



**mvba**

**Groesbeck Independent  
School District Delinquent  
Tax Collections Report**

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# Executive Overview

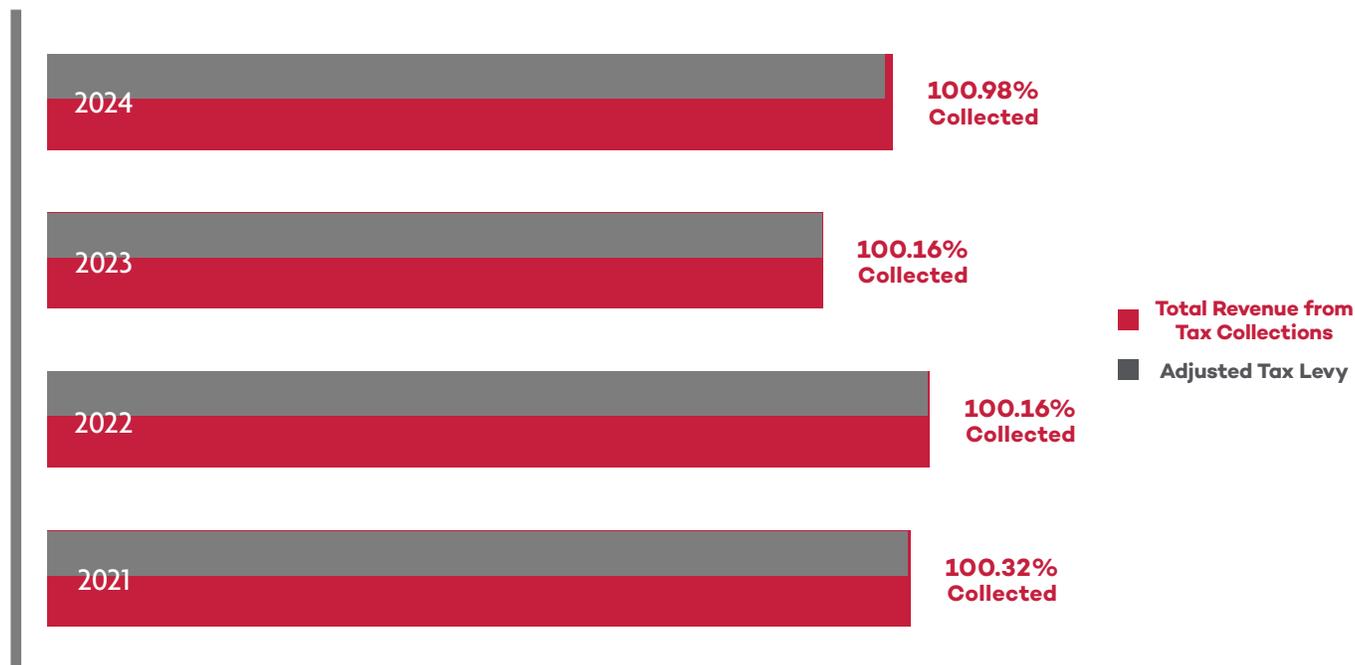
## Helping You Serve Your Community

We are proud to serve the Groesbeck Independent School District in the collection of delinquent property taxes. Our fair, efficient and effective collection services realize vital revenue for the financial stability of the Groesbeck Independent School District, allowing the District to meet its budgetary requirements.

Our efforts not only result in rapid recovery of delinquent property taxes but also boost current tax collections. When property owners find out the District pursues collections aggressively, they are more likely to pay current taxes timely.



