

# Regular Meeting of the Board of Directors

Thursday, October 9, 2025 11:30 AM

Board Room, 850 East Anderson Lane, Austin, TX 78752

Deborah Cartwright: Present  
Nicole Conley: Present  
Jett Hanna: Present  
John Havenstrite: Present  
Celia Israel: Present  
Dick Lavine: Present  
James Valadez: Present  
"Daniel" Wang: Present  
Blanca Zamora-Garcia: Absent

Members of the board heard from Leana Mann, Chief Appraiser.

Celia Israel: Absent  
"Daniel" Wang: Absent  
"Daniel" Wang: Present  
Celia Israel: Present

## 1. CALL TO ORDER

## 2. ESTABLISHMENT OF A QUORUM

## 3. CITIZENS COMMUNICATION

## 4. CONSENT AGENDA

4.a. APPROVAL OF THE MINUTES OF THE AUGUST 14, 2025  
PUBLIC HEARING, AUGUST 14, 2025 REGULAR MEETING,  
AUGUST 21, 2025 REGULAR MEETING, AND SEPTEMBER  
11, 2025 REGULAR MEETING

4.b. SECTION 25.25B REPORT

4.c. ACCOUNTING STATEMENTS

4.d. BUDGET LINE-ITEM TRANSFERS

4.e. PERSONNEL REPORT

4.f. TAXPAYER LIAISON REPORT

## 5. REGULAR AGENDA

5.a. DISCUSSION AND POSSIBLE ACTION ON APPRAISAL  
REVIEW BOARD CHAIRMAN REPORT

5.b. DISCUSSION ON REPORT FROM APPRAISAL REVIEW  
BOARD COMMITTEE

5.c. DISCUSSION AND POSSIBLE ACTION ON CHIEF  
APPRAISER'S REPORT TO INCLUDE: FIELD WORK,  
COMMUNITY OUTREACH, AND TAXPAYER EXPERIENCE  
SNAPSHOT

5.d. DISCUSSION AND POSSIBLE ACTION ON PURCHASING  
PROFESSIONAL SERVICES SPECIALIZED TAX RECOVERY  
FOR AIRCRAFT APPRAISAL SERVICES

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

5.f. ADJOURNMENT

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Board Secretary

# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
JAMES VALADEZ  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
NICOLE CONLEY  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

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

## TCAD - BOARD OF DIRECTORS MINUTES OF THE AUGUST 14, 2025 MEETING

### 1. Call to order

Meeting called to order by James Valadez at 11:35 a.m. on August 14, 2025.

### 2. Establishment of Quorum

James Valadez, Chairperson	Appointed	Present
Nicole Conley, Secretary	Appointed	Absent
John Havenstrite	Appointed	Present
Debbie Cartwright	Appointed	Present
Blanca Zamora-Garcia	Appointed	Present
Jett Hanna	Elected, Place 1	Present
Shenghao "Daniel" Wang	Elected, Place 2	Present-Late
Dick Lavine	Elected, Place 3	Present
Celia Israel	Travis County Tax Assessor-Collector	Absent

Also present were Russell Ledbetter, Deputy Chief of Operations, Mike Mills, Deputy Chief Appraiser, and Dustin Banks, Sr. Attorney

### 3. Citizens Communication

- Mark Williams
- Judy Gracey

### 4. Consent Agenda

- APPROVAL OF THE MINUTES OF THE JUNE 12, 2025 REGULAR MEETING
- SECTION 25.25B REPORT
- ACCOUNTING STATEMENTS
- BUDGET LINE-ITEM TRANSFERS
- PERSONNEL REPORT

**MOTION:** Approve the Consent Agenda 4a-4d

**RESULT:** PASSED [UNANIMOUS]

**MOVER:** Jett Hanna

**SECONDER:** Dick Lavine

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite

ABSENT: Celia Israel, Shenghao "Daniel" Wang

**MOTION:** Approve the Consent Agenda 4e  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Dick Lavine **SECONDER:** Blanca Zamora-Garcia

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite

ABSENT: Celia Israel, Shenghao "Daniel" Wang

**5A. Discussion and possible action on Taxpayer Liaison Report.**

Members of the board heard from Betty Thompson, Taxpayer Liaison

**RESULT: DISCUSSED**

**5B. Discussion and possible action on Appraisal Review Board Chairman Report.**

Members of the board heard from Barry McBee, Appraisal Review Board Chairman

**RESULT: DISCUSSED**

**5C. Discussion and possible action on removal of Appraisal Review Board Members that have resigned.**

Members of the board heard from Betty Thompson, Taxpayer Liaison

**MOTION:** Move to remove Kimberly Atkins, Faris Bissex, Paula Efferson, Wilfred Navarro and Irv Triegerman, who have formally resigned, from the Appraisal Review Board.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** John Havenstrite **SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Celia Israel

**5D. Discussion and possible action on Fiscal Year 2026 proposed budget.**

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

**MOTION:** Move to adopt the fiscal year 2026 budget as presented with a total budget amount of \$34,160,900, representing a 5.95% increase over the 2025 adopted budget.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Shenghao “Daniel” Wang **SECONDER:** John Havenstrite

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao “Daniel” Wang

ABSENT: Nicole Conley, Celia Israel

**5E. Discussion and possible action to include adoption of Texas County and District Retirement System (TCDRS) retirement plan rate for 2026 plan year.**

**MOTION:** Move to table until our next meeting on Thursday, August 21<sup>st</sup>.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Debbie Cartwright **SECONDER:** Shenghao “Daniel” Wang

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao “Daniel” Wang

ABSENT: Nicole Conley, Celia Israel

**5F. Discussion and possible action on review and adoption of Financial Policy.**

**MOTION:** Move to table until our next meeting on Thursday, August 21<sup>st</sup>.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Debbie Cartwright **SECONDER:** Shenghao “Daniel” Wang

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao “Daniel” Wang

ABSENT: Nicole Conley, Celia Israel

**5G. Discussion and possible action on Chief Appraiser report to include: 2025 protest season, Community Outreach, Taxpayer Experience Snapshot, and Legislative update.**

**MOTION:** Move to table until our next meeting on Thursday, August 21<sup>st</sup>.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Debbie Cartwright **SECONDER:** Shenghao “Daniel” Wang

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Celia Israel

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

**MOTION:** Move to table until our next meeting on Thursday, August 21<sup>st</sup>.

**RESULT:** **PASSED [UNANIMOUS]**

**MOVER:** Debbie Cartwright

**SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Celia Israel

**5I. Discussion and possible action to authorize the Chief Appraiser to appeal the Appraisal Review Board's determination on the Tax Year 2025 protest for Property ID 292257.**

**MOTION:** Move to table until our next meeting on Thursday, August 21<sup>st</sup>.

**RESULT:** **PASSED [UNANIMOUS]**

**MOVER:** Debbie Cartwright

**SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Celia Israel

**6. Adjournment**

**MOTION:** Move to adjourn

**RESULT:** **PASSED [UNANIMOUS]**

**MOVER:** Blanca Zamora-Garcia

**SECONDER:** Debbie Cartwright

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Celia Israel

Respectfully submitted,

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Nicole Conley, Secretary

Approved:

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James Valadez, Chairperson

# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
JAMES VALADEZ  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
NICOLE CONLEY  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

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

## TCAD - BOARD OF DIRECTORS MINUTES OF THE AUGUST 14, 2025 PUBLIC HEARING

### 1. Call to order

Meeting called to order by James Valadez at 11:32 a.m. on August 14, 2025.

### 2. Establishment of Quorum

James Valadez, Chairperson	Appointed	Present
Nicole Conley, Secretary	Appointed	Absent
John Havenstrite	Appointed	Present
Debbie Cartwright	Appointed	Present
Blanca Zamora-Garcia	Appointed	Present
Jett Hanna	Elected, Place 1	Present
Shenghao "Daniel" Wang	Elected, Place 2	Absent
Dick Lavine	Elected, Place 3	Present
Celia Israel	Travis County Tax Assessor-Collector	Absent
James Valadez, Chairperson	Appointed	Present

Also present were Russell Ledbetter, Deputy Chief of Operations, Mike Mills, Deputy Chief Appraiser, and Dustin Banks, Sr. Attorney

### 3. Citizens Communication

No citizens communication.

### 4. Public Hearing on the proposed 2026 Travis Central Appraisal District Budget

- a. Open Public Hearing
- b. Receive public comment on 2026 proposed budget.
- c. Close hearing

RESULT: NOT DISCUSSED – No citizens signed up to discuss the item.

### 6. Adjournment

**MOTION:** Approve to adjourn public hearing at 11:33 a.m.

**RESULT:** APPROVED [UNANIMOUS]

**MOVER:** John Havenstrite

**SECONDER:** Dick Lavine

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite

ABSENT: Celia Israel, Shenghao "Daniel" Wang

Respectfully submitted,

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Nicole Conley, Secretary

Approved:

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James Valadez, Chairperson

# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
JAMES VALADEZ  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
NICOLE CONLEY  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

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

## TCAD - BOARD OF DIRECTORS MINUTES OF THE AUGUST 21, 2025 MEETING

### 1. Call to order

Meeting called to order by James Valadez at 11:31 a.m. on August 21, 2025.

