

Travis Central Appraisal District



Board of Director's Meeting
July 9, 2026
11:35 AM

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

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



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

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

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 BOARD OF DIRECTORS - JULY 9, 2026 - 11:35 AM

1. CALL TO ORDER
2. ESTABLISHMENT OF A QUORUM
3. CITIZENS COMMUNICATION
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
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.
 - a. APPROVAL OF THE MINUTES OF THE JUNE 11, 2026 REGULAR MEETING
 - b. SECTION 25.25B REPORT
 - c. ACCOUNTING STATEMENTS
 - d. PERSONNEL REPORT
5. REGULAR AGENDA
 - a. DISCUSSION AND POSSIBLE ACTION ON TAXPAYER LIAISON OFFICER REPORT
 - b. DISCUSSION AND POSSIBLE ACTION ON APPRAISAL REVIEW BOARD CHAIRPERSON'S REPORT
 - c. DISCUSSION AND POSSIBLE ACTION TO INCLUDE ADOPTION OF THE 2027 PROPOSED BUDGET
 - d. DISCUSSION AND POSSIBLE ACTION TO INCLUDE ADOPTION OF TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM (TCDRS) RETIREMENT PLAN RATE FOR 2027 PLAN YEAR
 - e. DISCUSSION AND POSSIBLE ACTION ON THE ORDER OF GENERAL ELECTION FOR OTHER POLITICAL SUBDIVISIONS

- f. DISCUSSION AND POSSIBLE ACTION ON REQUIRED NOTICE OF DRAWING FOR PLACE ON BALLOT AND PROPOSED DATE FOR DRAWING
- g. DISCUSSION AND POSSIBLE ACTION ON ELECTION AGREEMENT BETWEEN TRAVIS COUNTY AND TRAVIS CENTRAL APPRAISAL DISTRICT TO INCLUDE JOINT ELECTION AGREEMENT FOR THE NOVEMBER 3, 2026 GENERAL ELECTION
- h. DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER'S REPORT TO INCLUDE: 2026 PROTEST SEASON, COMMUNITY OUTREACH, AND TAXPAYER EXPERIENCE SNAPSHOT
- i. DISCUSSION AND POSSIBLE ACTION ON LITIGATION AND APPEALS RELATED TO PENDING AND ANTICIPATED LAWSUITS

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

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

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

CERTIFICATE OF POSTING

I, Davina Barton, Executive Assistant of the Travis Central Appraisal District, do hereby certify that on the 2nd day of July, 2026, 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:

- 4A: Approval of the minutes of the June 11, 2026 regular meeting
- 4B: Section 25.25B Report
- 4C: Accounting Statements
- 4D: 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 MONTOYA
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

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

TCAD - BOARD OF DIRECTORS MINUTES OF THE JUNE 11, 2026 MEETING

1. Call to order

Meeting called to order by Nicole Conley at 11:30 a.m. on June 11, 2026.

2. Establishment of Quorum

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	Present
Celia Israel	Travis County Tax Assessor-Collector	Present
Bruce Elfant	Appointed	Present
Aaron Moreno	Appointed	Present

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

3. Citizens Communication

- Shana Cromwell
- Judy Gracie

4. Consent Agenda

- APPROVAL OF THE MINUTES OF THE May 14, 2026 regular meeting.
- SECTION 25.25B REPORT
- ACCOUNTING STATEMENTS
- PERSONNEL REPORT

MOTION: Move to pass the consent agenda.

RESULT: **PASSED [UNANIMOUS]**

MOVER: Elizabeth Montoya

SECONDER: Aaron Moreno

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

5A. Discussion on the Taxpayer Liaison Report

Members of the board heard from Tony Tran, Taxpayer Liaison.

RESULT: DISCUSSED

5B. Discussion and possible action on Appraisal Review Board Chairperson's Report.

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

RESULT: DISCUSSED

5C. Discussion and possible action on the 2025 Annual Comprehensive Financial Report and financial audit results, to include a presentation from the District's auditors.

Members of the board heard from Leana Mann, Chief Appraiser, and Kevin Randolph, Partner for Eide Bailly LLP.

MOTION: Move to approve the fiscal year 2025 financial audit results and 2025 Annual Comprehensive Financial Report.

RESULT: PASSED [UNANIMOUS]

MOVER: Celia Israel

SECONDER: Dick Lavine

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

5D. Discussion on Budget & Audit Committee Report regarding the 2027 proposed budget and the work of the committee.

Members of the board heard from Elizabeth Montoya, Board Member.

RESULT: DISCUSSED

5E. Discussion and possible action on Fiscal Year 2027 proposed budget.

Members of the board heard from Leana Mann, Chief Appraiser, Kat Harvey, Director of Administration, and Dustin Banks, Sr. In-House Counsel

RESULT: DISCUSSED

5F. Discussion and possible action on Chief Appraiser report to include: 2026 Protest Season, Community Outreach, and Taxpayer Experience Snapshot.

MOTION: Move to amend the agenda item 5F after the Executive Session
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Shenghao "Daniel" Wang

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

At 12:44 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. 551.074; Personal 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:** Jett Hanna

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

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

5G. Discussion on report from the Purchasing and Contract Review Committee.

RESULT: **DISCUSSED IN EXECUTIVE SESSION**

5H. Discussion and possible action on the contract for Chief Appraiser employment services.

MOTION: Move to approve the action on the contract for the Chief Appraiser's employment services.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER:** Dick Lavine

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

ABSENT: Debbie Cartwright

5F. Discussion and possible action on Chief Appraiser report to include: 2026 Protest Season, Community Outreach, and Taxpayer Experience Snapshot.

Members of the board heard from Leana Mann, Chief Appraiser

RESULT: DISCUSSED

5I. Discussion and possible action on Litigation & Appeals related to pending and anticipated lawsuits.

RESULT: NOT DISCUSSED

5J. Adjournment

MOTION: Move to adjourn
RESULT: **PASSED [UNANIMOUS]**
MOVER: Bruce Elfant

SECONDER: Elizabeth Montoya

AYES: Nicole Conley, Elizabeth Montoya, Aaron Moreno, Bruce Elfant, Dick Lavine, Jett Hanna, Shenghao “Daniel” Wang

ABSENT: Debbie Cartwright, Celia Israel

Respectfully submitted,

Elizabeth Montoya, Secretary

Approved:

Nicole Conley, Chairperson

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
575238	2012	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$305	\$305
DELETE INTO ROW						
575238	2013	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$305	\$305
DELETE INTO ROW						
575238	2014	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$305	\$305
DELETE INTO ROW						
575238	2015	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$22,875	\$22,875
DELETE INTO ROW						
575238	2016	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$24,400	\$24,400
DELETE INTO ROW						
575238	2017	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$24,400	\$24,400
DELETE INTO ROW						
575238	2018	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$24,400	\$24,400
DELETE INTO ROW						
575238	2019	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$24,400	\$24,400
DELETE INTO ROW						
575238	2020	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$24,400	\$24,400
DELETE INTO ROW						
575238	2021	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$24,400	\$24,400
DELETE INTO ROW						
575238	2022	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$38,125	\$38,125
DELETE INTO ROW						
575238	2023	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$38,125	\$38,125
DELETE INTO ROW						
575238	2024	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$38,125	\$38,125
DELETE INTO ROW						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
575238	2025	PHILLIPS NASH COPUS INC	.305 ACRES UNPLATTED CHERRY CREEK PHS 8 SEC 4 (PROPOSED R O W)	CAMERON LOOP, TX 78745	\$76,250	\$76,250

DELETE INTO ROW

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

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CHAIRPERSON
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DICK LAVINE
AARON MORENO
SHENGHAO "DANIEL" WANG

TO: Travis Central Appraisal District
Board of Directors

FROM: Kat Harvey
Director of Administration

SUBJECT: May 2026 Unaudited Financial Statements

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

The District's ending fund balance was \$10,519,433. Of that, \$551,550 was nonspendable in the form of prepaid expenditures, \$4,174,224 was held in reserves as committed fund balance, and \$5,793,659 was unassigned fund balance.

The net change in fund balance for the fiscal year to date is \$2,446,373.

The reserve balances total \$4,174,224. 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	\$ 2,860,884
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
Reserve for Board Elections	\$ 569,554
	<u>\$ 4,174,224</u>

The District ended the month with a budget surplus of \$2,324,873.

850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

Travis Central Appraisal District

Budget to Actual- Governmental Funds

For the month ended May 31, 2026

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
REVENUE:					
Appraisal assessments	34,160,980	34,160,980	14,233,742	14,233,742	(0)
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	\$ 34,160,980	\$ 34,160,980	\$ 14,233,742	\$ 14,233,742	\$ (0)
Investment earnings	150,000	150,000	62,500	227,830	165,330
Charges for services	9,000	9,000	3,750	3,589	(5,411)
Miscellaneous revenue	50,000	50,000	20,833	55,170	5,170
TOTAL REVENUE	\$ 34,369,980	\$ 34,369,980	\$ 14,320,825	\$ 14,520,331	\$ 165,089
EXPENDITURES:					
ARB Per diem payments	1,178,125	1,178,125	490,885	188,118	302,768
Personnel Cost	14,004,772	14,004,772	5,835,322	5,435,188	400,134
Benefit Cost	5,850,244	5,850,244	2,437,602	2,073,248	364,354
Printing and mailing services	675,279	675,279	281,366	432,499	(151,133)
Operating supplies	265,950	265,950	110,813	112,034	(1,221)
Subscriptions and data purchases	633,755	633,755	264,065	385,450	(121,386)
Training and education	176,991	176,991	73,746	43,551	30,195
Travel expenditures	54,767	54,767	22,820	9,407	13,412
Utilities	535,800	535,800	223,250	167,346	55,904
Legal expenditures	3,630,000	3,630,000	1,512,500	664,507	847,993
Professional services	3,819,852	3,819,852	1,591,605	1,047,319	544,286
Insurance	109,866	109,866	45,778	54,336	(8,559)
Aerial photography	657,650	657,650	274,021	424,703	(150,682)
Rentals	154,320	154,320	64,300	54,274	10,026
Building and Equipment maintenance	450,579	450,579	187,741	132,179	55,562
Software maintenance	430,627	430,627	179,428	236,541	(57,114)
Other services	422,516	422,516	176,048	130,733	45,316
Capital Outlay	361,049	361,049	150,437	295,317	(144,880)
Debt Service- Principal	713,483	713,483	297,285	175,508	121,777
Debt Service- Interest	35,355	35,355	14,731	11,702	3,029
TOTAL EXPENDITURES	34,160,980	34,160,980	14,233,742	12,073,958	2,159,784
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	209,000	209,000	87,083	2,446,373	2,324,873
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	187,209	(187,209)
Transfers out	-	-	-	(187,209)	187,209
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	209,000	209,000	87,083	2,446,373	2,324,873
Beginning Fund Balance	8,073,060	8,073,060	8,073,060	8,073,060	
Ending Fund Balance	\$ 8,282,060	\$ 8,282,060	\$ 8,160,143	\$ 10,519,433	\$ 2,324,873

Travis Central Appraisal District

Governmental Fund Balance Sheet

May 31, 2026

		Special	Total
	General Fund	Revenue Fund	Governmental
			Funds
ASSETS			
Cash and cash equivalents	4,084,534	-	4,084,534
Short-term investments	9,661,720	-	9,661,720
Receivables	150,374	-	150,374
Prepaid items	551,550	-	551,550
TOTAL ASSETS	<u>\$ 14,448,178</u>	<u>\$ -</u>	<u>\$ 14,448,178</u>
LIABILITIES			
Accounts payable and accrued expenditures	1,081,997	-	1,081,997
Unearned revenue	2,846,748	-	2,846,748
TOTAL LIABILITIES	3,928,745	-	3,928,745
FUND BALANCES			
Fund balance, committed	4,174,224	-	4,174,224
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	551,550	-	551,550
Fund balance, unassigned	5,793,659	-	5,793,659
TOTAL FUND BALANCES	<u>10,519,433</u>	<u>-</u>	<u>10,519,433</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 14,448,178</u>	<u>\$ -</u>	<u>\$ 14,448,178</u>

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended May 31, 2026

	General Fund	Special Revenue Fund	Total Governmental Funds
REVENUES			
Appraisal assessments	\$ 14,233,742	\$ -	\$ 14,233,742
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>14,233,742</u>	<u>-</u>	<u>14,233,742</u>
Investment earnings	227,830	-	227,830
Charges for services	3,589	-	3,589
Miscellaneous revenue	55,170	-	55,170
TOTAL REVENUE	<u>14,520,331</u>	<u>-</u>	<u>14,520,331</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	7,696,553	-	7,696,553
Data processing	236,541	-	236,541
Transportation	9,407	-	9,407
Operating supplies	112,034	-	112,034
Rentals	54,274	-	54,274
Legal and professional	1,711,826	-	1,711,826
Utilities and telephone	167,346	-	167,346
Building and equipment maintenance	132,179	-	132,179
Insurance	54,336	-	54,336
Other services	1,416,936	-	1,416,936
Capital outlay	295,317	-	295,317
Debt Service- Principal	-	175,508	175,508
Debt Service- Interest	-	11,702	11,702
TOTAL EXPENDITURES	<u>11,886,748</u>	<u>187,209</u>	<u>12,073,958</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>2,633,582</u>	<u>(187,209)</u>	<u>2,446,373</u>
OTHER FINANCING SOURCES (USES):			
Transfers in	-	187,209	187,209
Transfers out	(187,209)	-	(187,209)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(187,209)</u>	<u>187,209</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>2,446,373</u>	<u>-</u>	<u>2,446,373</u>
FUND BALANCE, beginning of year	<u>8,073,060</u>	<u>-</u>	<u>8,073,060</u>

Travis Central Appraisal District

Investment Report

As of May 31, 2026



M E E D E R

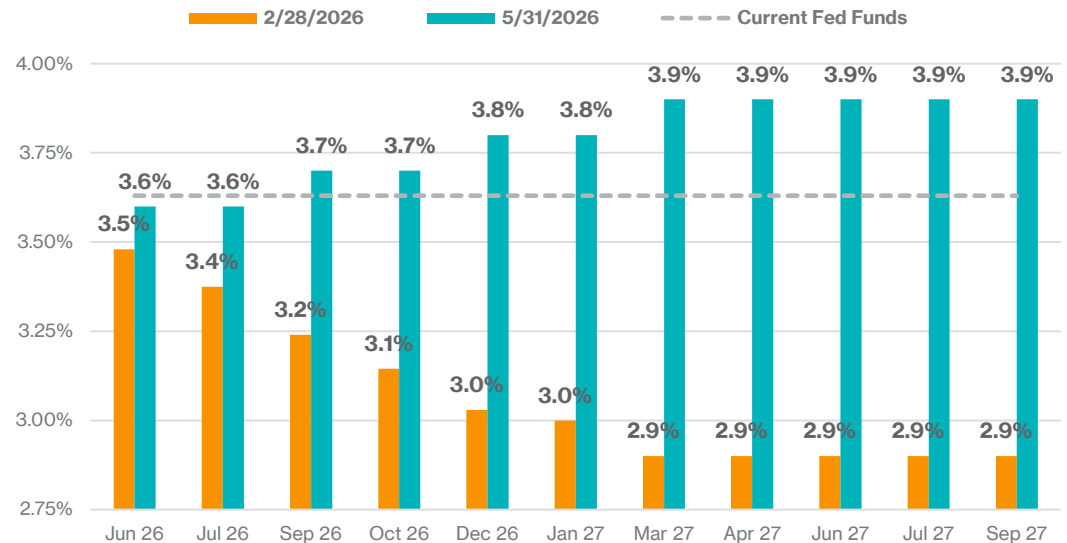
PUBLIC FUNDS



OBSERVATIONS AND EXPECTATIONS

- Intermediate-term and long-term interest rates jumped higher in May
- Inflation also moved up with increased fuel prices due to the Iran conflict
- The Fed Funds futures market is looking for the Fed to possibly hike in 2026
- The labor market is in a holding pattern with its “no hire, no fire” job posture
- Kevin Warsh took over as Fed Chair; former Fed Chair Powell stayed on as a governor

Fed Funds Futures Rates

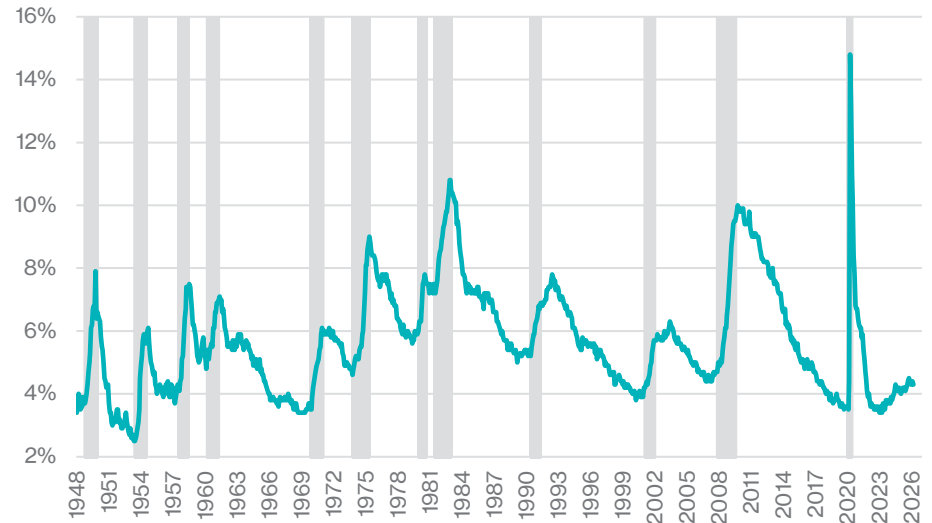


- At the end of February (prior to the Iran conflict), the futures market was pricing in approximately 2.5 quarter point cuts by December 2026.
- At the end of May, futures market data were projecting the Fed to hike next year.

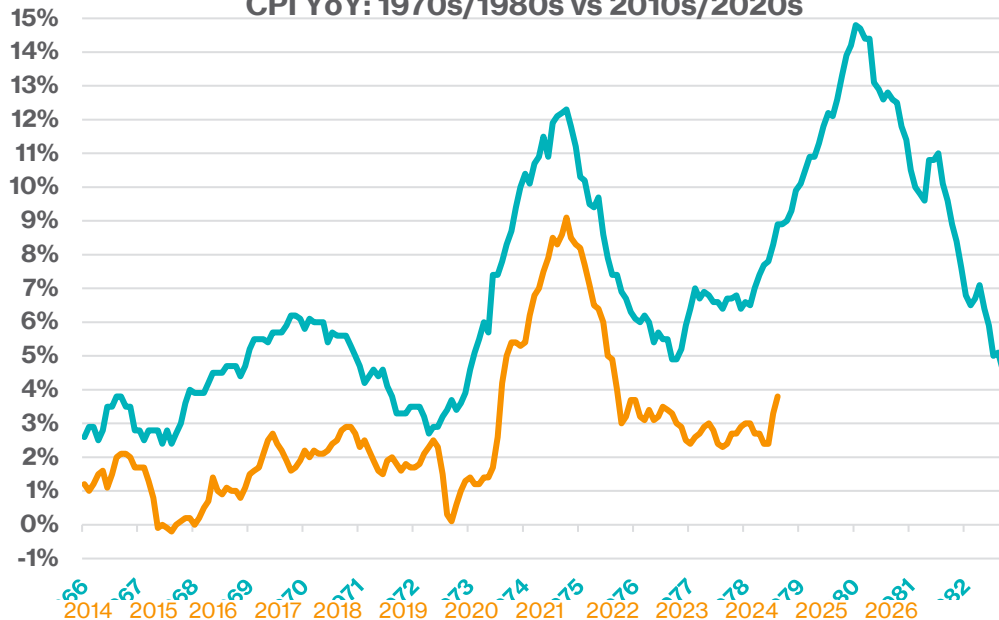
- Job openings are back to the range before COVID era.
- This labor market metric skyrocketed during the COVID pandemic due to a rapid economic rebound, massive shifts in consumer spending, and permanent structural changes to the workforce.
- The labor market currently is more at an equilibrium between job seekers and the unemployed.

