

Travis Central Appraisal District



Board of Director's Meeting
Thursday, April 9, 2026
11:30 AM

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

NICOLE CONLEY
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
ELIZABETH MONTOYA
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

BRUCE ELFANT
JETT HANNA
CELIA ISRAEL
DICK LAVINE
AARON MORENO
SHENGHAO "DANIEL" WANG

Board Room, 850 East Anderson Lane, Austin, TX 78752 and VIA VIDEOCONFERENCE

The public may hear and view this meeting while in progress online at:

www.traviscad.org/boardmeetings

AGENDA

REGULAR MEETING OF THE TRAVIS CAD BOARD OF DIRECTORS - THURSDAY, APRIL 9, 2026 - 11:30 AM

1. CALL TO ORDER

2. ESTABLISHMENT OF A QUORUM

3. CITIZENS COMMUNICATION

Description: Public comment will be allowed via teleconference. All public comment will occur at the beginning of the meeting. To speak at this meeting, persons must register online at <https://traviscad.org/speakerregistration> no later than 1.5 hours prior to the meeting start time. Approximately one hour prior to the meeting start time, remote speakers will receive email instructions on how to log in to participate in the meeting. Emails will come from outreach@tcadcentral.org.

4. CONSENT AGENDA

Description: These items may be acted upon by one motion. No separate discussion or vote on any of the items will be held unless requested by a board member.

4.a. APPROVAL OF THE MINUTES OF THE FEBRUARY 19, 2026 REGULAR MEETING

4.b. SECTION 25.25B REPORT

4.c. ACCOUNTING STATEMENTS

4.d. PERSONNEL REPORT

5. REGULAR AGENDA

5.a. APPOINTMENT OF BOARD MEMBERS TO BOARD COMMITTEES AS OUTLINED IN THE BOARD OPERATING POLICIES

5.b. DISCUSSION AND POSSIBLE ACTION ON TAXPAYER LIAISON OFFICER REPORT

5.c. DISCUSSION AND POSSIBLE ACTION ON REMOVAL OF APPRAISAL REVIEW BOARD MEMBERS THAT HAVE RESIGNED

5.d. DISCUSSION AND POSSIBLE ACTION ON APPRAISAL REVIEW BOARD CHAIRPERSON'S REPORT

5.e. DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER'S REPORT TO INCLUDE: 2026 NOTICES OF APPRAISED VALUE, 2026 HOMESTEAD VERIFICATION PROGRAM, COMMUNITY OUTREACH, AND TAXPAYER EXPERIENCE SNAPSHOT

5.f. DISCUSSION ON CYBERSECURITY PRACTICES AT TRAVIS CAD

5.g. DISCUSSION AND POSSIBLE ACTION ON LITIGATION AND APPEALS RELATED TO PENDING AND ANTICIPATED LAWSUITS

5.h. 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
- SEC. 551.0761 Deliberation regarding critical infrastructure facility
- SEC. 551.089 Deliberation regarding IT Security

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 the meeting.

CERTIFICATE OF POSTING

I, Davina Barton, Executive Assistant of the Travis Central Appraisal District, do hereby certify that on the 3rd day of April, by 5 o'clock P.M., 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 three business days 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: *Davina Barton*

Printed Name: Davina Barton

Title: Executive Assistant



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 4: Consent Agenda

Presenter Chief Appraiser Leana Mann

Background Information

The consent agenda is a standing item at each board meeting and includes:

- 8A: Approval of the minutes of the February 19, 2026 regular meeting
- 8B: Section 25.25B Report
- 8C: Accounting Statements
- 8E: Personnel Report

The consent agenda may be passed with one motion and without any Board discussion. Board members may request that items be pulled from the consent agenda for discussion and/or amendment.

Staff Recommendation & Motion Language

Staff recommends that all items on the consent agenda be passed.

I move to pass the items on the consent agenda.

OR

I move to pass the items on the consent agenda, without items [list] we pulled for discussion.

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

NICOLE CONLEY
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
ELIZABETH MONTOKA
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

JETT HANNA
CELIA ISRAEL
DICK LAVINE
AARON MORENO
SHENGHAO "DANIEL" WANG

TCAD - BOARD OF DIRECTORS MINUTES OF THE FEBRUARY 19, 2026 MEETING

1. Call to order

Meeting called to order by Deborah Cartwright at 11:33 a.m. on February 19, 2026.

2. Establishment of Quorum

Vacant, Chairperson	Appointed	Open
Nicole Conley, Secretary	Appointed	Present
Debbie Cartwright, Vice Chairperson	Appointed	Present
Jett Hanna	Elected, Place 1	Present
Shenghao "Daniel" Wang	Elected, Place 2	Present
Dick Lavine	Elected, Place 3	Absent
Celia Israel	Travis County Tax Assessor-Collector	Present
Bruce Elfant	Appointed	Present

Also present were Leana Mann, Chief Appraiser, and Dustin Banks, Sr. In-House Counsel

3. Citizens Communication

- Judy Gracie

At 11:39 A.M. All THE BOARD moved to executive session; TO DELIBERATE ON ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 *et seq* [THE TEXAS OPEN MEETING ACT] INCLUDING:

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.

MOTION: Move to enter Executive Session

RESULT: **PASSED [UNANIMOUS]**

MOVER: Shenghao "Daniel" Wang

SECONDER: Nicole Conley

AYES: Debbie Cartwright, Nicole Conley, Bruce Elfant, Celia Israel, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

At 12:37 PM, the Board resumed the public session and returned to Item 4.

4. Discussion on report from Board Vacancy Review Committee.

Members of the board heard from Jett Hanna, Board Member

RESULT: DISCUSSED

5. Discussion and possible action on appointment of Board Members to fill two vacant appointed positions on the Travis Central Appraisal District Board of Directors.

MOTION: I move to appoint Elizabeth Montoya and Aaron Moreno to the Travis Central Appraisal District Board of Directors for the term ending December 31, 2027.

RESULT: PASSED [UNANIMOUS]

MOVER: Bruce Elfant

SECONDER: Jett Hanna

AYES: Debbie Cartwright, Nicole Conley, Bruce Elfant, Celia Israel, Jett Hanna, Shenghao “Daniel” Wang

ABSENT: Dick Lavine

Vacant, Chairperson	Appointed	Open
Nicole Conley, Secretary	Appointed	Present
Debbie Cartwright, Vice Chairperson	Appointed	Present
Jett Hanna	Elected, Place 1	Present
Shenghao “Daniel” Wang	Elected, Place 2	Present
Dick Lavine	Elected, Place 3	Absent
Celia Israel	Travis County Tax Assessor-Collector	Present
Bruce Elfant	Appointed	Present
Elizabeth Montoya	Appointed	Present
Aaron Moreno	Appointed	Present

6. Execution of the Statement of Officer and Oath of Office for All Board Members

RESULT: DISCUSSED

7. Election of Officers for the Board of Directors: Chairperson, Vice Chairperson, and Secretary / Treasurer

MOTION: I move to elect Nicole Conley as the 2026 Chairperson of the Travis Central Appraisal District Board of Directors.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Bruce Elfant

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Jett Hanna, Elizabeth Montoya, Shenghao “Daniel” Wang

ABSENT: Dick Lavine

MOTION: I move to elect Debbie Cartwright as the 2026 Vice Chairperson of the Travis Central Appraisal District Board of Directors.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Nicole Conley **SECONDER:** Elizabeth Montoya

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Jett Hanna, Elizabeth Montoya, Shenghao “Daniel” Wang

ABSENT: Dick Lavine

MOTION: I move to elect Elizabeth Montoya as the 2026 Secretary/Treasurer of the Travis Central Appraisal District Board of Directors.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Nicole Conley **SECONDER:** Shenghao “Daniel” Wang

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Jett Hanna, Elizabeth Montoya, Shenghao “Daniel” Wang

ABSENT: Dick Lavine

Nicole Conley, Chairperson	Appointed	Present
Elizabeth Montoya, Secretary	Appointed	Present
Debbie Cartwright, Vice Chairperson	Appointed	Present
Jett Hanna	Elected, Place 1	Present
Shenghao “Daniel” Wang	Elected, Place 2	Present
Dick Lavine	Elected, Place 3	Absent
Celia Israel	Travis County Tax Assessor-Collector	Present
Bruce Elfant	Appointed	Present
Aaron Moreno	Appointed	Present

8. Consent Agenda

- a. APPROVAL OF THE MINUTES OF THE December 11, 2025 meeting.
- b. SECTION 25.25B REPORT
- c. ACCOUNTING STATEMENTS
- d. PERSONNEL REPORT

MOTION: Move to pass the items on the consent agenda.

RESULT: **PASSED [UNANIMOUS]**

MOVER: Celia Israel

SECONDER: Shenghao “Daniel” Wang

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Jett Hanna, Elizabeth Montoya, Shenghao “Daniel” Wang

ABSENT: Dick Lavine

9A. Discussion on report from Ag Advisory Board Committee

Members of the board heard from Deborah Cartwright, Vice Chairperson

RESULT: **DISCUSSED**

9B. Discussion and possible action on appointment of Ag Advisory Board.

MOTION: Move to reappoint Larry Mellenbruch and Tim Van Ackeren be reappointed and Patrick Smith be newly appointed to the Travis Central Appraisal District Agricultural Advisory Board for a two-year term beginning January 1, 2026 through December 31, 2027.

RESULT: **PASSED [UNANIMOUS]**

MOVER: Debbie Cartwright

SECONDER: Bruce Elfant

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Jett Hanna, Elizabeth Montoya, Shenghao “Daniel” Wang

ABSENT: Dick Lavine

9C. Discussion and possible action on Appraisal Review Board Chairperson’s Report.

Members of the board heard from Meg Brooks, Appraisal Review Board Chairman

RESULT: **DISCUSSED**

9D. Discussion on report from Taxpayer Liaison Committee.

Members of the board heard from Shenghao “Daniel” Wang, Board Member

RESULT: **DISCUSSED**

9E. Discussion on report from Taxpayer Liaison Officer Committee.

MOTION: Move to appoint Tony Tran as the Travis Central Appraisal District's Taxpayer Liaison Officer, and for District administrative staff to complete the hiring and onboarding process.

RESULT: PASSED

MOVER: Debbie Cartwright

SECONDER: Shenghao "Daniel" Wang

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Elizabeth Montoya, Shenghao "Daniel" Wang

ABSTAIN: Jett Hanna

ABSENT: Dick Lavine

9F. Annual Review and Adoption of Investment Policy.

Members of the board heard from Kat Harvey, Director of Administration

MOTION: Move to pass Resolution 20260219-9F Resolution to Adopt Investment Policy, Investment Strategy, Broker/Dealer List, and Training Providers.

RESULT: PASSED

MOVER: Shenghao "Daniel" Wang

SECONDER: Bruce Elfant

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Elizabeth Montoya, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

9G. Discussion and possible action on Travis Central Appraisal District's Records Management Policy.

Members of the board heard from Trisha Dangerfield-Bell, TCAD Records Management Officer, Leana Mann, Chief Appraiser, and Dustin Banks, Sr. In-House Counsel

MOTION: Move to pass Resolution 2026219-9G Resolution to Adopt Records Management Policy.

RESULT: PASSED [UNANIMOUS]

MOVER: Jett Hanna

SECONDER: Shenghao "Daniel" Wang

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Elizabeth Montoya, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Dick Lavine

9H. Discussion and possible action on contract amendment with Pritchard and Abbott, Inc. for appraisal services for the 2026 tax year.

Members of the board heard from Leana Mann, Chief Appraiser

MOTION: Move to authorize the approval of the contract addendum with Pritchard & Abbott, Inc. for professional appraisal services for the 2026 tax year.

RESULT: **PASSED [UNANIMOUS]**

MOVER: Shenghao “Daniel” Wang

SECONDER: Debbie Cartwright

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Bruce Elfant, Celia Israel, Elizabeth Montoya, Jett Hanna, Shenghao “Daniel” Wang

ABSENT: Dick Lavine

9I. Discussion on 2025 Strategic Communication Efforts and 2026 Plans and Priorities.

Members of the board heard from Cynthia Martinez, Chief Strategy Officer

RESULT: **DISCUSSED**

9J. Discussion and possible action on Chief Appraiser’s Report to include: 2025 Annual Report, Preliminary results of the 2025 Methods and Assistance Program (MAP) Review, 2026 Homestead Verification Program, Community Outreach, and Taxpayer Experience Snapshot.

Members of the board heard from Leana Mann, Chief Appraiser

RESULT: **DISCUSSED**

At 1:33 P.M. All THE BOARD moved to executive session; TO DELIBERATE ON ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 *et seq* [THE TEXAS OPEN MEETING ACT] INCLUDING:

SEC. 551.001; 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. 551.071; Consultation with attorney regarding pending and contemplated litigation, settlement offers, and matters on which the attorney has a duty to advise the board under the Texas disciplinary rules and professional conduct of the State Bar of Texas.

MOTION: Move to enter Executive Session

RESULT: **PASSED [UNANIMOUS]**

MOVER: Elizabeth Montoya

SECONDER: Shenghao "Daniel" Wang

AYES: Debbie Cartwright, Nicole Conley, Aaron Moreno, Celia Israel, Elizabeth Montoya, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Bruce Elfant, Dick Lavine

9K. Discussion and possible action on Litigation and Appeals related to pending and anticipated lawsuits.

RESULT: **DISCUSSED IN EXECUTIVE SESSION**

At 2:15 PM, the Board resumed the public session and returned to Item 9L.

9L. Adjournment

MOTION: Move to adjourn

RESULT: **PASSED [UNANIMOUS]**

MOVER: Shenghao "Daniel" Wang

SECONDER: Elizabeth Montoya

AYES: Debbie Cartwright, Aaron Moreno, Celia Israel, Elizabeth Montoya, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Bruce Elfant, Dick Lavine

Respectfully submitted,

Elizabeth Montoya, Secretary

Approved:

Nicole Conley, Chairperson

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
205779	2025	BALDERAS NOE EMETERIO	LOT 24 BLK E KINGSBERY PARK SEC 2	20803 GALILEE CT, TX 78653	\$144,819	\$90,770
REMOVED MOHO FROM REAL PROPERTY FOR 2023-2025. PPMOHO IS ON PID 910070. PER OWNER WALK IN. 3/11/2026 TMD						
205779	2024	BALDERAS NOE EMETERIO	LOT 24 BLK E KINGSBERY PARK SEC 2	20803 GALILEE CT, TX 78653	\$145,896	\$90,000
REMOVED MOHO FROM REAL PROPERTY FOR 2023-2025. PPMOHO IS ON PID 910070. PER OWNER WALK IN. 3/11/2026 TMD						
205779	2023	BALDERAS NOE EMETERIO	LOT 24 BLK E KINGSBERY PARK SEC 2	20803 GALILEE CT, TX 78653	\$139,931	\$82,500
REMOVED MOHO FROM REAL PROPERTY FOR 2023-2025. PPMOHO IS ON PID 910070. PER OWNER WALK IN. 3/11/2026 TMD						
355379	2025	BULLPEN STORAGE LLC	LOT 35 MCSHEPHERD RANCHES RIDGELINE RANCHETTES UNIT (2.5900AC IN TRAVIS CO)	3042 ROUND MOUNTAIN RD, TX 78641	\$554,159	\$554,159
SET TAXING UNITS ON IMPR @ 0% FOR 2022-2025						
355379	2024	BULLPEN STORAGE LLC	LOT 35 MCSHEPHERD RANCHES RIDGELINE RANCHETTES UNIT (2.5900AC IN TRAVIS CO)	3042 ROUND MOUNTAIN RD, TX 78641	\$634,804	\$634,804
SET TAXING UNITS ON IMPR @ 0% FOR 2022-2025						
355379	2023	BULLPEN STORAGE LLC	LOT 35 MCSHEPHERD RANCHES RIDGELINE RANCHETTES UNIT (2.5900AC IN TRAVIS CO)	3042 ROUND MOUNTAIN RD, TX 78641	\$609,321	\$609,321
SET TAXING UNITS ON IMPR @ 0% FOR 2022-2025						
355379	2022	BULLPEN STORAGE LLC	LOT 35 MCSHEPHERD RANCHES RIDGELINE RANCHETTES UNIT (2.5900AC IN TRAVIS CO)	3042 ROUND MOUNTAIN RD, TX 78641	\$702,691	\$702,691
SET TAXING UNITS ON IMPR @ 0% FOR 2022-2025						
407978	2025	TOWNSEND KIM	PERSONAL PROPERTY COMMERCIAL TOWNSEND & SONS	20611 MOSES LN, TX 78653	\$720,114	\$20,000
429252	2025	GUEBARA LOUIS	PERSONAL PROPERTY MOBILE HOME 1996 16 X 52 S#HOTX08803411 OAKWOOD	3309 MC CALL LN, TX 78744	\$12,438	\$0
MOBILE HOME WAS REMOVED IN APRIL OF 2024, SHOULD BE REMOVED FOR 2025. 3/9/2026 RCJ						
475114	2024	SUEZ DANIEL	LOT 9 BLK B ANGEL BAY	303 ANGEL SONG CV, SPICEWOOD TX 78669	\$4,472,874	\$2,889,000
HOME WAS REPAIRED DUE TO WATER DAMAGE AND SHOULD NOT HAVE HAD NEW VALUE ADDED IN 2024 PER TAX CODE SEC. 23.23. RLL 02/18/2026						
495316	2024	RODGERS KEVIN P	LOT 2 BLK D SEVEN OAKS SEC 5	700 BRANDON WAY, AUSTIN TX 78733	\$5,308,988	\$5,016,994
2ND IMPROVEMENT INCORRECTLY ADDED AS NEW VALUE FOR 2024. RLL 03/18/2026						
764067	2018	CALVARY CHAPEL REAL LIFE	UNT 1 BLD 1 TALLGRASS MEDICAL & PROFESSIONAL OFFICE PARK CONDOMINIUMS AMD PLUS 3.575 % INT IN COM AREA	2911 A W GRIMES BLVD 1-1, TX 78664	\$246,710	\$246,710
BASED ON ADDITIONAL RESEARCH, IT WAS DETERMINED BY MANAGEMENT THAT THE RELIGIOUS EXEMPTION SHOULD BE GRANTED FOR 2018.						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
764067	2019	CALVARY CHAPEL REAL LIFE	UNT 1 BLD 1 TALLGRASS MEDICAL & PROFESSIONAL OFFICE PARK CONDOMINIUMS AMD PLUS 3.575 % INT IN COM AREA	2911 A W GRIMES BLVD 1-1, TX 78664	\$286,167	\$286,167
BASED ON ADDITIONAL RESEARCH, IT WAS DETERMINED BY MANAGEMENT THAT THE RELIGIOUS EXEMPTION SHOULD BE GRANTED FOR 2019.						
828022	2024	SANCHEZ ESCOBAR PATRICIA	NORTH BLUFF ESTATES MH PARK, SPACE 102, SN1 10700415; HUD# PFS0597459; HUD#2 LOU043186	6600 ELM CREEK DR 102, TX 78744	\$25,536	\$0
MOBILE HOME MOVED TO BASTROP COUNTY AND BILLED FOR 2023 & 2024. NEED TO REMOVE 2023 AND 2024 IN TRAVIS. 3/10/2026 RCJ						
828022	2023	SANCHEZ ESCOBAR PATRICIA	NORTH BLUFF ESTATES MH PARK, SPACE 102, SN1 10700415; HUD# PFS0597459; HUD#2 LOU043186	6600 ELM CREEK DR 102, TX 78744	\$31,840	\$0
MOBILE HOME MOVED TO BASTROP COUNTY AND BILLED FOR 2023 & 2024. NEED TO REMOVE 2023 AND 2024 IN TRAVIS. 3/10/2026 RCJ						
882499	2025	SUNBUSTERS WINDOW TINTING LTD	PERSONAL PROPERTY COMMERCIAL SUNBUSTERS WINDOW TINTING LTD	15402 STORM DR, AUSTIN TX 78734	\$60,683	\$0
NO LONGER IN BUSINESS 1/1/25 PER PRIOR APPEAL. DELETE PID 882499 2025. CHANGE VALUE TO \$0. DDH 1/22/26						
899072	2018	CALVARY CHAPEL REAL LIFE	PERSONAL PROPERTY COMMERCIAL CALVARY CHAPEL REAL LIFE	2911 A W GRIMES BLVD 102, PFLUGERVILLE TX 78660	\$23,850	\$23,850
BASED ON ADDITIONAL RESEARCH, IT WAS DETERMINED BY MANAGEMENT THAT THE RELIGIOUS EXEMPTION SHOULD BE GRANTED FOR 2018.						
899072	2019	CALVARY CHAPEL REAL LIFE	PERSONAL PROPERTY COMMERCIAL CALVARY CHAPEL REAL LIFE	2911 A W GRIMES BLVD 102, PFLUGERVILLE TX 78660	\$29,813	\$29,813
BASED ON ADDITIONAL RESEARCH, IT WAS DETERMINED BY MANAGEMENT THAT THE RELIGIOUS EXEMPTION SHOULD BE GRANTED FOR 2019.						
904522	2025	CRAFTMEN HOMES LLC	LOT 1 UNPLATTED LAND OUT OF TRACT H14.3	DRAKE CV, TX 78645	\$476,896	\$476,896
DELETED INTO HIGHLAND LAKE ESTATES SEC 14 RESUB OF LT 14040 FOR 2019						
904522	2024	CRAFTMEN HOMES LLC	LOT 1 UNPLATTED LAND OUT OF TRACT H14.3	DRAKE CV, TX 78645	\$456,195	\$456,195
DELETED INTO HIGHLAND LAKE ESTATES SEC 14 RESUB OF LT 14040 FOR 2019						
904522	2023	CRAFTMEN HOMES LLC	LOT 1 UNPLATTED LAND OUT OF TRACT H14.3	DRAKE CV, TX 78645	\$490,636	\$490,636
DELETED INTO HIGHLAND LAKE ESTATES SEC 14 RESUB OF LT 14040 FOR 2019						
904522	2022	CRAFTMEN HOMES LLC	LOT 1 UNPLATTED LAND OUT OF TRACT H14.3	DRAKE CV, TX 78645	\$417,848	\$417,848
DELETED INTO HIGHLAND LAKE ESTATES SEC 14 RESUB OF LT 14040 FOR 2019						
904522	2021	CRAFTMEN HOMES LLC	LOT 1 UNPLATTED LAND OUT OF TRACT H14.3	DRAKE CV, TX 78645	\$15,000	\$15,000
DELETED INTO HIGHLAND LAKE ESTATES SEC 14 RESUB OF LT 14040 FOR 2019						
904522	2020	CRAFTMEN HOMES LLC	LOT 1 UNPLATTED LAND OUT OF TRACT H14.3	DRAKE CV, TX 78645	\$10,000	\$10,000
DELETED INTO HIGHLAND LAKE ESTATES SEC 14 RESUB OF LT 14040 FOR 2019						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
904522	2019	CRAFTMEN HOMES LLC	LOT 1 UNPLATTED LAND OUT OF TRACT H14.3	DRAKE CV, TX 78645	\$10,000	\$10,000
DELETED INTO HIGHLAND LAKE ESTATES SEC 14 RESUB OF LT 14040 FOR 2019						
910070	2025	SALGADO MILLAN SANDRA &	PERSONAL PROPERTY MH S#NTA1811063 L#L29655	20803 GALILEE CT, TX 78653	\$102,475	\$46,740
UPDATE MOHO CHARACTERISTICS TO MATCH FROM REAL PID 205779 2023-2025 IMPROVEMENT VALUATION.						
910070	2024	SALGADO MILLAN SANDRA &	PERSONAL PROPERTY MH S#NTA1811063 L#L29655	20803 GALILEE CT, TX 78653	\$104,777	\$48,450
UPDATE MOHO CHARACTERISTICS TO MATCH FROM REAL PID 205779 2023-2025 IMPROVEMENT VALUATION.						
910070	2023	SALGADO MILLAN SANDRA &	PERSONAL PROPERTY MH S#NTA1811063 L#L29655	20803 GALILEE CT, TX 78653	\$98,599	\$49,909
UPDATE MOHO CHARACTERISTICS TO MATCH FROM REAL PID 205779 2023-2025 IMPROVEMENT VALUATION.						
910267	2024	ADVANCED COMPUTER	PERSONAL PROPERTY COMMERCIAL ADVANCED COMPUTER SOLUTIONS LLC	2000 WINDY TER 21-A, CEDAR PARK TX 78613	\$209,027	\$0
NO LONGER DOING BUSINESS IN TRAVIS COUNTY. RELOCATED AS OF 1/1/22. DELETE PID 910267 2024 & 2022. (2023 CLOSED PER PROTEST). CHANGE VALUE TO \$0. DDH 1/22/26						
910267	2022	ADVANCED COMPUTER	PERSONAL PROPERTY COMMERCIAL ADVANCED COMPUTER SOLUTIONS LLC	2000 WINDY TER 21-A, CEDAR PARK TX 78613	\$457,735	\$0
NO LONGER DOING BUSINESS IN TRAVIS COUNTY. RELOCATED AS OF 1/1/22. DELETE PID 910267 2024 & 2022. (2023 CLOSED PER PROTEST). CHANGE VALUE TO \$0. DDH 1/22/26						
943868	2025	CHAPARRAL DISTRIBUTING LLC	PERSONAL PROPERTY COMMERCIAL CHAPARRAL DISTRIBUTING LLC	3800 DROSSETT DR A, AUSTIN TX 78744	\$772,251	\$0
NO LONGER DOING BUSINESS IN TRAVIS COUNTY. WAREHOUSE LOCATION CHANGED TO WCAD 8/24. DELETE PID 943868 2025 & CHANGE VALUE TO \$0. DDH 1/22/26						
974784	2023	DESSAU SALES LLC	DESSAU FOUNTAIN ESTATES, SPACE 255, SN1 12322553A/B; HUD# PFS0376240/241	508 E HOWARD LN 255, AUSTIN TX 78753	\$108,274	\$0
PROPERTY WAS RETAILER INVENTORY AND SOLD FOR 2023. 3/19/2026 RCJ						
989629	2025	TESLA INC	SOLAR PANELS EXEMPT 13101 HAROLD GREEN RD AUSTIN 851247 R Use: L2 989629	13101 HAROLD GREEN RD, AUSTIN TX	\$16,594,654	\$0
DELETE PID 989629 TESLA SOLAR. THE SOLAR IS OWNED BY COLORADO RIVER PROJECT AND VALUED UNDER PID 292257. 3/18/2026						
994755	2025	AUSTIN MOBILE HOME COMPANY LLC	PERSONAL PROPERTY MOHO 16X72 SN# OV1J0081, HUD# RAD1084690	2304 WHITEBEAD TRL, AUSTIN TX 78734	\$21,719	\$0
MOBILE HOME NOT ON LOCATION IN 2025. MOBILE HOME TITLE MAY HAVE BEEN UPDATED IN ERROR. 2/19/2026 RCJ						
994776	2025	DUARTE BRITTANY	PERSONAL PROPERTY MOBILE HOME 1995 32 X 62 S#PH0511467A/B HUD# TEX0550340/1	15707 F M RD 969, AUSTIN TX 78724	\$21,789	\$0
994800	2025	21ST MORTGAGE CORP	PERSONAL PROPERTY MH 2022 15X76 SN# 025000HA002601A HUD# NTA2115959	10344 DOYLE RD, DEL VALLE TX 78617	\$110,534	\$0
MOBILE HOME MOVED INTO RETAILER INVENTORY IN 2024. 2/10/2026 RCJ						
996061	2025	SERRANO LESLIE	NORTH BLUFF ESTATES MH PARK, SPACE 142, SN1 PH2210367; HUD# PFS0823652	6600 ELM CREEK DR 142, AUSTIN TX 78744	\$54,173	\$0
MOBILE HOME MOVED OUT PREVIOUSLY. REMOVING ENTRY FOR 2025. 3/18/2026 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
998260	2025	HK TEA	PERSONAL PROPERTY COMMERCIAL HK TEA	11800 DESSAU RD 301, AUSTIN TX 78754	\$71,698	\$14,767
PER PERMIT PROVIDED AND RENDITION, ADJUST SQFT OF SPACE FROM 4200 TO 1400 AND ADJUST VALUE TO \$14,767 BASED ON REPORTED ASSETS AND CALCULATED MDSE - MJM 01/08/26						
998438	2025	SARONIC TECHNOLOGIES INC	PERSONAL PROPERTY SPECIAL INV SARONIC TECHNOLOGIES INC	400 INDUSTRIAL BLVD, AUSTIN TX 78745	\$0	\$0
BUSINESS IS CONSIDERED A MANUFACTURER, RATHER THAN DEALER PER TEXAS PARKS & WILDLIFE. CHANGE OF DESIGNATION FOR 2025 & CHANGE PID 998438 TO INFO ONLY. VALUE TO \$0. DDH 1/22/26						
1000865	2025	LEON MARIA G	PECAN PARK MH PARK PHS 2, SPACE 372, SN# PH2213334, HUD# PFS1035084	5701 JOHNNY MORRIS RD 372, AUSTIN TX 78724	\$65,007	\$0
MOHO INCORRECTLY PLACED ON LOT FOR 2025. 2/6/2026 RCJ						
1000907	2025	CROWES NEST FARMS INC	PERSONAL PROPERTY MOHO 32X76 SN# 125000HA011733A/B, HUD# NTA2118839/40	10300 TAYLOR LN, MANOR TX 78653	\$200,786	\$0
MOBILE HOME ENTRY DUPLICATE OF PID# 1000433. 3/10/2026 RCJ						
1002660	2025	CENTEX SASH & DOOR LP	PERSONAL PROPERTY COMMERCIAL CENTEX SASH & DOOR LP	2000 WINDY TER 14B, CEDAR PARK TX 78613	\$36,135	\$0
NOT DOING BUSINESS IN TRAVIS COUNTY. PID SETUP IN ERROR AS LOCATION IS WCAD. DELETE PID 1002660 2025. CHANGE VALUE TO \$0. DDH 1/22/26						
1003208	2025	MARTINEZ NARCELO	CAPITOL MANOR MH PARK, SPACE 87, SN# TXFL1AD481208965, HUD# TEX0283571	1308 THORNBERRY RD 87, DEL VALLE TX 78617	\$7,608	\$0
MOBILE HOME ENTERED ON THE WRONG LOT FOR 2025. 2/6/2026 RCJ						
1004785	2025	TIRE RACK	PERSONAL PROPERTY COMMERCIAL TIRE RACK	801 W HOWARD LANE, AUSTIN TX 78753	\$4,573	\$0
DUPLICATE ACCOUNT SEE PID 1007768. - MJM 03/17/26						
1008008	2025	DBD VENTURES LLC	PERSONAL PROPERTY COMMERCIAL DBD VENTURES LLC	1801 N LAMAR BLVD, AUSTIN TX 78701	\$2,014,800	\$19,635
VALUE OVERSTATED BASED ON NRA DATA ENTRY ERROR. OWNER PROVIDED SUB-LEASE SHOWING CORRECT NRA OF 2000SF. OWNER DID NOT RECEIVE A RENDITION MAILOUT AFTER LATE 2025 OMITTED NOTICE RUN, IN ADDITION TO LEASE OWNER PROVIDED A CURRENT RENDITION TO SUPPORT VALUE ADJUSTMENT.						

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

JETT HANNA
JOHN HAVENSTRITE
CELIA ISRAEL
DICK LAVINE
SHENGHAO "DANIEL" WANG
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Kat Harvey
Director of Administration

SUBJECT: December 2025 Unaudited Financial Statements

The unaudited financial statements for December 2025 are enclosed. Financial highlights for the month are as follows:

The District's ending fund balance was \$8,239,564. Of that, \$989,613 was nonspendable in the form of prepaid expenditures, \$1,679,254 was held in reserves as committed fund balance, and \$5,570,697 was unassigned fund balance.

The net change in fund balance for the fiscal year to date is \$3,369,830.

The reserve balances total \$1,679,254. 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	\$ 365,914
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
Reserve for Board Elections	\$ 569,554
	<u>\$ 1,679,254</u>

The District ended the month with a budget surplus of \$3,160,830.

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 December 31, 2025

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	<u>Original</u>	<u>Amended</u>	<u>YTD</u>		
REVENUE:					
Appraisal assessments	32,241,352	32,241,352	32,241,352	32,241,352	-
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 32,241,352	\$ 32,241,352	\$ 32,241,352	\$ 32,241,352	\$ -
Investment earnings	150,000	150,000	150,000	527,684	377,684
Charges for services	9,000	9,000	9,000	4,338	(4,662)
Miscellaneous revenue	50,000	50,000	50,000	75,174	25,174
TOTAL REVENUE	\$ 32,450,352	\$ 32,450,352	\$ 32,450,352	\$ 32,848,549	\$ 398,197
EXPENDITURES:					
ARB Per diem payments	1,173,125	1,166,160	1,166,160	845,880	320,280
Personnel Cost	12,488,321	13,194,581	13,194,581	13,011,540	183,041
Benefit Cost	5,568,186	5,579,066	5,579,066	5,452,635	126,431
Printing and mailing services	665,200	744,038	744,038	740,737	3,301
Operating supplies	248,183	186,558	186,558	149,068	37,490
Subscriptions and data purchases	340,720	657,465	657,465	487,022	170,443
Training and education	162,666	180,092	180,092	139,338	40,754
Travel expenditures	41,327	53,612	53,612	36,366	17,246
Utilities	495,800	468,500	468,500	400,336	68,164
Legal expenditures	3,625,000	3,389,900	3,389,900	3,337,500	52,400
Professional services	4,033,256	3,224,922	3,224,922	1,977,860	1,247,062
Insurance	110,678	107,278	107,278	97,902	9,376
Aerial photography	657,650	703,316	703,316	593,816	109,500
Rentals	154,320	151,285	151,285	141,507	9,778
Building and Equipment maintenance	463,289	324,164	324,164	276,594	47,570
Software maintenance	430,627	444,927	444,927	441,686	3,241
Other services	396,116	446,635	446,635	435,031	11,604
Capital Outlay	438,050	470,015	470,015	165,063	304,952
Debt Service- Principal	654,742	683,482	683,482	683,482	-
Debt Service- Interest	94,096	65,356	65,356	65,356	-
TOTAL EXPENDITURES	32,241,352	32,241,352	32,241,352	29,478,719	2,762,633
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	209,000	209,000	209,000	3,369,830	3,160,830
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	748,838	(748,838)
Transfers out	-	-	-	(748,838)	748,838
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	209,000	209,000	209,000	3,369,830	3,160,830
Beginning Fund Balance	4,869,734	4,869,734	4,869,734	4,869,734	
Ending Fund Balance	\$ 5,078,734	\$ 5,078,734	\$ 5,078,734	\$ 8,239,564	\$ 3,160,830

Travis Central Appraisal District

Governmental Fund Balance Sheet

December 31, 2025

		Special	Total
	General Fund	Revenue Fund	Governmental
			Funds
ASSETS			
Cash and cash equivalents	8,024,395	-	8,024,395
Short-term investments	9,511,734	-	9,511,734
Receivables	135,042	-	135,042
Prepaid items	989,613	-	989,613
TOTAL ASSETS	<u>\$ 18,660,784</u>	<u>\$ -</u>	<u>\$ 18,660,784</u>
LIABILITIES			
Accounts payable and accrued expenditures	1,880,975	-	1,880,975
Unearned revenue	8,540,245	-	8,540,245
TOTAL LIABILITIES	10,421,220	-	10,421,220
FUND BALANCES			
Fund balance, committed	2,161,717	-	2,161,717
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	989,613	-	989,613
Fund balance, unassigned	5,088,234	-	5,088,234
TOTAL FUND BALANCES	<u>8,239,564</u>	<u>-</u>	<u>8,239,564</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 18,660,784</u>	<u>\$ -</u>	<u>\$ 18,660,784</u>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended December 31, 2025

	General Fund	Special Revenue Fund	Total Governmental Funds
REVENUES			
Appraisal assessments	\$ 32,241,352	\$ -	\$ 32,241,352
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>32,241,352</u>	<u>-</u>	<u>32,241,352</u>
Investment earnings	527,684	-	527,684
Charges for services	4,338	-	4,338
Miscellaneous revenue	75,174	-	75,174
TOTAL REVENUE	<u>32,848,549</u>	<u>-</u>	<u>32,848,549</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	19,310,055	-	19,310,055
Data processing	441,686	-	441,686
Transportation	36,366	-	36,366
Operating supplies	149,068	-	149,068
Rentals	141,507	-	141,507
Legal and professional	5,315,360	-	5,315,360
Utilities and telephone	400,336	-	400,336
Building and equipment maintenance	276,594	-	276,594
Insurance	97,902	-	97,902
Other services	2,395,944	-	2,395,944
Capital outlay	165,063	-	165,063
Debt Service- Principal	-	683,482	683,482
Debt Service- Interest	-	65,356	65,356
TOTAL EXPENDITURES	<u>28,729,881</u>	<u>748,838</u>	<u>29,478,719</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	4,118,668	(748,838)	3,369,830
OTHER FINANCING SOURCES (USES):			
Transfers in	-	748,838	748,838
Transfers out	(748,838)	-	(748,838)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(748,838)</u>	<u>748,838</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	3,369,830	-	3,369,830
FUND BALANCE, beginning of year	<u>4,869,734</u>	<u>-</u>	<u>4,869,734</u>
FUND BALANCE, end of year	<u>\$ 8,239,564</u>	<u>\$ -</u>	<u>\$ 8,239,564</u>

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

NICOLE CONLEY
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
ELIZABETH MONTOYA
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

BRUCE ELFANT
JETT HANNA
CELIA ISRAEL
DICK LAVINE
AARON MORENO
SHENGHAO "DANIEL" WANG

TO: Travis Central Appraisal District
Board of Directors

FROM: Kat Harvey
Director of Administration

SUBJECT: January 2026 Unaudited Financial Statements

The unaudited financial statements for January 2026 are enclosed. Financial highlights for the month are as follows:

The District's ending fund balance was \$8,177,447. Of that, \$892,992 was nonspendable in the form of prepaid expenditures, \$4,441,888 was held in reserves as committed fund balance, and \$2,842,567 was unassigned fund balance.

The net change in fund balance for the fiscal year to date is -\$62,117.

The reserve balances total \$4,441,888. 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	\$ 3,128,548
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
Reserve for Board Elections	\$ 569,554
	<u>\$ 4,441,888</u>

The District ended the month with a budget deficit of \$133,617.