### 2. Establishment of Quorum

James Valadez, Chairperson	Appointed	Present
Nicole Conley, Secretary	Appointed	Present
John Havenstrite	Appointed	Absent
Debbie Cartwright	Appointed	Present
Blanca Zamora-Garcia	Appointed	Absent
Jett Hanna	Elected, Place 1	Present
Shenghao "Daniel" Wang	Elected, Place 2	Present-Late
Dick Lavine	Elected, Place 3	Present
Celia Israel	Travis County Tax Assessor-Collector	Present-Late

Also present were Leana Mann, Chief Appraiser, Dustin Banks, Sr. Attorney, and Karen Evertson

### 3. Citizens Communication

#### 4A. Discussion and possible action to include adoption of Texas County and District Retirement System (TCDRS) retirement plan rate for 2026 plan year.

**MOTION:** Move to adopt the plan year 2026 agreement as presented with a required contribution rate of 10.94%.

**RESULT:** **PASSED [UNANIMOUS]**

**MOVER:** Debbie Cartwright

**SECONDER:** Dick Lavine

**AYES:** James Valadez, Debbie Cartwright, Nicole Conley, Dick Lavine, Jett Hanna

**ABSENT:** Blanca Zamora-Garcia, Celia Israel, John Havenstrite, Shenghao "Daniel" Wang

**4B. Discussion and possible action on review and adoption of Financial Policy.**

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

**MOTION:** Move to adopt the Travis CAD finance policy effective September 1, 2025  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Shenghao “Daniel” Wang **SECONDER:** Nicole Conley

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Celia Israel, Dick Lavine, Jett Hanna, Shenghao “Daniel” Wang

ABSENT: Blanca Zamora-Garcia, John Havenstrite,

**4C. Discussion and possible action on Chief Appraiser report to include: 2025 protest season, Community Outreach, Taxpayer Experience Snapshot, and Legislative update.**

Members of the board heard from Leana Mann, Chief Appraiser

**RESULT:** **DISCUSSED**

**At 11:50 A.M. All THE BOARD moved to executive session; TO DELIBERATE ON ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 et seq [THE TEXAS OPEN MEETING ACT] INCLUDING:**

SEC. 551.071; 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.

**MOTION:** Move to enter Executive Session  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Shenghao “Daniel” Wang **SECONDER:** Dick Lavine

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Celia Israel, Dick Lavine, Jett Hanna, Shenghao “Daniel” Wang

ABSENT: Blanca Zamora-Garcia, John Havenstrite

**4D. Discussion and possible action on litigation and appeals related to pending and anticipated lawsuits.**

**RESULT:** **DISCUSSED IN EXECUTIVE SESSION**

At 1:58 PM, the Board resumed the public session and returned to Item 4E.

**4E. Discussion and possible action to authorize the Chief Appraiser to appeal the Appraisal Review Board's determination on the Tax Year 2025 protest for Property ID 292257.**

**MOTION:** Move that the Board of Directors pass and approve Resolution 20250821-4E, giving the Chief Appraiser written approval to appeal the tax year 2025 ARB's order for Property ID 292257 as discussed in Executive Session.

**RESULT: PASSED**

**MOVER:** Shenghao "Daniel" Wang

**SECONDER:** Celia Israel

AYES: James Valadez, Nicole Conley, Celia Israel, Dick Lavine, Shenghao "Daniel" Wang

NAYS: Debbie Cartwright, Jett Hanna

ABSENT: Blanca Zamora-Garcia, John Havenstrite

**5F. Adjournment**

**MOTION:** Move to adjourn

**RESULT: PASSED [UNANIMOUS]**

**MOVER:** Shenghao "Daniel" Wang

**SECONDER:** Celia Israel

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Celia Israel, Dick Lavine, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Blanca Zamora-Garcia, John Havenstrite

Respectfully submitted,

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Nicole Conley, Secretary

Approved:

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James Valadez, Chairperson

# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
 JAMES VALADEZ  
 CHAIRPERSON  
 DEBORAH CARTWRIGHT  
 VICE CHAIRPERSON  
 NICOLE CONLEY  
 SECRETARY/TREASURER



LEANA MANN  
 CHIEF APPRAISER

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

## TCAD - BOARD OF DIRECTORS MINUTES OF THE SEPTEMBER 11, 2025 MEETING

### 1. Call to order

Meeting called to order by James Valadez at 11:38 a.m. on, September 11, 2025.

### 2. Establishment of Quorum

James Valadez, Chairperson	Appointed	Present
Nicole Conley, Secretary	Appointed	Present
John Havenstrite	Appointed	Present
Debbie Cartwright	Appointed	Present
Blanca Zamora-Garcia	Appointed	Present-Late
Jett Hanna	Elected, Place 1	Present- Late
Shenghao "Daniel" Wang	Elected, Place 2	Present-Late
Dick Lavine	Elected, Place 3	Present
Celia Israel	Travis County Tax Assessor-Collector	Absent

Also present were Leana Mann, Chief Appraiser, and Dustin Banks, Sr. Attorney

### 3. Citizens Communication

### 4. Consent Agenda

- a. APPROVAL OF THE MINUTES OF THE AUGUST 14, 2025 PUBLIC HEARING, AUGUST 14, 2025 REGULAR MEETING, AND AUGUST 21, 2025 REGULAR MEETING
- b. SECTION 25.25B REPORT
- c. ACCOUNTING STATEMENTS
- d. BUDGET LINE-ITEM TRANSFERS
- e. PERSONNEL REPORT

**MOTION:** Approve to pull Consent Agenda 4a until the next scheduled board meeting.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Debbie Cartwright **SECONDER:** Nicole Conley

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Blanca Zamora-Garcia, Celia Israel

**MOTION:** Approve the Consent Agenda items 4b-4e.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** John Havenstrite **SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Blanca Zamora-Garcia, Celia Israel,

**5A. Discussion and possible action on Taxpayer Liaison Report.**

Members of the board heard from Betty Thompson, Taxpayer Liaison

**RESULT: DISCUSSED**

**5B. Discussion and possible action on Appraisal Review Board Chairman Report.**

Members of the board heard from Barry McBee, Appraisal Review Board Chairman

**RESULT: DISCUSSED**

**5C. Discussion and possible action on removal of Appraisal Review Board Members that have resigned.**

Members of the board heard from Betty Thompson, Taxpayer Liaison

**MOTION:** Move to remove Steve Harr and Punit Singh, who have formally resigned, from the Appraisal Review Board.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Nicole Conley **SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Celia Israel

**5D. Discussion on Report from Appraisal Review Board Committee**

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

**RESULT: DISCUSSED**

**5E. Discussion and possible action of the number of Appraisal Review Board Members for 2026.**

Members of the board heard from Leana Mann, Chief Appraiser

**MOTION:** Move to pass Resolution 20250911-5E, Resolution of the Board of Directors of the Travis Central Appraisal District, determining the appropriate number of Appraisal Review Board members for 2026, with an ARB membership of 100 budgeted members, with a total membership not to exceed 125 members.

**RESULT:** **PASSED [UNANIMOUS]**

**MOVER:** Shenghao “Daniel” Wang

**SECONDER:** Dick Lavine

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Blanca Zamora-Garcia, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao “Daniel” Wang

ABSENT: Celia Israel

**5F. Discussion and possible action on modification of ARB per diem rates.**

Members of the board heard from Leana Mann, Chief Appraiser

**MOTION:** Move to adopt the ARB per diem rates as presented, effective for the period ending September 19, 2025.

**RESULT:** **PASSED**

**MOVER:** Shenghao “Daniel” Wang

**SECONDER:** John Havenstrite

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao “Daniel” Wang

NAYS: Blanca Zamora-Garcia

ABSENT: Celia Israel

**5G. Discussion and possible action on Chief Appraiser report to include field work, 2026 Homestead Verification Project, Community Outreach, Taxpayer Experience Snapshot, and Legislative update.**

Members of the board heard from Leana Mann, Chief Appraiser

**RESULT:** **DISCUSSED**

**5H. Discussion and possible action on authorization to purchase homestead verification project subscription through Omnia Cooperative Purchasing Contract No. 2024056-02.**

Members of the board heard from Leana Mann, Chief Appraiser

**MOTION:** Move to authorize the purchase of homestead verification application services with True Roll, using the Omnia Cooperative Purchasing Contract for a term of October 1, 2025 through December 31, 2026, for a total cost of \$187,500.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Debbie Cartwright **SECONDER:** Blanca Zamora-Garcia

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Celia Israel

#### **5I. Discussion and possible action on purchase of Residential Appraisal Subscription through Omnia Cooperative Purchasing Contract No. R240303.**

Members of the board heard from Leana Mann, Chief Appraiser

**MOTION:** Move to authorize the purchase of the Residential Property Appraisal Subscription with C3.ai, using the Omnia Cooperative Purchasing Contract for a term of October 1, 2025 through September 30, 2032, for a total annual cost of \$167,857.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Shenghao "Daniel" Wang **SECONDER:** Debbie Cartwright

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Dick Lavine, Jett Hanna, John Havenstrite, Shenghao "Daniel" Wang

ABSENT: Celia Israel

#### **5J. Discussion and possible action on litigation and appeals related to pending and anticipated lawsuits.**

**RESULT:** **NOT DISCUSSED**

#### **6. Adjournment**

**MOTION:** Move to adjourn  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Shenghao "Daniel" Wang **SECONDER:** Dick Lavine

AYES: James Valadez, Debbie Cartwright, Nicole Conley, Dick Lavine, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Celia Israel

Respectfully submitted,

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Nicole Conley, Secretary

Approved:

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James Valadez, Chairperson

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
359089	2025	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$197,079	\$197,079
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2024	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$195,341	\$195,341
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2023	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$167,627	\$167,627
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2022	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$176,872	\$176,872
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2021	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$169,128	\$169,128
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2020	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$161,506	\$161,506
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2019	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$161,506	\$161,506
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2018	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$131,031	\$131,031
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2017	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$106,956	\$106,956
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2016	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$94,615	\$94,615
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2015	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$106,434	\$106,434
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
359089	2014	COLLIER TRUCKING	IMPS ONLY ON 7.230 ACR ABS 22 SUR 29 TANNEHILL J C	ED BLUESTEIN BLVD, TX 78723	\$113,196	\$113,196
DELETE FOR 2014 - 2025, DOUBLE ASSESS WITH 188581 & 862432						
456627	2025	LI NA	LOT 4 BLK B RIVER PLACE SEC 21	4700 RIVER PLACE BLVD 4, TX 78730	\$1,258,608	\$1,156,621
REMOVED POOL/SPA WAS ADDED IN ERROR IN 2022 PER ZSD 8/26/2025						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
456627	2024	LI NA	LOT 4 BLK B RIVER PLACE SEC 21	4700 RIVER PLACE BLVD 4, TX 78730	\$1,400,204	\$1,260,441
REMOVED POOL/SPA WERE ADDED IN ERROR IN 2022 PER ZSD 8/26/2025						
575644	2022	1322 DITTMAR LLC	ABS 6 SUR 19 CANNON W ACR 2.457	W DITTMAR RD, TX 78745	\$305,027	\$305,027
DELETED INTO NOVEL CONDOMINIUMS FOR 2022						
575644	2023	1322 DITTMAR LLC	ABS 6 SUR 19 CANNON W ACR 2.457	W DITTMAR RD, TX 78745	\$305,027	\$305,027
DELETED INTO NOVEL CONDOMINIUMS FOR 2022						
575644	2024	1322 DITTMAR LLC	ABS 6 SUR 19 CANNON W ACR 2.457	W DITTMAR RD, TX 78745	\$305,027	\$305,027
DELETED INTO NOVEL CONDOMINIUMS FOR 2022						
575644	2025	1322 DITTMAR LLC	ABS 6 SUR 19 CANNON W ACR 2.457	W DITTMAR RD, TX 78745	\$305,027	\$305,027
DELETED INTO NOVEL CONDOMINIUMS FOR 2022						
870910	2019	HERNANDEZ MARIA GUADALUPE	CHATEAU AT ONION CRK MH PARK, SPACE 260, SN1 TXFLW66B03543CG12; SN2 TXFLW66A03543CG12; HUD# RAD1083798; HUD#2 RAD1083799	4646 EDGE CREEK DR 260, TX 78744	\$24,976	\$0
MOBILE HOME REMOVED IN PRIOR ACTION BACK TO 2020, BUT MISSING 2019 YEAR ON REMOVAL OF DUPLICATE ACCOUNT #914307. 7/28/2025 RCJ						
873158	2025	RIVERA CONCEPCION	COMFORT MH PARK, SPACE 47, SN1 12519187; HUD# TEX0469124	7403 E RIVERSIDE DR 47, TX 78741	\$14,106	\$0
MOBILE HOME MOVED TO BASTROP COUNTY, REMOVING 2023, 2024, & 2025. 8/19/2025 RCJ						
873158	2024	RIVERA CONCEPCION	COMFORT MH PARK, SPACE 47, SN1 12519187; HUD# TEX0469124	7403 E RIVERSIDE DR 47, TX 78741	\$14,811	\$0
MOBILE HOME MOVED TO BASTROP COUNTY, REMOVING 2023, 2024, & 2025. 8/19/2025 RCJ						
873158	2023	RIVERA CONCEPCION	COMFORT MH PARK, SPACE 47, SN1 12519187; HUD# TEX0469124	7403 E RIVERSIDE DR 47, TX 78741	\$10,789	\$0
MOBILE HOME MOVED TO BASTROP COUNTY, REMOVING 2023, 2024, & 2025. 8/19/2025 RCJ						
878397	2023	AVILES GABRIEL	PERSONAL PROPERTY MOBILE HOME L#PFS0756076/6077 S#TXFL284A/B19869GH11	12900 JACOBSON RD, TX 78653	\$58,643	\$0
MOBILE SOLD TO NEW OWNERSHIP IN 2017. REMOVING 2022 & 2023 FOR LIEN REMOVAL. 8/26/2025 RCJ						
878397	2022	AVILES GABRIEL	PERSONAL PROPERTY MOBILE HOME L#PFS0756076/6077 S#TXFL284A/B19869GH11	12900 JACOBSON RD, TX 78653	\$60,776	\$0
MOBILE SOLD TO NEW OWNERSHIP IN 2017. REMOVING 2022 & 2023 FOR LIEN REMOVAL. 8/26/2025 RCJ						
878397	2021	AVILES GABRIEL	PERSONAL PROPERTY MOBILE HOME L#PFS0756076/6077 S#TXFL284A/B19869GH11	12900 JACOBSON RD, TX 78653	\$44,242	\$0
REMOVING PERSONAL PROPERTY MOBILE HOME TO REAL PROPERTY #940495. 8/28/2025 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
878397	2020	AVILES GABRIEL	PERSONAL PROPERTY MOBILE HOME S#TXFL284A/B19869GH11 L#PFS0756076/6077	12900 JACOBSON RD, TX 78653	\$44,242	\$0
REMOVING PERSONAL PROPERTY MOBILE HOME TO REAL PROPERTY #264029. 8/28/2025 RCJ						
878397	2019	AVILES GABRIEL	PERSONAL PROPERTY MOBILE HOME S#TXFL284A/B19869GH11 L#PFS0756076/6077	12900 JACOBSON RD, TX 78653	\$44,242	\$0
REMOVING PERSONAL PROPERTY MOBILE HOME TO REAL PROPERTY #264029. 8/28/2025 RCJ						
886949	2025	GALLEGOS ADRIAN MARTINEZ	TRAILS OF OAK HILL MH PARK, SPACE 20, SN# 50301336, HUD# TXS0619177	8212 CEDAR ELM TRL 20, TX 78735	\$9,069	\$0
MOBILE HOME MOVED TO PID#997997 FOR 2025. 9/18/2025 RCJ						
886949	2024	GALLEGOS ADRIAN MARTINEZ	TRAILS OF OAK HILL MH PARK, SPACE 20, SN# 50301336, HUD# TXS0619177	8212 CEDAR ELM TRL 20, TX 78735	\$9,069	\$0
MOHO ON PID 983290 FOR 2024, DOUBLE ASSESSED.						
903949	2023	SOLIS MARIA CONCEPCION	HIGH MEADOWS MH PARK, SPACE 304, SN1 12322802; HUD# PFS0381501	8006 TOPANGA LN 304, TX 78724	\$13,358	\$0
MOBILE HOME MOVED OUT OF PARK IN 2019 PER AERIAL IMAGERY AND STATEMENT OF OWNERSHIP FOR NEWMOBILE HOME AT LOT. 8/28/2025 RCJ						
903949	2022	SOLIS MARIA CONCEPCION	HIGH MEADOWS MH PARK, SPACE 304, SN1 12322802; HUD# PFS0381501	8006 TOPANGA LN 304, TX 78724	\$16,440	\$0
MOBILE HOME MOVED OUT OF PARK IN 2019 PER AERIAL IMAGERY AND STATEMENT OF OWNERSHIP FOR NEWMOBILE HOME AT LOT. 8/28/2025 RCJ						
903949	2021	SOLIS MARIA CONCEPCION	HIGH MEADOWS MH PARK, SPACE 304, SN1 12322802; HUD# PFS0381501	8006 TOPANGA LN 304, TX 78724	\$11,591	\$0
MOBILE HOME MOVED OUT OF PARK IN 2019 PER AERIAL IMAGERY AND STATEMENT OF OWNERSHIP FOR NEW MOBILE HOME AT LOT. 8/28/2025 RCJ						
903949	2020	SOLIS MARIA CONCEPCION	HIGH MEADOWS MH PARK, SPACE 304, SN1 12322802; HUD# PFS0381501	8006 TOPANGA LN 304, TX 78724	\$11,591	\$0
MOBILE HOME MOVED OUT OF PARK IN 2019 PER AERIAL IMAGERY AND STATEMENT OF OWNERSHIP FOR NEW MOBILE HOME AT LOT. 8/28/2025 RCJ						
928289	2025	WEIR COURTNEY	PERSONAL PROPERTY TINY HOME	11411 ANTLER BEND RD, AUSTIN TX 78737	\$43,848	\$0
TINY HOME/PARK MODEL TRAILER/TRAVEL TRAILER ENTERED IN AS PERSONAL PROPERTY MOBILE HOME.						
975779	2024	JUAREZ RAMON & AMELIA GARCIA	PERSONAL PROPERTY MH S# BL2004651TXA/B L# NTA1927852/53	11632 DOYLE OVERTON RD, AUSTIN TX 78719	\$113,743	\$0
MOBILE HOME DUPLICATING PID# 950597, REMOVING FOR 2023-2025. 7/24/2025 RCJ						
975779	2025	JUAREZ RAMON & AMELIA GARCIA	PERSONAL PROPERTY MH S# BL2004651TXA/B L# NTA1927852/53	11632 DOYLE OVERTON RD, AUSTIN TX 78719	\$111,297	\$0
MOBILE HOME DUPLICATING PID# 950597, REMOVING FOR 2023-2025. 7/24/2025 RCJ						
983252	2024	WHITE ELIZABETH A	HIGH MEADOWS MH PARK, SPACE 315, SN1 OC010314011; HUD# PFS0793842	8110 TOPANGA LN 315, AUSTIN TX 78724	\$37,453	\$0
MOBILE HOME SOLD IN 2023. 8/18/2025 RCJ						