SOURCE: BLOOMBERG, FEDERAL RESERVE, SHADED AREAS ARE RECESSIONS

U.S. Unemployment Rate



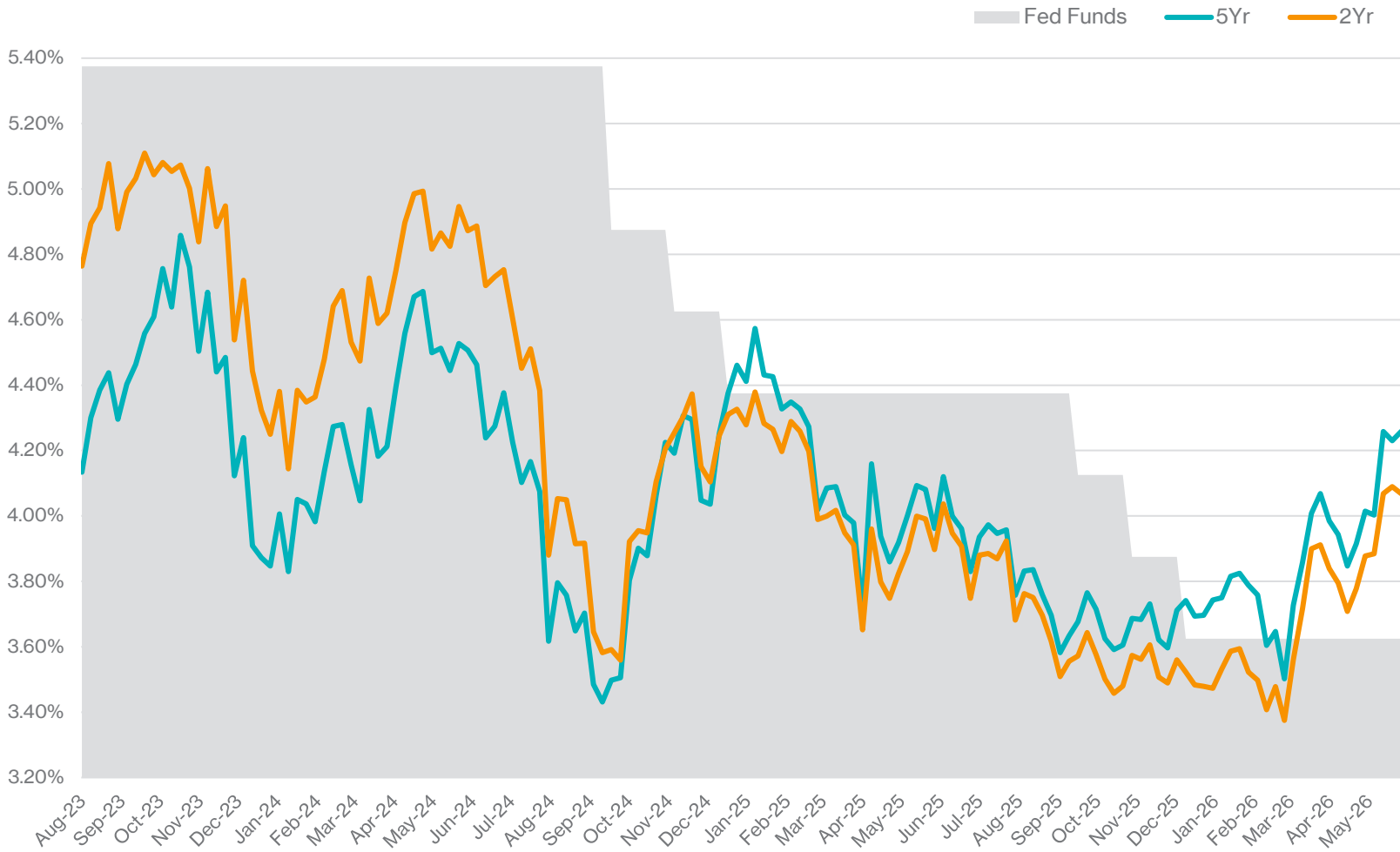
CPI YoY: 1970s/1980s vs 2010s/2020s



- Some market pundits believe inflation will follow a similar pattern as it did in the 1970s/80s and have a resurgence to much higher levels.
- We don't expect that to happen due to the significantly different factors occurring now versus the 1970s/80s, such as demographics and technology.
- However, the recent inflation jump increases the chances of somewhat repeating the 1970s/80s.

SOURCE: BLOOMBERG

Fed Funds, 2Yr, 5Yr Treasury Rates



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Portfolio Summary

3.62

Weighted Average Yield to Maturity

0.00

Weighted Average Maturity (Years)

0.00

Portfolio Effective Duration (Years)

0.00

Weighted Average Life (Years)

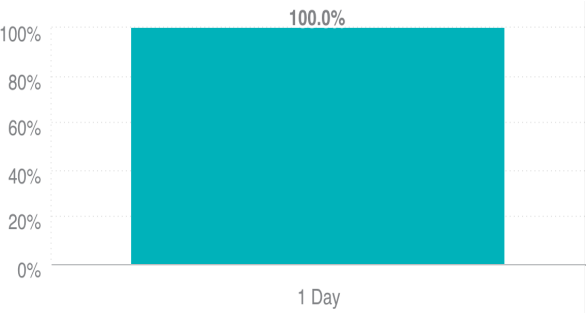
AAA

Average Credit Rating

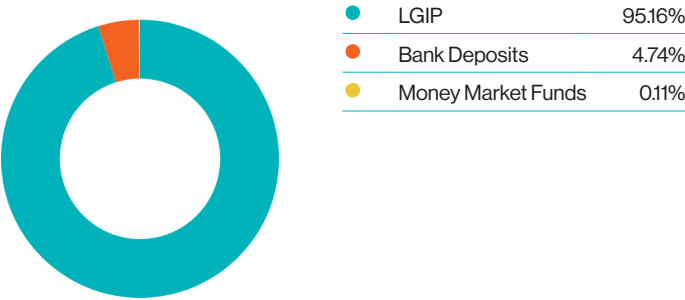
Portfolio Position

Par Value	\$ 10,153,536
Principal Cost	\$ 10,153,536
Book Value	\$ 10,153,536
Market Value	\$ 10,153,536
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	480,905.35	480,905.35	480,905.35	4.74%	1	0.48
LGIP	9,661,720.23	9,661,720.23	9,661,720.23	95.16%	1	3.77
Money Market Funds	10,910.55	10,910.55	10,910.55	0.11%	1	3.51
TOTAL	10,153,536.13	10,153,536.13	10,153,536.13	100.00%	1	3.62

CASH AND ACCRUED INTEREST

Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	10,153,536.13	10,153,536.13	10,153,536.13		1	3.62

TOTAL EARNINGS

	CURRENT MONTH	FISCAL YEAR TO DATE
	51,971.90	231,217.24

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
GENERAL FUND						
Bank Deposits	1	480,905.35	480,905.35	4.74	0.48	1
LGIP	2	9,661,720.23	9,661,720.23	95.16	3.77	1
Money Market Funds	1	10,910.55	10,910.55	0.11	3.51	1
TOTAL	5	10,153,536.13	10,153,536.13	100.00	3.62	1
GRAND TOTAL	5	10,153,536.13	10,153,536.13	100.00	3.62	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+	05/31/2026 05/31/2026	480,905.35	480,905.35 0.00	480,905.35	0.48		1	1.00 480,905.35	0.00 480,905.35	4.74	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	05/31/2026 05/31/2026	0.00	0.00 0.00	0.00	0.00		1	1.00 0.00	0.00 0.00	(0.00)	NA NA
BANK DEPOSITS TOTAL			480,905.35	480,905.35 0.00	480,905.35	0.48		1	1.00 480,905.35	0.00 480,905.35	4.74	NA
LGIP												
TEXPOOL	TexPool	05/31/2026 05/31/2026	1,640,988.89	1,640,988.89 0.00	1,640,988.89	3.65		1	1.00 1,640,988.89	0.00 1,640,988.89	16.16	AAA
TEXPRIME	TexPool Prime	05/31/2026 05/31/2026	8,020,731.34	8,020,731.34 0.00	8,020,731.34	3.80		1	1.00 8,020,731.34	0.00 8,020,731.34	78.99	AAA
LGIP TOTAL			9,661,720.23	9,661,720.23 0.00	9,661,720.23	3.77		1	1.00 9,661,720.23	0.00 9,661,720.23	95.16	AAA
MONEY MARKET FUNDS												
7556188477S	Wells Fargo Stage- coach Sweep	05/31/2026 05/31/2026	10,910.55	10,910.55 0.00	10,910.55	3.51		1	1.00 10,910.55	0.00 10,910.55	0.11	NA NA
MONEY MARKET FUNDS TOTAL			10,910.55	10,910.55 0.00	10,910.55	3.51		1	1.00 10,910.55	0.00 10,910.55	0.11	NA
GENERAL FUND TOTAL			10,153,536.13	10,153,536.13 0.00	10,153,536.13	3.62		1	10,153,536.13	0.00 10,153,536.13	100.00	AAA
GRAND TOTAL												
GRAND TOTAL			10,153,536.13	10,153,536.13 0.00	10,153,536.13	3.62		1	10,153,536.13	0.00 10,153,536.13	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	2026-05-31	1,640,988.89	1,640,988.89	0.00	0.00	5,035.43	5,035.43	0.00
TEXPRIME	TexPool Prime	2026-05-31	8,020,731.34	8,020,731.34	0.00	0.00	26,649.82	26,649.82	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2026-05-31	480,905.35	480,905.35	0.00	0.00	195.85	195.85	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2026-05-31	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2026-05-31	10,910.55	10,910.55	0.00	0.00	20,090.80	20,090.80	0.00
TOTAL			10,153,536.13	10,153,536.13	0.00	0.00	51,971.90	51,971.90	0.00
GRAND TOTAL			10,153,536.13	10,153,536.13	0.00	0.00	51,971.90	51,971.90	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+	480,905.35	480,041.06	480,905.35	05/31/2026	1.00	0.48	195.85	0.00	0.00	195.85
7556188469	Wells Fargo Analyzed Bus Chkg+	0.00	0.00	0.00	05/31/2026	1.00	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	10,910.55	5,887,075.16	10,910.55	05/31/2026	0.00	3.51	20,090.80	0.00	0.00	20,090.80
TEXPOOL	TexPool	1,640,988.89	1,635,953.46	1,640,988.89	05/31/2026	5.34	3.65	5,035.43	0.00	0.00	5,035.43
TEXPRIME	TexPool Prime	8,020,731.34	7,995,081.52	8,020,731.34	05/31/2026	4.50	3.80	26,649.82	0.00	0.00	26,649.82
TOTAL		10,153,536.13	15,998,151.20	10,153,536.13		4.46	3.62	51,971.90	0.00	0.00	51,971.90
GRAND TOTAL		10,153,536.13	15,998,151.20	10,153,536.13		4.46	3.62	51,971.90	0.00	0.00	51,971.90

Disclosure

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Travis Central Appraisal District
A/R – Jurisdiction Outstanding Invoices (10410)
Through 7/1/2026

No.	Entity Name	1st Quarter 2026- Due 12/31/2025	2nd Quarter 2026- Due 3/31/2026	3rd Quarter 2026- Due 6/30/2026	P&I Outstanding	Prior Year O/S	Total per Juris. No.
02	CITY OF AUSTIN			\$ 1,520,901.75	\$ -		\$ 1,520,901.75
07	LAKE TRAVIS ISD			\$ 255,546.57	\$ -		\$ 255,546.57
08	EANES ISD			\$ 234,140.49	\$ -		\$ 234,140.49
1C	TRAVIS CO ESD NO 3			\$ 4,892.02	\$ -		\$ 4,892.02
1F	TANGLEWD FOREST LTD DIST			\$ 2,023.58	\$ -		\$ 2,023.58
12	VILLAGE OF SAN LEANNA			\$ 431.19	\$ -		\$ 431.19
17	TRAVIS CO WCID NO 17				\$ 382.15		\$ 382.15
2H	NE TRAVIS CO UTILITY DIST			\$ 2,681.75	\$ -		\$ 2,681.75
35	TRAVIS CO WCID NO 19			\$ 809.50	\$ -		\$ 809.50
39	TRAVIS CO ESD NO 9			\$ 0.40	\$ -		\$ 0.40
4F	TRAVIS CO MUD NO 10			\$ 2,291.98	\$ -		\$ 2,291.98
40	CITY OF CREEDMOOR			\$ 1,225.55	\$ -		\$ 1,225.55
57	TRAVIS CO ESD NO 4			\$ 88.04	\$ -		\$ 88.04
6G	TRAVIS CO MUD NO 15			\$ 2,975.99	\$ -		\$ 2,975.99
2K	PRESIDENTIAL GLEN MUD			\$ 1,833.90	\$ -		\$ 1,833.90
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)				\$ 176.00		\$ 176.00
9M	SOUTHEAST TRAVIS CO MUD NO 1	\$	2,027.30	\$ 2,027.30	\$ -		\$ 4,054.60
9N	SOUTHEAST TRAVIS CO MUD NO 2			\$ 11.77	\$ -		\$ 11.77
6L	TRAVIS CO MUD NO 17			\$ 4,624.62	\$ -		\$ 4,624.62
4M	PILOT KNOB MUD NO 3	\$ 9,984.59	\$ 10,080.32	\$ 10,080.32	\$ -		\$ 30,145.23
4N	PILOT KNOB MUD NO 4	\$ 14.87	\$ 15.01	\$ 15.01	\$ -	\$ 9.91	\$ 54.80
4P	PILOT KNOB MUD NO 2		\$ 4,149.11	\$ 4,149.11	\$ -		\$ 8,298.22
4R	PILOT KNOB MUD NO 5	\$ 433.75	\$ 437.91	\$ 437.91	\$ -		\$ 1,309.57
9R	SOUTHEAST TRAVIS CO MUD NO 4			\$ 108.38	\$ -		\$ 108.38
3P	PILOT KNOB MUD NO 1	\$ 28.44	\$ 28.71	\$ 28.71	\$ -		\$ 85.86
2R	TRAVIS CO MUD NO 23			\$ 1,607.67	\$ -		\$ 1,607.67
6C	LAKE POINTE MUD			\$ 1,515.63	\$ -		\$ 1,515.63
7T	LAKESIDE MUD NO 5			\$ 1,500.96	\$ -		\$ 1,500.96
10E	TRAVIS CO ESD NO 17			\$ 3,036.74	\$ -		\$ 3,036.74
10F	TRAVIS CO MUD NO 26			\$ 991.16	\$ -		\$ 991.16
12C	TRIADA MUD			\$ 80.35	\$ -		\$ 80.35
-	Total	\$ 10,461.65	\$ 16,738.36	\$ 2,060,058.35	\$ 558.15	\$ 9.91	\$ 2,087,826.42

TRAVIS CENTRAL APPRAISAL DISTRICT
A/R - STR AIRCRAFT PROJECT OPEN INVOICE REPORT (10423)
AS OF 7/1/2026

Invoice #	Invoice Date	ID	Name	Due
995592-4	5/26/2026	68	ACC	321.22
1003261-4	5/26/2026	68	ACC	291.97
1003576-4	5/26/2026	68	ACC	321.22
1013433-4	5/26/2026	68	ACC	962.05
1013436-4	5/26/2026	68	ACC	145.33
1013440-4	5/26/2026	68	ACC	962.05
1013450-4	5/26/2026	68	ACC	145.33
995592-2	5/26/2026	2J	Central Health	328.04
1003261-2	5/26/2026	2J	Central Health	304.67
1003576-2	5/26/2026	2J	Central Health	328.04
1013433-2	5/26/2026	2J	Central Health	1,035.23
1013436-2	5/26/2026	2J	Central Health	165.89
1013440-2	5/26/2026	2J	Central Health	1,035.23
1013450-2	5/26/2026	2J	Central Health	165.89
995592-5	5/26/2026	72	Travis ESD #12	319.92
1003261-5	5/26/2026	72	Travis ESD #12	289.50
1003576-5	5/26/2026	72	Travis ESD #12	319.92
1013433-5	5/26/2026	72	Travis ESD #12	946.12
1013436-5	5/26/2026	72	Travis ESD #12	140.55
1013440-5	5/26/2026	72	Travis ESD #12	946.12
1013450-5	5/26/2026	72	Travis ESD #12	140.55
995592-3	5/26/2026	34	Manor ISD	3,538.32
1003261-3	5/26/2026	34	Manor ISD	3,166.44
1003576-3	5/26/2026	34	Manor ISD	3,538.32
1013433-3	5/26/2026	34	Manor ISD	10,310.07
1013436-3	5/26/2026	34	Manor ISD	1,519.96
1013440-3	5/26/2026	34	Manor ISD	10,310.07
1013450-3	5/26/2026	34	Manor ISD	1,519.96
995592-1	5/26/2026	03	Travis County	992.50
1003261-1	5/26/2026	03	Travis County	947.42
1003576-1	5/26/2026	03	Travis County	992.50
1013433-1	5/26/2026	03	Travis County	3,246.53
1013436-1	5/26/2026	03	Travis County	528.27
1013440-1	5/26/2026	03	Travis County	3,246.53
1013450-1	5/26/2026	03	Travis County	528.27
994719-2	6/1/2026	2J	Central Health	569.59
1013121-2	6/1/2026	2J	Central Health	470.56
1013430-2	6/1/2026	2J	Central Health	470.56
1013445-2	6/1/2026	2J	Central Health	364.95
1013460-2	6/1/2026	2J	Central Health	470.56
10134663-2	6/1/2026	2J	Central Health	4,131.51
994719-5	6/1/2026	72	Travis ESD #12	555.49
1013421-5	6/1/2026	72	Travis ESD #12	430.05
1013430-5	6/1/2026	72	Travis ESD #12	430.05
1013445-5	6/1/2026	72	Travis ESD #12	309.22
1013460-5	6/1/2026	72	Travis ESD #12	430.05
1013463-5	6/1/2026	72	Travis ESD #12	3,775.88
994719-3	6/1/2026	34	Manor ISD	6,143.80
1013421-3	6/1/2026	34	Manor ISD	4,686.40
1013430-3	6/1/2026	34	Manor ISD	4,686.40
1013445-3	6/1/2026	34	Manor ISD	3,343.91
1013460-3	6/1/2026	34	Manor ISD	4,686.40
1013463-3	6/1/2026	34	Manor ISD	41,146.53
994719-1	6/1/2026	03	Travis County	1,723.36
1013421-1	6/1/2026	03	Travis County	1,475.69
1013430-1	6/1/2026	03	Travis County	1,475.69
1013445-1	6/1/2026	03	Travis County	1,162.19
1013460-1	6/1/2026	03	Travis County	1,475.69
1013463-1	6/1/2026	03	Travis County	12,956.60

ID	Name	Total Due
68	ACC	3,149.17
2J	Central Health	9,840.72
72	Travis ESD #12	9,033.42
34	Manor ISD	98,596.58
03	Travis County	30,751.24
		151,371.13

Travis Central Appraisal District
Statement of Revenues and Expenditures
01 - ARB
From 1/1/2026 Through 6/30/2026

	Total Budget Amended	YTD Budget	Actual	Budget Variance	Percent of Total Budget Final
Expenditures					
Per Diem Expenditures					
Per Diem Payments	1,178,125.00	589,062.48	404,175.00	184,887.48	65.69%
Total Per Diem Expenditures	1,178,125.00	589,062.48	404,175.00	184,887.48	65.69%
Supplies					
Operating Supplies	5,000.00	2,500.02	2,763.02	(263.00)	44.73%
Total Supplies	5,000.00	2,500.02	2,763.02	(263.00)	44.74%
Services					
Training & Education	5,000.00	2,500.02	3,970.08	(1,470.06)	20.59%
Attorney & Court Costs	35,000.00	17,500.02	20,005.13	(2,505.11)	42.84%
Professional Services	15,000.00	7,500.00	0.00	7,500.00	100.00%
Total Services	55,000.00	27,500.04	23,975.21	3,524.83	56.41%
Total Expenditures	1,238,125.00	619,062.54	430,913.23	188,149.31	65.20%
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,238,125.00)	(619,062.54)	(430,913.23)	(188,149.31)	65.19%

Travis Appraisal Review Board

Cost per Hearing- 2026

ARB Expenditures through 06/30/2026 (Last pay period PPE 06.18.26)	\$ 430,913.23
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Number of ARB Hearings 1/1/2026-6/18/2026 (excludes topline agreements)	9,535
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FY 2026 Cost per Hearing	\$ 45.19
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FY 2025 Cost per Hearing	\$ 35.65
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Current Cost per Hearing	\$ 45.19
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\$ Increase (Reduction) in Cost per Hearing	\$ 9.54
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% Increase (Reduction) in Cost per Hearing	26.8%
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Travis Central Appraisal District
Statement of Revenues and Expenditures
01 - ARB
From 1/1/2026 Through 6/30/2026

	Total Budget Amended	YTD Budget	Actual	Budget Variance	Percent of Total Budget Final
Expenditures					
Per Diem Expenditures					
Per Diem Payments	1,178,125.00	589,062.48	404,175.00	184,887.48	65.69%
Total Per Diem Expenditures	1,178,125.00	589,062.48	404,175.00	184,887.48	65.69%
Supplies					
Operating Supplies	5,000.00	2,500.02	2,763.02	(263.00)	44.73%
Total Supplies	5,000.00	2,500.02	2,763.02	(263.00)	44.74%
Services					
Training & Education	5,000.00	2,500.02	3,970.08	(1,470.06)	20.59%
Attorney & Court Costs	35,000.00	17,500.02	20,005.13	(2,505.11)	42.84%
Professional Services	15,000.00	7,500.00	0.00	7,500.00	100.00%
Total Services	55,000.00	27,500.04	23,975.21	3,524.83	56.41%
Total Expenditures	1,238,125.00	619,062.54	430,913.23	188,149.31	65.20%
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,238,125.00)	(619,062.54)	(430,913.23)	(188,149.31)	65.19%

Personnel Changes:				
Name	Action	Date	Job Title	Division
Emiliano Nino	Separation	06/18/2026	Residential Manager	Residential
Adam Morales	Promotion	06/12/2026	Residential Manager	Residential

Current Openings:

Job Posting#	Posting Date	Position	Division	# of Positions
Temp Service		Customer Service Rep	Customer Service	4
Temp Service		Appraisal Support	Appraisal Support Clerk	1



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5A: 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- June 2026
- TLO Complaint Log
- Deputy TLO Log

Staff Recommendation & Motion Language

There are no staff recommendations for this item.