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 January 31, 2026

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
REVENUE:					
Appraisal assessments	32,241,352	32,241,352	2,686,779	2,846,748	159,969
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 32,241,352	\$ 32,241,352	\$ 2,686,779	\$ 2,846,748	\$ 159,969
Investment earnings	150,000	150,000	12,500	50,944	38,444
Charges for services	9,000	9,000	750	437	(8,563)
Miscellaneous revenue	50,000	50,000	4,167	11,748	(38,252)
TOTAL REVENUE	\$ 32,450,352	\$ 32,450,352	\$ 2,704,196	\$ 2,909,877	\$ 151,598
EXPENDITURES:					
ARB Per diem payments	1,173,125	1,166,160	97,180	13,430	83,750
Personnel Cost	12,488,321	13,194,581	1,099,548	1,283,467	(183,918)
Benefit Cost	5,568,186	5,579,066	464,922	416,741	48,181
Printing and mailing services	665,200	744,038	62,003	3,646	58,357
Operating supplies	248,183	186,558	15,547	19,766	(4,220)
Subscriptions and data purchases	340,720	657,465	54,789	87,058	(32,269)
Training and education	162,666	180,092	15,008	13,681	1,326
Travel expenditures	41,327	53,612	4,468	808	3,660
Utilities	495,800	468,500	39,042	40,028	(987)
Legal expenditures	3,625,000	3,389,900	282,492	19,716	262,776
Professional services	4,033,256	3,224,922	268,744	566,197	(297,454)
Insurance	110,678	107,278	8,940	21,600	(12,661)
Aerial photography	657,650	703,316	58,610	346,765	(288,155)
Rentals	154,320	151,285	12,607	18,777	(6,170)
Building and Equipment maintenance	463,289	324,164	27,014	30,819	(3,806)
Software maintenance	430,627	444,927	37,077	66,055	(28,978)
Other services	396,116	446,635	37,220	23,439	13,780
Capital Outlay	438,050	470,015	39,168	-	39,168
Debt Service- Principal	654,742	683,482	56,957	-	56,957
Debt Service- Interest	94,096	65,356	5,446	-	5,446
TOTAL EXPENDITURES	32,241,352	32,241,352	2,686,779	2,971,995	(285,215)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	209,000	209,000	17,417	(62,117)	(133,617)
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	-	-
Transfers out	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	209,000	209,000	17,417	(62,117)	(133,617)
Beginning Fund Balance	8,239,564	8,239,564	8,239,564	8,239,564	
Ending Fund Balance	\$ 8,448,564	\$ 8,448,564	\$ 8,256,981	\$ 8,177,447	\$ (133,617)

Travis Central Appraisal District

Governmental Fund Balance Sheet

January 31, 2026

		Special	Total
	General Fund	Revenue Fund	Governmental
			Funds
ASSETS			
Cash and cash equivalents	5,319,220	-	5,319,220
Short-term investments	9,542,772	-	9,542,772
Receivables	90,439	-	90,439
Prepaid items	892,992	-	892,992
TOTAL ASSETS	<u>\$ 15,845,423</u>	<u>\$ -</u>	<u>\$ 15,845,423</u>
LIABILITIES			
Accounts payable and accrued expenditures	1,974,479	-	1,974,479
Unearned revenue	5,693,497	-	5,693,497
TOTAL LIABILITIES	7,667,976	-	7,667,976
FUND BALANCES			
Fund balance, committed	4,441,888	-	4,441,888
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	892,992	-	892,992
Fund balance, unassigned	2,842,567	-	2,842,567
TOTAL FUND BALANCES	<u>8,177,447</u>	<u>-</u>	<u>8,177,447</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 15,845,423</u>	<u>\$ -</u>	<u>\$ 15,845,423</u>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance
For the month ended January 31, 2026

	General Fund	Special Revenue Fund	Total Governmental Funds
REVENUES			
Appraisal assessments	\$ 2,846,748	\$ -	\$ 2,846,748
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>2,846,748</u>	<u>-</u>	<u>2,846,748</u>
Investment earnings	50,944	-	50,944
Charges for services	437	-	437
Miscellaneous revenue	11,748	-	11,748
TOTAL REVENUE	<u>2,909,877</u>	<u>-</u>	<u>2,909,877</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	1,713,638	-	1,713,638
Data processing	66,055	-	66,055
Transportation	808	-	808
Operating supplies	19,766	-	19,766
Rentals	18,777	-	18,777
Legal and professional	585,913	-	585,913
Utilities and telephone	40,028	-	40,028
Building and equipment maintenance	30,819	-	30,819
Insurance	21,600	-	21,600
Other services	474,589	-	474,589
Capital outlay	-	-	-
Debt Service- Principal	-	-	-
Debt Service- Interest	-	-	-
TOTAL EXPENDITURES	<u>2,971,995</u>	<u>-</u>	<u>2,971,995</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(62,117)	-	(62,117)
OTHER FINANCING SOURCES (USES):			
Transfers in	-	-	-
Transfers out	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(62,117)	-	(62,117)
FUND BALANCE, beginning of year	<u>8,239,564</u>	<u>-</u>	<u>8,239,564</u>
FUND BALANCE, end of year	<u>\$ 8,177,447</u>	<u>\$ -</u>	<u>\$ 8,177,447</u>

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

NICOLE CONLEY
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
ELIZABETH MONTOYA
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

BRUCE ELFANT
JETT HANNA
CELIA ISRAEL
DICK LAVINE
AARON MORENO
SHENGHAO "DANIEL" WANG

TO: Travis Central Appraisal District
Board of Directors

FROM: Kat Harvey
Director of Administration

SUBJECT: February 2026 Unaudited Financial Statements

The unaudited financial statements for February 2026 are enclosed. Financial highlights for the month are as follows:

The District's ending fund balance was \$8,948,070. Of that, \$812,219 was nonspendable in the form of prepaid expenditures, \$4,441,888 was held in reserves as committed fund balance, and \$3,693,964 was unassigned fund balance.

The net change in fund balance for the fiscal year to date is \$708,506.

The reserve balances total \$4,441,888. 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	\$ 3,128,548
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
Reserve for Board Elections	\$ 569,554
	<u>\$ 4,441,888</u>

The District ended the month with a budget surplus of \$624,506.

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 February 28, 2026

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
REVENUE:					
Appraisal assessments	32,241,352	32,241,352	5,373,559	5,693,497	319,938
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 32,241,352	\$ 32,241,352	\$ 5,373,559	\$ 5,693,497	\$ 319,938
Investment earnings	150,000	150,000	25,000	90,114	65,114
Charges for services	9,000	9,000	1,500	843	(8,157)
Miscellaneous revenue	50,000	50,000	8,333	42,513	(7,487)
TOTAL REVENUE	\$ 32,450,352	\$ 32,450,352	\$ 5,408,392	\$ 5,826,967	\$ 369,408
EXPENDITURES:					
ARB Per diem payments	1,173,125	1,166,160	194,360	58,800	135,560
Personnel Cost	12,488,321	13,194,581	2,199,097	2,281,447	(82,351)
Benefit Cost	5,568,186	5,579,066	929,844	827,417	102,428
Printing and mailing services	665,200	744,038	124,006	214,509	(90,503)
Operating supplies	248,183	186,558	31,093	57,853	(26,760)
Subscriptions and data purchases	340,720	657,465	109,578	176,234	(66,657)
Training and education	162,666	180,092	30,015	25,353	4,662
Travel expenditures	41,327	53,612	8,935	1,391	7,545
Utilities	495,800	468,500	78,083	76,172	1,911
Legal expenditures	3,625,000	3,389,900	564,983	37,112	527,871
Professional services	4,033,256	3,224,922	537,487	645,136	(107,649)
Insurance	110,678	107,278	17,880	29,057	(11,177)
Aerial photography	657,650	703,316	117,219	366,249	(249,030)
Rentals	154,320	151,285	25,214	20,065	5,150
Building and Equipment maintenance	463,289	324,164	54,027	55,861	(1,834)
Software maintenance	430,627	444,927	74,155	146,512	(72,358)
Other services	396,116	446,635	74,439	46,344	28,095
Capital Outlay	438,050	470,015	78,336	52,949	25,387
Debt Service- Principal	654,742	683,482	113,914	-	113,914
Debt Service- Interest	94,096	65,356	10,893	-	10,893
TOTAL EXPENDITURES	32,241,352	32,241,352	5,373,559	5,118,460	255,098
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	209,000	209,000	34,833	708,506	624,506
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	-	-
Transfers out	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	209,000	209,000	34,833	708,506	624,506
Beginning Fund Balance	8,239,564	8,239,564	8,239,564	8,239,564	
Ending Fund Balance	\$ 8,448,564	\$ 8,448,564	\$ 8,274,397	\$ 8,948,070	\$ 624,506

Travis Central Appraisal District

Governmental Fund Balance Sheet

February 28, 2026

		Special	Total
	General Fund	Revenue Fund	Governmental
			Funds
ASSETS			
Cash and cash equivalents	2,069,230	-	2,069,230
Short-term investments	9,570,568	-	9,570,568
Receivables	70,354	-	70,354
Prepaid items	812,219	-	812,219
TOTAL ASSETS	<u>\$ 12,522,371</u>	<u>\$ -</u>	<u>\$ 12,522,371</u>
LIABILITIES			
Accounts payable and accrued expenditures	727,552	-	727,552
Unearned revenue	2,846,749	-	2,846,749
TOTAL LIABILITIES	3,574,301	-	3,574,301
FUND BALANCES			
Fund balance, committed	4,441,888	-	4,441,888
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	812,219	-	812,219
Fund balance, unassigned	3,693,964	-	3,693,964
TOTAL FUND BALANCES	<u>8,948,070</u>	<u>-</u>	<u>8,948,070</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 12,522,371</u>	<u>\$ -</u>	<u>\$ 12,522,371</u>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance
For the month ended February 28, 2026

	General Fund	Special Revenue Fund	Total Governmental Funds
REVENUES			
Appraisal assessments	\$ 5,693,497	\$ -	\$ 5,693,497
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>5,693,497</u>	<u>-</u>	<u>5,693,497</u>
Investment earnings	90,114	-	90,114
Charges for services	843	-	843
Miscellaneous revenue	42,513	-	42,513
TOTAL REVENUE	<u>5,826,967</u>	<u>-</u>	<u>5,826,967</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	3,167,664	-	3,167,664
Data processing	146,512	-	146,512
Transportation	1,391	-	1,391
Operating supplies	57,853	-	57,853
Rentals	20,065	-	20,065
Legal and professional	682,248	-	682,248
Utilities and telephone	76,172	-	76,172
Building and equipment maintenance	55,861	-	55,861
Insurance	29,057	-	29,057
Other services	828,689	-	828,689
Capital outlay	52,949	-	52,949
Debt Service- Principal	-	-	-
Debt Service- Interest	-	-	-
TOTAL EXPENDITURES	<u>5,118,460</u>	<u>-</u>	<u>5,118,460</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>708,506</u>	<u>-</u>	<u>708,506</u>
OTHER FINANCING SOURCES (USES):			
Transfers in	-	-	-
Transfers out	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>708,506</u>	<u>-</u>	<u>708,506</u>
FUND BALANCE, beginning of year	<u>8,239,564</u>	<u>-</u>	<u>8,239,564</u>
FUND BALANCE, end of year	<u>\$ 8,948,070</u>	<u>\$ -</u>	<u>\$ 8,948,070</u>

Travis Central Appraisal District

Investment Report

As of January 31, 2026



M E E D E R

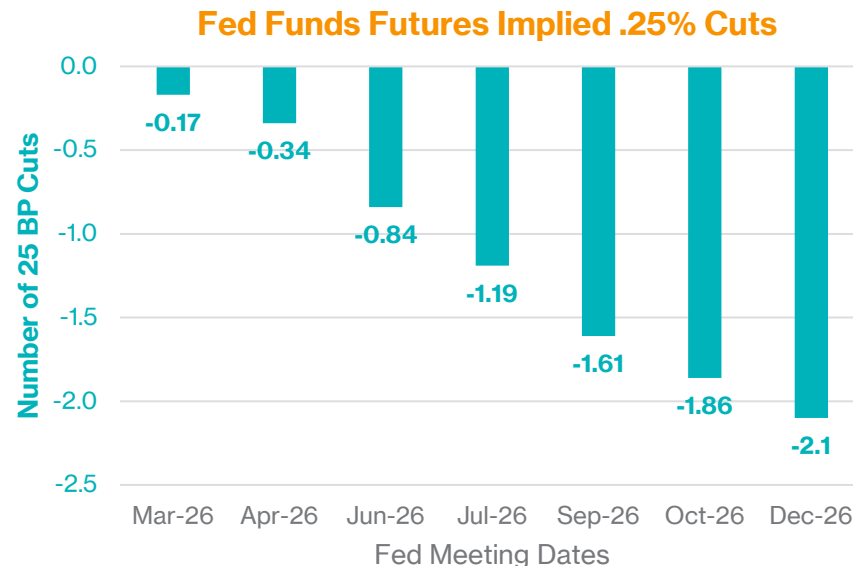
PUBLIC FUNDS



OBSERVATIONS AND EXPECTATIONS

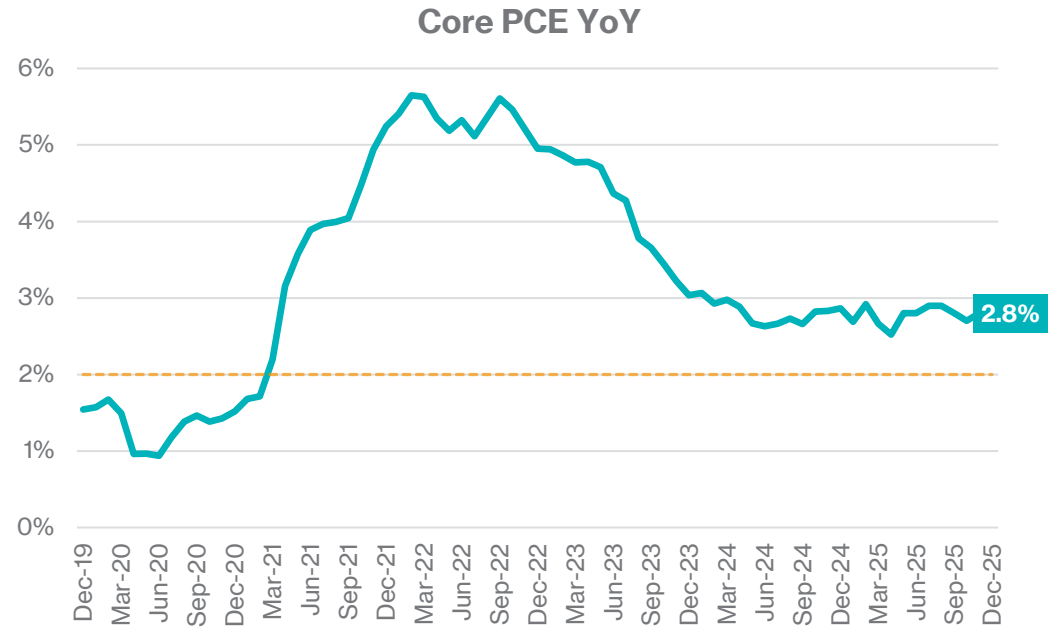
- Interest rates across the yield curve were up slightly for January
- The Fed paused their recent rate cutting by holding rates steady at their January meeting
- Economic growth continued to expand at a solid pace
- Labor market data showed there's not much hiring or firing taking place
- Inflation remained sticky and above the Fed 2 percent target rate

- The Fed Funds futures market is ever changing with the release of new economic and market data.
- At the end of January, the futures market was pricing in about two .25% Fed cuts by the end of 2026.

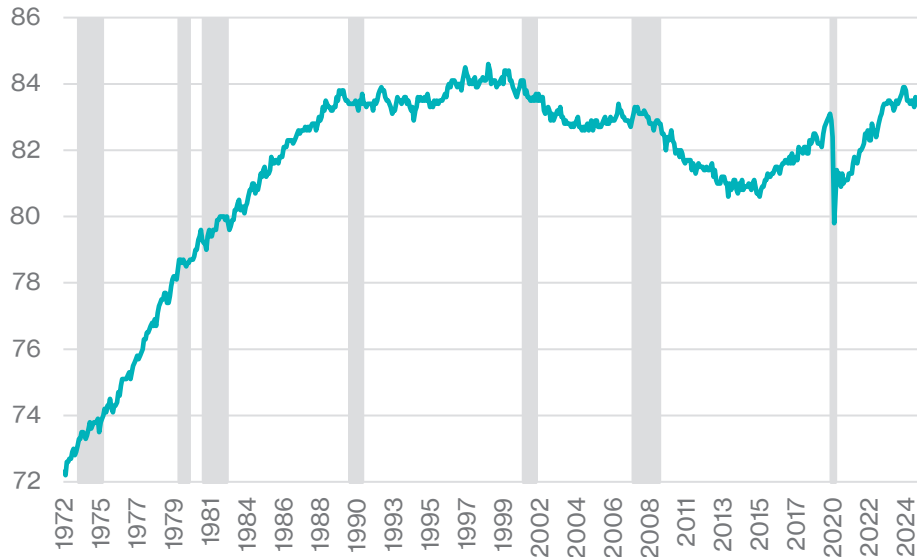


- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge.
- Core excludes food and energy components.
- It's been above the Fed's 2% target for 58 consecutive months.
- Economists expect Core PCE YoY to remain above the Fed's target this year.

SOURCES: BLOOMBERG



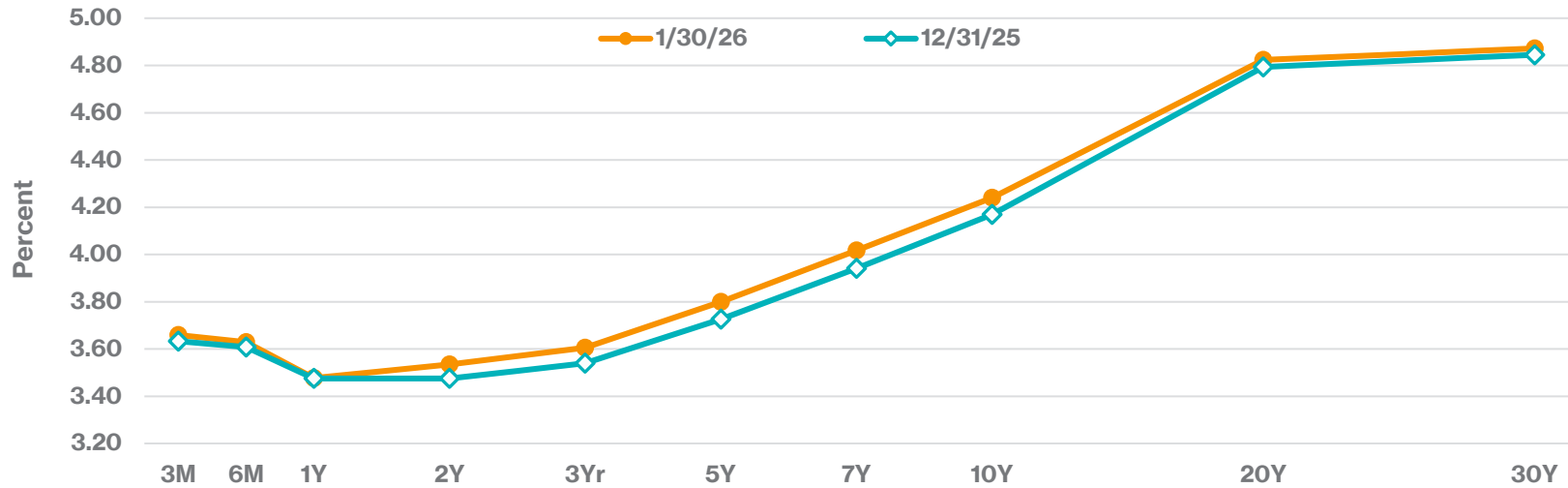
Labor Force Participation Rate 25-54 Year Olds



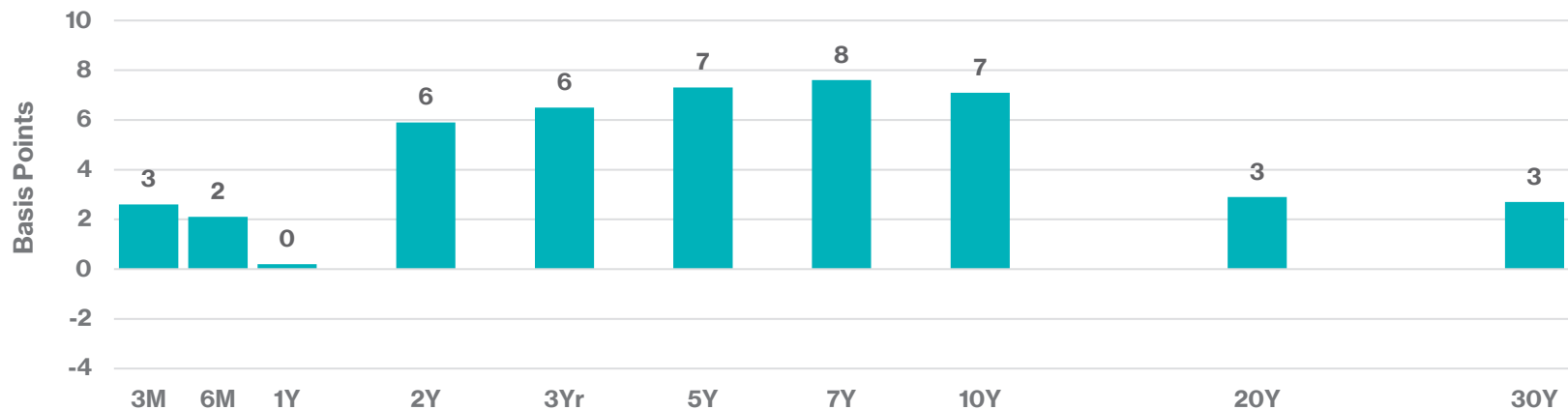
- The labor force participation rate (LFPR) for “prime aged workers” (25-54 year olds) has been climbing since pandemic lows.
- Fed Chair Powell stated recently that the labor market is stable.
- The large increase in the LFPR in 1970s and 1980s was primarily due to many more women entering the workforce.