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

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



LEANA MANN  
CHIEF APPRAISER

## BOARD MEMBERS

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

TO: Travis Central Appraisal District  
Board of Directors

FROM: Kat Harvey  
Director of Administration

SUBJECT: August 2025 Unaudited Financial Statements

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

- The District's ending fund balance was \$7,657,388. Of that, \$353,187 was nonspendable in the form of prepaid expenditures, \$2,489,370 was held in reserves as committed fund balance, and \$4,814,831 was unassigned fund balance.
- *The net change in fund balance for the fiscal year to date is \$2,787,654*
- The reserve balances total \$2,489,370. 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	\$ 1,176,030
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
Reserve for Board Elections	\$ 569,554
	<u>\$ 2,489,370</u>

- ***The District ended the month with a budget surplus of \$1,267,479.***
- 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 August 31, 2025

	Budgeted Amounts			Actual Amounts	Variance
	Original	Amended	YTD		Fav (Unfav)
<b>REVENUE:</b>					
Appraisal assessments	32,241,352	32,241,352	21,494,235	21,494,235	0
Refund of appraisal assessments	-	-	-	-	-
<b>Net appraisal assessments</b>	<b>\$ 32,241,352</b>	<b>\$ 32,241,352</b>	<b>\$ 21,494,235</b>	<b>\$ 21,494,235</b>	<b>\$ 0</b>
Investment earnings	150,000	150,000	100,000	341,429	241,429
Charges for services	9,000	9,000	6,000	3,377	(5,623)
Miscellaneous revenue	50,000	50,000	33,333	71,333	21,333
<b>TOTAL REVENUE</b>	<b>\$ 32,450,352</b>	<b>\$ 32,450,352</b>	<b>\$ 21,633,568</b>	<b>\$ 21,910,374</b>	<b>\$ 257,139</b>
<b>EXPENDITURES:</b>					
ARB Per diem payments	1,173,125	1,173,125	782,083	744,115	37,968
Personnel Cost	12,488,321	12,436,870	8,291,247	8,828,918	(537,671)
Benefit Cost	5,568,186	5,102,714	3,401,809	3,191,366	210,443
Printing and mailing services	665,200	730,200	486,800	665,544	(178,744)
Operating supplies	248,183	226,495	150,997	150,365	632
Subscriptions and data purchases	340,720	395,590	263,727	307,680	(43,953)
Training and education	162,666	155,940	103,960	83,164	20,796
Travel expenditures	41,327	48,850	32,567	18,444	14,122
Utilities	495,800	543,610	362,407	273,557	88,849
Legal expenditures	3,625,000	2,058,100	1,372,067	1,309,528	62,538
Professional services	4,033,256	4,160,186	2,773,457	1,417,200	1,356,258
Insurance	110,678	90,178	60,119	62,097	(1,978)
Aerial photography	657,650	574,810	383,207	625,377	(242,171)
Rentals	154,320	152,820	101,880	90,732	11,148
Building and Equipment maintenance	463,289	346,190	230,793	201,532	29,261
Software maintenance	430,627	350,467	233,645	322,920	(89,275)
Other services	396,116	466,557	311,038	298,410	12,628
Capital Outlay	438,050	438,050	292,033	157,354	134,679
Debt Service- Principal	654,742	654,742	436,495	338,071	98,424
Debt Service- Interest	94,096	94,096	62,731	36,348	26,383
<b>TOTAL EXPENDITURES</b>	<b>32,241,352</b>	<b>30,199,590</b>	<b>20,133,060</b>	<b>19,122,720</b>	<b>1,010,340</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>209,000</b>	<b>2,250,762</b>	<b>1,500,508</b>	<b>2,787,654</b>	<b>1,267,479</b>
<b>OTHER FINANCING SOURCES (USES):</b>					
Transfers In	-	-	-	374,419	(374,419)
Transfers out	-	-	-	(374,419)	374,419
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCE	209,000	2,250,762	1,500,508	2,787,654	1,267,479
Beginning Fund Balance	4,869,734	4,869,734	4,869,734	4,869,734	
Ending Fund Balance	<b>\$ 5,078,734</b>	<b>\$ 7,120,496</b>	<b>\$ 6,370,242</b>	<b>\$ 7,657,388</b>	<b>\$ 1,267,479</b>

# Travis Central Appraisal District

## Governmental Fund Balance Sheet

August 31, 2025

	<b>General Fund</b>	<b>Special Revenue Fund</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>			
Cash and cash equivalents	6,876,283	-	6,876,283
Short-term investments	4,415,932	-	4,415,932
Receivables	86,865	-	86,865
Prepaid items	353,187	-	353,187
	<u>11,732,267</u>	<u>-</u>	<u>11,732,267</u>
<b>TOTAL ASSETS</b>	<b>\$ 11,732,267</b>	<b>\$ -</b>	<b>\$ 11,732,267</b>
<b>LIABILITIES</b>			
Accounts payable and accrued expenditures	1,388,100	-	1,388,100
Unearned revenue	2,686,779	-	2,686,779
	<u>4,074,879</u>	<u>-</u>	<u>4,074,879</u>
<b>TOTAL LIABILITIES</b>	<b>4,074,879</b>	<b>-</b>	<b>4,074,879</b>
<b>FUND BALANCES</b>			
Fund balance, committed	2,489,370	-	2,489,370
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	353,187	-	353,187
Fund balance, unassigned	4,814,831	-	4,814,831
	<u>7,657,388</u>	<u>-</u>	<u>7,657,388</u>
<b>TOTAL FUND BALANCES</b>	<b>7,657,388</b>	<b>-</b>	<b>7,657,388</b>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 11,732,267</b>	<b>\$ -</b>	<b>\$ 11,732,267</b>

## Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended August 31, 2025

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
<b>REVENUES</b>			
Appraisal assessments	\$ 21,494,235	\$ -	\$ 21,494,235
Refund of appraisal assessments	-	-	-
<b>Net appraisal assessments</b>	<u>21,494,235</u>	<u>-</u>	<u>21,494,235</u>
Investment earnings	341,429	-	341,429
Charges for services	3,377	-	3,377
Miscellaneous revenue	71,333	-	71,333
<b>TOTAL REVENUE</b>	<u>21,910,374</u>	<u>-</u>	<u>21,910,374</u>
<b>EXPENDITURES</b>			
Appraisal services			
Payroll and related expenditures	12,764,399	-	12,764,399
Data processing	322,920	-	322,920
Transportation	18,444	-	18,444
Operating supplies	150,365	-	150,365
Rentals	90,732	-	90,732
Legal and professional	2,726,728	-	2,726,728
Utilities and telephone	273,557	-	273,557
Building and equipment maintenance	201,532	-	201,532
Insurance	62,097	-	62,097
Other services	1,980,174	-	1,980,174
Capital outlay	157,354	-	157,354
Debt Service- Principal	-	338,071	338,071
Debt Service- Interest	-	36,348	36,348
<b>TOTAL EXPENDITURES</b>	<u>18,748,301</u>	<u>374,419</u>	<u>19,122,720</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	3,162,073	(374,419)	2,787,654
<b>OTHER FINANCING SOURCES (USES):</b>			
Transfers in	-	374,419	374,419
Transfers out	(374,419)	-	(374,419)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>(374,419)</u>	<u>374,419</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	2,787,654	-	2,787,654
<b>FUND BALANCE, beginning of year</b>	<u>4,869,734</u>	<u>-</u>	<u>4,869,734</u>
<b>FUND BALANCE, end of year</b>	<u>\$ 7,657,388</u>	<u>\$ -</u>	<u>\$ 7,657,388</u>

Travis Central Appraisal District

# Investment Report

As of August 31, 2025



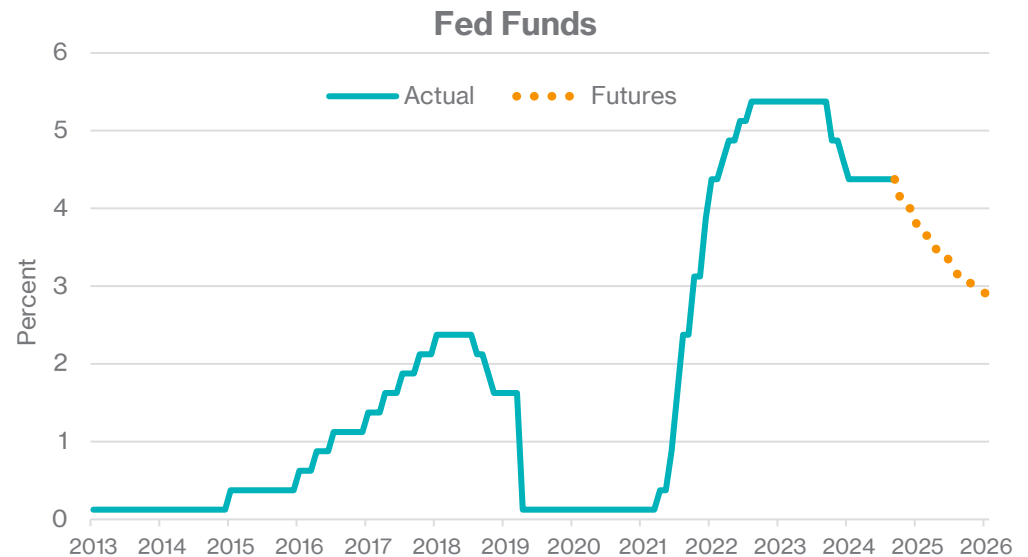
**M E E D E R**

**PUBLIC FUNDS**

# OBSERVATIONS AND EXPECTATIONS

- Interest rates across the yield curve were lower for the month of August
- Fed Chair Powell alluded that the Fed is poised to lower the Fed Funds rate this year
- GDP rebounded in Q2 to 3.3% from the tariff-induced decline of -0.5% in Q1
- The futures market is projecting the Fed Funds rate to go below 3% in 2026
- Nonfarm payroll growth slowed while the unemployment rate remains historically low

