

**RAINS COUNTY APPRAISAL DISTRICT**  
**APPRAISAL REVIEW BOARD**  
**MEETING MINUTES FOR July 13th, 2026**

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

Members Absent: Maria Heath,

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

Wanda Gaby called the meeting to order at 9:20 a.m. with a quorum present.

Wanda Gaby made a motion to approve minutes from July 10th, 2026 meeting, seconded by Danny Sims, motion carried.

See attached panel decisions.

Wanda Gaby made motion to accept No shows with a second by Kathryn England

Danny Sims made a motion to adjourn at 4:08 pm., second by Kathryn England.

  
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Danny Sims, Chairman

\_\_\_\_\_  
Wanda Gaby, Secretary

## ARB Panel Decisions - Active & Closed Cases

### For Hearings Scheduled From 7/13/2026 To 7/13/2026

| Owner / Agent                                          | Prop Use | Case # / Property / GEO               | Appraiser / Meeting Appraiser / Situs / Legal Description                                             | Panel Decision         |
|--------------------------------------------------------|----------|---------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------|
| 2 THE POINT HOLDINGS LLC<br>AMBROSE & ASSOCIATES       |          | 2026-340<br>5908<br>0292-1012-0000-42 | AE<br>118 HWY 69 TX<br>A0292 SUMMERLIN A S ACRES 8.991 MINI<br>STORAGE BUILDINGS                      | DENIED on 07/13/2026   |
| 2212 DUNLAVY LLC<br>NIW INVESTMENTS LP                 |          | 2026-353<br>4443<br>0206-1220-0000-42 | AE<br>223 LOCUST ST POINT, TX 75472<br>A0206 SUNIGAS RAYMOND ACRES 4.032                              | APPROVED on 07/13/2026 |
| ABERCROMBIE CHARLES<br>ESTATE<br>BARKER MARLEY CPA     |          | 2026-166<br>5337<br>0280-0010-0000-40 | AE<br>279 N RAVINE ST EMORY, TX 75440<br>A0280 YARBER GREEN B ACRES .0895 PART OF<br>LOT 7 BLOCK 10   | NOSHOW on 07/13/2026   |
| BARKER MARLEY AARON                                    |          | 2026-165<br>5488<br>0280-1620-0000-40 | AE<br>212 CLARK DR TX<br>A-280 G B YARBER SURVEY (ELY HOUSE)                                          | NOSHOW on 07/13/2026   |
| BARKER MARLEY AARON                                    |          | 2026-164<br>4445<br>0206-1250-0000-42 | AE<br>380 SECOND STREET POINT, TX 75472<br>A0206 SUNIGAS RAYMOND ACRES .337                           | NOSHOW on 07/13/2026   |
| BICE TOMMY                                             |          | 2026-124<br>7965<br>2750-0000-0330-41 | AE<br>316 GARRETT AVENUE EAST TAWAKONI, TX<br>75472<br>A0229 TOLLETT SURVEY SANDY SHORES LOT<br>33-37 | APPROVED on 07/13/2026 |
| CLAYTON BONNIE<br>CLAYTON ELGIE                        |          | 2026-186<br>2144<br>0105-0640-0080-43 | AE<br>FM 275 EMORY, TX 75440<br>A0105 HEWITT WASHINGTON J TRACT 80 ACRES<br>2.03 EAST SIDE OF FM 275  | DENIED on 07/13/2026   |
| CLAYTON ELGIE                                          |          | 2026-185<br>2140<br>0105-0640-0040-43 | BB<br>FM 275 EMORY, TX 75440<br>AB 105 W HEWETT SURVEY, 2.03 ACRES                                    | DENIED on 07/13/2026   |
| CLAYTON ELGIE JR &<br>BONNIE ROBINSON-DAVIS<br>CLAYTON |          | 2026-176<br>1795<br>0087-0310-0000-43 | AE<br>FM 275 TX<br>A0087 FINLEY REBECCA ACRES 7.8                                                     | DENIED on 07/13/2026   |
| CLAYTON ELGIE JR &<br>BONNIE ROBINSON-DAVIS<br>CLAYTON |          | 2026-177<br>2087<br>0105-0130-0000-43 | AE<br>1869 HWY 275 EMORY, TX 75440<br>A0105 HEWITT WASHINGTON J ACRES 3.273                           | APPROVED on 07/13/2026 |