# Total Revenue from Tax Collections



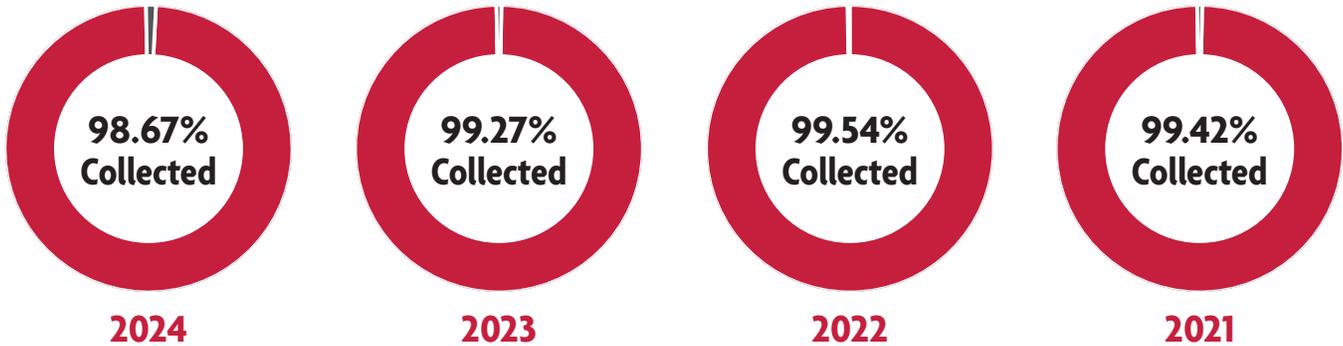
| Tax Year | Fiscal Year Ending | Adjusted Tax Levy | Total Current & Delinquent Collections | Penalty & Interest Collected | Total Revenue from Tax Collections | Cumulative % Collected |
|----------|--------------------|-------------------|--|------------------------------|------------------------------------|------------------------|
| 2024     | 8/31/25            | \$14,549,541      | \$14,495,704                           | \$195,799                    | \$14,691,503                       | 100.98%                |
| 2023     | 8/31/24            | \$13,894,693      | \$13,772,201                           | \$144,610                    | \$13,916,811                       | 100.16%                |
| 2022     | 8/31/23            | \$15,796,077      | \$15,697,428                           | \$123,782                    | \$15,821,210                       | 100.16%                |
| 2021     | 8/31/22            | \$15,444,215      | \$15,366,248                           | \$128,151                    | \$15,494,399                       | 100.32%                |

The table and graphics above show the adjusted tax levy for the past several tax years, and the total property tax revenue collected during the corresponding fiscal years.

Amounts shown include current tax collections, delinquent tax collections, and penalties and interest accrued on the delinquent taxes. Therefore, it is possible for the total revenue from property tax collections to exceed the adjusted tax levy in the same fiscal year, resulting in a 100+% collections rate.

# Cumulative Tax Collections

## As of January 31, 2026



Amount of adjusted tax levy for the tax years 2024, 2023, 2022 and 2021 compared to cumulative base tax collections (% collected) for each year through January 31, 2026.

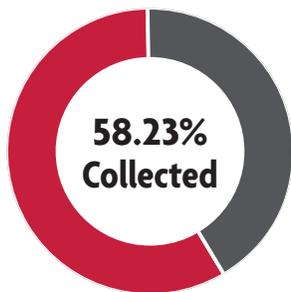
| Tax Year | Adjusted Tax Levy | Cumulative Collection of Tax Levy | Tax Remaining Due | Cumulative Percent Collected |
|----------|-------------------|-----------------------------------|-------------------|------------------------------|
| 2024     | \$14,549,541      | \$14,335,761                      | \$193,780         | 98.67%                       |
| 2023     | \$13,894,693      | \$13,793,374                      | \$101,319         | 99.27%                       |
| 2022     | \$15,796,077      | \$15,723,217                      | \$72,860          | 99.54%                       |
| 2021     | \$15,444,215      | \$15,355,088                      | \$89,127          | 99.42%                       |

The table and graphics above show the amount of the adjusted tax levy for the past several years and the amount of each year's levy that has been collected through January 31, 2026. Amounts shown do not include penalties and interest.

