

**2009 TAX ROLL TURNOVER
&
ANALYSIS OF DELINQUENT TAX
ROLL**

**Prepared for:
KELLER INDEPENDENT
SCHOOL DISTRICT**



**Linebarger Goggan
Blair & Sampson, LLP**
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July 2009

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MEMORANDUM

TO: Kent Morrison, Chief Financial Officers
Keller ISD

FROM: Stephen T. Meeks, Capital Partner

DATE: September 3, 2009

RE: **2009 Turnover and Analysis of Delinquent Tax Roll**

I am providing you with the following information concerning the **2009 Turnover and Analysis of Delinquent Tax Roll for the Keller ISD**. We have initiated our 2009-2010 delinquent collection efforts on behalf of the District and look forward to a successful collection cycle.

JULY, 2009 TURNOVER (2008 TAX YEAR)

Linebarger Goggan Blair & Sampson has received your 2008 delinquent tax roll. **On July 21, 2009, we mailed 845 demand letters that represented \$1,706,311 in 2008 and prior year delinquent tax, penalties, and interest due to the Keller ISD.** A second mailing will be conducted in September.

The 2008 delinquency turned over to our law firm for collections in July 2009 was as follows:

1,918 accounts
\$1,914,212 base tax

As you know, the "turnover" amount represents the delinquent receivable that has not been collected by the Tax Office between October-June of the same year and is considered the most collectible of the entire delinquent amount due to the District, because it is the most recent.

COLLECTION PROCESS

Linebarger Goggan Blair & Sampson believes that a successful delinquent tax collection program must be multifaceted, flexible and tailored to each client's specific needs, and we have built a collection program for the Keller ISD that is both customized and comprehensive. Our collection program merges the disciplines of law and collections with highly sophisticated computer capabilities.

Our efforts are successful largely because of the extent of personal attention we expend in our collection efforts. The Keller ISD can be assured that **our law firm has and will always treat your taxpayers with the highest level of courtesy**, while at the same time providing highly effective collection services.

ANALYSIS OF DELINQUENT TAX ROLL

The **Keller ISD's total delinquent tax roll** for all years is comprised of:

2,786 accounts
\$2,964,495 base tax

Attached is an Analysis of the Delinquent Tax Roll for the Keller ISD. These reports were generated to document the recent July delinquent mailing done on behalf of the District.

The reports included are:

- | | |
|------------------------------------|---|
| • Delinquent Tax Summary | Details the tax roll by categories of properties. |
| • Size of Delinquent Accounts | Details the tax roll by dollar range of delinquency. |
| • Distribution of Delinquent Taxes | Details the number of accounts and dollar range of delinquency by property type. |
| • Degree of Delinquency | Details the age and patterns of delinquencies. |
| • Summary of Accounts | Details the accounts. Also highlights the number of accounts and dollars that are not receiving a demand letter but are involved in lawsuit, bankruptcy and other means of collections, as well as accounts that are uncollectible due to reasons such as exempt, past statute of limitations, etc. |

Our office uses this information to produce a customized work plan to collect your delinquent taxes. We produce this information on a regular basis to monitor our collection program. This information may also be useful to you in budget forecasting and revenue planning projections. If it would be helpful to you to receive this information at other times, please let me know.

As always, we appreciate the opportunity to work with you. If there is any other information we can provide, call me at (817) 317-9515 or Gaylene Smith, Operations Manager at (817) 317-9514.

cc: Tina Mulholland, Area Manager
Betsy Price, Tarrant County TAC

ANALYSIS OF DELINQUENT TAXES

FOR THE

KELLER ISD

JULY 2009

PREPARED BY:

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KELLER ISD

DELINQUENT TAX SUMMARY

JULY 2009

TYPE OF ACCOUNT	NUMBER OF ACCOUNTS	BASE TAX	2008 BASE TAX	% OF BASE TAX
REAL PROPERTY	1,724	\$ 1,996,871	\$ 1,673,367	67%
BUSINESS PERSONAL PROPERTY	604	\$ 728,332	\$ 215,164	25%
MINERAL	39	\$ 10,392	\$ 8,352	0%
MOBILE HOME	419	\$ 228,900	\$ 17,329	8%
TOTAL	2,786	\$ 2,964,495	\$ 1,914,212	100%