No board actions needed for this item.

Date	Individual Type	Type of Contact	PID	Zip Code	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Closed Date	Days to Resolve	Complaint Level
6/29/2026	Property Owner	Phone	111278	78746	TCAD	Market Values	informal offer	formal was scheduled before informal, offer went out today but was marked expired because formal date had passed; offer resubmitted to portal, PO accepted offer	6/29/2026	0	3
6/26/2026	Property Owner	Email	793869	78701	TCAD	Formal Hearings	evidence uploaded to portal not displayed by appraiser	ARB chair reviewed hearing, granted new hearing, will be held at later date	6/30/2026	4	3
6/22/2026	Property Owner	In Person	108975	78703	TCAD	General Inquiries	transfer of death incorrectly processed	GIS reviewed and corrected ownership	6/23/2026	1	3
6/17/2026	Property Owner	In Person	113487	78746	TCAD	Formal Hearings	informal scheduled after formal, need to reschedule formal	rescheduled formal for 7/15 at 10 am	6/17/2026	0	3
6/15/2026	Property Owner	In Person	779198	78660	TCAD	Market Values	had informal on 6/4 but have not received offer; need to reschedule formal as will be out of the country	brought to attention of commercial team- sent IH offer; provided site to request to reschedule formal hearings	6/15/2026	0	3
6/8/2026	Property Owner	Email	313628	78745	TCAD	Market Values	market segmentation	reviewed with residential manager, moved from segmented to core based on main imp holds more value than ALQ	6/9/2026	1	3
6/4/2026	Property Owner	Email	195258	78702	TCAD	Market Values	ownership name incorrect; mortgage co increased escrow due to value	GIS corrected ownership; protest is for current yr, deadline has passed for 2025 value protest	6/4/2026	0	3
6/3/2026	Property Owner	In Person	311836	78736	TCAD	Market Values	home transferred to a trust, received 2 separate appraisal notices	split in error, GIS corrected and deactivated split lot	6/3/2026	0	3
6/30/2026	Property Owner	In Person	194789	78702	ARB	Formal Hearings	FTA notification on 1 property protest that tried to reschedule	submitted reschedule request but did not include this PID, ARB reopened protest	6/30/2026	0	2
6/29/2026	Property Owner	Email	563849	78738	TCAD	Exemptions	exemptions removed due to deed change to trust	online app rejected as trust docs not uploaded, was instead brought in person, has since been reviewed and exemptions reinstated	6/29/2026	0	2
6/29/2026	Property Owner	In Person	484025	78610	TCAD	Property Taxes	AG removed in 2025	have not submitted AG application; no roll back for AG, can submit late application for current year up to certification date, will have 10% penalty	6/29/2026	0	2
6/29/2026	Property Owner	In Person	109265	78703	TCAD	Exemptions	title error- ownership incorrectly put in LLC	reviewed with GIS- PO need to file corrective deed; LLC does not qualify for exemptions, after title correction to PO, need to submit HS app	6/30/2026	1	2
6/26/2026	Property Owner	Email	304848	78736	TCAD	Exemptions	name on deed does not match ID	need to have corrective deed filed or provide name change document verification	6/26/2026	0	2
6/26/2026	Property Owner	Email	950968	78704	TCAD	Market Values	requesting for sales grid with sales captured in market area	TCAD did not create sales grid as sales captured in market area are 2 classes lower and significantly smaller in living area	6/29/2026	3	2
6/25/2026	Property Owner	Email	528866	78660	ARB	Formal Hearings	ARB member competency	all ARB members complete required Comptroller training before serving in a panel; can appeal ARB decision	6/25/2026	0	2
6/25/2026	Property Owner	In Person	227305	78653	TCAD	Property Taxes	circuit breaker	offer accepted- appraised does not go below net appraised due to circuit breaker	6/25/2026	0	2
6/25/2026	Property Owner	Email	521669	78738	TCAD	Property Taxes	circuit breaker	deed change caused reset of circuit breaker	6/26/2026	1	2
6/25/2026	Property Owner	Email	112559	78705	ARB	Market Values	unclear about ARB decision	rent roll provided was not considered due to containing leases after 1/1/26; advise to request recording of hearing to better understand decision	6/26/2026	1	2
6/24/2026	Property Owner	In Person	1015640	78617	TCAD	General Inquiries	update ownership of mobile home	TCAD has already updated information to current owner	6/24/2026	0	2
6/23/2026	Property Owner	Email	786907	78746	TCAD	Property Taxes	BPP tax exemption	tax bill received is for 2025	6/23/2026	0	2
6/23/2026	Property Owner	Phone	154879	78759	ARB	Market Values	ARB decision	3 panel ARB hearing decision requires to be voted on per Comptroller- Model Hearing Procedures (s)	6/23/2026	0	2
6/23/2026	Property Owner	In Person	144551	78734	TCAD	Formal Hearings	upload evidence	provided email to send evidence	6/23/2026	0	2
6/22/2026	Property Owner	Email	178817	78641	ARB	Market Values	25.25c for 2022	late hearing has been granted but not yet scheduled	6/22/2026	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
6/22/2026	Property Owner	In Person	126890	78746	TCAD	Market Values	allocation of value- 2025 improvement shows \$0 value	TCAD allocates reduction to improvements than to land	6/22/2026	0	2
6/19/2026	Agent	Email	950648	78738	TCAD	Property Taxes	circuit breaker	The Land Department advised that the circuit breaker limitations on these properties were reset for the 2026 tax year pursuant to Texas Property Tax Code Sections 23.12(a) and 23.231(a)(3).	6/23/2026	4	2
6/18/2026	Property Owner	Phone	127185	78733	TCAD	Market Values	land value analysis for mobile home property	land value analysis included in evidence packet; mobile home land values are matched to nearest market area property is located	6/18/2026	0	2
6/18/2026	Property Owner	In Person	564688	78732	TCAD	Exemptions	exemptions removed due to deed change; accept settlement offer	review of deed change with CS lead, verified no change in ownership- reinstated exemptions; accepted settlement offer at residential window	6/18/2026	0	2
6/18/2026	Property Owner	Phone	365413	78669		Market Values	improvement value at \$0	new land write up for RGN but no sales for RGN segment so values rolled	6/22/2026	4	2
6/17/2026	Property Owner	Email	698302	78702	TCAD	Market Values	AFF program	program not recognized by TCAD under AFF program; no statute in property tax code to apply special valuation for restrictions	6/18/2026	1	2
6/16/2026	Property Owner	Email	999040	78756	ARB	Market Values	appeal ARB decision	will receive certified letter with ARB decision and options to appeal decision	6/16/2026	0	2
6/11/2026	Property Owner	Email	833407	78749	TCAD	Informal Meetings	informal offer	informal resulted in no change, but requested for same offer to be resent	6/11/2026	0	2
6/11/2026	Agent	Email	981421	78705	TCAD	General Inquiries	deed change to new owner	deed has previous legal description which is no longer valid as condo docs filed, need to submit new deed with condo regime as legal description or dissolve condo so that property reverts back to previous legal description	6/15/2026	4	2
6/11/2026	Property Owner	Email	262545	78759	TCAD	Formal Hearings	exemptions removed due to deed change to trust	formal hearing set for 6/29 at 10 am (attached copy of notice); CS requested for copy of trust but have not received	6/18/2026	7	2
6/11/2026	Property Owner	Email	169190	78641	TCAD	Market Values	land analysis for adjacent market	Pursuant to Section 22.27 of the Texas Property Tax Code, the Appraisal District is prohibited from disclosing sales information obtained from private sources. Taxpayers who have filed a protest are entitled to receive the sales data that was used in the appraisal of their property; however, they are not entitled to access other sales information that was not used in determining their value.	6/11/2026	0	2
6/9/2026	Property Owner	Email	159195	78734	TCAD	Market Values	update on characteristics review request	characteristics review request reviewed on 3/11/26- appraisal judgement, no change warranted	6/9/2026	0	2
6/8/2026	Property Owner	In Person	355316	78663	TCAD	Exemptions	O65 application update; received text for formal hearing scheduled for today	app submitted online on 4/9- can take up to 90 days to review; formal hearing is for mkt value protest, PO not concerned w/mkt; have agent-Ownwell on file- stated never hired them, completed revocation form and advised PO to contact agency	6/8/2026	0	2
6/8/2026	Property Owner	Phone	259071	78653	TCAD	Market Values	improvements would be deleted after 2025 ARB hearing	listened to 2025 ARB hearing; permit was added during 2025 protest, TCAD reviewed and left improvements in salvage condition with physical adjustment	6/8/2026	0	2
6/8/2026	Property Owner	Email	122673	78746	TCAD	Market Values	view adjustment	land adjustments are based on paired sales analysis	6/12/2026	4	2
6/4/2026	Property Owner	Phone	239647	78753	TCAD	Property Taxes	supplemental tax bill for 2019	supplement sent to tax office due to change in value via final judgement	6/5/2026	1	2
6/3/2026	Property Owner	Email	900758	78702	TCAD	Exemptions	request to expediate exemption application	can take up to 90 days from submission, will receive an email with update	6/3/2026	0	2
6/1/2026	Property Owner	In Person	127265	78733	TCAD	General Inquiries	revoked agent, but agent accepted IH offer after	agent sent authorization after revocation by PO was processed	6/1/2026	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
6/30/2026	Property Owner	In Person	306341	78735	TCAD	Market Values	property improperly categorized as residential, zoned commercial only	complete Characteristics Review Request with any documentation to support, will be considered for future tax years	6/30/2026	0	1
6/30/2026	Property Owner	In Person	830938	78641	ARB	Market Values	appeal ARB decision	appeal decision, also gave copy of Taxpayer Assistance Pamphlet	6/30/2026	0	1
6/30/2026					TCAD	General Inquiries	appraisal methods: class, condition, depreciation, % good	submit open records request	6/30/2026	0	1
6/30/2026	Property Owner	Email	292886	78744	ARB	Market Values	late filing request	only ARB can grant/deny late filing request, provided protest form and ARB email address	6/30/2026	0	1
6/30/2026	Agent	Email	198917	78702	ARB	Market Values	appeal ARB decision	will receive certified letter with ARB decision and options to appeal decision, also gave copy of Taxpayer Assistance Pamphlet	6/30/2026	0	1
6/29/2026	Property Owner	In Person	110127	78703	TCAD	Market Values	protest prior tax years value	limited reasons ARB can grant prior year hearings, only option available is for clerical error not value dispute	6/29/2026	0	1
6/29/2026	Property Owner	Email	955470	78653	TCAD	Market Values	incorrect GLA sq ft	complete characteristics review request	6/29/2026	0	1
6/26/2026	Property Owner	In Person	547747	78653	TCAD	Market Values	will email MOHO info	will fwd MOHO info to CS to update records	6/26/2026	0	1
6/26/2026	Property Owner	In Person	280473	78660	TCAD	General Inquiries	protest notification	protest is completely voluntary, can change mind at anytime and not attend hearing	6/26/2026	0	1
6/26/2026	Agent	Email	475156	78734	TCAD	General Inquiries	finished basement not including in overall GLA	TCAD has as unfinished basement, can submit Characteristics Review Request form or request for an interior inspection	6/29/2026	3	1
6/25/2026	Property Owner	In Person	107463	78746	ARB	Market Values	appeal ARB decision	will receive certified letter with ARB decision and options to appeal decision, also gave copy of Taxpayer Assistance Pamphlet	6/25/2026	0	1
6/25/2026	Property Owner	In Person	146567	78734	ARB	Market Values	appeal ARB decision	will receive certified letter with ARB decision and options to appeal decision, also gave copy of Taxpayer Assistance Pamphlet	6/25/2026	0	1
6/25/2026	Property Owner	Email	309586	78736	ARB	Market Values	late filing request	only ARB has authority grant/deny late hearing request	6/25/2026	0	1
6/25/2026	Property Owner	In Person	467249	78620	TCAD	Formal Hearings	formal hearing- request for visual and audio enhancement devices	submitted request to HR director- as does not request interpreter, recommend coordinating with IT	6/25/2026	0	1
6/25/2026	Property Owner	In Person	285103	78741	TCAD	Market Values	how does TCAD determine the appraised value	went over evidence packet and 3 methods used by TCAD	6/25/2026	0	1
6/25/2026	Property Owner	Phone	193516	78702	TCAD	Market Values	appraised value decreased from 2025, would like value to be higher as looking to sell	can sell at any price PO is willing to accept, TCAD value is based on market analysis	6/25/2026	0	1
6/24/2026	Property Owner	In Person	841144	78732	TCAD	Market Values	missed formal hearing, would like to accept informal offer	protest not FTA yet, ARB authorized to keep protest open to allow acceptance of offer	6/24/2026	0	1
6/24/2026	Property Owner	Email	237747	78757	TCAD	Informal Meetings	had informal yesterday, have not received offer	same offer as previously rejected offer, formal scheduled for today, can accept offer via sending an email, once formal begins offer will be void	6/24/2026	0	1
6/24/2026	Property Owner	In Person	199709	78701	TCAD	Market Values	cap rate and request informal	TCAD does not have cap rate for this type of business as not enough income data (rent roll and profit/loss statement available; commercial team will reach out to schedule an informal as protest was filed after last day of scheduled informals	6/24/2026	0	1
6/24/2026	Agent	In Person	188573	78721	TCAD	Market Values	agent pin for protest	complete agent authorization form and submit to CS to request for agent PIN	6/24/2026	0	1
6/23/2026	Property Owner	Email	355674	78654	TCAD	Market Values	how is market area determined	defined market area and advised protest process is avenue to challenge not only value but also comps used by the district	6/23/2026	0	1
6/23/2026	Property Owner	In Person	475006	78732	ARB	Formal Hearings	missed formal, request to rescheduled	appeals coordinator rescheduled formal hearing	6/23/2026	0	1
6/22/2026	Property Owner	Email	1015729	78738	TCAD	Formal Hearings	date of formal hearing	sent copy of formal hearing notice	6/22/2026	0	1
6/22/2026	Property Owner	Email	108527	78735	ARB	Formal Hearings	reschedule formal hearing	can reschedule online at tcad website	6/22/2026	0	1

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6/22/2026	Property Owner	Phone	423554	78759	ARB	Formal Hearings	reschedule formal hearing	rescheduled processed but new hearing date has not been assigned	6/22/2026	0	1
6/22/2026	Property Owner	Email	124487		TCAD	Market Values	per TCAD evidence market area shows decline, but their value increased	analysis is done via market area, but individual market segment may have seen increase; submit characteristics review request if would like TCAD to review class	6/22/2026	0	1
6/22/2026	Agent	Email	834972	78735	TCAD	Exemptions	AG valuation	deed changes will trigger removal of ag valuation, will require application from new owner	6/22/2026	0	1
6/22/2026	Property Owner	Email	110044	78703	ARB	Market Values	ARB decision	will receive certified letter with ARB decision and options to appeal decision	6/22/2026	0	1
6/22/2026	Property Owner	Email	908504	78738	ARB	Market Values	appeal ARB decision	will receive certified letter with ARB decision and options to appeal decision	6/22/2026	0	1
6/22/2026	Property Owner	Email	119753	78746	ARB	Formal Hearings	reschedule formal hearing	rescheduled processed but new hearing date has not been assigned	6/22/2026	0	1
6/22/2026	Property Owner	Email	136061	78731	ARB	Market Values	appeal ARB decision	will receive certified letter with ARB decision and options to appeal decision, also gave copy of Taxpayer Assistance Pamphlet	6/22/2026	0	1
6/22/2026	Property Owner	Email	956086	78653	TCAD	Informal Meetings	request for 2nd informal meeting	only 1 informal per protested property, next step is formal hearing	6/23/2026	1	1
6/18/2026	Agent	Phone			TCAD	Market Values	role of TLO	help PO understand their rights and navigate the protest process	6/18/2026	0	1
6/18/2026	Property Owner	Phone	123045	78731	ARB	Formal Hearings	procedural issue with formal hearing by not allowing sufficient time to accept informal offer	can file LBA for procedural issues with formal hearing	6/18/2026	0	1
6/17/2026	Property Owner	Email	107544	78746	TCAD	Market Values	all sales for market area	all sales captured by TCAD for market area and used to value is in evidence packet; cannot disclose sales from other market areas per TX Property Tax Code 22.27	6/17/2026	0	1
6/17/2026	Property Owner	In Person	795172	78641	TCAD	Market Values	most of lot is a conservatory easement, would like to split from main lot	can submit characteristics review request for TCAD to review if adjustments are warranted; advise HOA common areas are assessed 1% of market value	6/17/2026	0	1
6/17/2026	Property Owner	Email	115365	78746	ARB	Market Values	protest 2025 value- failure to give notice	only ARB has authority grant/deny late hearing request, deadline for late request for failure to give notice have past for 2025 tax year	6/18/2026	1	1
6/16/2026	Property Owner	In Person	820947	78721	TCAD	Market Values	informal scheduled for day after formal is scheduled	protest is still open, accepting offers at customer service window	6/16/2026	0	1
6/16/2026	Property Owner	Email	455841	78733	ARB	Formal Hearings	would like to schedule formal hearing after 8/15	last day for formal hearings is 8/13	6/16/2026	0	1
6/16/2026	Property Owner	In Person	531708	78704	TCAD	Market Values	2025 arbitration- advised to provide construction cost schedule to have class reviewed	TCAD does not have construction cost schedule, need to obtain that from the builder	6/16/2026	0	1
6/16/2026	Property Owner	Email	888989	78664	TCAD	Property Taxes	circuit breaker- internal name change from LLC to LLC	commercial dept waiting on answer from legal to verify if change in LLC resets circuit breaker	6/30/2026	14	1
6/15/2026	Property Owner	In Person	237261	78757	TCAD	Market Values	reschedule informal; assign son to represent	advise can get into informal queue anyday convenient, last day for informal is 6/26; completed appointment of agency	6/15/2026	0	1
6/15/2026	Property Owner	In Person	878350	78660	TCAD	Formal Hearings	reschedule formal hearing	review of account shows have agent on file that accepted offer; PO ok with informal offer but never hired agent, completed revocation form and contacting agency	6/15/2026	0	1
6/15/2026	Property Owner	Email	950968	78704	ARB	Formal Hearings	reschedule formal hearing received notice after commercial informal closed, would like to have informal	provided ARB email address	6/15/2026	0	1
6/15/2026	Property Owner	Phone	197097	78702	TCAD	Informal Meetings		gave PO contact to commercial director, they will reach out to schedule	6/15/2026	0	1

