

2020 Property Tax Bills

The collections phase of the tax calendar for 2020 has begun. Property Tax Statements (Tax Bills) will be mailed to all property owners in November. However, a property owner will be able to access their bill online or visit our office for a copy.

Different this year, The Appraisal District has decided to hold off mailing Tax Bills until Rains ISD holds the Voter-Approved Tax Ratification Election to determine their taxing rate. The rate will be on the election ballot to be determined by the voters. The tax statement will be showing the VATRE approved rate for Rains ISD. Therefore, the rate is subject to change after the election. If the rate does not pass and your school taxes were paid prior to the November 3 election, the difference in your school taxes could be refunded. If no payment has been made then no refund will be sent but a corrected statement will be mail after November 3.

Other things to know regarding your tax statement/bill: Bills are due upon receipt and will become delinquent on February 1, 2021. Payments must be postmarked by January 31, 2021. It is important to timely pay your property tax bill and avoid these additional costs. Property owners are encouraged to open these statements and be proactive in communicating with the District's collection staff. The property tax code does not make exceptions for failure to receive a statement, illness or personal tragedy or change in ownership.

NOTE: The appraisal district uses the address indicated on the deed to send notices, bills and other mailings. If the current owner's actual mailing address is different from what is indicated on the deed, the owner has the responsibility to inform the appraisal district of the change in writing. You can simply go to our website at www.rainscad.org and contact us via email. Please do not let the simple process of updating your address keep you from being informed of important property tax matters.

Please feel free to contact the Appraisal District office with any questions sooner than later. In order to expediate any questions have your tax statements available or you may pay online at our website www.rainscad.org.