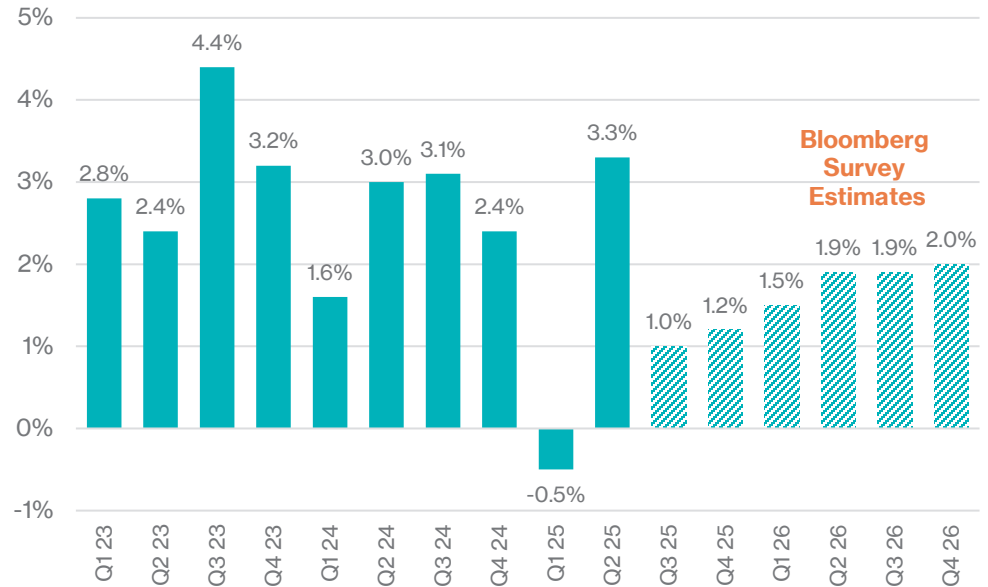
- The Fed Funds futures market is showing an 85% chance of a .25% cut at the September 17th meeting.
- Tariff-induced inflation may hinder the Fed from lowering the Fed Funds rate in 2026 as much as the futures market is projecting.



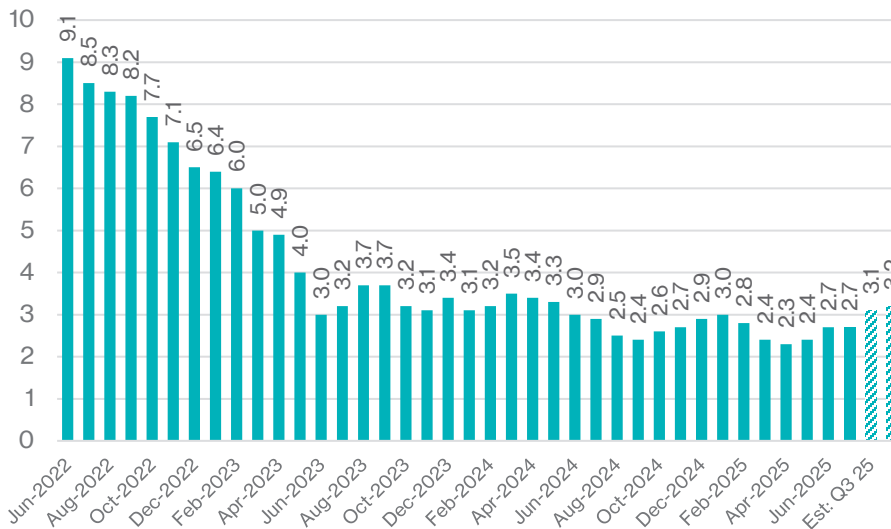
- Economists surveyed by Bloomberg are expecting positive but slower growth in the second half of 2025.
- Consumer spending, which comprises about 70% of U.S. economic activity, is projected to remain positive for 2025 and 2026, albeit at a slightly lower pace than last year.

SOURCES: BLOOMBERG

### Real GDP QoQ



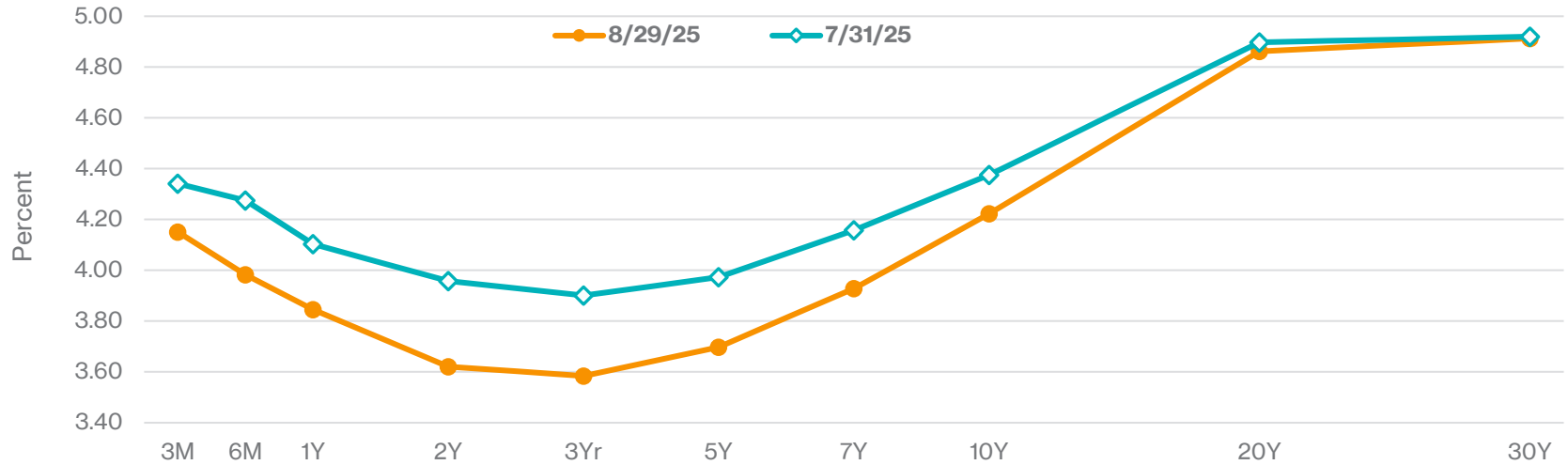
### CPI YoY Percent



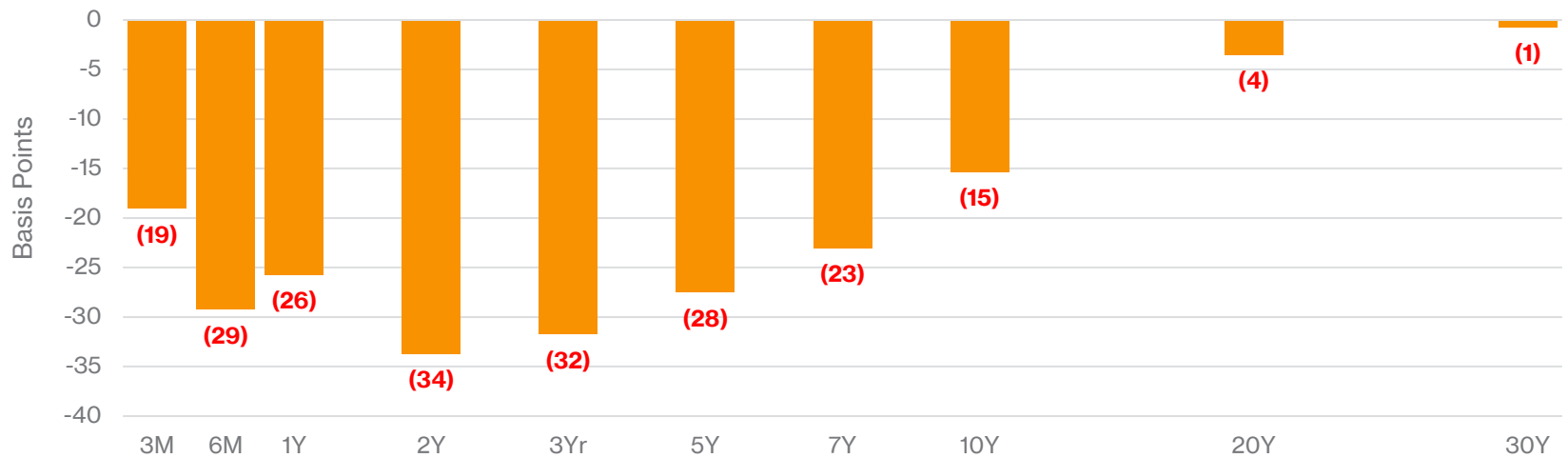
- Inflation remains above the Fed's 2% target on a year-over-year basis.
- Bloomberg's survey of economists predicts inflation will keep rising because of the expected tariff impacts later this year.