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6/15/2026	Property Owner	Email	211060	78703	TCAD	Market Values	MMA calculations	provided definition and calculation gave copy of ID to exemption team, O65 will be added retroactively to 2024	6/15/2026	0	1
6/15/2026	Property Owner	In Person	336953	78745	TCAD	Exemptions	O65 application		6/15/2026	0	1
6/15/2026	Property Owner	Email	874966	78757	TCAD	Formal Hearings	already had formal, PO adding evidence used for the records	forwarded evidence to appropriate department to be uploaded to account	6/15/2026	0	1
6/12/2026	Property Owner	Email	977989	78752	TCAD	Market Values	purchased home as part of AFF program, however, 2025 value does not reflect	under review by Residential Director, advised to file 25.25c as back up for AFF program to be reviewed	6/22/2026	10	1
6/10/2026	Property Owner	Email	754471	78746	ARB	Market Values	late filing request	need to file protest to dispute value, but deadline passed for timely filing, will need to request late filing with ARB	6/11/2026	1	1
6/10/2026	Property Owner	Email	378695	78727	TCAD	Market Values	comparable sales	TCAD provide sales they capture that are used to help value market area as part of their evidence	6/11/2026	1	1
6/10/2026	Property Owner	Email	514024	78654	TCAD	Market Values	TCAD has incorrect sales price	current tax year- protest process; future tax year- have appraiser add permit to review sales price	6/11/2026	1	1
6/9/2026	Property Owner	In Person	501518	78759	TCAD	Informal Meetings	would like to conduct informal meeting in person	all informals are done remotely; went over all properties and provided current settlement offer	6/9/2026	0	1
6/9/2026	Property Owner	In Person	378522	78727	TCAD	Formal Hearings	would like formal all properties to be held on same day, also have 2 properties with no hearing date	can reschedule online and request for all formal to be held same day, but will based on availability; other 2 properties late filing request were denied, only ARB has authority to grant/deny	6/9/2026	0	1
6/9/2026	Property Owner	Email	761245	78701	TCAD	Informal Meetings	schedule informal meeting	do not need to schedule informal meeting, can get into queue any day most convenient	6/9/2026	0	1
6/9/2026	Property Owner	Email	945852	78641	TCAD	Formal Hearings	evidence to present during formal	cannot offer advice, advise formal are open to public, so can sit in other formal hearings to gain insight	6/10/2026	1	1
6/8/2026	Property Owner	Email	455841	78733	TCAD	Informal Meetings	reschedule informal meeting	do not need to reschedule informal, can get into queue anyday	6/8/2026	0	1
6/8/2026	Property Owner	Email	201044	78721	ARB	Market Values	missed previous late hearing, requesting another one	late hearings can only be granted/denied by ARB	6/8/2026	0	1
6/8/2026	Property Owner	Email	123550	78746	TCAD	Market Values	view corridor recognized by ARB would like it to part of the property records as an adjustment	ARB determines mkt value only; submit characteristics review request if would like TCAD to consider adj for view corridor	6/8/2026	0	1
6/6/2026	Property Owner	Email	850786	78757	TCAD	Market Values	waiting for structural report, postpone informal/formal	do not need to reschedule informal, can get into queue anyday; will need to reschedule formal	6/8/2026	2	1
6/6/2026	Property Owner	Email	365635	78735	TCAD	Formal Hearings	is sworn affidavit required to attend formal hearing remotely	sworn affidavit not required	6/8/2026	2	1
6/5/2026	Property Owner	Email	922988	78756	ARB	Market Values	appeal ARB decision	will receive certified letter with ARB decision and options to continue protest	6/5/2026	0	1
6/5/2026	Property Owner	Email	139789	78734	TCAD	Informal Meetings	not happy with informal meeting, felt as though appraiser did not listen to her concerns	reviewed recording, appraiser mentioned comp score, this is an internal number, started call stating opinion vs tcad value too far apart b/4 reviewing evidence or listening to PO concerns, will have appraiser mgmt review for coaching opportunities	6/5/2026	0	1
6/5/2026	Property Owner	Email	438748	78734	TCAD	Exemptions	updated on exemption application	can take up to 90 days from submission, will receive an email with update once reviewed	6/5/2026	0	1
6/5/2026	Property Owner	Email	306600	78640	TCAD	Market Values	informal scheduled for day after formal is scheduled	can get in for informal anyday or request to reschedule formal hearing	6/8/2026	3	1
6/4/2026	Property Owner	Email	584784	78754	TCAD	Market Values	purchased home 1.5 years ago, believe value should be that or lower	next step is formal, provide testimony and evidence to support opinion of value	6/4/2026	0	1
6/4/2026	Property Owner	Email	237747	78757	TCAD	Informal Meetings	reschedule informal	do not need to reschedule, can get into informal queue anyday before formal hearing	6/4/2026	0	1
6/4/2026	Property Owner	Email	141670	78731	TCAD	Exemptions	reinstate exemptions	exemptions have been removed, need to submit new application, can retro for 2025	6/4/2026	0	1

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6/4/2026	Agent	Email	103939	78704	TCAD	Market Values	do not have access to portal but would like to upload evidence	can send evidence via email	6/4/2026	0	1
6/4/2026	Property Owner	Email	514006	78641	TCAD	Market Values	view and class	ARB can only make decision on mkt value; can submit characteristics review request	6/4/2026	0	1
6/4/2026	Property Owner	Email	746268	78641	TCAD	Market Values	why did improvement values increase	change due to cost table and 2025 value was ARB decision	6/5/2026	1	1
6/2/2026	Property Owner	Email	922992	78756	TCAD	Market Values	how is market area determined	provided definition of market area	6/3/2026	1	1

#	Date	Individual Type	Type of Contact	PID	Language	Entity Involved	Assistance Type	Description	Status
1	6/1/2026	Property Owner	In Person	300779	Spanish	ARB	Formal Hearing Language Assistance	Taxpayer needed help explaining to ARB that her acg. Land was land locked and not worth the mkt. value and was in a legal battle with surrounding property owners.ARB did not agree that that issue affected her value. I did explaine to her that her value was protected by the circuit breaker limitation for this year.	Complete
2	6/22/2026	Property Owner	In Person	579925	Spanish	TCAD	General Inquiry	TP needed help filling out form for 25.25 c correction and a 41.411 protest he closed business in 2021 and needed to file the proper docs. For late hearing.	Complete
3	6/23/2026	Property Owner	In Person	570225	Spanish	ARB	Formal Hearing Language Assistance	TP needed help to explaine to ARB that home is in an incomplete condition, he had pictures of the inside. The ARB did lower the value based on the condition.	Complete
4	6/23/2026	Property Owner	In Person		Spanish	ARB	Formal Hearing Language Assistance	TP had many pictures of the damage of the home due to flooding. ARB lowered value to the requested value.	Complete
5	6/23/2026	Property Owner	Phone	720148	Spanish	ARB	Formal Hearing Language Assistance	Mkt. value hearing owner had several properties for comps comparision all were concidered sales supported a value she was in agreement with	Complete
6	6/23/2026	Property Owner	In Person	729319	Spanish	ARB	Formal Hearing Language Assistance	TP had never protested and she thought value had gone up too much for the type of home. It is a habitat for humanity built home and was now being compared to all the other sales in her neighborhood. There was a 2nd imp. On her account that was coded wrong. Adj. were made and value was lowerd.	Complete
7	6/24/2026	Property Owner	In Person	995353	English	TCAD	Market Values	TP wanted general information about the process and she had a misunderstanding about why she had to pay taxes .Her home is in a Life Estate to the government .	Complete
8	6/24/2026	Property Owner	In Person	698011	English	ARB	Market Values	PT wanted information about his next step after ARB hearing because he was going to file for an arbitration hearing. All info was provided.	Complete
9	6/25/2026	Property Owner	In Person	819688	Spanish	ARB	Formal Hearing Language Assistance	TP had many pictures to show condition of the M/H and storage/ barns. The protest was also about land value because there are no utilities on the land and unable to get them.	Complete
10	6/25/2026	Property Owner	In Person	549927	Spanish	ARB	Formal Hearing Language Assistance	TP needed help with hearing info was given that there is an incomplete home in the back and wanted info an the land sales.	Complete
11	6/25/2026	Property Owner	In Person	202676	Spanish	ARB	Formal Hearing Language Assistance	Translation for a residential home ARB value hearing, TP lives in a M/H on the property and has been building a home on the property but it is incomplete	Complete
12	6/25/2026	Property Owner	In Person	305511	Spanish	ARB	Formal Hearing Language Assistance	Translation for a residential home ARB value hearing	Complete
13	6/25/2026	Property Owner	In Person	241797	Spanish	ARB	Formal Hearing Language Assistance	Translation for a residential home ARB value hearing	Complete
14	6/25/2026	Property Owner	In Person	292981	Spanish	ARB	Formal Hearing Language Assistance	Translation for a residential home ARB value hearing	Complete
15	6/25/2026	Property Owner	In Person	237747	English	ARB	Market Values	TP had a complaint about the informal and formal hearing process. I reviewed the logs and dates and time of both hearings and all was correct. TP had informal and given an offer but did not accept the offer. After formal hearing TP was not accepting that value and thought I could give her another hearing.	Complete
16	6/26/2026	Property Owner	In Person	367241	English	TCAD	Market Values	TP had general questions about formal hearing. Just did not understand the process.	Complete

#	Date	Individual Type	Type of Contact	PID	Language	Entity Involved	Assistance Type	Description	Status
17	6/26/2026	Property Owner	In Person	292002	Spanish	ARB	Formal Hearing Language Assistance	TP just needed help in preparation of his formal hearing in July.	Complete
18	6/26/2026	Property Owner	In Person	297632	Spanish	ARB	Formal Hearing Language Assistance	TP missed hearing, I gave advise on what he could do next.	Complete
19	6/26/2026	Property Owner	In Person	502291	Spanish	ARB	Formal Hearing Language Assistance	TP needed help explaining that his land did not have utilities and flooded in about 1 ac of the back where the creek goes through. ARB gave discount for issues of flooding and lack of utilities	Complete
20	6/29/2026	Property Owner	In Person	911083	Spanish	ARB	Formal Hearing Language Assistance	TP requested lower value based on foundation issues they had all the evidence ARB lowered value.	Complete
21	6/29/2026	Property Owner	In Person	144596	English	ARB	Market Values	TP felt that the ARB and appraiser did not consider his info as per his comps. But it looks like he was using the price per square foot method. I explained why that method is not an appropriate method for valuation.	Complete
22	6/30/2026	Property Owner	Phone	147113	Spanish	ARB	Formal Hearing Language Assistance	TP wanted ARB to consider lowering value because their new pool had issues due to concrete cancer and had to re do the work and the pool had not been useable . ARB lower value based on the estimate costs.	Complete
23	6/30/2026	Property Owner	In Person	122832	English	TCAD	General Inquiry	TP had a formal hearing and after hearing had several questions about Mkt. value vs. Net appraised value. He was not happy about his Mkt. value but after I showed him the 2026 taxable value after exemptions he was pleased.He also needed info about tax deferrals and I gave him application and advised him to go to tax office.	Complete
24	6/30/2026	Property Owner	In Person	250514	English	TCAD	Exemptions	TP had applied for the Temporary Exemption For Residence HOMESTEAD destroyed by fire. Owner got a denial letter and wanted explanation. Even though the destroyed home met the qualifications , it was not the owners homestead . I gave him all the information they needed for tax year 2027 owner plans to removed home.	Complete

2026 Deputy TLO Monthly Report by Category

Month	General Inquiry	Formal Hearing Language Assistance	Formal Hearings	Informal Meetings	Exemptions	Property Taxes	Market Values	TOTALS
January	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0
June	2	16	0	0	1	0	5	24
July	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0
October	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0
TOTALS	0	0	0	0	0	0	0	0

TAXPAYER LIAISON REPORT

Year to Date as of June 30, 2026

TOTAL INQUIRIES RECEIVED



434 Inquiries

AVERAGE DAYS TO RESOLVE



0.76 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	33
February	3	0	3	0		6	5	1	2	29
March	4	0	1	0		17	4	2	4	42
April	8	0	9	10		15	5	2	6	86
May	4	0	2	16		9	12	2	3	107
June	7	0	20	9		10	0	0	7	113
July	0	0	0	0		0	0	0	0	0
August	0	0	0	0		0	0	0	0	0
September	0	0	0	0		0	0	0	0	0
October	0	0	0	0		0	0	0	0	0
November	0	0	0	0		0	0	0	0	0
December	0	0	0	0		0	0	0	0	0
TOTALS	29	0	35	35		65	30	8	28	410

Deputy TLO Activity
0
0
0
0
0
24
0
0
0
0
0
0
24

2026	2025	Yr Over Yr Change
33	64	-48%
29	35	-17%
42	53	-21%
86	98	-12%
107	102	+5%
137	131	+4%
0	111	%
0	81	%
0	31	%
0	16	%
0	52	%
0	48	%
434	822	

INQUIRY TYPE

Complaint Level

Level 1

General Inquiry/Education

Level 2

Complaint found to have been addressed appropriately by the CAD/ARB

Level 3

Complaint escalated to CAD/ARB leadership and resolved

Level 4

Complaint indicative of issues needing attention from the Board of Directors

Total

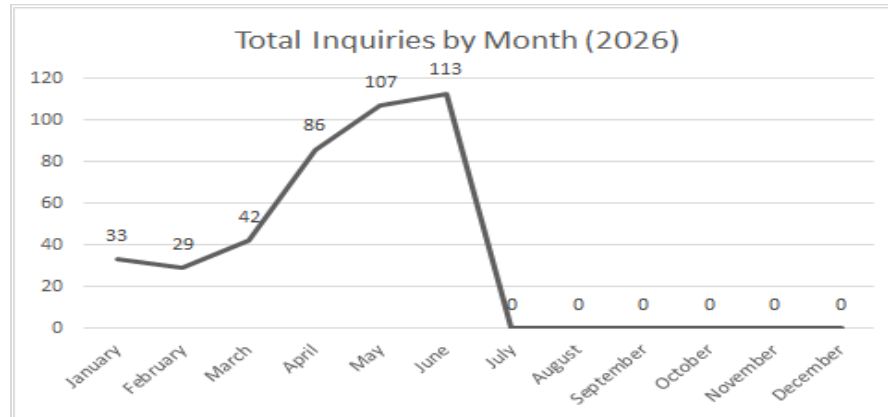
284

99

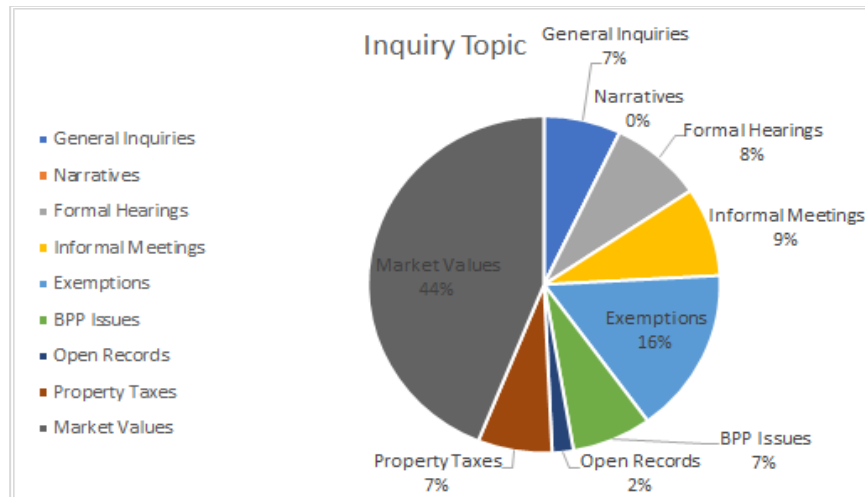
27

0

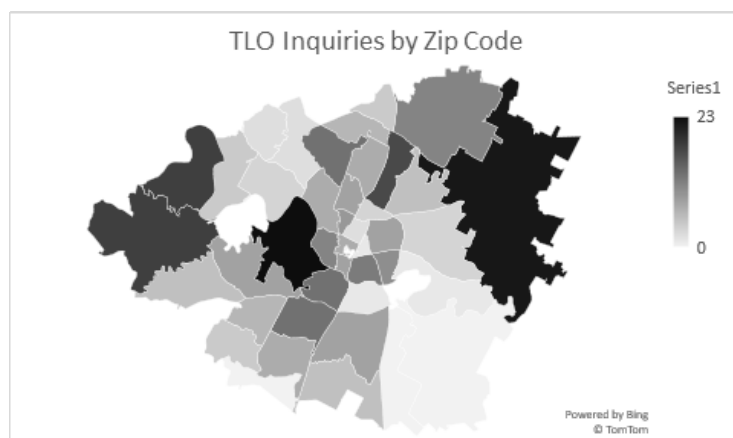
INQUIRY TIMELINE



INQUIRY TOPIC



INQUIRIES BY ZIP CODE





TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5B: 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: July 1, 2026 for July 9, 2026 Board Meeting

Conduct of Protest Hearings

Hearings are progressing. We are generally scheduling 22 three-member panels and 5 single-member panels. We have 6 members who are not being scheduled now due to illness or family issues but we hope they will return later in the season. Our thirty-one new members are still showing up.

We feel like we can never go fast enough for everyone's satisfaction but we do hear from home owners and agents that they appreciate the consideration our panels give them. Not everyone is happy with the decision they get but I do hope they feel heard. The waiting room time for homeowners has been very good most days.

We have our second quorum meeting of the protest season on July 2 to adopt the decisions since our last quorum meeting on June 12.

The TARB office staff is answering requests to reset by agents with conflicts in other counties, requests from property owners to reset and evaluating requests for late filings and missed hearings, based on our guidelines for what constitutes good cause.



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5C: Discussion and Possible Action on Fiscal Year 2027 Proposed Budget

Presenter Leana Mann, Chief Appraiser
Kat Harvey, Director of Administration

Background Information

Texas Property Tax Code, Section 6.06 outlines the requirements for the District's Board of Directors to adopt an annual budget. The following requirements have been met:

- 6.06(a)- Present proposed budget to Board of Directors and submit a copy to each taxing unit before June 15th
 - The proposed budget was presented to the Board of Directors on June 11, 2026.
 - District staff mailed a copy of the proposed budget to the presiding officer of each taxing unit on June 12, 2026.
- 6.06(b)- Board of Directors shall hold a public hearing on the budget and provide notice to the presiding office of each taxing unit not later than the 10th day before the date of the hearing
 - Public hearing on proposed budget is scheduled for July 9, 2026
 - Notice of the public hearing was sent to the presiding office of each taxing unit on June 12, 2026
- 6.062- Not later than the 10th day before the date of the public hearing, the chief appraiser shall give notice of the public hearing by publishing the notice in a newspaper having general circulation...
 - The required notice for the public hearing on the proposed budget ran in the Austin American Statesman on June 21, 2026.

District staff did not receive any feedback from any taxing units regarding the proposed budget.

A copy of the proposed budget can be downloaded at traviscad.org/2027proposedbudget.

Staff Recommendation & Motion Language

Staff recommends adoption of the fiscal year 2027 Proposed Budget

I move to adopt the fiscal year 2027 budget as presented, with a total budget amount of \$36,631,529, representing a 7.23% increase over the 2026 adopted budget.

Austin American-Statesman
AFFIDAVIT OF PUBLICATIONSTATE OF TEXAS:
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, a Newspaper Representative for Hearst Austin Media, LLC – dba: Austin American-Statesman, a newspaper published in Travis County, Texas and generally circulated in the Counties of: Bastrop, Bell, Blanco, Burnet, Caldwell, Comal, Coryell, Fayette, Gillespie, Guadalupe, Hays, Kerr, Lampass, Lee, Llano, Milam, Travis & Williamson and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to wit:

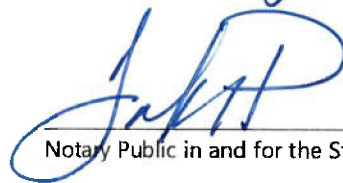
Customer ID	Customer	Campaign ID	Publication	Pub Date
21060273	TRAVIS CENTRAL APPRAISAL DIST	11138744	Austin American-Statesman	6/21/2026



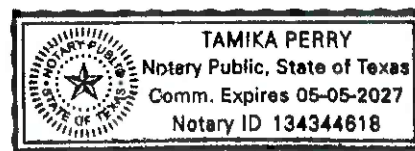
Newspaper Representative (signature)



Newspaper Representative (printed)

Sworn and subscribed to before me, this 22nd day of June A.D. 2026

Notary Public in and for the State of Texas



**Notice of Public Hearing
Travis Central Appraisal District Budget**

The Travis Central Appraisal District will hold a public hearing on a proposed budget for the 2027 fiscal year.

The public hearing will be held on July 9, 2026, at 11:30 a.m. at 850 E. Anderson Lane, Austin, Texas 78752. The public may hear and view this meeting while in progress online at <https://traviscad.org/boardmeetings>. A summary of the appraisal district budget is as follows:

The total amount of the proposed budget: \$36,631,529

The total amount of increase over the current year's budget: \$2,483,950

The number of employees compensated under the proposed budget: 171

The number of employees compensated under the current budget: 172

Appraisal districts are supported solely by payments from the local taxing units served by the appraisal district. If approved by the appraisal district board of directors at the public hearing, this proposed budget will take effect automatically unless disapproved by the governing bodies of the county, school districts, cities, and towns served by the appraisal district. A copy of the proposed budget is available for public inspection in the office of each of those governing bodies. A copy is also available for public inspection at the appraisal district office, located at 850 E. Anderson Lane, Austin, TX 78752.

The phone number of the Travis Central Appraisal District is: (512) 834-9317. The address is: 850 E. Anderson Lane, Austin, TX 78752.