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|------------------------------------------------------------------|----------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| CLAYTON ELGIE JR &<br>BONNIE ROBINSON-DAVIS<br>CLAYTON           |          | 2026-178<br>2138<br>0105-0640-0020-43  | AE<br>HWY 275 EMORY, TX 75440<br>AB 105 W HEWETT SURVEY, HOUSE AND 2.03<br>ACRES                                                                      | NO CHANGE on 07/13/2026                      |
| CLAYTON ELGIE JR &<br>BONNIE ROBINSON-DAVIS<br>CLAYTON           |          | 2026-179<br>3645<br>0177-0040-0000-43  | AE<br>RS COUNTY ROAD 4452 POINT, TX 75472<br>A0177 OXFORD THOMAS R ACRES 2.12                                                                         | DENIED on 07/13/2026                         |
| CLAYTON ELGIE JR &<br>BONNIE ROBINSON-DAVIS<br>CLAYTON           |          | 2026-175<br>3986<br>0189-0750-0000-43  | AE<br>N HWY 19 EMORY, TX 75440<br>A0189 RITTER GEORGE W ACRES 14.487                                                                                  | DENIED on 07/13/2026                         |
| CLAYTON ELGIE JR &<br>BONNIE ROBINSON-DAVIS<br>CLAYTON           |          | 2026-180<br>10410<br>0189-0640-0010-43 | AE<br>N HWY 19 EMORY, TX 75440<br>A-189 GEORGE RITTER SURVEY, 8.00 ACRES                                                                              | DENIED on 07/13/2026                         |
| CURREY FRANKLIN DON                                              |          | 2026-469<br>25345<br>0109-0510-0000-43 | AE<br>1565 W FM 2795 EMORY, TX 75440<br>A0109 HARGES JOSEPH ACRES .29                                                                                 | NOSHOW on 07/06/2026<br>DENIED on 07/13/2026 |
| DAY OF PROMISE MINISTRY                                          |          | 2026-184<br>4990<br>0235-0005-0000-43  | AE<br>N FM 275 TX<br>AB 235 J W THREATT, 1 ACRES                                                                                                      | DENIED on 07/13/2026                         |
| DAY OF PROMISE MINISTRY                                          |          | 2026-183<br>801<br>0025-0060-0010-43   | AE<br>RS COUNTY ROAD 4269 EMORY, TX 75440<br>A0025 BOREN CHANEY B 1 ACRE                                                                              | DENIED on 07/13/2026                         |
| FANNING MARVIN/JERRI<br>WHITNEY E FANNING                        |          | 2026-532<br>368<br>0002-0020-0000-43   | CR<br>1617 RS COUNTY ROAD 4525 POINT, TX 75472<br>A0002 ALLEN WILLIAM ACRES 13.644 REMAINDER<br>OF TR 1 AND TR 2 IN A0034 MINERVA CLARK               | DENIED on 06/22/2026                         |
| HENDERSON BRYAN C                                                |          | 2026-173<br>4228<br>0200-0010-0000-43  | AE<br>3241 RS COUNTY ROAD 1495 EMORY, TX 75440<br>A0200 ROE S W ACRES 1462.786 A-199, A-169,<br>A-A-35, A-65, A-249, A-116, A-323- A-243, A-88, A-199 | APPROVED on 07/13/2026                       |
| HENDERSON BRYAN C                                                |          | 2026-174<br>6031<br>0335-0020-0000-43  | BB<br>RS COUNTY ROAD 1495 POINT, TX 75472<br>A0335 VINES B F ACRES 78.0572                                                                            | APPROVED on 07/13/2026                       |
| HOMER FAMILY LAND LP<br>INTEGRATAX PROPERTY<br>TAX SERVICES, INC |          | 2026-282<br>31993<br>0278-0020-0010-40 | AE<br>211 E LENNON DR EMORY, TX 75440<br>A0278 YARBER GREEN B ACRES .688                                                                              | DENIED on 07/13/2026                         |

