

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS
TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

850 EAST ANDERSON LANE and VIA VIDEOCONFERENCE
The public may hear and view this meeting while in progress online at
<https://traviscad.org/boardmeetings>

AGENDA

PUBLIC HEARING – THURSDAY, AUGUST 24, 2023- 11:30 a.m.

1. CALL TO ORDER
2. ESTABLISHMENT OF QUORUM
3. CITIZENS COMMUNICATION - All public comment will occur at the beginning of the meeting starting at 11:30 AM.
4. **PUBLIC HEARING ON PROPOSED 2024 TRAVIS CENTRAL APPRAISAL DISTRICT BUDGET**
 - a. OPEN PUBLIC HEARING
 - b. RECEIVE PUBLIC COMMENT ON 2024 PROPOSED BUDGET
 - c. CLOSE PUBLIC HEARING
5. **PUBLIC HEARING ON PROPOSED 2023/2024 TRAVIS CENTRAL APPRAISAL DISTRICT REAPPRAISAL PLAN AMENDMENTS**
 - a. OPEN PUBLIC HEARING
 - b. RECEIVE PUBLIC COMMENT ON PROPOSED 2023/2024 REAPPRAISAL PLAN AMENDMENTS
 - c. CLOSE PUBLIC HEARING
6. ADJOURNMENT

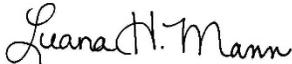
THE BOARD MAY MEET IN EXECUTIVE SESSION TO DELIBERATE ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 et seq [THE TEXAS OPEN MEETING ACT] INCLUDING:

- SEC. 551.071; Consultation with attorney regarding pending or contemplated litigation, settlement offers, and matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.
- SEC. 551.072; Deliberations regarding real property
- SEC. 551.074; Personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief Appraiser or other public officer or employee; or to hear a complaint or charge
- SEC. 551.076; Deliberations regarding security devices

The Travis Central Appraisal District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-834-9317 extension 313 for information. For a sign language interpreter, please call 48 hours prior to meeting.

CERTIFICATE OF POSTING

I, Leana Mann, Deputy Chief Appraiser of the Travis Central Appraisal District, do hereby certify that on the 17th day of August 2023, by 9 AM this Notice of Meeting was posted at the District's Offices, located at 850 East Anderson Lane, Austin, Texas 78752. This Notice of Meeting was posted in a place readily accessible to the general public at all times for 72 continuous hours prior to the meeting, filed with the Travis County Clerk for posting by the Clerk at the Travis County Courthouse, and posted on the District's website.

By: 
Printed Name: Leana Mann
Title: Deputy Chief Appraiser

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AGENDA

REGULAR MEETING – THURSDAY, AUGUST 24, 2023 – 11:35 AM

1. CALL TO ORDER
2. ESTABLISHMENT OF QUORUM
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4. CONSENT AGENDA - These items may be acted upon by one motion. No separate discussion or vote on any of the items will be had unless requested by a Board member.
 - a. APPROVAL OF THE MINUTES OF THE JUNE 12, 2023, MEETING
 - b. SECTION 25.25B REPORT
 - c. ACCOUNTING STATEMENTS
 - d. BUDGET LINE-ITEM TRANSFERS
 - e. PERSONNEL REPORT
5. REGULAR AGENDA
 - a. DISCUSSION AND POSSIBLE ACTION ON TAXPAYER LIAISON REPORT
 - b. DISCUSSION AND POSSIBLE ACTION ON APPRAISAL REVIEW BOARD CHAIRMAN REPORT
 - c. DISCUSSION AND POSSIBLE ACTION TO INCLUDE ADOPTION OF 2024 PROPOSED BUDGET
 - d. DISCUSSION AND POSSIBLE ACTION ON AMENDMENTS TO 2023/2024 REAPPRAISAL PLAN
 - e. DISCUSSION AND POSSIBLE ACTION ON SELECTION OF FINANCIAL DEPOSITORY
 - f. DISCUSSION AND POSSIBLE ACTION TO INCLUDE ADOPTION OF PROPOSED PERSONNEL POLICY
 - g. DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER REPORT TO INCLUDE: 2023 CERTIFICATION STATUS, TAXPAYER OUTREACH PROGRAMS
 - h. DISCUSSION AND POSSIBLE ACTION ON LEGISLATIVE UPDATE ON SB2 TO INCLUDE: CHANGES TO BOD DUTIES, APPOINTMENT AND ELECTION
 - i. DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER RETIREMENT AND PROCESS FOR HIRING NEXT CHIEF APPRAISER
 - j. DISCUSSION AND POSSIBLE ACTION ON FORMATION OF BOARD OF DIRECTORS SUBCOMMITTEES
 - k. DISCUSSION AND POSSIBLE ACTION ON LITIGATION AND APPEALS RELATED TO PENDING AND ANTICIPATED LAWSUITS
 - l. DISCUSSION AND POSSIBLE ACTION TO ADD ITEMS TO FUTURE AGENDAS
 - m. ADJOURNMENT

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By: 
Printed Name: Leana Mann
Title: Deputy Chief Appraiser

Travis Central Appraisal District



Board of Director's Meeting
August 24, 2023
11:35 a.m.

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

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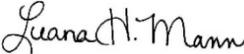
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By: 
Printed Name: Leana Mann
Title: Deputy Chief Appraiser

CONSENT AGENDA

4A

CONSENT AGENDA

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TCAD - BOARD OF DIRECTORS MINUTES OF THE JUNE 12, 2023 MEETING

1. Call to order

Meeting called to order by James Valadez at 11:32 a.m. on June 12, 2023.

2. Establishment of Quorum

James Valadez, Chairperson	Travis County	Present
Theresa Bastian, Vice Chairperson	Austin ISD	Absent
Nicole Conley, Secretary	City of Austin	Present
Tom Buckle	West Travis County	Present - Late
Elizabeth Montoya	East Travis County	Present
Debbie Cartwright	Austin ISD	Present
Vivek Kulkarni	Travis County	Absent
Dr. Osezua Ehiyamen	Austin ISD/City of Austin	Present
Blanca Zamora-Garcia	City of Austin	Present
Bruce Elfant	Travis Co. Tax Assessor-Collector (Non-voting)	Present

Also present were Marya Crigler, Chief Appraiser and Leana Mann, Deputy Chief Appraiser, Dustin Banks, In-house Counsel

3. Citizens Communication

4. Consent Agenda

- a. APPROVAL OF THE MINUTES OF THE April 19, 2023, MEETING
- b. TAXPAYER LIAISON REPORT
- c. SECTION 25.25B REPORT
- d. ACCOUNTING STATEMENTS
- e. BUDGET LINE-ITEM TRANSFERS
- f. PERSONNEL REPORT

MOTION: Approve the Consent Agenda
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Blanca Zamora-Garcia

SECONDER: Debbie Cartwright

AYES: James Valadez, Nicole Conley, Blanca Zamora-Garcia, Bruce Elfant, Debbie Cartwright, Elizabeth Montoya, Dr. Osezua Ehiyamen

ABSENT: Theresa Bastian, Tom Buckle, Vivek Kulkarni

5A. Discussion and possible action on Taxpayer Liaison Report

Members of the board heard from Betty Thompson, Taxpayer Liaison Officer

RESULT: DISCUSSED

5B. Discussion and possible action on 2022 Annual Comprehensive Financial Report and audit results.

Members of the board heard from Leana Mann, Deputy Chief Appraiser, Joey Elmore, Eide Baily LLP

MOTION: Approve the 2022 Annual Comprehensive Financial Report and audit results
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Elizabeth Montoya **SECONDER:** Nicole Conley

AYES: James Valadez, Nicole Conley, Blanca Zamora-Garcia, Bruce Elfant, Debbie Cartwright, Elizabeth Montoya, Dr. Osezua Ehiyamen

ABSENT: Theresa Bastian, Tom Buckle, Vivek Kulkarni

5C. Discussion and possible action on 2024 proposed budget to include directives to staff regarding proposed budget.

Members of the board heard from Marya Crigler, Chief Appraiser, Leana Mann, Deputy Chief Appraiser

MOTION: Approve the 2024 proposed budget as presented
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Dr. Osezua Ehiyamen **SECONDER:** Nicole Conley

AYES: James Valadez, Nicole Conley, Blanca Zamora-Garcia, Bruce Elfant, Debbie Cartwright, Elizabeth Montoya, Dr. Osezua Ehiyamen, Tom Buckle

ABSENT: Theresa Bastian, Vivek Kulkarni

Board Member Tom Buckle arrived at 11:58 a.m.

5D. Discussion and possible action on Chief Appraiser Report to include 2023 Protest Season, Taxpayer Outreach Programs, legislative updates.

Members of the board heard from Marya Crigler, Chief Appraiser

RESULT: DISCUSSED

5E. Presentation of Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting

Members of the board heard from Marya Crigler, Chief Appraiser

RESULT: DISCUSSED

5F. Discussion and possible action on purchase of office cubicles for Personal Property Department.

Members of the board heard from Marya Crigler, Chief Appraiser

MOTION: Approve the purchase of office cubicles for Personal Property Department
RESULT: APPROVED [UNANIMOUS]
MOVER: Blanca Zamora-Garcia **SECONDER: Elizabeth Montoya**

AYES: James Valadez, Nicole Conley, Blanca Zamora-Garcia, Bruce Elfant, Debbie Cartwright, Elizabeth Montoya, Dr. Osezua Ehiyamen, Tom Buckle

ABSENT: Theresa Bastian, Vivek Kulkarni

5G. Discussion and possible action on revision and adoption of Board of Directors operating policies.

Members of the board heard from Marya Crigler, Chief Appraiser

MOTION: Adopt the revisions of the Board of Directors operating policies
RESULT: APPROVED [UNANIMOUS]
MOVER: Debbie Cartwright **SECONDER: Elizabeth Montoya**

AYES: James Valadez, Nicole Conley, Blanca Zamora-Garcia, Bruce Elfant, Debbie Cartwright, Elizabeth Montoya, Dr. Osezua Ehiyamen, Tom Buckle

ABSENT: Theresa Bastian, Vivek Kulkarni

At 12:21 PM the Board moved to executive session; TO DELIBERATE ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 et sec [THE TEXAS OPEN MEETING ACT] INCLUDING:

SEC. 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, and matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State of Texas.

MOTION: Begin Board of Directors Executive Session
RESULT: APPROVED [UNANIMOUS]
MOVER: Debbie Cartwright **SECONDER: Dr. Osezua Ehiyamen**

AYES: James Valadez, Nicole Conley, Blanca Zamora-Garcia, Bruce Elfant, Debbie Cartwright, Elizabeth Montoya, Dr. Osezua Ehiyamen, Tom Buckle

ABSENT: Theresa Bastian, Vivek Kulkarni

At 1:25 PM, the Board resumed the public session and returned to Item 5I.

5H. Discussion and possible action on litigation and appeals related to pending and anticipated policies.

RESULT: DISCUSSED IN EXECUTIVE SESSION

5I. Discussion and possible action regarding the attorney's fees ordered to be paid the Appraisal Review Board in Cause D-1-GN-18-007116- Lake Hills Church V. TCAD

MOTION: Authorize payment of attorney fees in the amount of \$5,000.00 to Cause D-1-GN-18-007116- Lake Hills Church V. TCAD

RESULT: APPROVED [UNANIMOUS]

MOVER: Tom Buckle

SECONDER: Debbie Cartwright

AYES: James Valadez, Nicole Conley, Blanca Zamora-Garcia, Bruce Elfant, Debbie Cartwright, Elizabeth Montoya, Dr. Osezua Ehiyamen, Tom Buckle

ABSENT: Theresa Bastian, Vivek Kulkarni

5J. Discussion and possible action to add items to future agendas.

Note: The following items were noted as items for upcoming board meetings or items requested by a board member be added to the next agenda:

- *The Board of Directors would like to see documentation on the formation of sub-committees relating to item 5G.*
- *The Board of Director's would like the Chief Appraiser to provide a special session update.*
- *The Board of Director's would like to hear from the ARB Chairman on the policies and procedures.*
- *The Board of Directors would like to hear from TCAD In-house counsel on pending litigations.*

5K. Adjournment

RESULT: Adjourn meeting at 1:31 PM

Respectfully submitted,

Nicole Conley, Secretary

Approved:

James Valadez, Chairperson

4B

CONSENT AGENDA

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
126388	2012	SHARIR YACOV & PATRICIA L CLUB	LOT 15A MOUNT BONNELL SHORES SEC 3 REPLAT OF LOTS 12,13,14&15 BLK A	5406 MOUNT BONNELL RD, TX 78731	\$584,244	\$584,244
Add OV65 that was erroneously cancelled per Marya 7/5/2023 CML						
126388	2013	SHARIR YACOV & PATRICIA L CLUB	LOT 15A MOUNT BONNELL SHORES SEC 3 REPLAT OF LOTS 12,13,14&15 BLK A	5406 MOUNT BONNELL RD, TX 78731	\$545,615	\$545,615
Add OV65 that was erroneously cancelled per Marya 7/5/2023 CML						
126388	2014	SHARIR YACOV & PATRICIA L CLUB	LOT 15A MOUNT BONNELL SHORES SEC 3 REPLAT OF LOTS 12,13,14&15 BLK A	5406 MOUNT BONNELL RD, TX 78731	\$555,144	\$555,144
Add OV65 that was erroneously cancelled per Marya 7/5/2023 CML						
126388	2015	SHARIR YACOV & PATRICIA L CLUB	LOT 15A MOUNT BONNELL SHORES SEC 3 REPLAT OF LOTS 12,13,14&15 BLK A	5406 MOUNT BONNELL RD, TX 78731	\$573,506	\$573,506
Add OV65 that was erroneously cancelled per Marya 7/5/2023 CML						
126388	2016	SHARIR YACOV & PATRICIA L CLUB	LOT 15A MOUNT BONNELL SHORES SEC 3 REPLAT OF LOTS 12,13,14&15 BLK A	5406 MOUNT BONNELL RD, TX 78731	\$626,728	\$626,728
Add OV65 that was erroneously cancelled per Marya 7/5/2023 CML						
126388	2017	SHARIR YACOV & PATRICIA L CLUB	LOT 15A MOUNT BONNELL SHORES SEC 3 REPLAT OF LOTS 12,13,14&15 BLK A	5406 MOUNT BONNELL RD, TX 78731	\$683,579	\$683,579
Add OV65 that was erroneously cancelled per Marya 7/5/2023 CML						
126388	2018	SHARIR YACOV & PATRICIA L CLUB	LOT 15A MOUNT BONNELL SHORES SEC 3 REPLAT OF LOTS 12,13,14&15 BLK A	5406 MOUNT BONNELL RD, TX 78731	\$662,000	\$662,000
Add OV65 that was erroneously cancelled per Marya 7/5/2023 CML						
126388	2019	SHARIR YACOV & PATRICIA L CLUB	LOT 15A MOUNT BONNELL SHORES SEC 3 REPLAT OF LOTS 12,13,14&15 BLK A	5406 MOUNT BONNELL RD, TX 78731	\$677,900	\$677,900
Add OV65 that was erroneously cancelled per Marya 7/5/2023 CML						
126388	2020	SHARIR YACOV & PATRICIA L CLUB	LOT 15A MOUNT BONNELL SHORES SEC 3 REPLAT OF LOTS 12,13,14&15 BLK A	5406 MOUNT BONNELL RD, TX 78731	\$645,000	\$645,000
138434	2020	LANSFORD VERNON DOUGLAS & BING WU	UNT 203 BLD A FAR WEST SKYLINE CONDOMINIUMS PLUS 2.384%INT IN COMMON AREA	3840 FAR WEST BLVD 203, TX 78731	\$226,285	\$226,285
Add HS exemption per timely application.						
153528	2020	BUERK THOMAS S & BETTIE ANNE	LOT 1 EDRINE SUBD	1800 BEE CREEK RD, TX 78669	\$166,104	\$166,104
Correct Homesite to include the improvement per timely Homestead application.						
201390	2022	WALLS GARY D SR	HIDDEN VALLEY SEC 1 MH COMM, BLOCK A, SPACE 598, SN1 LAWH248797A; SN2 LAWH248797B; HUD# LOU0031253; HUD#2 LOU0031254	6116 PIZER ST 598, TX 78724	\$12,701	\$0
ROLL CORRECTION FOR 2020-2023, OWNERSHIP CHANGE. 8/8/2023 RCJ						

Emailed to TARB on 8/16/2023- LHM

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
201390	2021	WALLS GARY D SR	HIDDEN VALLEY SEC 1 MH COMM, BLOCK A, SPACE 598, SN1 LAWH248797A; SN2 LAWH248797B; HUD# LOU0031253; HUD#2 LOU0031254	6116 PIZER ST 598, TX 78724	\$8,936	\$0
ROLL CORRECTION FOR 2020-2023, OWNERSHIP CHANGE. 8/8/2023 RCJ						
201390	2020	WALLS GARY D SR	HIDDEN VALLEY SEC 1 MH COMM, BLOCK A, SPACE 598, SN1 LAWH248797A; SN2 LAWH248797B; HUD# LOU0031253; HUD#2 LOU0031254	6116 PIZER ST 598, TX 78724	\$8,936	\$0
ROLL CORRECTION FOR 2020-2023, OWNERSHIP CHANGE. 8/8/2023 RCJ						
318159	2019	HILL MEREDITH MANGUM	LOT 30 BLK D LEGEND OAKS PHS A SEC 3B	7211 JOHN BLOCKER DR, AUSTIN TX 78749	\$322,863	\$322,863
318159	2020	HILL MEREDITH MANGUM	LOT 30 BLK D LEGEND OAKS PHS A SEC 3B	7211 JOHN BLOCKER DR, AUSTIN TX 78749	\$322,863	\$322,863
429384	2020	MIRELES JULIO	LOT 19 FIELD OF DREAMS TITLE CANCELLED TO REAL ESTATE	446 TIFFANY TRL, TX 78719	\$139,488	\$89,350
Per Ariel view, the lot was vacant for 2020.Removed all imps. 7/20/2023 TMD						
429384	2022	MORENO JORGE K SR & MARISOL ALVARADO	LOT 19 FIELD OF DREAMS TITLE CANCELLED TO REAL ESTATE	446 TIFFANY TRL, TX 78719	\$377,247	\$377,247
Removing older mobile homes and adding the correct 13x56 mobile home. 7/24/2023 TMD						
429384	2021	MIRELES JULIO	LOT 19 FIELD OF DREAMS TITLE CANCELLED TO REAL ESTATE	446 TIFFANY TRL, TX 78719	\$321,876	\$321,876
Removing older mobile homes and adding the correct 13x56 mobile home. 7/24/2023 TMD						
749126	2014	SCOTT EDWIN L & MARY L TORRINGTON	LOT 59 BLK W RIVER DANCE PHS 6-A	12005 AZURE SHORES CT, AUSTIN TX 78732	\$673,030	\$673,030
Correct Homesite to 100% for HS exemption. 8/1/2023						
749126	2015	SCOTT EDWIN L & MARY L TORRINGTON	LOT 59 BLK W RIVER DANCE PHS 6-A	12005 AZURE SHORES CT, AUSTIN TX 78732	\$720,606	\$720,606
Correct Homesite to 100% for HS exemption. 8/1/2023						
749126	2016	SCOTT EDWIN L & MARY L TORRINGTON	LOT 59 BLK W RIVER DANCE PHS 6-A	12005 AZURE SHORES CT, AUSTIN TX 78732	\$761,139	\$761,139
Correct Homesite to 100% for HS exemption. 8/1/2023						
749126	2017	SCOTT EDWIN L & MARY L TORRINGTON	LOT 59 BLK W RIVER DANCE PHS 6-A	12005 AZURE SHORES CT, AUSTIN TX 78732	\$754,372	\$754,372
Correct Homesite to 100% for HS exemption. 8/1/2023						
749126	2018	SCOTT EDWIN L & MARY L TORRINGTON	LOT 59 BLK W RIVER DANCE PHS 6-A	12005 AZURE SHORES CT, AUSTIN TX 78732	\$750,000	\$750,000
Correct Homesite to 100% for HS exemption. 8/1/2023						
749126	2019	SCOTT EDWIN L & MARY L TORRINGTON	LOT 59 BLK W RIVER DANCE PHS 6-A	12005 AZURE SHORES CT, AUSTIN TX 78732	\$796,355	\$796,355
Correct Homesite to 100% for HS exemption. 8/1/2023						

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749126	2020	SCOTT EDWIN L & MARY L TORRINGTON	LOT 59 BLK W RIVER DANCE PHS 6-A	12005 AZURE SHORES CT, AUSTIN TX 78732	\$781,300	\$781,300
Correct Homesite to 100% for HS exemption. 8/1/2023						
772125	2019	CAMMELOT PETER & SANDRA	LOT 7 BLK A TIERRA VISTA	2016 MOONLIGHT TRACE, TX 78669	\$1,391,092	\$1,391,092
Correct Homesite to include IMP. 8/1/23 CML						
772125	2020	CAMMELOT PETER & SANDRA	LOT 7 BLK A TIERRA VISTA	2016 MOONLIGHT TRACE, TX 78669	\$1,391,092	\$1,391,092
Correct Homesite to include IMP. 8/1/23 CML						
790634	2023	VIERA FRANCISCO &	COUNTRY AIRE MH PARK, SPACE 232, SN1 T113; HUD# 6AY185	8220 W STATE HY 71 232, TX 78669	\$8,960	\$0
MOHO WAS ABANDONED IN 2022, INACTIVATED, ROLL CORRECTION FOR 2023. 8/7/2023 RCJ						
838725	2023	BALDERAS NEAVE ADOLFO	BOULDER RIDGE ESTATES, SPACE 504, SN1 TXFL212A85716WP12; SN2 TXFL212B85716WP12; HUD# PFS0756548; HUD#2 PFS0756549	3351 KILLINGSWORTH LN 504, TX 78660	\$52,360	\$0
MOBILE HOME SOLD. CORRECTING ROLL FOR 2021-2023. 7/21/2023 RCJ						
838725	2022	BALDERAS NEAVE ADOLFO	BOULDER RIDGE ESTATES, SPACE 504, SN1 TXFL212A85716WP12; SN2 TXFL212B85716WP12; HUD# PFS0756548; HUD#2 PFS0756549	3351 KILLINGSWORTH LN 504, TX 78660	\$54,264	\$0
MOBILE HOME SOLD. CORRECTING ROLL FOR 2021-2023. 7/21/2023 RCJ						
838725	2021	BALDERAS NEAVE ADOLFO	BOULDER RIDGE ESTATES, SPACE 504, SN1 TXFL212A85716WP12; SN2 TXFL212B85716WP12; HUD# PFS0756548; HUD#2 PFS0756549	3351 KILLINGSWORTH LN 504, TX 78660	\$9,190	\$0
MOBILE HOME SOLD. CORRECTING ROLL FOR 2021-2023. 7/21/2023 RCJ						
843670	2022	BERRY THOMAS P	MEADOWS OF CARSON CREEK, SPACE 83, SN1 PH175440A; SN2 PH175440B; HUD# PFS0628050; HUD#2 PFS0628051	1405 B TALL SHADOWS DR 83, TX 78617	\$46,648	\$0
ROLL CORRECTION FOR 2021-2022, MOHO SOLD IN 2020 TO NEW OWNER IN 2020. 8/7/2023 RCJ						
843670	2021	BERRY THOMAS P	MEADOWS OF CARSON CREEK, SPACE 83, SN1 PH175440A; SN2 PH175440B; HUD# PFS0628050; HUD#2 PFS0628051	1405 B TALL SHADOWS DR 83, TX 78617	\$17,839	\$0
ROLL CORRECTION FOR 2021-2022. PROPERTY SOLD IN 2020. 8/7/2023 RCJ						
865639	2023	JAIMES BENIGNO	PERSONAL PROPERTY M/H S#TXS0607694 L#TXS0607694	235 TIFFANY TRL, AUSTIN TX 78719	\$78,493	\$0
NEW MOBILE HOME AND OWNER FOR PROPERTY. 7/7/2023 RCJ						
867931	2022	BRELAND BRENDA RABALAIS	PERSONAL PROPERTY MOBILE HOME S# 125000HB001156A L# NTA1641162	10616 CREEK VIEW DR, AUSTIN TX 78748	\$60,413	\$0
ROLL CORRECTION FOR 2020-2023. NEW OWNER REQUEST. 8/10/2023						
867931	2021	BRELAND BRENDA RABALAIS	PERSONAL PROPERTY MOBILE HOME S# 125000HB001156A L# NTA1641162	10616 CREEK VIEW DR, AUSTIN TX 78748	\$30,714	\$0
ROLL CORRECTION FOR 2020-2023. NEW OWNER REQUEST. 8/10/2023						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
867931	2020	BRELAND BRENDA RABALAIS	PERSONAL PROPERTY MOBILE HOME S# 125000HB001156A L# NTA1641162	10616 CREEK VIEW DR, AUSTIN TX 78748	\$30,714	\$0
ROLL CORRECTION FOR 2020-2023. NEW OWNER REQUEST. 8/10/2023						
872600	2023	VALLEJO MARIA I (OWNER)	PAISANO MH PARK, SPACE 132, SN1 HOTX08803840; HUD# NTA0547794	5400 FREIDRICH LN 132, TX 78744	\$13,358	\$0
PROPERTY SOLD 2019, REVISING ROLLS FOR 2020-2023. 7/12/2023 RCJ						
872600	2022	VALLEJO MARIA I (OWNER)	PAISANO MH PARK, SPACE 132, SN1 HOTX08803840; HUD# NTA0547794	5400 FREIDRICH LN 132, TX 78744	\$16,440	\$0
PROPERTY SOLD 2019, REVISING ROLLS FOR 2020-2023. 7/12/2023 RCJ						
872600	2021	VALLEJO MARIA I (OWNER)	PAISANO MH PARK, SPACE 132, SN1 HOTX08803840; HUD# NTA0547794	5400 FREIDRICH LN 132, TX 78744	\$13,647	\$0
PROPERTY SOLD 2019, REVISING ROLLS FOR 2020-2023. 7/12/2023 RCJ						
872600	2020	VALLEJO MARIA I (OWNER)	PAISANO MH PARK, SPACE 132, SN1 HOTX08803840; HUD# NTA0547794	5400 FREIDRICH LN 132, TX 78744	\$13,647	\$0
PROPERTY SOLD 2019, REVISING ROLLS FOR 2020-2023. 7/12/2023 RCJ						
872836	2022	GOMEZ CANDELARO &	HIGH MEADOWS MH PARK, SPACE 445, SN1 CSS016354TXA; SN2 CSS016354TXB; HUD# HWC0442118; HUD#2 HWC0442119	7921 HIDDEN VIEW CIR 445, TX 78724	\$106,757	\$0
MOBILE HOME MOVED TO CALDWELL COUNTY 2021. 7/10/2023						
872836	2023	GOMEZ CANDELARO &	HIGH MEADOWS MH PARK, SPACE 445, SN1 CSS016354TXA; SN2 CSS016354TXB; HUD# HWC0442118; HUD#2 HWC0442119	7921 HIDDEN VIEW CIR 445, TX 78724	\$104,358	\$0
MOBILE HOME MOVED TO CALDWELL COUNTY 2021. 7/10/2023						
873132	2023	VILLEGAS RIGOBERTO P &	OAK RANCH MH COMMUNITY, SPACE 311, SN1 CLW034704TX; HUD# NTA1583567	5409 LA LOMA LN 311, TX 78617	\$65,178	\$0
DUPLICATE ENTRY FOR 2023 WITH PRIOR OWNER. 7/6/2023 RCJ						
878203	2022	PAMPELL ALEXANDRIA	PERSONAL PROPERTY MOBILE HOME S#L26433 L#NTA1676872	15310 FAGERQUIST RD, DEL VALLE TX 78617	\$82,450	\$0
ROLL CORRECTION, OWNERSHIP TRANSFERED IN 2021, MOVING TO NEW OWNER FOR 2022 AND 2023. 7/10/2023 RCJ						
878203	2023	PAMPELL ALEXANDRIA	PERSONAL PROPERTY MOBILE HOME S#L26433 L#NTA1676872	15310 FAGERQUIST RD, DEL VALLE TX 78617	\$80,597	\$0
ROLL CORRECTION, OWNERSHIP TRANSFERED IN 2021, MOVING TO NEW OWNER FOR 2022 AND 2023. 7/10/2023 RCJ						
879158	2021	GUERRERO YBANA B	OAK RANCH MH COMMUNITY, SPACE 340, SN1 125000HB001308A; HUD# NTA1651261	11300 LOS ARBOLES CIR 340, TX 78617	\$36,086	\$0
MOBILE HOME MOVED TO BASTROP IN 2019. CORRECTING ROLL FOR 2020-2021. 7/13/2023 RCJ						
879158	2020	GUERRERO YBANA B	OAK RANCH MH COMMUNITY, SPACE 340, SN1 125000HB001308A; HUD# NTA1651261	11300 LOS ARBOLES CIR 340, TX 78617	\$36,086	\$0
MOBILE HOME MOVED TO BASTROP IN 2019. CORRECTING ROLL FOR 2020-2021. 7/13/2023 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
879280	2022	CASAS DEANNA M	HOWARD ANDERSON MH PARK, SN1 BEL001961TX; HUD# NTA1646760	306 LANE AVE, MANOR TX 78653	\$55,066	\$0
REMOVING FROM 2022-2023 ROLLS, MOHO MOVED TO CALDWELL COUNTY IN 2021. 7/11/2023 RCJ						
879280	2023	CASAS DEANNA M	HOWARD ANDERSON MH PARK, SN1 BEL001961TX; HUD# NTA1646760	306 LANE AVE, MANOR TX 78653	\$53,800	\$0
REMOVING FROM 2022-2023 ROLLS, MOHO MOVED TO CALDWELL COUNTY IN 2021. 7/11/2023 RCJ						
881073	2023	CANTU GREGORIA S & RAMON F	OAK RANCH MH COMMUNITY, SPACE 34, SN1 CW2014576TXA; SN2 CW2014576TXB; HUD# HWC0423097; HUD#2 HWC0423098	5869 ARCADIA CIR 34, TX 78617	\$99,560	\$0
ROLL CORRECTIONS FOR 2022 & 2023. 7/13/2023 RCJ						
881073	2022	CANTU GREGORIA S & RAMON F	OAK RANCH MH COMMUNITY, SPACE 34, SN1 CW2014576TXA; SN2 CW2014576TXB; HUD# HWC0423097; HUD#2 HWC0423098	5869 ARCADIA CIR 34, TX 78617	\$101,959	\$0
ROLL CORRECTIONS FOR 2022 & 2023. 7/13/2023 RCJ						
885815	2023	FERNANDEZ DESIDORO (OWNER)	WALNUT CREEK MH PARK, SPACE 33, SN1 8987L; HUD# TXS0590957	6403 JOHNNY MORRIS RD 33, TX 78724	\$5,191	\$0
CORRECTING ROLL FOR MOHO MOVED OFF LOT IN 2017. CORRECTING 2018-2023. 7/13/2023 RCJ						
885815	2022	FERNANDEZ DESIDORO (OWNER)	WALNUT CREEK MH PARK, SPACE 33, SN1 8987L; HUD# TXS0590957	6403 JOHNNY MORRIS RD 33, TX 78724	\$5,191	\$0
CORRECTING ROLL FOR MOHO MOVED OFF LOT IN 2017. CORRECTING 2018-2023. 7/13/2023 RCJ						
885815	2021	FERNANDEZ DESIDORO (OWNER)	WALNUT CREEK MH PARK, SPACE 33, SN1 8987L; HUD# TXS0590957	6403 JOHNNY MORRIS RD 33, TX 78724	\$413	\$0
CORRECTING ROLL FOR MOHO MOVED OFF LOT IN 2017. CORRECTING 2018-2023. 7/13/2023 RCJ						
885815	2020	FERNANDEZ DESIDORO (OWNER)	WALNUT CREEK MH PARK, SPACE 33, SN1 8987L; HUD# TXS0590957	6403 JOHNNY MORRIS RD 33, TX 78724	\$413	\$0
CORRECTING ROLL FOR MOHO MOVED OFF LOT IN 2017. CORRECTING 2018-2023. 7/13/2023 RCJ						
885815	2019	FERNANDEZ DESIDORO (OWNER)	WALNUT CREEK MH PARK, SPACE 33, SN1 8987L; HUD# TXS0590957	6403 JOHNNY MORRIS RD 33, TX 78724	\$413	\$0
CORRECTING ROLL FOR MOHO MOVED OFF LOT IN 2017. CORRECTING 2018-2023. 7/13/2023 RCJ						
885815	2018	FERNANDEZ DESIDORO (OWNER)	WALNUT CREEK MH PARK, SPACE 33, SN1 8987L; HUD# TXS0590957	6403 JOHNNY MORRIS RD 33, TX 78724	\$413	\$0
CORRECTING ROLL FOR MOHO MOVED OFF LOT IN 2017. CORRECTING 2018-2023. 7/13/2023 RCJ						
886182	2023	HORTON MONICA	RIVER RANCH MH PARK, SPACE 549, SN1 FLE240TX1536983A; SN2 FLE240TX1536983B; HUD# PFS1157162; HUD#2 PFS1157163	13021 DESSAU RD 549, TX 78754	\$87,947	\$0
ROLL CORRECTION FOR MOBILE HOME 2019-2023, MOVED IN 2018. 7/14/2023 RCJ						
886182	2022	HORTON MONICA	RIVER RANCH MH PARK, SPACE 549, SN1 FLE240TX1536983A; SN2 FLE240TX1536983B; HUD# PFS1157162; HUD#2 PFS1157163	13021 DESSAU RD 549, TX 78754	\$89,968	\$0
ROLL CORRECTION FOR MOBILE HOME 2022-2023, MOVED IN 2021 7/14/2023 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
886577	2023	ZLOTOPOLSKI LEIGH ANNE	RIVER RANCH MH PARK, SPACE 740, SN1 125000HA004438A; HUD# NTA1698506	13021 DESSAU RD 740, AUSTIN TX 78754	\$72,510	\$0
ROLL CORRECTION FOR 2022 & 2023 FOR NEW OWNER. 7/14/2023 RCJ						
886577	2022	ZLOTOPOLSKI LEIGH ANNE	RIVER RANCH MH PARK, SPACE 740, SN1 125000HA004438A; HUD# NTA1698506	13021 DESSAU RD 740, AUSTIN TX 78754	\$74,140	\$0
ROLL CORRECTION FOR 2022 & 2023 FOR NEW OWNER. 7/14/2023 RCJ						
887632	2023	RAMIREZ GOMEZ MOISES	CAPITOL VIEW MH PARK, SPACE 114, SN1 SCAR319967634001; HUD# RAD1160432	1308 THORNBERRY RD 114, TX 78617	\$24,721	\$0
Mobile Home Sold in 2017, removing 2018-2023. 7/11/2023 RCJ						
887632	2022	RAMIREZ GOMEZ MOISES	CAPITOL VIEW MH PARK, SPACE 114, SN1 SCAR319967634001; HUD# RAD1160432	1308 THORNBERRY RD 114, TX 78617	\$24,721	\$0
Mobile Home Sold in 2017, removing 2018-2023. 7/11/2023 RCJ						
887632	2021	RAMIREZ GOMEZ MOISES	CAPITOL VIEW MH PARK, SPACE 114, SN1 SCAR319967634001; HUD# RAD1160432	1308 THORNBERRY RD 114, TX 78617	\$14,671	\$0
Mobile Home Sold in 2017, removing 2018-2023. 7/11/2023 RCJ						
887632	2020	RAMIREZ GOMEZ MOISES	CAPITOL VIEW MH PARK, SPACE 114, SN1 SCAR319967634001; HUD# RAD1160432	1308 THORNBERRY RD 114, TX 78617	\$14,671	\$0
Mobile Home Sold in 2017, removing 2018-2023. 7/11/2023 RCJ						
887632	2019	RAMIREZ GOMEZ MOISES	CAPITOL VIEW MH PARK, SPACE 114, SN1 SCAR319967634001; HUD# RAD1160432	1308 THORNBERRY RD 114, TX 78617	\$14,671	\$0
Mobile Home Sold in 2017, removing 2018-2023. 7/11/2023 RCJ						
887632	2018	RAMIREZ GOMEZ MOISES	CAPITOL VIEW MH PARK, SPACE 114, SN1 SCAR319967634001; HUD# RAD1160432	1308 THORNBERRY RD 114, TX 78617	\$14,671	\$0
Mobile Home Sold in 2017, removing 2018-2023. 7/11/2023 RCJ						
899857	2022	CAO NGUYEN KHOI &	DESSAU FOUNTAIN ESTATES, SPACE 204, SN1 TXFLW66B03273CG12; SN2 TXFLW66A03273CG12; HUD# RAD1065820; HUD#2 RAD1065821	508 E HOWARD LN 204, TX 78753	\$24,472	\$0
REMOVING 2022 FROM TAX ROLL, SOLD 2021. 7/5/2023 RCJ						
900465	2022	GALAN EMMA (OWNER)	MANCHACA MH PARK, SPACE 45, SN1 BEL006447TX; HUD# NTA1745461	11919 MENCHACA RD 45, TX 78748	\$58,863	\$0
MOBILE HOME SOLD IN 2021. REMOVING FROM ROLLS FOR 2022. 7/10/2023 RCJ						
904187	2023	CASOVERDE OSCAR	PERSONAL PROPERTY MH S#TXFLY12A37519AV11/B L#RAD1274155/156	11906 COUNTY LINE RD, ELGIN TX 78621	\$52,520	\$0
ROLL CORRECTION FOR 2019-2023, NEW OWNER FOR MOHO. 7/14/2023 RCJ						
904187	2022	CASOVERDE OSCAR	PERSONAL PROPERTY MH S#TXFLY12A37519AV11/B L#RAD1274155/156	11906 COUNTY LINE RD, ELGIN TX 78621	\$58,951	\$0
ROLL CORRECTION FOR 2019-2023, NEW OWNER FOR MOHO. 7/14/2023 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
904187	2021	CASOVERDE OSCAR	PERSONAL PROPERTY MH S#TXFLY12A37519AV11/B L#RAD1274155/156	11906 COUNTY LINE RD, ELGIN TX 78621	\$42,079	\$0
ROLL CORRECTION FOR 2019-2023, NEW OWNER FOR MOHO. 7/14/2023 RCJ						
904187	2020	CASOVERDE OSCAR	PERSONAL PROPERTY MH S#TXFLY12A37519AV11/B L#RAD1274155/156	11906 COUNTY LINE RD, ELGIN TX 78621	\$43,609	\$0
ROLL CORRECTION FOR 2019-2023, NEW OWNER FOR MOHO. 7/14/2023 RCJ						
904187	2019	CASOVERDE OSCAR	PERSONAL PROPERTY MH S#TXFLY12A37519AV11/B L#RAD1274155/156	11906 COUNTY LINE RD, ELGIN TX 78621	\$43,609	\$0
ROLL CORRECTION FOR 2019-2023, NEW OWNER FOR MOHO. 7/14/2023 RCJ						
906847	2023	TREVIZO TRINIDAD ELVIA & RAMON	FOREST OAKS VILLAGE, SPACE 2, SN1 PHH330TX1720784A; HUD# PFS1184896	724 W F M RD 1626 2, TX 78748	\$57,037	\$0
MOBILE HOME WAS SOLD IN 2021, REMOVING 2022 & 2023 FROM ROLLS. 8/7/2023 RCJ						
906847	2022	TREVIZO TRINIDAD ELVIA & RAMON	FOREST OAKS VILLAGE, SPACE 2, SN1 PHH330TX1720784A; HUD# PFS1184896	724 W F M RD 1626 2, TX 78748	\$58,291	\$0
MOBILE HOME WAS SOLD IN 2021, REMOVING 2022 & 2023 FROM ROLLS. 8/7/2023 RCJ						
906860	2023	PLETCHER RAYMOND B & JULIE A	PERSONAL PROPERTY MH S#110000HA003213A/B L#NTA1792327/328	14901 CHAPARRAL DR, TX	\$110,838	\$0
ROLL CORRECTION 2023. MOBILE HOME MOVED OUT OF COUNTY IN 2022. 8/7/2023 RCJ						
912257	2018	MUGICA PATRICK SHANE &	PERSONAL PROPERTY MH S#PHH320TX1726368A L#PFS1193446	112 VICINITY TRL, TX 78669	\$41,560	\$0
Removed Owner from the roll. 7/5/2023 TMD// Owner was planning on moving to this location but the plan fell through and still resides in Caldwell County. 7/5/2023 TMD						
912257	2019	MUGICA PATRICK SHANE &	PERSONAL PROPERTY MH S#PHH320TX1726368A L#PFS1193446	112 VICINITY TRL, TX 78669	\$40,712	\$0
Owner was planning on moving to this location but the plan fell through and still resides in Caldwell County. 7/5/2023 RCJ						
912257	2020	MUGICA PATRICK SHANE &	PERSONAL PROPERTY MH S#PHH320TX1726368A L#PFS1193446	112 VICINITY TRL, TX 78669	\$40,712	\$0
DELETE FROM ROLL. Owner was planning on moving to this location but the plan fell through and still resides in Caldwell County. 7/5/2023 RCJ						
912257	2021	MUGICA PATRICK SHANE &	PERSONAL PROPERTY MH S#PHH320TX1726368A L#PFS1193446	112 VICINITY TRL, TX 78669	\$40,288	\$0
DELETE FROM ROLL. Owner was planning on moving to this location but the plan fell through and still resides in Caldwell County. 7/5/2023 RCJ						
912257	2022	MUGICA PATRICK SHANE &	PERSONAL PROPERTY MH S#PHH320TX1726368A L#PFS1193446	112 VICINITY TRL, TX 78669	\$98,599	\$0
DELETE FROM ROLL. Owner was planning on moving to this location but the plan fell through and still resides in Caldwell County. 7/5/2023 RCJ						
912257	2023	MUGICA PATRICK SHANE &	PERSONAL PROPERTY MH S#PHH320TX1726368A L#PFS1193446	112 VICINITY TRL, TX 78669	\$96,478	\$0
DELETE FROM ROLL. Owner was planning on moving to this location but the plan fell through and still resides in Caldwell County. 7/5/2023 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
914093	2021	PATINO JUANA M & GUSTAVO	OAK RANCH MH COMMUNITY, SPACE 463, SN1 LH14TX8912A; SN2 LH14TX8912B; HUD# NTA1611874; HUD#2 NTA1611875	5313 MISSION CIR 463, TX 78617	\$60,949	\$0
ROLL CORRECTION FOR 2021. 7/21/2023 RCJ						
916893	2023	NGUYEN DINH BA	BRANCH CREEK ESTATES MH PARK, SPACE 425, SN1 PH052324A; SN2 PH052324B; HUD# TXS0611961; HUD#2 TXS0611962	12609 DESSAU RD 425, TX 78754	\$11,088	\$0
ROLL CORRECTION FOR 2023 FOR CORRECT OWNER. 7/12/2023						
918496	2023	TOVAR PENA ERICA (OWNER)	RIVER RIDGE MH PARK, SPACE 22, SN1 CBH023893TX; HUD# HWC0424595	1601 E SLAUGHTER LN 22, TX 78747	\$50,635	\$0
ROLL CORRECTION FOR MOBILE HOME 2019-2023, MOVED IN 2018. 7/14/2023 RCJ						
918496	2022	TOVAR PENA ERICA (OWNER)	RIVER RIDGE MH PARK, SPACE 22, SN1 CBH023893TX; HUD# HWC0424595	1601 E SLAUGHTER LN 22, TX 78747	\$52,534	\$0
ROLL CORRECTION FOR MOBILE HOME 2019-2023, MOVED IN 2018. 7/14/2023 RCJ						
918496	2021	TOVAR PENA ERICA (OWNER)	RIVER RIDGE MH PARK, SPACE 22, SN1 CBH023893TX; HUD# HWC0424595	1601 E SLAUGHTER LN 22, TX 78747	\$11,273	\$0
ROLL CORRECTION FOR MOBILE HOME 2019-2023, MOVED IN 2018. 7/14/2023 RCJ						
918496	2020	TOVAR PENA ERICA (OWNER)	RIVER RIDGE MH PARK, SPACE 22, SN1 CBH023893TX; HUD# HWC0424595	1601 E SLAUGHTER LN 22, TX 78747	\$11,273	\$0
ROLL CORRECTION FOR MOBILE HOME 2019-2023, MOVED IN 2018. 7/14/2023 RCJ						
918496	2019	TOVAR PENA ERICA (OWNER)	RIVER RIDGE MH PARK, SPACE 22, SN1 CBH023893TX; HUD# HWC0424595	1601 E SLAUGHTER LN 22, TX 78747	\$11,273	\$0
ROLL CORRECTION FOR MOBILE HOME 2019-2023, MOVED IN 2018. 7/14/2023 RCJ						
920735	2023	REYES RODOLFO	PERSONAL PROPERTY MH S#PH078498 L#PFS0525098	16301 N F M RD 973, TX	\$16,440	\$0
ROLL CORRECTION FOR 2020-2023, OWNERSHIP CHANGE. 8/8/2023 RCJ						
920735	2022	REYES RODOLFO	PERSONAL PROPERTY MH S#PH078498 L#PFS0525098	16301 N F M RD 973, TX	\$19,523	\$0
ROLL CORRECTION FOR 2020-2023, OWNERSHIP CHANGE. 8/8/2023 RCJ						
920735	2021	REYES RODOLFO	PERSONAL PROPERTY MH S#PH078498 L#PFS0525098	16301 N F M RD 973, TX	\$10,743	\$0
ROLL CORRECTION FOR 2020-2023, OWNERSHIP CHANGE. 8/8/2023 RCJ						
920735	2020	REYES RODOLFO	PERSONAL PROPERTY MH S#PH078498 L#PFS0525098	16301 N F M RD 973, TX	\$12,440	\$0
ROLL CORRECTION FOR 2020-2023, OWNERSHIP CHANGE. 8/8/2023 RCJ						
921053	2022	BUNDY LARRY	PERSONAL PROPERTY MH S#AH010011477 L#PFS0668086	21452 CREEKSIDE DR, LEANDER TX 78641	\$28,625	\$0
OWNER PASSED AWAY AND OWNERSHIP TRANSFERED IN 2021, CORRECTING 2022 AND 2023. 7/10/2023 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
921053	2023	BUNDY LARRY	PERSONAL PROPERTY MH S#AH010011477 L#PFS0668086	21452 CREEKSIDE DR, LEANDER TX 78641	\$24,721	\$0
OWNER PASSED AWAY AND OWNERSHIP TRANSFERED IN 2021, CORRECTING 2022 AND 2023. 7/10/2023 RCJ						
921449	2023	HUCKLEBERRY SEAN & VIRIDIANA	ROYAL PALMS MH PARK, SPACE 51, SN1 PHH320TX1525485A; HUD# PFS1161167	51 PALMA CIR 51, TX 78744	\$95,351	\$0
MOBILE HOME MOVED TO BEXAR COUNTY 6/2020, REMOVING 2021. 7/7/2023 RCJ						
922159	2021	BUEKER MICHEAL J	PERSONAL PROPERTY MH S#PH176607A/B L#PFS0690798/99	11211 SLAUGHTER CREEK DR, AUSTIN TX 78748	\$41,580	\$0
MOBILE HOME MOVED IN 2020. REMOVING FOR 2021 & 2022. 7/11/2023 RCJ						
922159	2022	BUEKER MICHEAL J	PERSONAL PROPERTY MH S#PH176607A/B L#PFS0690798/99	11211 SLAUGHTER CREEK DR, AUSTIN TX 78748	\$60,984	\$0
MOBILE HOME MOVED IN 2020. REMOVING FOR 2021 & 2022. 7/11/2023 RCJ						
925769	2022	KARADIMOV AMIRA K & EVAN N KARADIMOV	LOT 22 BLK 9 EASTON PARK SEC 2B PHS 2	7916 HILLOCK TER, TX 78744	\$810,384	\$630,000
935357	2023	PRESLAR KELLY J & BECKY J	PERSONAL PROPERTY MH S#PH074104A/B L#TEX0489966/67	14310 W STATE HY 71, TX 78738	\$16,158	\$0
MOBILE HOME AND LAND SOLD IN 2019 AND BULLDOZED. CORRECTING ROLLS 2020-2023 7/19/2023 RCJ						
935357	2022	PRESLAR KELLY J & BECKY J	PERSONAL PROPERTY MH S#PH074104A/B L#TEX0489966/67	14310 W STATE HY 71, TX 78738	\$16,158	\$0
MOBILE HOME AND LAND SOLD IN 2019 AND BULLDOZED. CORRECTING ROLLS 2020-2023 7/19/2023 RCJ						
935357	2021	PRESLAR KELLY J & BECKY J	PERSONAL PROPERTY MH S#PH074104A/B L#TEX0489966/67	14310 W STATE HY 71, TX 78738	\$12,890	\$0
MOBILE HOME AND LAND SOLD IN 2019 AND BULLDOZED. CORRECTING ROLLS 2020-2023 7/19/2023 RCJ						
935357	2020	PRESLAR KELLY J & BECKY J	PERSONAL PROPERTY MH S#PH074104A/B L#TEX0489966/67	14310 W STATE HY 71, TX 78738	\$12,890	\$0
MOBILE HOME AND LAND SOLD IN 2019 AND BULLDOZED. CORRECTING ROLLS 2020-2023 7/19/2023 RCJ						
936421	2021	MERCADO JOSE HERNANDEZ	RIVER RANCH MH PARK, SPACE 887 SN1 125000HB004579A; SN2 125000HB004579B; HUD# NTA1790968; HUD#2 NTA1790969	13021 DESSAU RD 887, TX 78754	\$68,229	\$0
CORRECTION OF 2021 ROLL, DOUBLE BOOKED FOR 2021 WITH PID #948237. 7/17/2023 RCJ						
936421	2020	MERCADO JOSE HERNANDEZ	RIVER RANCH MH PARK, SPACE 887 SN1 125000HB004579A; SN2 125000HB004579B; HUD# NTA1790968; HUD#2 NTA1790969	13021 DESSAU RD 887, TX 78754	\$68,229	\$0
ROLL CORRECTION FOR 2020. DUPLICATE MOHO WAS DELETED ONLY TO 2021 AND NOT 2020. 8/4/2023 RCJ						
936424	2023	HANNON KEVIN DENNIS	RIVER RIDGE MH PARK, SPACE 108, SN1 CLW044774TX; HUD# NTA1805596	1601 E SLAUGHTER LN 108, TX 78747	\$75,769	\$0
MOBILE HOME MOVED TO HAYS COUNTY FOR 2023 TAX ROLL. 7/6/2023 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
936438	2020	RODRIGUEZ VENESSA (OWNER)	RIVER RIDGE MH PARK, SPACE 184, SN1 HOTX11B01859A; SN2 HOTX11B01859B; HUD# NTA1122592; HUD#2 NTA1122593	1601 E SLAUGHTER LN 184, TX 78747	\$25,943	\$0
REMOVAL OF MOHO. MOVED TO BASTROP COUNTY 2019. 7/7/2023 RCJ						
936438	2021	RODRIGUEZ VENESSA (OWNER)	RIVER RIDGE MH PARK, SPACE 184, SN1 HOTX11B01859A; SN2 HOTX11B01859B; HUD# NTA1122592; HUD#2 NTA1122593	1601 E SLAUGHTER LN 184, TX 78747	\$25,943	\$0
REMOVAL OF MOHO. MOVED TO BASTROP COUNTY 2019. 7/7/2023 RCJ						
936438	2022	RODRIGUEZ VENESSA (OWNER)	RIVER RIDGE MH PARK, SPACE 184, SN1 HOTX11B01859A; SN2 HOTX11B01859B; HUD# NTA1122592; HUD#2 NTA1122593	1601 E SLAUGHTER LN 184, TX 78747	\$70,224	\$0
REMOVAL OF MOHO. MOVED TO BASTROP COUNTY 2019. 7/7/2023 RCJ						
936607	2020	RODRIGUEZ ROBERT (OWNER)	RIVER RIDGE MH PARK, SPACE 464, SN1 FLE240TX1333333A; HUD# PFS1125187	1601 E SLAUGHTER LN 464, TX 78747	\$33,932	\$0
Owner Robert Rodriguez moved from location in 2019. Delete account for 2020-2023. 8/10/2023 TMD						
936607	2022	RODRIGUEZ ROBERT (OWNER)	RIVER RIDGE MH PARK, SPACE 464, SN1 FLE240TX1333333A; HUD# PFS1125187	1601 E SLAUGHTER LN 464, TX 78747	\$69,251	\$0
Owner, Robert Rodriguez moved from location in 2019. Delete account for 2020-2023. 8/10/2023 TMD						
936607	2021	RODRIGUEZ ROBERT (OWNER)	RIVER RIDGE MH PARK, SPACE 464, SN1 FLE240TX1333333A; HUD# PFS1125187	1601 E SLAUGHTER LN 464, TX 78747	\$33,932	\$0
Owner Robert Rodriguez moved from location in 2019. Delete account for 2020-2023. 8/10/2023 TMD						
936607	2023	RODRIGUEZ ROBERT (OWNER)	RIVER RIDGE MH PARK, SPACE 464, SN1 FLE240TX1333333A; HUD# PFS1125187	1601 E SLAUGHTER LN 464, TX 78747	\$67,622	\$0
Owner Robert Rodriguez moved from location in 2019. Delete account for 2020-2023. 8/10/2023 TMD						
943727	2022	ZIMMERMAN DANIEL ANDREW &	PERSONAL PROPERTY M/H SERIAL# BL2004472TXA/B LABEL# NTA1904388/389	14206 LAYNE LOOP, TX 78641	\$128,145	\$0
THIS ACCOUNT WAS DUPLICATED FROM REAL PROPERTY #355118. 7/10/2023 RCJ						
949281	2023	BENNETT STEWART R &	HILLS OAKS MOBILE ESTATES, SPACE 107, SN1 HOTX08805140; HUD# NTA0623647	9817 CIRCLE DR 107, TX 78736	\$12,305	\$0
ROLL CORRECTION, DUPLICATE ENTRY 2023-2021. 7/17/2023 RCJ						
949281	2022	BENNETT STEWART R &	HILLS OAKS MOBILE ESTATES, SPACE 107, SN1 HOTX08805140; HUD# NTA0623647	9817 CIRCLE DR 107, TX 78736	\$15,145	\$0
ROLL CORRECTION, DUPLICATE ENTRY 2023-2021. 7/17/2023 RCJ						
949281	2021	BENNETT STEWART R &	HILLS OAKS MOBILE ESTATES, SPACE 107, SN1 HOTX08805140; HUD# NTA0623647	9817 CIRCLE DR 107, TX 78736	\$8,095	\$0
ROLL CORRECTION, DUPLICATE ENTRY 2023-2021. 7/17/2023 RCJ						
949851	2021	RODRIGUEZ FERNANDO	BOULDER RIDGE ESTATES, SPACE 1073, SN1 N165001; HUD# TEX0058707	15114 MOSS PHLOX CIR 1073, TX 78660	\$1,625	\$0
CORRECTING OWNER FOR PROPERTY. 7/7/2023 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
949851	2022	RODRIGUEZ FERNANDO	BOULDER RIDGE ESTATES, SPACE 1073, SN1 N165001; HUD# TEX0058707	15114 MOSS PHLOX CIR 1073, TX 78660	\$7,034	\$0
CORRECTING OWNER FOR PROPERTY. 7/7/2023 RCJ						
949851	2023	RODRIGUEZ FERNANDO	BOULDER RIDGE ESTATES, SPACE 1073, SN1 N165001; HUD# TEX0058707	15114 MOSS PHLOX CIR 1073, TX 78660	\$7,034	\$0
CORRECTING OWNER FOR PROPERTY. 7/7/2023 RCJ						
949858	2022	HICKMAN BRITTNEY A	RIVER RANCH MH PARK, SPACE 520, SN1 CLW048806TX; HUD# NTA1938016; TITLE # MH00823071	13021 DESSAU RD 520, TX 78754	\$79,843	\$0
NEW OWNER FOR 2022, REMOVE OLD OWNER. 7/5/2023 RCJ						
949858	2023	HICKMAN BRITTNEY A	RIVER RANCH MH PARK, SPACE 520, SN1 CLW048806TX; HUD# NTA1938016; TITLE # MH00823071	13021 DESSAU RD 520, TX 78754	\$78,213	\$0
NEW OWNER FOR MOHO FOR 2022. 7/5/2023 RCJ						
951744	2023	MIRELES JULIO C	PERSONAL PROPERTY M/H LABEL# NTA1970089/90 SERIAL# BL2005757TXA/B	446 TIFFANY TRL B, TX 78719	\$109,724	\$0
Deleting Property and adding it to PID 429384 Real property. 7/20/2023 TMD						
951744	2021	MIRELES JULIO C	PERSONAL PROPERTY M/H LABEL# NTA1970089/90 SERIAL# BL2005757TXA/B	446 TIFFANY TRL B, TX 78719	\$75,681	\$0
951744	2022	MIRELES JULIO C	PERSONAL PROPERTY M/H LABEL# NTA1970089/90 SERIAL# BL2005757TXA/B	446 TIFFANY TRL B, TX 78719	\$112,010	\$0
Delete MOHO from this property, set to inactive and add moho to PID 429384 for 2021. 7/24/2023 TMD						
951767	2023	MURILLO ORLEN JOEL	CONGRESS MH & RV COMMUNITY, SPACE 10, SN1 139066F2446; HUD# TXS0613564	6111 S CONGRESS AVE 10, TX 78745	\$5,074	\$0
MOBILE HOME OWNERS WERE EVICTED IN JUNE OF 2022 ALONG WITH ALL OTHER MOBILE HOME OWNERS IN THAT PARK. REMOVING FOR 2023. 8/4/2023 RCJ						
963435	2023	SOLIS JOSE ROBERTO GUINEA	SN SFW019757TX HUD# NTA1789259	8103 MEDRANO PATH, TX 78724	\$65,356	\$0
963435	2022	SOLIS JOSE ROBERTO GUINEA	SN SFW019757TX HUD# NTA1789259	8103 MEDRANO PATH, TX 78724	\$66,793	\$0
MOHO MOVED TO BASTROP 2021. REMOVE 2022 AND 2023 YEARS ON ROLL. 7/7/2023 RCJ						
963839	2022	RAMIREZ VICTOR BOCANEGRA &	BRANCH CREEK ESTATES MH PARK, SPACE 138, S# CLW031562TX; HUD# HWC0414142	12609 DESSAU RD #138, TX 78660	\$63,548	\$0
MOHO DOUBLE ACCESSED IN 2022, REMOVE THIS ENTRY. 7/10/2023 RCJ						
964077	2022	CCAP AUTO LEASE LTD	PERSONAL PROPERTY COMMERCIAL CCAP AUTO LEASE LTD	VARIOUS LOCATIONS, TX	\$43,644	\$0
964077	2023	CCAP AUTO LEASE LTD	PERSONAL PROPERTY COMMERCIAL CCAP AUTO LEASE LTD	VARIOUS LOCATIONS, TX	\$37,825	\$0
974696	2023	RIDDELL LARRY WAYNE	RIVER RANCH MH PARK, SPACE 479, SN1 MP1518284A; SN2 MP1518284B; HUD# PFS1121490; HUD#2 PFS1121491	13021 DESSAU RD 479, TX 78754	\$108,365	\$0
MOHO MISTAKENLY PUT BACK ON ROLLS FOR 2023. NEED REMOVED. 7/7/2023 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
974936	2023	LACY JEFFREY	BOULDER RIDGE ESTATES, SPACE 687 2020 28X76 SN1-125000HA009764A; HUD-NTA1959681	14507 PEBBLE BEDS WAY, PFLUGERVILLE TX 78660	\$62,454	\$0
NEED TO REENTER ACCOUNT DUE TO REPEATED REFID2 NUMBER. 7/7/2023 RCJ						
975078	2023	CRUZ BEATRIZ O	PERSONAL PROPERTY MH 2018 16x76, SN#125000HB004871A, HUD#NTA1814520	12910 JACOBSON RD, MANOR TX 78653	\$46,752	\$0
MOBILE HOME WAS DUPLICATE OF PID #909938. 7/10/2023 RCJ						
976386	2023	HERRERA GILDARDO LEMUS	OAK RANCH MH COMMUNITY, SPACE 610, SN#CSS022499TXA/B, HUD#NTA1993063/4	12015 CABRERA PATH 610, DEL VALLE TX 78617	\$117,553	\$0
MOBILE HOME WAS REPOSSESSED 11/13/2022. 7/10/2023 RCJ						