SOURCE: BLOOMBERG

U.S. Treasury Yield Curve Change



Basis Point Change



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Portfolio Summary

3.64

Weighted Average Yield to Maturity

0.00

Weighted Average Maturity (Years)

0.00

Portfolio Effective Duration (Years)

0.00

Weighted Average Life (Years)

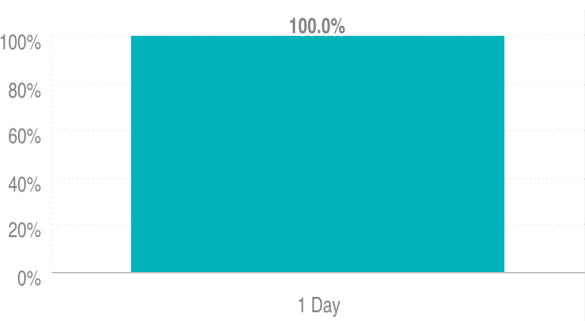
AAA

Average Credit Rating

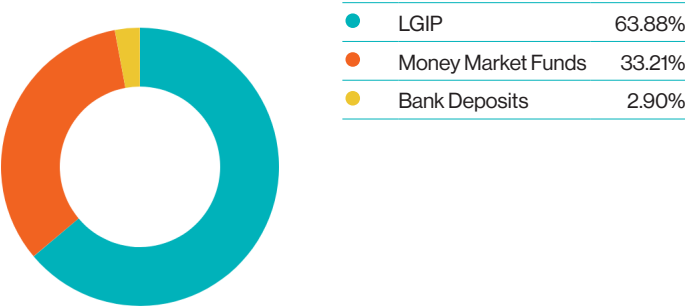
Portfolio Position

Par Value	\$14,938,411
Principal Cost	\$14,938,411
Book Value	\$14,938,411
Market Value	\$14,938,411
Unrealized Gain/Loss	\$0
Accrued Interest	\$0

Maturity Distribution



Sector Allocation



Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	433,852.37	433,852.37	433,852.37	2.90%	1	0.48
LGIP	9,542,771.91	9,542,771.91	9,542,771.91	63.88%	1	3.82
Money Market Funds	4,961,787.09	4,961,787.09	4,961,787.09	33.21%	1	3.56
TOTAL	14,938,411.37	14,938,411.37	14,938,411.37	100.00%	1	3.64

CASH AND ACCRUED INTEREST

Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	14,938,411.37	14,938,411.37	14,938,411.37		1	3.64

TOTAL EARNINGS

CURRENT MONTH
46,652.40

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
GENERAL FUND						
Bank Deposits	2	433,852.37	433,852.37	2.90	0.48	1
LGIP	2	9,542,771.91	9,542,771.91	63.88	3.82	1
Money Market Funds	1	4,961,787.09	4,961,787.09	33.21	3.56	1
TOTAL	5	14,938,411.37	14,938,411.37	100.00	3.64	1
GRAND TOTAL	5	14,938,411.37	14,938,411.37	100.00	3.64	1

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
GENERAL FUND												
BANK DEPOSITS												
6224690401	Wells Fargo Analyzed Bus Chkg+	01/31/2026 01/31/2026	433,741.29	433,741.29 0.00	433,741.29	0.48		1	1.00 433,741.29	0.00 433,741.29	2.90	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	01/31/2026 01/31/2026	111.08	111.08 0.00	111.08	0.53		1	1.00 111.08	0.00 111.08	0.00	NA NA
BANK DEPOSITS TOTAL			433,852.37	433,852.37 0.00	433,852.37	0.48		1	1.00 433,852.37	0.00 433,852.37	2.90	NA
LGIP												
TEXPOOL	TexPool	01/31/2026 01/31/2026	1,621,399.29	1,621,399.29 0.00	1,621,399.29	3.69		1	1.00 1,621,399.29	0.00 1,621,399.29	10.85	AAA
TEXPRIME	TexPool Prime	01/31/2026 01/31/2026	7,921,372.62	7,921,372.62 0.00	7,921,372.62	3.85		1	1.00 7,921,372.62	0.00 7,921,372.62	53.03	AAA
LGIP TOTAL			9,542,771.91	9,542,771.91 0.00	9,542,771.91	3.82		1	1.00 9,542,771.91	0.00 9,542,771.91	63.88	AAA
MONEY MARKET FUNDS												
7556188477S	Wells Fargo Stage- coach Sweep	01/31/2026 01/31/2026	4,961,787.09	4,961,787.09 0.00	4,961,787.09	3.56		1	1.00 4,961,787.09	0.00 4,961,787.09	33.21	NA NA
MONEY MARKET FUNDS TOTAL			4,961,787.09	4,961,787.09 0.00	4,961,787.09	3.56		1	1.00 4,961,787.09	0.00 4,961,787.09	33.21	NA
GENERAL FUND TOTAL			14,938,411.37	14,938,411.37 0.00	14,938,411.37	3.64		1	14,938,411.37	0.00 14,938,411.37	100.00	AAA
GRAND TOTAL												
GRAND TOTAL			14,938,411.37	14,938,411.37 0.00	14,938,411.37	3.64		1	14,938,411.37	0.00 14,938,411.37	100.00	AAA

Cash Reconciliation Report

Transaction Statement

**NO ACTIVITY DURING
CURRENT PERIOD**

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
GRAND TOTAL		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
GENERAL FUND									
TEXPOOL	TexPool	2026-01-31	1,621,399.29	1,621,399.29	0.00	0.00	5,092.68	5,092.68	0.00
TEXPRIME	TexPool Prime	2026-01-31	7,921,372.62	7,921,372.62	0.00	0.00	25,945.68	25,945.68	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2026-01-31	433,741.29	433,741.29	0.00	0.00	177.60	177.60	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2026-01-31	111.08	111.08	0.00	0.00	0.04	0.04	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2026-01-31	4,961,787.09	4,961,787.09	0.00	0.00	15,436.40	15,436.40	0.00
TOTAL			14,938,411.37	14,938,411.37	0.00	0.00	46,652.40	46,652.40	0.00
GRAND TOTAL			14,938,411.37	14,938,411.37	0.00	0.00	46,652.40	46,652.40	0.00

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
GENERAL FUND											
6224690401	Wells Fargo Analyzed Bus Chkg+	433,741.29	420,933.50	433,741.29	01/31/2026	1.00	0.48	177.60	0.00	0.00	177.60
7556188469	Wells Fargo Analyzed Bus Chkg+	111.08	111.04	111.08	01/31/2026	1.00	0.53	0.04	0.00	0.00	0.04
7556188477	Wells Fargo Commercial Chkg PF	0.00	3,661.00	0.00	01/31/2026	4.90	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	4,961,787.09	7,709,138.03	4,961,787.09	01/31/2026	0.00	3.56	15,436.40	0.00	0.00	15,436.40
TEXPOOL	TexPool	1,621,399.29	1,616,306.61	1,621,399.29	01/31/2026	5.34	3.69	5,092.68	0.00	0.00	5,092.68
TEXPRIME	TexPool Prime	7,921,372.62	7,895,426.94	7,921,372.62	01/31/2026	4.50	3.85	25,945.68	0.00	0.00	25,945.68
TOTAL		14,938,411.37	17,645,577.12	14,938,411.37		2.99	3.64	46,652.40	0.00	0.00	46,652.40
GRAND TOTAL		14,938,411.37	17,645,577.12	14,938,411.37		2.99	3.64	46,652.40	0.00	0.00	46,652.40

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Travis Central Appraisal District

Investment Report

As of February 28, 2026



M E E D E R

PUBLIC FUNDS



MEEDER
PUBLIC FUNDS

- The Federal Reserve's last rate cut was Dec 2025.
- The futures market data are projecting about two .25% cuts later this year.

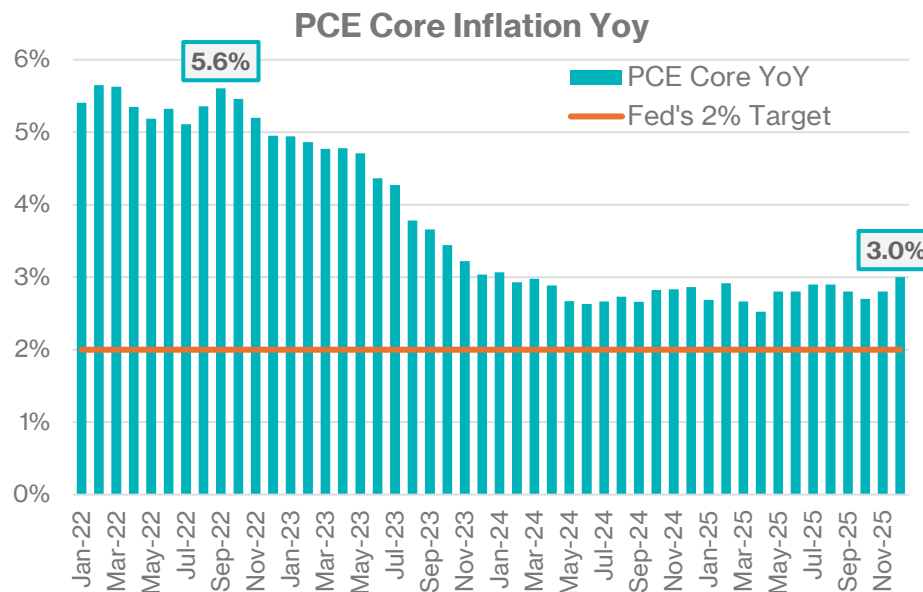
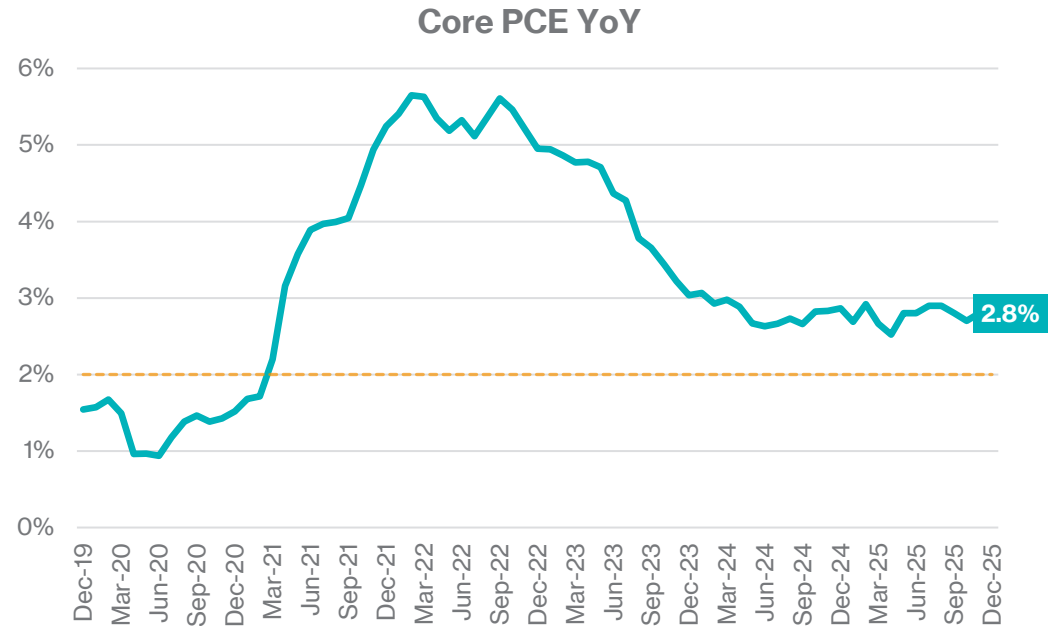
The chart displays the annual average unemployment rate in the United States from 1985 to 2025. The y-axis represents the unemployment rate as a percentage, ranging from 0% to 10% in 1% increments. The x-axis shows the years from 1985 to 2025 in two-year intervals. The data is represented by a teal line that shows significant fluctuations. Notable peaks occur around 1989 (nearly 10%), 1992 (around 6%), 1995 (around 6%), 1999 (around 6.5%), 2003 (around 5.2%), 2007 (around 5.2%), 2020 (around 2.5%), and 2023 (around 5.5%). Troughs are seen around 2003 (around 1%), 2020 (around 0.2%), and 2024 (around 3.7%). Vertical gray shaded regions indicate periods of economic recession, occurring roughly between 1989-1992, 2000-2001, 2007-2009, and 2020-2021.

Year	Unemployment Rate (%)
1985	7.8
1986	6.8
1987	6.5
1988	7.2
1989	9.8
1990	8.2
1991	5.8
1992	4.0
1993	3.0
1994	3.0
1995	6.0
1996	5.2
1997	5.5
1998	4.8
1999	6.5
2000	3.8
2001	1.8
2002	1.2
2003	1.0
2004	3.5
2005	5.2
2006	5.2
2007	4.5
2008	2.0
2009	0.2
2010	0.2
2011	0.2
2012	0.2
2013	0.2
2014	0.2
2015	0.5
2016	1.2
2017	1.8
2018	2.5
2019	1.8
2020	0.2
2021	0.2
2022	4.5
2023	5.5
2024	4.5
2025	3.7

2

- Weekly unemployment claims remain near historically low levels.
- The unemployment rate also remains low.
- However, monthly average job growth has slowed.
-

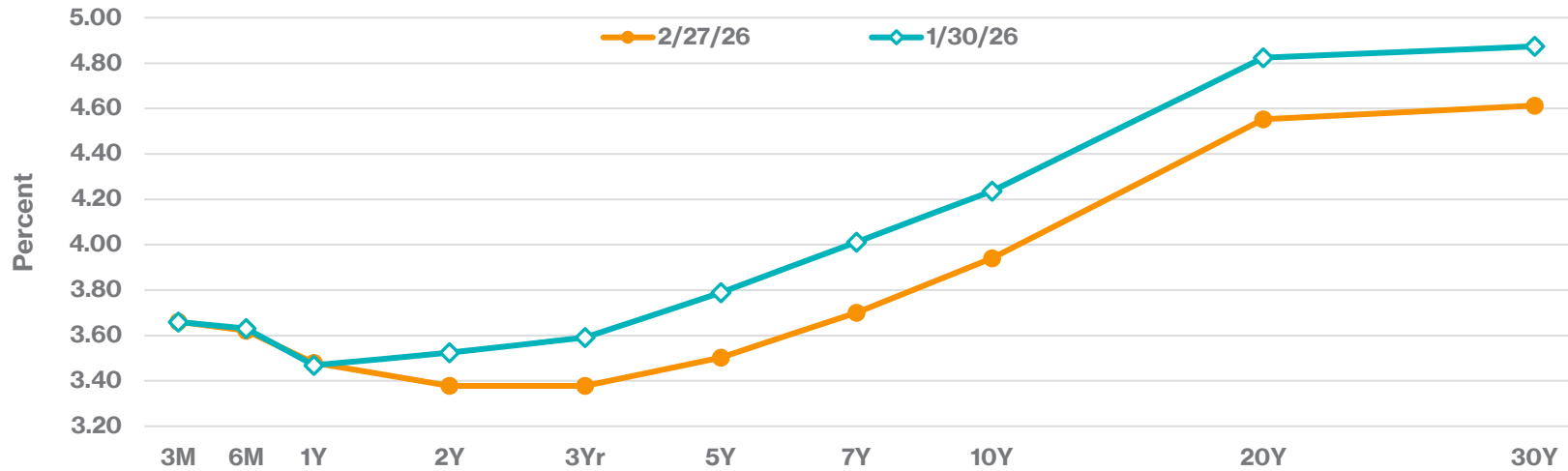
SOURCE: BLOOMBERG, Y-AXIS CUT OFF DUE TO COVID EXTREMES



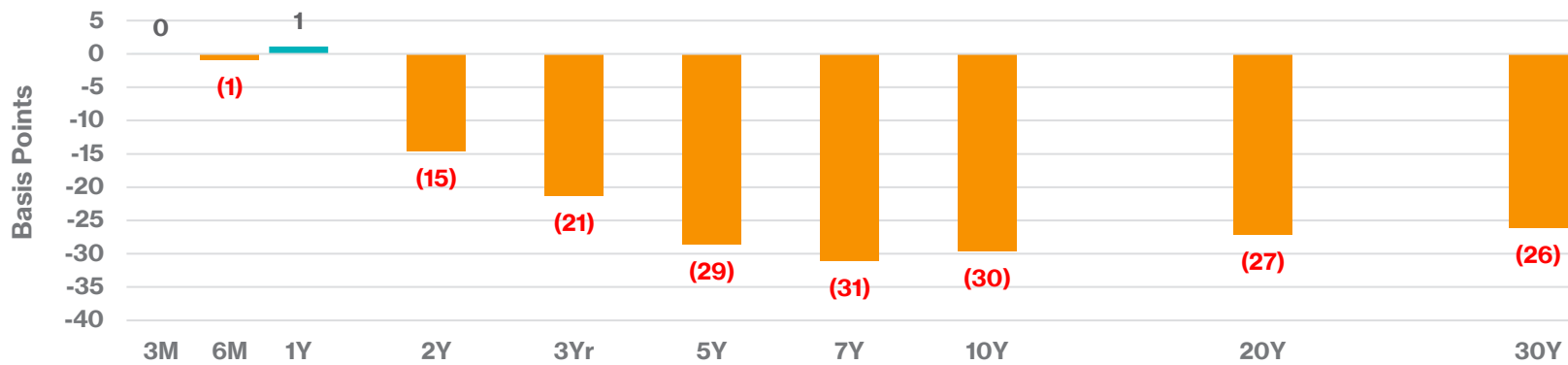
- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge.
- Core excludes food and energy components.
- Core PCE YoY is currently at 3.0%, not at the Fed's 2% target, but far below the 5.6% peak in 2022.
- Economists surveyed by Bloomberg expect PCE Core YoY to remain above the Fed's target for at least the next two years.

SOURCE: BLOOMBERG

U.S. Treasury Yield Curve Change



Basis Point Change



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Portfolio Summary

3.63

Weighted Average Yield to Maturity

0.00

Weighted Average Maturity (Years)

0.00

Portfolio Effective Duration (Years)

0.00

Weighted Average Life (Years)

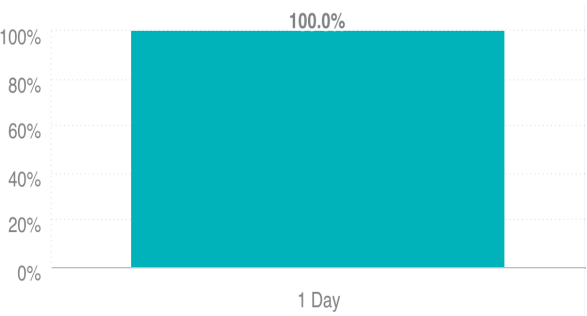
AAA

Average Credit Rating

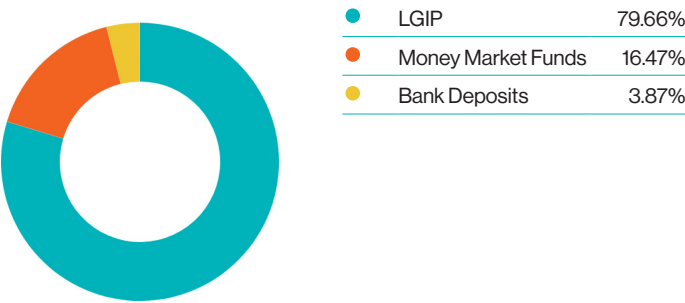
Portfolio Position

Par Value	\$12,013,931
Principal Cost	\$12,013,931
Book Value	\$12,013,931
Market Value	\$12,013,931
Unrealized Gain/Loss	\$0
Accrued Interest	\$0

Maturity Distribution



Sector Allocation



Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	465,173.71	465,173.71	465,173.71	3.87%	1	0.48
LGIP	9,570,568.23	9,570,568.23	9,570,568.23	79.66%	1	3.80
Money Market Funds	1,978,189.01	1,978,189.01	1,978,189.01	16.47%	1	3.57
TOTAL	12,013,930.95	12,013,930.95	12,013,930.95	100.00%	1	3.63

CASH AND ACCRUED INTEREST

Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	12,013,930.95	12,013,930.95	12,013,930.95		1	3.63

TOTAL EARNINGS

CURRENT MONTH
47,694.33

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
GENERAL FUND						
Bank Deposits	2	465,173.71	465,173.71	3.87	0.48	1
LGIP	2	9,570,568.23	9,570,568.23	79.66	3.80	1
Money Market Funds	1	1,978,189.01	1,978,189.01	16.47	3.57	1
TOTAL	5	12,013,930.95	12,013,930.95	100.00	3.63	1
GRAND TOTAL	5	12,013,930.95	12,013,930.95	100.00	3.63	1