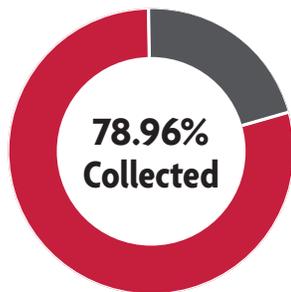
While the collection percentages shown are extremely high, part of each year's tax levy is currently uncollectible due to issues like insolvency, bankruptcies, tax deferrals, and the fact that some property owners are judgment proof. Therefore, the cumulative percent collected will never reach one-hundred percent.

# Delinquent Tax Collections by mvba

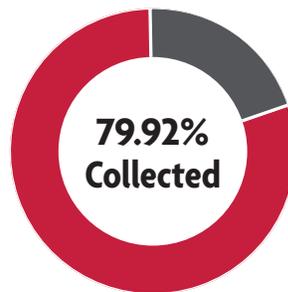
As of January 31, 2026



2024 | 7 Months



2023 | 19 Months



2022 | 31 Months



2021 | 43 Months

| Tax Year | July 1 <sup>st</sup> Original Delinquency | Cumulative Delinquent Tax Collections | Tax Remaining Due | Cumulative Percent Collected | Months of Collection |
|----------|---|---------------------------------------|-------------------|------------------------------|----------------------|
| 2024     | \$463,901                                 | \$270,121                             | \$193,780         | 58.23%                       | 7                    |
| 2023     | \$481,619                                 | \$380,300                             | \$101,319         | 78.96%                       | 19                   |
| 2022     | \$362,785                                 | \$289,925                             | \$72,860          | 79.92%                       | 31                   |
| 2021     | \$387,826                                 | \$298,699                             | \$89,127          | 77.02%                       | 43                   |

The table and graphics above show the amount of delinquent taxes turned over to MVBA for the last several tax years, and the percentage of those taxes MVBA has collected as of January 31, 2026. Each year's delinquent taxes were referred to MVBA for collection July 1st of the year after the District levied the tax, i.e. 2024 taxes were turned over to MVBA for collection on July 1st, 2025. Amounts shown are exclusive of penalties and interest.

# Delinquent Collection Status of 2024 Taxes



**7 Months** of Collection Activity

|                                      |                  |               |
|--------------------------------------|------------------|---------------|
| <b>Total Due (7/1/25)</b>            | <b>\$463,901</b> |               |
| <b>Collected</b>                     | <b>\$270,121</b> | <b>58.23%</b> |
| Lawsuits & Judgments                 | \$39,628         | 8.54%         |
| Research in Progress                 | \$136,249        | 29.37%        |
| Bankruptcy                           | \$5,477          | 1.18%         |
| Tax Deferrals/Over-65/<br>Disability | \$3,322          | 0.72%         |
| Pre-Litigation Payouts               | \$3,408          | 0.73%         |
| Uncollectible & Unknown<br>Address   | \$5,696          | 1.23%         |

Collectible
  Currently Uncollectible

## Delinquency Classifications

### Lawsuits & Judgments

MVBA files delinquent tax suits and pursues them to payment or judgment. Often, property owners enter installment plans after the filing of suit. If taxes remain unpaid, subsequent to judgment, an order of sale is issued and the property is posted for sale.

### Pre-Litigation Payouts

After a tax becomes delinquent, property owners still have the option to enter into a “Homestead Payout Agreement” under Texas Tax Code §33.02.

### Research in Progress

These accounts have no known impediment to collection activity, and includes those accounts currently being researched. MVBA sends several delinquency notices on every account prior to filing suit. Additionally, MVBA performs extensive title and business entity research prior to filing suit. This process helps us identify accounts with incorrect addresses or title issues that need to be researched.