4C

CONSENT AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief Appraiser

SUBJECT: March 2023 Unaudited Financial Statements

The unaudited financial statements for March 2023 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$3,771,911. Of that, \$354,407 was nonspendable in the form of prepaid expenditures, \$1,700,700 was held in reserves as committed fund balance, and \$1,716,803 was unassigned fund balance.
- *The net change in fund balance for the fiscal year to date is \$82,364.*
- The reserve balances total \$1,700,700. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 89,594
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 154,192
Reserve for Litigation	\$ 956,914
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
	<u>\$ 1,700,700</u>

- ***The District ended the month with a budget surplus of \$539,836.***
- 850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

Travis Central Appraisal District
 Budget to Actual- Governmental Funds
 For the month ended March 31, 2023

	Budgeted Amounts			Actual Amounts	Variance
	Original	Amended	YTD		Fav (Unfav)
REVENUE:					
Appraisal assessments	25,683,866	25,683,866	6,420,967	6,420,966	(0)
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 25,683,866	\$ 25,683,866	\$ 6,420,967	\$ 6,420,966	\$ (0)
Investment earnings	51,000	51,000	12,750	78,697	65,947
Charges for services	26,500	26,500	6,625	996	(25,504)
Miscellaneous revenue	105,000	105,000	26,250	63,369	(41,631)
TOTAL REVENUE	\$ 25,866,366	\$ 25,866,366	\$ 6,466,592	\$ 6,564,028	\$ (1,188)
EXPENDITURES:					
Personnel Cost	12,561,356	12,561,356	3,140,339	2,679,233	461,106
Benefit Cost	4,493,676	4,493,676	1,123,419	732,532	390,887
Printing and mailing services	665,819	665,819	166,455	228,768	(62,314)
Operating supplies	195,500	195,500	48,875	54,510	(5,635)
Subscriptions and data purchases	286,560	286,560	71,640	146,903	(75,263)
Training and education	120,790	120,790	30,198	27,937	2,260
Travel expenditures	16,950	16,950	4,238	6,596	(2,359)
Utilities	607,797	607,797	151,949	115,435	36,515
Legal expenditures	1,715,000	1,715,000	428,750	228,051	200,699
Professional services	1,821,189	1,821,189	455,297	691,894	(236,597)
Insurance	74,000	74,000	18,500	25,887	(7,387)
Aerial photography	802,297	802,297	802,297	783,657	18,641
Rentals	150,870	150,870	37,718	33,332	4,386
Building and Equipment maintenance	379,418	379,418	94,855	101,958	(7,103)
Software maintenance	462,100	462,100	115,525	198,096	(82,571)
Other services	407,775	407,775	101,944	46,889	55,055
Capital Outlay	173,931	173,931	43,483	192,807	(149,324)
Debt Service- Principal	374,611	374,611	93,653	154,256	(60,603)
Debt Service- Interest	374,227	374,227	93,557	32,924	60,633
TOTAL EXPENDITURES	25,683,866	25,683,866	7,022,689	6,481,665	541,025
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	182,500	182,500	(556,098)	82,364	539,836
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	187,209	(187,209)
Transfers out	-	-	-	(187,209)	187,209
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	182,500	182,500	(556,098)	82,364	539,836
Beginning Fund Balance	3,689,547	3,689,547	3,689,547	3,689,547	-
Ending Fund Balance	\$ 3,872,047	\$ 3,872,047	\$ 3,133,449	\$ 3,771,911	\$ 539,836

Travis Central Appraisal District

Governmental Fund Balance Sheet

March 31, 2023

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	4,953,357	-	4,953,357
Short-term investments	3,908,974	-	3,908,974
Receivables	2,557,204	-	2,557,204
Prepaid items	354,407	-	354,407
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	\$ 11,773,942	\$ -	\$ 11,773,942
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES			
Accounts payable and accrued expenditures	1,581,065	-	1,581,065
Unearned revenue	6,420,966	-	6,420,966
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES	8,002,031	-	8,002,031
FUND BALANCES			
Fund balance, committed	1,700,700	-	1,700,700
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	354,407	-	354,407
Fund balance, unassigned	1,716,803	-	1,716,803
	<hr/>	<hr/>	<hr/>
TOTAL FUND BALANCES	3,771,911	-	3,771,911
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES AND FUND BALANCE	\$ 11,773,942	\$ -	\$ 11,773,942
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended March 31, 2023

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
REVENUES			
Appraisal assessments	\$ 6,420,966	\$ -	\$ 6,420,966
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>6,420,966</u>	<u>-</u>	<u>6,420,966</u>
Investment earnings	78,697	-	78,697
Charges for services	996	-	996
Miscellaneous revenue	63,369	-	63,369
TOTAL REVENUE	<u>6,564,028</u>	<u>-</u>	<u>6,564,028</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	3,411,765	-	3,411,765
Data processing	198,096	-	198,096
Transportation	6,596	-	6,596
Operating supplies	54,510	-	54,510
Rentals	33,332	-	33,332
Legal and professional	919,945	-	919,945
Utilities and telephone	115,435	-	115,435
Building and equipment maintenance	101,958	-	101,958
Insurance	25,887	-	25,887
Other services	1,234,155	-	1,234,155
Capital outlay	192,807	-	192,807
Debt Service- Principal	(30)	154,286	154,256
Debt Service- Interest	-	32,924	32,924
TOTAL EXPENDITURES	<u>6,294,455</u>	<u>187,209</u>	<u>6,481,665</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	269,573	(187,209)	82,364
OTHER FINANCING SOURCES (USES):			
Transfers in	-	187,209	187,209
Transfers out	(187,209)	-	(187,209)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(187,209)</u>	<u>187,209</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	82,364	-	82,364
FUND BALANCE, beginning of year	<u>3,689,547</u>	<u>-</u>	<u>3,689,547</u>
FUND BALANCE, end of year	<u>\$ 3,771,911</u>	<u>\$ -</u>	<u>\$ 3,771,911</u>

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

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OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief Appraiser

SUBJECT: April 2023 Unaudited Financial Statements

The unaudited financial statements for April 2023 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$3,622,655. Of that, \$416,663 was nonspendable in the form of prepaid expenditures, \$1,700,700 was held in reserves as committed fund balance, and \$1,505,292 was unassigned fund balance.
- *The net change in fund balance for the fiscal year to date is (\$66,892).*
- The reserve balances total \$1,700,700. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 89,594
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 154,192
Reserve for Litigation	\$ 956,914
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
	<u>\$ 1,700,700</u>

- ***The District ended the month with a budget surplus of \$319,473.***
- 850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

Travis Central Appraisal District
 Budget to Actual- Governmental Funds
 For the month ended April 30, 2023

	<u>Budgeted Amounts</u>			<u>Actual Amounts</u>	<u>Variance</u>
	<u>Original</u>	<u>Amended</u>	<u>YTD</u>		<u>Fav (Unfav)</u>
REVENUE:					
Appraisal assessments	25,683,866	25,683,866	8,561,289	8,561,289	(0)
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 25,683,866	\$ 25,683,866	\$ 8,561,289	\$ 8,561,289	\$ (0)
Investment earnings	51,000	51,000	17,000	107,404	90,404
Charges for services	26,500	26,500	8,833	1,687	(24,813)
Miscellaneous revenue	105,000	105,000	35,000	69,315	(35,685)
TOTAL REVENUE	\$ 25,866,366	\$ 25,866,366	\$ 8,622,122	\$ 8,739,695	\$ 29,906
EXPENDITURES:					
Personnel Cost	12,561,356	12,561,356	4,187,119	3,748,435	438,683
Benefit Cost	4,493,676	4,493,676	1,497,892	1,044,119	453,773
Printing and mailing services	665,819	665,819	221,940	411,886	(189,946)
Operating supplies	195,500	195,500	65,167	59,815	5,351
Subscriptions and data purchases	286,560	286,560	95,520	163,946	(68,426)
Training and education	120,790	120,790	40,263	31,995	8,268
Travel expenditures	16,950	16,950	5,650	6,463	(813)
Utilities	607,797	607,797	202,599	133,982	68,618
Legal expenditures	1,715,000	1,715,000	571,667	461,697	109,970
Professional services	1,821,189	1,821,189	607,063	1,054,249	(447,186)
Insurance	74,000	74,000	24,667	31,611	(6,944)
Aerial photography	802,297	802,297	802,297	783,657	18,641
Rentals	150,870	150,870	50,290	43,726	6,564
Building and Equipment maintenance	379,418	379,418	126,473	130,900	(4,427)
Software maintenance	462,100	462,100	154,033	239,668	(85,635)
Other services	407,775	407,775	135,925	64,647	71,278
Capital Outlay	173,931	173,931	57,977	208,611	(150,634)
Debt Service- Principal	374,611	374,611	124,870	154,256	(29,386)
Debt Service- Interest	374,227	374,227	124,742	32,924	91,819
TOTAL EXPENDITURES	25,683,866	25,683,866	9,096,153	8,806,587	289,567
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	182,500	182,500	(474,031)	(66,892)	319,473
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	187,209	(187,209)
Transfers out	-	-	-	(187,209)	187,209
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	182,500	182,500	(474,031)	(66,892)	319,473
Beginning Fund Balance	3,689,547	3,689,547	3,689,547	3,689,547	-
Ending Fund Balance	\$ 3,872,047	\$ 3,872,047	\$ 3,215,516	\$ 3,622,655	\$ 319,473

Travis Central Appraisal District

Governmental Fund Balance Sheet

April 30, 2023

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	2,384,079	-	2,384,079
Short-term investments	3,924,787	-	3,924,787
Receivables	2,372,727	-	2,372,727
Prepaid items	416,663	-	416,663
TOTAL ASSETS	<u>\$ 9,098,256</u>	<u>\$ -</u>	<u>\$ 9,098,256</u>
LIABILITIES			
Accounts payable and accrued expenditures	1,194,957	-	1,194,957
Unearned revenue	4,280,644	-	4,280,644
TOTAL LIABILITIES	5,475,601	-	5,475,601
FUND BALANCES			
Fund balance, committed	1,700,700	-	1,700,700
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	416,663	-	416,663
Fund balance, unassigned	1,505,292	-	1,505,292
TOTAL FUND BALANCES	<u>3,622,655</u>	<u>-</u>	<u>3,622,655</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 9,098,256</u>	<u>\$ -</u>	<u>\$ 9,098,256</u>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended April 30, 2023

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
REVENUES			
Appraisal assessments	\$ 8,561,289	\$ -	\$ 8,561,289
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>8,561,289</u>	<u>-</u>	<u>8,561,289</u>
Investment earnings	107,404	-	107,404
Charges for services	1,687	-	1,687
Miscellaneous revenue	69,315	-	69,315
TOTAL REVENUE	<u>8,739,695</u>	<u>-</u>	<u>8,739,695</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	4,792,554	-	4,792,554
Data processing	239,668	-	239,668
Transportation	6,463	-	6,463
Operating supplies	59,815	-	59,815
Rentals	43,726	-	43,726
Legal and professional	1,515,946	-	1,515,946
Utilities and telephone	133,982	-	133,982
Building and equipment maintenance	130,900	-	130,900
Insurance	31,611	-	31,611
Other services	1,456,130	-	1,456,130
Capital outlay	208,611	-	208,611
Debt Service- Principal	(30)	154,286	154,256
Debt Service- Interest	-	32,924	32,924
TOTAL EXPENDITURES	<u>8,619,377</u>	<u>187,209</u>	<u>8,806,587</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	120,317	(187,209)	(66,892)
OTHER FINANCING SOURCES (USES):			
Transfers in	-	187,209	187,209
Transfers out	(187,209)	-	(187,209)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(187,209)</u>	<u>187,209</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(66,892)	-	(66,892)
FUND BALANCE, beginning of year	<u>3,689,547</u>	<u>-</u>	<u>3,689,547</u>
FUND BALANCE, end of year	<u>\$ 3,622,655</u>	<u>\$ -</u>	<u>\$ 3,622,655</u>

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief Appraiser

SUBJECT: May 2023 Unaudited Financial Statements

The unaudited financial statements for May 2023 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$4,337,560. Of that, \$447,628 was nonspendable in the form of prepaid expenditures, \$1,700,700 was held in reserves as committed fund balance, and \$2,189,231 was unassigned fund balance.
- *The net change in fund balance for the fiscal year to date is 648,013.*
- The reserve balances total \$1,700,700. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 89,594
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 154,192
Reserve for Litigation	\$ 956,914
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
	<u>\$ 1,700,700</u>

- ***The District ended the month with a budget surplus of \$963,269.***
- 850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

Travis Central Appraisal District
 Budget to Actual- Governmental Funds
 For the month ended May 31, 2023

	<u>Budgeted Amounts</u>			<u>Actual Amounts</u>	<u>Variance</u>
	<u>Original</u>	<u>Amended</u>	<u>YTD</u>		<u>Fav (Unfav)</u>
REVENUE:					
Appraisal assessments	25,683,866	25,683,866	10,701,611	10,701,611	(0)
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 25,683,866	\$ 25,683,866	\$ 10,701,611	\$ 10,701,611	\$ (0)
Investment earnings	51,000	51,000	21,250	129,761	108,511
Charges for services	26,500	26,500	11,042	2,777	(23,723)
Miscellaneous revenue	105,000	105,000	43,750	72,974	(32,026)
TOTAL REVENUE	\$ 25,866,366	\$ 25,866,366	\$ 10,777,653	\$ 10,907,123	\$ 52,762
EXPENDITURES:					
Personnel Cost	12,561,356	12,561,356	5,233,898	4,446,836	787,063
Benefit Cost	4,493,676	4,493,676	1,872,365	1,286,442	585,923
Printing and mailing services	665,819	665,819	277,425	431,085	(153,661)
Operating supplies	195,500	195,500	81,458	106,498	(25,040)
Subscriptions and data purchases	286,560	286,560	119,400	203,511	(84,111)
Training and education	120,790	120,790	50,329	37,706	12,623
Travel expenditures	16,950	16,950	7,063	6,908	154
Utilities	607,797	607,797	253,249	174,085	79,164
Legal expenditures	1,715,000	1,715,000	714,583	541,715	172,868
Professional services	1,821,189	1,821,189	758,829	1,167,925	(409,096)
Insurance	74,000	74,000	30,833	37,335	(6,502)
Aerial photography	802,297	802,297	802,297	783,657	18,641
Rentals	150,870	150,870	62,863	57,526	5,337
Building and Equipment maintenance	379,418	379,418	158,091	222,528	(64,438)
Software maintenance	462,100	462,100	192,542	267,000	(74,458)
Other services	407,775	407,775	169,906	83,343	86,563
Capital Outlay	173,931	173,931	72,471	217,831	(145,360)
Debt Service- Principal	374,611	374,611	156,088	154,256	1,832
Debt Service- Interest	374,227	374,227	155,928	32,924	123,004
TOTAL EXPENDITURES	25,683,866	25,683,866	11,169,617	10,259,110	910,507
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	182,500	182,500	(391,965)	648,013	963,269
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	187,209	(187,209)
Transfers out	-	-	-	(187,209)	187,209
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	182,500	182,500	(391,965)	648,013	963,269
Beginning Fund Balance	3,689,547	3,689,547	3,689,547	3,689,547	
Ending Fund Balance	\$ 3,872,047	\$ 3,872,047	\$ 3,297,582	\$ 4,337,560	\$ 963,269

Travis Central Appraisal District

Governmental Fund Balance Sheet

May 31, 2023

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	755,268	-	755,268
Short-term investments	3,941,894	-	3,941,894
Receivables	2,295,781	-	2,295,781
Prepaid items	447,628	-	447,628
TOTAL ASSETS	<u>\$ 7,440,571</u>	<u>\$ -</u>	<u>\$ 7,440,571</u>
LIABILITIES			
Accounts payable and accrued expenditures	962,689	-	962,689
Unearned revenue	2,140,322	-	2,140,322
TOTAL LIABILITIES	3,103,011	-	3,103,011
FUND BALANCES			
Fund balance, committed	1,700,700	-	1,700,700
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	447,628	-	447,628
Fund balance, unassigned	2,189,231	-	2,189,231
TOTAL FUND BALANCES	<u>4,337,560</u>	<u>-</u>	<u>4,337,560</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 7,440,571</u>	<u>\$ -</u>	<u>\$ 7,440,571</u>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended May 31, 2023

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
REVENUES			
Appraisal assessments	\$ 10,701,611	\$ -	\$ 10,701,611
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>10,701,611</u>	<u>-</u>	<u>10,701,611</u>
Investment earnings	129,761	-	129,761
Charges for services	2,777	-	2,777
Miscellaneous revenue	72,974	-	72,974
TOTAL REVENUE	<u>10,907,123</u>	<u>-</u>	<u>10,907,123</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	5,733,278	-	5,733,278
Data processing	267,000	-	267,000
Transportation	6,908	-	6,908
Operating supplies	106,498	-	106,498
Rentals	57,526	-	57,526
Legal and professional	1,709,640	-	1,709,640
Utilities and telephone	174,085	-	174,085
Building and equipment maintenance	222,528	-	222,528
Insurance	37,335	-	37,335
Other services	1,539,302	-	1,539,302
Capital outlay	217,831	-	217,831
Debt Service- Principal	(30)	154,286	154,256
Debt Service- Interest	-	32,924	32,924
TOTAL EXPENDITURES	<u>10,071,901</u>	<u>187,209</u>	<u>10,259,110</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	835,222	(187,209)	648,013
OTHER FINANCING SOURCES (USES):			
Transfers in	-	187,209	187,209
Transfers out	(187,209)	-	(187,209)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(187,209)</u>	<u>187,209</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	648,013	-	648,013
FUND BALANCE, beginning of year	<u>3,689,547</u>	<u>-</u>	<u>3,689,547</u>
FUND BALANCE, end of year	<u>\$ 4,337,560</u>	<u>\$ -</u>	<u>\$ 4,337,560</u>

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
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THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
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BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief Appraiser

SUBJECT: June 2023 Unaudited Financial Statements

The unaudited financial statements for June 2023 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$4,205,101. Of that, \$469,554 was nonspendable in the form of prepaid expenditures, \$1,700,700 was held in reserves as committed fund balance, and \$2,034,847 was unassigned fund balance.
- *The net change in fund balance for the fiscal year to date is 515,554.*
- The reserve balances total \$1,700,700. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 89,594
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 154,192
Reserve for Litigation	\$ 956,914
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
	<u>\$ 1,700,700</u>

- ***The District ended the month with a budget surplus of \$759,703.***
- 850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

Travis Central Appraisal District
 Budget to Actual- Governmental Funds
 For the month ended June 30, 2023

	<u>Budgeted Amounts</u>			<u>Actual Amounts</u>	<u>Variance</u>
	<u>Original</u>	<u>Amended</u>	<u>YTD</u>		<u>Fav (Unfav)</u>
REVENUE:					
Appraisal assessments	25,683,866	25,683,866	12,841,933	12,841,933	(0)
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 25,683,866	\$ 25,683,866	\$ 12,841,933	\$ 12,841,933	\$ (0)
Investment earnings	51,000	51,000	25,500	153,200	127,700
Charges for services	26,500	26,500	13,250	3,175	(23,325)
Miscellaneous revenue	105,000	105,000	52,500	78,185	(26,815)
TOTAL REVENUE	\$ 25,866,366	\$ 25,866,366	\$ 12,933,183	\$ 13,076,493	\$ 77,560
EXPENDITURES:					
Personnel Cost	12,561,356	12,561,356	6,280,678	5,668,344	612,334
Benefit Cost	4,493,676	4,493,676	2,246,838	1,588,913	657,925
Printing and mailing services	665,819	665,819	332,910	571,770	(238,860)
Operating supplies	195,500	195,500	97,750	115,278	(17,528)
Subscriptions and data purchases	286,560	286,560	143,280	228,550	(85,270)
Training and education	120,790	120,790	60,395	40,296	20,099
Travel expenditures	16,950	16,950	8,475	7,015	1,460
Utilities	607,797	607,797	303,899	214,272	89,626
Legal expenditures	1,715,000	1,715,000	857,500	587,263	270,237
Professional services	1,821,189	1,821,189	910,595	1,389,604	(479,009)
Insurance	74,000	74,000	37,000	54,882	(17,882)
Aerial photography	802,297	802,297	802,297	783,657	18,641
Rentals	150,870	150,870	75,435	69,529	5,906
Building and Equipment maintenance	379,418	379,418	189,709	238,140	(48,431)
Software maintenance	462,100	462,100	231,050	303,840	(72,790)
Other services	407,775	407,775	203,888	107,366	96,521
Capital Outlay	173,931	173,931	86,966	217,831	(130,866)
Debt Service- Principal	374,611	374,611	187,306	310,208	(122,902)
Debt Service- Interest	374,227	374,227	187,114	64,181	122,932
TOTAL EXPENDITURES	25,683,866	25,683,866	13,243,082	12,560,938	682,143
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	182,500	182,500	(309,899)	515,554	759,703
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	374,419	(374,419)
Transfers out	-	-	-	(374,419)	374,419
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	182,500	182,500	(309,899)	515,554	759,703
Beginning Fund Balance	3,689,547	3,689,547	3,689,547	3,689,547	
Ending Fund Balance	\$ 3,872,047	\$ 3,872,047	\$ 3,379,649	\$ 4,205,101	\$ 759,703

Travis Central Appraisal District

Governmental Fund Balance Sheet

June 30, 2023

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	6,492,135	-	6,492,135
Short-term investments	3,958,786	-	3,958,786
Receivables	591,427	-	591,427
Prepaid items	469,554	-	469,554
	<u>11,511,902</u>	<u>-</u>	<u>11,511,902</u>
TOTAL ASSETS	\$ 11,511,902	\$ -	\$ 11,511,902
LIABILITIES			
Accounts payable and accrued expenditures	885,835	-	885,835
Unearned revenue	6,420,966	-	6,420,966
	<u>7,306,801</u>	<u>-</u>	<u>7,306,801</u>
TOTAL LIABILITIES	7,306,801	-	7,306,801
FUND BALANCES			
Fund balance, committed	1,700,700	-	1,700,700
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	469,554	-	469,554
Fund balance, unassigned	2,034,847	-	2,034,847
	<u>4,205,101</u>	<u>-</u>	<u>4,205,101</u>
TOTAL FUND BALANCES	4,205,101	-	4,205,101
TOTAL LIABILITIES AND FUND BALANCE	\$ 11,511,902	\$ -	\$ 11,511,902

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended June 30, 2023

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
REVENUES			
Appraisal assessments	\$ 12,841,933	\$ -	\$ 12,841,933
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>12,841,933</u>	<u>-</u>	<u>12,841,933</u>
Investment earnings	153,200	-	153,200
Charges for services	3,175	-	3,175
Miscellaneous revenue	78,185	-	78,185
TOTAL REVENUE	<u>13,076,493</u>	<u>-</u>	<u>13,076,493</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	7,257,256	-	7,257,256
Data processing	303,840	-	303,840
Transportation	7,015	-	7,015
Operating supplies	115,278	-	115,278
Rentals	69,529	-	69,529
Legal and professional	1,976,867	-	1,976,867
Utilities and telephone	214,272	-	214,272
Building and equipment maintenance	238,140	-	238,140
Insurance	54,882	-	54,882
Other services	1,731,639	-	1,731,639
Capital outlay	217,831	-	217,831
Debt Service- Principal	(30)	310,238	310,208
Debt Service- Interest	-	64,181	64,181
TOTAL EXPENDITURES	<u>12,186,519</u>	<u>374,419</u>	<u>12,560,938</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	889,973	(374,419)	515,554
OTHER FINANCING SOURCES (USES):			
Transfers in	-	374,419	374,419
Transfers out	(374,419)	-	(374,419)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(374,419)</u>	<u>374,419</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	515,554	-	515,554
FUND BALANCE, beginning of year	<u>3,689,547</u>	<u>-</u>	<u>3,689,547</u>
FUND BALANCE, end of year	<u>\$ 4,205,101</u>	<u>\$ -</u>	<u>\$ 4,205,101</u>



MONTHLY INVESTMENT REPORT

Travis Central Appraisal District

MAY 31, 2023



MEEDER

PUBLIC FUNDS
PATTERSON GROUP

Debt Ceiling Domination

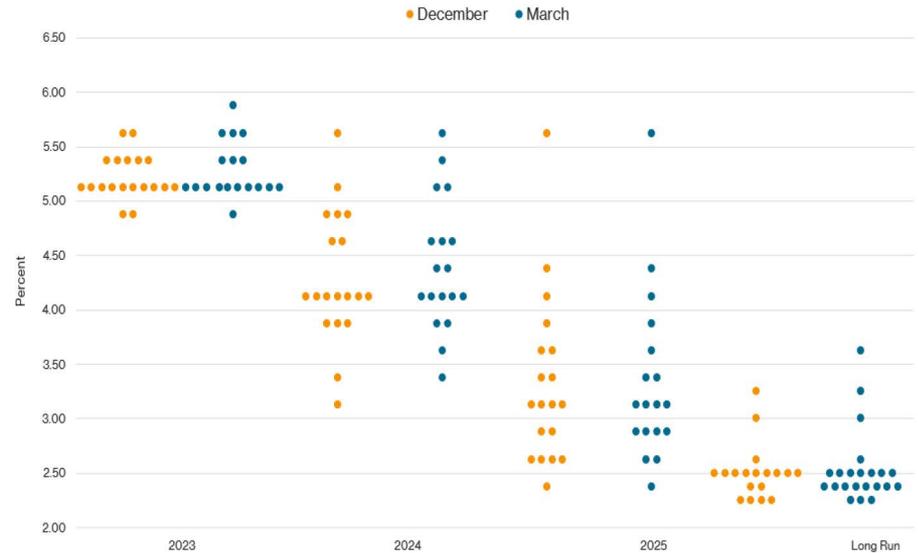
The debt ceiling debate dominated headlines in May, overshadowing solid economic data that pointed to a moderating but solid US economy. While inflation and labor market data increased the odds of a June rate hike, some Federal Reserve Governors indicated a pause might be more appropriate.