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

RESOLUTION 20260709-5C

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS COUNTY OF TRAVIS

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRAVIS CENTRAL APPRAISAL DISTRICT FOR THE ADOPTION OF THE PROPOSED BUDGET FOR FISCAL YEAR 2027.

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

WHEREAS, Leana Mann, Chief Appraiser, has submitted a proposed budget to this governing body on June 11, 2026, for its consideration, and;

WHEREAS, upon due and proper notice, published in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on July 9, 2026, and interested property owners and taxing entities were given the opportunity to file or register any objections to said proposed budget;

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

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

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

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

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

DULY RESOLVED AND ADOPTED by the Board of Directors of the Travis Central Appraisal District
on this 9th day of July 2026.

TRAVIS CENTRAL APPRAISAL DISTRICT

Nicole Conley, Chairman
Board of Directors

ATTEST:

Elizabeth Montoya, Secretary
Board of Directors



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5D: Discussion and possible action to include adoption of Texas County and District Retirement System (TCDRS) Retirement Plan Rate for 2026 plan year

Presenter Kat Harvey, Director of Administration

Background Information

The District is required to adopt the proposed plan agreement for each plan year. Under the proposed plan agreement, the District will pay the required contribution rate of 10.27%. No other plan changes are proposed.

Staff Recommendation & Motion Language

Staff recommends that the board adopt the required rate as determined by TCERS.

I move to adopt the plan year 2027 agreement as presented, with a required contribution rate of 10.27%.



**Plan Agreement for Plan Year 2027
Travis Central Appraisal District – 601
Effective as of Jan. 1, 2027**

Basic Plan Options	
Employee Deposit Rate:	7%
Employer Matching:	250%
Prior Service Credit:	100%
Retirement Eligibility	
At 60 (Vesting)	10 years of service
Rule of	75 years total age + service
At Any Age	30 years of service
Optional Benefits	
Partial Lump-sum Payment at Retirement:	No
Group Term Life:	None
Retirement Plan Funding	
Elected Rate:	10.27%
Total Contribution Rate	
Retirement Plan Rate:	10.27%
Group Term Life Rate:	N/A
Total Contribution Rate:	10.27%

Certification

I certify that the plan agreement for the participation of Travis Central Appraisal District in TCDRS for the 2027 plan year truly and accurately reflects the official action taken during properly posted and noticed meeting on _____ (mm/dd/yy) by the Governing Board and such action is recorded in the official minutes.

PrintedName: _____ Title: _____

Authorized Signature: _____ Date: _____



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5E: Discussion and possible action on the order of general election for other political subdivisions

Presenter Nicole Conley, Board Chairperson

Background Information

Under Section 3.004 of the Election Code, the governing body of a political subdivision with elected officers must order the general election for those officers. The CAD Board of Directors therefore must order the election for the November general election. The deadline to order the election is Monday, August 17, 2026.

The Texas Secretary of State has published a resource regarding Appraisal District Board Elections: <https://www.sos.state.tx.us/elections/laws/county-appraisal-district-elec-population-75-thousand-plus.shtml>

Staff Recommendation & Motion Language

There are no staff recommendations for this item.

I move to order the elections for the Travis Central Appraisal District Board of Directors, Place 1, 2, and 3, for the November 3, 2026 general election.

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

ORDER OF GENERAL ELECTION FOR OTHER POLITICAL SUBDIVISIONS

An election is hereby ordered to be held on November 3, 2026 (11/03/2026) for the purpose of voting on:

Travis Central Appraisal District, Travis County, Board of Directors, Place 1
Travis Central Appraisal District, Travis County, Board of Directors, Place 2
Travis Central Appraisal District, Travis County, Board of Directors, Place 3

Early voting by personal appearance will be conducted each weekday at:

Main Early Voting Location:

Travis County Clerk, Elections Division
5501 Airport Blvd., Austin, Texas 78751
Hours: 7 am – 7 pm

Additional information on voting locations will be provided by the Travis County Clerk, Elections Division at a later date.

Branch Early Voting Location:

Travis County Clerk, Elections Division
5501 Airport Blvd., Austin, Texas 78751
Hours: 7 am – 7 pm

Additional information on voting locations will be provided by the Travis County Clerk, Elections Division at a later date.

Early voting by personal appearance will be conducted each weekend at:

Main Early Voting Location:

Travis County Clerk, Elections Division
5501 Airport Blvd., Austin, Texas 78751
Hours: 7 am – 7 pm

Additional information on voting locations will be provided by the Travis County Clerk, Elections Division at a later date.

Branch Early Voting Location:

Travis County Clerk, Elections Division
5501 Airport Blvd., Austin, Texas 78751
Hours: 7 am – 7 pm

Additional information on voting locations will be provided by the Travis County Clerk, Elections Division at a later date.

Applications for ballot by mail shall be mailed to:

Travis County Clerk- Elections Division
5501 Airport Blvd.
Austin, Texas 78751
(512) 238-8683
elections@traviscountytexas.gov
traviscountytexas.gov

Applications for Ballots by Mail (ABBM)s must be received no later than the close of business on:
October 23, 2026
10/23/2026

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:
Not Available at this Time
TBD

Issued this 9th day of July, 2026.

Nicole Conley, Chairperson

Deborah Cartwright, Vice Chairperson

Elizabeth Montoya, Secretary/Treasurer

Bruce Elfant, Board Member

Jett Hanna, Board Member

Celia Israel, Board Member

Dick Lavine, Board Member

Aaron Moreno, Board Member

Shenghao “Daniel” Wang, Board Member

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

ORDEN DE ELECCIÓN GENERAL PARA OTRAS SUBDIVISIONES POLÍTICAS

Por la presente se ordena celebrar una elección el 3 de noviembre 2026 (11/03/2026) con el propósito de votar sobre:

Junta Directiva del Distrito de Tasaciones de Travis Central, Condado de Travis, Lugar 1
Junta Directiva del Distrito de Tasaciones de Travis Central, Condado de Travis, Lugar 2
Junta Directiva del Distrito de Tasaciones de Travis Central, Condado de Travis, Lugar 3

La votación adelantada en persona se llevará a cabo de lunes a viernes en:

Sitio principal de votación adelantada:

Travis County Clerk, Elections Division
5501 Airport Blvd., Austin, Texas 78751
Horas: 7 am – 7 pm

Información adicional sobre los centros de votación será proporcionada por la División de Elecciones de la Secretaría del Condado de Travis en una fecha posterior.

Sucursal sitios de votación adelantada:

Travis County Clerk, Elections Division
5501 Airport Blvd., Austin, Texas 78751
Horas: 7 am – 7 pm

Información adicional sobre los centros de votación será proporcionada por la División de Elecciones de la Secretaría del Condado de Travis en una fecha posterior.

La votación adelantada en persona se llevará a cabo en el fin de semana en:

Sitio principal de votación adelantada:

Travis County Clerk, Elections Division
5501 Airport Blvd., Austin, Texas 78751
Horas: 7 am – 7 pm

Información adicional sobre los centros de votación será proporcionada por la División de Elecciones de la Secretaría del Condado de Travis en una fecha posterior.

Sucursal sitios de votación adelantada:

Travis County Clerk, Elections Division
5501 Airport Blvd., Austin, Texas 78751
Horas: 7 am – 7 pm

Información adicional sobre los centros de votación será proporcionada por la División de Elecciones de la Secretaría del Condado de Travis en una fecha posterior.

Las solicitudes para boletas de votación adelantada por correo deberán enviarse a:

Travis County Clerk- Elections Division
5501 Airport Blvd.
Austin, Texas 78751
(512) 238-8683
elections@traviscountytexas.gov
traviscountytexas.gov

Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el:

23 de octubre 2026
10/23/2026

La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:
No disponible en este momento.

Emitida este día 9 de julio 2026.

Nicole Conley, presidenta

Deborah Cartwright, vicepresidenta

Elizabeth Montoya, secretaria/tesorera

Bruce Elfant, miembro

Jett Hanna, miembro

Celia Israel, miembro

Dick Lavine, miembro

Aaron Moreno, miembro

Shenghao “Daniel” Wang, miembro

Notice of Deadline to File an Application for Place on the Ballot

To the registered voters of the County of Travis, Texas:

Notice is hereby given that an application for a place on the Travis County Appraisal District Board General Election ballot may be filed as indicated below:

Filing Dates and Times:

July 18th, 2026 - August 7th, 2026: Tuesday - Thursday, 8 am - 5 pm

August 10th, 2026 - August 17th, 2026: Monday - Friday, 8 am - 5 pm

Physical address for filing an application in person:

Travis County Clerk, Elections Division

5501 Airport Blvd, Austin, TX 78751

If filing by mail, address to:

USPS: Travis County Clerk, P.O. Box 149325 Austin, TX 78714

Commercial Carrier: Elections Division Travis County Clerk, 5501 Airport Blvd
Austin, TX 78751

To file by email or fax (NOTE: if a filing fee is submitted, the application cannot be faxed or emailed):

Email: Travis_County_Elections@traviscountytexas.gov

Fax: 512-854-9075



Dyana Limon-Mercado

Issued this 18th day of June 2026

Signature of Travis County Clerk

Aviso de Fecha Límite para Presentar una Solicitud para un Lugar en la Boleta

A los votantes registrados del Condado de Travis, Texas:

Se da aviso por la presente que una solicitud para un lugar en la boleta de la Elección General del Travis County Appraisal District Board puede ser presentada como se indica a continuación:

Fechas y Horario para Entregar Solicitudes:

18 de julio de 2026 - 7 de agosto de 2026: martes - jueves, 8 am - 5 pm

10 de agosto de 2026 - 17 de agosto de 2026: lunes - viernes, 8 am - 5 pm

Dirección física para presentar una solicitud en persona:

Secretaria del Condado de Travis, División de Elecciones

5501 Airport Blvd, Austin, TX 78751

Si presenta por correo, diríjalo a:

USPS: Travis County Clerk, P.O. Box 149325 Austin, TX 78714

Transportista Comercial: Elections Division Travis County Clerk, 5501 Airport Blvd
Austin, TX 78751

Si presenta por correo electrónico o fax (AVISO: si un pago de inscripción es presentada, la solicitud no puede ser enviada por correo electrónico o fax):

Correo electrónico: Travis_County_Elections@traviscountytexas.gov

Fax: 512-854-9075



Dyana Limon-Mercado

Emitido este día 18 de junio 2026
Secretaria del Condado de Travis

IN-PERSON SERVICES FOR THE OFFICE OF THE TEXAS SECRETARY OF STATE HAVE MOVED TO 400 W. 15TH STREET. PARKING DETAILS AND MORE INFORMATION

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Services](#)

Note - Navigational menus along with other non-content related elements have been removed for your convenience. Thank you for visiting us online.

Appraisal District Board Elections in Counties with Populations of 75,000 or More

In 2023, the Texas Legislature passed Senate Bill 2 (2023, 2nd C.S.), which changed the law governing County Appraisal District (CAD) Boards in bigger (meaning more populous) counties. Specifically, the new law, which was codified in Chapter 6 of the Tax Code, increased the number of CAD Board members to nine, and also required that some (but not all) of the board members be elected to office, instead of being appointed. The new law only applies to counties with a population of 75,000 or more, so the changes discussed in this resource do not apply to smaller counties.

Also, because 2024 was the first year that CAD Board members were elected to office, the election schedule and terms of office for elected board members are somewhat more complicated for the 2024 and 2026 elections than in later elections. This resource explains how the new law changed the process through which board members take office and gives guidance on how elections for CAD Boards work.

Composition of the CAD Boards After Senate Bill 2

After the relevant part of SB 2 became effective in July 2024, appraisal districts in counties with a population of 75,000 or more are governed by boards of nine directors. Under Tax Code Section 6.0301(c), a CAD Board is made up of both appointed and elected directors. Five of the directors are appointed by the taxing units that participate in the district, while three directors are elected by majority vote of the voters in the county where the district operates. The elected directors are on the ballot at the general election for state and county officers (which happens in November of even years). The ninth director is the county assessor-collector, who is the ex-officio director of the board.

To summarize, the Board is made up of 9 directors:

- 5 directors appointed by the taxing units in the district



- 3 directors elected by voters in the county and
- The county tax assessor-collector, who is the ex-officio director

Term of Directors and Dates in Office

While both appointed and elected directors in large counties serve four-year terms, they take and leave office on different schedules. The appointed directors serve staggered four-year terms beginning on January 1st of every other **even**-numbered year. (Sec. 6.0301(e), Tax Code). The elected directors serve staggered four-year terms beginning on January 1st of every other **odd**-numbered year. (Sec. 6.0301, Tax Code). This means that elected board members are elected in November of even numbered-years, but do not take office until the start of the next year.

Transition Process

Because SB 2 created new elected positions for CAD directors, Section 5.13 of SB 2 created special provisions that only apply to 2024 and 2026:

- The first CAD election was on May 4, 2024, but all elections after that will be on the November general elections in even-numbered years.
- The directors who were elected in May 2024 serve in office until December 31, 2026, when their term ends. Therefore, these incumbent directors must file for and win the November 3, 2026 election if they wish to remain in office after 2026.
- All three elected CAD director positions will be on the ballot on November 3, 2026.
- Because directors elected in November 2026 (and every year after that) serve staggered terms, the three directors elected in 2026 must draw lots to determine which director will serve a two-year term and which two directors will serve four-year terms. After that, all elected directors serve four-year terms. Under SB 2 Section 5.13, this drawing must occur at the first meeting of the CAD board of directors after the November 2026 general election. This lot-drawing process is an open meeting and the elected directors should be given reasonable notice that the draw will take place.

Ordering the Elections

Under Section 3.004 of the Election Code, the governing body of a political subdivision with elected officers must order the general election for those officers. The CAD board of directors therefore must order elections for the November general election in even-numbered years.

For the election on November 3, 2026, the deadline to order is Monday, August 17, 2026 (the 78th day before election day).

Election Procedure

- **Majority Vote Requirement:** Section 6.0301 of the Tax Code provides that the three elected CAD Board directors must be elected by majority vote. A majority-vote requirement means that the winning candidate must receive more than fifty percent of the votes. If no candidate receives more than fifty percent of the vote in an election requiring a majority, then the top two vote getters go to the runoff election process under Chapter 2 of the Election Code.
- **Directors Elected At-Large by Place:** The CAD Board must be elected at-large by place. Specifically, the Board must be elected to either at-large-by-place 1, at-large-by-place 2, or at-large-by-place 3. Candidates must indicate on their candidate application the at-large position for which they are running. If the candidate fails to provide this information on their application, the application must be rejected because of an error in form, content, and procedure.
- **Authority Responsible for Conducting the Election:** The CAD Board is responsible for conducting the election under Section 6.0301 of the Tax Code. But the CAD Board and the county may agree to contract for election services under Chapter 31 of the Election Code or to hold a joint election under Chapter 271 of the Election Code.
- **Notice of Candidate Filing Deadline Posting Requirement:** Under Section 141.040 of the Election Code, the filing authority—in this case, the county clerk or elections administrator—must post the [Notice of Deadline to File an Application for a Place on the Ballot](#). This notice provides the dates of the filing period and must be posted in a public place in a building in which the county clerk or elections administrator has an office by the 30th day before the first day on which a candidate may file the application. The notice should also be posted on the county's website.

Because candidates may be unfamiliar with the requirement to include an at-large place in their candidate application, our office recommends that the notice tell potential candidates to include the place number of the director position they are applying for in the “office sought” line.

Candidate Filing information

People interested in running for CAD Board must file documents with two different authorities. The documents are:

- **Acknowledgement of Duties:** Candidates must sign and file the [Acknowledgement of Duties of Member of Appraisal District Board of Directors](#) with the Chief Appraiser of the appraisal district. This document must be filed before submitting the candidate application.
- **Candidate Application:** Candidates must also file an [Application for a Place on the Ballot for a General Election for a City, School District or Other Political Subdivision](#) with the county clerk or elections administrator of the county in which the appraisal district is established. If the candidate did not file the Acknowledgement of Director's Duties first, the application for a place on the ballot should be rejected under Tax Code Section 6.0302.

Candidates for the CAD Board of directors are elected at-large by place. Specifically, the directors must be elected to either at-large by place 1, at-large by place 2, or at-large by place 3. Candidates must therefore indicate on their candidate application the at-large place for which they are running. If the candidate fails to provide this information on their application, the application must be rejected.

Filing Fee or Petition: Along with the candidate application, the candidate must pay a filing fee or submit a petition in lieu of a filing fee to the county clerk or elections administrator. This petition or fee must be submitted when the application is filed.

Filing fee: The filing fee for a place on the ballot is:

- \$400 for a county with a population of 200,000 or more; or
- \$200 for a county with a population of less than 200,000.

If the candidate wants to submit a petition instead of a filing fee, they should use the [petition in lieu of a filing fee form](#) on the Secretary of State's [Election Forms page](#). The petition must be signed by at least the required number of qualified voters. Under Section 6.032(d) of the Tax Code, the minimum number of signatures that must appear on the petition is the lower of:

- 500; or
- Two percent of the total vote received in the county by all the candidates for governor in the most recent gubernatorial general election, unless that number is less than 50, in which case the required number of signatures is the lesser of:
 - 50; or
 - 20 percent of that total vote.

- **No Party Affiliation:** Section 144.002 of the Election Code provides that a candidate's name may only appear on the ballot as an independent. Therefore, there is no party affiliation listed on the candidate's application.

Eligibility to Serve on a CAD Board of Directors

To be eligible to serve as an elected member of the CAD board of directors, an individual must meet the following eligibility requirements:

- The general eligibility requirements for public office in Section 141.001 of the Texas Election Code, except that the residency requirement in Section 141.001(a)(5) is longer for CAD Board candidates than for most other offices. (Please see the next bullet point for residency requirements.).
- Requirements specific to CAD director candidates:
 - The individual must be a resident of the county when filing and also have resided in the county for at least two years immediately before the date the individual takes office (Sec. 6.0301, Tax Code). This is a longer

residency requirement than the general rule outlined in Section 141.001 of the Election Code. Because the residence requirement in the Tax Code is more specific than the general residency requirement (meaning that it applies to one office, and not all offices), the longer requirement prevails. See *Brown v. Patterson*, 609 S.W.2d 287 (Tex. App.—Dallas 1980).

- Someone who is otherwise eligible to serve on the board is not ineligible because of membership on the governing body of a taxing unit.
- An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district. (Sec. 6.0301, Tax Code).

Ineligibility to Serve as a CAD Director

Broadly, there are four reasons that a candidate might be ineligible to run for CAD Board director: nepotism, late tax payments, term limits, and conflict of interest.

- **Ineligibility Because of Nepotism:** Under Tax Code Section 6.035(a)(1), individuals are ineligible to serve on a CAD board of directors and disqualified from employment as chief appraiser if they are related to someone who appraises property for compensation for use in proceedings under Title 1 of the Tax Code (which deals with property taxes) or who represents property owners for compensation in property-tax related proceedings in the appraisal district. To be ineligible under this provision, the candidate (or potential employee) must be related within the second degree by consanguinity (blood) or affinity (marriage), as defined by Chapter 573, Government Code.

Serving as a board director while knowingly in violation of this provision is a Class B misdemeanor. (Sec. 6.035(b), Tax Code).

- **Ineligibility Because of Late Tax Payments:** Under Tax Code Section 6.035(a)(2), individuals are ineligible to serve on CAD boards and disqualified from employment as chief appraiser if they own property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the individual knew or should have known of the delinquency.

There are two exceptions to this rule. A person who would otherwise be ineligible because of late tax payments is still eligible if: (1) the delinquent taxes and any penalties and interest are being paid under an installment-payment agreement under Section 33.02 of the Tax Code; or (2) a suit to collect the delinquent taxes is deferred or abated under Sections [33.06](#) or [33.065](#) of the Tax Code.

- **Ineligibility Because of Term Limits:** Under Section 6.035(a-1)(1), individuals are ineligible to serve on a CAD board if they served as a member of the board of directors for all or part of five terms, unless: (1) the individual was the county assessor-collector when the individual served as a board member; or (2) the appraisal district is established in a county with a population of less than 120,000.

- **Ineligibility Because of Potential Conflict of Interest:** Under Section 6.035(a-1)(2) and (3), individuals are ineligible to serve on a CAD board if they: (1) appraised property for compensation for use in proceedings under Tax Code Title 1 during the preceding three years; or (2) represented property owners for compensation in proceedings under Title 1 in the appraisal district during the preceding three years; or (3) have been an employee of the appraisal district during the preceding three years.

Also, an individual is not eligible to be a candidate for, to be appointed to, or to serve on the CAD Board if the individual or a business entity in which the individual has a substantial interest is a party to a contract with:

1. the appraisal district; or
2. a taxing unit that participates in the appraisal district, if the contract relates to the performance of an activity governed by Title 1 of the Tax Code. (Sec. 6.036(a), Tax Code).