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
GENERAL FUND												
BANK DEPOSITS												
6224690401	Wells Fargo Analyzed Bus Chkg+	02/28/2026 02/28/2026	465,062.59	465,062.59 0.00	465,062.59	0.48		1	1.00 465,062.59	0.00 465,062.59	3.87	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	02/28/2026 02/28/2026	111.12	111.12 0.00	111.12	0.47		1	1.00 111.12	0.00 111.12	0.00	NA NA
BANK DEPOSITS TOTAL			465,173.71	465,173.71 0.00	465,173.71	0.48		1	1.00 465,173.71	0.00 465,173.71	3.87	NA
LGIP												
TEXPOOL	TexPool	02/28/2026 02/28/2026	1,625,977.29	1,625,977.29 0.00	1,625,977.29	3.69		1	1.00 1,625,977.29	0.00 1,625,977.29	13.53	AAA
TEXPRIME	TexPool Prime	02/28/2026 02/28/2026	7,944,590.94	7,944,590.94 0.00	7,944,590.94	3.82		1	1.00 7,944,590.94	0.00 7,944,590.94	66.13	AAA
LGIP TOTAL			9,570,568.23	9,570,568.23 0.00	9,570,568.23	3.80		1	1.00 9,570,568.23	0.00 9,570,568.23	79.66	AAA
MONEY MARKET FUNDS												
7556188477S	Wells Fargo Stage- coach Sweep	02/28/2026 02/28/2026	1,978,189.01	1,978,189.01 0.00	1,978,189.01	3.57		1	1.00 1,978,189.01	0.00 1,978,189.01	16.47	NA NA
MONEY MARKET FUNDS TOTAL			1,978,189.01	1,978,189.01 0.00	1,978,189.01	3.57		1	1.00 1,978,189.01	0.00 1,978,189.01	16.47	NA
GENERAL FUND TOTAL			12,013,930.95	12,013,930.95 0.00	12,013,930.95	3.63		1	12,013,930.95	0.00 12,013,930.95	100.00	AAA
GRAND TOTAL												
GRAND TOTAL			12,013,930.95	12,013,930.95 0.00	12,013,930.95	3.63		1	12,013,930.95	0.00 12,013,930.95	100.00	AAA

Cash Reconciliation Report

Transaction Statement

**NO ACTIVITY DURING
CURRENT PERIOD**

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
GRAND TOTAL		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
GENERAL FUND									
TEXPOOL	TexPool	2026-02-28	1,625,977.29	1,625,977.29	0.00	0.00	4,578.00	4,578.00	0.00
TEXPRIME	TexPool Prime	2026-02-28	7,944,590.94	7,944,590.94	0.00	0.00	23,218.32	23,218.32	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2026-02-28	465,062.59	465,062.59	0.00	0.00	170.20	170.20	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2026-02-28	111.12	111.12	0.00	0.00	0.04	0.04	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2026-02-28	1,978,189.01	1,978,189.01	0.00	0.00	19,727.77	19,727.77	0.00
TOTAL			12,013,930.95	12,013,930.95	0.00	0.00	47,694.33	47,694.33	0.00
GRAND TOTAL			12,013,930.95	12,013,930.95	0.00	0.00	47,694.33	47,694.33	0.00

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
GENERAL FUND											
6224690401	Wells Fargo Analyzed Bus Chkg+	465,062.59	433,741.29	465,062.59	02/28/2026	1.00	0.48	170.20	0.00	0.00	170.20
7556188469	Wells Fargo Analyzed Bus Chkg+	111.12	111.08	111.12	02/28/2026	1.00	0.47	0.04	0.00	0.00	0.04
7556188477S	Wells Fargo Stagecoach Sweep	1,978,189.01	4,961,787.09	1,978,189.01	02/28/2026	0.00	3.57	19,727.77	0.00	0.00	19,727.77
TEXPOOL	TexPool	1,625,977.29	1,621,399.29	1,625,977.29	02/28/2026	5.34	3.69	4,578.00	0.00	0.00	4,578.00
TEXPRIME	TexPool Prime	7,944,590.94	7,921,372.62	7,944,590.94	02/28/2026	4.50	3.82	23,218.32	0.00	0.00	23,218.32
TOTAL		12,013,930.95	14,938,411.37	12,013,930.95		3.74	3.63	47,694.33	0.00	0.00	47,694.33
GRAND TOTAL		12,013,930.95	14,938,411.37	12,013,930.95		3.74	3.63	47,694.33	0.00	0.00	47,694.33

Disclosure

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Travis Central Appraisal District
A/R- Jurisdiction Outstanding Invoices - Month End Reconciliation (10410)
Through April 3, 2026

Customer ID	Customer Name	Due Date	Number	Invoice Date	Invoice Description	Total
17	Travis County WCID No. 17	12/31/2025	9478	12/1/2025	Q1 2026 Jurisdiction Invoices	7,134.75
3P	Pilot Knob MUD No. 1	12/31/2025	9460	12/1/2025	Q1 2026 Jurisdiction Invoices	28.44
4M	Pilot Knob MUD No. 3	12/31/2025	9531	12/1/2025	Q1 2026 Jurisdiction Invoices	9,984.59
4N	Pilot Knob MUD No. 4	8/23/2025	9310	7/24/2025	4N - Q1&Q2-25 P&I_Inv 9310	9.91
4N		12/31/2025	9532	12/1/2025	Q1 2026 Jurisdiction Invoices	14.87
4P	Pilot Knob MUD No. 2	12/31/2025	9533	12/1/2025	Q1 2026 Jurisdiction Invoices	4,109.70
4R		12/31/2025	9534	12/1/2025	Q1 2026 Jurisdiction Invoices	433.75
9L	Travis County WCID No. 17- Serene Hills DA	12/31/2025	9598	12/1/2025	Q1 2026 Jurisdiction Invoices	3,285.96
						<u>25,001.97</u>

Travis Central Appraisal District
Statement of Revenues and Expenditures
01 - ARB
From 1/1/2026 Through 3/31/2026

	Total Budget Amended	YTD Budget	Actual	Budget Variance	Percent of Total Budget Final
Expenditures					
Per Diem Expenditures					
Per Diem Payments	1,178,125.00	294,531.24	91,725.00	202,806.24	92.21%
Total Per Diem Expenditures	1,178,125.00	294,531.24	91,725.00	202,806.24	92.21%
Supplies					
Operating Supplies	5,000.00	1,250.01	1,163.72	86.29	76.72%
Total Supplies	5,000.00	1,250.01	1,163.72	86.29	76.73%
Services					
Training & Education	5,000.00	1,250.01	0.00	1,250.01	100.00%
Attorney & Court Costs	35,000.00	8,750.01	0.00	8,750.01	100.00%
Professional Services	15,000.00	3,750.00	0.00	3,750.00	100.00%
Total Services	55,000.00	13,750.02	0.00	13,750.02	100.00%
Total Expenditures	1,238,125.00	309,531.27	92,888.72	216,642.55	92.50%
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,238,125.00)	(309,531.27)	(92,888.72)	(216,642.55)	92.49%

Travis Appraisal Review Board Cost per Hearing- 2026

ARB Expenditures through 03/31/2026	\$ 92,888.72
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Number of ARB Hearings 1/1/2026-4/6/26 <i>(excludes topline agreements)</i>	399
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<i>FY 2026 Cost per Hearing</i>	<i>\$ 232.80</i>
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<i>FY 2024 Cost per Hearing</i>	<i>\$ 32.30</i>
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<i>Current Cost per Hearing</i>	<i>\$ 232.80</i>
--	-------------------------

<i>\$ Increase (Reduction) in Cost per Hearing</i>	<i>\$ 200.50</i>
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<i>% Increase (Reduction) in Cost per Hearing</i>	<i>620.8%</i>
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Personnel Status Report
4/3/2026

Personnel Changes:				
Name	Action	Date	Job Title	Division
Priscilla Islas-McGaughy	New Hire	02/17/2026	Appraisal Support Clerk	Appraisal Support
Payton Dering	New Hire	02/17/2026	Residential Appraiser	Residential
Merry Beth McGuff	Separation	02/17/2026	Customer Service Rep	Customer Service
Cameron Tunnell	Separation	03/10/2026	Maintenance Technician	Admin
Edward Fisher	New Hire	03/09/2026	Facilities Support	Admin
Christina Esser	Separation	02/26/2026	Appraisal Support Clerk	Appraisal Support
Tony Tran	Transfer	03/09/2026	Taxpayer Liaison Officer	Admin
Phillip Bradshaw	Promotion	03/23/2026	Commercial Appraiser	Commercial
Josue Cruces	Promotion	03/23/2026	Commercial Appraiser	Commercial
Derrick Hopkins	Promotion	03/23/2026	BPP Team Lead	Commercial
Michael McGaughy	Promotion	03/23/2026	Sr. BPP Appraiser	Commercial
Michael Hoese	Separation	03/20/2026	Commercial Appraiser	Commercial
Emma Permenter	New Hire	04/01/2026	Residential Appraiser	Residential
Devin Threat	New Hire	04/06/2026	Director of Data Integration & Innovation	Admin

Current Openings:

Job Posting#	Posting Date	Position	Division	# of Positions
Temp Service		Customer Service Rep	Customer Service	3
Temp Service		Appraisal Support	Appraisal Support Clerk	1



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5B: Discussion and Possible Action on Taxpayer Liaison Report

Presenter Tony Tran, Taxpayer Liaison Officer

Background Information

The TLO has provided the following reports:

- TLO Monthly Report- Through March 2026
- TLO Complaint Log- January 2026 through March 2026

Staff Recommendation & Motion Language

There are no staff recommendations for this item.

No board actions needed for this item.

TAXPAYER LIAISON REPORT

Year to Date as of March 5, 2026

TOTAL INQUIRIES RECEIVED



70 Inquiries

AVERAGE DAYS TO RESOLVE



1.4 Days

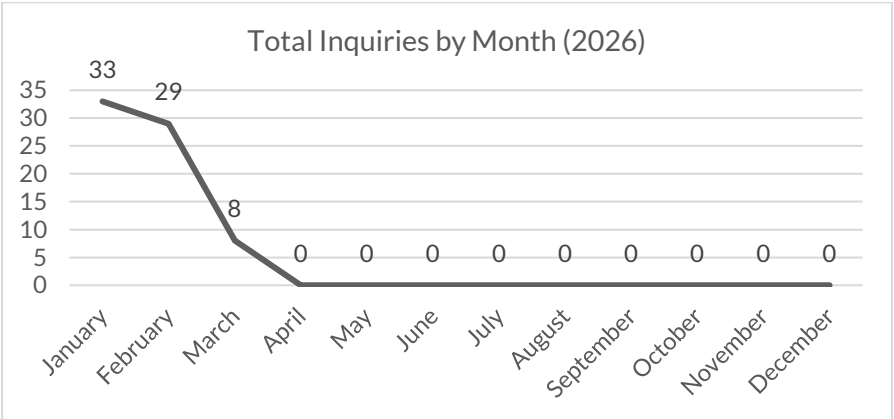
INQUIRY SUMMARY

Month	General Inquiries	Narratives	Formal Hearings	Informal Meetings	Exemptions	BPP Issues	Open Records	Property Taxes	Market Values	TOTALS
January	3	0	0	0	8	4	1	6	11	33
February	3	0	3	0	6	5	1	2	9	29
March	1	0	1	0	2	2	1	0	1	8
April	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0	0
July	0	0	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0	0	0
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	7	0	4	0	16	11	3	8	21	70

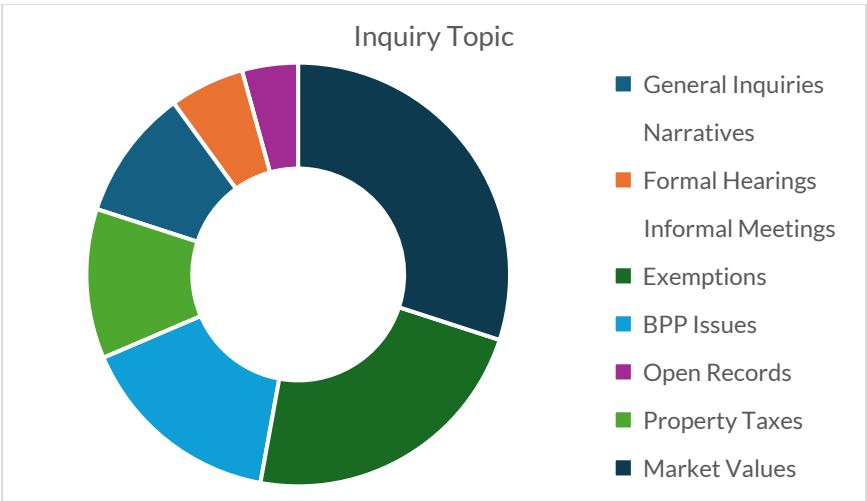
INQUIRY TYPE

Complaint Level	Total
Level 1 General Inquiry/Education	48
Level 2 Complaint found to have been addressed appropriately by the CAD/ARB	19
Level 3 Complaint escalated to CAD/ARB leadership and resolved	3
Level 4 Complaint indicative of issues needing attention from the Board of Directors	0

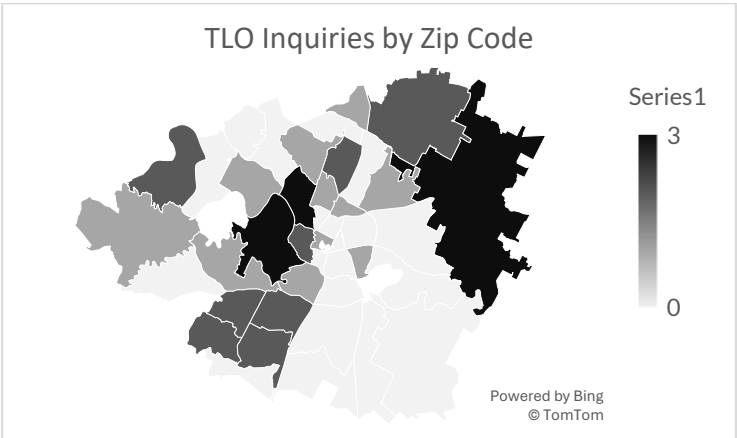
INQUIRY TIMELINE



INQUIRY TOPIC



INQUIRIES BY ZIP CODE



Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
1/1/2026	Property Owner	Email			TCAD	Property Taxes	PO believes the split of two parcels has caused duplicate tax billings.	With review of GIS, Exemptions and an Appraiser the PO was provided a detailed historical review of the valuation and tax billings on the combined and separate accounts.	1/9/2026	8	2
1/6/2026	Property Owner	Email	259264	78653	TCAD	Exemptions	PO has lost 2025 Exemptions and has received confusing information related to the reason the exemptions have not been reinstated.	The PO is a co-owner with a Trust. The PO has not updated the deed to remove the Trust, so even though a TDL was provided the CAD has not reinstated the exemptions. The PO should seek legal counsel to file the updated ownership of the property.	1/7/2026	1	2
1/6/2026	Other	Email	911766	78738	TCAD	Market Values	RE Agent inquired if there is a provision a property cannot increase 30% more than Maket.	PO was a rec'd the advantage of a much lower Net Appraised/Taxable Value that was removed in 2025 with the cancellation of the exemptions previously held. The Appraisal District by law must appraise property annually at the market value without any cap up or down.	1/7/2026	1	1
1/7/2026	Property Owner	Email	880066	78748	TCAD	Exemptions	PO has purchased a new property post divorce and seeks advice on when to apply for HS Exemption.	The deed for the recent purchase has not been updated through the County Clerk's Office. April 30th is the deadline to file the Homestead Exemption.	1/8/2026	1	1
1/7/2026	Property Owner	Email			TCAD	Market Values	PO purchased property in late 2025 and the Tax Bill reflects a value higher than the sale price.	Provided PO with brief explanation of the appraisal calendar and suggested the available webinars would be helpful.	1/9/2026	2	1
1/7/2026	Property Owner	Phone			TCAD	Property Taxes	PO inquires why taxes increased on contiguous homesteaded lot.	Discovered PO had not applied for >65 Exemption. Provided online application link. PO's tax exemption is split across two tax bills. Reviewed the newly approved HS exemption amount had been applied and after the >65 exemption is reviewed/approved the annual tax liability will be lowered.	1/8/2026	1	1
1/7/2026	Property Owner	Email			TCAD	General Inquiries	PO submits filed deed of ownership change due to settlement of an estate. Would like property records updated.	Acknowledged receipt and forwarded to GIS for review/processing.	1/9/2026	2	1
1/7/2026	Property Owner	Email			TCAD	BPP Issues	PO claims two accounts have been established for the same business that moved in 2019.	Provided PO with Late Motion 25.25 (c) filing form to protest duplicate valuation for the preceding certified five years. Taxes prior to five years are due to be paid by the PO.	1/9/2026	2	1
1/10/2026	Property Owner	Email	699143	78660	TCAD	Exemptions	PO sold Travis County home in December and indicates his new county requests proof of the exemption removal.	Forwarded communication to Exemptions for removal of the Homestead in 2026. Advised PO the deadline to apply for a Homestead Exemption in another Texas county is April 30th.	1/12/2026	2	1
1/11/2026	Property Owner	Email	331281	78749	TCAD	Exemptions	PO inquires if eligible for a partial exemption after 2025 August purchase of home.	PO provided no property identification. Provided general response: if the seller did not hold a 2025 Homestead Exemption on the property, a partial HS exemption could be applied for via the web. Suggested that if a first-time owner, multiple webinars are available to better understand the appraisal process.	1/12/2026	1	1
1/12/2026	Property Owner	Email			TCAD	BPP Issues	PO closed business operation in 2021 and has value to correct.	PO may file a Late Motion 25.25 (c) to correct the appraisal rolls for up to five preceding years.	1/13/2026	1	1
1/12/2026	Other	Email			TCAD	BPP Issues	Attorney cites spanish speaking client has not been able to resolve delinquent tax account for business sold in 2020.	Provided counsel with Late Motion 25.25 (c) Protest form and submission requirements. Also, provided Deputy TLO's contact info should client require language assistance during the process.	1/13/2026	1	1
1/12/2026	Property Owner	Email			TCAD	Market Values	PO has sold a portion of the land parcel which even though surveyed as two parcels still remains under one CAD account. What is needed to correct?	GIS reviewed and listed requirements to accomplish PO's intent to divide property.	1/15/2026	3	2
1/13/2026	Property Owner	Email	156818	78734	TCAD	Open Records	PO requests copy of Appraisal Card.	Provided PO with web link to request.	1/14/2026	1	1
1/13/2026	Property Owner	Email	995265	78752	TCAD	Market Values	PO purchased in April and did not receive a NOV. Would like to protest.	Provided PO with Protest filing form and brief explanation of the appraisal calendar for review if a protest filing was appropriate. Provided PO with HS application link.	1/14/2026	1	1