As the month progressed and we edged closer to the “X-date” of June 1st, the treasury bill market began pricing in the risk of a technical default. Yields on treasury bills maturing in the first week of June surged to over 7% as investors moved to avoid owning securities maturing after the estimated day the Treasury would run out of funds and not be able to service debt payments. By the end of the month, as a debt ceiling deal took shape, yields on those bills moved lower as markets priced out default risk and turned their eyes back to the June FOMC meeting.

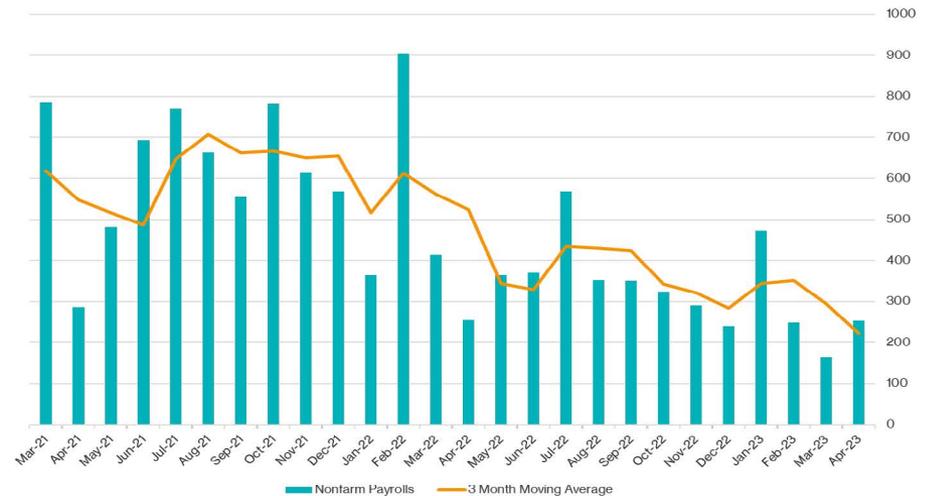
The May jobs report showed the US economy added 253,000 jobs, pointing to a still-robust labor market. The household survey reported a slight decline in labor supply, which combined with an increase in employment, pushed the unemployment rate down to 3.4%. Other labor market measures pointed to a resilient labor market. Continuing claims were flat in the month. Additionally, job openings continue to trend lower.

The May Personal Consumption Expenditures (PCE) will keep inflation a top priority for the Federal Reserve. Both headline and core PCE increased 0.4% in April, both higher increases than the indices saw in March. Likewise, over the last year, the PCE report shows headline and core inflation increased at a pace of 4.4% and 4.7%, respectively. These readings, while well below the peak figures from last summer, are still well above the Federal Reserve’s target rate of 2%.

DOT PLOT COMPARISON



TRENDS IN THE LABOR MARKET

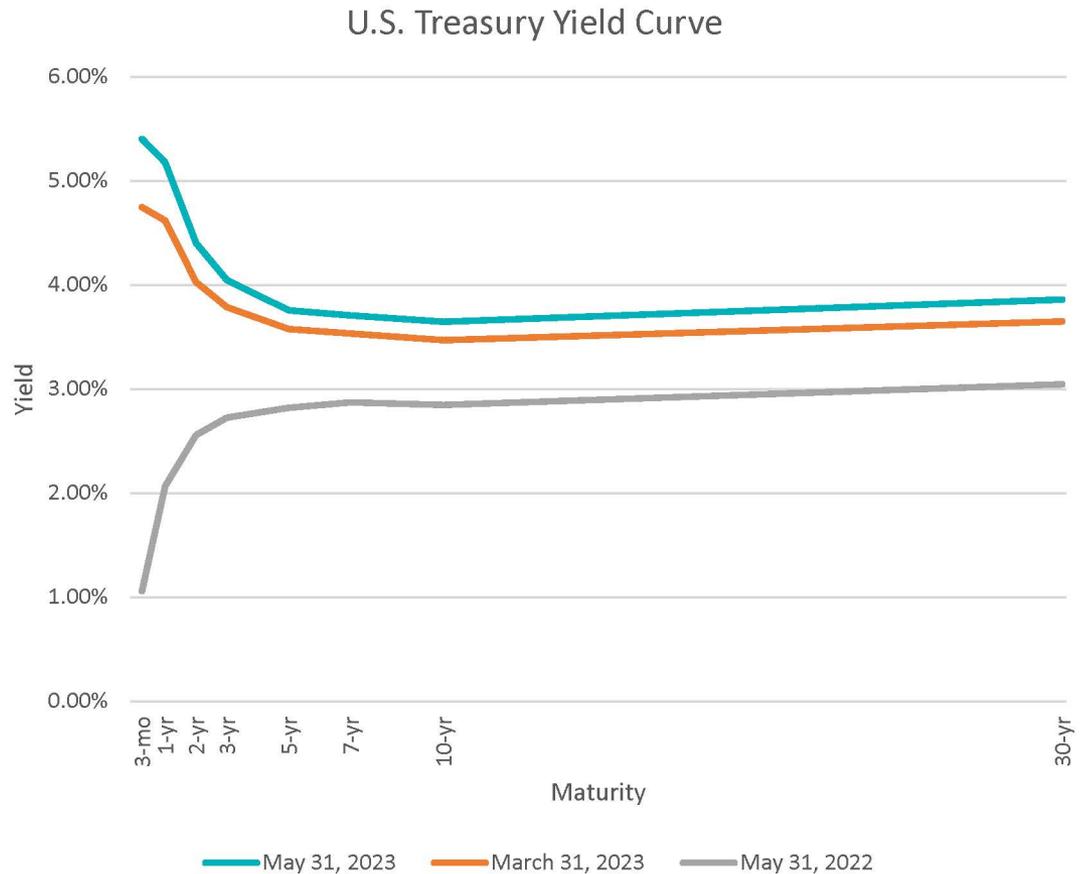


SOURCE: BLOOMBERG

Expectations Drive Rates

The solid economic data led to front-end treasury yields grinding higher throughout the month. The odds of a rate hike at the June FOMC increased during the month as well, with markets pricing in a 35% chance of a 0.25% hike in June. However, the talk of a potential pause pushed the odds of a July rate hike higher. At the end of May, markets were pricing in 0.25% of hiking by the July FOMC meeting, meaning that markets expect a hike this summer, and are leaning towards that hike coming in July. Front-end treasury yields, which are highly correlated with monetary policy changes, edged higher. The 2 Year US Treasury yield increased 0.40% to 4.40%, and the 5 Year US Treasury yield increased 0.27% to 3.75%.

Spreads on corporate bonds, commercial paper, municipal bonds, and agency bonds were generally unchanged during the month as markets settled into a range. The debt ceiling debate led to some widening that eventually reversed before the end of the month. However, spreads are still wider than they were before March, leaving opportunities to pick up the incremental yield on high-quality bonds, including agency debt. Locking in current yields and income levels will benefit portfolios when the yield curve eventually normalizes, and rates fall when this hiking cycle ends.



SOURCE: BLOOMBERG

Your Portfolio

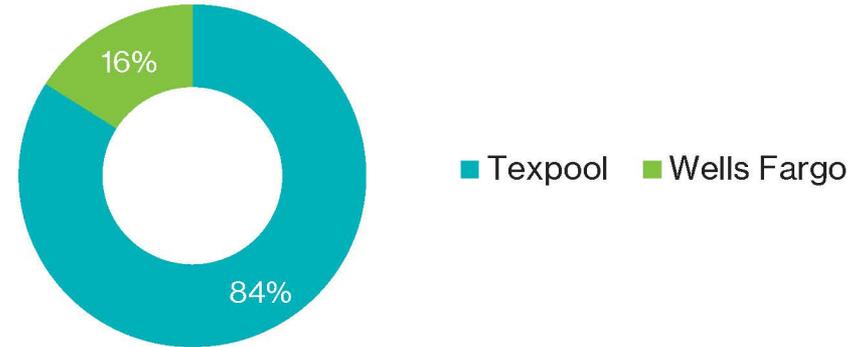
As of May 31, 2023

Your Portfolio Statistics

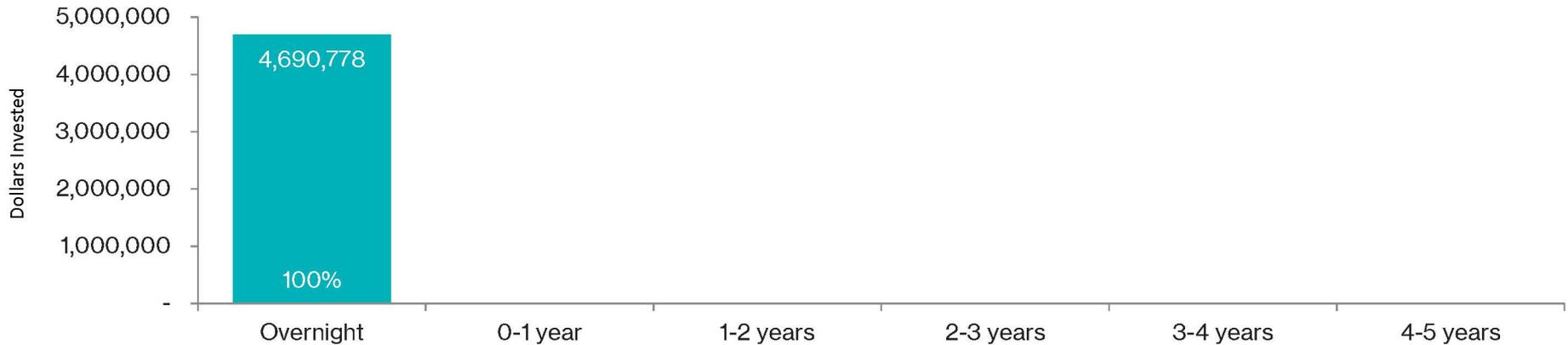
Weighted Average Maturity 1 day

Weighted Average Yield (All Funds) 4.82%

Your Asset Allocation



Your Maturity Distribution



Allocation Percentage Per Year



**Travis Central Appraisal Dist.
Portfolio Management
Portfolio Summary
May 31, 2023**

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Texpool/Texpool Prime	3,941,894.34	3,941,894.34	3,941,894.34	84.04	1	1	5.132
Wells Fargo Bank	748,883.37	748,883.37	748,883.37	15.97	1	1	3.190
Investments	4,690,777.71	4,690,777.71	4,690,777.71	100.00%	1	1	4.822

Total Earnings	May 31 Month Ending	Fiscal Year To Date
Current Year	22,356.99	129,760.60

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Travis Central Appraisal District of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

Leana Mann, Deputy Chief Appraiser



Travis Central Appraisal Dist.
Summary by Type
May 31, 2023
Grouped by Fund

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: General Fund						
Texpool/Texpool Prime	2	3,941,894.34	3,941,894.34	84.03	5.132	1
Wells Fargo Bank	4	748,883.37	748,883.37	15.97	3.190	1
Subtotal	6	4,690,777.71	4,690,777.71	100.00	4.822	1
Total and Average	6	4,690,777.71	4,690,777.71	100.00	4.822	1



Travis Central Appraisal Dist.
Fund GEN - General Fund
Investments by Fund
May 31, 2023

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool/Texpool Prime										
900001	10000	Texpool	10/01/2019	1,426,737.46	1,426,737.46	1,426,737.46	5.004	4.934	5.003	1
900001A	10001	Texpool Prime	10/01/2019	2,515,156.88	2,515,156.88	2,515,156.88	5.205	5.134	5.205	1
Subtotal and Average				3,941,894.34	3,941,894.34	3,941,894.34		5.062	5.132	1
Wells Fargo Bank										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	307,457.53	307,457.53	307,457.53	1.000	0.986	1.000	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	927.44	927.44	927.44	1.000	0.986	1.000	1
88477	10005	Wells Fargo Commercial Chkg PF	10/01/2019	15,696.00	15,696.00	15,696.00				1
8477	10002	Wells Fargo Stagecoach Sweep	10/01/2019	424,802.40	424,802.40	424,802.40	4.898	4.830	4.898	1
Subtotal and Average				748,883.37	748,883.37	748,883.37		3.146	3.190	1
Total Investments and Average				4,690,777.71	4,690,777.71	4,690,777.71		4.756	4.822	1



Travis Central Appraisal Dist.
Interest Earnings
Sorted by Fund - Fund
May 1, 2023 - May 31, 2023
Yield on Beginning Book Value

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: General Fund													
900001	10000	GEN	RRP	1,426,737.46	1,420,700.11	1,426,737.46		5.004	5.004	6,037.35	0.00	6,037.35	
900001A	10001	GEN	RRP	2,515,156.88	2,504,086.39	2,515,156.88		5.205	5.205	11,070.49	0.00	11,070.49	
8477	10002	GEN	RR2	424,802.40	2,064,154.62	424,802.40		4.898	2.846	4,988.99	0.00	4,988.99	
88469	10004	GEN	RR2	927.44	925.28	927.44		1.000	2.749	2.16	0.00	2.16	
90401	10003	GEN	RR2	307,457.53	302,488.57	307,457.53		1.000	1.004	258.00	0.00	258.00	
88477	10005	GEN	RR2	15,696.00	0.00	15,696.00				0.00	0.00	0.00	
			Subtotal	4,690,777.71	6,292,354.97	4,690,777.71				4.183	22,356.99	0.00	22,356.99
			Total	4,690,777.71	6,292,354.97	4,690,777.71				4.183	22,356.99	0.00	22,356.99

Disclosures



Meeder Public Funds, Inc., is a registered investment adviser with the Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940. Registration with the SEC does not imply a certain level of skill or training. The opinions expressed in this presentation are those of Meeder Public Funds, Inc. The material presented has been derived from sources considered to be reliable, but the accuracy and completeness cannot be guaranteed.

Meeder provides monthly statements for its investment management clients to provide information about the investment portfolio. The information should not be used for audit or confirmation purposes. Please review your custodial statements and report any inaccuracies or discrepancies.

Certain information and data have been supplied by unaffiliated third parties. Although Meeder believes the information is reliable, it cannot warrant the accuracy of information offered by third parties. Market value may reflect prices received from pricing vendors when current market quotations are not available. Prices may not reflect firm bids or offers and may differ from the value at which the security can be sold.

Statements may include positions from unmanaged accounts provided for reporting purposes. Unmanaged accounts are managed directly by the client and are not included in the accounts managed by the investment adviser. This information is provided as a client convenience and the investment adviser assumes no responsibility for performance of these accounts or the accuracy of the data reported.

Investing involves risk. Past performance is no guarantee of future results. Debt and fixed income securities are subject to credit and interest rate risk. The investment return and principal value of an investment will fluctuate so that an investors shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted.

Investment advisory services are provided through Meeder Public Funds, Inc. Please contact us if you would like to receive a copy of our current ADV disclosure brochure or privacy policy.

Meeder Public Funds

Barton Oaks Plaza I
901 S. MoPac Expy
Suite 300
Austin, Texas
78746

866.633.3371



MONTHLY INVESTMENT REPORT

Travis Central Appraisal District

JUNE 30, 2023



MEEDER

PUBLIC FUNDS

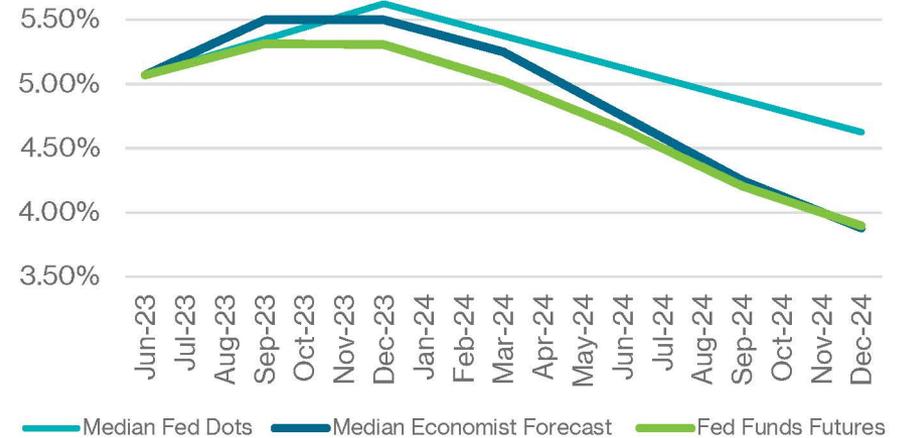
A Fed Pause (For Now?)

After a historic pace of rate hikes, for the first time this cycle, the Federal Open Market Committee voted to leave rates unchanged. The unanimous decision left the target range for the federal funds rate at 5.00% - 5.25%, but throughout the month Jerome Powell messaged that more rate hikes are likely needed to tame inflation.

Labor market data released this month pointed to a still resilient economy. The June jobs report saw another surprisingly high payroll number, with the US economy adding 339,000 jobs in the month. Additionally, the increases were broad-based, with increases across different job categories. Although the unemployment rate increased to 3.7%, this was at least partially due to more labor force participation. Job openings also increased, signaling that for now, employers are still looking to add to their workforce. Initial jobless claims did continue to grind higher, evidencing maybe some early signs of labor market weakness. Initial jobless claims averaged 258,000 in June, up from an average of 230,000 in May.

Inflation data shows that, while annual figures continue to moderate, monthly figures point to some price stickiness. The June Consumer Price Index (CPI) report showed that annual headline inflation was 4%, the lowest figure since March 2021. On a monthly basis, core inflation increased by 0.4% for the third month in a row, which annualizes to a rate of 4.8%. Although inflation readings are firmly below the high figures from 2022, if core inflation is still increasing at nearly 5% annually, the Federal Reserve likely believes they have more work to do.

RATE EXPECTATIONS



SOURCE: BLOOMBERG

JOBLESS CLAIMS INCREASING



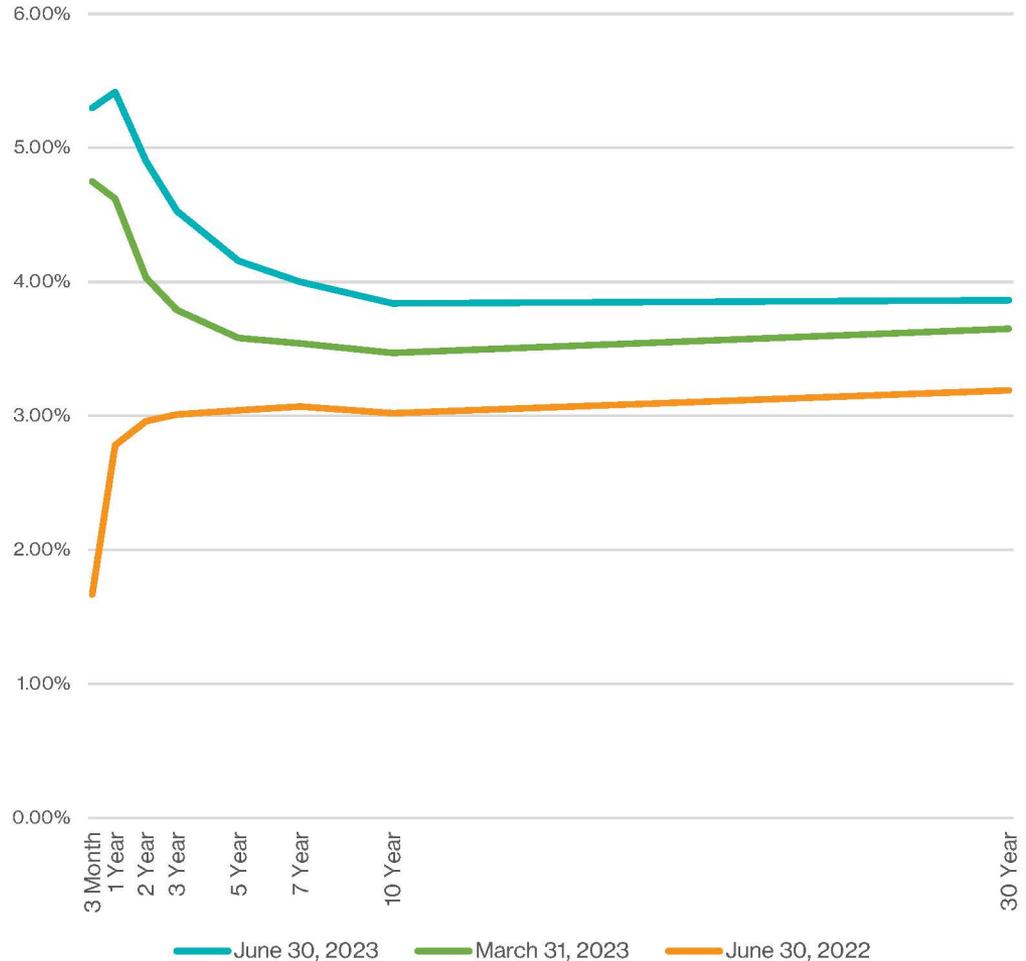
SOURCE: BLOOMBERG

Short-term Rates Move Higher

With still solid economic data and hawkish commentary from Powell, markets ended June pricing in an additional rate hike by the end of the year. Short-term treasury yields are highly correlated with changes in monetary policy, and we saw treasury yields react to this renewed view on rates. The 2 Year US Treasury yield increased 0.50% to 4.90%, and the 5 Year US Treasury yield increased 0.41% to 4.16%. Long-term treasury rates are more reflective of the market's outlook on growth. The 10 Year US Treasury yield increased by just 0.20% to 3.84%, keeping the yield curve inversion at -1.06%. Outside of March 8th, this is the most the curve has been inverted this rate hiking cycle.

Even with an inverted yield curve signaling an economic slowdown, spreads on corporate bonds, commercial paper, municipal bonds, and agency bonds generally tightened over the month. Some of the spread tightening was a continuation of the movement we saw after the debt ceiling debate was resolved. With spreads slightly below historic averages, we will continue to look to add value by picking up incremental yield on high-quality bonds, including agency debt. Locking in current yields and income levels will benefit portfolios when the yield curve eventually normalizes, and rates fall when this hiking cycle ends.

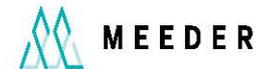
US Treasury Yield Curve



SOURCE: BLOOMBERG

Your Portfolio

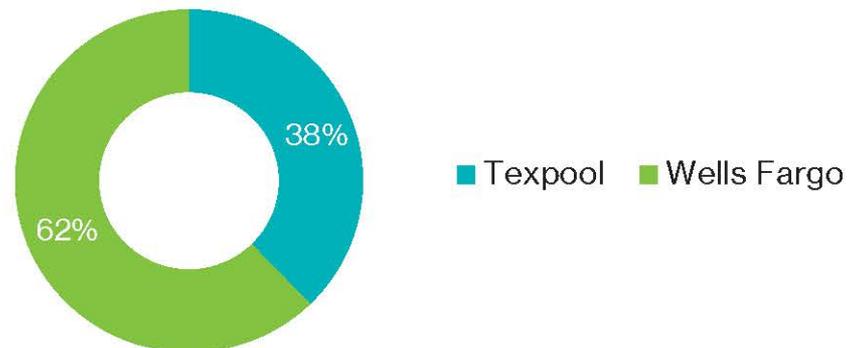
As of June 30, 2023



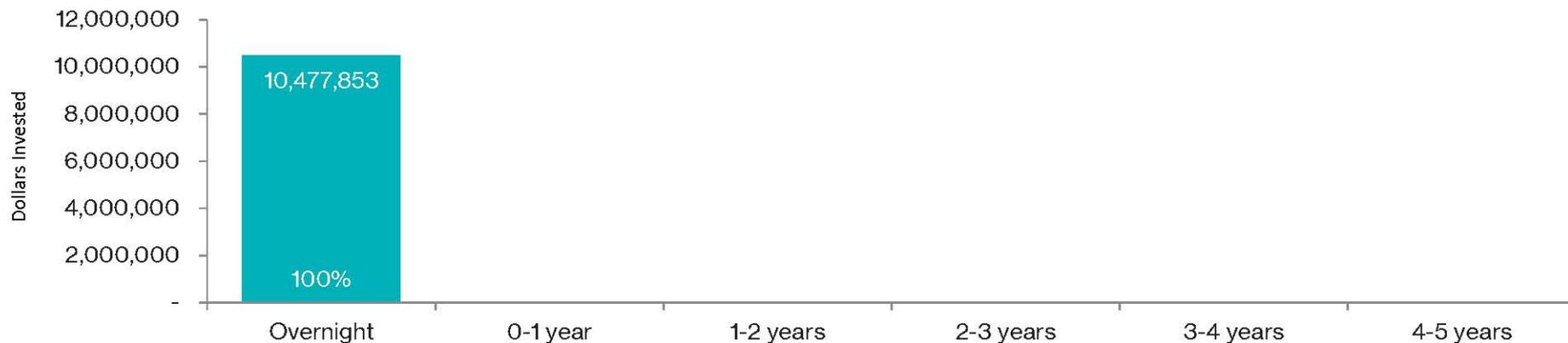
Your Portfolio Statistics

Weighted Average Maturity 1 day
Weighted Average Yield (All Funds) 4.92%

Your Asset Allocation



Your Maturity Distribution



Allocation Percentage Per Year



**Travis Central Appraisal Dist.
Portfolio Management
Portfolio Summary
June 30, 2023**

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Texpool/Texpool Prime	3,958,785.66	3,958,785.66	3,958,785.66	37.78	1	1	5.214
Wells Fargo Bank	6,519,067.24	6,519,067.24	6,519,067.24	62.22	1	1	4.742
Investments	10,477,852.90	10,477,852.90	10,477,852.90	100.00%	1	1	4.920

Total Earnings	June 30 Month Ending	Fiscal Year To Date
Current Year	23,439.17	153,199.77

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Travis Central Appraisal District of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

Leana Mann, Deputy Chief Appraiser



Travis Central Appraisal Dist.
Summary by Type
June 30, 2023
Grouped by Fund

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: General Fund						
Texpool/Texpool Prime	2	3,958,785.66	3,958,785.66	37.78	5.214	1
Wells Fargo Bank	4	6,519,067.24	6,519,067.24	62.22	4.742	1
Subtotal	6	10,477,852.90	10,477,852.90	100.00	4.920	1
Total and Average	6	10,477,852.90	10,477,852.90	100.00	4.920	1



Travis Central Appraisal Dist.
Fund GEN - General Fund
Investments by Fund
June 30, 2023

Meeder Public Funds
 901 S. MoPac
 Suite 300
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 -

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool/Texpool Prime										
900001	10000	Texpool	10/01/2019	1,432,664.41	1,432,664.41	1,432,664.41	5.054	4.985	5.054	1
900001A	10001	Texpool Prime	10/01/2019	2,526,121.25	2,526,121.25	2,526,121.25	5.304	5.231	5.303	1
Subtotal and Average				3,958,785.66	3,958,785.66	3,958,785.66		5.142	5.214	1
Wells Fargo Bank										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	313,285.07	313,285.07	313,285.07	1.010	0.996	1.010	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	930.76	930.76	930.76	1.000	0.986	1.000	1
88477	10005	Wells Fargo Commercial Chkg PF	10/01/2019	21,102.00	21,102.00	21,102.00				1
8477	10002	Wells Fargo Stagecoach Sweep	10/01/2019	6,183,749.41	6,183,749.41	6,183,749.41	4.948	4.880	4.948	1
Subtotal and Average				6,519,067.24	6,519,067.24	6,519,067.24		4.677	4.742	1
Total Investments and Average				10,477,852.90	10,477,852.90	10,477,852.90		4.853	4.920	1



Travis Central Appraisal Dist.
Interest Earnings
Sorted by Fund - Fund
June 1, 2023 - June 30, 2023
Yield on Beginning Book Value

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: General Fund													
900001	10000	GEN	RRP	1,432,664.41	1,426,737.46	1,432,664.41		5.054	5.054	5,926.95	0.00	5,926.95	
900001A	10001	GEN	RRP	2,526,121.25	2,515,156.88	2,526,121.25		5.304	5.304	10,964.37	0.00	10,964.37	
8477	10002	GEN	RR2	6,183,749.41	424,802.40	6,183,749.41		4.948	18.008	6,287.60	0.00	6,287.60	
88469	10004	GEN	RR2	930.76	927.44	930.76		1.000	4.355	3.32	0.00	3.32	
90401	10003	GEN	RR2	313,285.07	307,457.53	313,285.07		1.010	1.017	256.93	0.00	256.93	
88477	10005	GEN	RR2	21,102.00	15,696.00	21,102.00				0.00	0.00	0.00	
			Subtotal	10,477,852.90	4,690,777.71	10,477,852.90				6.080	23,439.17	0.00	23,439.17
			Total	10,477,852.90	4,690,777.71	10,477,852.90				6.080	23,439.17	0.00	23,439.17

Disclosures



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Meeder Public Funds

Barton Oaks Plaza I
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Suite 300
Austin, Texas
78746

866.633.3371



QUARTERLY INVESTMENT REPORT

Travis Central Appraisal District

JUNE 30, 2023



MEEDER

PUBLIC FUNDS

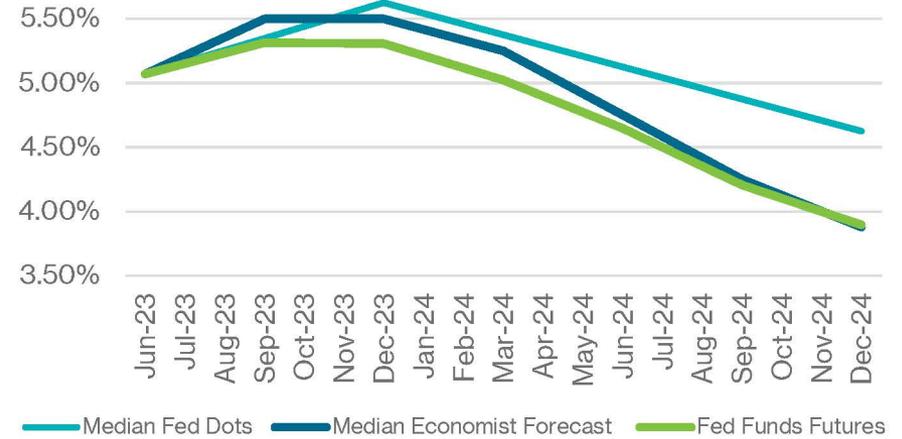
A Fed Pause (For Now?)

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Labor market data released this month pointed to a still resilient economy. The June jobs report saw another surprisingly high payroll number, with the US economy adding 339,000 jobs in the month. Additionally, the increases were broad-based, with increases across different job categories. Although the unemployment rate increased to 3.7%, this was at least partially due to more labor force participation. Job openings also increased, signaling that for now, employers are still looking to add to their workforce. Initial jobless claims did continue to grind higher, evidencing maybe some early signs of labor market weakness. Initial jobless claims averaged 258,000 in June, up from an average of 230,000 in May.

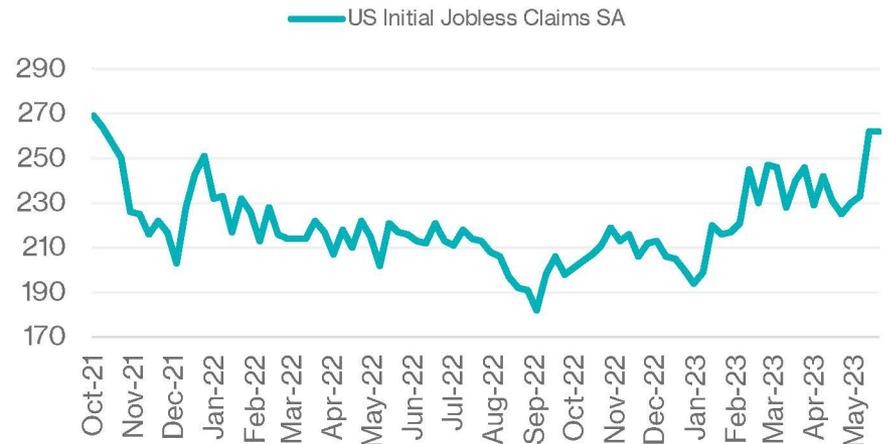
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RATE EXPECTATIONS



SOURCE: BLOOMBERG

JOBLESS CLAIMS INCREASING



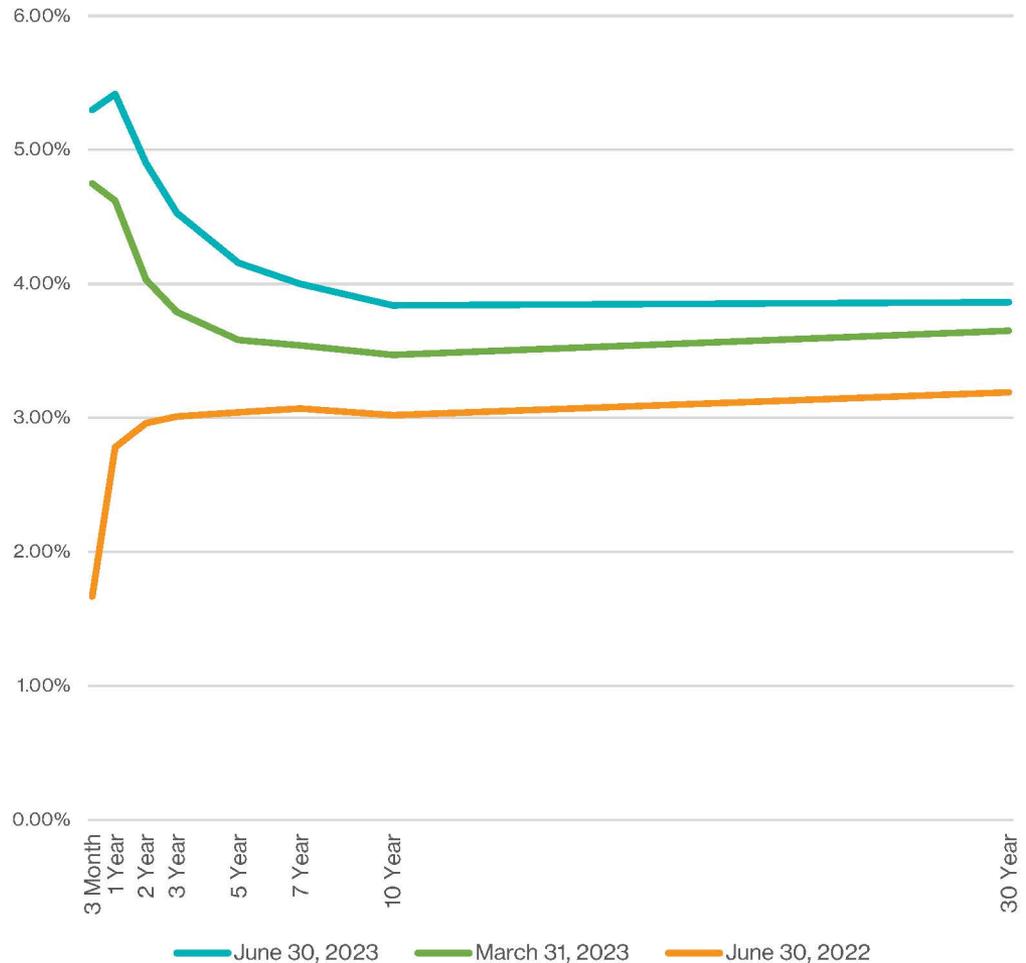
SOURCE: BLOOMBERG

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Even with an inverted yield curve signaling an economic slowdown, spreads on corporate bonds, commercial paper, municipal bonds, and agency bonds generally tightened over the month. Some of the spread tightening was a continuation of the movement we saw after the debt ceiling debate was resolved. With spreads slightly below historic averages, we will continue to look to add value by picking up incremental yield on high-quality bonds, including agency debt. Locking in current yields and income levels will benefit portfolios when the yield curve eventually normalizes, and rates fall when this hiking cycle ends.