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| MARSHALL JON<br>KYLE/MARSHALL<br>VICKY/LAPRADE<br>WILLIAM/LAPRADE JOHNNIE<br>DEAN |          | 2025-594<br>3834<br>0188-0420-0000-43  | AE<br>610 RS COUNTY ROAD 1330 EMORY, TX 75440<br>A0188 ROJAS FRANCISCO DE ACRES 39.38                             | APPROVED on 07/13/2026                       |
| MARTIN ROGER & PATRICIA<br>BRUSNIAK TURNER<br>PROPERTY TAX<br>ATTORNEYS           |          | 2026-464<br>30505<br>0207-0040-0010-43 | AE<br>2664 RS COUNTY ROAD 1525 POINT, TX 75472<br>A0207 SMITH F L ACRES 7.204                                     | DENIED on 07/13/2026                         |
| MARTIN ROGER & PATRICIA                                                           |          | 2026-465<br>10385<br>0207-0110-0020-43 | BB<br>RS COUNTY ROAD 1525 POINT, TX 75472<br>A0207 SMITH F L ACRES 7.616                                          | DENIED on 07/13/2026                         |
| MARTIN ROGER & PATRICIA                                                           |          | 2026-466<br>10386<br>0207-0110-0030-43 | BB<br>RS COUNTY ROAD 1525 POINT, TX 75472<br>A0207 SMITH F L ACRES 8.615                                          | DENIED on 07/13/2026                         |
| MAYBERRY ARITHUS<br>MARY ELIZABETH CLAYTON                                        |          | 2026-182<br>3637<br>0177-0080-0000-43  | AE<br>RS COUNTY ROAD 4453 POINT, TX 75472<br>A0177 T R OXFORD SURVEY HOUSE, 4 ACRES                               | APPROVED on 07/13/2026                       |
| MDC COAST 13 LLC<br>OWNWELL, INC                                                  |          | 2026-327<br>23886<br>0204-0280-0020-43 | AE<br>A0204 SCULL GEORGE ACRES 1.2630                                                                             | NOSHOW on 07/13/2026                         |
| MIDDLETON LAVELLE                                                                 |          | 2026-187<br>1179<br>0046-0022-0001-43  | AE<br>650 RS COUNTY ROAD 4410 POINT, TX 75472<br>A0046 CARNES WILLIAM R ACRES 22.494 (.192<br>ACRES IN CR 4410)   | NOSHOW on 07/06/2026<br>DENIED on 07/13/2026 |
| SIMPSON PAMELA                                                                    |          | 2026-230<br>4920<br>0231-0290-0000-43  | AE<br>2535 RS COUNTY ROAD 4481 POINT, TX 75472<br>A0231 E TOLLETT SURVEY, 15.554 ACRES                            | DENIED on 07/13/2026                         |
| STEEVCOX4 LLC                                                                     |          | 2026-410<br>6317<br>2200-0020-0190-43  | AE<br>501 RS COUNTY ROAD 1532 POINT, TX 75472<br>CEDAR CREEK ESTATES, BLOCK 2, LOT<br>20,21,22,23,24, ACRES 1.692 | APPROVED on 07/13/2026                       |
| THOMAS CLAUDIA MAY<br>MARY ELIZABETH CLAYTON                                      |          | 2026-181<br>3647<br>0177-0060-0000-43  | AE<br>892 RS COUNTY ROAD 4452 POINT, TX 75472<br>A0177 T R OXFORD SURVEY, 1 ACRES                                 | DENIED on 07/13/2026                         |

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| TRUETT ROSEMARY       |          | 2026-413<br>7003<br>2350-0000-1430-43 | CR<br>170 RS COUNTY ROAD 1626 LONE OAK, TX 75453<br>A0110 JAMES HOOKER SURVEY HOLIDAY HILLS<br>LOT 143 (LL) | NOSHOW on 06/26/2026 |
| Number of Properties: | 32       |                                       |                                                                                                             |                      |