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
1/13/2026	Property Owner	Email	754660	78660	TCAD	Market Values	PO sends email after contacting multiple sections of the CAD regarding the increase in taxes. Would like help to understand the basis of the increase.	PO's property purchased had a lower Net Appraised Value, and when reset with their HS Exemption, caused an increase in taxes. Provided PO with info related to the change in value between 2024, the yr of purchase, and 2025, the Qualifying Yr of their HS Exemption.	1/14/2026	1	2
1/14/2026	Property Owner	Email	513855	78641	TCAD	Market Values	PO has requested the RES group verify the value placed on an added ADU that was not occupied until the end of 2025.	Reported issues with inspection of the septic system that prevented occupancy of the new construction until late in 2025 did not keep the structure from carrying value in that year. Provided an overview of the appraisal calendar for 2026.	1/15/2026	1	2
1/14/2026	Property Owner	Email			TCAD	General Inquiries	Future owner inquires how to maintain the lower Net Appraised Value for a property being considered for purchase.	Applauded PO for her research prior to purchase. Provided PO with link to webinars that will be useful. Explained the Net Appraised Value of a property.	1/15/2026	1	1
1/15/2026	Property Owner	Email	946142	78758	TCAD	BPP Issues	PO submits Late Motion Protest filing for business that closed in 2024. Inquires what may be done for yrs prior.	Forwarded Protest to ARB and Rendition to the BPP Section. For prior years unless you have reason that would fit a Late Motion 25.25 (c), a protest of value expired on May 15 th for each of those years.	1/16/2026	1	1
1/15/2026	Property Owner	Email			TCAD	Market Values	PO purchased two condo units in June of 2025 and would like to protest the value.	The seller's assigned Agent settled the 2025 Market Value through an Agreement of Value. The buyer will not have opportunity to protest until 2026.	1/16/2026	1	1
1/16/2026	Property Owner	Email	372311	78749	TCAD	Exemptions	PO sold home in June and has not been able to transfer HS and >65 Exemption to Bexar Co nor have ownership record changed.	In October, both exemptions for 2025 were removed and a Tax Ceiling was prepared. Those exemptions may be moved to the county of residency in 2025.	1/20/2026	4	2
1/16/2026	Property Owner	Email	526137	78754	TCAD	Market Values	PO purchased in September and requests a PIN to protest the 2025 Market Value higher than the price paid.	In the year of a sale, the seller and buyer share the rights and deadlines under the TPTC. The seller received the NOV and did not protest. The sale in September of 2025 requires no NOV to the buyer. The seller did not hold a 2025 Homestead Exemption on the property, a partial HS exemption could be applied for via the web. Suggested that if a first-time owner, multiple webinars are available to better understand the appraisal process.	1/20/2026	4	1
1/20/2026	Property Owner	Email			TCAD	Property Taxes	Neighbor writes to request assistance in reviewing exemptions for aged resident. PO writes inquiring why the Tax Bill was the first indication that the Ag Exemption for the property had not been approved in 2025. No Notice was rec'd, so post the submission of a Feb application PO believed no action was req'd.	Exemptions back to 2022 were granted in 2024 with the filing of an heirship deed. The tax bills did not reflect the late grant. PO should contact the Tax Office to review the billing for those yrs.	1/21/2026	1	1
1/21/2026	Property Owner	Email			TCAD	Exemptions	PO did not receive Notice their Ag Exemption was removed. Would like to protest.	PO may file a Late Motion 41.411 for Failure to Give Notice before February 1st. The portion of taxes not disputed should be paid by the delinquency date. The next docket for Late Hearings will be in February.	1/23/2026	2	2
1/21/2026	Property Owner	Email			TCAD	Exemptions	PO did not receive Notice their Ag Exemption was removed. Would like to protest.	PO may file a Late Motion 41.411 for Failure to Give Notice before February 1st. The portion of taxes not disputed should be paid by the delinquency date. The next docket for Late Hearings will be in February.	1/23/2026	2	2
1/23/2026	Property Owner	Email	136911	78730	TCAD	Market Values	PO request Net Appraised Cap be adjusted for incorrect presentation of sq ft and the sq ft adjusted.	2025 Market Value was increased based on the completion of work under a 2023 filed bldg permit. The PO has appealed three prior yr values through a Late Motion 25.25 (c) protest which has been scheduled in Feb.	1/26/2026	3	1
1/23/2026	Property Owner	Email	156817	78734	TCAD	General Inquiries	PO requests copy of Appraisal Card.	Provided web link for request.	1/26/2026	3	1
1/23/2026	Property Owner	Email	509084	78735	TCAD	Market Values	PO submits Fee Appraisal for Home Equity Loan and requests 2025 Market Value be adjusted accordingly.	Appraisal is dated 1/26/2026. Explained January appraisal date for 2025. Forwarded Fee Appraisal to RES for review.	1/26/2026	3	1
1/24/2026	Property Owner	Email			TCAD	Market Values	PO indicates his successful reduction of the land value for flood area should become a permanent discount applied annually.	Provided PO with Characteristic Review Form for 2026 review.	1/26/2026	2	1

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
1/26/2026	Property Owner	Email			TCAD	Exemptions	DV inquires what form will be needed to apply for exemptions.	Provided link to web application and list of docs to be attached.	1/27/2026	1	1
1/27/2026	Property Owner	Email	509238	78745	TCAD	Property Taxes	As Executor of Father's Estate, a tax liability has been occurred post the settlement of the estate. Would like to protest the 2024 Market Value and review the prior year values for correction.	Late filings for 2023 and 2024 were denied past the deadline. Provided Late Motion options, forms, deadlines and tax payment requirements.	1/28/2026	1	1
1/27/2026	Property Owner	Email	950552	78759	TCAD	Property Taxes	PO inquires if Order from prior yr Late Motion protest has been updated. Suit has been filed for Tax Liability for yrs previously protested.	Late Motion 25.25 (c) protests heard in October of 2024 was granted for a change of address not a change in value. The ARB determination did not change any taxes due filed as a court action by the County Tax Assessor.	1/28/2026	1	1
1/28/2026	Property Owner	Email			TCAD	Property Taxes	BOD Communication: PO has attempted multiple times to reinstate exemptions removed during the audit process. After the error was corrected the Tax Bill was generated on an inflated amount.	Reviewed and responded to by Exemptions Section. PO did not receive correct value on Tax Bills. The Tax Office has been notified of the change in Taxable Value due to the late reinstatement of the HS Exemption.	2/1/2026	4	2
2/2/2026	Property Owner	Email	111416	78746	TCAD	Exemptions	PO's exemption percentage was reduced due to Incomplete HS application, a missing signature of co-owner who does not wish to apply.	The full HS Exemption plus the >65 can only be restored if all deeded owners are residents in the home and apply of their exemptions due. April 30th is the deadline with an allowance to submit later.	2/3/2026	1	1
2/2/2026	Property Owner	Email			TCAD	Market Values	PO purchased in August and has been advised the protest deadline has passed. With no PIN to protest the 2025 Market Value requests the best way to file a protest now.	In the year of a sale, the seller and buyer share the rights and deadlines under the TPTC. Provided explanation of the appraisal calendar. Suggested that if a first-time owner, multiple webinars are available to better understand the appraisal process.	2/3/2026	1	1
2/4/2026	Property Owner	Email			TCAD	Exemptions	Referred by Appraiser: PO inquires why deed change within owner group removed circuit breaker when othe counties have continued the limitation.	Referred to Exemption Section 2/5	2/14/2026	10	2
2/4/2026	Property Owner	Email			TCAD	Exemptions	PO request assistance to resolve long standing problem in transferring HS Exemption to 2024 purchased property. HOA did not receive valuation in 2023 and 2024 as HOA property.	Referred to by Exemption Section. Cancellation of exemptions held in 2024 have been process and approval of exemption on newly purchased property is pending review. Provided PO with Late Motion 25.25 (c) filing form for review if applicable to file.	2/5/2026	1	1
2/5/2026	Other	Email	514145	78669	TCAD	Market Values		In the year of a sale, the seller and buyer share the rights and deadlines under the TPTC. Provided explanation of the appraisal calendar. Suggested that if a first-time owner, multiple webinars are available to better understand the appraisal process.	2/10/2026	5	1
2/9/2026	Property Owner	Email			TCAD	Market Values	PO has requested Protest PIN and ability to file a protest to claim the May 2025 purchase price as the Market Value.		2/10/2026	1	1
2/10/2026	Property Owner	Email	136273	78731	TCAD	Market Values	BOD Communication: PO has requested a Characteristic Review for a change in the class of the property. The website does not currently reflect the change.	The RES Section has reviewed the property and updated the class. Property owner will be able to see the changes made on the property record when made public when the 2026 info has been made public.	2/11/2026	1	3
2/10/2026	Property Owner	Email			TCAD	Market Values	PO inquires to the status of litigation.	Referred to Litigation Department for response.	2/11/2026	1	1
2/11/2026	Property Owner	Email	152904	78645	TCAD	Market Values	PO inquires how to correct District record of sq ft for recently purchased home.	Provided PO with Late Motion info. Requested consideration to submit a Characteristic Review Form now to have the 2026 appraisal reviewed for accuracy. Provided ID resident with online webinar address to review the appraisal process in TX.	2/12/2026	1	1
2/13/2026	Property Owner	Email			TCAD	General Inquiries	PO submits a Revocation of Agent Form.	Forwarded to Appraisal Support Section for processing.	2/17/2026	4	1
2/19/2026	Property Owner	Email	208682	78705	ARB	Exemptions	PO was denied exemption by TCAD and denial was upheld by ARB.	Provided PO with information on ARB documentation regarding further appeals and customer service contact information, offered PO phone call with Deputy TLO	2/20/2026	1	2
2/18/2026	Property Owner	Email	106913	78703	ARB	Formal Hearings	PO disagrees with ARB decision and wants information on further appeal options.	Provided PO with information on ARB documentation regarding further appeals and customer service contact information, offered PO phone call with Deputy TLO	2/20/2026	2	2

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
2/18/2026	Property Owner	Email			TCAD	Open Records	PO has a public information request.	PO was directed to the public information request email and portal.	2/20/2026	2	1
2/20/2026	Agent	Email	751706	78748	TCAD	Exemptions	PO received a tax bill for 2025.	Previous owner passed away in 2024. TCAD removed the exemption for 2025. New owner was not eligible for his own exemption in 2025.	2/20/2026	0	1
2/23/2026	Agent	Email			ARB	Formal Hearings	Agent upset with ARB decision not to correct market value due to 1/4 minimum.	ARB was convinced of reduction, but reduction did not go below property's net appraised value and would not have affected the property's tax bill, so the motion was denied.	2/23/2026	0	2
2/23/2026	Property Owner	Email	383108	78721	TCAD	BPP Issues	Church is receiving tax bills and rendition forms for an organization that does not exist.	Nonprofit was associated with address since 1992 and did not respond to exemption verification requests. BPP account is now generating tax bills and rendition requirements. BPP Department flagged account for investigation into whether the organization moved or closed. PO was advised not to pay tax bill or complete rendition.	2/23/2026	0	1
2/23/2026	Property Owner	Email	201745	78653	TCAD	General Inquiries	PO is looking for support completing his 1-d-1 forms.	PO was referred to customer service.	2/23/2026	0	1
2/23/2026	Property Owner	Email	888213	78731	TCAD	BPP Issues	PO did not pay rendition penalty on tax bill, now owes penalties and interest.	PO was given a penalty, filed a penalty waiver, and had waiver request denied. BPP email told PO that no penalty was assessed.	2/23/2026	0	2
2/23/2026	Property Owner	Email			TCAD	BPP Issues	PO says that they have not owned any commercial personal property for at least 30 years and wants to know how to close the account and protest the value.	PO visited the office in 2022 to report a change in mailing address on the account. TCAD has not received any renditions or protests in several years. PO was provided information on filing rendition to report business closed and late protest options.	2/24/2026	1	1
2/23/2026	Property Owner	Email	969183	78745	TCAD	Property Taxes	PO submitted a late homestead exemption and wants to know how to get tax refund.	PO information was verified with the CAD. PO was provided with information on the timeline for refunds to be processed and directed to the Travis County Tax Office for more information.	2/24/2026	1	1
2/24/2026	Property Owner	Email	340575	78739	ARB	Formal Hearings	PO was denied exemption by TCAD and denial was upheld by ARB.	PO did not complete his exemption application or respond to requests for the information. PO was advised to submit a new completed application for review.	2/24/2026	0	2
2/25/2026	Property Owner	Email			ARB	Market Values	PO wishes to file a late protest.	PO was provided with information on late protest options.	2/25/2026	0	1
2/25/2026	Agent	Email	935544		TCAD	BPP Issues	PO reported duplicate account to TCAD in 2023. TCAD agreed to close the account, but it was never closed. Now PO owes two years of taxes.	TCAD agreed to close the account in 2023. TCAD has made the account inactive for 2026 and will be backdating the decision for 2024 and 2025 property tax years.	2/25/2026	0	3
2/25/2026	Property Owner	Email	989704	78731	ARB	General Inquiries	PO disputes ARB decision on land percentage in condo set up and wants information on how to change her condo declarations.	Advised PO that she should consult with a real estate attorney to handle the declaration change. TCAD will update records when the new declarations are filed.	2/25/2026	0	1
2/25/2026	Property Owner	Email	106991	78703	TCAD	Property Taxes	PO claims that property taxes significantly increased after adding a homestead exemption and customer service has been unable to explain why.	Tax increases are due to significant increase in market value and tax rates adopted by the taxing entities. PO was provided with TNT breakdowns showing the benefits of their exemptions.	2/25/2026	0	2
2/25/2026	Property Owner	Email	110845	78746	ARB	Market Values	PO had his motion to correct denied by the ARB and believes TCAD has his 2025 value wrong.	PO was advised that the CAD cannot overturn an ARB decision and that he will have the opportunity to file a protest for the 2026 tax year.	2/26/2026	1	2
2/26/2026	Property Owner	Email	259197	78653	TCAD	Market Values	PO seeking general information on need to refile annual for ag special valuations.	PO was provided with 2026 deadlines and the link to download all forms, if he does not receive the mailing.	2/26/2026	0	1
2/26/2026	Property Owner	Email	397900	78704	TCAD	BPP Issues	PO claims the property has been overtaxed, has the wrong SITUS or mailing address, and is being combined with another business.	Account is a BPP account. PO was advised to complete their rendition form, SITUS is correct, business is not being combined with any other, and was provided information on correcting mailing address.	2/26/2026	0	1

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
3/2/2026	Property Owner	Email	297696	78617	TCAD	Exemptions	PO has two contiguous properties and is having difficulty with ownership and exemptions on both. PO attended an ARB hearing and doesn't understand what happened.	PO owns one property and owns a separate property with his son. Ownership between PO and his son is different between the land and the improvements on both properties, not allowing the District to add exemptions as the PO wants. PO given choice of talking to Deputy TLO by phone or in person to provide additional clarity on options.	3/2/2026	0	2
2/27/2026	Agent	Email	111413	78746	TCAD	Exemptions	Agent is following up on the granting of exemptions.	Exemptions were granted back two years.	2/27/2026	0	1
3/2/2026	Property Owner	Email	850762	78728	TCAD	Exemptions	PO received significant tax bill and believes freeport exemption did not go through.	TCAD denied freeport exemption due to missing information. Notification was sent in May 2025 and PO did not appeal.	3/2/2026	0	1
3/2/2026	Property Owner	Email	466586	78739	TCAD	General Inquiries	PO says TCAD has not corrected maps for his property, despite GIS Department saying that they have.	GIS department has made the updates and told PO that updated maps will be available when notices go out and all district information is updated online.	3/2/2026	0	2
3/3/2026	Property Owner	Email			TCAD	BPP Issues	PO would like to make an appointment for assistance with their rendition.	PO was advised that appointments are not available, but BPP specialists are available Tuesdays and Thursdays for walk in assistance.	3/3/2026	0	1
3/3/2026	Property Owner	Email	1002591	78757	TCAD	BPP Issues	PO received a tax bill for 2025, but never received a notice and has not been in that office for more than a year.	PO was provided with information on 2025 notice, as well as information on completing 2026 renditions and late protest options.	3/3/2026	0	1
3/3/2026	Property Owner	Email	795651	78605	ARB	Formal Hearings	PO claims that he filed a late protest but hasn't heard anything.	CAD records do not show a late protest has been filed. PO was directed to the ARB to confirm receipt.	3/3/2026	0	1
3/4/2026	Property Owner	Email			TCAD	Open Records	PO needs information on getting older records of appraisals on her property and setting up a land appraisal.	PO was provided with information on filing a public information request, as well as requesting a field inspection. PO was advised that TCAD does not do fee appraisals and inspections are typically done November through February.	3/4/2026	0	1
3/4/2026	Agent	Email	753265	78758	TCAD	Market Values	Agent is trying to find out why the market value and taxable value of the property is significantly higher than the value given by the ARB.	Land was removed from the property after certification and ARB value was not adjusted. Roll correction has been added to account for the error.	3/4/2026	0	3

TAXPAYER LIAISON REPORT

Year to Date as of March 31, 2026

TOTAL INQUIRIES RECEIVED



104 Inquiries

AVERAGE DAYS TO RESOLVE



1.22 Days

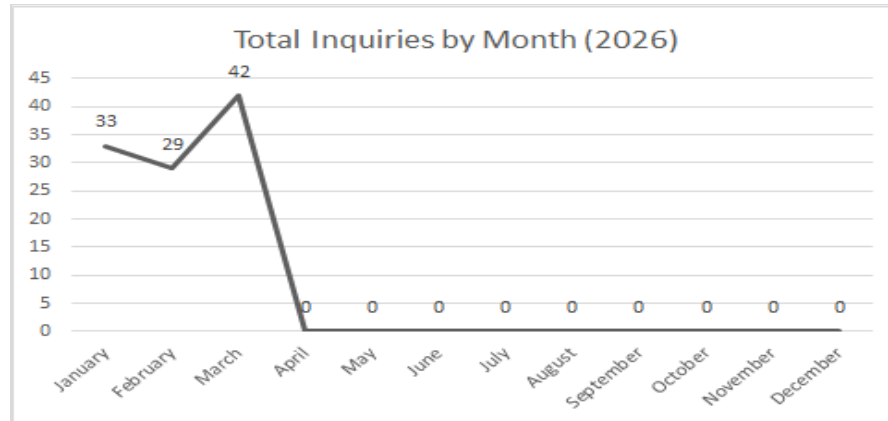
INQUIRY SUMMARY

Month	General Inquiries	Narratives	Formal Hearings	Informal Meetings	Exemptions	BPP Issues	Open Records	Property Taxes	Market Values	TOTALS
January	3	0	0	0	8	4	1	6	11	33
February	3	0	3	0	6	5	1	2	9	29
March	4	0	1	0	17	4	2	4	10	42
April	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0	0
July	0	0	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0	0	0
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	10	0	4	0	31	13	4	12	30	104

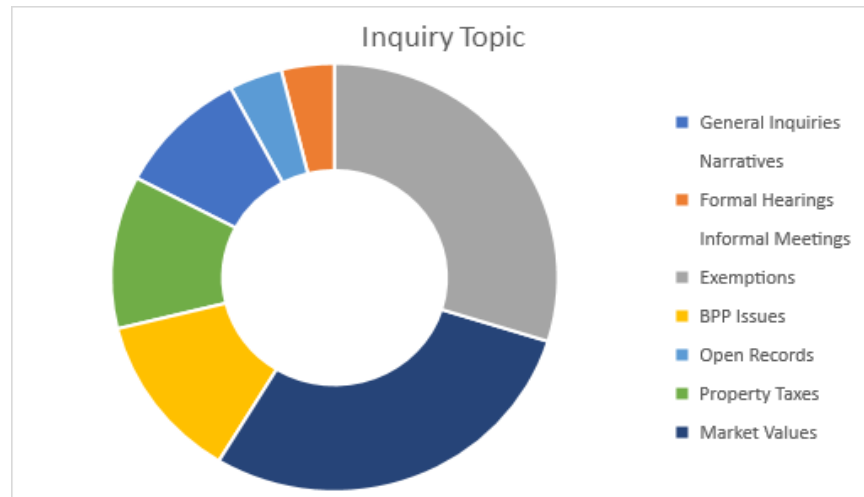
INQUIRY TYPE

Complaint Level	Total
Level 1 General Inquiry/Education	67
Level 2 Complaint found to have been addressed appropriately by the CAD/ARB	31
Level 3 Complaint escalated to CAD/ARB leadership and resolved	6
Level 4 Complaint indicative of issues needing attention from the Board of Directors	0