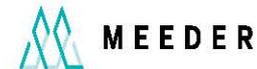
US Treasury Yield Curve



SOURCE: BLOOMBERG

Your Portfolio

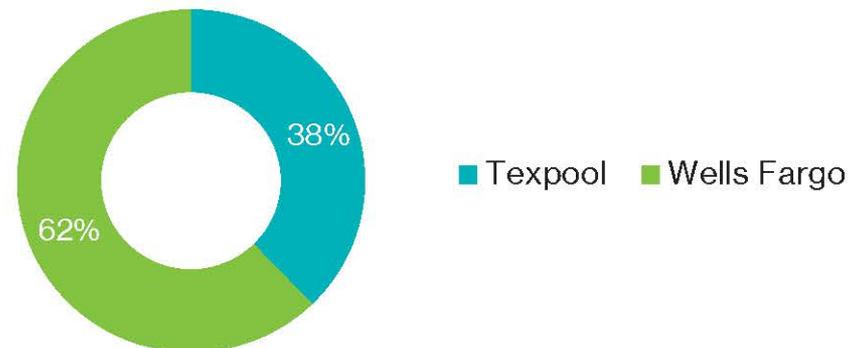
As of June 30, 2023



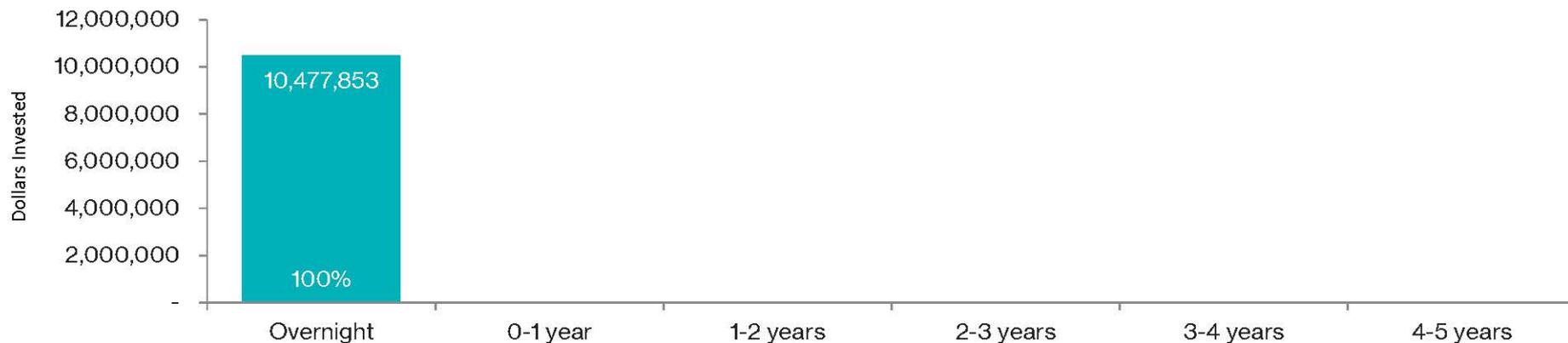
Your Portfolio Statistics

Weighted Average Maturity 1 day
Weighted Average Yield (All Funds) 4.92%

Your Asset Allocation



Your Maturity Distribution



Allocation Percentage Per Year



**Travis Central Appraisal Dist.
Portfolio Management
Portfolio Summary
June 30, 2023**

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Texpool/Texpool Prime	3,958,785.66	3,958,785.66	3,958,785.66	37.78	1	1	5.214
Wells Fargo Bank	6,519,067.24	6,519,067.24	6,519,067.24	62.22	1	1	4.742
Investments	10,477,852.90	10,477,852.90	10,477,852.90	100.00%	1	1	4.920

Total Earnings	June 30 Month Ending	Fiscal Year To Date
Current Year	23,439.17	153,199.77

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Travis Central Appraisal District of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

Leana H. Mann

Leana Mann, Deputy Chief Appraiser



Travis Central Appraisal Dist.
Summary by Type
June 30, 2023
Grouped by Fund

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
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Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
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Total and Average	6	10,477,852.90	10,477,852.90	100.00	4.920	1



Travis Central Appraisal Dist.
Fund GEN - General Fund
Investments by Fund
June 30, 2023

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Wells Fargo Bank										
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88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	930.76	930.76	930.76	1.000	0.986	1.000	1
88477	10005	Wells Fargo Commercial Chkg PF	10/01/2019	21,102.00	21,102.00	21,102.00				1
8477	10002	Wells Fargo Stagecoach Sweep	10/01/2019	6,183,749.41	6,183,749.41	6,183,749.41	4.948	4.880	4.948	1
Subtotal and Average				6,519,067.24	6,519,067.24	6,519,067.24		4.677	4.742	1
Total Investments and Average				10,477,852.90	10,477,852.90	10,477,852.90		4.853	4.920	1



Travis Central Appraisal Dist.
Interest Earnings
Sorted by Fund - Fund
April 1, 2023 - June 30, 2023
Yield on Beginning Book Value

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: General Fund													
900001	10000	GEN	RRP	1,432,664.41	1,415,119.05	1,432,664.41		5.054	4.973	17,545.36	0.00	17,545.36	
900001A	10001	GEN	RRP	2,526,121.25	2,493,854.96	2,526,121.25		5.304	5.190	32,266.29	0.00	32,266.29	
8477	10002	GEN	RR2	6,183,749.41	4,197,189.96	6,183,749.41		4.948	2.288	23,942.10	0.00	23,942.10	
88469	10004	GEN	RR2	930.76	924.22	930.76		1.000	2.838	6.54	0.00	6.54	
90401	10003	GEN	RR2	313,285.07	295,655.42	313,285.07		1.010	1.008	742.65	0.00	742.65	
88477	10005	GEN	RR2	21,102.00	0.00	21,102.00				0.00	0.00	0.00	
			Subtotal	10,477,852.90	8,402,743.61	10,477,852.90				3.556	74,502.94	0.00	74,502.94
			Total	10,477,852.90	8,402,743.61	10,477,852.90				3.556	74,502.94	0.00	74,502.94



Travis Central Appraisal Dist.
Texas Compliance Change in Val Report
Sorted by Fund
April 1, 2023 - June 30, 2023

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
Fund: General Fund									
10000	TXPOOL	GEN	10/01/2019	17,545.36	1,415,119.05	17,545.36	0.00	17,545.36	1,432,664.41
900001	1,432,664.41	5.054	/ /	17,545.36	1,415,119.05	17,545.36	0.00	17,545.36	1,432,664.41
10001	TXPRIM	GEN	10/01/2019	32,266.29	2,493,854.96	32,266.29	0.00	32,266.29	2,526,121.25
900001A	2,526,121.25	5.303	/ /	32,266.29	2,493,854.96	32,266.29	0.00	32,266.29	2,526,121.25
10002	WFSW	GEN	10/01/2019	23,942.10	4,197,189.96	7,966,276.04	5,956,018.74	1,986,559.45	6,183,749.41
8477	6,183,749.41	4.948	/ /	23,697.85	4,197,189.96	7,966,276.04	5,956,018.74	1,986,559.45	6,183,749.41
10003	WFABCP	GEN	10/01/2019	742.65	295,655.42	17,629.65	0.00	17,629.65	313,285.07
90401	313,285.07	1.010	/ /	742.65	295,655.42	17,629.65	0.00	17,629.65	313,285.07
10004	WFABCP	GEN	10/01/2019	6.54	924.22	170,064.04	170,057.50	6.54	930.76
88469	930.76	1.000	/ /	6.54	924.22	170,064.04	170,057.50	6.54	930.76
10005	WFCCAP	GEN	10/01/2019	0.00	0.00	11,527,237.93	11,506,135.93	21,102.00	21,102.00
88477	21,102.00	0.000	/ /	0.00	0.00	11,527,237.93	11,506,135.93	21,102.00	21,102.00
Sub Totals For: Fund: General Fund				74,502.94	8,402,743.61	19,731,019.31	17,632,212.17	2,075,109.29	10,477,852.90
				74,258.69	8,402,743.61	19,731,019.31	17,632,212.17	2,075,109.29	10,477,852.90
Report Grand Totals:				74,502.94	8,402,743.61	19,731,019.31	17,632,212.17	2,075,109.29	10,477,852.90
				74,258.69	8,402,743.61	19,731,019.31	17,632,212.17	2,075,109.29	10,477,852.90

Portfolio TCAD

Disclosures



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Meeder Public Funds

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Suite 300
Austin, Texas
78746

866.633.3371

Travis Central Appraisal District
Statement of Revenues and Expenditures
01 - ARB
From 1/1/2023 Through 8/18/2023

	Total Budget Amended	YTD Budget	Actual	Budget Variance	Percent of Total Budget Final
Expenditures					
Per Diem Expenditures					
Per Diem Payments	1,071,994.50	714,663.04	569,040.00	145,623.04	46.91%
Total Per Diem Expenditures	1,071,994.50	714,663.04	569,040.00	145,623.04	46.92%
Supplies					
Operating Supplies	5,000.00	3,333.36	4,357.80	(1,024.44)	12.84%
Total Supplies	5,000.00	3,333.36	4,357.80	(1,024.44)	12.84%
Services					
Training & Education	10,000.00	6,666.64	820.00	5,846.64	91.80%
Attorney & Court Costs	35,000.00	23,333.36	6,700.00	16,633.36	80.85%
Total Services	45,000.00	30,000.00	7,520.00	22,480.00	83.29%
Total Expenditures	1,121,994.50	747,996.40	580,917.80	167,078.60	48.22%
Excess (Deficiency) of Revenues over (Under) Expenditures	<u>(1,121,994.50)</u>	<u>(747,996.40)</u>	<u>(580,917.80)</u>	<u>(167,078.60)</u>	<u>48.22%</u>

**Travis Appraisal Review Board
Cost per Hearing- 2023**

ARB Expenditures through 8/11/2023	\$ 580,917.80
Number of ARB Hearings 1/1/2023-8/11/2023 <i>(excludes topline agreements)</i>	17,273
Cost per Hearing	\$ 33.63

**Travis Central Appraisal District
Aged Receivables by Due Date
Through 8/19/2023**

Juris ID	Jurisdiction	Due Date	Invoice		Description	Total
			Number	Invoice Date		
10A	Bella Fortuna PID	8/2/2023	8446	7/3/2023	2023 Public Improvement District Fees	\$ 428.00
10B	Manor Heights PID (IMP Area #1)	8/2/2023	8447	7/3/2023	2023 Public Improvement District Fees	\$ 546.00
10C	Manor Heights PID (IMP Area #2)	8/2/2023	8448	7/3/2023	2023 Public Improvement District Fees	\$ 530.00
10D	Manor Heights PID (MIA)	8/2/2023	8449	7/3/2023	2023 Public Improvement District Fees	\$ 18.00
10G	Backyard PID	8/2/2023	8450	7/3/2023	2023 Public Improvement District Fees	\$ 6.00
10J	Lagos PID Improvement Area #1	8/2/2023	8452	7/3/2023	2023 Public Improvement District Fees	\$ 650.00
10L	Turners Crossing PID	8/2/2023	8454	7/3/2023	2023 Public Improvement District Fees	\$ 662.00
10U	Manor Heights Public Improvement Area	8/2/2023	8469	7/3/2023	2023 Pub Imp District Set Up Fee	\$ 1,000.00
1A	Hays Consolidated Independent School District	10/1/2022	7458	9/1/2022	Q4 2022 Jurisdiction Invoices	\$ 326.96
1A	Hays Consolidated Independent School	3/31/2023	8145	3/1/2023	Q2 2023 Jurisdiction Invoices	\$ 1,275.17
1A	Hays Consolidated Independent School	7/9/2023	8282	6/9/2023	Q3 2023 Jurisdiction Invoices	\$ 1,275.17
1L	Bastrop-Travis Counties ESD No. 1	7/9/2023	8290	6/9/2023	Q3 2023 Jurisdiction Invoices	\$ 417.09
1P	Travis Co. Improvement Dist No. 1	8/2/2023	8455	7/3/2023	2023 Public Improvement District Fees	\$ 28.00
2C	Downtown Pub Imp Dist	8/2/2023	8459	7/3/2023	2023 Public Improvement District Fees	\$ 2.00
2K	Presidential Glen MUD	7/9/2023	8303	6/9/2023	Q3 2023 Jurisdiction Invoices	\$ 1,256.12
2P	Estancia Hill Country PID	8/2/2023	8460	7/3/2023	2023 Public Improvement District Fees	\$ 1,124.00
2U	Austin Downtown Public Improvement	8/2/2023	8461	7/3/2023	2023 Public Improvement District Fees	\$ 4,994.00
3F	City of Cedar Park	7/9/2023	8317	6/9/2023	Q3 2023 Jurisdiction Invoices	\$ 6,063.94
3J	E Sixth St Pub Imp Dist	8/2/2023	8462	7/3/2023	2023 Public Improvement District Fees	\$ 234.00
3T	Lagos PID	8/2/2023	8463	7/3/2023	2023 Public Improvement District Fees	\$ 650.00
5F	City of Elgin	7/9/2023	8346	6/9/2023	Q3 2023 Jurisdiction Invoices	\$ 1,298.40
5T	Rose Hill PID	8/2/2023	8464	7/3/2023	2023 Public Improvement District Fees	\$ 2,512.00
6N	South Congress PID	8/2/2023	8465	7/3/2023	2023 Public Improvement District Fees	\$ 90.00
7P	Travis Co. MUD No. 20	12/28/2022	6258	12/28/2022	Correction to Misapplied Payment- #37 Posted to #7P	\$ 761.26
8E	Ranch at Cypress Creek MUD No. 1	7/9/2023	8386	6/9/2023	Q3 2023 Jurisdiction Invoices	\$ 501.14
IH	Indian Hills PID	8/2/2023	8466	7/3/2023	2023 Public Improvement District Fees	\$ 6.00
WV	Whisper Valley PID	8/2/2023	8467	7/3/2023	2023 Public Improvement District Fees	\$ 1,104.00
Total						\$ 27,759.25

Travis Central Appraisal District

FY 2023 Capital Expenditures

As of June 30, 2023

Date	Asset Description	Amount	Vendor
1/9/2023	AC Compressor Replacement	3,255.68	ACIS Inc.
2/10/2023	Cisco Firepower 2130 Firewall with Threat Defense	48,627.00	CDW-Government, LLC
2/8/2023	Customer Service Window Intercoms	22,577.42	Chameleon Security Integrations, LLC
2/10/2023	PowerEdge R750 Servers (5 @ \$18,845.30 each)	94,226.50	Dell Marketing, LP
3/3/2023	VMWare Horizon on Prem Professional Service- Upgrade	36,835.63	Dell Marketing, LP
3/3/2023	Stand Alone PC for HR (2 @ \$1544.46 each)	3,088.92	Dell Marketing, LP
5/4/2023	APC Battery Replacement (4 Batteries @ \$2,305 each)	9,220.00	Comp-Utility Corp.
Total		217,831.15	

Travis Central Appraisal District
Standard General Ledger
From 1/1/2023 Through 6/30/2023

Account Code	Effective ...	Session ID	Session Description	Document Description	Debit	Credit	Name
40910				Opening Balance	0.00		
	1/9/2023	JV2120	Adj of ACIS Inv - APINV2323	Adj of ACIS Inv - APINV2323	3,255.68		
	2/8/2023	APINV2315	AP 02.08.23	Window Intercoms- Deposit	6,773.23		Chameleon Security Integrations, LLC
	2/10/2023	APINV2343	AP 03.09.23	Cisco Fireoiwer 2130 Firewall & Threat Defense (3yr Subscription)	48,627.00		CDW-Government, LLC
	2/10/2023	APINV2366	AP 04.18.23	PowerEdge R750 Servers (5 @ \$18,845.30EA)	94,226.50		Dell Marketing, L.P.
	3/3/2023	APINV2343	AP 03.09.23	VMWare Horizon On Prem Professional	36,835.63		Dell Marketing, L.P.
	3/3/2023	APINV2353	AP 03.30.23	Stand Alone PC for HR	3,088.92		Dell Marketing, L.P.
	4/9/2023	APINV2366	AP 04.18.23	Window Intercoms- Remaining Balance upon completion of Work	15,804.19		Chameleon Security Integrations, LLC
	5/4/2023	APINV2394	AP 05.24.23	APC Battery Replacement (4 Batteries @ \$2305 each)	9,220.00		Comp-Utility Corporation
				Transaction Total	217,831.15	0.00	
Balance 40910					217,831.15		
Report Opening/Current Balance					0.00	0.00	
Report Transaction Totals					217,831.15	0.00	
Report Current Balances					217,831.15	0.00	
Report Difference					217,831.15		

4D

CONSENT AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief of Operations

DATE: August 22, 2023

RE: Item No. 4D- Budget Line-Item Transfers

I would like to request that the Board of Directors make the following line-item transfers to the 2023 budget as presented below. The line-item transfers do not require any additional funds from the taxing jurisdictions as the transfers do not affect the overall dollar amount of the budget.

Transfers From		Transfers To	
Salaries	\$ (290,000)	Temporary staffing	\$ 200,000
Retirement- 401(a) Plan	\$ (26,000)	Operating supplies	\$ 6,000
Telephone	\$ (19,000)	Operating supplies- equipment	\$ 26,000
Legal & attorney	\$ (110,000)	Books, Publications, Subscriptions & Databases	\$ 90,000
		Utilities	\$ 13,000
		Legal & Attorney- Personnel	\$ 10,000
		Expert reports	\$ 100,000
	\$ (445,000)		\$ 445,000

Respectfully submitted,

Leana H. Mann, CGFO
Deputy Chief Appraiser

4E

CONSENT AGENDA

Personnel Status Report
8/17/2023

Personnel Changes:				
Name	Action	Date	Job Title	Division
Wendy Butler	New Hire	06/26/2023	Appraisal Support Clerk	Appraisal Support
Jana Kovalcik	Transfer	06/30/2023	Commercial Appraiser Trainee	Commercial
Aliza Jackson	New Hire	07/10/2023	Customer Service Rep	Customer Service
Nicholas Garza	Transfer	07/28/2023	Commercial Appraiser Trainee	Commercial
Oscar Murillo	Promotion	07/28/2023	Commercial Specialist	Commercial
Carly Howard	Promotion	07/28/2023	Commercial Appraiser	Commercial
Nichol McGaughy	Promotion	07/28/2023	Commercial Appraiser	Commercial
Shalanda Gray	Separation	08/04/2023	Appraisal Support Clerk	Appraisal Support
Jennifer Long	Separation	08/04/2023	Appraisal Support Clerk	Appraisal Support
Aleksandar Vidacic	New Hire	08/07/2023	Commercial Appraiser Trainee	Commercial
Blesson Simon	New Hire	08/07/2023	Commercial Appraiser	Commercial
Geraldine Vela	New Hire	08/07/2023	Customer Service Rep	Customer Service
Phillip Bradshaw	New Hire	08/28/2023	Residential Appraiser	Residential

Current Openings:

Job Posting#	Posting Date	Position	Division	# of Positions

REGULAR AGENDA

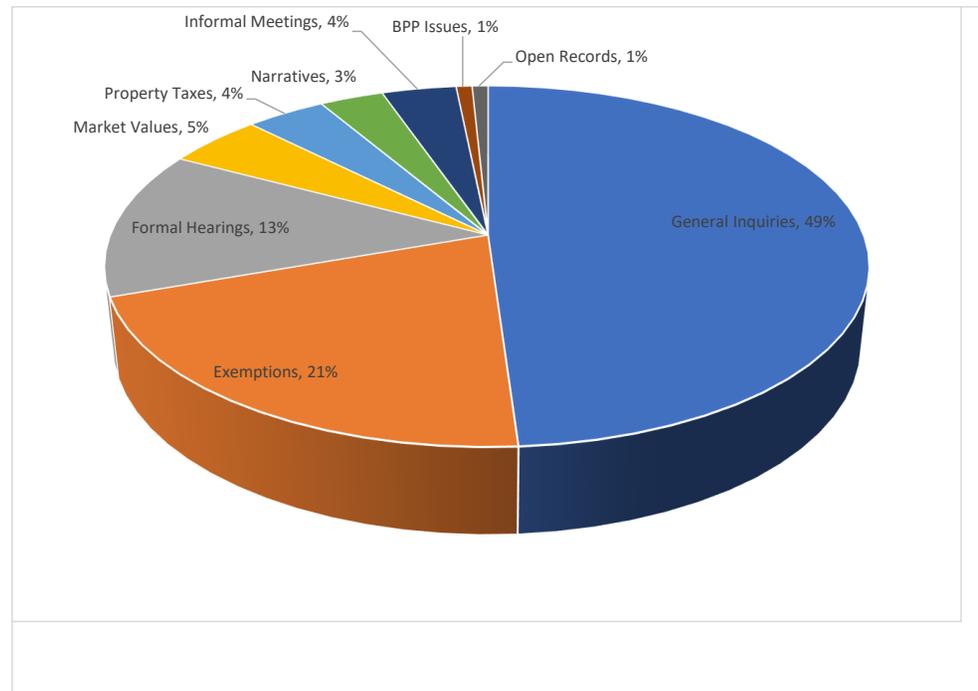
5A

REGULAR AGENDA

2023 Taxpayer Liaison Monthly Report

Month	General Inquiries	Narratives	Formal Hearings	Informal Meetings	Exemptions	BPP Issues	Open Records	Property Taxes	Market Values	TOTALS
January	5	1	13	0	20	1	0	5	5	50
February	5	0	7	0	2	0	0	2	3	19
March	14	4	5	1	8	2	1	4	4	43
April	36	2	7	2	15	0	1	4	5	72
May	50	1	7	2	8	0	0	0	0	68
June	35	3	5	1	15	0	0	0	0	59
July	17	0	5	6	8	0	0	0	1	37
August	23	1	1	2	2	0	1	0	0	30
September	0	0	0	0	0	0	0	0	0	0
October	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0	0
TOTALS	185	12	50	14	78	3	3	15	18	378

2023 Complaints by Category



Line #	Date	Individual	Individual Type	Type of Contact	PID	Zip Code	ISD	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed (C) Pending (P) Open (O)
1	6/6/2023	Tony Forshage	Property Owner	Email	100913	78704	Austin	TCAD	General Inquiries	Missed protest filing deadline. For the second yr in row the appraisal will be 25% higher than a recent appraisal based upon condition.	A late motion protest for overvalued by 25% is due by the tax delinquency date. If the motion is granted based upon evidence the property value is overstated, the value will be corrected.	C
2	6/6/2023	Vanessa Mizutowicz	Property Owner	Email					General Inquiries	2021 tax refund was sent to wrong address. PO request direction of who to call.	Provided Tax Office contact info.	C
3	6/7/2023	Chris Bolinger	Property Owner	Email	463705	78660	Pflugerville	TCAD	General Inquiries	PO missed protest deadline. Requested and denied extension by CAD.	PO serving as Nat'l Guard Trainer and was not able to meet a revised filing deadline post a Corrected Notice of Value. The initial Notice appeared to be a reasonable value, but the second Notice removed the HS. This action was done in error and the Appraised Market Value corrected in-line with prior year.	C
4	6/7/2023	Michael Cowles	Other	Email	970252	78702	Austin	TCAD	General Inquiries	PO purchasing property would like to assume protest.	Buyer has the right to assume protest filed by seller. Sale transaction incomplete, suggested he have seller assign buyer as Agent.	C
5	6/7/2023	Liangliang Chen	Property Owner	Email				TCAD	General Inquiries	PO indicates CAD comps are taken from first half of 2022 to inflate value. PO believes the Market Value is better established by values later in the year.	Evidence presented by either party is to support the valuation of the property. Suggested the PO present their own sale comps with similar build out and condition.	C
6	6/7/2023	Michael Husted	Property Owner	Email	100759	78704	Austin	TCAD	Exemptions	PO combined homestead and non-homestead accounts and now questions why the 10% cap does not apply.	Market and Appraised Values were corrected for 2022, the first year of combined account for duplex 50% under HS and >65.	C
7	6/7/2023	Deborah Bawcom	Agent	Email	542252	78734	Lake Travis	TCAD	Exemptions	2023 Appraised Value has increased beyond the 10% limitation without any change or improvement in the property.	Under review by Exemption Section. Follow-up request sent 8/18.	P
8	6/8/2023	Francis Van Dalen	Property Owner	Email	360310	78730	Leander	TCAD	Exemptions	Since 2019 ACC Exemptions have been calculated incorrectly.	Only ACC Exemption for ACC was calculated incorrectly. 2019-2021 followed ACC approved exemption schedule.	C
9	6/8/2023	Sai Krishna Renduchintala	Property Owner	Email	954592	78610	Hayes	TCAD	General Inquiries	PO accepted Settlement Offer with promise to correct sq ft. Checking to determine when this will be done.	Provided PO Characteristic Update Form to ensure the information is updated since no timeline of how the info would be changed was provided to PO.	C
10	6/9/2023	E D Greenwood	Property Owner	Email	179090	78645	Lago Vista	TCAD	General Inquiries	PO requests explanation of the evidence presented in IH.	PO has selected nearby two properties for explanation of valuation, one not in the same market segment and the other valued equitably based upon lake front footage. Advised the Taxpayer Liaison is not an Appraiser and cannot explain appraisal methods to a PO. These were questions for the CAD at the IH.	C
11	6/11/2023	Atul Kumar	Property Owner	Email	884337	78728	Round Rock	TCAD	General Inquiries	Neighbor's Appraised Value is lower. Considering the future tax consequences request the PO's value be lowered to same.	Neighbor applied and was granted HS in 2019 post 2018 purchase. PO did not have a HS exemption until 2021.	C
12	6/11/2023	Diane Guccione	Property Owner	Email	379067	78727	Austin	TCAD	General Inquiries	Request definition of appraisal codes.	Referred PO to request the information through Open Records. Now published for download.	C
13	6/12/2023	Mary Taylor, ARB Sec	ARB Officer	Email				ARB	Formal Hearings	8 unsworn Affidavits for removal of non-participating Board Members.	Forwarded to LADJ Office-Chair Unsworn Affidavits.	C
14	6/12/2023	Mary Taylor, ARB Sec	ARB Officer	Email				ARB	Formal Hearings	Member Resignation.	Forwarded to LADJ Office-Chair Unsworn Affidavits.	C

Line #	Date	Individual	Individual Type	Type of Contact	PID	Zip Code	ISD	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed (C) Pending (P) Open (O)
15	6/12/2023	Mary Torrington	Property Owner	Email	749126	78732	Leander	TCAD	Exemptions	Exemption has not been appropriately applied since 2013. Contacted many times the Tax Office and Cust Svc without success.	2013 through 2020 has been correctly applied. Most years the Market Value did not increase 10%. Records for 2021 and 2022 corrected on March 10, 2023. Tax Office should be contacted for the refund due.	C
16	6/12/2023	Goyal Ankit	Property Owner	Phone	844402	78660	Pflugerville	TCAD	General Inquiries	NOV states 2023 Taxable Value lower than Market Value.	Property is valued as part of builder's inventory at January 1st receiving a reduction in value.	C
17	6/12/2023	Craig Mogensen	Property Owner	Email	357757	78669	Lake Travis	TCAD	Narratives	PO suggests unjust valuation methods used by TCAD from a Real Estate Broker's perspective. PO would like definition of Assessed/Appraised/Taxable Value.	Broker compares lakefront properties to non-lakefront. Found one sales comp sold as lakefront with high end personal property conveying that was not considered in the sale price. Property is not the owner's homestead.	C
18	6/13/2023	Mary Brance	Property Owner	Phone				TCAD	General Inquiries	Missed filing deadline for 4 properties, incl one that no longer has a structure.	PO left email addresses. All terms are the same. Market Value definition differs.	C
19	6/13/2023	Lyle Nelson	Property Owner	Email				TCAD	General Inquiries	Protest dropped at Reception Desk and lost. Value is up over 600%.	Only late motion protests for Clerical Error or Overvalued by 1/3 are available to be filed at this time. If either is applicable then the protest may be filed with the ARB.	C
20	6/13/2023	Paul Sastrap	Property Owner	Email	195996	78702	Austin	TCAD	General Inquiries	Requested more detail from PO and suggested that if property value was increased 600% a late motion 25.25 (d) protest might be applicable.	Requested more detail from PO and suggested that if property value was increased 600% a late motion 25.25 (d) protest might be applicable.	C
21	6/14/2023	Confidential Owner	Property Owner	Email					Exemptions	To BOD: Transfer of Surviving Spouse and >65 Exemption to Williamson Co. pending 8-10 weeks.	>65 Exemption Transfer was completed on June 8th.	C
22	6/15/2023	KC Hayes	Property Owner	Email				TCAD	Exemptions	PO requests confirmation that HS has been removed, to apply within deadline req'd in another state.	PO nor Agent updated address info. Cust Svc updated and mailed notice of exemption cancellation.	C
23	6/16/2023	Arlene Jackson	Property Owner	Phone				TCAD	General Inquiries	PO with disability inquires about the accommodations for in-person meeting with Appraiser. Does not have capability to upload evidence and would like to come to E Anderson Lane.	Left phone message that in-person Informal Meetings were not being scheduled, but if the PO would like to come to E Anderson Ln for assistance in uploading evidence and having an assisted phone hearing this could be accommodated.	C
24	6/19/2023	Christine Coker	Property Owner	Email				TCAD	General Inquiries	2022 Protest is not resolved. Requests action before settling the 2023 protest due to irregularities.	No 2022 Prior Year Hearings will be scheduled until the 2023 Appraisal Roll is certified. The irregularities should become part of your evidence presented for the 2023 Protest Hearing.	C
25	6/19/2023	Matt Cline	Property Owner	Email	139408	78730	Leander	TCAD	General Inquiries	Requests review of property to reduce taxes.	Qualifying year of Homestead was 2021 and the annual Appraised Value increases were within the 10% cap. Due to the value of the property those increases total almost \$100K per year. No known add'l exemption if not >65 or disabled.	C
26	6/20/2023	M. Gharbi	Property Owner	Phone	231021	78756	Austin	ARB	Formal Hearings	PO did not receive Final Order nor understand that post the Formal Hearing should a PO have intent to file for limited Arbitration this was a next step. PO declared to be an experienced owner with significant knowledge of the system and process.	Owner's late motion 25.25 (c) and (d) were denied by the ARB as not meeting the criteria of the motion. This action is not an appealable order for Binding Arbitration. PO further declared that the ARB Panel Chair objected to the decision being discussed and swayed the other panel members. ARB Chair reported that the Panel Chair advised the panel criteria to be met to approve the 25.25 (d) late motion for which the property value failed.	C
27	6/20/2023	Alan Robertson	Property Owner	Phone					General Inquiries	Is unable to schedule a Commercial Informal Meeting.	Left phone msg directing PO to Get-in-Line-on-Line function of website. Verified the Commercial application was working and still accepting appts.	C

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28	6/21/2023	Jason Lee	Agent	Email					General Inquiries	Looking for website link to cap for qualified affordable housing.	Provided link to info posted in narrative on the website.	C
29	6/21/2023	Michael Antu	Property Owner	Email	941083	78660	Pflugerville	TCAD	General Inquiries	PO protest in 2022 not realizing her Closing Statement might be beneficial in reviewing the value. Is protesting in 2023 and would like to go back and submit this information for 2022.	Deed changed was in 2020. The year of the Closing Statement is two years prior to the 2022 Protest, resolved by Accepted Settlement Offer. Purchasing in 2020 and not having made any improvements to a property is not a sole indication of value. Certainly the Settlement Statement may be incl as part of the 2023 Homeowner Evidence, but 2022 has been contractually settled.	C
30	6/21/2023	Abigail Duncan	Property Owner					ARB	General Inquiries	Wants to know where to file "good cause" late protest.	PO has already been in contact with the ARB and denied the protest filing for "good cause".	C
31	6/22/2023	Carl Schock	Property Owner	Email	739258	78660	Pflugerville	TCAD	Exemptions	Have applied for HS and not heard anything.	No indication of application date, likely not done on line. Sent PO Exemption Application for re-submission. Exemption App has not been processed due to 2022 exemptions held in Bastrop Co. Once removed Travis will process the app.	C
32	6/22/2023	Ann Buller	Property Owner	Email	810752			TCAD	Exemptions	PO is unsure if exemptions have been ported from previous home.	Former spouse ported exemption. The former spouse was the original applicant. No > 65 exemption to port.	C
33	6/22/2023	Betty Hood	Property Owner	In Person	104476	78746	Eanes	TCAD	Exemptions	Requested review of school tax cap in current and prior years.	Tax Office records back to 2016 indicated the cap had been accurately applied in all years.	C
34	6/22/2023	Betty Hood for PO	Property Owner	In Person				TCAD	Exemptions	PO had general mathematical illustration of what he believed was the school tax to be ported to a new residence.	The PO requested for a Tax Ceiling Cert had been prepared and submitted to begin the process. PO was advised his evidence awaited review via his portal acct. The April 2023 sale was not a factor in determining the value at 1/1/2023, but could be presented as evidence of value. AOA had expired, but PO believed he had a contractual agreement. PO to follow-up with Agent.	C
35	6/22/2023	Mr. Ivy	Property Owner	In Person				TCAD	General Inquiries	PO owns or represents 14 properties, all but 6 properties have been settled. As trustee of the these accts, a face-to-face Informal Hearing to review the deferred maintenance of income property is requested. The trust has reported revenue loss in prior years due to the low rents for lesser quality properties.	Reviewed the evidence uploaded to ensure the Trust doc for representation was present and all supporting docs. PO simply expressing the lack of customer service not to allow a PO an <i>in-person</i> meeting prior to being scheduled for a Formal Hearing. Cust Svc has had multiple submission of the Trustee Document, but only one of six properties has been changed.	C
36	6/23/2023	Patricia Neagu	Property Owner	Email	843604	78736	Austin	TCAD	Exemptions	PO inquiring how to add >65 exemption to residence.	PO has NO exemptions. Sent the HS >65 application with info related to the period for which an application could be submitted.	C
37	6/23/2023	Maryam Gharbi	Property Owner	Email	231021	78756	Austin	ARB	Formal Hearings	PO had 2022 late motion hearing for clerical error and overvalued by 1/3. Did not receive a Final Order, limiting her appeal options. Panel was strong-armed by Panel Chair to deny the motion(s).	2022 late motion protests resulted in an ARB denial, evidence did not support the motion(s) filed. Panel Chair educated the panel that the overvalue motion must meet the criteria or no change in value can occur. Denial of Protest is not an appealable order even though a Final Order was not rec'd.	C
38	6/23/2023	Jim Chritainsen	Property Owner	Email	116280	78703	Austin	ARB	Formal Hearings	PO would like to make public comments regarding his property at the next ARB Quorum Meeting.	PO was advised discussing his property with intent to influence an ARB Member is a Class A misdemeanor. Suggested if no agreement of value was agreed Informally, he should prepare his evidence for a Formal Hearing.	C

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39	6/26/2023	Lupe	Property Owner	Phone	163954	78645	Lago Vista	TCAD	General Inquiries	PO has scheduled two different times for an Informal Meeting and in both instances no call was rec'd. PO took time away from work to present March 2023 sale price of property.	2023 sale price is beyond the period of sale to value the property at 1/1/2023. Contract with Agent for seller of property was terminated post the date of the Informal Meeting scheduled and attended by the Agent. A second Informal Meeting was not possible. PO will decide with the new info related to sale, whether to proceed to a Formal Hearing.	C
40	6/26/2023	Mary Taylor, ARB Sec	ARB Officer	Email					Narratives	Add'l 3 ARB Member Resignations for Judicial Action.	Forwarded to LADJ's Office for action.	C
41	6/26/2023	Ira Lipstet, Attrny	Other	Email					Exemptions	Made multiple attempts to schedule a current year protest for denial of exemption.	Exemption denial protests are generally set after certification of the Appraisal Rolls. Counsel should not expect even though the protest was filed in March that the hearing will occur before Fall of 2023.	C
42	6/26/2023	Ann Buller	Property Owner	Email					Exemptions	Requests update in porting exemption from prior homestead to new home in different county. Sent the Application in Feb of 2022 and has had no update.	>65 Exemption was ported by spouse to new residence in another county a month prior to the inquirer's application. There was no exemption for the inquirer to port.	C
43	6/27/2023	Dr. Brewster	Property Owner	Email				TCAD	General Inquiries	Property owner requested PIN on 5/15 due to inability to file a protest on-line while out of the country. Would like consideration that in good faith an attempt to meet the deadline was made.	PO was advised that good intent to file on-time does not meet the deadline for filing. Provided late motion filing forms should the PO believe one of the two open motions is applicable.	C
44	6/27/2023	Bramley Munz	Property Owner	Email	332936	78745	Austin	TCAD	General Inquiries	Property has been appraised multiple years with incorrect sq ft. Request for retroactive appraisal to correct inaccurate valuation.	2018 and 2022 Market Values were not protested/resolved through Informal Agreement or ARB Hearing. Only a late motion of 25.25 (c) for clerical error can be submitted at this time for those years not previously protested.	C
45	6/27/2023	Louis Mona	Other	Email				ARB	General Inquiries	El Paso County ARB Chair seeking current per diem schedule.	Referred to ARB Chair.	C
46	6/27/2023	Ricardo Fritzsche	Property Owner	Email	373371	78748	Austin	TCAD	General Inquiries	Seeking Algorithm for valuation of property. Pricing does not appear to meet neighbor's valuation nor Zillow. Referred by Appraiser post Informal Meeting.	Referred PO to seek information via a Public Information Request.	C
47	6/27/2023	Cory McNulty	Property Owner	Email				TCAD	Informal Meetings	PO is frustrated with the system of not just accepting a 2022 Settlement Statement as the value of the property. Suggests as a non-resident of Travis this is a purposeful design to discourage property owners from participating in the protest process.	Explained multiple options to appear before the ARB e.g. telephone conference or affidavit.	C
48	6/28/2023	Kyle Ann Hintner	Property Owner	Email	321773	78749	Austin	TCAD	General Inquiries	PO purchased in August of 2022. Rec'd tax due bill for 2022. PO did not know taxes were owed.	HS Application for 2022 approved in August, but was not pro-rated on Tax Bill. No 2022 taxes have been paid because the PO did not know she owed them. Provided the Tax Office contact info and suggested inquiring whether a payment plan could be established. 2023 Market Value was set at the purchase price.	C

