050 CUNNINGHAM A SURVEY TRACT 24, 10 ACRES	NO CHANGE on 07/01/2026
HARPOLD CODY/HARPOLD BRIANNA O'CONNOR & ASSOCIATES		2026-374 21956 0131-0310-0041-43	AE 325 RS COUNTY ROAD 2450 ALBA, TX 75410 A0131 I KNEELAND SURVEY, 6.00 ACRES	SETTLEMENT WAIVER on 07/01/2026
JOHNSON ELOISE O'CONNOR & ASSOCIATES		2026-259 3102 0150-0010-0006-43	AE RS COUNTY ROAD 4460 POINT, TX 75472 A0150 MONTGOMERY JAMES TRACT 6 ACRES 2.664	NO CHANGE on 07/01/2026

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KULP HERBIE AMOS		2026-268 4045 0189-1300-0000-43	AE 2054 N HWY 19 EMORY, TX 75440 A-189 GEORGE W RITTER SURVEY, 1.605 ACRES	NO CHANGE on 07/01/2026
MAS TEXAS INVESTMENTS LLC AMERICAN PROPERTY SERVICES INC		2026-247 2324 0110-0000-0010-41	AE/CR 121 FM 513 EAST TAWAKONI, TX 75472 A0110 HOOKER JAMES TRACT 10 ACRES 1.89	NO CHANGE on 07/01/2026
MCADAMS GERALD O'CONNOR & ASSOCIATES		2026-265 1937 0093-0360-0000-43	AE HWY 276 & 47 276 HWY, TX A0093 B GAGE SURVEY 12.107 ACRES	APPROVED on 07/01/2026
MORGAN JIM L/BRENDA M		2026-535 3649 0178-0001-0000-43	AE 2804 FM 275 EMORY, TX 75440 A0178 F D O'KELLEY, 20.28 ACRES	NO CHANGE on 07/01/2026
NIETERT SCOTT RAYMOND/NIETERT REBECCA O'CONNOR & ASSOCIATES		2026-269 32595 5300-0000-0210-43	AE 1355 RS COUNTY ROAD 3400 EMORY, TX 75440 A0232 F A TIBBLES SURVEY HILLSIDE BAY LOT 21	NO CHANGE on 07/01/2026
OAKES RANDALL / OAKES ELVERA O'CONNOR & ASSOCIATES		2026-270 3324 0165-0190-0000-43	AE 402 RS COUNTY ROAD 2180 EMORY, TX 75440 A0165 MARTIN THOMAS ACRES 20.44	NO CHANGE on 07/01/2026
PHU TIM/DOAN KRISTINE O'CONNOR & ASSOCIATES		2026-256 25289 0197-0240-0001-43	AE 2084 US HWY 69 EMORY, TX 75440 A0197 REEDER MICAHAH ACRES 3.87	NO CHANGE on 07/01/2026
RAJAGOPAL SUDHA O'CONNOR & ASSOCIATES		2026-276 30998 6000-0000-0570-43	AE 1500 RS COUNTY ROAD 3500 EMORY, TX 75440 A202 JAMES B STOVALL SURVEY NORTH SHORES LOT 57	NO CHANGE on 07/01/2026
SHEPPERD FAMILY IRREVOCABLE TRUST O'CONNOR & ASSOCIATES		2026-277 5422 0280-0920-0000-40	AE 479 N PLANTERS ST EMORY, TX 75440 A0280 YARBER GREEN B ACRES 2.639	NO CHANGE on 07/01/2026
SHEPPERD FAMILY IRREVOCABLE TRUST O'CONNOR & ASSOCIATES		2026-274 5563 0280-2380-0000-40	AE 429 N PLANTERS EMORY, TX 75440 A0280 YARBER GREEN B ACRES .808	NO CHANGE on 07/01/2026
SHEPPERD FAMILY IRREVOCABLE TRUST O'CONNOR & ASSOCIATES		2026-271 10164 6100-0001-0018-43	AE RS COUNTY ROAD 4263 EMORY, TX 75440 SPRING CREEK, BLOCK 0001, LOT 18, ACRES 2.803	NO CHANGE on 07/01/2026

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SILJAN JOY CAROLINE/SIMPSON SILJAN H O'CONNOR & ASSOCIATES		2026-257 9451 2900-0000-0290-41	AE 824 BRIGGS BLVD EAST TAWAKONI, TX 75472 A0229 TOLLET MARGARET SURVEY (WF) WHISPERING OAKS LOTS 29,30&31	APPROVED on 07/01/2026
SINGLETON KIMONE		2026-273 25450 0150-0010-0008-43	AE RS COUNTY ROAD 4455 TX A0150 MONTGOMERY JAMES TRACT 8 ACRES 2.664	NO CHANGE on 07/01/2026
WAGNER SHELBY LYNN / WAGNER EVAN MICHAEL O'CONNOR & ASSOCIATES		2026-261 7714 2575-0000-0850-43	AE 200 RS COUNTY ROAD 3430 EMORY, TX 75440 NORTHWOOD, LOT 850-R, MERGED PID7713 INTO 7714, ACRES .515	NO CHANGE on 07/01/2026
WARWICK PRICE O/ EDITH		2026-275 1007 0033-0120-0000-43	AE 4012 FM 47 POINT, TX 75472 A0033 CRITTENDEN N SURVEY, [.5 AC & 2 AC], 2.5 ACRES	NO CHANGE on 07/01/2026
WHITE EDWARD/MASON VICKI O'CONNOR & ASSOCIATES		2026-264 32076 2620-0000-0190-43	AE 339 RS COUNTY ROAD 3390 EMORY, TX 75440 A0204 GEORGE SCULL SURVEY PINSON SPRINGS LOT 19	NO CHANGE on 07/01/2026
WILLIAMS JOHNNY W/AMBER O'CONNOR & ASSOCIATES		2026-272 9995 4000-0000-0170-43	AE 220 RS COUNTY ROAD 3335 EMORY, TX 75440 PILGRIM ACRES FARM, BLOCK 2, LOT 10, ACRES 1.62	NO CHANGE on 07/01/2026

Number of Properties: 27