# Delinquent Collection Status of 2023 Taxes



**19 Months** of Collection Activity

| Total Due (7/1/24)                   |                  | \$481,619     |
|--------------------------------------|------------------|---------------|
| <b>Collected</b>                     | <b>\$380,300</b> | <b>78.96%</b> |
| Lawsuits & Judgments                 | \$32,741         | 6.80%         |
| Research in Progress                 | \$54,318         | 11.28%        |
| Bankruptcy                           | \$4,262          | 0.88%         |
| Tax Deferrals/Over-65/<br>Disability | \$2,840          | 0.59%         |
| Pre-Litigation Payouts               | \$1,558          | 0.32%         |
| Uncollectible & Unknown<br>Address   | \$5,600          | 1.16%         |

Collectible
  Currently Uncollectible

## Delinquency Classifications

### Tax Deferrals / Over-65 / Disability

Under the Texas Tax Code, qualifying property owners can defer the payment of property taxes on their residence homesteads. A deferral is removed once the property is no longer a residence homestead. Once the deferral is removed, MVBA may move forward with collecting any property taxes due. Therefore, filing a deferral delays but does allow for the eventual collection of the taxes.

### Bankruptcy

Under federal law, collection activity is prohibited once a property owner files for Bankruptcy. MVBA monitors bankruptcy cases to ensure that the District tax claims and liens have the highest possible priority. The amount the District can ultimately recover, particularly in Chapter 7 bankruptcies, is incredibly difficult to determine until a bankruptcy is closed.

### Uncollectible & Unknown Address

This category includes accounts that have either returned delinquent notices, or that MVBA has determined the business is no longer in operation. With returned notices, we have exhausted our extensive research program to try and locate the record property owner. However, without an accurate address, the likelihood of these property accounts being collected is low.

This designation also includes personal property accounts where the business is no longer in operation. In many instances, the owners of these personal property accounts are “judgment proof” due to either protections provided by business entity structure (such as corporations or LLC’s) or because the business no longer has any assets.

# Delinquent Collection Status of 2022 Taxes



|                                      |                  |               |
|--------------------------------------|------------------|---------------|
| <b>Total Due (7/1/23)</b>            | <b>\$362,785</b> |               |
| <b>Collected</b>                     | <b>\$289,925</b> | <b>79.92%</b> |
| Lawsuits & Judgments                 | \$27,218         | 7.50%         |
| Research in Progress                 | \$30,815         | 8.49%         |
| Bankruptcy                           | \$3,627          | 1.00%         |
| Tax Deferrals/Over-65/<br>Disability | \$7,330          | 2.02%         |
| Uncollectible & Unknown<br>Address   | \$3,870          | 1.07%         |

Collectible
  Currently Uncollectible

**31 Months** of Collection Activity

# Delinquent Collection Status of 2021 Taxes



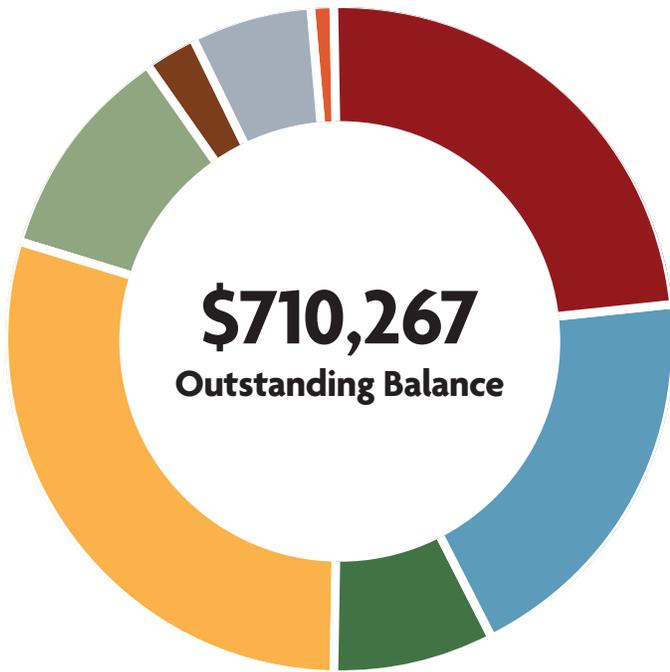
|                                      |                  |               |
|--------------------------------------|------------------|---------------|
| <b>Total Due (7/1/22)</b>            | <b>\$387,826</b> |               |
| <b>Collected</b>                     | <b>\$298,699</b> | <b>77.02%</b> |
| Lawsuits & Judgments                 | \$17,151         | 4.42%         |
| Research in Progress                 | \$39,421         | 10.16%        |
| Bankruptcy                           | \$3,219          | 0.83%         |
| Tax Deferrals/Over-65/<br>Disability | \$6,409          | 1.65%         |
| Pre-Litigation Payouts               | \$1,313          | 0.34%         |
| Uncollectible & Unknown<br>Address   | \$21,614         | 5.57%         |