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49	6/28/2023	Darlene Gilmore	Other	Email	198224	78721	Austin	TCAD	Exemptions	PO's exemptions were removed. Why?	Exemptions of HS and >65 are in place back to 2019 and the annual cap is correct. No issue.	C
50	6/28/2023	China Walker	Property Owner	Email	911020	78747	Austin	TCAD	General Inquiries	Disabled PO requested sign language interpreter for 2022 Formal Hearing. Receiving no response an FTA occurred.	Found no request for accomodations in 2022 and requested PO provide more info. PO indicated no 2023 NOV was rec'd. A Late Motion 41.411 would be the applicable protest filing.	C
51	6/29/2023	Chad Weintraub	Property Owner	Email	106913	78703	Austin	TCAD	General Inquiries	PO inquires how the Mass Mrkt % is applied and how high end builds might be compared to his property.	PO suggested three alternate properties for comparison. All three were not in the subj property's neighborhood and classed two levels above. The PO had rejected his Settlement Agreement of sales and equity supporting the Noticed Value. Will be scheduled for a Formal Hearing.	C
52	6/29/2023	Daniel Thompson	Property Owner	Email					General Inquiries	Will file a late motion 25.25(d) protest for two properties. Inquiring whether there would be time to hear this protest before certification.	Certification requires % of timely protests to be resolved. Those filing timely will be scheduled for hearings prior to late motion protests.	C
53	6/29/2023	Andrew Grimm	Property Owner	Email					Narratives	Would like to file a complaint on the behavior of the CAD Appraiser during the recent Arbitration.	Referred to Dir of Residential.	C
54	6/29/2023	David Hansen	Other	Email					General Inquiries	Former employee is seeking 2021 W-2 and was advised to submit a PIR to obtain.	Forwarded to Payroll Section for handling.	C
55	6/30/2023	Terry Register	Property Owner	Email				TCAD	General Inquiries	PO indicated late receipt of NOV prevented from meeting protest filing deadline.	Late motion 41.411 is provided under TPTC for PO who did not receive NOV. This late motion requires a Formal Hearing and if granted a value hearing will occur.	C
56	6/30/2023	David Grassel	Property Owner	Email	350981	78747	Austin	TCAD	General Inquiries	PO has issue to discuss with someone in a meeting.	PO has now scheduled IH. Evidence was submitted to Commercial Appeals Sect. CAD evidence is available via portal.	C
57	7/3/2023	Amira Karadimov	Property Owner	Email	925769	78744	del Valle	TCAD	Exemptions	PO states the appraised cap has not been applied correctly for 2023.	In 2022 the property was noticed at a higher value, reduced through ARB decision and taxes paid on the ARB determined value. The ARB decision set a higher value than the 2021 purchase price. The 2023 Appraised Value increased only the allowable 10%. PO presented six examples of properties in the area with lower Appraised Values that have no relationship to their HS qualifying year and value in that year.	C
58	7/5/2023	David Bowman	Property Owner	Email	167861	78759	Austin	ARB	General Inquiries	PO failed as a new buyer to recognize protest deadline. Indicates property is significantly overvalued based upon Jan 2023 purchase price.	Copied ARB on response, a missed timely filing deadline is not able to be forgiven by the ARB due to homeowner's misunderstanding. Provided PO late motion filing info should it be applicable based upon the sale price.	C
59	7/6/2023	Terry Gaines	ARB Officer	Email					General Inquiries	Sixth year member wanting to take a leave of absence due to illness and return next year to conclude his third term.	TPTC 6.41(d)(4) limits service to any or part of three terms, six years. A leave of absence cannot be utilized to extend service.	C
60	7/6/2023	Ryan Marquess	Other	Email				TCAD	General Inquiries	Clerk of House Committee seeking input from Travis Co for Property Tax discussions happening next day.	Declined with appreciation for contact.	C
61	7/6/2023	Erwin	Property Owner	Phone					General Inquiries	Seeking definition of Class Code.	Directed PO to website where the information is available.	C

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62	7/7/2023	Judge Amy Mechum	Other	Email				ARB	General Inquiries	All ARB applicants previously rec'd are to be interviewed next week, bringing total Board Membership to 70. LADJ questions do we want to appt four more?	Requested a directive to advertise for use in 2023 and 2024.	C
63	7/7/2023	Phillip Roscoe	Agent	Email				TCAD	General Inquiries	2022 Merge Request PID 953964 and 953865.	Referred to GIS Section for status.	P
64	7/7/2023	Adam Stephens	Property Owner	Email				TCAD	General Inquiries	Requested property type and condition tables.	Provided link to property type tables on the website.	C
65	7/8/2023	Shukri Robinson	Property Owner	Email	529859	78664	Pflugerville	TCAD	General Inquiries	PO indicates need for assistance in lowering taxes, now unaffordable after recent increase in monthly payment by lender.	PO has several exemptions and has had them the first Jan 1 post purchase. 2021 Market Value increased greater 150% in 2022, the first qualifying year of the HS exemption.	C
66	7/10/2023	Marya Criegler	Other	Email				TCAD	Narratives	Use of CAD proprietary software. PO indicated she had paid for certified mail post an Informal Meeting. Would like to know when to expect this mail post her 6/28 date.	Acknowledged training and alternate methods to provide info to the property owner.	C
67	7/10/2023	Suzanne Alexander	Property Owner	Email				ARB	Formal Hearings		No mail is sent post an Informal Meeting. Requested PID #'s. If referring to a recent Formal Hearing those panel recommendations will not be approved until mid-July and only then will the decision be final and ready to be mailed to a Property Owner.	C
68	7/10/2023	Mathur Akash	Property Owner	Email	155618	78759	Austin	ARB	General Inquiries	PO experienced personal family crime that kept him from filing a 2023 value protest timely. Requested consideration of the deadline due to lack of knowledge of a new homeowner.	PO purchased in Fall of 2022 the property. Suggested viewing the available webinars to understand the Texas Property Tax System. PO has no HS Exemption, a related webinar was suggested if applicable. The extension of the 2023 deadline for cause is not granted to the TLO under the TPTC.	C
69	7/11/2023	B J McDonald	Property Owner	Email	279735	78660	Pflugerville	ARB	Formal Hearings	Has not rec'd Hearing Notice for 2022 Late Motion Protest filed in April.	ARB hearings are currently focused on 2023 to certify the rolls. Prior year late motion protests will not be scheduled until Fall of 2023.	C
70	7/11/2023	David Groom	Agent	Email	728058	78645	Lago Vista	ARB	Formal Hearings	Agent representing PO was not notified of hearing which resulted in FTA. AOA form was in place 01/2023.	March Notice of Hearing was not sent to Agent. Communication forwarded to ARB for review and response to PO. Hearing re-opened by ARB Chair.	C
71	7/13/2023	Douglas Anderson	Property Owner	Email	467249	78620	Dripping Springs	TCAD	Exemptions	PO filing protest of 2022 Exemption Denial for non-ownership of property.	Last deed transfer was 2010. Requested PO send a copy of the filed deed to be updated by CAD. Forwarded protest to ARB.	C
72	7/13/2023	Sorin Ciesielski	Property Owner	Email	474034	78738	Lake Travis	TCAD	Informal Meetings	PO finds Informal Offer is attached to his property. Value was raised \$90 and PO believes it is the CAD's attempt to preserve the tax base in regard to the new proposed legislation. Seeking a referral for legal counsel to investigate.	PO is referring to an Informal Settlement Offer reducing the Noticed Value by \$90K. PO has not accepted the offer and will be scheduled for a Formal Hearing to present his evidence.	C
73	7/13/2023	Pat Rathbun	Property Owner	Email	190567	78653	Manor	TCAD	Exemptions	Does the Appraised Value increase with a property addition.	Yes, both Market and Appraised Values will be increased by the value of the addition or new property for a HS. Suggested PO watch the subj related webinar, Homestead Exemption.	C

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74	7/13/2023	Kathleen Ford Bay	Other	Email				TCAD	Exemptions	Would like to have doc prepared indicating "homestead interest" for separate property of spouse. PO has sales evidence from May of 2023. Unauthorized Agent signed Informal Agreement of Value. Why is the Settlement Statement unable to be presented.	CAD denied second wife not on deed an interest in the HS Exemption. Reason cited was first wife was not deceased. The CAD must see some deeded interest of the first wife and the former home's HS Exemption was held along with the property by the husband. Subject specific code may prevail over Family Law in a Community Property State. Sent a copy of TPTC. No known provision in code to accommodate a futuristic doc.	C
75	7/13/2023	Chris Camero	Property Owner	Email	912998	78738	Lake Travis	TCAD	Formal Hearings		The 2023 Protest is scheduled for a Formal Hearing on 7/18. PO got notice. Informal Agreement was signed by an Unauthorized Agent. PO evidence may be also be presented at the Formal Hearing for consideration.	C
76	7/13/2023	Francine Wharton	Property Owner	Phone				TCAD	Informal Meetings	PO cannot access Evidence Pckt and Field Card for 3 properties. On 6/29 Appraiser promised to mail. After 3 phone calls, no pckts have been sent even though promised every call.	Sent PO Evidence Pckts and Field Cards from PO portal.	C
77	7/15/2023	Timothy Grovenburg	Property Owner	Email	132824	78738	Lake Travis	TCAD	General Inquiries	PO inquiring about filing a 41.411 Late Motion Protest. Has had IH and rejected Settlement Offer. Wanting to know how to schedule his in person meeting.	The Seller's Agent filed a 2023 Protest and when revoking his representation left the protest in place for the Property Owner. No 41.411 Late Motion Protest will be req'd.	C
78	7/17/2023	Micha Weldon	Property Owner	Email				ARB	Formal Hearings		The Formal Hearing Notice will be sent when scheduled. Suggested PO view the 2023 Protest Process webinar.	C
79	7/17/2023	Tyler Harris	Property Owner	Email	924493	78744	del Valle	ARB	General Inquiries	PO desiring to correct a 2022 appraisal error costing him money.	The 2022 Protest period has closed unless able to file a late motion protest for correction due to clerical error. PO filed protest on neighbor's property and states he gave notice to the CAD of his error. His Protest was never setup.	C
80	7/17/2023	Kye Paek	Property Owner	Email	710795	78730	Leander	TCAD	Exemptions	To BOD - PO is attempting to cancel Exemption held in Travis on 1/1/23 since moving to Williamson Co on 1/12/2023.	PO may apply in Williamson Co for a pro-rated 2023 Homestead Exemption and should contact their Exemption Section for more specific instructions. The Travis Co Exemption will then need to be removed.	C
81	7/18/2023	Steve Williams/Pro Tax	Agent	Email	284509	78704	Austin	TCAD	Exemptions	Filed an Exemption request in April and has not heard back. Would like to know if it is time to file a protest.	HS Exemption is in place for 2023 and all years back to 2019.	C
82	7/18/2023	Roger Arnold/McElroy and Assoc	Agent	Email				ARB	Formal Hearings	Agent requesting reschedule of 69 properties to alternate date to be combined with another docket.	ARB Chair has responded with approval and direction that all hearings must be completed on the rescheduled date.	C
83	7/18/2023	Mitch Kreindler	Property Owner	Email	123653	78730	Austin	TCAD	Informal Meetings	PO rec'd poor customer service when scheduled for IH and was messaged throughout the night that an Appraiser would be with him in 21 minutes.	Forwarded the email to Dir of Res for handling. Dir responded that the PO would be contacted that day. Frther investigation and system verification revealed the PO had not rec'd notifications as indicated.	C
84	7/18/2023	Karla Swann	Property Owner	Email				TCAD	Informal Meetings	Appraiser indicated a return call would be made post consideration of PO's evidence. No call has been rec'd.	Forwarded the email to Dir of Res for handling. A Settlement Offer was made via the PO's portal account.	C

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85	7/18/2023	Deborah Bawcom	Agent	Email	862026	78748	Austin	TCAD	General Inquiries	2016 Deed change from builder to buyer has not been recorded.	Forwarded to GIS for deed update. Update completed.	C
86	7/18/2023	Joseph DeBlasio	Other	Email				TCAD	General Inquiries	PO requesting MH be transferred to real property.	Referred to Cust Svc at the direction of Dir of Res to be combined with PID for land.	C
87	7/20/2023	Laurin C Currie	Property Owner	Email				TCAD	General Inquiries	PO request appt prior to leaving town after his Formal Hearing on two properties.	PO left following the FH. Responded to PO via email. No further contact.	C
88	7/20/2023	Krunal Patel	Property Owner	Email	915268	78660	Pflugerville	TCAD	General Inquiries	2023 Market Value decreased, by 2023 Appraised Value increased. Why?	The Appraised Value is significantly below the Market Value and while in 2023 the Market Value decreased the Appraised Value could increase the allowable 10% without exceeding the current year Market Value.	C
89	7/21/2023	Rathna Mattaparthi	Property Owner	Email				TCAD	Informal Meetings	PO declares CAD evidence has selected sales from the first part of the year to support the Notice Value. Sales from the latter part of 2022 would be more representative of the 2023 value. Would like this corrected before Formal Hearing.	Indicated that this is not in the purview of the TLO. Suggested that PO watch the Comptroller video "How to Present Your Case for an ARB Hearing". The PO should compile late 2022 sales to present as evidence in the Formal Hearing.	C
90	7/24/2023	Mike McLaughlin	Property Owner	Email	843780	78617	del Valle	TCAD	Exemptions	PO was denied 2019 and 2020 exemption. Indicates that lack of understanding of how to complete the application kept him from submitting missing date until 2023.	PO missed Protest Period stated in Exemption Denial Letter. Submitted unconfirmed second application past the deadline as remedy. 2019 and 2021 Application period cannot be extended. Has lived in property since 2003 without HS Exemption. HS is in place for 2021 going forward.	C
91	7/25/2023	Patrick Cary	Other	Email				ARB	Formal Hearings	Late Motion 25.25 (c) protest filing for closed business at two locations.	Previously submitted to ARB for filing. Indicated that the PO would likely not be contacted until the Fall post certification of the Appraisal Rolls.	C
92	7/26/2023	Stacy Suits	Other	Email	796120	78705	Austin	TCAD	Exemptions	Will accept Informal Settlement Offer if >65 Surviving Spouse Exemption is not going to be moved with HS Exemption.	Found no request to port >65 Exemption from previous home. Provided application. Indicated if the Informal Settlement Offer was being considered it could be accepted on-line through the portal independent of the submission of the Request to Port an Exemption.	C
93	7/27/2023	Nicki Cutean	Property Owner	Email	100104	78704	Austin	TCAD	Informal Meetings	PO is unable to sign-in to portal to review Settlement Offer.	PO has had IH and been scheduled for Formal Hearing. Sent evidence pckt for review and instructions how to accept via email.	C
94	7/27/2023	Jeff Marx	Property Owner	Email	104592	78746	Eanes	TCAD	General Inquiries	PO indicates after finishing his FH a correction was made to the sq ft that lowered his value. 2023 value was created upon a false 2022 characteristic. How will this be corrected?	PO has a Settlement Agreement for 2022. In the FH the sq ft adjustment was made which lowered the CAD's presentation of value. The 2022 value have been contractually established and the ARB was presented a revised sq ft value for their 2023 determination.	C
95	7/27/2023	Mel Romero	Property Owner	Email					General Inquiries	PO no longer has business and was in court over the matter. Needs to get the business removed from the rolls.	A Late Motion 25.25 (c) Protest should be filed indicating the year of closure for the business. This motion may be filed for preceding five years.	C

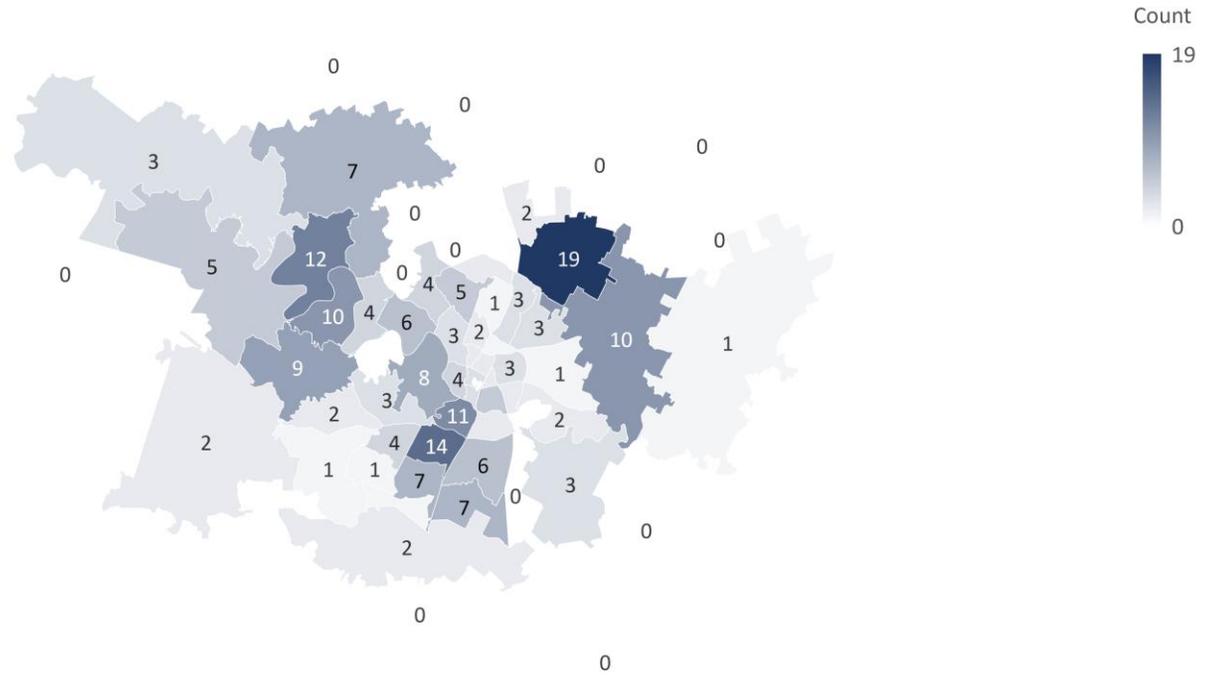
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96	7/27/2023	Ellen Carlisle	Property Owner	Email					General Inquiries	PO inquires how to protest increase in 2022 value of MH. Just paid taxes for 2022 to stop penalties and interest. Was advised to pursue filing a protest. Sold MH in Feb 2023.	The only open protest for 2022 is a 25.25 (c) Late Motion for clerical error. If applicable, requires taxes be paid by the delinquency date. Protests should be filed with the ARB.	C
97	7/31/2023	Charles Nelson	Property Owner	Email	759463	78734	Lake Travis	TCAD	Market Values	30 Unit incomplete structure has had significant value increase in last years. Advice on how to review.	Reviewing the value of this complex must be done through the protest process. Currently only late motion 25.25 (c) or (d) protests for 2023 may be filed. If applicable this request should be filed with the ARB.	C
98	8/1/2023	Michael Silberstein	Agent	Email				TCAD	General Inquiries	Multiple accounts not assigned to Agent/Attorney. No Hearing Notice rec'd on one account, hearing previously scheduled.	Requested list of accounts for review.	C
99	8/2/2023	Christina Jones	Property Owner	Email	916238	78747	Austin	TCAD	General Inquiries	Protest in 2023 was filed and settled by unauthorized Agent. PO would like Final Order mailed not to the Agent.	Final Order should go to the PO. The PO did not file a protest and through a Settlement Agreement the Agent reduced the Noticed Value. PO may seek remedy through Arbitration if dis-satisfied with the change in value.	C
100	8/2/2023	Regis Matejcki	Other	Email	304232	78704	Austin	TCAD	General Inquiries	Submitting Revocation of Agent and requesting new PIN to establish portal access.	Forwarded Revocation and Request for New PIN to appropriate CAD Sections for handling.	C
101	8/3/2023	James Sutton	Agent	Email				TCAD	General Inquiries	Agent coding for multiple properties has not been done and an unauthorized agent has settled the 2023 protest for these properties. Requesting the coding be done, so our firm may represent.	Referred to the ARB to resolve and provide the opportunity for the Authorized Agent to represent his property owners' protests.	C
102	8/4/2023	Audrey McNay	Property Owner	Email	703566	78701	Austin	TCAD	Informal Meetings	Rejected Settlement Offer. Would like to know if the CAD could raise the amount in the Formal Hearing.	If a Settlement Offer is rejected, no change has been made to the Noticed Value. The CAD is not bound to present evidence from Informal Hearing discussions at the next step, an ARB Hearing.	C
103	8/4/2023	Robyn Gill	Property Owner	Email	954137	78745	Austin	TCAD	General Inquiries	Property sold last Friday and the deed has already been recorded. As the owner at Jan 1 and the PO filing the protest, it is my intent to represent at the Formal Hearing.	This PO has filed the protest and may appear at the Formal Hearing . The buyer, currently deeded owner, may also appear to protest the value at Jan 1. Any reduction in value will result in a reduction of the tax liability for 2023 and should be discussed with the Tax Office.	C
104	8/4/2023	Candice Gifford	Other	Email	271737	78653	Pflugerville	TCAD	Exemptions	Missed deadline to appeal exemption denial for missing signature.	Current year Exemption Application should be re-submitted.	C
105	8/4/2023	Cameron Paiga	Other	Email	574041	78704	Austin	TCAD	General Inquiries	Property is only 55% complete, not the 100% as valued by the CAD. Requesting a Field Check for verification.	Provide a Characteristic Review Form with submission instructions to initiate a Field Check or review. Project Manager has been contacting the Arbitrations Section.	C
106	8/4/2023	Mary Taylor, ARB Sec	ARB Officer	Email				ARB	General Inquiries	Member update of non-responsiveness for 2 of 9 recent appointments.	Forwarded to LADJ's Office.	C

Line #	Date	Individual	Individual Type	Type of Contact	PID	Zip Code	ISD	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed (C) Pending (P) Open (O)
107	8/4/2023	Kim Simmons	Property Owner	Email	905395	78653	Manor	TCAD	General Inquiries	Missed two calls from Appraiser for an Informal Meeting while on the phone with TCAD. Would like to have a reschedule.	The Appraisers make two attempts to connect with a PO for an Informal Meeting. After that the protest will be scheduled for a Formal Hearing. The PO might attempt to call today, the last day of Informal Meetings, and visit with an Appraiser, otherwise attend the Formal Hearing as scheduled.	C
108	8/7/2023	Yuzhu Zhang	Property Owner	Email	862873	78754	Manor	TCAD	General Inquiries	PO would like direction on which Arbitration Form is applicable for filing.	PO signed Revocation of Agent 7/19 post the Agent's Agreement of Value for the Agent filed Protest. Directed PO to Arbitration Form on the Comptroller's website.	C
109	8/7/2023	John Loyd	Property Owner	Email	358283	78654	Marble Falls	TCAD	General Inquiries	PO would like land/improvement value as separate values.	Info request is available via the website property record. Provided PO website address to review info.	C
110	8/7/2023	Janis Reinken	Other	Email				TCAD	Narratives	PO would like info related to discussions being held by City Council to provide for the subdivision of lots into smaller units.	Recommended this is information that should be sought from a City Council Member. The Appraisal District does not decide the division of land nor use.	C
111	8/7/2023	Celene Leiva	Property Owner	Email	820951	78702	Austin	TCAD	General Inquiries	PO would like to know last yr's Appraised Value to review taxes due post a reduction in Market Value.	Referred PO to property record on the CAD website for review of current and prior year values. Also, provided link to Truth in Taxes website to review the impact of pending legislations and the reduction in value.	C
112	8/7/2023	BIS Investments	Other	Email	212916	78705	Austin	TCAD	General Inquiries	Aged PO dismissed Agent in 2020 desiring to handle submission of protests on their own. Due to illness no protests have been filed 2021-2023. Requesting review for consideration of a late appeal.	The Appraisal Rolls for 2021 and 2022 have been certified. Only a Late Motion Protest for Clerical Error may be filed for the intent of correcting the error. A 2023 Late Motion Clerical Error Protest may be considered or if applicable a Late Motion Protest for Overvalued by 1/3 may be filed by January 31, 2024.	C
113	8/7/2023	Bettye Taylor	Property Owner	Email	225920	78723	Austin	TCAD	General Inquiries	Would like help in reviewing evidence for upcoming ARB Hearing. PO indicated the value sought would help maintain payments equal to the current tax payment plan for 2022.	The TLO may help with process issues and direct the PO to helpful resources of videos and webinars presented by the Comptroller's Office or CAD, but not assist in the PO's preparation of evidence. Suggested the PO visit the newly updated site TravisTaxes.com to review their 2023 taxes based upon the legislative action pending voter approval and setting of tax rates.	C
114	8/8/2023	Huiwen Sun	Property Owner	Phone	962387	78653	Manor	TCAD	Exemptions	Applied for HS Exemption and was denied even though previously held exemption had been cancelled.	Exemption Section verified that the MN HS Exemption had not been cancelled. Homeowner was notified of the finding.	C
115	8/8/2023	Paul Sastrup	Property Owner	Email	195996	78702	Austin	TCAD	General Inquiries	Protest filing of 25.25 (d) Late Motion.	Forwarded to Customer Svc and ARB for filing.	C
116	8/8/2023	Albert Hoyle	Property Owner	Email	168958	78641	Leander	TCAD	General Inquiries	Has been repeatedly told the 2021 and 2022 late motion protests are pending scheduling. Why?	Current efforts of the CAD and ARB are dedicated to certifying the Appraisal Rolls. Late Motion Protest will not be scheduled until late Fall.	C
117	8/10/2023	Patrick Oliver	Property Owner	Email	415597	78702	Austin	TCAD	General Inquiries	Business was sold in 2021. 2022 tax delinquency notices are being received.	PO should file a 25.25 (c) Late Motion Protest indicating sale of the property in 2021.	C
118	8/10/2023	David Jones	Other	Email				ARB	General Inquiries	ARB Member Resignation.	Forwarded to LADJ.	C

Line #	Date	Individual	Individual Type	Type of Contact	PID	Zip Code	ISD	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed (C) Pending (P) Open (O)
119	8/11/2023	Quifeng Jin	Property Owner	Email	375948	78750	Round Rock	TCAD	General Inquiries	To BOD: PO has reviewed all properties in zip code for the increase in value from 2022 to 2023. PO questions the different increases for in Market Value for properties in different market segments, school districts and size suggesting inequitable appraisal. Requests this be corrected.	The Appraisal District CAD groups properties into Market Segments smaller than a zip code or entire school district. These Market Segments keep neighborhoods grouped for similarity of age, size and builder finishes. Your sample of properties with differing Market Value increases from the prior year are not uniformly in the same market segment nor is the data presented the 2023 Noticed Value. All properties including your property have received Market Value reductions through an Agent Agreement of Value. Your Agent might be able to provide insight to the basis of the reduction for your property.	C
120	8/13/2023	Brian Hennington	Property Owner	Email	939808	78660	Pflugerville	TCAD	General Inquiries	Failed to realize the impact of the 2022 Market Value increase until their escrow account was significantly short. This shortage plus the 2023 taxes is a financial burden upon the family. We did not realize the consequences of the increased value, could we please have reconsideration to challenge the 2022 value?	The PO has been in correspondence with the ARB and advised the lawful deadlines to challenge the 2022 value. The property was purchased for more than the 2021 Notice of Value which became the taxable value in 2022. The associated taxing entities have not posted their 2023 tax rates, so projecting the 2023 Tax Bill is not possible at this time. Provided the web info to visit for this info.	C
121	8/15/2023	Joshua Straub	Property Owner	Email	923182	78722	Manor	ARB	General Inquiries	PO late filed 2023 Protest was denied. Requesting special consideration.	The law allows no group to ignore the deadlines set for appealing your property value. If applicable a 25.25 (c) or 25.25 (d) late motion protest may be filed.	C
122	8/15/2023	Arun Keswani	Property Owner	Email				TCAD	Informal Meetings	Process to schedule an IH changes annually w/out notice. I request IH hearings for 5 properties.	The IH hearing calendar has closed with the Appraisal staff now fully dedicated to the ARB FH. PO owns 2 properties in Travis; none of the #'s provided are PID's in Travis Co.	C
123	8/15/2023	Shaukat Prasla	Property Owner	Email	935708	78744	Austin	TCAD	General Inquiries	Post 8/11 FH would like a breakdown of the BPP value as reduced.	Forwarded to the BPP Section for handling.	C
124	8/15/2023	Greg with TVC LLC	Property Owner	In Person	133564	78731	Austin	TCAD	Formal Hearings	PO was corrected by CAD during a FH that he could not present evidence of an Informal Offer.	ARB Chair relayed the ARB Attorney advised a PO can present his evidence, but no weighted consideration should be given an offer outside the Hearings.	C
125	8/16/2023	Billy Paquin	Property Owner	Email				ARB	Open Records	Requesting audio copy of hearing.	Directed PO to request as a Public Information Request.	C
126	8/16/2023	Mike Frost	Other	Email	102552				General Inquiries	Just sold for less a property represented by the buyer's agent who settled on a value greater than the purchase price. Can we now share the closing statement to correct the value?	A sale in August of 2023 does not indicate the Market Value at 1/1/2023. This sale would be a better indication of the 2024 value.	C
127	8/16/2023	Akram Faria	Property Owner	Phone	954727	78610	Hayes		General Inquiries	Preparing for ARB Hearing. Would like to know what evidence to present regarding recent purchase.	The June 2022 Settlement Statement should be uploaded to the evidence portal for presentation at the Formal Hearing.	C

Complaints by Zip Code*

*when PID was provided



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Top Zip Codes by Area and School District

Pflugerville ISD

19- **78660**

10- **78653**

AISD

11- **78704**

14- **78745**

Lake Travis ISD

12- **78645**

10- **78734**

Lago Vista ISD

9- **78738**

Legislative Summary

H.B. 1285 ★★★★★

Author: Shine

Amends/Enacts: §§5.06, 6.052, and 41.66 Tax Code

Status: Passed by both houses; signed by governor

Effective: January 1, 2024

A property owner can file a complaint with a TLO about something other than the appraisal of property. In response, the TLO can: help the property owner find information; informally mediate a disagreement between the owner and the appraisal district and/or the ARB; treat the matter as a formal complaint; assist the owner with filing request for limited binding arbitration; or make recommendations to the district or the ARB. A TLO must notify the property owner about the resolution of a complaint within 90 days after the complaint is filed.

A TLO will also be responsible for publicizing the need for ARB members. The board may also appoint deputy TLOs. **The district's board of directors will evaluate the TLO** and any deputies annually.

The bill states that the TLO "is the appraisal district officer primarily responsible for providing assistance to taxpayers for the district." A TLO will be responsible for providing public information to help property owners understand the complaint process and limited binding arbitration along with other matters.

The comptroller will create a training program for TLOs and their deputies. A TLO or deputy must complete the comptroller's training course (and the ARB training course) within one year of taking office and do it again every two years. The comptroller's pamphlet for property owners will describe the functions of a TLO and provide advice about preparing and presenting a protest. That information will also have to be posted on the appraisal district's website.

Current law allows the directors to remove an ARB chair if the ARB does not correct procedural errors. Under this bill, the directors will refer the matter to the local administrative district judge, who can remove the ARB chair.

★★★★★ Bill has been signed by Governor and will take effect.

5C

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

RESOLUTION 20230824-5C

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS COUNTY OF TRAVIS

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRAVIS CENTRAL APPRAISAL DISTRICT FOR THE ADOPTION OF THE PROPOSED BUDGET FOR FISCAL YEAR 2024.

WHEREAS, the Board of Directors of the Travis Central Appraisal District has appointed Marya Crigler, Chief Appraiser, to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, Marya Crigler, Chief Appraiser, has submitted a proposed budget to this governing body on August 24, 2023, for its consideration, and;

WHEREAS, upon due and proper notice, published in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on August 24, 2023, and interested property owners and taxing entities were given the opportunity to file or register any objections to said proposed budget, and;

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of Travis Central Appraisal District:

Section 1: That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Travis Central Appraisal District for the year stated above.

Section 2: That the budget hereby approved and adopted shall be made part of the public records of the Travis Central Appraisal District.

Section 3: That all provisions of the resolutions of the Travis Central Appraisal District in conflict with the provisions of this Resolution are, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

Section 4: That should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Travis Central Appraisal District on this 24th day of August 2023.

TRAVIS CENTRAL APPRAISAL DISTRICT

James Valadez, Chairman
Board of Directors

ATTEST:

Nicole Conley, Secretary
Board of Directors

5D

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

RESOLUTION 20230824-5D

TRAVIS CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS
COUNTY OF TRAVIS

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRAVIS CENTRAL APPRAISAL DISTRICT FOR THE APPROVAL AND ADOPTION OF THE 2023-2024 REAPPRAISAL PLAN AMENDMENTS FOR THE TRAVIS CENTRAL APPRAISAL DISTRICT

Pursuant to a duly made, seconded, and unanimously carried motion, the Board of directors of the Travis Central Appraisal District has adopted the following resolution:

WHEREAS, the Texas Property Tax Code Section 6.05(i) states:

“To ensure adherence with generally accepted appraisal practices, the board of directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time and place for the hearing. Not later than September 15 of each even-numbered year, the board shall complete its hearing, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approved date”; and

WHEREAS, a duly publicized public hearing with a quorum present was held on August 24, 2023; and

WHEREAS, written notice of the public hearing was provided to the presiding officer of the governing pursuant to Texas Property Tax Code, Section 6.05; and

WHEREAS, the Board of Directors of the Travis Central Appraisal District desires to communicate the results of its review to the comptroller as required by law,

NOW, THEREFORE BE IT RESOLVED that the Travis Central Appraisal District Board of Directors hereby approves the 2023-2024 Reappraisal Plan Amendments; and

BE IT FURTHER RESOLVED that the Chief Appraiser is directed to implement the approved 2023-2024 Reappraisal Plan for the appraisal of property within Travis County.

Approved and adopted by the Board of Directors of the Travis Central Appraisal District on this 24th day of August, 2023.

TRAVIS CENTRAL APPRAISAL DISTRICT

James Valadez, Chairman
Board of Directors

ATTEST:

Nicole Conley, Secretary
Board of Directors

REAPPRAISAL PLAN SUMMARY
TAX YEARS 2023 & 2024



Please see the detailed Reappraisal Plan for more specific information concerning the 2023 & 2024 reappraisal efforts.



REAPPRAISAL PLAN DEVELOPMENT

The reappraisal plan is developed in compliance with International Association of Assessing Officers manual Property Appraisal and Assessment Administration (Chapter 13 Mass Appraisal).

REVALUATION POLICY

Section 25.18 of the Texas Property Tax Code requires each appraisal district to implement a plan biennially to conduct reappraisal activities for all real and personal property at least once every three years.

PERFORMANCE ANALYSIS

The certified values from the previous tax year will be analyzed with ratio studies to determine the appraisal accuracy and appraisal uniformity county-wide and by market area within property reporting categories. Ratio studies will be conducted in compliance with current *Standards on Ratio Studies* of the International Association of Assessing Officers.

ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for tax year 2023 are detailed in the 2023 budget, as adopted by the Board of Directors and attached to the written biennial plan by reference. Staffing requirements for each operation and production activity will be identified and allocated accordingly to meet mandatory timelines. Aerial and oblique images and map layers will be updated according to available funding and contract specifications. Staffing and budget requirements for the 2024 tax year will be handled in a similar manner and detailed in the 2024 budget, as adopted by the Board of Directors no later than September 15, 2023.

PLANNING AND ORGANIZATION

A calendar of key events with critical completion dates will be prepared for each major production activity and recurring project. Production standards for field activities are calculated and incorporated in the planning and scheduling process to reach goals/mandates set by both the District management and the Texas Property Tax Code.

MASS APPRAISAL SYSTEM

Computer Assisted Mass Appraisal (CAMA) system revisions required are specified and scheduled with the Information Technology division and the district's software vendor. All computer forms and IT procedures are reviewed and revised as required.



DATA COLLECTION

Field and office procedures will be reviewed and revised as required for data collection. Activities scheduled for each tax year include discovery and listing of new construction, demolition, and remodeling; re-inspection of problematic market areas and the universe of properties on a three-year cycle, as feasible; and verification of sales data and property characteristics. Re-inspection of properties will be completed on a three-year cycle by physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial and oblique imagery, street-level photographs, surveys, maps, and property sketches. These reliable means comply with generally accepted appraisal methods and techniques.

PILOT STUDY BY YEAR

Analysis of current market data will provide guidelines for the revision of mass appraisal models. These revised models will be tested using ratio studies conducted by property type and market areas. Ratio studies will be conducted in accordance with IAAO standards. The ratio studies determine the accuracy, uniformity, and reliability of estimated values. This analysis will be used to recalibrate the mass appraisal models at least every three years.

VALUATION BY PROPERTY TYPE

Using market analysis of comparable sales and locally tested cost data, valuation models are specified and calibrated in compliance with supplemental standards from IAAO and the Uniform Standards of Professional Appraisal Practices (USPAP). Calculated values are tested for accuracy and uniformity using ratio studies.

MASS APPRAISAL REPORT

Each tax year the Texas Property Tax Code required mass appraisal report will be prepared and certified by the Chief Appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 15th). The mass appraisal report will be completed in compliance with USPAP Standard 6.

FINAL PERFORMANCE ANALYSIS

Value defense evidence to be used by the district to meet its burden of proof for market value and appraisal equity in both informal meetings and formal hearings before the Travis County Appraisal Review Board is specified and tested as applicable. In addition, Section 5.10 of the Texas Property Tax Code, and provisions of the Texas Government Code, requires the Texas Comptroller's Property Tax Assistance Division to conduct a property value study of each school district within the state at least once every two years and a ratio study of each



appraisal district. This study utilizes statistical analysis of sold properties and appraisals of unsold properties as a basis for assessment ratio reporting.



REVALUATION POLICY

SCOPE OF RESPONSIBILITIES

The following chart contains the projected numbers of parcels for years 2023 & 2024:

	2018	2019	2020	2021	2022	2023	2024
Real Estate	396,109	405,444	413,961	421,149	429,424	436,959	444,625
BPP Accts	43,274	43,626	43,354	42,348	41,818	41,295	41,295
Total Accts	439,383	449,070	457,315	463,497	471,242	478,253	485,920
Total # Added	8,065	9,687	8,245	6,182	7,745	7,011	7,667
Total % Increase	1.84%	2.16%	1.80%	1.33%	1.64%	1.47%	1.58%

** Projected number of accounts 2023 and 2024

REAPPRAISAL PLAN ASSUMPTIONS AND LIMITING CONDITIONS

The 2023 & 2024 Reappraisal Plan adopted by the Travis Central Appraisal District Board of Directors will occur no later than September 15, 2022. The assessment dates for the 2023 & 2024 Reappraisal Plan are January 1, 2023, and January 1, 2024 respectively.

Travis CAD’s goal is to appraise all properties within its boundaries at their fair market values as of January 1 of each year by reflecting the marketplace based on available market data. Travis CAD recognizes that the goal can be reached without reappraising all property within its boundaries annually. It recognizes that market values vary geographically within the boundaries of the Travis CAD. It also recognizes that the law only requires reappraisal of all property within the boundaries of appraisal districts every three years. The TCAD Reappraisal Plan incorporates 2023 and 2024 building permit and reappraisal account projections that are based on historical data and estimates about the number of properties to be reappraised. At the time of approval for the 2023 & 2024 Reappraisal Plan, a complete listing of the actual properties to be targeted for reappraisal cannot be specifically identified. Travis CAD will undertake a targeted reappraisal approach, as opposed to a geographical reappraisal approach, to better achieve the goal of appraising all property at fair market value as of January 1 while recognizing that reappraisal is not required to be conducted annually. This targeted approach will identify market areas where values are changing at a statistically significant levels and complete reappraisal activities in those areas.

Travis CAD Reappraisal Plan will target the properties that meet the following criteria during the appraisal year cycle (September 1 – May 1):

1. Any Residential or Commercial account that has a “23” or “24” re-inspection code.
2. Any Residential or Commercial account that had a partially completed improvement.
3. Any Residential or Commercial account that had a significant building permit issued from one of the twenty-one cities in Travis County from January 1 to December 31 and construction began prior to the assessment date.



4. Any Residential or Commercial new land accounts created by subdivision, condominium declaration, or by split/merge activity.
5. Any Residential or Commercial account where data or inquiry has been provided to Travis CAD that indicates the property had a condition change that is not currently reflected on the record as of January 1.
6. Any Residential account that falls within a Residential Neighborhood that has been targeted for reappraisal based on a neighborhood sales ratio analysis for the current appraisal year. Neighborhood sales ratio analysis occurs in October, January and March of every appraisal year and is based on current market values and the market data available at the time of the analysis. Typically, neighborhoods with overall sales ratios less than 95% or greater than 105% will be targeted for reappraisal.
7. Any Residential account qualifying for residential inventory valuation.
8. Any Commercial account that falls within a Commercial Market Area that has been targeted for reappraisal based on current market analysis. Annual Commercial Market analysis occurs between January and March of each year and consists of sales, cost, and income and expense analysis for the major Commercial property types (Apartments, Office, Industrial, Retail) and market areas.
9. Any qualifying Category D1 properties are reappraised annually as to their productivity values, as well as qualifying Category O properties' inventory values.
10. All business personal property accounts.
11. Any real property account in 2023 and 2024 that was last reappraised in 2020 and 2021 respectively.
12. Any account in the reappraisal year in which a rendition has been filed.