Public Information and Candidate Filings

Under Section 141.035 of the Election Code, an application for a place on the ballot, including an accompanying petition, is public information immediately upon filing. Under Section 552.1175 of the Government Code, however, some candidates may keep certain information on their candidate application confidential. Eligible candidates must submit a [Request for Confidentiality for Candidates Under Texas Government Code](#) to the county clerk or elections administrator.

Review of the Candidate Application and Fee or Petition in Lieu of a Filing Fee

- **Reviewing the Filings:** Section 1.007 of the Election Code provides that any employee at the usual place of business can take delivery of a document, including a candidate's application, petition in lieu of a filing fee, and filing fee. Employees at the county clerk or elections administrator's usual place of business may therefore take delivery of these documents. But the county clerk or elections administrator must review the application and filing fee or petition in lieu themselves.
- **Form, Content, and Procedure:** Section 141.032 of the Election Code provides that on the filing of an application for a place on the ballot, the county clerk or elections administrator must review the application to determine whether it complies with the requirements as to form, content, and procedure only. In other words, the filing authority must review the application to confirm that it was filed correctly and on time and that all required information is completed and attested to. The review must be completed by the fifth day after the date the application is received by the county clerk or elections administrator, unless a petition was filed with it. If an application is accompanied by a petition, the petition is considered part of the application, and the review must be completed as soon as practicable after the date the application is received. The petition is not considered part of the application for purposes of determining compliance with the requirements applicable to each document. A deficiency in the requirements of one document therefore may not be remedied by the contents of the other document.

Under the Election Code, there is no process for a candidate to supplement a defective application. The application and petition must satisfy all applicable requirements as originally filed. If an application does not comply with applicable requirements, the county clerk or elections administrator must reject the application and immediately deliver written notice of the reason for the rejection to the candidate. An application for a place on the ballot may not be challenged for compliance with the applicable requirements as to form, content, and procedure after the 50th day before the date of the election for which the application is made. (Sec. 141.034, Election Code).

Declaration of Ineligibility

Section 141.032 of the Election Code, which governs the review of a candidate's application for a place on the ballot for form, content, and procedure, does not apply to a determination of a candidate's eligibility. Under Section 145.003 of the Election Code, a candidate may be administratively declared ineligible if: (1) the information on the candidate's application for a place on the ballot indicates that the candidate is ineligible for the office; or 2) facts indicating that the candidate is ineligible are conclusively established by another public record. As a reminder, no public record conclusively establishes residency; only a court of law may determine on a person's residency.

When presented with an application for a place on the ballot or another public record containing information pertinent to the candidate's eligibility, the county clerk or elections administrator will need to promptly review the record. If the county clerk or elections administrator determines that the record establishes the candidate's ineligibility, they must declare the candidate ineligible and notify the candidate in writing. Under Section 145.094 of the Election Code, if a candidate is declared ineligible on or before the deadline to withdraw, the candidate's name is omitted from the ballot. For the deadlines associated with candidate withdrawal or issuance of a declaration of ineligibility in time to remove a candidate's name from a ballot, please consult the election law calendar for that election.

Ballot Drawing Required Under the Texas Election Code

Section 52.094 of the Election Code provides that the authority responsible for having the official ballot prepared for the election must conduct the ballot drawing. Under Section 52.002 of the Election Code, for an election ordered by an authority of a political subdivision other than a county or city, the secretary of the subdivision's governing body or, if the governing body has no secretary, the governing body's presiding officer shall have the official ballot prepared. Therefore, the secretary or the presiding officer of the CAD Board is responsible for conducting the ballot drawing required under Section 52.094 of the Election Code, although, under Subchapter D of Chapter 31 of the Texas Election Code, the presiding officer may choose to contract with the county to perform the drawing.

Notice of Ballot Drawing to Candidates

The county clerk or elections administrator may agree with the CAD Board to provide notice to the candidates of the ballot drawing and to conduct the ballot drawing on behalf of the board. Our office recommends that this agreement be

in writing.

Filling a Vacancy in an Elective Position

If a vacancy occurs in an elective position on the CAD board, the board must appoint a person to fill the vacancy by majority vote of its members. The appointed director will serve the remainder of the term. A person appointed to fill a vacancy in an elective position must have the qualifications required of a director elected at a general election.

Frequently Asked Questions

1. Do term limits continue to apply to CAD Board directors under Section 6.035 of the Tax Code?

A. Yes. Section 6.035 of the Tax Code, which creates restrictions on eligibility and conduct of board members and chief appraisers, was not repealed or amended. CAD Board directors in counties with populations of 120,000 or more are therefore ineligible to serve as an appointed or elected director if they have served as a CAD Board director for all or part of five terms. Term limits do not apply to CAD Board directors in counties with populations of less than 120,000. For additional exceptions regarding eligibility, please review Section 6.035 of the Tax Code.

2. Who is responsible for verifying that the individuals running as candidates for the CAD Board in a county with a population of 75,000 or more are eligible to run and that the candidates submitted timely and properly executed applications?

A. Section 141.032 of the Election Code provides that the authority with whom the candidate application is filed must review the application to determine whether it complies with the requirements as to form, content, and procedure that it must satisfy for the candidate's name to be placed on the ballot. Section 6.032 of the Tax Code provides that the candidate application must be filed with the county clerk or elections administrator. As such, the county clerk or elections administrator is responsible for reviewing the candidate application and making the determination to accept or reject those applications. Additionally, the county clerk or elections administrator is responsible for declaring that a candidate is ineligible for an elected CAD Board position, if necessary.

Under Section 145.003(d) of the Election Code, the presiding officer of the final canvassing authority for the office sought by a candidate may declare the candidate ineligible after the polls close on election day and before a certificate of election is issued. This means that the CAD Board president has this power.

If an elected officer who has been sworn in no longer qualifies for the office they hold, then they may be removed from office by a *quo warranto* proceeding. Tex. Civ. Prac. and Rem. Code Chapter 66.

3. Which entity is responsible for paying the costs of the election for the three members of the board of directors required under Section 6.0301 of the Tax Code?

A. The county appraisal district is responsible for the costs of the election. Section 1.014 of the Election Code provides that the expenses incurred in the conduct of a general or special election must be paid by the political subdivision served by the authority ordering the election. Section 1.005 of the Election Code defines “political subdivision” as a governmental entity that embraces a geographic area with a defined boundary, exists for the purpose of discharging functions of government, and possesses authority for subordinate self-government through officers selected by it. Section 3.004 of the Election Code further provides that the governing body of a political subdivision that has elective offices is responsible for ordering an election. Based on these sections of the Election Code, the county appraisal district is responsible for paying the expenses incurred in the conduct of the election.

4. What happens if three people do not run for the elected positions provided under Section 6.0301 of the Tax Code?

A. This will create one or more vacancies on the CAD Board. Under Section 6.0301(g) of the Tax Code, if a vacancy occurs in an elective position on the board of directors, the board of directors must appoint a person to fill the vacancy by majority vote of its members. A person appointed to fill a vacancy in an elective position must have the qualifications required of a director elected at a general election.

5. Who is responsible for ordering and canvassing the election?

A. The CAD Board is responsible for ordering and canvassing the election for the elected CAD Board members.

Section 3.004 of the Election Code provides that a general election for the officers of the governing body of a political subdivision other than a county shall be ordered by the political subdivision’s governing body. The governing body is the CAD Board itself, who will be responsible for ordering the election for elected CAD Board directors.

Section 67.002 of the Election Code provides that the precinct election returns for an election ordered by a political subdivision other than a county will be canvassed by the political subdivision’s governing body. The governing body of the county appraisal district is the CAD Board, who will be responsible for canvassing the election of CAD Board directors.

6. Is the use of county election precincts required for a CAD Board election?

A. Yes. Political subdivisions holding an election on the November uniform election date must use county election precincts and county polling places. (Secs. 42.002, 42.0621, 43.004, Election Code). When a county uses countywide polling places, a political subdivision must have a presence in every countywide location in the county, not just the locations physically within the territory of the political subdivision.

7. Who is responsible for posting the Notice of Deadline to File an Application for a Place on the Ballot prior to the candidate filing period starting?

A. The county clerk or elections administrator is responsible for posting the Notice of Deadline to File an Application for a Place on the Ballot for the candidate-filing period for the elected members of the CAD Board.

Section 141.040 of the Election Code provides that the authority with whom an application for a place on the ballot must be filed must post notice of the dates of the filing period in a public place in a building in which the authority has an office not later than the 30th day before the first day on which a candidate may file the application. Because the county clerk or elections administrator is the authority with whom an application for a place on the ballot is filed for the election of the elected members of the CAD Board, the county clerk or elections administrator would be responsible for posting the Notice of Deadline to File an Application for a Place on the Ballot.

8. Are CAD Board elections subject to the same cancellation procedures that apply to elections held by political subdivisions other than counties?

A. Yes. If all of the offices up for election in the CAD Board's election are unopposed, then the election would be cancelled under Chapter 2, Subchapter C of the Election Code.

Section 2.051 of the Election Code provides that the cancellation procedures outlined in Chapter 2, Subchapter C of the Election Code apply to an election for officers of a political subdivision other than a county in which write-in votes may be counted only for declared write-in candidates, and in which each candidate for an office that is to appear on the ballot is unopposed.

Under Section 2.052 of the Election Code, if every at-large race in the election is unopposed, then the authority responsible for preparing the ballot (that is, the secretary or the presiding officer of the CAD Board, if the board does not have a secretary) must prepare a certification of unopposed status for each unopposed candidate in the election and must deliver that certification to the governing body of the political subdivision (meaning the CAD Board). On receipt of the certification, the CAD Board would declare those unopposed candidates elected to their offices and cancel the election under Section 2.053 of the Election Code. For additional information about cancelling an election, please see the Secretary of State's [outline](#).

9. Are appointed and elected CAD Board directors required to take an Oath of Office and submit a Statement of Officer?

A. Yes. All appointed and elected CAD Board directors are required to take an Oath of Office and submit a Statement of Officer (anti-bribery statement) under Article 16, Section 1 of the Texas Constitution.



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5F: Discussion and possible action on required notice of drawing for place on ballot and proposed date for drawing

Presenter Nicole Conley, Board Chairperson
Leana Mann, Chief Appraiser

Background Information

Section 52.094 of the Election Code provides that the authority responsible for having the official ballot prepared for the election must conduct the ballot drawing. For Appraisal Districts, the secretary of the presiding officer of the CAD Board is responsible for conducting the ballot drawing required under Section 52.094 of the Election Code. Only 2 board members are required for a quorum of the board for the Drawing for Place on the Ballot.

The Texas Secretary of State has published a resource regarding Appraisal District Board Elections: <https://www.sos.state.tx.us/elections/laws/county-appraisal-district-elec-population-75-thousand-plus.shtml>

Staff Recommendation & Motion Language

There are no staff recommendations for this item.

I move to schedule and post notice of the Drawing for Place on the Ballot for _____, 2026 at _____ a.m./p.m. order the elections for the Travis Central Appraisal District Board of Directors, Place 1, 2, and 3, for the November 3, 2026 general election. I further move to authorize the Chief Appraiser to provide the required notice of the drawing to any candidates.

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

NOTICE OF DRAWING FOR A PLACE ON BALLOT

Notice is hereby given of a drawing to determine the order in which the names of candidates are to be printed on the ballot for the election to be held on November 3, 20 26 for Travis Central Appraisal District, Travis County, Texas.

The drawing will be held at _____ (a.m.)(p.m.) on _____, 20____, at 850 E. Anderson Lane, 1st Floor, Board of Directors Meeting Room, Austin, Texas.

Nicole Conley, Chairperson

Officer Conducting Drawing

AVISO DEL SORTEO PARA UN LUGAR EN LA BOLETA

Por la presente se da aviso de que habrá un sorteo para determinar el orden en que aparecerán los nombres de los candidatos en la boleta para la elección que se celebrará el 3 de noviembre, 20 26 en el Distrito de Tasaciones de Travis Central, Condado de Travis, Texas. El sorteo tendrá lugar a las _____ (a.m.)(p.m.) el _____, 20 _____ a 850 East Anderson Lane, sala de la Junta Directiva en el primer piso, Austin, Texas.

Nicole Conley, presidenta

Oficial manejando el sorteo



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5G: Discussion and possible action on election agreement between Travis County and the Travis Central Appraisal District, to include the joint election agreement for the November 3, 2026 general election.

Presenter Nicole Conley, Board Chairperson

Background Information

The District proposes contracting with the Travis County Elections Division to conduct the Board of Directors Election for Place 1, Place 2 and Place 3. The following agreements would need to be approved by the Board of Directors:

- 2026 Election Services Agreement
- 2026 Joint Election Agreement

Staff Recommendation & Motion Language

Staff recommends contracting with the Travis County Elections Division to conduct the November 3, 2026 general election.

I move to approve the 2026 Election Services Agreement, as presented, and approve the 2026 Joint Election Agreement, as presented.

ELECTION AGREEMENT BETWEEN TRAVIS COUNTY AND TRAVIS CENTRAL APPRAISAL DISTRICT

Pursuant to Chapter 31, Subchapter D, Chapter 123, and Chapter 271 of the Texas Election Code and Chapter 791 of the Texas Government Code, Travis County (the “County”) and [Travis Central Appraisal District](#) (“Participating Entity”) enter into this agreement (this “Agreement”) for the Travis County Clerk, as the County’s election officer (the “Election Officer”), to conduct the Participating Entity’s elections, including runoffs, and for the Participating Entity’s use of the County’s current or future-acquired election equipment for any voting system that the County adopts, as authorized under Title 8 of the Texas Election Code, for all Participating Entity elections. The purpose of this Agreement is to maintain consistency and accessibility in voting practices, polling places, and election procedures in order to best assist the voters of the Participating Entity.

Section 1. GENERAL PROVISIONS

- (A) Except as otherwise provided in this Agreement, the term “election” refers to any Participating Entity election, occurring on any uniform election date prescribed by the Texas Election Code or a primary election date, along with any resulting runoff, if necessary, within all Participating Entity’s territory located in Travis County. If a runoff is necessary, to the extent the date is not already set by statute, the Participating Entity shall work with the Election Officer to determine a mutually acceptable run-off date. In the event that the Participating Entity and the Election Officer do not agree on a run-off date, the Participating Entity agrees to the run-off date selected by the Election Officer.
- (B) If the Participating Entity determines it is necessary to conduct an election during a time other than that specified in Section 1(A), the Election Officer and a representative designated by the Participating Entity will meet as soon as possible thereafter to determine the feasibility of the Election Officer conducting such an election. If both parties agree that the Election Officer will administer the election, the new election will be based on all other applicable provisions of this Agreement except provisions that are inconsistent and cannot be feasibly applied.
- (C) Except as otherwise provided in this Agreement:
 - (1) The term “Election Officer” refers to the Travis County Clerk;
 - (2) The term “precinct” means all voter registration precincts in the territory of the Participating Entity located within Travis County;
 - (3) The term “election services” refers to services used to perform or supervise any or all of the duties and functions that the Election Officer determines necessary for the conduct of an election; and

- (4) The term “cost for election services” includes the costs for personnel, supplies, materials, or services needed for providing these services and an administrative fee as permitted by the Texas Election Code but does not refer to costs relating to the use of the voting equipment.
- (D) Except as otherwise provided in this Agreement, the cost for “use of voting equipment” for a particular election is the amount the County will charge the Participating Entity for use of the County’s voting equipment in use at the time of that election.
- (E) The Participating Entity agrees to commit the funds necessary to pay for all election-related expenses for Participating Entity elections in accordance with this Agreement.
- (F) The Election Officer has the right to enter into agreements with other entities at any time, including during the dates listed in Section 1(A).
- (G) As a condition for providing election services and equipment usage, the Election Officer may require authorities of political subdivisions holding elections on the same day in all or part of the same territory to enter into a joint election agreement as authorized in Chapter 271 of the Texas Election Code, and the Participating Entity agrees to enter into any joint election agreement required by the County.

SECTION 2. PARTICIPATING ENTITY’S USE OF VOTING EQUIPMENT; DUTIES OF THE ELECTION OFFICER AND OF THE PARTICIPATING ENTITY

The County shall make available to the Participating Entity the County’s current voting system and any future-acquired voting system as authorized under Title 8 of the Texas Election Code, subject to restrictions and conditions imposed by the Election Officer to ensure availability of the equipment for County-ordered elections, primary elections, special elections, and subsequent runoff elections, if applicable. The Election Officer may also impose restrictions and conditions to protect the equipment from misuse or damage.

SECTION 3. APPOINTMENT OF ELECTION OFFICER

- (A) The Travis County Election Officer (“Election Officer”) is appointed to serve as the Participating Entity’s Election Officer and Early Voting Clerk to conduct the Participating Entity’s elections described in Section 1.
- (B) As the Participating Entity’s Election Officer and Early Voting Clerk, the Election Officer shall coordinate, supervise, and conduct all aspects of administering voting in Participating Entity elections in compliance with all applicable laws, subject to Section 3(C) below.

- (C) The Participating Entity shall continue to perform those election duties listed in (1) through (6) below and any other election duties, such as receipt of candidate applications, that are not allowed to be delegated to another governmental entity:
- (1) Preparing, adopting, and publishing all required election orders, including orders for appointment of central counting station personnel, early voting ballot board personnel, and signature verification personnel in elections where needed, resolutions, notices, and other documents, including bilingual materials, evidencing action by the governing authority of the Participating Entity necessary to the conduct of an election, except that:
 - a. The Election Officer does not provide newspaper notices on behalf of the Participating Entity with respect to a specific election.
 - b. With respect to each debt obligation election the Election Officer conducts for the Participating Entity pursuant to this Agreement:
 - i. The Election Officer, after receiving from the Participating Entity a copy of the debt obligation election order, shall post the notice required by and in accordance with Texas Election Code Section 4.003(f)(1) on election day and during early voting by personal appearance, in a prominent location at each polling place;
 - ii. The Election Officer shall provide written confirmation to the Participating Entity that the debt obligation election order was posted in accordance with Texas Election Code Section 4.003(f)(1); and
 - iii. The Participating Entity shall pay any applicable expenses incurred by the Election Officer that directly relates to the posting required by Texas Election Code Section 4.003(f)(1).
 - (2) Preparing the text for the Participating Entity's official ballot in English and Spanish and any other languages as required by law;
 - (3) Providing the Election Officer with a list of candidates or propositions showing the order and the exact manner in which the candidates' names and the propositions are to appear on the official ballot;
 - (4) Conducting the official canvass of a Participating Entity election;
 - (5) Administering the Participating Entity's duties under state and local campaign finance laws;
 - (6) Filing the Participating Entity's annual voting system report to the Secretary of State as required under Texas Election Code Chapter 123.

- (D) The Participating Entity shall also be responsible for proofing and attesting to the accuracy of all ballot language, including any required language translations, and format information programmed by the County. This includes any information programmed for use with the audio or tactile button features of the equipment. The Participating Entity may also monitor and review all logic and accuracy testing and mandatory tabulations. The Participating Entity will complete its duties within timeframes as prescribed by the County. If the Participating Entity finds any discrepancies or concerns, it will immediately report them to the Election Officer and work with her to resolve any issues so that final approval can be reached. The Participating Entity shall be responsible for any and all actual costs associated with correcting the ballot and ballot programming if the error is discovered after the Participating Entity has signed off on its final proof containing the error.
- (E) [Leana Mann, Chief Appraiser](#), will assist the County whenever possible when the conduct of the election requires assistance from Participating Entity departments and staff. [Leana Mann, Chief Appraiser](#), will serve as the Regular Early Voting Clerk for the Participating Entity to receive requests for applications for early voting ballots and forward these applications to the Joint Early Voting Clerk. [Leana Mann, Chief Appraiser](#) will serve as the Custodian of Records for the Participating Entity to complete those tasks in the Texas Election Code that the Election Officer will not perform.

SECTION 4. ELECTION WORKERS AND POLLING PLACES

- (A) For presentation to the governing body of the Participating Entity, the County shall provide a list containing the locations, times, and dates of early voting polling places suitable for consideration and adoption by the governing body in accordance with Texas Election Code Chapter 85.
- (B) The Election Officer will assume the responsibility for recruiting election personnel; however, if by the 5th day before the Election, the Election Officer reports vacancies in positions for election judges, alternate judges, election day clerks, early voting ballot board, receiving substation clerks, or any other key election personnel, the Participating Entity shall provide emergency personnel in these positions.
- (C) The Election Officer shall notify each of the election judges and alternates of their appointment and the eligibility requirements that pertain to them and to the selection of Election Day clerks. Included in this notification will be the number of clerks that each precinct should have in addition to the election judge and alternate judge. The election judges and/or the alternates are responsible for recruiting and supervising their clerks.