SOURCES: BLOOMBERG

### U.S. Treasury Yield Curve Change



### Basis Point Change



SOURCES: BLOOMBERG

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## Portfolio Summary

**4.12**

Weighted Average Yield to Maturity

**0.00**

Weighted Average Maturity (Years)

**0.00**

Portfolio Effective Duration (Years)

**0.00**

Weighted Average Life (Years)

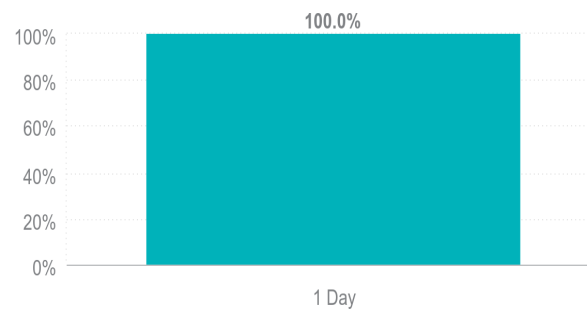
**AAA**

Average Credit Rating

## Portfolio Position

<b>Par Value</b>	\$11,320,550
<b>Principal Cost</b>	\$11,320,550
<b>Book Value</b>	\$11,320,550
<b>Market Value</b>	\$11,320,550
<b>Unrealized Gain/Loss</b>	\$0
<b>Accrued Interest</b>	\$0

## Maturity Distribution



## Sector Allocation



● Money Market Funds	57.32%
● LGIP	39.01%
● Bank Deposits	3.67%

# Portfolio Overview

<b>SECURITY TYPE</b>	<b>PAR VALUE</b>	<b>MARKET VALUE</b>	<b>BOOK VALUE</b>	<b>% OF PORTFOLIO</b>	<b>DAYS TO MATURITY</b>	<b>YIELD</b>
Bank Deposits	415,472.73	415,472.73	415,472.73	3.67%	1	0.68
LGIP	4,415,932.37	4,415,932.37	4,415,932.37	39.01%	1	4.38
Money Market Funds	6,489,145.20	6,489,145.20	6,489,145.20	57.32%	1	4.17
<b>TOTAL</b>	<b>11,320,550.30</b>	<b>11,320,550.30</b>	<b>11,320,550.30</b>	<b>100.00%</b>	<b>1</b>	<b>4.12</b>
<b>CASH AND ACCRUED INTEREST</b>						
Purchased Accrued Interest		0.00	0.00			
<b>TOTAL CASH AND INVESTMENTS</b>	<b>11,320,550.30</b>	<b>11,320,550.30</b>	<b>11,320,550.30</b>		<b>1</b>	<b>4.12</b>
<b>TOTAL EARNINGS</b>						
	<b>CURRENT MONTH</b>					
	51,779.13					

## Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
<b>GENERAL FUND</b>						
Bank Deposits	2	415,472.73	415,472.73	3.67	0.68	1
LGIP	2	4,415,932.37	4,415,932.37	39.01	4.38	1
Money Market Funds	1	6,489,145.20	6,489,145.20	57.32	4.17	1
<b>TOTAL</b>	<b>5</b>	<b>11,320,550.30</b>	<b>11,320,550.30</b>	<b>100.00</b>	<b>4.12</b>	<b>1</b>
<hr/>						
<b>GRAND TOTAL</b>	<b>5</b>	<b>11,320,550.30</b>	<b>11,320,550.30</b>	<b>100.00</b>	<b>4.12</b>	<b>1</b>



## 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
<b>GENERAL FUND</b>												
<b>BANK DEPOSITS</b>												
6224690401	Wells Fargo Analyzed Bus Chkg+	08/31/2025 08/31/2025	415,363.40	415,363.40 0.00	415,363.40	0.68		1	1.00 415,363.40	0.00 415,363.40	3.67	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	08/31/2025 08/31/2025	109.33	109.33 0.00	109.33	0.68		1	1.00 109.33	0.00 109.33	0.00	NA NA
<b>BANK DEPOSITS TOTAL</b>			<b>415,472.73</b>	<b>415,472.73 0.00</b>	<b>415,472.73</b>	<b>0.68</b>		<b>1</b>	<b>1.00 415,472.73</b>	<b>0.00 415,472.73</b>	<b>3.67</b>	<b>NA</b>
<b>LGIP</b>												
TEXPOOL	TexPool	08/31/2025 08/31/2025	1,594,604.02	1,594,604.02 0.00	1,594,604.02	4.31		1	1.00 1,594,604.02	0.00 1,594,604.02	14.09	AAA
TEXPRIME	TexPool Prime	08/31/2025 08/31/2025	2,821,328.35	2,821,328.35 0.00	2,821,328.35	4.42		1	1.00 2,821,328.35	0.00 2,821,328.35	24.92	AAA
<b>LGIP TOTAL</b>			<b>4,415,932.37</b>	<b>4,415,932.37 0.00</b>	<b>4,415,932.37</b>	<b>4.38</b>		<b>1</b>	<b>1.00 4,415,932.37</b>	<b>0.00 4,415,932.37</b>	<b>39.01</b>	<b>AAA</b>
<b>MONEY MARKET FUNDS</b>												
7556188477S	Wells Fargo Stage- coach Sweep	08/31/2025 08/31/2025	6,489,145.20	6,489,145.20 0.00	6,489,145.20	4.17		1	1.00 6,489,145.20	0.00 6,489,145.20	57.32	NA NA
<b>MONEY MARKET FUNDS TOTAL</b>			<b>6,489,145.20</b>	<b>6,489,145.20 0.00</b>	<b>6,489,145.20</b>	<b>4.17</b>		<b>1</b>	<b>1.00 6,489,145.20</b>	<b>0.00 6,489,145.20</b>	<b>57.32</b>	<b>NA</b>
<b>GENERAL FUND TOTAL</b>			<b>11,320,550.30</b>	<b>11,320,550.30 0.00</b>	<b>11,320,550.30</b>	<b>4.12</b>		<b>1</b>	<b>1.00 11,320,550.30</b>	<b>0.00 11,320,550.30</b>	<b>100.00</b>	<b>AAA</b>
<b>GRAND TOTAL</b>			<b>11,320,550.30</b>	<b>11,320,550.30 0.00</b>	<b>11,320,550.30</b>	<b>4.12</b>		<b>1</b>	<b>1.00 11,320,550.30</b>	<b>0.00 11,320,550.30</b>	<b>100.00</b>	<b>AAA</b>



## Cash Reconciliation Report

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## Transaction Statement

**NO ACTIVITY DURING  
CURRENT PERIOD**

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## 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
<b>GRAND TOTAL</b>		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
<b>GENERAL FUND</b>									
TEXPOOL	TexPool	2025-08-31	1,594,604.02	1,594,604.02	0.00	0.00	5,809.41	5,809.41	0.00
TEXPRIME	TexPool Prime	2025-08-31	2,821,328.35	2,821,328.35	0.00	0.00	10,546.07	10,546.07	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2025-08-31	415,363.40	415,363.40	0.00	0.00	239.57	239.57	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2025-08-31	109.33	109.33	0.00	0.00	3.97	3.97	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2025-08-31	6,489,145.20	6,489,145.20	0.00	0.00	35,180.11	35,180.11	0.00
<b>TOTAL</b>			<b>11,320,550.30</b>	<b>11,320,550.30</b>	<b>0.00</b>	<b>0.00</b>	<b>51,779.13</b>	<b>51,779.13</b>	<b>0.00</b>
<b>GRAND TOTAL</b>			<b>11,320,550.30</b>	<b>11,320,550.30</b>	<b>0.00</b>	<b>0.00</b>	<b>51,779.13</b>	<b>51,779.13</b>	<b>0.00</b>



## 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
<b>GENERAL FUND</b>											
6224690401	Wells Fargo Analyzed Bus Chkg+	415,363.40	413,126.25	415,363.40	08/31/2025	1.00	0.68	239.57	0.00	0.00	239.57
7556188469	Wells Fargo Analyzed Bus Chkg+	109.33	105.36	109.33	08/31/2025	1.00	0.68	3.97	0.00	0.00	3.97
7556188477S	Wells Fargo Stagecoach Sweep	6,489,145.20	8,876,871.23	6,489,145.20	08/31/2025	0.00	4.17	35,180.11	0.00	0.00	35,180.11
TEXPOOL	TexPool	1,594,604.02	1,588,794.61	1,594,604.02	08/31/2025	5.34	4.31	5,809.41	0.00	0.00	5,809.41
TEXPRIME	TexPool Prime	2,821,328.35	2,810,782.28	2,821,328.35	08/31/2025	4.50	4.42	10,546.07	0.00	0.00	10,546.07
<b>TOTAL</b>		<b>11,320,550.30</b>	<b>13,689,679.73</b>	<b>11,320,550.30</b>		<b>1.91</b>	<b>4.12</b>	<b>51,779.13</b>	<b>0.00</b>	<b>0.00</b>	<b>51,779.13</b>
<b>GRAND TOTAL</b>		<b>11,320,550.30</b>	<b>13,689,679.73</b>	<b>11,320,550.30</b>		<b>1.91</b>	<b>4.12</b>	<b>51,779.13</b>	<b>0.00</b>	<b>0.00</b>	<b>51,779.13</b>

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**Travis Central Appraisal District**  
**A/R- Jurisdiction Outstanding Invoices - Month End Reconciliation (10410)**  
**Through October 2, 2025**

Customer ID	Customer Name	Due Date	Number	Invoice Date	Invoice Description	Total
4N	Pilot Knob MUD No. 4	8/23/2025	9310	7/24/2025	4N - Q1&Q2-25 P&I_Inv 9310	9.91
						<b><u>9.91</u></b>

**Travis Central Appraisal District**  
Statement of Revenues and Expenditures  
01 - ARB  
From 1/1/2025 Through 9/30/2025