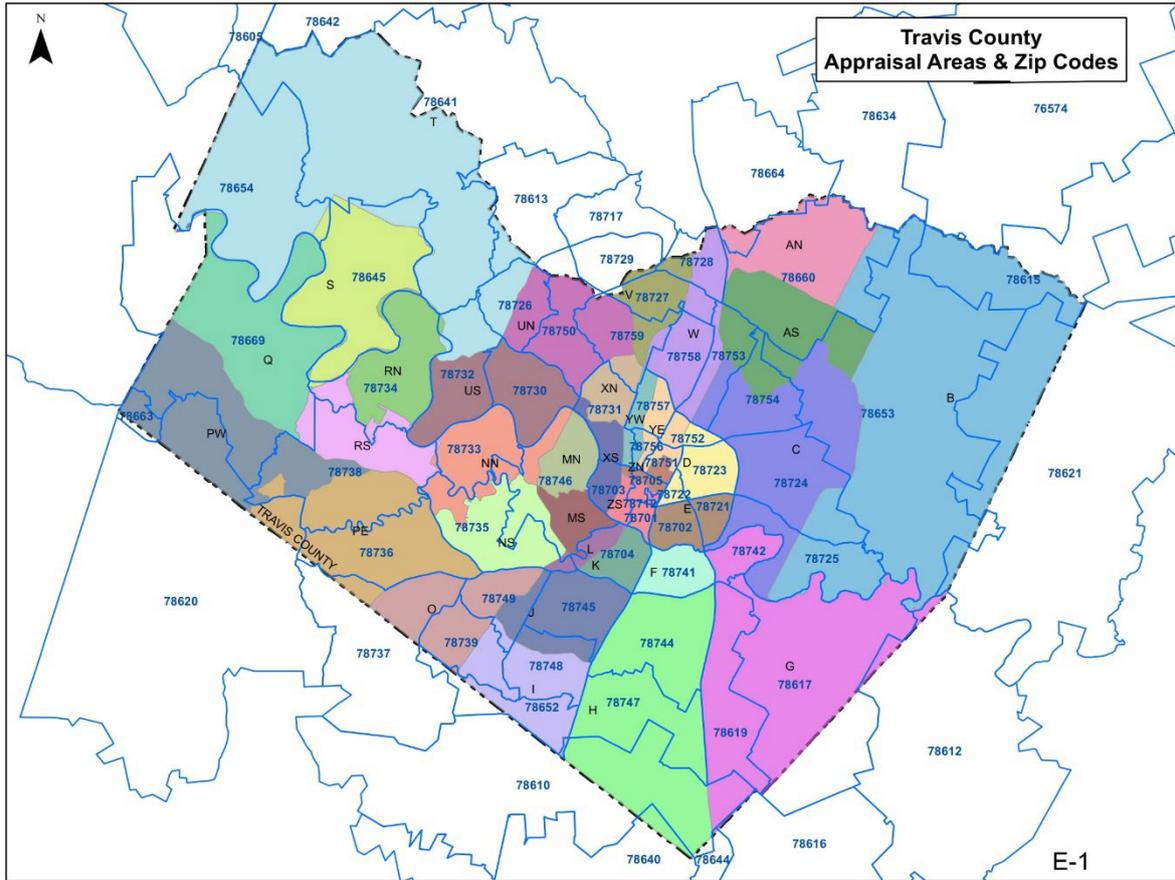
Identifying the actual accounts and proposed market value that were targeted for reappraisal based on the criteria for a given appraisal year can be made available to the public after May 1 of any given appraisal year.

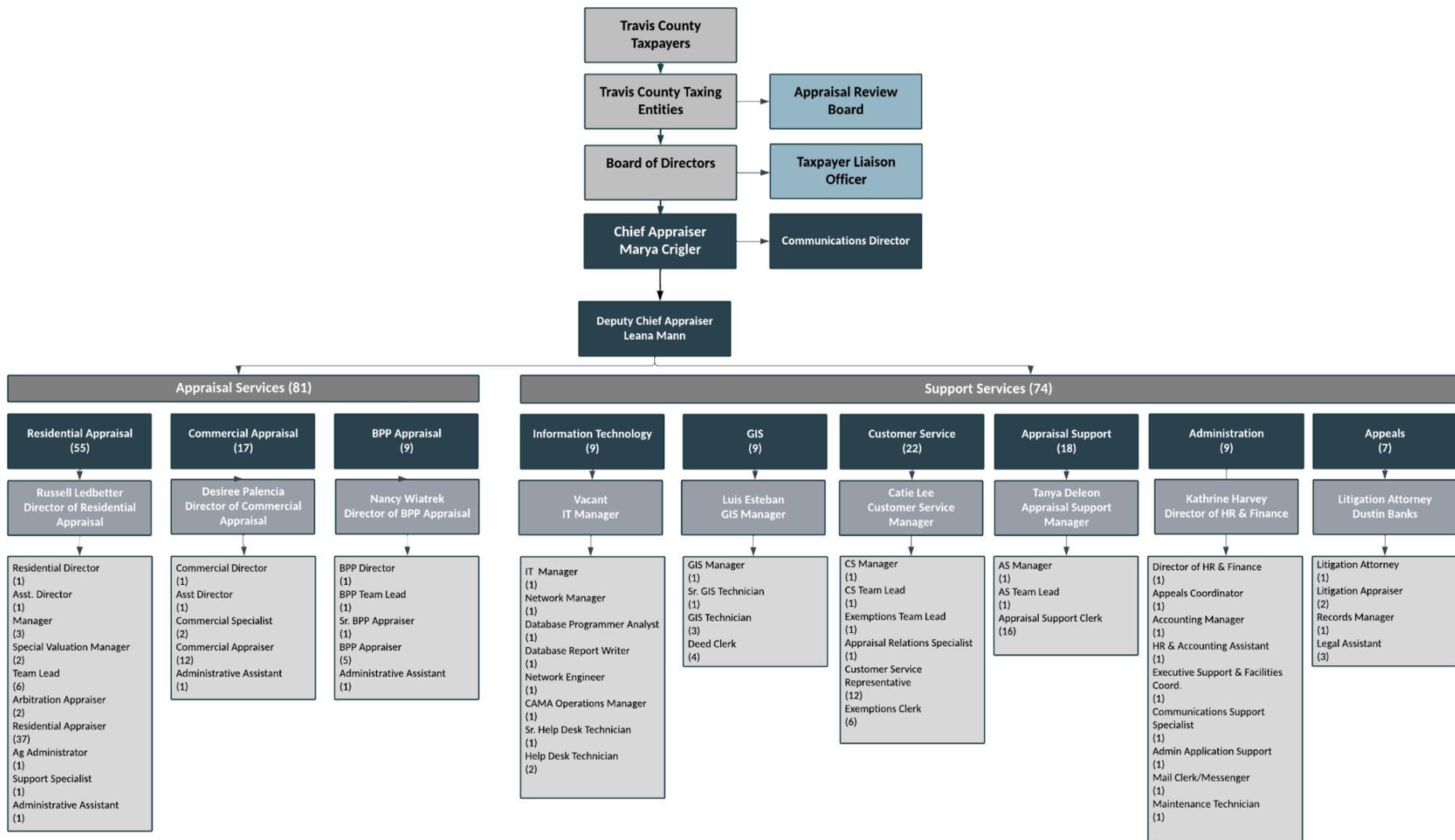


	Residential	Commercial	Personal Property
2023	<p>House-by-house characteristics audit of SFRs in Alpha Areas P, and R (24,881 properties) with images from field inspections, street, or Connect Explorer.</p> <p>Ensure all applicable market areas reflect a land table in CAMA system.</p> <p>Review land development adjustments; correlation to residential inventory.</p> <p>Review designated residential properties on major thoroughfares; verify accurate classification by collaborating with the commercial department.</p> <p>Review data import fields in CAMA system, capturing relevant property characteristics.</p> <p>Implement True Prodigy Queue module to improve department efficiency, productivity, and quality control (for each cycle).</p>	<p>Review appraiser portfolios and land regions to maximize productivity, staff knowledge and continued development.</p> <p>Review and automate commercial equity and sales grids for better comp selection and to maximize efficiency.</p> <p>Collect financing data of recent sales to calculate a market derived "typical" loan to value ratio.</p> <p>Create comp sets to define benchmark properties to analyze market trends.</p> <p>Consider creating an income model for all commercial property types.</p> <p>Re-drive all retail properties in the central submarket</p> <p>Review all commercial property values</p>	<p>Drive all regions for new existing, moved and/or closed accounts.</p> <p>Inspection required for all field card displaying C4-23, New, SIC Question, Link Error, Sq. Ft Question, Locked Door, and other property codes.</p> <p>Onsite inspection of non-rendered accounts that have not rendered in past two years.</p> <p>Reassign appraiser regions to maximize productivity, staff knowledge and continued development.</p> <p>Implementation of field device to complete field work.</p>
2024	<p>House-by-house characteristics audit of SFRs in Alpha Areas M and N (18,801 properties) with images from field inspections, street, or Connect Explorer.</p> <p>Update main images on all residential accounts.</p> <p>Study the effects of atypical land adjustments on market value through sales analysis.</p> <p>Review waterfront adjustments; consider similar model to Texas Comptroller of Public Accounts.</p> <p>Implement tables specifically for land size to ensure accurate and equitable valuation among geographic areas.</p> <p>Develop an affordable housing automated CAMA valuation model.</p>	<p>Review of commercial land to include:</p> <ul style="list-style-type: none"> - Zoning analysis and effects on market value. (ex. Density) - Study effects on critical characteristics which affect development such as, impervious cover, critical water quality zone, and capital corridor ordinances. <p>Review commercial equity grids for better comparable selection and accurate adjustments.</p> <p>Implement sale analysis within CAMA system to bring valuation to internal database.</p> <p>Transition of remaining income portfolio into CAMA system.</p> <p>Review all commercial cost tables.</p> <p>Implement enhancements and GPR into income module of CAMA system.</p> <p>Parking garage review in efforts of creating equity among those utilized for mix-use developments.</p>	<p>Drive all regions for new existing, moved and/or closed accounts.</p> <p>Onsite inspection of non-rendered accounts that have not rendered in past two years.</p> <p>Reassign appraiser regions to maximize productivity, staff knowledge and continued development.</p> <p>Implementation of field device to complete field work.</p> <p>Inspect all new business that have an issued sales tax permit after 3/1 of current year.</p> <p>Identify properties to be appraised through physical inspection.</p> <p>Review values greater than 50% decrease in value due to acceptance of 2023 rendition or appeal.</p> <p>Inspect properties with 30% increase or greater due to unreceived rendition (exclude accounts under \$100,000)</p> <p>Create online format for taxpayers to file the following: SIT statement and declarations, allocation forms, and freeport</p>

**** In addition to properties identified by building permits, sales, protests, and administrative review**







5E

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
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VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief Appraiser

DATE: July 1, 2023

RE: Recommendation for Depository Selection (RFP 2023-1- Bank Depository)

The District posted a request for proposals (RFP) on June 5, 2023 for bank depository services, with a due date of July 5, 2023. We received one response from our current depository, Wells Fargo Bank, N.A. I recommend the Board of Directors select Wells Fargo Bank, N.A. as the District's depository for August 1, 2023 thru July 31, 2025, with an option to renew for two additional years as allowed under the Texas Property Tax Code, Section 6.09.

Respectfully submitted,

A handwritten signature in cursive script that reads "Leana H. Mann".

Leana H. Mann, CGFO
Deputy Chief Appraiser
Travis Central Appraisal District



Travis Central Appraisal District

Response to Request for Proposal for Depository Services
RFP 2023-1

July 5, 2023

Submitted by:

Ryan Hazlett
Relationship Manager
512-344-7887
ryan.hazlett@wellsfargo.com

Kevin L. Shepherd
Treasury Management Sales Consultant
469-834-5618
kevin.l.shepherd@wellsfargo.com

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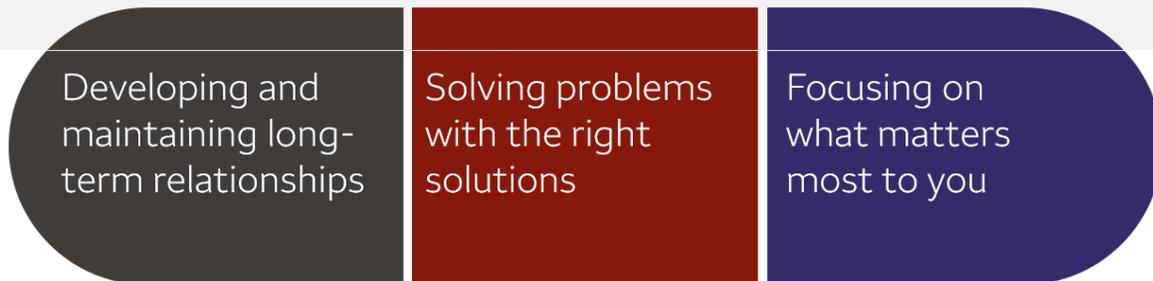
Executive summary

As a respected government entity, Travis Central Appraisal District (the District) has an obligation to safeguard the funds and personal information with which the public entrusts you. You must manage taxpayer dollars wisely, with integrity, and to the benefit of the diverse communities you serve every day.

You're also tasked with delivering quality services to your community on a tight budget and with limited resources — all while maintaining a high standard and under the scrutiny of your constituents and regulators.

By issuing your request for proposal (RFP), you've made clear your intention to work with the financial services institution that best reflects your financial goals, values, and strategic direction.

Wells Fargo wants to be that provider, as demonstrated by our commitment to:



Maintaining long-term relationships

We've been the District's strategic financial provider since 2015, providing critical banking services such as ACH, positive pay, commercial card, and flexible liquidity options, such as our automated sweep.

Solving problems with the right solutions

We're fully committed to supporting the District through innovative and automated services. As we've previously discussed, there is room to further tighten fraud controls, drive more efficiencies and safeguard funds through payables optimization, provide business continuity and adopt more technology with innovation.

As the District's current provider, we understand your current needs, future goals, and what you value most in a banking provider and we've focused our response on the following solutions.

Goals	Solutions for the District
-------	----------------------------

Cost savings

We provide a full suite of electronic services that have the potential to replace manual processes, helping to provide cost savings in the form of added efficiencies.

Goals	Solutions for the District
Visibility and control	You can track and manage your cash flow more effectively with our customizable information reporting.
Enhanced banking structure	The District can choose from several account structures that meet your needs, including subaccounting, sweep accounts, controlled disbursement, and other liquidity solutions designed to help improve your cash flow and balance sheet.
Strong banking relationship	The District's relationship team consists of tenured experts who use their government municipality knowledge and experience to help you stay up to date on common challenges.
Dedicated service organization	Our client service officers are part of the treasury management organization and can assist with a wide range of inquiries.
Fraud prevention tools	We offer many solutions, such as positive pay, ACH fraud filter, and payment authorization, that put controls in place to help prevent fraud.
Increased automation	Services like consolidated payables and receivables streams, faster payment methods, and embedded banking services such as application programming interfaces (APIs) have the potential to reduce strain on information technology (IT) resources and accelerate automation.

Our proposal expands on each of these areas and provides further details on how we can meet your RFP requirements.

Focusing on what matters most to you

We recognize that there are many financial institutions competing for your business. However, we strongly believe that we're well qualified to be your treasury services provider because we prioritize the things that matter most to you.

Here are some of the areas where we strive to differentiate ourselves from our competitors.

Pricing and incentives

We're offering the District the following incentives:

- Complementary vendor review
- A retention bonus in the form of waiving banking analysis fees during the first three months of the new contract
- A fee waiver for one-time setup costs for any new service additions, and waiver of fees for first 12 months of any service
- A fee waiver of supply costs, including deposit slips, coin wrappers, coin deposit bags, and other supplies up to \$1,500

WELLS FARGO

No transition required

As your longstanding treasury services provider, we can focus uniquely on fine-tuning your existing structure because we have implemented most of the services and solutions you require. Our special advantages are understanding your business, fully appreciating your needs and goals, and having a solid working relationship with your treasury team. This means we can get to work right away without the time-consuming process of account opening compliance and due diligence or the frustration and cost of implementation.

Experienced, dedicated relationship team

You'll continue to work with a dedicated relationship team that includes the following:

- **Relationship Manager Ryan Hazlett:** Ryan will continue meeting with the District on a regular basis, coordinating internal experts to provide solutions, and help resolve any of your concerns and take responsibility for your satisfaction.
- **Treasury Management Sales Consultant Kevin Shepherd:** Kevin leads your treasury management team and provides customized solutions that make your financial processes easier and more efficient.
- **Relationship Associate Tracy Polen:** You can call Tracy whenever Ryan is out of the office. She can help you with account maintenance and signature changes.
- **Treasury Management Sales Analyst Nick Shaw:** Nick provides day-to-day sales support for your treasury services. He can provide support when Kevin is unavailable.
- **Global Treasury Management (GTM) Service team:** You'll continue to call our dedicated customer service team for assistance with questions and day-to-day support and issues.

Specialized teams with deep government banking knowledge

We support approximately 3,200* government customers through our coast-to-coast national government practice. This experience gives you and your employees access to critical industry intelligence and innovative best practices.

Our customers include federal, state, county, and city governments, as well as government agencies, authorities, and municipal utilities. We also specialize in key subsectors of the industry, including power, transportation, and state housing finance authorities.

* Wells Fargo internal reporting, as of 2023.

Continuing the conversation

Wells Fargo appreciates the opportunity to continue our work with you. As we have discussed, let's take advantage of all fraud controls, adopting technology and innovation where it will drive efficiencies and cost savings for the District. Our relationship is based not only on simply providing services, but also on delivering insight and working with you as true strategic advisor.

As you continue through this RFP process, we look forward to further discussions about how our proposed solutions can take the District from where you are today to where you want to be in both the short and long term.

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Ryan Hazlett
Senior Relationship Manager

Wells Fargo Bank, N.A.
2300 S IH 35
Second Floor
Round Rock, TX 78681

July 5, 2023

Leana H. Mann, CGFO
Deputy Chief Appraiser
Travis Central Appraisal District
850 E. Anderson Ln.
Austin, TX 78752

Dear Leana,

Wells Fargo is pleased to provide this response to your Request for Proposals (RFP). We provide our customers with products backed by financial strength, leading-edge technology, global processing capabilities, and an uncompromising commitment to service excellence.

We have thoroughly reviewed the due diligence material provided, and we are prepared to continue serving as Travis Central Appraisal District's (the District) banking partner. From treasury management to short-term investment management and credit, we're integral partners in helping our customers succeed financially.

We're proud to have served as the District's treasury services provider since 2015 and welcome the opportunity to continue and expand our relationship. We envision our role not only as a partner, but also as a true strategic advisor, offering our vast experience and creative solutions to help you prepare for and overcome challenges in the future. To support your current and long-term goals, Wells Fargo combines the right people, products, and processes to set the standard for excellence.

This proposal is valid through October 3, 2023, 90 days from proposal submission.

Thank you for the opportunity to respond to your RFP and the careful consideration you will give Wells Fargo.

Sincerely,

A handwritten signature in black ink that reads "Ryan Hazlett".

Ryan Hazlett
Senior Commercial Relationship Manager
Government Banking
512-704-5639
ryan.hazlett@wellsfargo.com

WELLS FARGO

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Transmittal and Acknowledgment Letter

Travis Central Appraisal District
Request for Proposal for Banking Services

July 5, 2023

Date

In response to the above referenced request for proposal from Travis Central Appraisal District, the attached proposal forms, exhibits, and statements are submitted stating the prices and terms of the services to be provided. I have read all attachments including the specifications and fully understand what is required.

In submitting this Proposal, I agree to the following conditions:

1. Proposals submitted and opened on Wednesday, July 5, 2023 may not be withdrawn for thirty (30) days following the Proposal opening.
2. To enter into negotiation and subsequently execute a Contract with the District, if selected on the basis of the Proposal.
3. To accomplish the work in accordance with the Contract documents.

Wells Fargo Bank

(Name of Institution)

Authorized Representative:



(Signature)

Ryan Hazlett

(Name)

Relationship Manager

(Title)

July 5, 2023

(Date)

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ETHICS STATEMENT

(Complete and Return this Form with Response)

The undersigned firm, by signing and executing this RFP, certifies and represents to the Travis Central Appraisal District that the firm has not offered, conferred or agreed to confer any pecuniary benefit, as defined by 1.07 (a) (6) of the Texas Penal Code, or any other thing of value as consideration for the receipt of information or any special treatment of advantage relating to this RFP; the firm also certifies and represents that the firm has not offered, conferred or agreed to confer any pecuniary benefit or other thing of value as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion concerning this RFP, the firm certifies and represents that firm has neither coerced nor attempted to influence the exercise of discretion by any officer, trustee, agent or employee of the Travis Central Appraisal District concerning this RFP on the basis of any consideration not authorized by law; the firm also certifies and represents that firm has not received any information not available to other firms so as to give the undersigned a preferential advantage with respect to this RFP; the firm further certifies and represents that firm has not violated any state, federal, or local law, regulation or ordinance relating to bribery, improper influence, collusion or the like and that firm will not in the future offer, confer, or agree to confer any pecuniary benefit or other thing of value of any officer, trustee, agent or employee of the Travis Central Appraisal District in return for the person having exercised their person's official discretion, power or duty with respect to this RFP; the firm certifies and represents that it has not now and will not in the future offer, confer, or agree to confer a pecuniary benefit or other thing of value to any officer, trustee, agent, or employee of the Travis Central Appraisal District in connection with information regarding this RFP, the submission of this RFP, the award of this RFP or the performance, delivery or sale pursuant to this RFP.

THE FIRM SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE TRAVIS CENTRAL APPRAISAL DISTRICT, ALL OF ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, ACTIONS, SUITS, DEMANDS, PROCEEDING, COSTS, DAMAGES AND LIABILITIES ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM ANY ACTS OR OMISSIONS OF FIRM OR ANY AGENT OR EMPLOYEE OF FIRM IN THE EXECUTION OR PERFORMANCE OF THIS RFP.

I have read all of the specifications and general RFP requirements and do hereby certify that all items submitted meet specifications.

FIRM: Wells Fargo Bank, N.A.

OFFICER NAME: Ryan Hazlett

OFFICER SIGNATURE: *Ryan Hazlett*

ADDRESS: 2300 S IH-35

CITY: Round Rock

STATE: Texas

ZIP CODE: 78681

TELEPHONE: 512-344-7887

TELEFAX: _____

DEVIATIONS FROM SPECIFICATIONS IF ANY:

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CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

(Complete and Return this Form with Response)

Name of Entity: Wells Fargo Bank, N.A.

The prospective participant certifies to the best of their knowledge and belief that they, the principals in the firm, and the firm:

1. Are not presently debarred, suspended, proposed for debarment, and or declared ineligible from providing bank depository services, financial management, financial records management, financial advisory services, any associated management services, and or voluntarily surrendered their license to provide such related services in the State of Texas and or the United States of America.
2. Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from conducting any business and or financial transactions by any department or agency of Federal, State, and or local government.
3. Have not been convicted of, had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
4. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, Local) with commission of any of the offenses enumerated in item 3 above of the certification; and
5. Have not within a ten (10) year period preceding this RFP had one or more public transactions (Federal, State, Local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Section 1001, a false statement may result in a fine up to a \$10,000.00 or imprisonment for up to five (5) years, or both.

Ryan Hazlett, Relationship Manager

Name and Title of Authorized Representative (Typed)



Signature of Authorized Representative

July 5, 2023

Date

5F

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Kat Harvey
Director of HR & Finance

DATE: August 24, 2023

RE: Item No. 5F- Summary of Proposed Personnel Policy Changes

The TCAD Personnel Policy states:

These policies may be unilaterally changed by the Board of Directors of the Travis Central Appraisal District (TCAD) upon the recommendation of the Chief Appraiser at a regular meeting of the Board of Directors. Proposed changes to these policies must be made available to all TCAD employees fifteen (15) days prior to the Board of Directors' consideration and action on such changes.

Changes in these policies will be distributed immediately to each employee and will be periodically incorporated into the Personnel Policy Manual. Each new employee shall be provided with a copy of the Personnel Policy Manual and all amendments.

The District has prepared changes to the Personnel Policy. A summary of the proposed changes is provided below:

- Section 2.7 – Other Employment
 - Added a statement regarding TCDRS policy.
- Section 2.13 – Discharge
 - Added a statement about the interview procedures acknowledgment for supervisors.
- Section 4.1.1 – Review Board and Protest Season Attire
 - Changed "business professional" to "business casual."
- Section 4.13.4 – Meal Expense
 - Updated the value to match the Texas Comptroller Standard per diem per day.
- Section 5.1.1 - Telecommuting
 - Revised the telecommuting work schedule statement "at the discretion of the department director."
- Section 5.1.2 – Remote Workers
 - Newly added section to address remote work policies.
- Section 5.2 – Full-time Status
 - Added a statement regarding how exempt and full-time employees are to use their time off to meet their hourly requirements.
- Section 5.3.5 – Lactation/Breastfeeding Breaks Policy
 - Newly added section to address lactation/breastfeeding breaks policy.

- Section 5.8.1 – Reporting Absences from Work
 - Added clarification on excused vs. unexcused absences and included information on excessive absenteeism/tardiness.
- Section 6.4 – New Employee Evaluation
 - Removed the evaluation timeframe for different grades.
- Section 6.5 – Performance Evaluation and Salary Adjustments
 - Revised to reflect the evaluation schedule based on department, seasons, and goals.
- Section 6.7 – Longevity Pay
 - Newly added section to address Longevity pay.
- Section 8.6 – Section 529 Savings Plan
 - Removed this section.
- Section 8.8 – Sick Leave
 - Changed the time frame to use sick leave after the first pay period.
- Sections 8.7.4, 8.11, 8.12, 9.2, 9.3
 - Added a time off form requirement for these sections.
- Section 13 – Redress of Grievances
 - Clarified the location of the discrimination/harassment section.

The District sent the proposed changes to all staff for review and comment on July 24, 2023. A copy of the proposed Personnel Policy with the proposed changes and a summary of comments received from staff has been provided for your review.

Respectfully submitted,



Kat Harvey, SHRM-CP
Director of HR & Finance
Travis Central Appraisal District

Summary of Comments

1. I would recommend a sliding scale for longevity pay based on years of service, similar to our vacation policy.

The longevity policy is already designed to operate on a sliding scale, which rewards employees with a lump sum payout that increases proportionately to their tenure within the organization.

2. Instead of having to call in and request a member of management to report an absence, I would recommend that staff have the option to use their work email to notify their direct supervisor and CC Human Resources.

5G

REGULAR AGENDA

TRAVIS COUNTY	Current Status	Est 8/30 Status
Grand Total Market Value	\$ 468,646,012,082	\$ 468,646,012,082
Value required for Certification	\$ 445,213,711,478	\$ 445,213,711,478
Number Protest Filed	180,156	180,156
Number of Open Protest	48,760	48,760
Value Protested Under Review	\$ 48,187,072,861	\$ 48,187,072,861
Scheduled		\$ 9,771,652,102
Pending Scheduling		
Affidavits		\$ 534,123,017
Joint Motions		\$ 14,393,892,776
Pending Data Entry		\$ 44,800,591
Pending Data Entry - ARB review		\$ 55,329,249
UnfinishedDocket		\$ 5,642,571,387
Value Reduction Adjustment		
Value Protested Remaining	\$ 48,187,072,861	\$ 17,744,703,739
Value <u>not</u> Under Review	\$ 420,458,939,221	\$ 450,901,308,343
Value needed	\$ 24,754,772,257	\$ (5,687,596,865)
Certification Percentage	89.72%	96.47%

All Protests

Open Protest

Portfolio	Cnt	BeginMarket
BPP	2,056	\$ 704,267,892
Comm_Hotels	42	\$ 284,694,739
Comm_Industrial	634	\$ 997,151,820
Comm_Land	973	\$ 1,400,397,916
Comm_MultiFamily	411	\$ 12,387,159,685
Comm_Office	1,299	\$ 2,215,959,478
Comm_Retail	755	\$ 2,234,265,183
Comm_Specialty	31	\$ 29,819,593
Residential	21,944	\$ 16,901,933,926
Residential_Ag	409	\$ 941,423,440
Residential_Inventory	2,016	\$ 624,372,995
Residential_Land	3,357	\$ 648,186,315
	33,927	\$ 39,369,632,982

Agents

Open Protest

Portfolio	Cnt	BeginMarket
BPP	1,183	\$ 453,236,438
Comm_Hotels	20	\$ 76,651,087
Comm_Industrial	436	\$ 347,199,837
Comm_Land	755	\$ 1,132,508,291
Comm_MultiFamily	324	\$ 11,054,747,556
Comm_Office	1,040	\$ 1,682,475,418
Comm_Retail	582	\$ 889,764,531
Comm_Specialty	27	\$ 21,647,417
Residential	6,130	\$ 4,578,540,879
Residential_Ag	270	\$ 762,857,053
Residential_Inventory	1,783	\$ 563,243,965
Residential_Land	1,876	\$ 348,184,746
	14,426	\$ 21,911,057,218

Owners

Open Protest

Portfolio	Cnt	BeginMarket
BPP	873	\$ 251,031,454
Comm_Hotels	22	\$ 208,043,652
Comm_Industrial	198	\$ 649,951,983
Comm_Land	218	\$ 267,889,625
Comm_MultiFamily	87	\$ 1,332,412,129
Comm_Office	259	\$ 533,484,060
Comm_Retail	173	\$ 1,344,500,652
Comm_Specialty	4	\$ 8,172,176
Residential	15,814	\$12,323,393,047
Residential_Ag	139	\$ 178,566,387
Residential_Inventory	233	\$ 61,129,030
Residential_Land	1,481	\$ 300,001,569
	19,501	\$17,458,575,764

Resolved Informal/Formal

ProtType	Cnt	BeginMarket
Informal	28,999	\$ 27,517,277,771
Topline	98,308	\$157,834,276,792
Formal	19,091	\$ 52,341,172,825
	146,398	\$237,692,727,388

Resolved Informal/Formal

ProtType	Cnt	BeginMarket
Informal	13,213	\$ 12,773,584,997
Topline	98,279	\$157,811,307,181
Formal	18,820	\$ 51,728,430,744
	130,312	\$222,313,322,922

Resolved Informal/Formal

ProtType	Cnt	BeginMarket
Informal	15,786	\$14,743,692,774
Topline	29	\$ 22,969,611
Formal	271	\$ 612,742,081
	16,086	\$15,379,404,466

Hearing Type Requested

HearingType	Cnt	BeginMarket
Affidavit SUBMITTED	826	\$ 883,990,451
In-Person	11,709	\$ 13,237,340,946
None Selected	3,719	\$ 6,828,192,842
Remote	7,690	\$ 6,781,850,606
Remote - VIDEO	9,983	\$ 11,638,258,137
	33,927	\$ 39,369,632,982

Hearing Type Requested

HearingType	Cnt	BeginMarket
Affidavit SUBMITTED	152	\$ 119,830,906
In-Person	5,161	\$ 6,862,100,994
None Selected	1,724	\$ 5,050,745,303
Remote	2,048	\$ 2,186,084,796
Remote - VIDEO	5,341	\$ 7,692,295,219
	14,426	\$ 21,911,057,218

Hearing Type Requested

HearingType	Cnt	BeginMarket
Affidavit SUBMITTED	674	\$ 764,159,545
In-Person	6,548	\$ 6,375,239,952
None Selected	1,995	\$ 1,777,447,539
Remote	5,642	\$ 4,595,765,810
Remote - VIDEO	4,642	\$ 3,945,962,918
	19,501	\$17,458,575,764

DP OV65 Military

Portfolio	Cnt	BeginMarket
BPP	45	\$ 2,830,715
Comm_Hotels	1	\$ 3,876,881
Comm_Industrial	19	\$ 50,114,359
Comm_Land	14	\$ 12,142,832
Comm_MultiFamily	5	\$ 11,584,664
Comm_Office	21	\$ 54,582,235
Comm_Retail	10	\$ 14,265,017
Residential	1,631	\$ 1,373,871,880
Residential_Ag	17	\$ 31,511,735
Residential_Inventory	2	\$ 846,442
Residential_Land	216	\$ 36,234,433
	1,981	\$ 1,591,861,193

DP OV65 Military

Portfolio	Cnt	BeginMarket

DP OV65 Military

Portfolio	Cnt	BeginMarket
BPP	45	\$ 2,830,715
Comm_Hotels	1	\$ 3,876,881
Comm_Industrial	19	\$ 50,114,359
Comm_Land	14	\$ 12,142,832
Comm_MultiFamily	5	\$ 11,584,664
Comm_Office	21	\$ 54,582,235
Comm_Retail	10	\$ 14,265,017
Residential	1,631	\$ 1,373,871,880
Residential_Ag	17	\$ 31,511,735
Residential_Inventory	2	\$ 846,442
Residential_Land	216	\$ 36,234,433
	1,981	\$ 1,591,861,193

Informals Held

InformalHeld	Cnt	BeginMarket
InformalHeld	62,447	\$137,383,115,352
OffersMade	158,650	\$230,871,133,819

Informals Held

InformalHeld	Cnt	BeginMarket
InformalHeld	36,057	\$113,887,672,220
OffersMade	127,325	\$207,289,495,410

Informals Held

InformalHeld	Cnt	BeginMarket
InformalHeld	26,390	\$23,495,443,132
OffersMade	31,325	\$23,581,638,409

Recent and Upcoming Public Outreach Events

July 31 – Truth In Taxation Portal Refresher for Taxing Units Webinar

August 12 – City of Austin Displacement Prevention Navigator Exemption Training

August 14 – TAAD Legislative Update – Electronic Communications

August 21 – TAAO Conference – Chief Appraiser Panel

August 30 – SB 2 Implementation Webinar for Taxing Units

August 31 – Ad Valorem Legal Seminar – Cyber Security

September 27 – Austin Private Wealth Community Outreach

September 28 – City of Austin Senior Affordability Event

October 6 – TAPTP – Chief Appraiser Panel

October 10 – TAAD Talk Webinar – Cyber Security

5H

REGULAR AGENDA

Overview:

On Monday, in a bombshell announcement, Lt. Governor Dan Patrick and Speaker Dade Phelan announced a deal on a property tax relief package. This ended a lengthy stalemate between the two chambers. The same day, Governor Abbott expanded the second special session call to facilitate the deal.

Overall, the package generally consists of:

- More than \$12 billion in state funding to reduce school property tax rates through compression;
- An increase in the residence homestead exemption for school property taxes from \$40,000 to \$100,000;
- A 20% “circuit breaker” (an appraisal cap) on appraised values for non-homesteaded properties that are valued at \$5 million and under in a three-year pilot project;
- Creation of 3 county-wide elected positions on local appraisal boards in districts with populations of 75,000 or more; and
- Savings on franchise taxes for small business, via SB 3.

The Legislature adjourned sine die yesterday evening. An expected third-call special session is set to occur sometime in the fall, perhaps in October, on school choice, school funding, teacher bonus or pay increases, and any other issue the governor adds to the call.

Bill Report:

Here is a summary of what the bills do. The code sections affected follow each bill.

SB 2 is the bill addressing ad valorem taxation. Among other things, SB 2:

Adds Section 48.2555, Education Code.

Requires the maximum compressed tax rate for the 2023-2024 school year, (a) to be reduced by \$0.107, and (b) if the maximum compressed rate would be less than 90% of another school district’s rate under (a), the tax rate is the value at which the district’s maximum compressed tax rate would be equal to 90% of the other district’s tax rate. Provides that this section expires 9-1-25.

Adds Section 48.283, Education Code.

Provides additional state funding for school districts that receive less under the adjusted compression rate.

Amends Section 11.13(b), Tax Code.

Increases the residence homestead exemption for school districts from \$40,000 to \$100,000.

Adds Section 11.13(n-1), Tax Code.

Prohibits the governing body of a school district, county, or city that adopted a local option residence homestead exemption for the 2022 tax year from reducing the amount or repealing the exemption through December 31, 2027.

Amends Section 11.26(a), (a-10), and (o) Tax Code, and adds Subsections (a-11) and (a-12).

Provides for the recalculation of tax ceilings for property owners who qualified for an over-65 exemption in 2022/2023.

Amends Education Code, various sections.

Provides additional state aid to school districts that receive less revenue due to increases in residence homestead exemptions and additional limitations in tax increases.

Makes changes to required election dates and includes transitional provision for the changes made by this act.

Adds Section 23.231, Tax Code.

Creates a 20% "circuit breaker" (cap) on non-homestead real property, plus any new improvements (with limits based on new improvements due to casualty). Applies to properties with a value of \$5M or less for the 2024 tax year. It does not apply to property appraised under Chapter 23 Subchapter C, D, E, F, G, or H. The \$5 million threshold will increase/decrease with the 2025 tax year by an amount equal to \$5 million multiplied by the percentage increase or decrease in the consumer price index during preceding state fiscal year.

Provides that this cap expires December 31, 2026.

Amends Section 25.19, Tax Code.

Requires notice of appraised value to include a statement about the 20% circuit breaker limitation, its trial period through 2026, and the possibility of an increase in ad valorem taxes afterwards if not extended by the Legislature.

Amends Sections 41.41, 42.26, Tax Code.

Adds qualification for the circuit breaker as a matter that may be protested to ARB or subject to lawsuit filed in district court.

Amends Sections 6.03 and adds Sections 6.031-.032, Tax Code.

Requires, for counties with a population of 75,000 or more, that three members of the Board of Directors for an appraisal district will be elected members, five will be appointed by taxing units, and one is the Tax Assessor-Collector in an ex officio capacity. The $\frac{3}{4}$ Rule is eliminated for populous counties.

Provides an elected candidate may be placed on the ballot after paying a filing fee or obtaining a certain number of signatures on a petition, based on the population size of the county. Elections to be held in May 2024, with winners taking office July 1, 2024, and serving a term that expires 12/31/26. Then the three elected members will be elected in November 2026, begin serving 1/1/27, and will serve a four-year term.

Establishes eligibility requirements. To be eligible to serve on the BOD an individual, other than the TAC, must be a resident of the district and must have resided in the district for at least two years immediately preceding the date of taking office. An individual who is otherwise eligible to serve is not ineligible because of membership on the governing body of a taxing unit. An employee of a taxing unit that participates in the appraisal district is not eligible to serve unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.

Provides that members of the BOD appointed by the taxing units participating in the district will serve staggered four-year terms beginning on January 1 of every other even-numbered year. Elected members of the board of directors will serve staggered four-year terms beginning on January 1 of every other odd-numbered year.

Provides a vacancy for an appointed director will be filled by the governing bodies entitled to nominate and vote for directors and a vacancy by an elected official will be filled by majority vote the BOD.

Amends Section 6.41, Tax Code.

Provides that ARB members will be appointed by the BOD in counties with a population of 75,000 or more (the local administrative judge will appoint ARB members in districts where Section 6.03 still applies). Appointments to the ARB by the BOD must be by majority vote with at least two members of the majority being elected members of the BOD. They will also appoint the ARB chair and secretary.

Amends Section 25.23, Tax Code.

Applies to appraisal records only for the 2023 tax year. Requires the chief appraiser to prepare supplemental appraisal records for 2023 to account for the changes in law made by SB 2. [CADs, Chief Appraisers, Assessors are required to reflect the changes made SB2 immediately upon passage of the Act and signature by the Governor since the Bill passed by 2/3 of each house.]

Amends Sections 26.04, 26.08, 26.09, adds 26.041, Tax Code.

Requires the assessor for a taxing unit to determine taxable value of property and calculate the no-new-revenue and voter-approval tax rates as if the changes in SB 2 were in effect for tax year 2023. The voter-approval tax rate of a school district for the 2023 tax year shall be calculated as if the changes in SB 2 were in effect for the 2023 tax year.

The assessor for a taxing unit will calculate the amount of tax imposed by the unit on property for the 2023 tax year as if the changes in SB2 were in effect and also as if the changes in law made by the bill were not in effect for 2023.

Amends Section 26.15, Tax Code.

Mandates that tax assessors must correct tax rolls for the 2023 tax year to reflect the results of the November vote on the constitutional amendment authorizing the increased exemptions and caps.

Amends Section 31.01, Tax Code.

Requires tax bills to contain additional verbiage. It requires a tax bill to be sent that indicates it is provisional and includes: 1) amount bill would have been if provisions not in effect; 2) difference in amount without changes and with changes of SB 2 in effect; 3) amount tax bill will be lowered by SB 2 / approval in Nov. election; 4) amount of supplemental bill that will be mailed if not approved in Nov. election. Tax bill is provisional until November 2023 election. If approved by voters, it becomes a final tax bill. The delinquency date will be February 1, 2024.

Alternatively provides that if the voters do not approve the constitutional amendment, tax assessors shall prepare supplemental tax bills by Dec. 1 or soon as practicable thereafter in amount equal to difference between amount of tax bill if the changes in law made by the bill were not in effect for that tax year and the amount of the tax bill if those changes were in effect for that tax year.

Amends Section 31.02, Tax Code.

Provides that taxes will be due March 1, 2024 for the additional taxes that will be owed if the voters do not approve the constitutional amendment in November 2023.