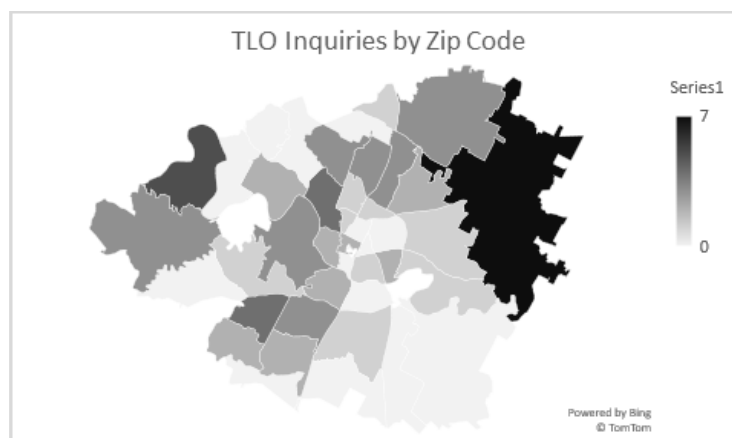
INQUIRY TIMELINE



INQUIRY TOPIC



INQUIRIES BY ZIP CODE



Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
3/31/2026	Agent	Email	700089	78653	TCAD	General Inquiries	incorrect mailing address submitted exemptions app on 7/7/25 and warranty deed on 7/8/25 but was not processed, exemptions removed 2/28/26	fwdded request to GIS, mailing address have been corrected	4/1/2026	1	3
3/20/2026	Property Owner	In Person	544766	78725	TCAD	Exemptions		CS lead reviewed and added exemptions back, said processor forgot to delete removal tag submitted to GIS review, corrected situs of vacant lot to its on distinct address	3/23/2026	3	3
3/20/2026	Property Owner	Email	147076	78734	TCAD	General Inquiries	duplicate situs on both parcels Agent is trying to find out why the market value and taxable value of the property is significantly higher than the value given by the ARB.	Land was removed from the property after certification and ARB value was not adjusted. Roll correction has been added to account for the error.	3/23/2026	3	3
3/4/2026	Agent	Email	753265	78758	TCAD	Market Values			3/4/2026	0	3
2/25/2026	Agent	Email	935544		TCAD	BPP Issues	PO reported duplicate account to TCAD in 2023. TCAD agreed to close the account, but it was never closed. Now PO owes two years of taxes.	TCAD agreed to close the account in 2023. TCAD has made the account inactive for 2026 and will be backdating the decision for 2024 and 2025 property tax years.	2/25/2026	0	3
2/10/2026	Property Owner	Email	136273	78731	TCAD	Market Values	BOD Communication: PO has requested a Characteristic Review for a change in the class of the property. The website does not currently reflect the change.	The RES Section has reviewed the property and updated the class. Property owner will be able to see the changes made on the property record when made public when the 2026 info has been made public.	2/11/2026	1	3
3/30/2026	Property Owner	Email	359975	78705	TCAD	Market Values	having to protest year after year	advise of Sec 23.01	3/30/2026	0	2
3/30/2026	Property Owner	Email	136911	78730	TCAD	Property Taxes	received tax bill after formal hearing	advise formal hearing decision was no change, tax bill is because incorrect ceiling was entered in 2023, as error was caught during open protest, supplement was sent to tax office	3/31/2026	1	2
3/27/2026	Property Owner	Email	235555	78754	TCAD	Market Values	having to protest year after year	advise to review field card and complete characteristics review if something is incorrect	3/30/2026	3	2
3/25/2026	Property Owner	In Person	257914	78753	TCAD	Market Values	sq ft discrepancy, requesting tax refund for prior years	sq ft corrected for 2026, advised sq ft is based on appraiser judgment	3/25/2026	0	2
3/20/2026	Property Owner	Email	966074	78653	TCAD	Exemptions	O65 exemption not granted	exemption not granted due to submitting wrong documentation, submitted SS benefits ltr, CS advise need to provide SS awards ltr	3/20/2026	0	2
3/20/2026	Property Owner	Email	978537	78641	TCAD	Market Values	sq ft discrepancy, requesting tax refund for prior years	sq ft amended for 2026, sq ft is appraisal judgment and does not qualify for review in late hearing	3/23/2026	3	2
3/19/2026	Property Owner	Email	197915	78721	TCAD	Market Values	submitted characteristics review request, wanted to verify if it has been processed	advised to review 2026 appraisal notice for any errors and protest if needed	3/19/2026	0	2
3/19/2026	Property Owner	Email	707162	78702	TCAD	Market Values	request clarification on SFR vs ALQ	explained TCAD (ALQ) and City of Austin (ADU) definition is different, adv to schedule another int inspection, as 2025 TCAD attempt to schedule were unsuccessful or/and complete characteristics review form	3/25/2026	6	2
3/17/2026	Property Owner	Email	300886	78617	TCAD	Exemptions	exemption was removed, no response to verification letter	new exemption app has been received, advised could take up to 90 days to review	3/17/2026	0	2
3/16/2026	Property Owner	Email	131478	78731	TCAD	Exemptions	all improvements have been razed, so as no livable structure exemptions have been removed	exemptions and improvements were removed, only value being on roll is land	3/16/2026	0	2
3/16/2026	Property Owner	Email	523074	78734	TCAD	Market Values	states land portion of appraisal is overvalued	advised PO that protest are based on overall value	3/17/2026	1	2
3/9/2026	Property Owner	Email	140921	78738	TCAD	Market Values	PO valuation method inquiry as mkt value notice is significantly higher than protest value results for last 3 years	Advised value are based on mass appraisal models based on market data	3/9/2026	0	2
3/2/2026	Property Owner	Email	297696	78617	TCAD	Exemptions	PO has two contiguous properties and is having difficulty with ownership and exemptions on both. PO attended an ARB hearing and doesn't understand what happened.	PO owns one property and owns a separate property with his son. Ownership between PO and his son is different between the land and the improvements on both properties, not allowing the District to add exemptions as the PO wants. PO given choice of talking to Deputy TLO by phone or in person to provide additional clarity on options.	3/2/2026	0	2
3/2/2026	Property Owner	Email	466586	78739	TCAD	General Inquiries	PO says TCAD has not corrected maps for his property, despite GIS Department saying that they have.	GIS department has made the updates and told PO that updated maps will be available when notices go out and all district information is updated online.	3/2/2026	0	2

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
2/25/2026	Property Owner	Email	106991	78703	TCAD	Property Taxes	PO claims that property taxes significantly increased after adding a homestead exemption and customer service has been unable to explain why.	Tax increases are due to significant increase in market value and tax rates adopted by the taxing entities. PO was provided with TNT breakdowns showing the benefits of their exemptions.	2/25/2026	0	2
2/25/2026	Property Owner	Email	110845	78746	ARB	Market Values	PO had his motion to correct denied by the ARB and believes TCAD has his 2025 value wrong.	PO filed a 2025 protest and failed to attend his hearing. PO was advised that the CAD cannot overturn an ARB decision and that he will have the opportunity to file a protest for the 2026 tax year.	2/26/2026	1	2
2/24/2026	Property Owner	Email	340575	78739	ARB	Formal Hearings	PO was denied exemption by TCAD and denial was upheld by ARB.	PO did not complete his exemption application or respond to requests for the information. PO was advised to submit a new completed application for review.	2/24/2026	0	2
2/23/2026	Agent	Email			ARB	Formal Hearings	Agent upset with ARB decision not to correct market value due to 1/4 minimum.	ARB was convinced of reduction, but reduction did not go below property's net appraised value and would not have affected the property's tax bill, so the motion was denied.	2/23/2026	0	2
2/23/2026	Property Owner	Email	888213	78731	TCAD	BPP Issues	PO did not pay rendition penalty on tax bill, now owes penalties and interest.	PO was given a penalty, filed a penalty waiver, and had waiver request denied. BPP email told PO that no penalty was assessed.	2/23/2026	0	2
2/19/2026	Property Owner	Email	208682	78705	ARB	Exemptions	PO was denied exemption by TCAD and denial was upheld by ARB.	Provided PO with information on ARB documentation regarding further appeals and customer service contact information, offered PO phone call with Deputy TLO	2/20/2026	1	2
2/18/2026	Property Owner	Email	106913	78703	ARB	Formal Hearings	PO disagrees with ARB decision and wants information on further appeal options.	Provided PO with information on ARB documentation regarding further appeals and customer service contact information, offered PO phone call with Deputy TLO	2/20/2026	2	2
2/4/2026	Property Owner	Email			TCAD	Exemptions	Referred by Appraiser: PO inquires why deed change within owner group removed circuit breaker when other counties have continued the limitation.	Referred to Exemption Section 2/5	2/14/2026	10	2
1/28/2026	Property Owner	Email			TCAD	Property Taxes	BOD Communication: PO has attempted multiple times to reinstate exemptions removed during the audit process. After the error was corrected the Tax Bill was generated on an inflated amount. PO writes inquiring why the Tax Bill was the first indication that the Ag Exemption for the property had not been approved in 2025. No Notice was rec'd, so post the submission of a Feb application PO believed no action was req'd.	Reviewed and responded to by Exemptions Section. PO did not receive correct value on Tax Bills. The Tax Office has been notified of the change in Taxable Value due to the late reinstatement of the HS Exemption.	2/1/2026	4	2
1/21/2026	Property Owner	Email			TCAD	Exemptions		PO may file a Late Motion 41.411 for Failure to Give Notice before February 1st. The portion of taxes not disputed should be paid by the delinquency date. The next docket for Late Hearings will be in February.	1/23/2026	2	2
1/21/2026	Property Owner	Email			TCAD	Exemptions	PO did not receive Notice their Ag Exemption was removed. Would like to protest.	PO may file a Late Motion 41.411 for Failure to Give Notice before February 1st. The portion of taxes not disputed should be paid by the delinquency date. The next docket for Late Hearings will be in February.	1/23/2026	2	2
1/16/2026	Property Owner	Email	372311	78749	TCAD	Exemptions	PO sold home in June and has not been able to transfer HS and >65 Exemption to Bexar Co nor have ownership record changed.	In October, both exemptions for 2025 were removed and a Tax Ceiling was prepared. Those exemptions may be moved to the county of residency in 2025.	1/20/2026	4	2
1/14/2026	Property Owner	Email	513855	78641	TCAD	Market Values	PO has requested the RES group verify the value placed on an added ADU that was not occupied until the end of 2025.	Reported issues with inspection of the septic system that prevented occupancy of the new construction until late in 2025 did not keep the structure from carrying value in that year. Provided an overview of the appraisal calendar for 2026.	1/15/2026	1	2
1/13/2026	Property Owner	Email	754660	78660	TCAD	Market Values	PO sends email after contacting multiple sections of the CAD regarding the increase in taxes. Would like help to understand the basis of the increase.	PO's property purchased had a lower Net Appraised Value, and when reset with their HS Exemption, caused an increase in taxes. Provided PO with info related to the change in value between 2024, the yr of purchase, and 2025, the Qualifying Yr of their HS Exemption.	1/14/2026	1	2

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
1/12/2026	Property Owner	Email			TCAD	Market Values	PO has sold a portion of the land parcel which even though surveyed as two parcels still remains under one CAD account. What is needed to correct?	GIS reviewed and listed requirements to accomplish PO's intent to divide property.	1/15/2026	3	2
1/6/2026	Property Owner	Email	259264	78653	TCAD	Exemptions	PO has lost 2025 Exemptions and has received confusing information related to the reason the exemptions have not been reinstated.	The PO is a co-owner with a Trust. The PO has not updated the deed to remove the Trust, so even though a TDL was provided the CAD has not reinstated the exemptions. The PO should seek legal counsel to file the updated ownership of the property.	1/7/2026	1	2
1/1/2026	Property Owner	Email			TCAD	Property Taxes	PO believes the split of two parcels has caused duplicate tax billings.	With review of GIS, Exemptions and an Appraiser the PO was provided a detailed historical review of the valuation and tax billings on the combined and separate accounts.	1/9/2026	8	2
3/31/2026	Agent	Email	103147	78738	TCAD	Exemptions	hand delivered wildlife exm app on 3/2 but never scanned in	advised no way finding which staff member assisted and even if, not likely they still had application	4/1/2026	1	1
3/26/2026	Property Owner	Email	897938	78758	TCAD	Open Records	record of the valuation of this business	advise to file open record request via website	3/26/2026	0	1
3/26/2026	Property Owner	Email	229889	78756	TCAD	General Inquiries	protest process	provided protest process handout and advised can request field check during informal	3/27/2026	1	1
3/26/2026	Property Owner	Email	239813	78753	TCAD	Property Taxes	recently retired, looking for tax relief deed change- received letter stating removal of and modification of exemption	advised to contact tax office, also protest if do not agree with appraisal value	3/27/2026	1	1
3/24/2026	Property Owner	Email	752347	78724	TCAD	Exemptions	request for refund of fees after supplement sent to tax office	advised PO letters are auto generated per deed change, also advised to submit new solar app	3/25/2026	1	1
3/23/2026	Agent	Email	162973	78645	TCAD	Property Taxes		advised to contact tax office as TCAD does not assess or collect fees	3/23/2026	0	1
3/19/2026	Property Owner	Email	317373	78745	TCAD	Exemptions	HS exemption for 2024 and 2025	PO already submitted app for 24 & 25 tax yr	3/19/2026	0	1
3/19/2026	Agent	Email	139538	78734	ARB	BPP Issues	attorney reached out stating client wants to file late protest and primarily language is spanish	provided info for late hearing option and advised have spanish speaking deputy TLO	3/19/2026	0	1
3/18/2026	Property Owner	Email	858877	78660	TCAD	Market Values	would like to submit fee appraisal for 2026 value consideration	advise no action is available at this time as 2026 values have not been set, once receive notice, proceed to file protest if disagree with value	3/18/2026	0	1
3/18/2026	Agent	Email	297957	78744	TCAD	Exemptions	disability exemption filing if do not have SS disability	advise to file and provide docs that PO does have for review	3/18/2026	0	1
3/16/2026	Property Owner	In Person	243169	78753	TCAD	Exemptions	need assistance completing HS and disabled exemption application	assisted PO completing exemption application, gave copy to PO	3/16/2026	0	1
3/16/2026	Property Owner	Email	N/A	N/A	TCAD	Exemptions	exemption reinstatement after putting into trust and confidential owner	advised PO need copy of trust and TDL; TCAD understand address might not match for confidential accounts	3/16/2026	0	1
3/13/2026	Property Owner	Email	158699	78759	TCAD	Exemptions	deed change into trust	PO already submitted trust docs in 12/2025 and exemptions have been reinstated	3/13/2026	0	1
3/13/2026	Property Owner	In Person	542716	78759	TCAD	Exemptions	deed change into trust	advised PO to provide copy of trust for review	3/13/2026	0	1
3/13/2026	Agent	Email	914125	78704	TCAD	BPP Issues	believe bill was sent to wrong entity	after discussing with Sr BPP appraiser, advised agent that they would need to request a late hearing from ARB	3/13/2026	0	1
3/13/2026	Property Owner	Email	311390	78749	TCAD	Exemptions	help filling out exemption application	clarified questions on H/S application	3/17/2026	4	1
3/12/2026	Property Owner	In Person	700522	78653	TCAD	Exemptions	question regarding HS limitation calculation	explained HS value limitation is difference between market value verses net appraised value	3/12/2026	0	1

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
3/10/2026	Property Owner	Phone	934418	78653	TCAD	Exemptions	Previous H/S application was denied due to incomplete form	assisted PO through online exemption application	3/10/2026	0	1
3/5/2026	Property Owner	Email	574321	78749	TCAD	Property Taxes	PO says that ownership was not updated for several years due to error at the clerk's office and now she owes several years of back taxes. PO wants assistance lowering her tax bill.	PO has an exemption application pending and was advised that state law requires the appraisal district to update ownership and remove exemptions. The tax office is also required to issue a new tax bill.	3/5/2026	0	1
3/4/2026	Property Owner	Email			TCAD	Open Records	PO needs information on getting older records of appraisals on her property and setting up a land appraisal.	PO was provided with information on filing a public information request, as well as requesting a field inspection. PO was advised that TCAD does not do fee appraisals and inspections are typically done November through February.	3/4/2026	0	1
3/3/2026	Property Owner	Email			TCAD	BPP Issues	PO would like to make an appointment for assistance with their rendition.	PO was advised that appointments are not available, but BPP specialists are available Tuesdays and Thursdays for walk in assistance.	3/3/2026	0	1
3/3/2026	Property Owner	Email	1002591	78757	TCAD	BPP Issues	PO received a tax bill for 2025, but never received a notice and has not been in that office for more than a year.	PO was provided with information on 2025 notice, as well as information on completing 2026 renditions and late protest options.	3/3/2026	0	1
3/3/2026	Property Owner	Email	795651	78605	ARB	Formal Hearings	PO claims that he filed a late protest but hasn't heard anything.	CAD records do not show a late protest has been filed. PO was directed to the ARB to confirm receipt.	3/3/2026	0	1
3/2/2026	Property Owner	Email	850762	78728	TCAD	Exemptions	PO received significant tax bill and believes freeport exemption did not go through.	TCAD denied freeport exemption due to missing information. Notification was sent in May 2025 and PO did not appeal.	3/2/2026	0	1
2/27/2026	Agent	Email	111413	78746	TCAD	Exemptions	Agent is following up on the granting of exemptions.	Exemptions were granted back two years.	2/27/2026	0	1
2/26/2026	Property Owner	Email	259197	78653	TCAD	Market Values	PO seeking general information on need to refile annual for ag special valuations. overtaxed, has the wrong SITUS or mailing address, and is being combined with another business.	PO was provided with 2026 deadlines and the link to download all forms, if he does not receive the mailing, rendition form, SITUS is correct, business is not being combined with any other, and was provided information on correcting mailing address.	2/26/2026	0	1
2/26/2026	Property Owner	Email	397900	78704	TCAD	BPP Issues			2/26/2026	0	1
2/25/2026	Property Owner	Email			ARB	Market Values	PO wishes to file a late protest. PO disputes ARB decision on land percentage in condo set up and wants information on how to change her condo declarations.	PO was provided with information on late protest options.	2/25/2026	0	1
2/25/2026	Property Owner	Email	989704	78731	ARB	General Inquiries		Advised PO that she should consult with a real estate attorney to handle the declaration change. TCAD will update records when the new declarations are filed.	2/25/2026	0	1
2/23/2026	Property Owner	Email	383108	78721	TCAD	BPP Issues	Church is receiving tax bills and rendition forms for an organization that does not exist.	Nonprofit was associated with address since 1992 and did not respond to exemption verification requests. BPP account is now generating tax bills and rendition requirements. BPP Department flagged account for investigation into whether the organization moved or closed. PO was advised not to pay tax bill or complete rendition.	2/23/2026	0	1
2/23/2026	Property Owner	Email	201745	78653	TCAD	General Inquiries	PO is looking for support completing his 1-d-1 forms.	PO was referred to customer service.	2/23/2026	0	1
2/23/2026	Property Owner	Email			TCAD	BPP Issues	PO says that they have not owned any commercial personal property for at least 30 years and wants to know how to close the account and protest the value.	PO visited the office in 2022 to report a change in mailing address on the account. TCAD has not received any renditions or protests in several years. PO was provided information on filing rendition to report business closed and late protest options.	2/24/2026	1	1
2/23/2026	Property Owner	Email	969183	78745	TCAD	Property Taxes	PO submitted a late homestead exemption and wants to know how to get tax refund.	PO information was verified with the CAD. PO was provided with information on the timeline for refunds to be processed and directed to the Travis County Tax Office for more information.	2/24/2026	1	1

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
2/20/2026	Agent	Email	751706	78748	TCAD	Exemptions	PO received a tax bill for 2025.	Previous owner passed away in 2024. TCAD removed the exemption for 2025. New owner was not eligible for his own exemption in 2025.	2/20/2026	0	1
2/18/2026	Property Owner	Email			TCAD	Open Records	PO has a public information request.	PO was directed to the public information request email and portal.	2/20/2026	2	1
2/13/2026	Property Owner	Email			TCAD	General Inquiries	PO submits a Revocation of Agent Form.	Forwarded to Appraisal Support Section for processing.	2/17/2026	4	1
2/11/2026	Property Owner	Email	152904	78645	TCAD	Market Values	PO inquires how to correct District record of sq ft for recently purchased home.	Provided PO with Late Motion info. Requested consideration to submit a Characteristic Review Form now to have the 2026 appraisal reviewed for accuracy. Provided ID resident with online webinar address to review the appraisal process in TX.	2/12/2026	1	1
2/10/2026	Property Owner	Email			TCAD	Market Values	PO inquires to the status of litigation.	Referred to Litigation Department for response.	2/11/2026	1	1
2/9/2026	Property Owner	Email			TCAD	Market Values	PO has requested Protest PIN and ability to file a protest to claim the May 2025 purchase price as the Market Value.	In the year of a sale, the seller and buyer share the rights and deadlines under the TPTC. Provided explanation of the appraisal calendar. Suggested that if a first-time owner, multiple webinars are available to better understand the appraisal process.	2/10/2026	1	1
2/5/2026	Other	Email	514145	78669	TCAD	Market Values	HOA did not receive valuation in 2023 and 2024 as HOA property.	Provided PO with Late Motion 25.25 (c) filing form for review if applicable to file.	2/10/2026	5	1
2/4/2026	Property Owner	Email			TCAD	Exemptions	PO request assistance to resolve long standing problem in transferring HS Exemption to 2024 purchased property.	Referred to by Exemption Section. Cancellation of exemptions held in 2024 have been process and approval of exemption on newly purchased property is pending review.	2/5/2026	1	1
2/2/2026	Property Owner	Email	111416	78746	TCAD	Exemptions	PO's exemption percentage was reduced due to incomplete HS application, a missing signature of co-owner who does not wish to apply.	The full HS Exemption plus the >65 can only be restored if all deeded owners are residents in the home and apply of their exemptions due. April 30th is the deadline with an allowance to submit later.	2/3/2026	1	1
2/2/2026	Property Owner	Email			TCAD	Market Values	PO purchased in August and has been advised the protest deadline has passed. With no PIN to protest the 2025 Market Value requests the best way to file a protest now.	In the year of a sale, the seller and buyer share the rights and deadlines under the TPTC. Provided explanation of the appraisal calendar. Suggested that if a first-time owner, multiple webinars are available to better understand the appraisal process.	2/3/2026	1	1
1/27/2026	Property Owner	Email	509238	78745	TCAD	Property Taxes	liability has been occurred post the settlement of the estate. Would like to protest the 2024 Market Value and review the prior year values for	Late filings for 2023 and 2024 were denied past the deadline. Provided Late Motion options, forms, deadlines and tax payment requirements.	1/28/2026	1	1
1/27/2026	Property Owner	Email	950552	78759	TCAD	Property Taxes	PO inquires if Order from prior yr Late Motion protest has been updated. Suit has been filed for Tax Liability for yrs previously protested.	Late Motion 25.25 (c) protests heard in October of 2024 was granted for a change of address not a change in value. The ARB determination did not change any taxes due filed as a court action by the County Tax Assessor.	1/28/2026	1	1
1/26/2026	Property Owner	Email			TCAD	Exemptions	DV inquires what form will be needed to apply for exemptions.	Provided link to web application and list of docs to be attached.	1/27/2026	1	1
1/24/2026	Property Owner	Email			TCAD	Market Values	PO indicates his sucessful reduction of the land value for flood area should become a permanent discount applied annually.	Provided PO with Characteristic Review Form for 2026 review.	1/26/2026	2	1
1/23/2026	Property Owner	Email	136911	78730	TCAD	Market Values	PO request Net Appraised Cap be adjusted for incorrect presentation of sq ft and the sq ft adjusted.	2025 Market Value was increased based on the completion of work under a 2023 filed bldg permit. The PO has appealed three prior yr values through a Late Motion 25.25 (c) protest which has been scheduled in Feb.	1/26/2026	3	1