	Total Budget Amended	YTD Budget	Actual	Budget Variance	Percent of Total Budget Final
Expenditures					
Per Diem Expenditures					
Per Diem Payments	1,173,125.00	879,843.78	789,592.50	90,251.28	32.69%
Total Per Diem Expenditures	1,173,125.00	879,843.78	789,592.50	90,251.28	32.69%
Supplies					
Operating Supplies	5,000.00	3,750.03	2,911.04	838.99	41.77%
Total Supplies	5,000.00	3,750.03	2,911.04	838.99	41.78%
Services					
Training & Education	10,000.00	7,499.97	4,750.00	2,749.97	52.50%
Attorney & Court Costs	35,000.00	26,250.03	27,730.00	(1,479.97)	20.77%
Total Services	45,000.00	33,750.00	32,480.00	1,270.00	27.82%
Capital Expenditures					
Capital Equipment	0.00	0.00	6,965.00	(6,965.00)	0.00%
Total Capital Expenditures	0.00	0.00	6,965.00	(6,965.00)	0.00%
Total Expenditures	1,223,125.00	917,343.81	831,948.54	85,395.27	31.98%
Excess (Deficiency) of Revenues over (Under) Expenditures	<u>(1,223,125.00)</u>	<u>(917,343.81)</u>	<u>(831,948.54)</u>	<u>(85,395.27)</u>	<u>31.98%</u>

## Travis Appraisal Review Board Cost per Hearing- 2025

ARB Expenditures through 9/30/2025	\$ 831,948.54
Number of ARB Hearings 1/1/2025-9/30/2025 <i>(excludes topline agreements)</i>	24,475
<b>FY 2025 Cost per Hearing</b>	<b>\$ 33.99</b>
<b>FY 2024 Cost per Hearing</b>	<b>\$ 32.30</b>
<b>Current Cost per Hearing</b>	<b>\$ 33.99</b>
<b>\$ Increase (Reduction) in Cost per Hearing</b>	<b>\$ 1.69</b>
<b>% Increase (Reduction) in Cost per Hearing</b>	<b>5.2%</b>

**Travis Central Appraisal District**  
**FY 2025 Capital Expenditures- Q2 2025**  
**As of September 30, 2025**

Date	Asset Description	Amount	Vendor
2/1/2025	4th Floor Renovation for Legal Department	58,257.00	Balfour Beatty Construction LLC
2/7/2025	9 Workstations - 4th Floor Legal Dept	37,876.52	Indoff Commercial Interiors
2/19/2025	Two Cisco ASR1002-HX Router 8X 1GE ports 2AC Crypto (qty:1 @ \$11500ea)	16,050.00	eBay, Inc.
3/21/2025	OptiPlex Tower Plus (2) & Dell Latitude 5550 BTX Base (1)	2,325.62	Dell Marketing, L.P.
3/21/2025	OptiPlex Tower Plus (2) & Dell Latitude 5550 BTX Base (1)	1,535.37	Dell Marketing, L.P.
3/31/2025	JWM Expansion Tank with gauge	8,841.00	Entech Sales & Services, LLC
5/2/2025	Latitude 5550 Laptops (Qty: 3)	3,157.38	Dell Marketing, L.P.
5/20/2025	High Security Wall Despoit Drop Box	11,346.00	Balfour Beatty Construction LLC
6/3/2025	Cisco - C9500-48Y4C Core Switches (qty: 2 @ \$5,500)	11,000.00	Dedicated Networks, Inc.
8/27/2025	Ice Machine & Stand for TARB	6,965.00	Restaurant Supply
<b>Total</b>		<b>\$ 157,353.89</b>	

**Personnel Status Report**  
**10/2/2025**

<b>Personnel Changes:</b>				
<b>Name</b>	<b>Action</b>	<b>Date</b>	<b>Job Title</b>	<b>Division</b>
Todd Wilson	Promotion	10/03/2025	Commercial Team Lead	Commercial
Nichol McGaughy	Promotion	10/03/2025	Commercial Team Lead	Commercial
Valerie Norton	New Hire	10/07/2025	Exemptions Clerk	Customer Service
Janet Jennings-Doyle	Other	10/03/2025	Director of Internal Audit & Compliance	Admin
Elizabeth Sanford	Promotion	10/03/2025	Residential Team Lead	Residential

**Current Openings:**

<b>Job Posting#</b>	<b>Posting Date</b>	<b>Position</b>	<b>Division</b>	<b># of Positions</b>
TLO	Oct-2025	Taxpayer Liaison Officer	Admin	1
2025121000	Oct-2025	Paralegal	Appeals	1
Temp Service		Customer Service Rep	Customer Service	3
Temp Service		Appraisal Support Clerk	Appraisal Support	1

# Taxpayer Liaison Monthly Highlights September 2025

## **Standard Monthly Reports**

### **Monthly Report- Activity by Category**

- 2025 Annual Activity Projected to be Less Than 2024
- Exemption Communications Remains the Largest Volume by Category
  - Property Owner Activity Related to 2025 Exemption Denial Notices
  - Most Common: Deed to Trust Complications, Heirship Issues

### **Activity Report-TLO and Deputy TLO**

- No Step 5/Tier 4, Communications Requiring the BOD's Attention, to Report
- Deputy TLO Language Assist for September ARB Late Motion Hearings
- 22% General Customer Service Communications

## **ARB Membership for 2026**

<b>Board Membership Goal of 125</b>	
Current Membership	87
Limited-Term (Retiring 6 <sup>th</sup> Year Members)	-5
<b><i>New Member Recruitment Target</i></b>	<b><i>43</i></b>
Candidates for Term 2 or Term 3 Reappointment	31
Appointment of Chairperson and Secretary	2

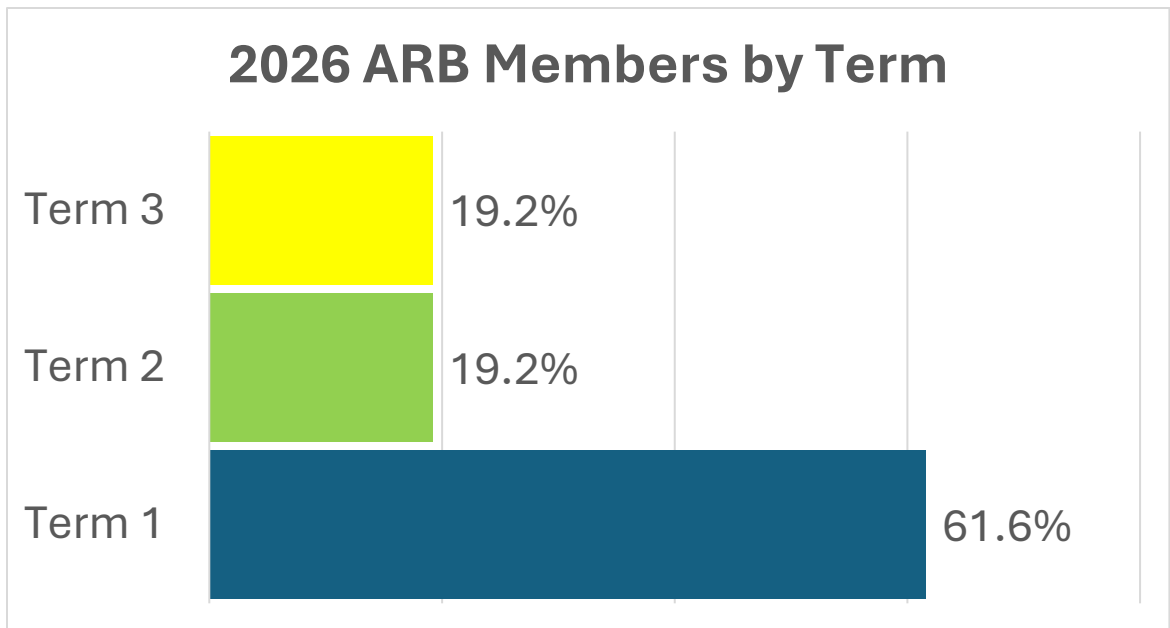
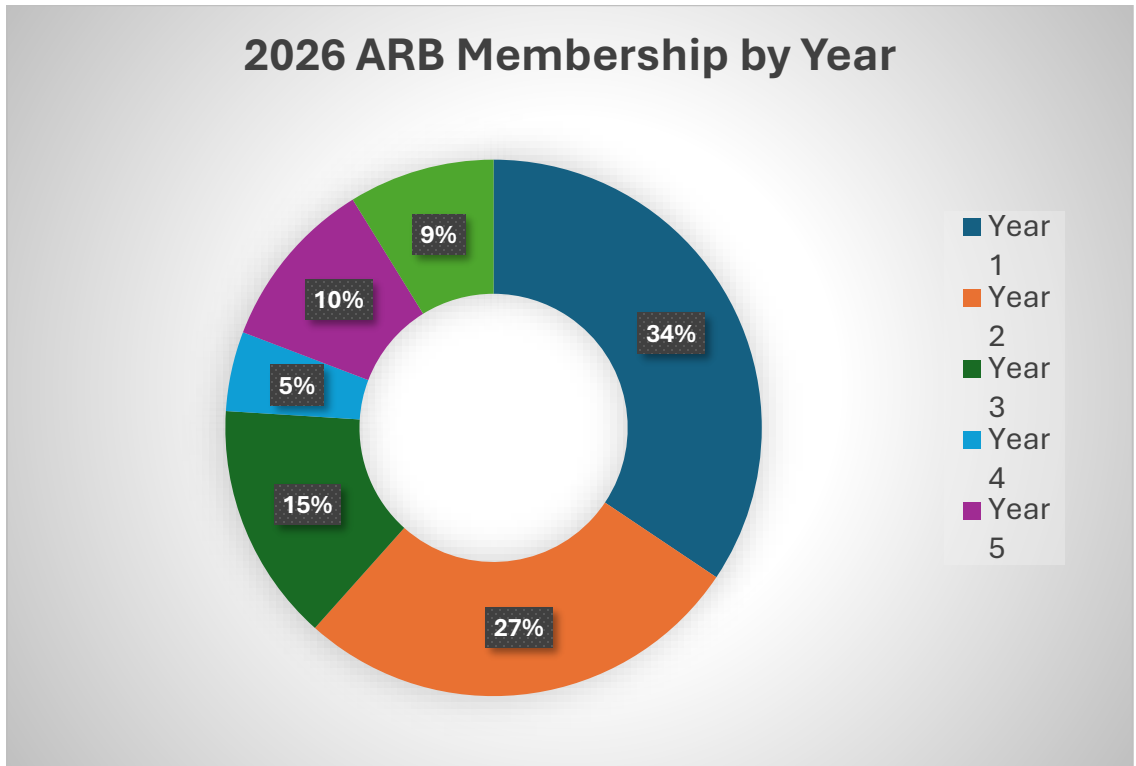
## **2026 Recruiting Process**