KELLER ISD

SIZE OF DELINQUENT ACCOUNTS

JULY 2009

DOLLAR AMOUNT	NUMBER OF ACCOUNTS	BASE TAX + P&I	PERCENTAGE	AVERAGE SIZE OF ACCOUNTS
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REAL PROPERTY

0-200	738	\$ 4,347	0.15%	\$ 6
200-1000	442	\$ 300,976	10.52%	\$ 681
1000-ABOVE	544	\$ 2,555,889	89.33%	\$ 4,698
TOTAL	1,724	\$ 2,861,212	100.00%	\$ 1,660

BUSINESS PERSONAL PROPERTY

0-200	162	\$ 10,282	0.73%	\$ 63
200-1000	284	\$ 228,366	16.17%	\$ 804
1000-ABOVE	158	\$ 1,173,825	83.10%	\$ 7,429
TOTAL	604	\$ 1,412,473	100.00%	\$ 2,339

MINERAL

0-200	19	\$ 643	4.23%	\$ 34
200-1000	18	\$ 8,744	57.58%	\$ -
1000-ABOVE	2	\$ 5,798	38.18%	\$ -
TOTAL	39	\$ 15,185	100.00%	\$ 389

MOBILE HOME

0-200	49	\$ 4,366	0.87%	\$ 89
200-1000	311	\$ 276,648	55.32%	\$ 890
1000-ABOVE	59	\$ 219,067	43.81%	\$ -
TOTAL	419	\$ 500,081	100.00%	\$ 1,194

ALL ACCOUNTS

0-200	968	\$ 19,639	0.41%	\$ 20
200-1000	1,055	\$ 814,734	17.01%	\$ 772
1000-ABOVE	763	\$ 3,954,579	82.58%	\$ 5,183
TOTAL	2,786	\$ 4,788,951	100.00%	\$ 1,719

KELLER ISD

DISTRIBUTION OF DELINQUENT TAXES

JULY 2009

DOLLAR AMOUNT	NUMBER OF ACCOUNTS	BASE TAX	BASE TAX + P & I	2008 BASE TAX	2008 BASE TAX + P & I
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REAL PROPERTY

0-200	738	\$ 2,873	\$ 4,347	\$ 2,599	\$ 3,513
200-1000	442	\$ 213,618	\$ 300,976	\$ 204,349	\$ 275,711
1000-ABOVE	544	\$ 1,780,380	\$ 2,555,889	\$ 1,466,419	\$ 2,003,337
TOTAL	1,724	\$ 1,996,871	\$ 2,861,212	\$ 1,673,367	\$ 2,282,561

BUSINESS PERSONAL PROPERTY

0-200	162	\$ 5,303	\$ 10,282	\$ 2,421	\$ 3,425
200-1000	284	\$ 119,118	\$ 228,366	\$ 48,600	\$ 68,805
1000-ABOVE	158	\$ 603,911	\$ 1,173,825	\$ 164,144	\$ 230,917
TOTAL	604	\$ 728,332	\$ 1,412,473	\$ 215,164	\$ 303,146

MINERAL

0-200	19	\$ 473	\$ 643	\$ 566	\$ 745
200-1000	18	\$ 6,066	\$ 8,744	\$ 5,432	\$ 7,510
1000-ABOVE	2	\$ 3,853	\$ 5,798	\$ 2,354	\$ 3,334
TOTAL	39	\$ 10,392	\$ 15,185	\$ 8,352	\$ 11,590

MOBILE HOME

0-200	49	\$ 1,770	\$ 4,366	\$ 529	\$ 747
200-1000	311	\$ 120,965	\$ 276,648	\$ 16,800	\$ 23,712
	59	\$ 106,164	\$ 219,067	\$ -	\$ -
TOTAL	419	\$ 228,900	\$ 500,081	\$ 17,329	\$ 24,459

ALL ACCOUNTS

0-200	968	\$ 10,419	\$ 19,639	\$ 6,115	\$ 8,430
200-1000	1,055	\$ 459,768	\$ 814,734	\$ 275,180	\$ 375,738
1000-ABOVE	763	\$ 2,494,308	\$ 3,954,579	\$ 1,632,917	\$ 2,237,587
TOTAL	2,786	\$ 2,964,495	\$ 4,788,951	\$ 1,914,212	\$ 2,621,755