Collectible
  Currently Uncollectible

**43 Months** of Collection Activity

# Status of Outstanding Delinquent Balance

## Groesbeck Independent School District

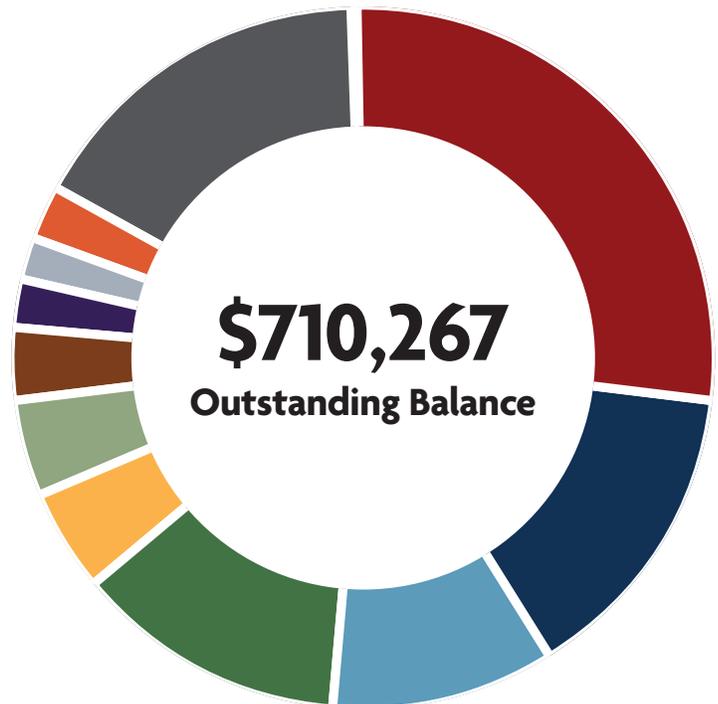


Collection Activity Status of Delinquent Property Taxes as of January 31, 2026

|                                      |           |        |
|--------------------------------------|-----------|--------|
| Suits/Judgments                      | \$168,621 | 23.74% |
| 2024 Research in Progress            | \$136,249 | 19.18% |
| 2023 Research in Progress            | \$54,318  | 7.65%  |
| Other Research in Progress           | \$209,907 | 29.55% |
| Uncollectible & Unknown Address      | \$75,862  | 10.68% |
| Bankruptcy                           | \$16,974  | 2.39%  |
| Tax Deferrals, Over-65, & Disability | \$42,056  | 5.92%  |
| Pre-Litigation Payouts               | \$6,280   | 0.88%  |

Delinquent Taxes Due by Tax Year as of January 31, 2026

|              |           |        |
|--------------|-----------|--------|
| 2024         | \$193,780 | 27.28% |
| 2023         | \$101,319 | 14.26% |
| 2022         | \$72,860  | 10.26% |
| 2021         | \$89,127  | 12.55% |
| 2020         | \$32,785  | 4.62%  |
| 2019         | \$31,221  | 4.40%  |
| 2018         | \$24,898  | 3.51%  |
| 2017         | \$15,706  | 2.21%  |
| 2016         | \$14,366  | 2.02%  |
| 2015         | \$16,806  | 2.37%  |
| 2014 & prior | \$117,399 | 16.53% |