- (D) All election workers must agree to attend training sessions as determined by the Election Officer. Costs for these training sessions and compensation for attendees will be included as part of the election services costs.
- (E) During any election and any subsequent runoff election that involves entities in addition to the Participating Entity, the Election Officer will work with all parties to find a plan that can be agreed upon regarding the designation of polling places. If agreement cannot be reached, the Election Officer will resolve the differences. In all cases, the Election Officer has sole discretion to determine whether polling place changes are necessary.

SECTION 5. PAYMENTS FOR ELECTION SERVICES

- (A) Costs and payments for the use of voting equipment are addressed separately in Section 6 of this Agreement.
- (B) Requests for Election Services. For each election the Participating Entity desires the Election Officer to conduct, the Participating Entity must submit a written request to the Election Officer that describes the general nature of the election and specifies the date of the election.
- (C) Cancellations. On or before 11:59 p.m. on the 68th day before an election for which the Participating Entity has requested election services, the Participating Entity shall notify the Election Officer as to whether the Participating Entity anticipates the cancellation of its election, and on or before 11:59 p.m. on the 60th day before the election the Participating Entity shall notify the Election Officer as to whether the Participating Entity will cancel that election. If the Election Officer receives written notice from the Participating Entity on or before 11:59 p.m. of the 60th day before an election that the Participating Entity's election will be cancelled in accordance with Subchapters C and D of Texas Election Code Chapter 2, the Contracting Officer shall only be entitled to receive the actual expenses incurred before the date of cancellation in connection with the election and an administrative fee of \$100.
- (D) Notice, Cost Estimate, Initial Invoicing, and Initial Payment.
 - (1) Notwithstanding the provisions in Section 9(B), the County and the Participating Entity agree that notice under Section 5 can be provided via email. The following email address will be used for email communications to or from the County pursuant to Section 5: elections@traviscountytexas.gov, with a copy to ElectionEntities@traviscountytexas.gov. The Participating Entity has designated [Leana Mann, Chief Appraiser](#), as the Participating Entity's representative for sending and receiving email communications under

Section 5, and the Participating Entity designates the following email address as the Participating Entity's email address for sending and receiving email communications pursuant to Section 5: Lmann@tcadcentral.org.

- (2) Initial Cost Estimate. On or before the 60th day before an election for which the Participating Entity has requested election services, the Election Officer will mail and/or email the Participating Entity a cost estimate for conducting the election. The cost estimate will include an administrative fee that is equal to 10% of the total estimated cost of conducting the Participating Entity's election, excluding the costs of voting equipment. In the event of a joint election, the cost estimate will reflect that election costs will be divided on a pro rata basis among all entities involved in the election in the manner set forth in this Section 5. The proportional cost for the Election Officer to conduct each participating entity's election will be calculated by dividing the number of registered voters in the territorial jurisdiction of each participating entity by the total number of registered voters for all of the participating entities involved in the joint election and multiplying that quotient by the total cost of the election. The product of these numbers is the pro rata cost share for each participating entity. The Participating Entity acknowledges and understands that if any other participating entity listed in the cost estimate cancels its election, each remaining participating entity's pro rata cost (including the Participating Entity's pro rata cost share) will result in a proportionate cost increase.
- (3) Initial Invoice and Initial Payment. Along with the initial cost estimate, the Election Officer will also include an initial invoice for the Participating Entity to pay 60% of the initial cost estimate. The Participating Entity must pay the County the amount specified in each invoice no later than 30 days after the Participating Entity's receipt of the invoice.
- (4) Runoff Elections. For each runoff election the Participating Entity has requested that the Election Officer conduct, the Participating Entity must make a payment equal to 60% of the projected costs for the runoff election no later than three business days after receiving that cost estimate from the Election Officer. The projected share of election costs will include an administrative fee that is equal to 10% of the total estimated cost of conducting the Participating Entity's runoff election, excluding the costs of voting equipment.
- (5) Each party may change its respective email addresses for email communications under this Section 5, without the need to amend this

Agreement, by sending notice to the other party in accordance with Section 9(B).

- (F) Final Accounting and Final Invoice. The County will send the Participating Entity a final invoice of election expenses not later than 90 days after an election unless the Election Officer notifies the Participating Entity during that 90-day period following the election that the Election Officer requires additional time to send a final invoice to the Participating Entity. The final invoice will include a listing of additional costs incurred at the Participating Entity's behalf and specify the total payment due from the Participating Entity for any unpaid portion of the Participating Entity's costs.
- (1) Within 30 days after receipt of an election cost invoice setting forth the Election Officer's actual contract expenses and charges incurred in the conduct of the election, the Participating Entity shall pay the Election Officer the balance due on each final invoice no later than 30 days after the Participating Entity's receipt of that invoice.
 - (2) A refund may be due from the County to the Participating Entity if the final costs are lower than the amount already paid by the Participating Entity or if, at the end of the calendar year, the County Auditor's Office makes adjustments to the election workers' payroll and the amount already paid by the Participating Entity for election worker payroll costs exceeds the payroll amounts calculated by the County Auditor's Office.
- (G) The Participating Entity shall promptly review an election invoice and any supporting documentation when received from the County. The Participating Entity may audit, during the County's normal business hours, relevant County election or accounting records upon reasonable notice to the County. The Participating Entity shall pay the entire final invoice or the undisputed portion of the final invoice not later than the 30th day after receiving the invoice. Failure by the Participating Entity to timely pay an invoice in full may impact the Election Officer's participation in future elections with the Participating Entity.

SECTION 6. PAYMENTS FOR USE OF VOTING EQUIPMENT

- (A) The Election Officer shall conduct elections using a voting system certified by the Secretary of State in accordance with the Texas Election Code and that has been approved for use by the Travis County Commissioners Court unless otherwise agreed upon by the Participating Entity, the Travis County Clerk, and the Travis County Commissioners Court.

- (B) The Participating Entity shall make payments to Travis County as consideration for the use of the County's voting equipment.
 - (1) For each election the Election Officer conducts for the Participating Entity after January 1, 2026, through January 1, 2027, the Participating Entity shall pay (a) the sum of 5% of the cost of the electronic voting system equipment installed at a polling place and 5% for each unit of other electronic equipment used by the Travis County Clerk's Office to conduct the election or provide election services, if the sum is greater than \$100.00, and (b) \$100.00 if the sum described in (a) is \$100.00 or less.
 - (2) In this Agreement "other electronic equipment" includes ballot marking devices, ballot scanners, ballot printers, ballot tabulators, electronic pollbooks, and ballot programming software.
- (C) Payment by the Participating Entity to the County for voting equipment is due no later than 30 days after the Participating Entity's receipt of an invoice from the County.
- (D) If the County acquires additional equipment, different voting equipment, or upgrades to existing equipment during the term of this Agreement, the charge for the use of the equipment may be renegotiated.

SECTION 7. ADDITIONAL EARLY VOTING LOCATIONS

- (A) All of the Participating Entity's voters within Travis County will have access to all the Travis County Early Voting sites in each election at no additional cost.
- (B) If the Participating Entity desires to have one or more early voting sites that are in addition to those sites the Election Officer has already selected for a specific election, the Participating Entity must submit the request to the Election Officer no later than 60 days before the election. The Election Officer will work with the Participating Entity to explore whether adding the location is appropriate for that election. Notwithstanding any provision to the contrary, the Election Officer has sole discretion to determine whether to provide any additional early voting sites requested by the Participating Entity.
- (C) If the Election Officer agrees that adding a proposed location is appropriate for that election, the Election Officer will thereafter provide a written estimate to the Participating Entity that sets forth the estimated cost for providing the additional early voting location(s) and the deadline by which the cost estimate must be paid. The Participating Entity will be responsible for the full cost of the additional site(s) that is being requested. If after receiving the cost estimate, the Participating Entity desires to move forward with having the additional early voting location(s), the

Participating Entity will notify the Election Officer and include payment of the cost estimate with the Participating Entity's notice to the Election Officer no later than the deadline specified in the Election Officer's cost estimate.

SECTION 8. COMMUNICATIONS

- (A) The Participating Entity and the Election Officer shall each designate a member of their staff to serve as the primary contact for the respective offices under this Agreement and provide the name and contact information for that individual to the other party. Each party may change their designated staff members by sending notice to the other party without the further need to amend this Agreement.
- (B) Throughout the term of this Agreement, the Participating Entity and the County will engage in ongoing communications on issues related to Participating Entity elections, the use of County's voting equipment, and the delivery of services under this Agreement and, when necessary, the County Clerk, Elections Division staff members, and other election workers shall meet with the Participating Entity to discuss and resolve any problems which might arise under this Agreement.
- (C) The Election Officer shall be the main point of media contact for election information related to election administration. The Participating Entity designates [Cynthia Martinez, Chief Strategy Officer](#), to serve as the main point of contact for media inquiries related to the content of the Participating Entity's ballot or candidates.

SECTION 9. MISCELLANEOUS PROVISIONS

- (A) Amendment/Modification. Except as otherwise provided, this Agreement may not be amended, modified, or changed in any respect whatsoever, except by a further Agreement in writing and duly executed by the parties hereto. No official, representative, agent, or employee of the County has any authority to modify this Agreement except pursuant to such expressed authorization as may be granted by the Commissioners Court of Travis County, Texas. No official, representative, agent, or employee of the Participating Entity has any authority to modify this Agreement except pursuant to such expressed authorization as may be granted by the governing body of the Participating Entity. Dyana Limon-Mercado, Travis County Clerk (or her successor), may propose necessary amendments or modifications to this Agreement in writing in order to conduct a joint election smoothly and efficiently, except that any such proposals must be approved by the Commissioners Court of the County and the governing body of the Participating Entity.
- (B) Notice. Unless otherwise provided herein, any notice to be given hereunder by any party to the other shall be in writing and may be affected by personal delivery, by

certified mail, or by common carrier. Notice to a party shall be addressed as follows:

Travis Central Appraisal District
Attn: Leana Mann, Chief Appraiser
PO Box 149012
Austin, Texas 78714

TRAVIS COUNTY
Honorable Dyana Limon-Mercado, Travis County Clerk (or her successor)
1000 Guadalupe Street, Room 222
Austin, Texas 78701

Cc: Honorable Delia Garza, Travis County Attorney (or her successor)
314 West 11th Street, 5th Floor
Austin, Texas 78701

Notice by hand-delivery is deemed effective immediately, notice by certified mail is deemed effective three days after deposit with a U.S. Postal Office or in a U.S. Mail Box, and notice by a common carrier, is deemed effective upon receipt. Each party may change the address for notice to it by giving notice of such change in accordance with the provisions of this Section. When notices by email are permitted by this Agreement, (1) the notice is deemed effective upon the day it is sent if the email is received before 5:00 p.m. on a business day; (2) the notice is deemed effective on the first business day after the email was received if the email was received after 5:00 p.m. on a business day or anytime on a Saturday or Sunday. In this Agreement, "business day" means any weekday that is not a holiday designated by the Travis County Commissioners Court.

- (C) Force Majeure. In the event that the performance by the County of any of its obligations or undertakings hereunder shall be interrupted or delayed by any occurrence not occasioned by its own conduct, whether such occurrence be an act of God or the result of war, riot, civil commotion, sovereign conduct, or the act or condition of any persons not a party hereto or in privity thereof, then it shall be excused from such performance for such period of time as is reasonably necessary after such occurrence to remedy the effects thereof.
- (D) Venue and Choice of Law. The Participating Entity agrees that venue for any dispute arising under this Agreement will lie in the appropriate courts of Austin, Travis County, Texas. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and the United States of America.

- (E) Entire Agreement. This Agreement contains the entire agreement of the parties relating to the rights herein granted and the obligations herein assumed and also supersedes all prior agreements, including prior election services contracts and prior agreements to conduct joint elections. Any prior agreements, promises, negotiations, or representations not expressly contained in this Agreement are of no force or effect. Any oral representations or modifications concerning this Agreement shall be of no force or effect, excepting a subsequent modification in writing as provided herein.
- (F) Severability. If any provision of this Agreement is found to be invalid, illegal or unenforceable by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect the remaining provisions of this Agreement. Parties to this Agreement shall perform their obligations under this Agreement in accordance with the intent of the parties to this Agreement as expressed in the terms and provisions of this Agreement.
- (G) Breach. In the event that Participating Entity or County breaches any of its obligations under this Agreement, the non-breaching party shall be entitled to pursue any and all rights and remedies allowed by law.
- (H) Payments from Current Revenues. Payments made by the Participating Entity in meeting its obligations under this Agreement shall be made from current revenue funds available to the governing body of the Participating Entity. Payments made by the County in meeting its obligations under this Agreement shall be made from current budget or revenue available to the County.
- (I) Other Instruments. The County and the Participating Entity agree that they will execute other and further instruments, or any documents as may become necessary or convenient to effectuate and carry out the purposes of this Agreement.
- (J) Third Party Beneficiaries. Except as otherwise provided herein, nothing in this Agreement, expressed or implied, is intended to confer upon any person, other than the parties hereto, any benefits, rights or remedies under or by reason of this Agreement.
- (K) Joint Election Agreements. The County and the Participating Entity expressly understand and acknowledge that each may enter into other joint election agreements with other jurisdictions, to be held on Election Day and at common polling places covered by this Agreement.
- (L) Mediation. When mediation is acceptable to both parties in resolving a dispute arising under this Agreement, the parties agree to use a mutually agreed upon

mediator, or a person appointed by a court of competent jurisdiction, for mediation as described in Section 154.023 of the Texas Civil Practice and Remedies Code. Unless both parties are satisfied with the result of the mediation, the mediation will not constitute a final and binding resolution of the dispute. All communications within the scope of the mediation shall remain confidential as described in Section 154.053 of the Texas Civil Practice and Remedies Code unless both parties agree, in writing, to waive the confidentiality. Notwithstanding the foregoing, the parties intend to fully comply with the Texas Open Meetings Act and the Texas Public Information Act whenever applicable. The term “confidential” as used in this Agreement has the same meaning as defined and construed under the Texas Public Information Act and the Texas Open Meetings Act.

- (M) Addresses for Payments. Payments made to the County, or the Participating Entity under this Agreement shall be addressed to following respective addresses:

Travis County Clerk – Elections Division
P.O. Box 149325
Austin, Texas 78714

Travis Central Appraisal District
Attn: Leana Mann, Chief Appraiser
PO Box 149012
Austin, Texas 78714

- (N) Effective Date. This Agreement is effective upon execution by both parties and remains in effect until either party terminates this agreement for any reason upon providing 60 days written notice to the other party.
- (O) Reference of Time. All times referenced in this Agreement are to Central Time, and in all instances, the time-stamp clock used by the Travis County Clerk’s Office at 5501 Airport Boulevard in Austin, Texas is the official clock for determining the correct time.
- (P) Signatures. The individuals below have been authorized to sign this Agreement.

IN TESTIMONY WHEREOF, the parties hereto have executed this Agreement in multiple copies, each of equal dignity, and this Agreement takes effect on the date it is fully executed by the Participation Entity, the Travis County Judge (on behalf of the Travis County Commissioners Court), and the Travis County Clerk.

[Signatures on following page]

TRAVIS CENTRAL APPRAISAL DISTRICT

BY: _____
Leana Mann
Chief Appraiser

DATE: _____

TRAVIS COUNTY

BY: _____
Dyana Limon-Mercado (or her successor)
County Clerk

DATE: _____

Election Services Agreement

JOINT ELECTION AGREEMENT FOR NOVEMBER 3, 2026 ELECTIONS

Recitals

1. Travis County (the “County”) will be conducting general and special elections for the participating entities (each, a “Participating Entity,” and together, the “Participating Entities”) listed in Exhibit A, which is attached to and incorporated into this agreement, on November 3, 2026. Each Participating Entity requires elections to be held on November 3, 2026 in those portions the Participating Entity’s territory that are located in Travis County.
2. Under Texas Election Code Section 271.002, political subdivisions of the State of Texas are authorized to hold elections jointly in voting precincts that can be served by common polling places if elections are ordered by the authorities of two or more political subdivisions to be held on the same day in all or part of the same territory.
3. Texas Government Code Chapter 791 authorizes local governments to contract with one another and with state agencies for various governmental functions, including those in which the contracting parties are mutually interested.
4. It would benefit the County, the Participating Entities, and their respective citizens and voters to hold the elections jointly in the election precincts that common polling places can serve.

Pursuant to Texas Election Code Sections 271.002 and 271.003 and Texas Government Code Chapter 791, this Joint Election Agreement is entered into by and between Travis County, a political subdivision of the State of Texas acting by and through the Travis County Commissioners Court, and the Participating Entities, each acting by and through their respective governing bodies.

I. Scope of Joint Election Agreement

This agreement covers conducting the November 3, 2026 General and Special Elections for the Participating Entities. The Participating Entities will hold these elections on November 3, 2026 (“Election Day”) jointly for the Participating Entities’ voters who reside in Travis County. This agreement also covers any General and Special Election runoffs, if necessary.

II. Election Officer

The Participating Entities hereby appoint the Travis County Clerk, the election officer for Travis County, as the election officer to perform or supervise the County’s duties and responsibilities involved in conducting the joint election covered by this agreement.

III. Early Voting

Each of the Participating Entities agrees to conduct its early voting jointly. Each of the Participating Entities appoints the Travis County Clerk, the early voting clerk for Travis County, as the early voting clerk for the joint election. Early voting for the Participating Entities will be conducted at the dates, times, and locations as selected by the Election Officer and authorized and ordered by the governing body of each Participating Entity.

A. County Responsibilities

1. The County will provide to the governing body of each Participating Entity a list of locations, times, and dates of early voting polling places suitable for consideration and adoption by the governing body, in accordance with Texas Election Code chapter 85. The Election Officer will designate and confirm all Election Day polling place locations.
2. The Travis County Clerk, as the early voting clerk, will be responsible for conducting early voting by mail and by personal appearance for all Travis County voters voting in the joint election. The Travis County Clerk will receive from each Participating Entity's regular early voting clerk applications for early voting ballots to be voted by mail, under Texas Election Code Title 7. The Travis County Clerk will send early voting ballots by mail and receive early voting ballots for early voting by mail. The Travis County Clerk may appoint such deputy early voting clerks as necessary to assist the Travis County Clerk with voting to take place at the early voting locations.
3. The County will determine the number of election workers to hire to conduct early voting in the joint election. The Travis County Clerk will arrange or contract for training for all election workers and will assign all election workers employed for early voting in the joint election. The training of these election workers is mandatory; these individuals will be compensated for their time in training. The County will provide a training facility for election classes to train election workers employed in conducting early voting, including early voting by personal appearance at main and temporary branch early voting polling places, early voting by mail, and other aspects of the early voting program for the joint election. The County will name early voting deputies and clerks employed to conduct early voting.
4. The County will provide and deliver all supplies and equipment necessary to conduct early voting for the joint election, including ballots, election forms, any necessary ramps, utility hook-ups, signs, registration lists and ballot boxes, to early voting polling places. The County will designate and confirm all early voting polling place locations.
5. The County will be responsible for preparing and transporting the electronic voting equipment necessary to conduct early voting. The County will perform all tests of voting equipment as required, including posting notice of equipment testing.

6. Under Election Code sections 66.058 and 271.010, the Participating Entities appoint the Travis County Clerk as the joint custodian of records for the sole purpose of preserving all voted ballots securely in a locked room in the locked ballot boxes for the preservation period that the Election Code requires.
7. The County will receive ballot language in both English and Spanish from each Participating Entity and format the ballots as needed to include these languages. The County will provide each Participating Entity with a final proof of ballot language for approval before printing the ballots. Upon final proof approval, ballots will be printed in an expedited timeframe so as to allow ballot allocations for the ballot mail outs for the Early Voting by Mail Program.
8. A single joint voter sign-in process consisting of a common list of registered voters, and common signature rosters will be used for early voting. A single, combined ballot and any number of ballot boxes required for each election site, as determined by the County, will be used. The County will use an electronic voting system, as defined and described in Texas Election Code Title 8, and agrees to use ballots that are compatible with such equipment.
9. The County will be responsible for facilitating the appointment and operation of the Early Voting Ballot Board. The County will designate a person to serve as the presiding judge for the Early Voting Ballot Board and will provide that information to the governing body of each Participating Entity for entry of an order by that authority appointing this official. The presiding judge for the Early Voting Ballot Board is eligible to serve in this capacity. The presiding judge for the Early Voting Ballot Board will appoint two or more election clerks, and the judge and clerks will comprise the Early Voting Ballot Board and will count and return early voting ballots and perform other duties the Election Code requires of it. This provision applies only in elections that are also countywide elections. In elections that are not also countywide elections, the Participating Entity will be responsible in making the presiding judge and the alternate presiding judge appointment. The Participating Entity will be responsible for these appointments unless the Participating Entity expressly grants to the County that authority. If the Participating Entity does not make the appointments within 45 days of the election, then the County will make those appointments.
10. The County will be responsible for facilitating the appointment and operation of the Signature Verification Committee, if needed. The early voting clerk will issue a written order creating the committee if the early voting clerk determines that a signature verification committee should be appointed or if the clerk receives a petition signed by at least 15 registered voters for the creation of the committee. The early voting clerk will determine the number of members on the committee, providing for a minimum of five (the committee chair and four members), and they will comprise the Signature Verification Committee. The Signature Verification Committee will meet

prior to election day to compare signatures on the applications for ballot by mail to the corresponding carrier envelopes and perform other duties the Election Code requires of it. This provision applies only in elections that are also countywide elections.