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
1/23/2026	Property Owner	Email	156817	78734	TCAD	General Inquiries	PO requests copy of Appraisal Card.	Provided web link for request.	1/26/2026	3	1
1/23/2026	Property Owner	Email	509084	78735	TCAD	Market Values	PO submits Fee Appraisal for Home Equity Loan and requests 2025 Market Value be adjusted accordingly.	Appraisal is dated 1/26/2026. Explained January appraisal date for 2025. Forwarded Fee Appraisal to RES for review.	1/26/2026	3	1
1/20/2026	Property Owner	Email			TCAD	Property Taxes	Neighbor writes to request assistance in reviewing exemptions for aged resident.	Exemptions back to 2022 were granted in 2024 with the filing of an heirship deed. The tax bills did not reflect the late grant. PO should contact the Tax Office to review the billing for those yrs.	1/21/2026	1	1
1/16/2026	Property Owner	Email	526137	78754	TCAD	Market Values	PO purchased in September and requests a PIN to protest the 2025 Market Value higher than the price paid.	In the year of a sale, the seller and buyer share the rights and deadlines under the TPTC. The seller received the NOV and did not protest. The sale in September of 2025 requires no NOV to the buyer. The seller did not hold a 2025 Homestead Exemption on the property, a partial HS exemption could be applied for via the web. Suggested that if a first-time owner, multiple webinars are available to better understand the appraisal process.	1/20/2026	4	1
1/15/2026	Property Owner	Email	946142	78758	TCAD	BPP Issues	PO submits Late Motion Protest filing for business that closed in 2024. Inquires what may be done for yrs prior.	Forwarded Protest to ARB and Rendition to the BPP Section. For prior years unless you have reason that would fit a Late Motion 25.25 (c), a protest of value expired on May 15 th for each of those years.	1/16/2026	1	1
1/15/2026	Property Owner	Email			TCAD	Market Values	PO purchased two condo units in June of 2025 and would like to protest the value.	The seller's assigned Agent settled the 2025 Market Value through an Agreement of Value. The buyer will not have opportunity to protest until 2026.	1/16/2026	1	1
1/14/2026	Property Owner	Email			TCAD	General Inquiries	Future owner inquires how to maintain the lower Net Appraised Value for a property being considered for purchase.	Applauded PO for her research prior to purchase. Provided PO with link to webinars that will be useful. Explained the Net Appraised Value of a property.	1/15/2026	1	1
1/13/2026	Property Owner	Email	156818	78734	TCAD	Open Records	PO requests copy of Appraisal Card.	Provided PO with web link to request.	1/14/2026	1	1
1/13/2026	Property Owner	Email	995265	78752	TCAD	Market Values	PO purchased in April and did not receive a NOV. Would like to protest. PO closed business operation in 2021 and has value to correct.	Provided PO with Protest filing form and brief explanation of the appraisal calendar for review if a protest filing was appropriate. Provided PO with HS application link. PO may file a Late Motion 25.25 (c) to correct the appraisal rolls for up to five preceding years.	1/14/2026	1	1
1/12/2026	Property Owner	Email			TCAD	BPP Issues	Attorney cites spanish speaking client has not been able to resolve delinquent tax account for business sold in 2020.	Provided counsel with Late Motion 25.25 (c) Protest form and submission requirements. Also, provided Deputy TLO's contact info should client require language assistance during the process.	1/13/2026	1	1
1/11/2026	Property Owner	Email	331281	78749	TCAD	Exemptions	PO inquires if eligible for a partial exemption after 2025 August purchase of home.	PO provided no property identification. Provided general response: if the seller did not hold a 2025 Homestead Exemption on the property, a partial HS exemption could be applied for via the web. Suggested that if a first-time owner, multiple webinars are available to better understand the appraisal process.	1/12/2026	1	1
1/10/2026	Property Owner	Email	699143	78660	TCAD	Exemptions	PO sold Travis County home in December and indicates his new county requests proof of the exemption removal.	Forwarded communication to Exemptions for removal of the Homestead in 2026. Advised PO the deadline to apply for a Homestead Exemption in another Texas county is April 30th.	1/12/2026	2	1
1/7/2026	Property Owner	Email	880066	78748	TCAD	Exemptions	PO has purchased a new property post divorce and seeks advice on when to apply for HS Exemption.	The deed for the recent purchase has not been updated through the County Clerk's Office. April 30th is the deadline to file the Homestead Exemption.	1/8/2026	1	1
1/7/2026	Property Owner	Email			TCAD	Market Values	PO purchased property in late 2025 and the Tax Bill reflects a value higher than the sale price.	Provided PO with brief explanation of the appraisal calendar and suggested the available webinars would be helpful.	1/9/2026	2	1
1/7/2026	Property Owner	Phone			TCAD	Property Taxes	PO inquires why taxes increased on contiguous homesteaded lot.	online application link. PO's tax exemption is split across two tax bills. Reviewed the newly approved HS exemption amount had been applied and after the >65 exemption is	1/8/2026	1	1

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
1/7/2026	Property Owner	Email			TCAD	General Inquiries	PO submits filed deed of ownership change due to settlement of an estate. Would like property records updated.	Acknowledged receipt and forwarded to GIS for review/processing.	1/9/2026	2	1
1/7/2026	Property Owner	Email			TCAD	BPP Issues	PO claims two accounts have been established for the same business that moved in 2019.	Provided PO with Late Motion 25.25 (c) filing form to protest duplicate valuation for the preceding certified five years. Taxes prior to five years are due to be paid by the PO.	1/9/2026	2	1
1/6/2026	Other	Email	911766	78738	TCAD	Market Values	RE Agent inquired if there is a provision a property cannot increase 30% more than Maket.	PO was a rec'd the advantage of a much lower Net Appraised/Taxable Value that was removed in 2025 with the cancellation of the exemptions previously held. The Appraisal District by law must appraise property annually at the market value without any cap up or down.	1/7/2026	1	1



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5C: Discussion and possible action on removal of appraisal review board members that have resigned

Presenter Tony Tran, Taxpayer Liaison Officer

Background Information

Tax Code Section 6.41(f) states that a member of the ARB may be removed by a majority vote of the Board. Grounds for removal are:

- A violation of Tax Codes Sections 6.412, 6.413, 41.66(f), or 41.69;
- Good cause relating to the attendance of members at called meetings of the ARB as established by written policy adopted by a majority of the Board; or
- Evidence of repeated bias or misconduct.

The following ARB members have submitted a resignation notice and need to be formally removed from the ARB:

- Teresa Griffin
- Al Henton
- Nick Wallace

Staff Recommendation & Motion Language

No staff recommendation.

TLO & ARB recommend the removal of the members.

I move to remove Teresa Griffin, Al Henton and Nick Wallace, who have formally resigned from the Appraisal Review Board.



TARB Members <tarbmembers@gmail.com>

Welcome to the TARB

Teresa Griffin [REDACTED]
To: TARB Members <tarbmembers@gmail.com>

Sun, Mar 8, 2026 at 11:10 PM

Dear Ms. Brooks and staff,

I am writing to respectfully resign from my appointment as a member of the Travis Appraisal Review Board.

[REDACTED]

I apologize for the inconvenience.

Teresa Griffin



Virus-free. www.avast.com

On Thu, Jan 15, 2026 at 11:44 AM TARB Members <tarbmembers@gmail.com> wrote:
[Quoted text hidden]



TARB Members <tarbmembers@gmail.com>

ARB

AL HENTON

Wed, Feb 18, 2026 at 1:41 PM

Reply-To: [REDACTED]
To: tarbmembers@gmail.com

Hi Mr Gifford, sorry I have been meaning to send you an email to let you know I would not be coming back but I kept forgetting to do that. [REDACTED]

Thank you,
Al Henton

Yahoo Mail: Search, Organize, Conquer

[Quoted text hidden]



TARB Members <tarbmembers@gmail.com>

Returning to ARB

Thu, Jan 22, 2026 at 2:21 PM

To: Barry McBee [REDACTED]
Cc: TARB Members <tarbmembers@gmail.com>

Hello,

After much consideration I have decided to terminate my TARB service effective immediately. It has been a pleasure getting to know the fine people that are part of TARB. I will fondly remember my time with the team.

Thanks, Nick

Sent from Yahoo Mail for iPhone
[Quoted text hidden]



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5D: Discussion and Possible Action on Appraisal Review Board Chairperson's Report

Presenter Meg Brooks, ARB Chairperson

Background Information

ARB Chair Meg Brooks will brief the Board of Directors on activities of the ARB.

Staff Recommendation & Motion Language

There are no staff recommendations for this item.

No board action is needed for this item.



TO: Travis Central Appraisal District Board of Directors

FROM: Meg Brooks, Chair, Travis Appraisal Review Board

DATE: April 9, 2026 meeting

Below is a brief summary of what we have been working on since January.

Correction Hearings – Working closely with TCAD, we had two days of corrections and clean-up from 2025 hearings on February 18 and 19. We will only need to have one day of hearings on April 22nd. I am talking to TCAD of having one more day in May just to make sure we have most of the correction hearings done before the regular protest season starts.

Members – Two returning members have resigned in the last week but we have managed to keep all the newly appointed members through their training. Our membership today is 100. A little tight but workable.

Training – The Comptroller's online training is out and it is very substantial this year. I am trying to get a transcript to use because the information is so detailed and relevant. We have asked our members to complete the online training by May 1. We will also be holding mock hearings with the new members on May 13, 14 and 15. We will have chair training for our new and returning panel chairs on April 14 and 15.

Scripts, Hearing Procedures, By-Laws – We have been reworking our hearing scripts to be sure that they comply with the Model Hearing Procedures and that they assist in efficiently conducting a hearing and giving the property owners sufficient information. We will be using the Agreement to Focus Hearing form again this year which saves time in the hearings. We will vote on our local Hearing Procedures and by-laws at our April 24th quorum meeting, as well as voting on the decisions from the April 22 hearings.

Scheduling Directive – I have met with representatives of the largest tax consultants and agents to find out what they thought went well and what did not last year. We are close to a final draft of the Scheduling Directive and I will be working on the Letter to Tax Consultants to send out soon.

We look forward to a productive hearing season.



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5E: Chief Appraiser's Report

Presenter Leana Mann, Chief Appraiser

Background Information

The Chief Appraiser will provide an update on the current operations of the CAD, including:

- 2026 Notices of Appraised Value
- 2026 Homestead Verification Program
- Community Outreach
- Taxpayer Experience Snapshot

Staff Recommendation & Motion Language

There are no staff recommendations for this item.

No board action is needed for this item.



TRAVIS CENTRAL APPRAISAL DISTRICT

COMMUNITY OUTREACH

COMMUNITY OUTREACH CALENDAR

JANUARY 2026

FEBRUARY 2026

- 7 Property Tax Townhall**
Circle C HOA
- 11 Get to Know Your Veteran Benefits**
Austin VA Clinic
- 11 Taxing Entities & Property Taxes**
River Ridge Neighborhood
- 21 Pflugerville Exemption Clinic**
Travis Central Appraisal District
- 25 Webinar: Renditions**
Travis Central Appraisal District
- 27 Del Valle Office Hours**
Travis Central Appraisal District

MARCH 2026

- 9 Del Valle Office Hours**
Travis Central Appraisal District
- 11 TCAD 101 for Property Owners**
Rotary Club of South Austin
- 19 Del Valle Office Hours**
Travis Central Appraisal District

APRIL 2026

- 1 Legislative Update**
Texas Realtors Taxation Committee
- 7 Webinar: Notices & Protests**
Travis Central Appraisal District

APRIL 2026 (CONTINUED)

- 8 Notices & Protests**
Patten Title
 - 9 Notices & Protests**
Mueller Residential Group
 - 15 How to Protest Your Appraisal**
Austin Board of Realtors
 - 18 Sandy Creek Protest Seminar**
Travis Central Appraisal District
 - 22 How to Protest Your Appraisal**
Austin Board of Realtors
 - 25 How to Protest Your Appraisal**
Austin Board of Realtors
 - 25 Property Tax Townhall**
Austin Revitalization Authority
 - 29 Notices & Protests**
City of Austin
 - 30 Notices & Protests**
Del Valle Community Coalition
- #### MAY 2026
- 2 Notices & Protests**
Del Valle Community Coalition
 - 9 TCAD 101 for Property Owners**
Anderson Community Development Corp.
 - 20 Better Together Resource Fair**
Austin VA Clinic



TRAVIS CENTRAL APPRAISAL DISTRICT

COMMUNITY OUTREACH

COMMUNITY OUTREACH CALENDAR

JUNE 2026

JULY 2026

AUGUST 2026

13 Budgets & Tax Rates

Del Valle Community Coalition

15 Budgets & Tax Rates

Del Valle Community Coalition

TBD Webinar: Navigating TravisTaxes.com

Travis Central Appraisal District

TBD Last Minute Exemption Clinic

Travis Central Appraisal District

SEPTEMBER 2026

OCTOBER 2026

TBD Boo the Flu

Sendero Health

NOVEMBER 2026

TBD Veterans Day Celebration

City of Austin

TBD Community Connections Resource Fair

Austin Energy

DECEMBER 2026

15 Property Taxes & Tax Bills

Del Valle Community Coalition

19 Property Taxes & Tax Bills

Del Valle Community Coalition





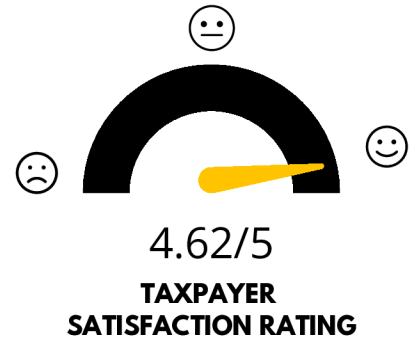
TRAVIS CENTRAL APPRAISAL DISTRICT

TAXPAYER EXPERIENCE SNAPSHOT

CUSTOMER SERVICE

Average In-Person Wait Time	3:21 minutes
Average Phone Wait Time	6 minutes
Average Exemption Processing Time	26 days

Yes, my inquiry was resolved.	92.4%
I am satisfied with the time it took to resolve my issue.	85.6%
My TCAD representative was knowledgeable about my issue.	88.4%
My TCAD representative was professional and courteous.	92.3%



2026 INFORMAL MEETINGS

Informal meetings with Travis County property owners began on April 6, 2026. TCAD plans on continuing its Taxpayer Experience Survey to monitor the protest experience.

Property owners will receive a survey if they meet the following criteria:

- Have filed a protest
- Have had an informal meeting with a TCAD appraiser
- Have accepted a settlement offer as a result of their informal meeting

The survey will include questions regarding how satisfied the property owner is with their experience, how easy it was to schedule an informal meeting, the courtesy and knowledge of the appraiser they worked with, and if the experience resulted in them learning more about their property and its market value. Survey results will be reported to staff directors for daily review. Results will also be reported to the Board of Directors during regular meetings.

Property owners who proceed to a formal hearing with the Appraisal Review Board will be encouraged to complete the survey from the Office of the Comptroller.



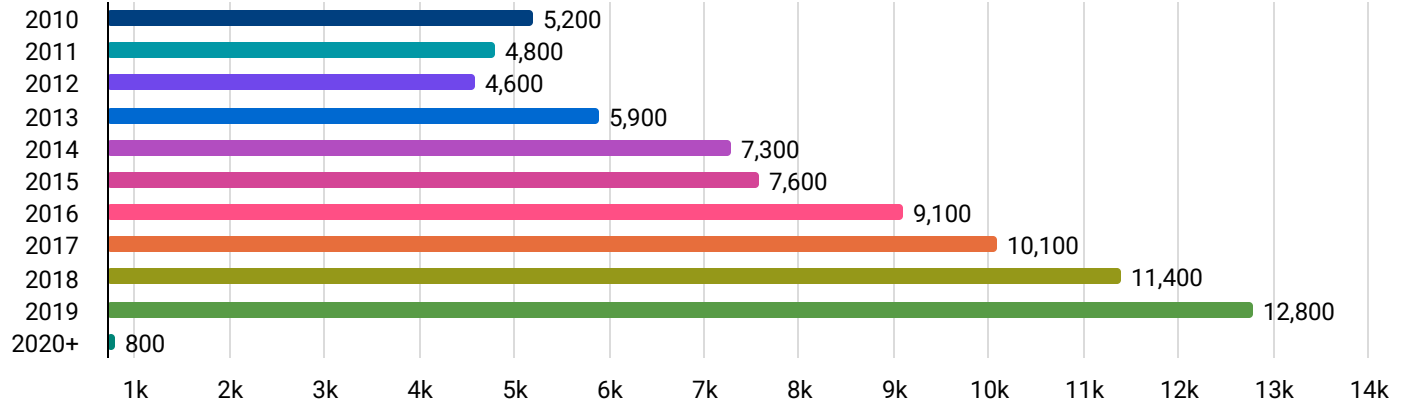
Travis Central Appraisal District

HOMESTEAD VERIFICATION PROGRAM STATUS- 2026

Percent Complete



Audited Exemptions by Qualifying Year



78,222
Scope of Audit

71,557
Verification Complete

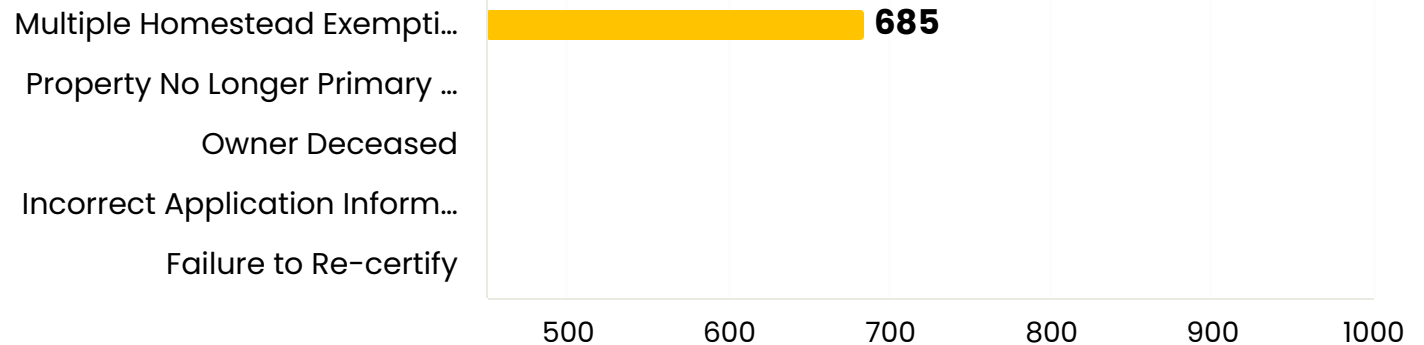
50
Verifications Incomplete

105
Pending Additional
Documents from Property
Owner

5,437
Nonresponsive Property
Owners

685
Exemptions Removed

Exemption Removal Reasons



Audit Status