Citations: [46.071, ED](#), [48.2542, ED](#), [48.2543, ED](#), [48.2555, ED](#), [48.2556\(a\), ED](#), [48.283, ED](#), [49.004\(a-1\),\(b-1\),\(c-1\), ED](#), [49.0042, ED](#), [49.0121, ED](#), [49.154\(a-2\)-\(a-3\), ED](#), [49.308\(a-1\), ED](#), [403.302, GOV](#), [403.302\(d\),\(i\), GOV](#), [1.12\(d\), TAX](#), [6.03, TAX](#), [6.0301, TAX](#), [6.032, TAX](#), [6.032, TAX](#), [6.033\(a\), TAX](#), [6.036\(a\), TAX](#), [6.052\(f\), TAX](#), [6.41, TAX](#), [6.42\(a\), TAX](#), [6.425\(e\), TAX](#), [11.13, TAX](#), [11.26, TAX](#), [11.26\(a-1\)-\(a-3\), TAX](#), [11.26\(a-5\)-\(a-9\), TAX](#), [23.231, TAX](#), [25.19\(b\),\(g\), TAX](#), [25.19\(o\), TAX](#), [25.23\(a-1\), TAX](#), [26.04\(a-1\),\(c-1\), TAX](#), [26.0401, TAX](#), [26.08\(q\), TAX](#), [26.09\(c-1\), TAX](#), [26.15\(h\), TAX](#), [31.01\(d-2\)-\(d-5\), TAX](#), [31.02\(a-1\), TAX](#), [41.41\(a\), TAX](#), [42.26\(d\), TAX](#)

SB 3 is the franchise tax component of the tax relief plan.

Amends Section 171.002, Tax Code.

Raises the amount of total revenue a company can make in a 12-month period and still be exempt from franchise taxes to \$2.47 million from the current \$1 million.

Amends Section 171.204, Tax Code.

Prohibits comptroller from requiring company to file an information report if it is exempt from taxes.

Repeals Section 172.204(d), Tax Code.

Citations: [171.002\(d\), TAX](#), [171.204\(b\), TAX](#), [171.204\(d\), TAX](#)

HJR 2 contains the proposed constitutional amendments allowing many of the changes in SB 2. It will be on the ballot in November.

Proposes adding Section 1(n), Article VIII, Texas Constitution. Allows Legislature by general law to limit the maximum appraised value for real property other than property that qualifies for a residence homestead exemption. Sets the range of the limitation to the lesser of the most recent market value of the property as determined by the appraisal entity or 120 percent, or a greater percentage, of the appraised value of the property for the preceding tax year. Authorizes Legislature to impose additional eligibility requirements for property to qualify for limitation. Provides it will expire December 31, 2026.

Proposes amendment to Section 1-b(c) and (d), Article VIII, Texas Constitution. Increases the amount of the residence homestead exemption for school taxes from \$40,000 to \$100,000.

Proposes amendment to Section 22, Article VIII, Texas Constitution. Provides that appropriations for ad valorem tax relief are not considered appropriations for determining whether the rate of growth of appropriations exceeds constitutional limitations.

Proposes amendment to Section 30, Article XVI, Texas Constitution. Authorizes Legislature by general law to require board of directors of an appraisal entity in a county with population of 75,000 or more to serve terms not to exceed four years.

Proposes this joint resolution will be submitted to the voters at an election to be held November 7, 2023.

Citations: [VIII Sec 1\(n\),\(n-1\), CON](#), VIII Sec 1-b(c)-(d), CON, [VIII Sec 22\(a-1\), CON](#), [XVI Sec 30\(e\), CON](#)

This will be our last update for the 88th Special Sessions of the Texas Legislature for July. Please contact us if you have any questions or feedback concerning these updates.

Christopher S. Jackson
Partner

Eric Farrar
Editor-in-Chief
Perdue Brandon Fielder Collins & Mott LLP Legislative Update

1 AN ACT

2 relating to providing property tax relief through the public school
3 finance system, exemptions, limitations on appraisals and taxes,
4 and property tax administration; authorizing the imposition of a
5 fee.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

7 ARTICLE 1. SHORT TITLE

8 SECTION 1.01. This Act may be cited as the Property Tax
9 Relief Act.

10 ARTICLE 2. SCHOOL DISTRICT TAX RATE COMPRESSION

11 SECTION 2.01. Subchapter F, Chapter 48, Education Code, is
12 amended by adding Sections 48.2555 and 48.283 to read as follows:

13 Sec. 48.2555. MAXIMUM COMPRESSED TAX RATE FOR 2023-2024
14 SCHOOL YEAR. (a) Notwithstanding any other provision of this
15 title or Chapter 26, Tax Code, for the 2023-2024 school year, the
16 commissioner shall calculate the value of a school district's
17 maximum compressed tax rate by determining the district's maximum
18 compressed rate under Section 48.2551 or 48.2552(b), if applicable,
19 and reducing the tax rate determined under the applicable section
20 by \$0.107.

21 (b) If a school district's maximum compressed tax rate as
22 calculated under Subsection (a) would be less than 90 percent of
23 another school district's maximum compressed tax rate under
24 Subsection (a), the district's maximum compressed tax rate is the

1 value at which the district's maximum compressed tax rate would be
2 equal to 90 percent of the other district's maximum compressed tax
3 rate.

4 (c) Notwithstanding any other provision of this title or
5 Chapter 26, Tax Code, for purposes of determining funding for
6 school districts for the 2023-2024 school year, a reference in any
7 of the following provisions of law to a school district's maximum
8 compressed tax rate or maximum compressed rate as determined under
9 Section 48.2551 means the maximum compressed tax rate determined
10 for the district under this section:

- 11 (1) Section 13.054(f);
- 12 (2) Section 45.003(d);
- 13 (3) Section 45.0032(a);
- 14 (4) Section 48.051(a);
- 15 (5) Sections 48.2553(a) and (e);
- 16 (6) Section 48.2556; and
- 17 (7) Section 26.08(n), Tax Code.

18 (d) For purposes of Section 30.003(f-1), a reference in that
19 section to Section 48.2551 includes this section.

20 (e) Notwithstanding any other provision of this title, for
21 purposes of determining a school district's maximum compressed tax
22 rate under Section 48.2551 for the 2024-2025 school year, the value
23 of the district's "PYMCR" is the maximum compressed tax rate
24 determined for the district under this section for the preceding
25 school year.

26 (f) This section expires September 1, 2025.

27 Sec. 48.283. ADDITIONAL STATE AID FOR CERTAIN DISTRICTS

1 IMPACTED BY COMPRESSION. A school district that received an
2 adjustment under Section 48.257(b) for the 2022-2023 school year is
3 entitled to additional state aid for each school year in an amount
4 equal to the amount of that adjustment for the 2022-2023 school year
5 less the difference, if the difference is greater than zero,
6 between:

7 (1) the amount to which the district is entitled under
8 this chapter for the current school year; and

9 (2) the amount to which the district would be entitled
10 under this chapter for the current school year if the district's
11 maximum compressed tax rate had not been reduced under Section
12 48.2555, as added by S.B. 2, Acts of the 88th Legislature, 2nd
13 Called Session, 2023.

14 ARTICLE 3. SCHOOL DISTRICT RESIDENCE HOMESTEAD EXEMPTION

15 SECTION 3.01. Section 11.13, Tax Code, is amended by
16 amending Subsection (b) and adding Subsection (n-1) to read as
17 follows:

18 (b) An adult is entitled to exemption from taxation by a
19 school district of \$100,000 [~~\$40,000~~] of the appraised value of the
20 adult's residence homestead, except that only \$5,000 of the
21 exemption applies to an entity operating under former Chapter 17,
22 18, 25, 26, 27, or 28, Education Code, as those chapters existed on
23 May 1, 1995, as permitted by Section 11.301, Education Code.

24 (n-1) The governing body of a school district,
25 municipality, or county that adopted an exemption under Subsection
26 (n) for the 2022 tax year may not reduce the amount of or repeal the
27 exemption. This subsection expires December 31, 2027.

1 SECTION 3.02. Section 11.26, Tax Code, is amended by
2 amending Subsections (a), (a-10), and (o) and adding Subsections
3 (a-11) and (a-12) to read as follows:

4 (a) The tax officials shall appraise the property to which
5 this section applies and calculate taxes as on other property, but
6 if the tax so calculated exceeds the limitation imposed by this
7 section, the tax imposed is the amount of the tax as limited by this
8 section, except as otherwise provided by this section. A school
9 district may not increase the total annual amount of ad valorem tax
10 it imposes on the residence homestead of an individual 65 years of
11 age or older or on the residence homestead of an individual who is
12 disabled, as defined by Section 11.13, above the amount of the tax
13 it imposed in the first tax year in which the individual qualified
14 that residence homestead for the applicable exemption provided by
15 Section 11.13(c) for an individual who is 65 years of age or older
16 or is disabled. If the individual qualified that residence
17 homestead for the exemption after the beginning of that first year
18 and the residence homestead remains eligible for the same exemption
19 for the next year, and if the school district taxes imposed on the
20 residence homestead in the next year are less than the amount of
21 taxes imposed in that first year, a school district may not
22 subsequently increase the total annual amount of ad valorem taxes
23 it imposes on the residence homestead above the amount it imposed in
24 the year immediately following the first year for which the
25 individual qualified that residence homestead for the same
26 exemption, except as provided by Subsection (b). ~~[If the first tax~~
27 ~~year the individual qualified the residence homestead for the~~

1 ~~exemption provided by Section 11.13(c) for individuals 65 years of~~
2 ~~age or older or disabled was a tax year before the 2015 tax year, the~~
3 ~~amount of the limitation provided by this section is the amount of~~
4 ~~tax the school district imposed for the 2014 tax year less an amount~~
5 ~~equal to the amount determined by multiplying \$10,000 times the tax~~
6 ~~rate of the school district for the 2015 tax year, plus any 2015 tax~~
7 ~~attributable to improvements made in 2014, other than improvements~~
8 ~~made to comply with governmental regulations or repairs.]~~

9 (a-10) Notwithstanding the other provisions of this
10 section, if in the 2024 or a subsequent tax year an individual
11 qualifies for a limitation on tax increases provided by this
12 section on the individual's residence homestead, the amount of the
13 limitation provided by this section on the homestead is equal to the
14 amount computed by:

15 (1) multiplying the taxable value of the homestead in
16 the preceding tax year by a tax rate equal to the difference between
17 the school district's maximum compressed rate for the preceding tax
18 year and the district's maximum compressed rate for the current tax
19 year;

20 (2) subtracting the amount computed under Subdivision
21 (1) from the amount of tax the district imposed on the homestead in
22 the preceding tax year; ~~and~~

23 (3) adding any tax imposed in the current tax year
24 attributable to improvements made in the preceding tax year as
25 provided by Subsection (b) to the amount computed under Subdivision
26 (2);

27 (4) multiplying the amount of any increase in the

1 current tax year as compared to the preceding tax year in the
2 aggregate amount of the exemptions to which the individual is
3 entitled under Sections 11.13(b) and (c) by the school district's
4 tax rate for the current tax year; and

5 (5) subtracting the amount computed under Subdivision
6 (4) from the amount computed under Subdivision (3).

7 (a-11) This subsection applies only to an individual who in
8 the 2023 tax year qualifies for a limitation under this section and
9 for whom the 2022 tax year or an earlier tax year was the first tax
10 year the individual or the individual's spouse qualified for an
11 exemption under Section 11.13(c). The amount of the limitation
12 provided by this section on the residence homestead of an
13 individual to which this subsection applies for the 2023 tax year is
14 the amount of the limitation as computed under Subsection (a-5),
15 (a-6), (a-7), (a-8), or (a-9) of this section, as applicable, less
16 an amount equal to the product of \$60,000 and the tax rate of the
17 school district for the 2023 tax year. This subsection expires
18 January 1, 2025.

19 (a-12) This subsection applies only to an individual who in
20 the 2023 tax year qualifies for a limitation under this section and
21 for whom the 2021 tax year or an earlier tax year was the first tax
22 year the individual or the individual's spouse qualified for an
23 exemption under Section 11.13(c). The amount of the limitation
24 provided by this section on the residence homestead of an
25 individual to which this subsection applies for the 2023 tax year is
26 the amount of the limitation as computed under Subsection (a-11) of
27 this section less an amount equal to the product of \$15,000 and the

1 tax rate of the school district for the 2022 tax year. This
2 subsection expires January 1, 2025.

3 (o) Notwithstanding Subsections (a)[~~, (a-3),~~] and (b), an
4 improvement to property that would otherwise constitute an
5 improvement under Subsection (b) is not treated as an improvement
6 under that subsection if the improvement is a replacement structure
7 for a structure that was rendered uninhabitable or unusable by a
8 casualty or by wind or water damage. For purposes of appraising the
9 property in the tax year in which the structure would have
10 constituted an improvement under Subsection (b), the replacement
11 structure is considered to be an improvement under that subsection
12 only if:

13 (1) the square footage of the replacement structure
14 exceeds that of the replaced structure as that structure existed
15 before the casualty or damage occurred; or

16 (2) the exterior of the replacement structure is of
17 higher quality construction and composition than that of the
18 replaced structure.

19 SECTION 3.03. Section 46.071, Education Code, is amended by
20 amending Subsections (a-1) and (b-1) and adding Subsections (a-2),
21 (b-2), and (c-2) to read as follows:

22 (a-1) For [~~Beginning with~~] the 2022-2023 school year, a
23 school district is entitled to additional state aid under this
24 subchapter to the extent that state and local revenue used to
25 service debt eligible under this chapter is less than the state and
26 local revenue that would have been available to the district under
27 this chapter as it existed on September 1, 2021, if any increase in

1 the residence homestead exemption under Section 1-b(c), Article
2 VIII, Texas Constitution, as proposed by the 87th Legislature, 3rd
3 Called Session, 2021, had not occurred.

4 (a-2) Beginning with the 2023-2024 school year, a school
5 district is entitled to additional state aid under this subchapter
6 to the extent that state and local revenue used to service debt
7 eligible under this chapter is less than the state and local revenue
8 that would have been available to the district under this chapter as
9 it existed on September 1, 2022, if any increase in a residence
10 homestead exemption under Section 1-b(c), Article VIII, Texas
11 Constitution, and any additional limitation on tax increases under
12 Section 1-b(d) of that article as proposed by the 88th Legislature,
13 2nd Called Session, 2023, had not occurred.

14 (b-1) Subject to Subsections (c-1), (d), and (e),
15 additional state aid under this section for ~~[beginning with]~~ the
16 2022-2023 school year is equal to the amount by which the loss of
17 local interest and sinking revenue for debt service attributable to
18 any increase in the residence homestead exemption under Section
19 1-b(c), Article VIII, Texas Constitution, as proposed by the 87th
20 Legislature, 3rd Called Session, 2021, is not offset by a gain in
21 state aid under this chapter.

22 (b-2) Subject to Subsections (c-2), (d), and (e),
23 additional state aid under this section beginning with the
24 2023-2024 school year is equal to the amount by which the loss of
25 local interest and sinking revenue for debt service attributable to
26 any increase in a residence homestead exemption under Section
27 1-b(c), Article VIII, Texas Constitution, and any additional

1 limitation on tax increases under Section 1-b(d) of that article as
2 proposed by the 88th Legislature, 2nd Called Session, 2023, is not
3 offset by a gain in state aid under this chapter.

4 (c-2) For the purpose of determining state aid under
5 Subsections (a-2) and (b-2), local interest and sinking revenue for
6 debt service is limited to revenue required to service debt
7 eligible under this chapter as of September 1, 2023, or authorized
8 by the voters but not yet issued as of September 1, 2023, that later
9 becomes eligible under this chapter, including refunding of that
10 debt, subject to Section 46.061. The limitation imposed by Section
11 46.034(a) does not apply for the purpose of determining state aid
12 under this section.

13 SECTION 3.04. Section 48.2542, Education Code, is amended
14 to read as follows:

15 Sec. 48.2542. ADDITIONAL STATE AID FOR ADJUSTMENT OF
16 LIMITATION ON TAX INCREASES ON HOMESTEAD OF ELDERLY OR DISABLED.
17 Notwithstanding any other provision of this chapter, if a school
18 district is not fully compensated through state aid or the
19 calculation of excess local revenue under this chapter based on the
20 determination of the district's taxable value of property under
21 Subchapter M, Chapter 403, Government Code, the district is
22 entitled to additional state aid in the amount necessary to fully
23 compensate the district for the amount of ad valorem tax revenue
24 lost due to a reduction of the amount of the limitation on tax
25 increases provided by Sections 11.26(a-4), (a-5), (a-6), (a-7),
26 (a-8), (a-9), ~~and~~ (a-10), (a-11), and (a-12), Tax Code, as
27 applicable.

1 SECTION 3.05. Effective January 1, 2025, Section 48.2542,
2 Education Code, is amended to read as follows:

3 Sec. 48.2542. ADDITIONAL STATE AID FOR ADJUSTMENT OF
4 LIMITATION ON TAX INCREASES ON HOMESTEAD OF ELDERLY OR DISABLED.
5 Notwithstanding any other provision of this chapter, if a school
6 district is not fully compensated through state aid or the
7 calculation of excess local revenue under this chapter based on the
8 determination of the district's taxable value of property under
9 Subchapter M, Chapter 403, Government Code, the district is
10 entitled to additional state aid in the amount necessary to fully
11 compensate the district for the amount of ad valorem tax revenue
12 lost due to a reduction of the amount of the limitation on tax
13 increases provided by Section 11.26(a-10) [~~Sections 11.26(a-4),~~
14 ~~(a-5), (a-6), (a-7), (a-8), (a-9), and (a-10)]~~, Tax Code[, ~~as~~
15 ~~applicable~~].

16 SECTION 3.06. Section 48.2543, Education Code, is amended
17 to read as follows:

18 Sec. 48.2543. ADDITIONAL STATE AID FOR HOMESTEAD EXEMPTION.
19 (a) For [~~Beginning with~~] the 2022-2023 school year, a school
20 district is entitled to additional state aid to the extent that
21 state and local revenue under this chapter and Chapter 49 is less
22 than the state and local revenue that would have been available to
23 the district under this chapter and Chapter 49 as those chapters
24 existed on September 1, 2021, if any increase in the residence
25 homestead exemption under Section 1-b(c), Article VIII, Texas
26 Constitution, as proposed by the 87th Legislature, 3rd Called
27 Session, 2021, had not occurred.

1 (a-1) Beginning with the 2023-2024 school year, a school
2 district is entitled to additional state aid to the extent that
3 state and local revenue under this chapter and Chapter 49 is less
4 than the state and local revenue that would have been available to
5 the district under this chapter and Chapter 49 as those chapters
6 existed on September 1, 2022, if any increase in a residence
7 homestead exemption under Section 1-b(c), Article VIII, Texas
8 Constitution, and any additional limitation on tax increases under
9 Section 1-b(d) of that article as proposed by the 88th Legislature,
10 2nd Called Session, 2023, had not occurred.

11 (b) The lesser of the school district's currently adopted
12 maintenance and operations tax rate or the adopted maintenance and
13 operations tax rate for:

14 (1) the 2021 tax year is used for the purpose of
15 determining additional state aid under Subsection (a); and

16 (2) the 2022 tax year is used for the purpose of
17 determining additional state aid under Subsection (a-1).

18 SECTION 3.07. Section 48.2556(a), Education Code, is
19 amended to read as follows:

20 (a) The agency shall post the following information on the
21 agency's Internet website for purposes of allowing the chief
22 appraiser of each appraisal district and the assessor for each
23 school district to make the calculations required by Sections
24 11.26(a-5), (a-6), (a-7), (a-8), (a-9), ~~and~~ (a-10), (a-11), and
25 (a-12), Tax Code:

26 (1) each school district's maximum compressed rate, as
27 determined under Section 48.2551, for each tax year beginning with

1 the 2019 tax year; and

2 (2) each school district's tier one maintenance and
3 operations tax rate, as provided by Section 45.0032(a), for the
4 2018 tax year.

5 SECTION 3.08. Effective January 1, 2025, Section
6 48.2556(a), Education Code, is amended to read as follows:

7 (a) For purposes of allowing the chief appraiser of each
8 appraisal district and the assessor for each school district to
9 make the calculations required by Section 11.26(a-10), Tax Code,
10 the [The] agency shall post [the following information] on the
11 agency's Internet website [for purposes of allowing the chief
12 appraiser of each appraisal district and the assessor for each
13 school district to make the calculations required by Sections
14 11.26(a-5), (a-6), (a-7), (a-8), (a-9), and (a-10), Tax Code:

15 [~~(1)~~] each school district's maximum compressed rate,
16 as determined under Section 48.2551, for the current [each] tax
17 year and the preceding [beginning with the 2019] tax year[, and

18 [~~(2)~~] ~~each school district's tier one maintenance and~~
19 ~~operations tax rate, as provided by Section 45.0032(a), for the~~
20 ~~2018 tax year].~~

21 SECTION 3.09. Section 49.004, Education Code, is amended by
22 adding Subsections (a-1), (b-1), and (c-1) to read as follows:

23 (a-1) This subsection applies only if the constitutional
24 amendment proposed by H.J.R. 2, 88th Legislature, 2nd Called
25 Session, 2023, is approved by the voters in an election held for
26 that purpose. As soon as practicable after receiving revised
27 property values that reflect adoption of the constitutional

1 amendment, the commissioner shall review the local revenue level of
2 districts in the state and revise as necessary the notifications
3 provided under Subsection (a) for the 2023-2024 school year. This
4 subsection expires September 1, 2024.

5 (b-1) This subsection applies only to a district that has
6 not previously held an election under this chapter. Notwithstanding
7 Subsection (b), a district that enters into an agreement to
8 exercise an option to reduce the district's local revenue level in
9 excess of entitlement under Section 49.002(3), (4), or (5) for the
10 2023-2024 school year may request and, as provided by Section
11 49.0042(a), receive approval from the commissioner to delay the
12 date of the election otherwise required to be ordered before
13 September 1. This subsection expires September 1, 2024.

14 (c-1) Notwithstanding Subsection (c), a district that
15 receives approval from the commissioner to delay an election as
16 provided by Subsection (b-1) may adopt a tax rate for the 2023 tax
17 year before the commissioner certifies that the district has
18 reduced its local revenue level to the level established by Section
19 48.257. This subsection expires September 1, 2024.

20 SECTION 3.10. Subchapter A, Chapter 49, Education Code, is
21 amended by adding Section 49.0042 to read as follows:

22 Sec. 49.0042. TRANSITIONAL PROVISIONS: INCREASED HOMESTEAD
23 EXEMPTION AND LIMITATION ON TAX INCREASES. (a) The commissioner
24 shall approve a district's request under Section 49.004(b-1) to
25 delay the date of an election required under this chapter if the
26 commissioner determines that the district would not have a local
27 revenue level in excess of entitlement if the constitutional

1 amendment proposed by H.J.R. 2, 88th Legislature, 2nd Called
2 Session, 2023, were approved by the voters.

3 (b) The commissioner shall set a date by which each district
4 that receives approval under this section must order the election.

5 (c) Not later than the 2024-2025 school year, the
6 commissioner shall order detachment and annexation of property
7 under Subchapter G or consolidation under Subchapter H as necessary
8 to reduce the district's local revenue level to the level
9 established by Section 48.257 for a district that receives approval
10 under this section and subsequently:

11 (1) fails to hold the election; or

12 (2) does not receive voter approval at the election.

13 (d) This section expires September 1, 2025.

14 SECTION 3.11. Subchapter A, Chapter 49, Education Code, is
15 amended by adding Section 49.0121 to read as follows:

16 Sec. 49.0121. TRANSITIONAL ELECTION DATES. (a) This
17 section applies only to an election under this chapter that occurs
18 during the 2023-2024 school year.

19 (b) Section 49.012 does not apply to a district that
20 receives approval of a request under Section 49.0042. The district
21 shall hold the election on a Tuesday or Saturday on or before a date
22 specified by the commissioner. Section 41.001, Election Code, does
23 not apply to the election.

24 (c) This section expires September 1, 2024.

25 SECTION 3.12. Section 49.154, Education Code, is amended by
26 adding Subsections (a-2) and (a-3) to read as follows:

27 (a-2) Notwithstanding Subsections (a) and (a-1), a district

1 that receives approval of a request under Section 49.0042 shall pay
2 for credit purchased:

3 (1) in equal monthly payments as determined by the
4 commissioner beginning March 15, 2024, and ending August 15, 2024;
5 or

6 (2) in the manner provided by Subsection (a)(2),
7 provided that the district notifies the commissioner of the
8 district's election to pay in that manner not later than March 15,
9 2024.

10 (a-3) Subsection (a-2) and this subsection expire September
11 1, 2024.

12 SECTION 3.13. Section 49.308, Education Code, is amended by
13 adding Subsection (a-1) to read as follows:

14 (a-1) Notwithstanding Subsection (a), for the 2023-2024
15 school year, the commissioner shall order any detachments and
16 annexations of property under this subchapter as soon as
17 practicable after the canvass of the votes on the constitutional
18 amendment proposed by H.J.R. 2, 88th Legislature, 2nd Called
19 Session, 2023. This subsection expires September 1, 2024.

20 SECTION 3.14. Section 403.302, Government Code, is amended
21 by amending Subsection (j-1) and adding Subsection (j-2) to read as
22 follows:

23 (j-1) In the final certification of the study under
24 Subsection (j), the comptroller shall separately identify the final
25 taxable value for each school district as adjusted to account for
26 the reduction of the amount of the limitation on tax increases
27 provided by Section 11.26(a-10) [~~Sections 11.26(a-4), (a-5),~~

1 ~~(a-6), (a-7), (a-8), (a-9), and (a-10)]~~, Tax Code~~[, as applicable]~~.

2 (j-2) In the final certification of the study under
3 Subsection (j), the comptroller shall separately identify the final
4 taxable value for each school district as adjusted to account for
5 the reduction of the amount of the limitation on tax increases
6 provided by Sections 11.26(a-5), (a-6), (a-7), (a-8), (a-9),
7 (a-10), (a-11), and (a-12), Tax Code. This subsection expires
8 January 1, 2025.

9 SECTION 3.15. (a) Sections 11.26(a-1), (a-2), and (a-3),
10 Tax Code, are repealed.

11 (b) Effective January 1, 2025, Sections 11.26(a-5), (a-6),
12 (a-7), (a-8), and (a-9), Tax Code, are repealed.

13 SECTION 3.16. Sections 11.13 and 11.26, Tax Code, as
14 amended by this article, apply only to an ad valorem tax year that
15 begins on or after January 1, 2023.

16 ARTICLE 4. CIRCUIT BREAKER LIMITATION ON INCREASES IN VALUE OF REAL
17 PROPERTY OTHER THAN RESIDENCE HOMESTEAD

18 SECTION 4.01. Section 1.12(d), Tax Code, is amended to read
19 as follows:

20 (d) For purposes of this section, the appraisal ratio of
21 property ~~[a homestead]~~ to which Section 23.23 or 23.231 applies is
22 the ratio of the property's market value as determined by the
23 appraisal district or appraisal review board, as applicable, to the
24 market value of the property according to law. The appraisal ratio
25 is not calculated according to the appraised value of the property
26 as limited by Section 23.23 or 23.231.

27 SECTION 4.02. Effective January 1, 2027, Section 1.12(d),

1 Tax Code, is amended to read as follows:

2 (d) For purposes of this section, the appraisal ratio of a
3 homestead to which Section 23.23 applies is the ratio of the
4 property's market value as determined by the appraisal district or
5 appraisal review board, as applicable, to the market value of the
6 property according to law. The appraisal ratio is not calculated
7 according to the appraised value of the property as limited by
8 Section 23.23.

9 SECTION 4.03. Subchapter B, Chapter 23, Tax Code, is
10 amended by adding Section 23.231 to read as follows:

11 Sec. 23.231. CIRCUIT BREAKER LIMITATION ON APPRAISED VALUE
12 OF REAL PROPERTY OTHER THAN RESIDENCE HOMESTEAD. (a) In this
13 section:

14 (1) "Consumer price index" means the average over a
15 state fiscal year of the Consumer Price Index for All Urban
16 Consumers (CPI-U), U.S. City Average, published monthly by the
17 United States Bureau of Labor Statistics, or its successor in
18 function.

19 (2) "Disaster recovery program" means a disaster
20 recovery program funded with community development block grant
21 disaster recovery money authorized by federal law.

22 (3) "New improvement" means an improvement to real
23 property made after the most recent appraisal of the property that
24 increases the market value of the property and the value of which is
25 not included in the appraised value of the property for the
26 preceding tax year. The term does not include repairs to or
27 ordinary maintenance of an existing structure or the grounds or

1 another feature of the property.

2 (b) This section applies only to real property with an
3 appraised value of not more than the amount determined under
4 Subsection (j) for the tax year in which the property first
5 qualifies for the circuit breaker limitation authorized by this
6 section.

7 (c) This section does not apply to:

8 (1) a residence homestead that qualifies for an
9 exemption under Section 11.13; or

10 (2) property appraised under Subchapter C, D, E, F, G,
11 or H.

12 (d) Notwithstanding the requirements of Section 25.18 and
13 regardless of whether the appraisal office has appraised the
14 property and determined the market value of the property for the tax
15 year, an appraisal office may increase the appraised value of real
16 property to which this section applies for a tax year to an amount
17 not to exceed the lesser of:

18 (1) the market value of the property for the most
19 recent tax year that the market value was determined by the
20 appraisal office; or

21 (2) the sum of:

22 (A) 20 percent of the appraised value of the
23 property for the preceding tax year;

24 (B) the appraised value of the property for the
25 preceding tax year; and

26 (C) the market value of all new improvements to
27 the property.

1 (e) When appraising real property to which this section
2 applies, the chief appraiser shall:

3 (1) appraise the property at its market value; and

4 (2) include in the appraisal records both the market
5 value of the property and the amount computed under Subsection
6 (d)(2).

7 (f) The circuit breaker limitation provided by Subsection
8 (d) takes effect as to a parcel of real property on January 1 of the
9 tax year following the first tax year in which the owner owns the
10 property on January 1. The circuit breaker limitation expires on
11 January 1 of the tax year following the tax year in which the owner
12 of the property ceases to own the property.

13 (g) For purposes of Subsection (f), a person who acquired
14 real property to which this section applies before the 2023 tax year
15 is considered to have acquired the property on January 1, 2023.

16 (h) Notwithstanding Subsections (a) and (d) and except as
17 provided by Subdivision (2) of this subsection, an improvement to
18 real property that would otherwise constitute a new improvement is
19 not treated as a new improvement if the improvement is a replacement
20 structure for a structure that was rendered uninhabitable or
21 unusable by a casualty or by wind or water damage. For purposes of
22 appraising the property under Subsection (d) in the tax year in
23 which the structure would have constituted a new improvement:

24 (1) the appraised value the property would have had in
25 the preceding tax year if the casualty or damage had not occurred is
26 considered to be the appraised value of the property for that year,
27 regardless of whether that appraised value exceeds the actual

1 appraised value of the property for that year as limited by
2 Subsection (d); and

3 (2) the replacement structure is considered to be a
4 new improvement only if:

5 (A) the square footage of the replacement
6 structure exceeds that of the replaced structure as that structure
7 existed before the casualty or damage occurred; or

8 (B) the exterior of the replacement structure is
9 of higher quality construction and composition than that of the
10 replaced structure.

11 (i) Notwithstanding Subsection (h)(2), and only to the
12 extent necessary to satisfy the requirements of a disaster recovery
13 program, a replacement structure described by that subdivision is
14 not considered to be a new improvement if to satisfy the
15 requirements of the disaster recovery program it was necessary
16 that:

17 (1) the square footage of the replacement structure
18 exceed that of the replaced structure as that structure existed
19 before the casualty or damage occurred; or

20 (2) the exterior of the replacement structure be of
21 higher quality construction and composition than that of the
22 replaced structure.

23 (j) For the purpose of Subsection (b), for the 2024 tax
24 year, the amount is \$5 million. For the 2025 tax year, the
25 comptroller shall determine the amount for purposes of Subsection
26 (b) by increasing or decreasing, as applicable, the amount in
27 effect for the 2024 tax year by an amount equal to \$5 million

1 multiplied by the percentage increase or decrease during the
2 preceding state fiscal year in the consumer price index. For each
3 subsequent tax year, the comptroller shall determine the amount for
4 purposes of Subsection (b) by increasing or decreasing, as
5 applicable, the amount in effect for the preceding tax year by an
6 amount equal to that amount multiplied by the percentage increase
7 or decrease during the preceding state fiscal year in the consumer
8 price index, rounded to the nearest \$10,000. The comptroller shall
9 publish the amount in effect for a tax year under this subsection as
10 soon as practicable after January 1 of the tax year.

11 (k) This section expires December 31, 2026.

12 SECTION 4.04. Sections 25.19(b) and (g), Tax Code, are
13 amended to read as follows:

14 (b) The chief appraiser shall separate real from personal
15 property and include in the notice for each:

16 (1) a list of the taxing units in which the property is
17 taxable;

18 (2) the appraised value of the property in the
19 preceding year;

20 (3) the taxable value of the property in the preceding
21 year for each taxing unit taxing the property;

22 (4) the appraised value of the property for the
23 current year, the kind and amount of each exemption and partial
24 exemption, if any, approved for the property for the current year
25 and for the preceding year, and, if an exemption or partial
26 exemption that was approved for the preceding year was canceled or
27 reduced for the current year, the amount of the exemption or partial

1 exemption canceled or reduced;

2 (4-a) a statement of whether the property qualifies
3 for the circuit breaker limitation on appraised value provided by
4 Section 23.231;

5 (5) in italic typeface, the following statement: "The
6 Texas Legislature does not set the amount of your local taxes. Your
7 property tax burden is decided by your locally elected officials,
8 and all inquiries concerning your taxes should be directed to those
9 officials";

10 (6) a detailed explanation of the time and procedure
11 for protesting the value;

12 (7) the date and place the appraisal review board will
13 begin hearing protests;

14 (8) an explanation of the availability and purpose of
15 an informal conference with the appraisal office before a hearing
16 on a protest; and

17 (9) a brief explanation that the governing body of
18 each taxing unit decides whether or not taxes on the property will
19 increase and the appraisal district only determines the value of
20 the property.

21 (g) By April 1 or as soon thereafter as practicable if the
22 property is a single-family residence that qualifies for an
23 exemption under Section 11.13, or by May 1 or as soon thereafter as
24 practicable in connection with any other property, the chief
25 appraiser shall deliver a written notice to the owner of each
26 property not included in a notice required to be delivered under
27 Subsection (a), if the property was reappraised in the current tax

1 year, if the ownership of the property changed during the preceding
2 year, or if the property owner or the agent of a property owner
3 authorized under Section 1.111 makes a written request for the
4 notice. The chief appraiser shall separate real from personal
5 property and include in the notice for each property:

6 (1) the appraised value of the property in the
7 preceding year;

8 (2) the appraised value of the property for the
9 current year and the kind of each partial exemption, if any,
10 approved for the current year;

11 (2-a) a statement of whether the property qualifies
12 for the circuit breaker limitation on appraised value provided by
13 Section 23.231;

14 (3) a detailed explanation of the time and procedure
15 for protesting the value; and

16 (4) the date and place the appraisal review board will
17 begin hearing protests.

18 SECTION 4.05. Effective January 1, 2027, Sections 25.19(b)
19 and (g), Tax Code, are amended to read as follows:

20 (b) The chief appraiser shall separate real from personal
21 property and include in the notice for each:

22 (1) a list of the taxing units in which the property is
23 taxable;

24 (2) the appraised value of the property in the
25 preceding year;

26 (3) the taxable value of the property in the preceding
27 year for each taxing unit taxing the property;

1 (4) the appraised value of the property for the
2 current year, the kind and amount of each exemption and partial
3 exemption, if any, approved for the property for the current year
4 and for the preceding year, and, if an exemption or partial
5 exemption that was approved for the preceding year was canceled or
6 reduced for the current year, the amount of the exemption or partial
7 exemption canceled or reduced;

8 (5) in italic typeface, the following statement: "The
9 Texas Legislature does not set the amount of your local taxes. Your
10 property tax burden is decided by your locally elected officials,
11 and all inquiries concerning your taxes should be directed to those
12 officials";

13 (6) a detailed explanation of the time and procedure
14 for protesting the value;

15 (7) the date and place the appraisal review board will
16 begin hearing protests;

17 (8) an explanation of the availability and purpose of
18 an informal conference with the appraisal office before a hearing
19 on a protest; and

20 (9) a brief explanation that the governing body of
21 each taxing unit decides whether or not taxes on the property will
22 increase and the appraisal district only determines the value of
23 the property.

24 (g) By April 1 or as soon thereafter as practicable if the
25 property is a single-family residence that qualifies for an
26 exemption under Section 11.13, or by May 1 or as soon thereafter as
27 practicable in connection with any other property, the chief

1 appraiser shall deliver a written notice to the owner of each
2 property not included in a notice required to be delivered under
3 Subsection (a), if the property was reappraised in the current tax
4 year, if the ownership of the property changed during the preceding
5 year, or if the property owner or the agent of a property owner
6 authorized under Section 1.111 makes a written request for the
7 notice. The chief appraiser shall separate real from personal
8 property and include in the notice for each property:

9 (1) the appraised value of the property in the
10 preceding year;

11 (2) the appraised value of the property for the
12 current year and the kind of each partial exemption, if any,
13 approved for the current year;

14 (3) a detailed explanation of the time and procedure
15 for protesting the value; and

16 (4) the date and place the appraisal review board will
17 begin hearing protests.

18 SECTION 4.06. Section 25.19, Tax Code, is amended by adding
19 Subsection (o) to read as follows:

20 (o) A notice required under Subsection (a) or (g) to be
21 delivered to the owner of real property other than a single-family
22 residence that qualifies for an exemption under Section 11.13 must
23 include the following statement: "Under Section 23.231, Tax Code,
24 for the 2024, 2025, and 2026 tax years, the appraised value of real
25 property other than a residence homestead for ad valorem tax
26 purposes may not be increased by more than 20 percent each year,
27 with certain exceptions. The circuit breaker limitation provided

1 under Section 23.231, Tax Code, expires December 31, 2026. Unless
2 this expiration date is extended by the Texas Legislature,
3 beginning in the 2027 tax year, the circuit breaker limitation
4 provided under Section 23.231, Tax Code, will no longer be in effect
5 and may result in an increase in ad valorem taxes imposed on real
6 property previously subject to the limitation." This subsection
7 expires December 31, 2027.

8 SECTION 4.07. Section 41.41(a), Tax Code, is amended to
9 read as follows:

10 (a) A property owner is entitled to protest before the
11 appraisal review board the following actions:

12 (1) determination of the appraised value of the
13 owner's property or, in the case of land appraised as provided by
14 Subchapter C, D, E, or H, Chapter 23, determination of its appraised
15 or market value;

16 (2) unequal appraisal of the owner's property;

17 (3) inclusion of the owner's property on the appraisal
18 records;

19 (4) denial to the property owner in whole or in part of
20 a partial exemption;

21 (4-a) determination that the owner's property does not
22 qualify for the circuit breaker limitation on appraised value
23 provided by Section 23.231;

24 (5) determination that the owner's land does not
25 qualify for appraisal as provided by Subchapter C, D, E, or H,
26 Chapter 23;

27 (6) identification of the taxing units in which the

1 owner's property is taxable in the case of the appraisal district's
2 appraisal roll;

3 (7) determination that the property owner is the owner
4 of property;

5 (8) a determination that a change in use of land
6 appraised under Subchapter C, D, E, or H, Chapter 23, has occurred;
7 or

8 (9) any other action of the chief appraiser, appraisal
9 district, or appraisal review board that applies to and adversely
10 affects the property owner.

11 SECTION 4.08. Effective January 1, 2027, Section 41.41(a),
12 Tax Code, is amended to read as follows:

13 (a) A property owner is entitled to protest before the
14 appraisal review board the following actions:

15 (1) determination of the appraised value of the
16 owner's property or, in the case of land appraised as provided by
17 Subchapter C, D, E, or H, Chapter 23, determination of its appraised
18 or market value;

19 (2) unequal appraisal of the owner's property;

20 (3) inclusion of the owner's property on the appraisal
21 records;

22 (4) denial to the property owner in whole or in part of
23 a partial exemption;

24 (5) determination that the owner's land does not
25 qualify for appraisal as provided by Subchapter C, D, E, or H,
26 Chapter 23;

27 (6) identification of the taxing units in which the

1 owner's property is taxable in the case of the appraisal district's
2 appraisal roll;

3 (7) determination that the property owner is the owner
4 of property;

5 (8) a determination that a change in use of land
6 appraised under Subchapter C, D, E, or H, Chapter 23, has occurred;
7 or

8 (9) any other action of the chief appraiser, appraisal
9 district, or appraisal review board that applies to and adversely
10 affects the property owner.