KELLER ISD

DEGREE OF DELINQUENCY

JULY 2009

TYPE OF DELINQUENCY	NUMBER OF ACCOUNTS	BASE TAX	AVERAGE SIZE PERCENTAGE OF ACCOUNTS
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REAL PROPERTY

FIRST TIME	988	\$ 1,387,994	69.51% \$ 1,405
REPEAT	170	\$ 364,529	18.26% \$ 2,144
CHRONIC	399	\$ 129,998	6.51% \$ 326
NOT OWING 2008	153	\$ 96,781	4.85% \$ 633
OTHER	14	\$ 17,569	0.88% \$ 1,255
TOTAL	1,724	\$ 1,996,871	100.00% \$ 1,158

BUSINESS PERSONAL PROPERTY

FIRST TIME	161	\$ 153,326	21.05% \$ 952
REPEAT	46	\$ 45,433	6.24% \$ 988
CHRONIC	32	\$ 118,791	16.31% \$ 3,712
NOT OWING 2008	362	\$ 408,085	56.03% \$ 1,127
OTHER	3	\$ 2,697	0.37% \$ 899
TOTAL	604	\$ 728,332	100.00% \$ 1,206

MINERAL

FIRST TIME	24	\$ 7,395	71.16% \$ 308
REPEAT	4	\$ 353	3.40% \$ -
CHRONIC	1	\$ 18	0.17% \$ -
NOT OWING 2008	6	\$ 43	0.41% \$ -
OTHER	4	\$ 2,583	24.86% \$ -
TOTAL	39	\$ 10,392	100.00% \$ 266

MOBILE HOME

FIRST TIME	35	\$ 8,401	3.67% \$ 240
REPEAT	9	\$ 2,867	1.25% \$ 319
CHRONIC	26	\$ 34,387	15.02% \$ -
NOT OWING 2008	347	\$ 180,970	79.06% \$ 522
OTHER	2	\$ 2,275	0.99% \$ -
TOTAL	419	\$ 228,900	100.00% \$ 546

ALL ACCOUNTS

FIRST TIME	1,208	\$ 1,557,116	52.53% \$ 1,289
REPEAT	229	\$ 413,182	13.94% \$ 1,804
CHRONIC	458	\$ 283,194	9.55% \$ 618
NOT OWING 2008	868	\$ 685,879	23.14% \$ 790
OTHER	23	\$ 25,124	0.85% \$ 1,092
TOTAL	2,786	\$ 2,964,495	100.00% \$ 1,064

**KELLER ISD
SUMMARY OF ACCOUNTS
JULY 2009**

ACCOUNT STATUS	NUMBER OF ACCOUNTS	BASE TAX	BASE TAX + P & I	2008 TAX & PI	PERCENTAGE OF BASE TAX
CLEAN ACCOUNTS	710	\$ 1,023,283	\$ 1,443,221	\$ 1,255,918	34.5%
LAWSUIT	279	\$ 715,063	\$ 1,395,913	\$ 283,669	24.1%
EXEMPT/DISABLED/DEFERRAL	341	\$ 485,207	\$ 736,713	\$ 605,574	16.4%
BANKRUPTCY	77	\$ 274,162	\$ 432,229	\$ 173,230	9.2%
PAYMENT ARRANGEMENT	219	\$ 216,758	\$ 260,243	\$ 227,072	7.3%
BAD ADDRESS	298	\$ 128,161	\$ 257,119	\$ 38,452	4.3%
PAST STATUTE OF LIMIT.	147	\$ 51,926	\$ 128,292	\$ -	1.8%
TEMPORARY HOLD	14	\$ 49,173	\$ 88,853	\$ 37,593	1.7%
UNCOLLECTIBLE	12	\$ 20,351	\$ 45,678	\$ -	0.7%
OWES LESS THAN \$15	<u>689</u>	<u>\$ 411</u>	<u>\$ 691</u>	<u>\$ 245</u>	<u>0.0%</u>
TOTAL HOLDS	2,076	\$ 1,941,212	\$ 3,345,731	\$ 1,365,836	65.5%
ALL ACCOUNTS ON FILE	2,786	\$ 2,964,495	\$ 4,788,951	\$ 2,621,755	100.0%