# Going Further for You

This remarkable and sustained level of collections does not simply happen. Your MVBA team follows a comprehensive methodology diligently, which includes:

1. Regular & systematic mailing of all delinquent tax notices to delinquent property owners;
2. Thorough title examination & ownership determination of delinquent tax accounts;
3. Pre-litigation notices to property owners & lienholders on each delinquent tract of real property;
4. If no payment arrangement is reached, pursuing delinquent tax suits to judgment & final sale to satisfy the tax delinquency; and
5. No cost to taxing units.

# Delinquent Property Tax Collection Activity

July 1, 2023 – January 31, 2026

|  |                             |                         |                             |
|--|-----------------------------|-------------------------|-----------------------------|
|  | <b>Total Notices Mailed</b> | <b>6,138</b><br>Notices | <b>31,755</b><br>Properties |
|  | <b>District Court Suits</b> | <b>62</b><br>Suits      | <b>196</b><br>Properties    |
|  | <b>Judgments</b>            | <b>45</b><br>Judgments  | <b>92</b><br>Properties     |
|  | <b>Mineral Notices</b>      | <b>70</b><br>Notices    | <b>1,267</b><br>Properties  |
|  | <b>Tax Warrants</b>         | <b>8</b><br>Warrants    | <b>314</b><br>Properties    |

## Tax Sales

| Date of Sale     | Properties Posted for Sale | Properties Paid/ Withdrawn | Properties Sold to Third Parties | Properties Bid into Trust | Trust Properties Resold |
|------------------|----------------------------|----------------------------|----------------------------------|---------------------------|-------------------------|
| August 1, 2023   | 6                          | 4                          | 2                                |                           |                         |
| November 7, 2023 | 5                          | 3                          | 2                                |                           |                         |
| December 5, 2023 | 2                          | 2                          |                                  |                           |                         |
| March 5, 2024    | 36                         | 4                          | 30                               | 2                         |                         |
| November 5, 2024 | 28                         | 26                         | 2                                |                           | 2                       |
| <b>TOTALS</b>    | <b>77</b>                  | <b>39</b>                  | <b>36</b>                        | <b>2</b>                  | <b>2</b>                |

# Bankruptcy Litigation

July 1, 2023 through January 31, 2026

| Type                  | Number of Bankruptcies | Number of Properties |
|-----------------------|------------------------|----------------------|
| Notices of Appearance | 11                     | 15                   |
| Proofs of Claim       | 10                     | 13                   |
| Objections to Plan    | 1                      | 1                    |

McCreary, Veselka, Bragg, & Allen's bankruptcy department closely supervises those individuals and corporations that file for protection under the bankruptcy laws who owe taxes. Through our fully computerized bankruptcy tracking system, MVBA files and monitors all claims for taxes owed by the bankrupt debtor.

Notices of Appearance are filed with the Bankruptcy Court even if there are no taxes due when the bankruptcy is filed. By filing the Notice of Appearance, MVBA is notified of all events in the bankruptcy and may monitor the progress of the case in order to protect our clients from events in the bankruptcy which may adversely impact the collection of future tax assessments.

Proofs of Claim are filed by MVBA for the amount of tax, penalty and interest due when the bankruptcy is filed. Administrative claims are filed to seek recovery of taxes that arise after the debtor has filed bankruptcy.

Our attorneys review all Motions and Plans for Reorganization filed by the debtor or any other creditor with the Bankruptcy Court, aggressively assert the tax claims, and defend the tax liens of our clients to the fullest extent allowed under the Bankruptcy Code.





**mvba** Going Further...

## Groesbeck Independent School District

### Services Include:

Delinquent Property Tax Collections

Appraisal District Litigation

Court Fines & Fees Collections

Bankruptcy Claims

Property Value Studies/Taxable Value Audits For School Districts

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