11 SECTION 4.09. Section 42.26(d), Tax Code, is amended to
12 read as follows:

13 (d) For purposes of this section, the value of the property
14 subject to the suit and the value of a comparable property or sample
15 property that is used for comparison must be the market value
16 determined by the appraisal district when the property is [~~a~~
17 ~~residence homestead~~] subject to the limitation on appraised value
18 imposed by Section 23.23 or 23.231.

19 SECTION 4.10. Effective January 1, 2027, Section 42.26(d),
20 Tax Code, is amended to read as follows:

21 (d) For purposes of this section, the value of the property
22 subject to the suit and the value of a comparable property or sample
23 property that is used for comparison must be the market value
24 determined by the appraisal district when the property is a
25 residence homestead subject to the limitation on appraised value
26 imposed by Section 23.23.

27 SECTION 4.11. Sections 403.302(d) and (i), Government Code,

1 are amended to read as follows:

2 (d) For the purposes of this section, "taxable value" means
3 the market value of all taxable property less:

4 (1) the total dollar amount of any residence homestead
5 exemptions lawfully granted under Section 11.13(b) or (c), Tax
6 Code, in the year that is the subject of the study for each school
7 district;

8 (2) one-half of the total dollar amount of any
9 residence homestead exemptions granted under Section 11.13(n), Tax
10 Code, in the year that is the subject of the study for each school
11 district;

12 (3) the total dollar amount of any exemptions granted
13 before May 31, 1993, within a reinvestment zone under agreements
14 authorized by Chapter 312, Tax Code;

15 (4) subject to Subsection (e), the total dollar amount
16 of any captured appraised value of property that:

17 (A) is within a reinvestment zone created on or
18 before May 31, 1999, or is proposed to be included within the
19 boundaries of a reinvestment zone as the boundaries of the zone and
20 the proposed portion of tax increment paid into the tax increment
21 fund by a school district are described in a written notification
22 provided by the municipality or the board of directors of the zone
23 to the governing bodies of the other taxing units in the manner
24 provided by former Section 311.003(e), Tax Code, before May 31,
25 1999, and within the boundaries of the zone as those boundaries
26 existed on September 1, 1999, including subsequent improvements to
27 the property regardless of when made;

1 (B) generates taxes paid into a tax increment
2 fund created under Chapter 311, Tax Code, under a reinvestment zone
3 financing plan approved under Section 311.011(d), Tax Code, on or
4 before September 1, 1999; and

5 (C) is eligible for tax increment financing under
6 Chapter 311, Tax Code;

7 (5) the total dollar amount of any captured appraised
8 value of property that:

9 (A) is within a reinvestment zone:

10 (i) created on or before December 31, 2008,
11 by a municipality with a population of less than 18,000; and

12 (ii) the project plan for which includes
13 the alteration, remodeling, repair, or reconstruction of a
14 structure that is included on the National Register of Historic
15 Places and requires that a portion of the tax increment of the zone
16 be used for the improvement or construction of related facilities
17 or for affordable housing;

18 (B) generates school district taxes that are paid
19 into a tax increment fund created under Chapter 311, Tax Code; and

20 (C) is eligible for tax increment financing under
21 Chapter 311, Tax Code;

22 (6) the total dollar amount of any exemptions granted
23 under Section 11.251 or 11.253, Tax Code;

24 (7) the difference between the comptroller's estimate
25 of the market value and the productivity value of land that
26 qualifies for appraisal on the basis of its productive capacity,
27 except that the productivity value estimated by the comptroller may

1 not exceed the fair market value of the land;

2 (8) the portion of the appraised value of residence
3 homesteads of individuals who receive a tax limitation under
4 Section 11.26, Tax Code, on which school district taxes are not
5 imposed in the year that is the subject of the study, calculated as
6 if the residence homesteads were appraised at the full value
7 required by law;

8 (9) a portion of the market value of property not
9 otherwise fully taxable by the district at market value because of
10 action required by statute or the constitution of this state, other
11 than Section 11.311, Tax Code, that, if the tax rate adopted by the
12 district is applied to it, produces an amount equal to the
13 difference between the tax that the district would have imposed on
14 the property if the property were fully taxable at market value and
15 the tax that the district is actually authorized to impose on the
16 property, if this subsection does not otherwise require that
17 portion to be deducted;

18 (10) the market value of all tangible personal
19 property, other than manufactured homes, owned by a family or
20 individual and not held or used for the production of income;

21 (11) the appraised value of property the collection of
22 delinquent taxes on which is deferred under Section 33.06, Tax
23 Code;

24 (12) the portion of the appraised value of property
25 the collection of delinquent taxes on which is deferred under
26 Section 33.065, Tax Code;

27 (13) the amount by which the market value of property

1 [~~a residence homestead~~] to which Section 23.23 or 23.231, Tax Code,
2 applies exceeds the appraised value of that property as calculated
3 under Section 23.23 or 23.231, Tax Code, as applicable [~~that~~
4 ~~section~~]; and

5 (14) the total dollar amount of any exemptions granted
6 under Section 11.35, Tax Code.

7 (i) If the comptroller determines in the study that the
8 market value of property in a school district as determined by the
9 appraisal district that appraises property for the school district,
10 less the total of the amounts and values listed in Subsection (d) as
11 determined by that appraisal district, is valid, the comptroller,
12 in determining the taxable value of property in the school district
13 under Subsection (d), shall for purposes of Subsection (d)(13)
14 subtract from the market value as determined by the appraisal
15 district of properties [~~residence homesteads~~] to which Section
16 23.23 or 23.231, Tax Code, applies the amount by which that amount
17 exceeds the appraised value of those properties as calculated by
18 the appraisal district under Section 23.23 or 23.231, Tax Code, as
19 applicable. If the comptroller determines in the study that the
20 market value of property in a school district as determined by the
21 appraisal district that appraises property for the school district,
22 less the total of the amounts and values listed in Subsection (d) as
23 determined by that appraisal district, is not valid, the
24 comptroller, in determining the taxable value of property in the
25 school district under Subsection (d), shall for purposes of
26 Subsection (d)(13) subtract from the market value as estimated by
27 the comptroller of properties [~~residence homesteads~~] to which

1 Section 23.23 or 23.231, Tax Code, applies the amount by which that
2 amount exceeds the appraised value of those properties as
3 calculated by the appraisal district under Section 23.23 or 23.231,
4 Tax Code, as applicable.

5 SECTION 4.12. Effective January 1, 2027, Sections
6 403.302(d) and (i), Government Code, are amended to read as
7 follows:

8 (d) For the purposes of this section, "taxable value" means
9 the market value of all taxable property less:

10 (1) the total dollar amount of any residence homestead
11 exemptions lawfully granted under Section 11.13(b) or (c), Tax
12 Code, in the year that is the subject of the study for each school
13 district;

14 (2) one-half of the total dollar amount of any
15 residence homestead exemptions granted under Section 11.13(n), Tax
16 Code, in the year that is the subject of the study for each school
17 district;

18 (3) the total dollar amount of any exemptions granted
19 before May 31, 1993, within a reinvestment zone under agreements
20 authorized by Chapter 312, Tax Code;

21 (4) subject to Subsection (e), the total dollar amount
22 of any captured appraised value of property that:

23 (A) is within a reinvestment zone created on or
24 before May 31, 1999, or is proposed to be included within the
25 boundaries of a reinvestment zone as the boundaries of the zone and
26 the proposed portion of tax increment paid into the tax increment
27 fund by a school district are described in a written notification

1 provided by the municipality or the board of directors of the zone
2 to the governing bodies of the other taxing units in the manner
3 provided by former Section 311.003(e), Tax Code, before May 31,
4 1999, and within the boundaries of the zone as those boundaries
5 existed on September 1, 1999, including subsequent improvements to
6 the property regardless of when made;

7 (B) generates taxes paid into a tax increment
8 fund created under Chapter 311, Tax Code, under a reinvestment zone
9 financing plan approved under Section 311.011(d), Tax Code, on or
10 before September 1, 1999; and

11 (C) is eligible for tax increment financing under
12 Chapter 311, Tax Code;

13 (5) the total dollar amount of any captured appraised
14 value of property that:

15 (A) is within a reinvestment zone:

16 (i) created on or before December 31, 2008,
17 by a municipality with a population of less than 18,000; and

18 (ii) the project plan for which includes
19 the alteration, remodeling, repair, or reconstruction of a
20 structure that is included on the National Register of Historic
21 Places and requires that a portion of the tax increment of the zone
22 be used for the improvement or construction of related facilities
23 or for affordable housing;

24 (B) generates school district taxes that are paid
25 into a tax increment fund created under Chapter 311, Tax Code; and

26 (C) is eligible for tax increment financing under
27 Chapter 311, Tax Code;

1 (6) the total dollar amount of any exemptions granted
2 under Section 11.251 or 11.253, Tax Code;

3 (7) the difference between the comptroller's estimate
4 of the market value and the productivity value of land that
5 qualifies for appraisal on the basis of its productive capacity,
6 except that the productivity value estimated by the comptroller may
7 not exceed the fair market value of the land;

8 (8) the portion of the appraised value of residence
9 homesteads of individuals who receive a tax limitation under
10 Section 11.26, Tax Code, on which school district taxes are not
11 imposed in the year that is the subject of the study, calculated as
12 if the residence homesteads were appraised at the full value
13 required by law;

14 (9) a portion of the market value of property not
15 otherwise fully taxable by the district at market value because of
16 action required by statute or the constitution of this state, other
17 than Section 11.311, Tax Code, that, if the tax rate adopted by the
18 district is applied to it, produces an amount equal to the
19 difference between the tax that the district would have imposed on
20 the property if the property were fully taxable at market value and
21 the tax that the district is actually authorized to impose on the
22 property, if this subsection does not otherwise require that
23 portion to be deducted;

24 (10) the market value of all tangible personal
25 property, other than manufactured homes, owned by a family or
26 individual and not held or used for the production of income;

27 (11) the appraised value of property the collection of

1 delinquent taxes on which is deferred under Section 33.06, Tax
2 Code;

3 (12) the portion of the appraised value of property
4 the collection of delinquent taxes on which is deferred under
5 Section 33.065, Tax Code;

6 (13) the amount by which the market value of a
7 residence homestead to which Section 23.23, Tax Code, applies
8 exceeds the appraised value of that property as calculated under
9 that section; and

10 (14) the total dollar amount of any exemptions granted
11 under Section 11.35, Tax Code.

12 (i) If the comptroller determines in the study that the
13 market value of property in a school district as determined by the
14 appraisal district that appraises property for the school district,
15 less the total of the amounts and values listed in Subsection (d) as
16 determined by that appraisal district, is valid, the comptroller,
17 in determining the taxable value of property in the school district
18 under Subsection (d), shall for purposes of Subsection (d)(13)
19 subtract from the market value as determined by the appraisal
20 district of residence homesteads to which Section 23.23, Tax Code,
21 applies the amount by which that amount exceeds the appraised value
22 of those properties as calculated by the appraisal district under
23 Section 23.23, Tax Code. If the comptroller determines in the
24 study that the market value of property in a school district as
25 determined by the appraisal district that appraises property for
26 the school district, less the total of the amounts and values listed
27 in Subsection (d) as determined by that appraisal district, is not

1 valid, the comptroller, in determining the taxable value of
2 property in the school district under Subsection (d), shall for
3 purposes of Subsection (d)(13) subtract from the market value as
4 estimated by the comptroller of residence homesteads to which
5 Section 23.23, Tax Code, applies the amount by which that amount
6 exceeds the appraised value of those properties as calculated by
7 the appraisal district under Section 23.23, Tax Code.

8 SECTION 4.13. Section 23.231, Tax Code, as added by this
9 article, applies only to the appraisal of real property other than a
10 residence homestead for ad valorem tax purposes for a tax year that
11 begins on or after the effective date of this article.

12 ARTICLE 5. BOARDS OF DIRECTORS OF APPRAISAL DISTRICTS

13 SECTION 5.01. The heading to Section 6.03, Tax Code, is
14 amended to read as follows:

15 Sec. 6.03. BOARD OF DIRECTORS IN LESS POPULOUS COUNTIES.

16 SECTION 5.02. Section 6.03, Tax Code, is amended by
17 amending Subsection (a) and adding Subsection (a-1) to read as
18 follows:

19 (a) This section applies only to an appraisal district
20 established in a county with a population of less than 75,000.

21 (a-1) The appraisal district is governed by a board of
22 directors. Five directors are appointed by the taxing units that
23 participate in the district as provided by this section. If the
24 county assessor-collector is not appointed to the board, the county
25 assessor-collector serves as a nonvoting director. The county
26 assessor-collector is ineligible to serve if the board enters into
27 a contract under Section 6.05(b) or if the commissioners court of

1 the county enters into a contract under Section 6.24(b). To be
2 eligible to serve on the board of directors, an individual other
3 than a county assessor-collector serving as a nonvoting director
4 must be a resident of the district and must have resided in the
5 district for at least two years immediately preceding the date the
6 individual takes office. An individual who is otherwise eligible
7 to serve on the board is not ineligible because of membership on the
8 governing body of a taxing unit. An employee of a taxing unit that
9 participates in the district is not eligible to serve on the board
10 unless the individual is also a member of the governing body or an
11 elected official of a taxing unit that participates in the
12 district.

13 SECTION 5.03. Subchapter A, Chapter 6, Tax Code, is amended
14 by adding Section 6.0301 to read as follows:

15 Sec. 6.0301. BOARD OF DIRECTORS IN POPULOUS COUNTIES.

16 (a) This section applies only to an appraisal district established
17 in a county with a population of 75,000 or more.

18 (b) Sections 6.031, 6.034, and 6.10 do not apply to an
19 appraisal district to which this section applies.

20 (c) The appraisal district is governed by a board of nine
21 directors. Five directors are appointed by the taxing units that
22 participate in the district in the manner prescribed by Section
23 6.03. Three directors are elected by majority vote at the general
24 election for state and county officers by the voters of the county
25 in which the district is established. The county
26 assessor-collector serves as an ex officio director.

27 (d) To be eligible to serve on the board of directors, an

1 individual other than the county assessor-collector must be a
2 resident of the district and must have resided in the district for
3 at least two years immediately preceding the date the individual
4 takes office. An individual who is otherwise eligible to serve on
5 the board is not ineligible because of membership on the governing
6 body of a taxing unit. An employee of a taxing unit that
7 participates in the district is not eligible to serve on the board
8 unless the individual is also a member of the governing body or an
9 elected official of a taxing unit that participates in the
10 district.

11 (e) Members of the board of directors appointed by the
12 taxing units participating in the district serve staggered
13 four-year terms beginning on January 1 of every other even-numbered
14 year. Elected members of the board of directors serve staggered
15 four-year terms beginning on January 1 of every other odd-numbered
16 year.

17 (f) If a vacancy occurs in an appointive position on the
18 board of directors, each taxing unit that is entitled to vote under
19 Section 6.03 may nominate by resolution adopted by its governing
20 body a candidate to fill the vacancy. The taxing unit shall submit
21 the name of its nominee to the chief appraiser within 45 days after
22 notification from the board of directors of the existence of the
23 vacancy, and the chief appraiser shall prepare and deliver to the
24 board of directors within the next five days a list of the nominees.
25 The board of directors shall appoint by majority vote of its members
26 one of the nominees to fill the vacancy.

27 (g) If a vacancy occurs in an elective position on the board

1 of directors, the board of directors shall appoint by majority vote
2 of its members a person to fill the vacancy. A person appointed to
3 fill a vacancy in an elective position must have the qualifications
4 required of a director elected at a general election.

5 SECTION 5.04. Subchapter A, Chapter 6, Tax Code, is amended
6 by adding Section 6.032 to read as follows:

7 Sec. 6.032. BALLOT PROCEDURES FOR ELECTED DIRECTORS; FILING
8 FEE OR PETITION. (a) Except as provided by this section, Chapter
9 144, Election Code, applies to a candidate for an elective position
10 on an appraisal district board of directors.

11 (b) An application for a place on the ballot must be filed
12 with the county judge of the county in which the appraisal district
13 is established and be accompanied by a filing fee prescribed by
14 Subsection (c) of this section or a petition in lieu of the filing
15 fee that satisfies the requirements prescribed by Section 141.062,
16 Election Code, and Subsection (d) of this section.

17 (c) The filing fee for a place on the ballot is:

18 (1) \$400 for a county with a population of 200,000 or
19 more; or

20 (2) \$200 for a county with a population of less than
21 200,000.

22 (d) The minimum number of signatures that must appear on the
23 petition authorized by Subsection (b) is the lesser of:

24 (1) 500; or

25 (2) two percent of the total vote received in the
26 county by all the candidates for governor in the most recent
27 gubernatorial general election, unless that number is less than 50,

1 in which case the required number of signatures is the lesser of:

2 (A) 50; or

3 (B) 20 percent of that total vote.

4 (e) A filing fee received under this section shall be
5 deposited in the county treasury to the credit of the county general
6 fund.

7 (f) The secretary of state shall adopt rules as necessary to
8 implement this section.

9 SECTION 5.05. The heading to Section 6.033, Tax Code, is
10 amended to read as follows:

11 Sec. 6.033. RECALL OF APPOINTED DIRECTOR.

12 SECTION 5.06. Section 6.033(a), Tax Code, is amended to
13 read as follows:

14 (a) The governing body of a taxing unit may call for the
15 recall of an appointed [a] member of the board of directors of an
16 appraisal district [~~appointed under Section 6.03 of this code~~] for
17 whom the taxing unit cast any of its votes in the appointment of the
18 board. The call must be in the form of a resolution, be filed with
19 the chief appraiser of the appraisal district, and state that the
20 taxing unit is calling for the recall of the member. If a
21 resolution calling for the recall of a board member is filed under
22 this subsection, the chief appraiser, not later than the 10th day
23 after the date of filing, shall deliver a written notice of the
24 filing of the resolution and the date of its filing to the presiding
25 officer of the governing body of each taxing unit entitled to vote
26 in the appointment of board members.

27 SECTION 5.07. Section 6.036(a), Tax Code, is amended to

1 read as follows:

2 (a) An individual is not eligible to be a candidate for, to
3 be appointed to, or to serve on the board of directors of an
4 appraisal district if the individual or a business entity in which
5 the individual has a substantial interest is a party to a contract
6 with:

7 (1) the appraisal district; or

8 (2) a taxing unit that participates in the appraisal
9 district, if the contract relates to the performance of an activity
10 governed by this title.

11 SECTION 5.08. Section 6.052(f), Tax Code, as effective
12 January 1, 2024, is amended to read as follows:

13 (f) The taxpayer liaison officer is responsible for
14 providing clerical assistance to the applicable appointing
15 authority prescribed by Section 6.41(d) [~~local administrative~~
16 ~~district judge~~] in the selection of appraisal review board members
17 and for publicizing the availability of positions on the appraisal
18 review board. The officer shall deliver to the applicable
19 appointing authority [~~local administrative district judge~~] any
20 applications to serve on the board that are submitted to the officer
21 and shall perform other duties as requested by the applicable
22 appointing authority [~~local administrative district judge~~]. The
23 officer may not influence the process for selecting appraisal
24 review board members.

25 SECTION 5.09. Section 6.41, Tax Code, is amended by
26 amending Subsections (d), (d-1), (d-2), (d-3), (d-5), (d-9),
27 (d-10), (e), (g), (i), and (j) and adding Subsection (d-2-1) to read

1 as follows:

2 (d) Members of the board are appointed by the applicable
3 appointing authority. For an appraisal district to which Section
4 6.03 applies, the appointing authority is the local administrative
5 district judge under Subchapter D, Chapter 74, Government Code, in
6 the county in which the appraisal district is established. For an
7 appraisal district to which Section 6.0301 applies, the appointing
8 authority is the board of directors of the district. A vacancy on
9 the board is filled in the same manner for the unexpired portion of
10 the term.

11 (d-1) All applications submitted to the appraisal district
12 or to the appraisal review board from persons seeking appointment
13 as a member of the appraisal review board shall be delivered to the
14 applicable appointing authority [~~local administrative district~~
15 ~~judge~~]. The appraisal district may provide the appointing
16 authority [~~local administrative district judge~~] with information
17 regarding whether an applicant for appointment to or a member of the
18 board owes any delinquent ad valorem taxes to a taxing unit
19 participating in the appraisal district.

20 (d-2) A local administrative district judge acting as an
21 appointing authority may make appointments to the board directly or
22 may, by written order, appoint from three to five persons to perform
23 the duties of appraisal review board commissioner. If the local
24 administrative district judge chooses to appoint appraisal review
25 board commissioners, each commissioner shall possess the same
26 qualifications as those required of an appraisal review board
27 member.

1 (d-2-1) A board of directors acting as an appointing
2 authority must make appointments to the appraisal review board by
3 majority vote, with at least two members of the majority being
4 elected members of the board of directors.

5 (d-3) The applicable appointing authority [~~local~~
6 ~~administrative judge~~] shall cause the proper officer to notify
7 appointees to the board of their appointment, and when and where
8 they are to appear.

9 (d-5) The appraisal district of the county shall provide to
10 the applicable appointing authority [~~local administrative district~~
11 ~~judge~~], or to the appraisal review board commissioners, as the case
12 may be, the number of appraisal review board positions that require
13 appointment and shall provide whatever reasonable assistance is
14 requested by the applicable appointing authority [~~local~~
15 ~~administrative district judge~~] or the commissioners.

16 (d-9) In selecting individuals who are to serve as members
17 of the appraisal review board for an appraisal district described
18 by Subsection (b-2), the board of directors of the district [~~local~~
19 ~~administrative district judge~~] shall select an adequate number of
20 qualified individuals to permit the chairman of the appraisal
21 review board to fill the positions on each special panel
22 established under Section 6.425.

23 (d-10) Upon selection of the individuals who are to serve as
24 members of the appraisal review board, the applicable appointing
25 authority [~~local administrative district judge~~] shall enter an
26 appropriate order designating such members and setting each
27 member's respective term of office, as provided elsewhere in this

1 section.

2 (e) Members of the board hold office for terms of two years
3 beginning January 1. The appraisal district board of directors by
4 resolution shall provide for staggered terms, so that the terms of
5 as close to one-half of the members as possible expire each
6 year. In making the initial or subsequent appointments, the
7 applicable appointing authority, or the local administrative
8 district [judge or the] judge's designee if the appointing
9 authority is the judge, shall designate those members who serve
10 terms of one year as needed to comply with this subsection.

11 (g) Subsection (a) does not preclude the boards of directors
12 of two or more adjoining appraisal districts from providing for the
13 operation of a consolidated appraisal review board by interlocal
14 contract. Members of a consolidated appraisal review board are
15 appointed jointly by the applicable appointing authorities [local
16 administrative district judges] in the counties in which the
17 appraisal districts that are parties to the contract are
18 established.

19 (i) A chief appraiser or another employee or agent of the
20 appraisal district, a member of the appraisal review board for the
21 appraisal district, a member of the board of directors of the
22 appraisal district if the board is established for a district to
23 which Section 6.03 applies, a property tax consultant, or an agent
24 of a property owner commits an offense if the person communicates
25 with the applicable appointing authority [local administrative
26 district judge] regarding the appointment of appraisal review board
27 members. This subsection does not apply to:

1 (1) a communication between a member of the appraisal
2 review board and the applicable appointing authority [~~local~~
3 ~~administrative district judge~~] regarding the member's
4 reappointment to the board;

5 (2) a communication between the taxpayer liaison
6 officer for the appraisal district and the applicable appointing
7 authority [~~local administrative district judge~~] in the course of
8 the performance of the officer's clerical duties so long as the
9 officer does not offer an opinion or comment regarding the
10 appointment of appraisal review board members;

11 (3) a communication between a chief appraiser or
12 another employee or agent of the appraisal district, a member of the
13 appraisal review board for the appraisal district, or a member of
14 the board of directors of the appraisal district if the board is
15 established for a district to which Section 6.03 applies and the
16 applicable appointing authority [~~local administrative district~~
17 ~~judge~~] regarding information relating to or described by Subsection
18 (d-1), (d-5), or (f) of this section or Section 411.1296,
19 Government Code;

20 (4) a communication between a property tax consultant
21 or a property owner or an agent of the property owner and the
22 taxpayer liaison officer for the appraisal district regarding
23 information relating to or described by Subsection (f). The
24 taxpayer liaison officer for the appraisal district shall report
25 the contents of the communication relating to or described by
26 Subsection (f) to the applicable appointing authority [~~local~~
27 ~~administrative district judge~~]; or

1 (5) a communication between a property tax consultant
2 or a property owner or an agent of the property owner and the
3 applicable appointing authority [~~local administrative district~~
4 ~~judge~~] regarding information relating to or described by Subsection
5 (f).

6 (j) A chief appraiser or another employee or agent of an
7 appraisal district commits an offense if the person communicates
8 with a member of the appraisal review board for the appraisal
9 district, a member of the board of directors of the appraisal
10 district, or the local administrative district judge, if the judge
11 is the appointing authority for the district, regarding a ranking,
12 scoring, or reporting of the percentage by which the appraisal
13 review board or a panel of the board reduces the appraised value of
14 property.

15 SECTION 5.10. Section 6.41(f), Tax Code, as amended by
16 Chapters 354 (H.B. 2941) and 533 (S.B. 63), Acts of the 87th
17 Legislature, Regular Session, 2021, is reenacted and amended to
18 read as follows:

19 (f) A member of the appraisal review board may be removed
20 from the board by the applicable appointing authority, or the local
21 administrative district [~~judge or the~~] judge's designee if the
22 appointing authority is the judge. Not later than the 90th day
23 after the date the board of directors, local administrative
24 district judge, or judge's designee that appointed a member of the
25 appraisal review board learns of a potential ground for removal of
26 the member, the board of directors, local administrative district
27 judge, or judge's designee, as applicable, shall remove the member

1 or find by official action that the member's removal is not
2 warranted. Grounds for removal are:

3 (1) a violation of Section 6.412, 6.413, 41.66(f), or
4 41.69;

5 (2) good cause relating to the attendance of members
6 at called meetings of the board as established by written policy
7 adopted by a majority of the appraisal district board of directors;
8 or

9 (3) evidence of repeated bias or misconduct.

10 SECTION 5.11. Section 6.42(a), Tax Code, is amended to read
11 as follows:

12 (a) A majority of the appraisal review board constitutes a
13 quorum. The applicable appointing authority prescribed by Section
14 6.41(d) [~~local administrative district judge under Subchapter D,~~
15 ~~Chapter 74, Government Code,~~] in the county in which the appraisal
16 district is established shall select a chairman and a secretary
17 from among the members of the appraisal review board. The
18 applicable appointing authority [~~judge~~] is encouraged to select as
19 chairman a member of the appraisal review board, if any, who has a
20 background in law and property appraisal.

21 SECTION 5.12. Section 6.425(e), Tax Code, is amended to
22 read as follows:

23 (e) Notwithstanding Subsection (d), the chairman of the
24 appraisal review board may appoint to a special panel described by
25 this section a member of the appraisal review board who does not
26 meet the qualifications prescribed by that subsection if:

27 (1) the number of persons appointed to the board [~~by~~

1 ~~the local administrative district judge]~~ who meet those
2 qualifications is not sufficient to fill the positions on each
3 special panel; and

4 (2) the board member being appointed to the panel
5 holds a bachelor's degree in any field.

6 SECTION 5.13. (a) Appraisal district directors shall be
7 elected to the elective positions as provided by Section 6.0301,
8 Tax Code, as added by this article, beginning with the election
9 conducted on the uniform election date in May 2024. The directors
10 then elected take office on July 1, 2024, and serve a term that
11 expires on December 31, 2026.

12 (b) Following the election of the initial elected directors
13 of an appraisal district as provided by Subsection (a) of this
14 section, directors shall be elected as provided by Section 6.0301,
15 Tax Code, as added by this article, beginning with the general
16 election conducted in November 2026. Directors then elected take
17 office January 1, 2027.

18 (c) At the first meeting of the board of directors of an
19 appraisal district described by Section 6.0301, Tax Code, as added
20 by this article, that follows the November 2026 general election of
21 directors under that section, the three elected directors shall
22 draw lots to determine which director shall serve a term of two
23 years and which two directors shall serve a term of four years.
24 Thereafter, all elected directors serve four-year terms.

25 (d) The term of an appraisal district director serving on
26 December 31, 2024, on the board of directors of an appraisal
27 district described by Section 6.0301, Tax Code, as added by this

1 article, expires on January 1, 2025. Not later than December 31,
2 2024, the taxing units participating in the appraisal district that
3 are entitled to appoint directors shall appoint five directors to
4 serve terms that begin on January 1, 2025. Two directors shall be
5 appointed to serve a term of one year, and three directors shall be
6 appointed to serve a term of three years. Thereafter, all appointed
7 directors serve four-year terms.

8 ARTICLE 6. TRANSITIONAL TAX YEAR PROVISIONS

9 SECTION 6.01. Section 25.23, Tax Code, is amended by adding
10 Subsection (a-1) to read as follows:

11 (a-1) This subsection applies only to the appraisal records
12 for the 2023 tax year. The chief appraiser shall prepare
13 supplemental appraisal records to account for the changes in law
14 made by S.B. 2, Acts of the 88th Legislature, 2nd Called Session,
15 2023. This subsection expires December 31, 2024.

16 SECTION 6.02. Section 26.04, Tax Code, is amended by adding
17 Subsections (a-1) and (c-1) to read as follows:

18 (a-1) On receipt of the appraisal roll for the 2023 tax
19 year, the assessor for a taxing unit shall determine the total
20 taxable value of property taxable by the taxing unit and the taxable
21 value of new property as if the changes in law made by S.B. 2, Acts
22 of the 88th Legislature, 2nd Called Session, 2023, were in effect
23 for that tax year. This subsection expires December 31, 2024.

24 (c-1) An officer or employee designated by the governing
25 body of a taxing unit shall calculate the no-new-revenue tax rate
26 and the voter-approval tax rate of the taxing unit for the 2023 tax
27 year as if the changes in law made by S.B. 2, Acts of the 88th

1 Legislature, 2nd Called Session, 2023, were in effect for that tax
2 year. This subsection expires December 31, 2024.

3 SECTION 6.03. Chapter 26, Tax Code, is amended by adding
4 Section 26.0401 to read as follows:

5 Sec. 26.0401. CALCULATION OF CERTAIN TAX RATES FOR 2023 TAX
6 YEAR. (a) For the purposes of calculating the no-new-revenue tax
7 rate, the voter-approval tax rate, and any related tax rate for the
8 2023 tax year, a taxing unit that calculates those rates under a
9 provision of law other than Section 26.04 or 26.08 shall calculate
10 those rates as if the changes in law made by S.B. 2, Acts of the 88th
11 Legislature, 2nd Called Session, 2023, were in effect for that tax
12 year.

13 (b) This section expires December 31, 2024.

14 SECTION 6.04. Section 26.08, Tax Code, is amended by adding
15 Subsection (q) to read as follows:

16 (q) For purposes of this section, the voter-approval tax
17 rate of a school district for the 2023 tax year shall be calculated
18 as if the changes in law made by S.B. 2, Acts of the 88th
19 Legislature, 2nd Called Session, 2023, were in effect for that tax
20 year. This subsection expires December 31, 2024.

21 SECTION 6.05. Section 26.09, Tax Code, is amended by adding
22 Subsection (c-1) to read as follows:

23 (c-1) The assessor for a taxing unit shall calculate the
24 amount of tax imposed by the taxing unit on property for the 2023
25 tax year as if the changes in law made by S.B. 2, Acts of the 88th
26 Legislature, 2nd Called Session, 2023, were in effect for that tax
27 year and also as if the changes in law made by that Act were not in

1 effect for that tax year. This subsection expires December 31,
2 2024.

3 SECTION 6.06. Section 26.15, Tax Code, is amended by adding
4 Subsection (h) to read as follows:

5 (h) The assessor for a taxing unit shall correct the tax
6 roll for the taxing unit for the 2023 tax year to reflect the
7 results of the election to approve the constitutional amendment
8 proposed by H.J.R. 2, 88th Legislature, 2nd Called Session, 2023.
9 This subsection expires December 31, 2024.

10 SECTION 6.07. Section 31.01, Tax Code, is amended by adding
11 Subsections (d-2), (d-3), (d-4), and (d-5) to read as follows:

12 (d-2) This subsection and Subsections (d-3) and (d-4) apply
13 only to taxes imposed by a taxing unit on property for the 2023 tax
14 year and only if the changes in law made by S.B. 2, Acts of the 88th
15 Legislature, 2nd Called Session, 2023, would lower the taxes
16 imposed by the taxing unit on the property for that tax year. The
17 assessor for the taxing unit shall compute the amount of taxes
18 imposed and the other information required by this section as if the
19 changes in law made by S.B. 2, Acts of the 88th Legislature, 2nd
20 Called Session, 2023, were in effect for that tax year. The tax
21 bill or the separate statement must indicate that the bill is a
22 provisional tax bill and include a statement in substantially the
23 following form:

24 "If the Texas Legislature had not enacted property tax relief
25 legislation during the 2023 legislative session, your tax bill
26 would have been \$_____ (insert amount of tax bill if the changes in
27 law made by S.B. 2, Acts of the 88th Legislature, 2nd Called

1 Session, 2023, were not in effect for that tax year). Because of
2 action by the Texas Legislature, your tax bill has been lowered by
3 \$_____ (insert difference between amount of tax bill if the changes
4 in law made by S.B. 2, Acts of the 88th Legislature, 2nd Called
5 Session, 2023, were not in effect for that tax year and amount of
6 tax bill if that Act were in effect for that tax year), resulting in
7 a lower tax bill of \$_____ (insert amount of tax bill if the changes
8 in law made by S.B. 2, Acts of the 88th Legislature, 2nd Called
9 Session, 2023, were in effect for that tax year), contingent on the
10 approval by the voters at an election to be held November 7, 2023,
11 of the constitutional amendment proposed by H.J.R. 2, 88th
12 Legislature, 2nd Called Session, 2023. If that constitutional
13 amendment is not approved by the voters at the election, a
14 supplemental tax bill in the amount of \$_____ (insert difference
15 between amount of tax bill if the changes in law made by S.B. 2,
16 Acts of the 88th Legislature, 2nd Called Session, 2023, were not in
17 effect for that tax year and amount of tax bill if that Act were in
18 effect for that tax year) will be mailed to you."

19 (d-3) A tax bill prepared by the assessor for a taxing unit
20 as provided by Subsection (d-2) and mailed as provided by
21 Subsection (a) is considered to be a provisional tax bill until the
22 canvass of the votes on the constitutional amendment proposed by
23 H.J.R. 2, 88th Legislature, 2nd Called Session, 2023. If the
24 constitutional amendment is approved by the voters, the tax bill is
25 considered to be a final tax bill for the taxes imposed on the
26 property for the 2023 tax year, and no additional tax bill is
27 required to be mailed unless another provision of this title

1 requires the mailing of a corrected tax bill. If the constitutional
2 amendment is not approved by the voters:

3 (1) a tax bill prepared by the assessor as provided by
4 Subsection (d-2) is considered to be a final tax bill but only as to
5 the portion of the taxes imposed on the property for the 2023 tax
6 year that are included in the bill;

7 (2) the amount of taxes imposed by each taxing unit on
8 property for the 2023 tax year is calculated as if the changes in
9 law made by S.B. 2, Acts of the 88th Legislature, 2nd Called
10 Session, 2023, were not in effect for that tax year; and

11 (3) except as provided by Subsections (f), (i-1), and
12 (k), the assessor for each taxing unit shall prepare and mail a
13 supplemental tax bill, by December 1 or as soon thereafter as
14 practicable, in an amount equal to the difference between the
15 amount of the tax bill if the changes in law made by S.B. 2, Acts of
16 the 88th Legislature, 2nd Called Session, 2023, were not in effect
17 for that tax year and the amount of the tax bill if that Act were in
18 effect for that tax year.

19 (d-4) Except as otherwise provided by Subsection (d-3), the
20 provisions of this section other than Subsection (d-2) apply to a
21 supplemental tax bill mailed under Subsection (d-3).

22 (d-5) This subsection and Subsections (d-2), (d-3), and
23 (d-4) expire December 31, 2024.

24 SECTION 6.08. Section 31.02, Tax Code, is amended by adding
25 Subsection (a-1) to read as follows:

26 (a-1) Except as provided by Subsection (b) of this section
27 and Sections 31.03 and 31.04, taxes for which a supplemental tax

1 bill is mailed under Section 31.01(d-3) are due on receipt of the
2 tax bill and are delinquent if not paid before March 1 of the year
3 following the year in which imposed. This subsection expires
4 December 31, 2024.

5 ARTICLE 7. CONTINGENT ON PASSAGE OF FRANCHISE TAX REFORM
6 LEGISLATION

7 SECTION 7.01. This Act takes effect only if S.B. 3 or
8 similar legislation of the 88th Legislature, 2nd Called Session,
9 2023, relating to the amount of the total revenue exemption for the
10 franchise tax and the exclusion of certain taxable entities from
11 the requirement to file a franchise tax report becomes law in a
12 manner described by Section 2001.006(a)(2), Government Code. If
13 legislation described by this section does not become law in a
14 manner described by Section 2001.006(a)(2), Government Code, this
15 Act has no effect.

16 ARTICLE 8. EFFECTIVE DATES

17 SECTION 8.01. Except as provided by Article 7 of this Act,
18 this Act takes effect as provided by this article.

19 SECTION 8.02. Except as otherwise provided by this article,
20 this Act takes effect on the 91st day after the last day of the
21 legislative session.

22 SECTION 8.03. Article 2 of this Act takes effect on the date
23 on which the constitutional amendment proposed by H.J.R. 2, 88th
24 Legislature, 2nd Called Session, 2023, is approved by the voters.
25 If that amendment is not approved by the voters, Article 2 of this
26 Act has no effect.

27 SECTION 8.04. (a) Except as provided by Subsection (b) of

1 this section or as otherwise provided by Article 3 of this Act:

2 (1) Article 3 of this Act takes effect on the date on
3 which the constitutional amendment proposed by H.J.R. 2, 88th
4 Legislature, 2nd Called Session, 2023, takes effect; and

5 (2) if that amendment is not approved by the voters,
6 Article 3 of this Act has no effect.

7 (b) Sections 49.004(a-1), (b-1), and (c-1), 49.0042,
8 49.0121, 49.154(a-2) and (a-3), and 49.308(a-1), Education Code, as
9 added by Article 3 of this Act, take effect immediately if this Act
10 receives a vote of two-thirds of all the members elected to each
11 house, as provided by Section 39, Article III, Texas Constitution.
12 If this Act does not receive the vote necessary for those sections
13 to have immediate effect, those sections take effect on the 91st day
14 after the last day of the legislative session.

15 SECTION 8.05. Article 4 of this Act takes effect January 1,
16 2024, but only if the constitutional amendment proposed by
17 H.J.R. 2, 88th Legislature, 2nd Called Session, 2023, is approved
18 by the voters. If that amendment is not approved by the voters,
19 Article 4 of this Act has no effect.

20 SECTION 8.06. (a) Article 5 of this Act takes effect as
21 provided by Subsections (b) and (c) of this section, but only if the
22 constitutional amendment proposed by H.J.R. 2, 88th Legislature,
23 2nd Called Session, 2023, is approved by the voters. If that
24 amendment is not approved by the voters, Article 5 of this Act has
25 no effect.

26 (b) Except as provided by Subsection (c) of this section,
27 Article 5 of this Act takes effect July 1, 2024.

1 (c) Sections 5.04 and 5.13 of this Act take effect on the
2 91st day after the last day of the legislative session.

3 SECTION 8.07. Article 6 of this Act takes effect
4 immediately if this Act receives a vote of two-thirds of all the
5 members elected to each house, as provided by Section 39, Article
6 III, Texas Constitution. If this Act does not receive the vote
7 necessary for that article to have immediate effect, Article 6 of
8 this Act takes effect on the 91st day after the last day of the
9 legislative session.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 2 passed the Senate on July 12, 2023, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

I hereby certify that S.B. No. 2 passed the House on July 13, 2023, by the following vote: Yeas 133, Nays 4, zero present not voting.

Chief Clerk of the House

Approved:

Date

Governor