In elections that are not also countywide elections, the Participating Entity will be responsible in making these appointments. Not later than the fifth day after the date the early voting clerk issues the order calling for the appointment of a signature verification committee, or not later than October 15 for a committee required on the written request by at least 15 registered voters of the county in the general election for state and county officers, the Participating Entity will be responsible for appointing the members unless the Participating Entity expressly grants to the County that authority. If the Participating Entity does not appoint the members of the Committee by the above deadline, then the County will make those appointments.

B. Participating Entities' Responsibilities

1. Each Participating Entity will appoint a qualified person to serve as the regular early voting clerk for the Participating Entity. The regular early voting clerk for each respective Participating Entity will receive requests for applications for early voting ballots to be voted by mail and will forward in a timely manner, as prescribed by law, any and all applications for early voting ballots to be voted by mail, received in the Entity's office, to the Travis County Clerk.
2. Each Participating Entity will appoint a qualified person to act as custodian of records for the Participating Entity to perform the duties imposed by the Election Code on the custodian of records for its respective entity.
3. Each Participating Entity will provide ballot language for the respective portion of the official ballot to the County in both English and Spanish. The Participating Entity must make any additions, modifications, deletions, or other changes to such ballot contents or language before the Participating Entity's final proof approval. The County will provide the Participating Entity with a final proof of ballot language, as it is to appear on the ballot, for final proof approval. Upon final proof approval, the ballot will be programmed for the voting equipment in an expedited timeframe so as to allow ballot allocations for the printed ballot mail outs for the Early Voting by Mail Program.

IV. Election Day

A. County Responsibilities

1. The County will designate and confirm all Election Day polling place locations for the joint election and will forward such information to the Participating Entities in a timely fashion to allow the governing body of the

respective Participating Entities to enter orders designating such polling places.

2. The County will designate the presiding election judge and the alternate presiding election judge to administer the election in the precinct in which a common polling place is to be used and will forward such information to the Participating Entities to allow the governing bodies of the respective Participating Entities to enter appropriate orders designating such officials before the election. The presiding election judge and alternate presiding election judge must be qualified voters of the Travis County election precinct in which the joint election is held. The presiding election judge for the precinct in which a common polling place is used may appoint election clerks as necessary to assist the judge in conducting the election at the precinct polling place. The alternate presiding election judge may be appointed as a clerk. The alternate presiding election judge may serve as the presiding election judge for the precinct in the presiding election judge's absence. Election judges and clerks will be compensated at the rate established by the County. The Texas Election Code and other applicable laws will determine compensable hours.
3. One set of election officials will preside over the election in the precinct using a common polling place. There will be a single joint voter sign-in process consisting of a common list of registered voters and common signature rosters in the precinct using a common polling place. A single, combined ballot and any number of ballot boxes required for each election site, as determined by the County, will be used. The officer designated by law to be the custodian of the voted ballots for the County will be custodian of all materials used in common in the precinct using a common polling place. The County will use an electronic voting system, as defined and described by Texas Election Code Title 8, and agrees to use ballots that are compatible with such equipment.
4. The County will arrange for training and will provide the instructors, manuals and other training materials deemed necessary for training all judges and clerks. Training for election judges and alternate judges is mandatory, and these individuals will be compensated for their time in training.
5. The County will arrange for election-day voter registration precinct lists for the joint election. The County will determine the amount of election supplies needed for Election Day voting.
6. The County, by and through the County Clerk's Elections Division, and Administrative Operations, will be responsible for preparing and transporting voting equipment and election-day supplies for use on Election Day.
7. The County, by and through the County Voter Registrar, will provide the list of registered voters as needed in the overlapping jurisdictions identified in

the attached exhibits, with designation of registered voters in each Participating Entity, for use at the joint election day polling place on Election Day.

8. The common polling place is designated as the polling place that the County uses. At the common polling place, any number of ballot boxes required for each election site, as determined by the County, will be used for depositing all ballots cast in the joint election. At this polling place, one voter registration list and one combination poll list and signature roster form will be kept for the joint election. The final returns for each Participating Entity and the County will be canvassed separately by each respective Participating Entity. The Travis County Clerk will maintain a return center on Election Day for the purpose of receiving returns from the County. The Travis County Clerk will provide unofficial election results to the qualified individual appointed by each Participating Entity.
9. On Election Day, the Travis County Clerk or the clerk's Elections Division will field all questions from election judges.
10. The County will make available translators capable of speaking English and Spanish to assist Spanish-speaking voters in understanding and participating in the election process in the territory covered by this agreement.

B. Participating Entities' Responsibilities

1. Before Election Day, each Participating Entity will answer questions from the public with respect to the Participating Entity's election during regular office hours of 8:00 a.m. – 5:00 p.m.
2. Each Participating Entity shall keep their office open for election duties for at least 3 hours per day, during regular office hours, on regular business days beginning no later than the 50th day before the date of each general election or by the 3rd day after the date a special election is ordered and ending no earlier than the 40th day after election day.
3. The custodian of records for each Participating Entity will receive returns from the Travis County Clerk on Election Day.

V. Election Night

A. County Responsibilities

1. The County will be responsible for all activities on election night, including setting up a central counting station, coordinating and supervising the results tabulation, coordinating and supervising the physical layout of the

support stations that are the joint election's receiving substations, and coordinating and managing election media coverage.

2. The County is responsible for coordinating the transport of voted ballot boxes to the central counting station.
3. The County will appoint the presiding judge and alternate presiding judge of the central counting station to maintain order at the central counting station, to administer oaths as necessary, to receive sealed ballot boxes, and to perform such other duties that the Texas Election Code requires, and will forward such information to each Participating Entity in a timely fashion to allow the governing body of each Participating Entity to enter appropriate orders designating such election officials before the election. The presiding judge of the central counting station may appoint clerks to serve at the central counting station. In addition, the County will appoint a tabulation supervisor to be in charge of operating the automatic tabulating equipment at the central counting station; an individual to serve as central counting station manager; and an assistant counting station manager to be in charge of administering the central counting station and generally supervising the personnel working at the central counting station. The County will forward such information to each Participating Entity in a timely fashion to allow the governing body of each Participating Entity to enter appropriate orders designating such election officials before the election. This provision applies only in elections that are also countywide elections.

In elections that are not also countywide elections, the Participating Entity will be responsible in making these appointments. The Participating Entity will be responsible for all appointments unless the Participating Entity expressly grants to the County that authority. If the Participating Entity does not make the appointments within 45 days of the election, then the County will make those appointments.

4. The County will provide the Participating Entities with reasonable space in a public area adjacent to the central counting station at which each Participating Entity may have representatives or other interested persons present during the counting process.

B. Participating Entities' Responsibilities

Other than receiving returns from the Travis County Clerk, the Participating Entities have no role or responsibility on the night of the election.

VI. County Resources

- A. The County will provide the Elections Division permanent staff and offices to administer the joint election, under the Travis County Clerk's direction.

- B. For early voting, the County will provide a locked and secure area in which voted ballot boxes will be stored until the Early Voting Ballot Board convenes. The County, by and through Administrative Operations, will be responsible for transporting the ballot boxes to the central counting station for the Early Voting Ballot Board.
- C. The County will be responsible for providing and maintaining voting equipment and testing any voting equipment as required by the Texas Election Code.
- D. The County will process the payroll for all temporary staff hired to conduct the joint election. The payroll processing includes statutory reporting and providing W-2 forms where applicable.
- E. The County will conduct early voting as indicated in this agreement.

VII. Joint Election Costs; Payment

- A. Concurrently with its submittal of an executed copy of this agreement each Participating Entity must also submit payment via check or ACH, in the amount equal to the deposit identified for that Participating Entity in the Cost Estimate attached as Exhibit B, which is also incorporated into this agreement. The County is under no obligation to conduct a Participating Entity's elections until the County receives that Participating Entity's payment of Cost Estimate. All checks must be made payable to Travis County. This deposit represents approximately 60% of the costs of the Participating Entity's share of the estimated election costs, or \$100, whichever amount is greater. The County will submit an invoice to each Participating Entity for the balance of the Participating Entity's actual joint election expenses upon the election's completion. Joint-election expenses include expenses for facilities, personnel, supplies, and training that the County actually incurs for establishing and operating all early voting and election-day activities at the polling place in the joint election territory as well as activities related to tabulating votes, all as reflected on the Cost Estimate. Each Participating Entity will pay the total amount of its invoice no later than 30 days of receiving it.
- B. In the event of a recount, the expense of the recount will be borne by the Participating Entity involved in the recount on a pro-rata basis.
- C. In the event a Participating Entity cancels its respective election because of unopposed candidates under Texas Election Code Title 1, the Participating Entity will be responsible for its respective share of election expenses incurred through the date that the election is canceled as allocated to the cancelling entity based on the formula in the Cost Estimate, adjusted for the actual expenses incurred by the County through the date of the cancellation. If a Participating Entity cancels its election, the County will recalculate the allocation percentages among the remaining Participating Entities according to the formula used in the Cost Estimate.

- D. In the event there are any expenses associated with processing a ballot arising from a write-in candidate, the Participating Entity that received the declaration will bear the expenses.
- E. If the Participating Entity desires to establish an early voting polling place, other than those sites the Election Officer has already selected, the Participating Entity must submit the request to the Election Officer no later than 60 days before the election. The Election Officer will work with the Participating Entity to explore whether adding the location is appropriate for that election. Notwithstanding any provision to the contrary, the Election Officer has sole discretion to determine whether to provide any additional early voting sites requested by the Participating Entity.

If the Election Officer agrees that adding a proposed location is appropriate for that election, the Election Officer will thereafter provide a written estimate to the Participating Entity that sets forth the estimated cost for providing the additional early voting location(s) and the deadline by which the cost estimate must be paid, as set forth in Exhibit B. The Participating Entity will be responsible for the full cost of the additional site(s) that is being requested. If after receiving the cost estimate, the Participating Entity desires to move forward with having the additional early voting location(s), the Participating Entity will notify the Election Officer and include payment of the cost estimate with the Participating Entity's notice to the Election Officer no later than the deadline specified in the Election Officer's cost estimate.

VIII. General Provisions

A. Legal Notices

Each of the Participating Entities will be individually responsible for preparing the election orders, resolutions, notices, and other pertinent documents for adoption or execution by its own respective governing board and for all related expenses. The Travis County Clerk will provide each Participating Entity information on changes affecting the Participating Entity's election, such as polling place changes and changes in voting equipment, when such changes are confirmed, verified, or otherwise become known to the clerk's office. Each of the Participating Entities will be individually responsible for posting or publishing election notices and for all related expenses. Each of the Participating Entities further will be individually responsible for election expenses incurred in relation to any polling place that is not a common polling place as designated in this agreement.

B. Communication

Throughout this agreement's term, the Travis County Clerk or the clerk's employee will meet as necessary with the designated representative of each Participating Entity to discuss and resolve any problems that might arise regarding the joint election.

C. Custodian

The Travis County Clerk will serve as the custodian of the keys to the ballot boxes for voted ballots in the joint election.

D. Effective Date

This agreement takes effect upon its complete execution by all Participating Entities and the County. The obligation of each Participating Entity to the County under this agreement will not end until that Participating Entity pays the County its share of the joint election costs.

IX. Miscellaneous Provisions

A. Amendment/Modification of Exhibits A and B

1. The Participating Entities acknowledge and agree that Exhibit A and Exhibit B may be amended to add or remove entities wishing to participate or cease participating in the agreement. The Participating Entities agree to future amendments of Exhibit A and Exhibit B and authorize the County to enter into such amendments without the Participating Entities' having to sign the future amendments. The County agrees to notify all Participating Entities of any amendments to Exhibit A and Exhibit B.
2. Except as otherwise provided, this Agreement may not be amended in any respect whatsoever except by a further agreement in writing, duly executed by the parties to this agreement. No official, representative, agent, or employee of the County has any authority to modify this Agreement except by express authorization from the Travis County Commissioners Court. No official, representative, agent, or employee of any Participating Entity has any authority to modify this agreement except by express authorization from the governing body of the respective Participating Entity. The Travis County Clerk may propose necessary amendments to this agreement in writing in order to conduct the joint election smoothly and efficiently, except that any such proposed amendment must be approved by the Travis County Commissioners Court and the governing body of each respective Participating Entity before the amendment will be effective.

B. Notice

Any notice to be given in this agreement, by any party to the other, must be in writing and delivered personally or by certified mail, return receipt requested, to the proper party at the addresses listed in Exhibit A.

Each party may change the address for notice to it by giving notice of the change under this section's terms.

C. Force Majeure

In the event that the County cannot perform any of its obligations in this agreement or is interrupted or delayed by any occurrence not occasioned by its own conduct, whether it be an act of God, the result of war, riot, civil commotion, sovereign conduct, epidemic, pandemic, or other event declared a disaster (including a disaster declared by the County Judge), or like reason, then the County will be excused from performing for such period of time as is reasonably necessary after such occurrence to remedy its effects.

D. Venue and Choice of Law

The Participating Entities agree that venue for any dispute arising under this agreement will lie in the appropriate courts of Austin, Travis County, Texas. This agreement is governed by and is to be construed under the laws of Texas and the United States of America.

E. Entire Agreement

This agreement contains the parties' entire agreement relating to the rights granted and the obligations assumed in it, and it supersedes all prior agreements, including prior election services contracts relating to each Participating Entity's November 3, 2026 election. Any prior agreements, promises, negotiations, or representations not expressly contained in this agreement are of no force or effect. Any oral representations or modifications concerning this agreement have no force or effect, except a subsequent amendment in writing as this agreement provides.

F. Severability

If any provision of this agreement is found to be invalid, illegal or unenforceable by a court of competent jurisdiction, such invalidity, illegality, or unenforceability will not affect the agreement's remaining provisions; and its parties will perform their obligations under the agreement's surviving terms and provisions.

G. Breach

In the event that any Participating Entity or the County breaches any of its obligations under this agreement, the non-breaching party will be entitled to pursue any and all rights and remedies allowed by law.

H. Payments from Current Revenues

Payments made by the Participating Entities in meeting their obligations under this agreement will be made from current revenue funds available to the governing body of the respective Participating Entity. Payments made by the County in meeting its obligations under this agreement will be made from current revenue funds available to the County.

I. Other Instruments

The Participating Entities agree that they will execute other and further instruments or any documents as may become necessary or convenient to effectuate and carry out this agreement's purposes.

J. Third-Party Beneficiaries

Except as otherwise provided in this agreement, nothing in this agreement, expressed or implied, is intended to confer upon any person, other than the parties to it, any of its benefits, rights, or remedies.

K. Other Joint Election Agreements

The County and the Participating Entities expressly understand and acknowledge that each may enter into other joint election agreements with other political subdivisions, to be held on Election Day and at common polling places covered by this agreement, and that the addition of other political subdivisions as parties to this agreement will require amending Exhibits A and B.

L. Mediation

When mediation is acceptable to both parties in resolving a dispute arising under this agreement, the parties agree to use a mutually agreed upon mediator, or a person appointed by a court of competent jurisdiction, for mediation as described in Texas Civil Practice and Remedies Code section 154.023. Unless both parties are satisfied with the mediation's result, the mediation will not constitute a final and binding resolution to the dispute. All communications within the scope of the mediation will remain confidential as described in section 154.073, unless both parties agree, in writing, to waive the confidentiality. Despite this, the parties intend to fully comply with the Texas Open Meetings Act and the Texas Public Information Act whenever applicable. The term "confidential" as used in this agreement has the same meanings as defined and construed under the Texas Public Information Act and the Texas Open Meetings Act. Notwithstanding any provision to the contrary, nothing in this Agreement requires the County or a Participating Entity to waive any applicable exceptions to disclosure under the Texas Public Information Act.

M. Counterparts

This Agreement may be executed in multiple counterparts, all of which will be deemed originals and with the same effect as if all parties to it had signed the same document. Signatures transmitted electronically by e-mail in a "PDF" format or by DocuSign or similar e-signature service shall have the same force and effect as original signatures. All of such counterparts will be construed together and will constitute one and the same agreement.

TRAVIS COUNTY

BY: _____
Andy Brown
County Judge

Date: _____
Dyana Limon-Mercado
County Clerk

PARTICIPATING ENTITIES

Name of Participating Entity	<u>Travis Central Appraisal District</u>
Address	<u>850 E. Anderson Lane</u>
	<u>Austin, Texas 78752</u>
Name of Authorized Signatory	<u>Leana Mann</u>
Signature	<u></u>
Date signed	<u>July 9, 2026</u>
E-mail address	<u>Lmann@tcadcentral.org</u>

EXHIBIT A *[this list needs to be updated]*

Municipalities

School Districts

MUDs

ESDs

EXHIBIT B

COST ESTIMATE



TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5I: 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 Protest Season
- 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.



Certification Status Report



Total Appeals

226,573



Protest Complete

104,859



Percent Complete by
Accounts

46.28%



Percent Complete by
Value

69.46%



Working Days Until
Certification

7



Current Level of
Certification

71.53%



Projected Level at
Certification

92.89%

Percent Complete

● Protest Count ● Total Value

RES	44.56%	48.77%
COM	70.27%	91.51%
BPP	41.49%	67.93%

Value Totals

337.03bn (71.53%)

134.16bn (28.47%)

● Under Appeal ● Not Under Appeal

Scheduling

● Pending Scheduling ● Scheduled

RES	49,592	65,061
COM	17	4,785
BPP	57	1,862

Resolution Type

15,964 (15.53%)

42,387 (41.24%)

17,373 (16.90%)

27,060 (26.33%)

● Pending Settlement ● Topline ● Informal ● ARB

Filing Statistics

87.44%

Agent Filed
Protest

12.56%

Owner Filed
Protest

53.91%

Electronically
Filed Protest

46.09%

Paper Filed
Protest

Top 5 Agents-Protest Count

Agent Name	Count	% of Total
OWNWELL	67,750	29.90%
FIVE STONE PROPERTY TAX	31,130	13.74%
TEXAS PROTAX	30,619	13.51%
OCONNOR & ASSOCIATES	7,592	3.35%
HOME TAX SHIELD	5,378	2.37%

Top 5 Agents-Protest Value

Agent Name	Initial Value	% of Total
OWNWELL	42.51bn	14.01%
RYAN LLC FKA MORRISON & HEAD LP	38.15bn	12.58%
TEXAS PROTAX	37.99bn	12.53%
FIVE STONE PROPERTY TAX	25.23bn	8.32%
RYAN LLC - AUSTIN COMMERCIAL	21.98bn	7.25%

Last Refreshed: 7/8/2026 8:17 AM



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 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.
- 13 Get to Know Your Veteran Benefits**
Austin VA Clinic
- 20 Better Together Resource Fair**
Austin VA Clinic



TRAVIS CENTRAL APPRAISAL DISTRICT

COMMUNITY OUTREACH

COMMUNITY OUTREACH CALENDAR

JUNE 2026

- 5 TCAD 102 for Real Estate Professionals**
Stanberry Realtors

JULY 2026

- 18 Del Valle Exemption Clinic**
Travis Central Appraisal District

AUGUST 2026

- 6 Pflugerville Exemption Clinic**
Travis Central Appraisal District

- 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

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	3:45 minutes
Average Phone Wait Time	8:00 minutes
Average Exemption Processing Time	50 days

Yes, my inquiry was resolved.	94.1%
I am satisfied with the time it took to resolve my issue.	84.0%
My TCAD representative was professional and courteous.	93.2%



PROTESTS

It was easy to schedule my informal meeting.	79.9%
My appraiser was professional and courteous.	92.8%
My appraiser answered my questions about my property and its value.	83.7%
It was easy to accept my settlement offer.	84.9%



“ [Appraiser] was very nice and informative, explained the process thoroughly and was very patient. ”

“ My appraiser was fabulous! ”

“ This was a great learning experience and I appreciate the appraisers knowledge and willingness to educate me. ”