- Application Opened September 12<sup>th</sup>
- Advertising Initiatives
  - Recruitment Postcard Updated for 2026
  - Current Radio Ads: KUT and KAZI
  - Social Media In Place: LinkedIn, Facebook, Next Door
  - Organization Contacts Made
    - League of Women Voters
    - Retired State Employees Union
    - Longhorn Village
  - Registered for City of Austin 50+ Community Job Fair: October 14<sup>th</sup>
  - Seeking Budget-Friendly Solutions to Increase Community Advertising  
Sources: Community Centers, Libraries, Senior Living Facilities, Job Boards
  - Current ARB Members Asked to Recruit in Their Communities: 51.7% Referral Rate in 2025
- Scheduled Interview Dates
  - October 20<sup>th</sup>: Officers and Reappointment Candidates
  - October 27<sup>th</sup>: Reappointment Candidates and New Member Applicants
  - November 17<sup>th</sup>: New Member Applicants
  - November TBD: New Member Applicants

## **Status for September**

- Three Chairperson and Two Secretary Applicants
- Reappointments: 31 Total
  - Two Non-Returning Members (Increases New Member Recruitment to 45)
  - Twenty Applications Received/Fourteen Interviews Scheduled
- New Member Applications
  - Five Received
  - Two Interviews Scheduled

## Anticipated Board Membership by Year and Term



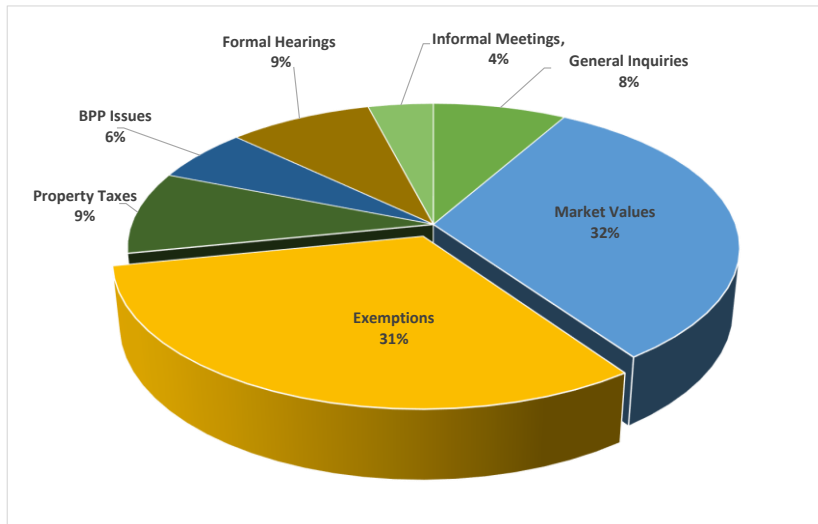
## 2025 Office of Taxpayer Liaison Monthly Report by Category

Month	General Inquiries	Narratives	Formal Hearings	Informal Meetings	Exemptions	BPP Issues	Open Records	Property Taxes	Market Values	TOTALS
January	6	0	0	0	37	1	0	8	12	64
February	3	1	2	0	10	2	0	6	11	35
March	10	0	0	0	21	3	0	8	11	53
April	7	0	2	2	38	9	0	8	32	98
May	7	0	6	13	18	3	0	10	45	102
June	7	0	20	7	24	3	0	5	37	103
July	3	0	15	2	15	6	1	4	22	68
August	4	1	5	0	18	5	0	3	13	49
September	2	0	3	0	7	4	0	3	8	27
October	0	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>49</b>	<b>2</b>	<b>53</b>	<b>24</b>	<b>188</b>	<b>36</b>	<b>1</b>	<b>55</b>	<b>191</b>	<b>599</b>

Deputy TLO Activity
0
0
0
0
0
28
43
32
2
0
0
0
105

2025 YTD	2024 by Month	Yr Over Yr Change
64	34	88%
35	45	-22%
53	25	112%
98	82	20%
102	100	2%
131	140	-6%
111	163	-32%
81	220	-63%
29	27	7%
0	45	
0	32	
0	43	
<b>704</b>	<b>956</b>	

## 2025 Complaints by Category



# Taxpayer Liaison Activity Report

#	Date	Individual Type	Type of Contact	PID	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Response Date	Complaint Level
1	9/26/2025	Property Owner	Email	189347	TCAD	Exemptions	PO inquires about lowering the Market Value due to unaffordability. Mentions 100% DVHS.	No 100% Exemption for DV has been applied to the property. Reviewing account.	9/26/2025	Step 5/Tier 1
2	9/25/2025	Property Owner	Email		TCAD	Market Values	Business closed in 2022. Have not been able to resolve 2023 and 2024 value.	Provided PO with Late Motion 25.25 (c ) Protest with filing instructions. Business had four locations in 2023 and 2024.	9/25/2025	Step 5/Tier 1
3	9/25/2025	Property Owner	Email	934376	TCAD	Exemptions	PO inquires if Exemption is in place due to a \$200 monthly increase in Escrow.	PO's HS Exemption has been approved and applied to the account. Suggested the inquiry related to an increase in Escrow is best directed to her lending institution.	9/26/2025	Step 5/Tier 1
4	9/24/2025	Property Owner	Email		TCAD	Exemptions	Church seeks status of 2023 Late Exemption Application.	Exemption was approved and email notification sent.	9/25/2025	Step 5/Tier 1
5	9/23/2025	Property Owner	Email	554206	TCAD	Exemptions	PO inquiries if on newly purchased home a HS Exemption should be submitted now or in 2026.	The purchased property has the seller's HS Exemption in place. The 2026 deadline to file a HS Exemption is April 30th. Suggested the new owner view the many resources available via the web related to appraisals and calendaring of notices.	9/23/2025	Step 5/Tier 1
6	9/22/2025	Property Owner	Email	946142	TCAD	BPP Issues	PO rec'd court filing for delinquent taxes and advises the value is overstated. The business is now closed.	PO may file a Late Motion 25.25 (c ) to protest the year following closure. The deadline to protest overvalued personal property has passed.	9/22/2025	Step 5/Tier 1
7	9/21/2025	Property Owner	Email	895331	TCAD	Market Values	Owner indicated adjustments made to 2022, 2023 and 2024 may not have been correct based on knowledge learned in 2025. Can adjustments be made to those years?	PO purchased the property in 2023. The Market Values for 2023 and 2024 resulted from an ARB FH. The period to file Binding Arbitration has expired.	9/22/2025	Step 5/Tier 1
8	9/16/2025	Other	Email	186956	TCAD	Property Taxes	PO's daughter writes for advice related to Mother's inability to pay property taxes for prior years.	This land parcel is not homesteaded. No payment plan would be available in this situation. Regular partial payments made will continue to reduce the interest charges being incurred.	9/17/2025	Step 5/Tier 1
9	9/16/2025	Property Owner	Email	238243	TCAD	Exemptions	Heir rec'd letter for removal of 2023 property exemption due to death of parent in 2023. Requests review for spousal con't in 2024.	The notice of removal of the Exemptions dated in May was not protested. The deeded Trust, a Lady Bird Deed, will require review for spousal continuation. Heir has not provided enough clarification of the name of the beneficiary's spouse, who is now deceased. Requested more info.	9/19/2025	Step 5/Tier 1

# Taxpayer Liaison Activity Report

#	Date	Individual Type	Type of Contact	PID	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Response Date	Complaint Level
10	9/15/2025	Property Owner	Email	121090	TCAD	Market Values	PO has just completed 2024 Arbitration and learned the value set does not carry forward into 2025. Would like the opportunity to protest.	Provided PO will info related to available Late Motion Protests and the applicable filing form	9/16/2025	Step 5/Tier 1
11	9/15/2025	Property Owner	Email	110845	TCAD	Market Values	<b>Referred by Chief Appraiser:</b> PO 's understanding during an IH was the value would be lowered to the 2024 sales price.	No Settlement Offer was made at the purchase price due to a remodel that occurred prior to the Jan 1, 2025 valuation date. The PO did not attend the FH and is left to file a Late Motion Protests. Available options and filing forms were provided.	9/16/2025	Step 5/Tier 1
12	9/15/2025	Property Owner	Email	963549	ARB	Formal Hearings	FH Panel advised PO that delinquent taxes had to be settled prior to approving the Late Motion filed.	The law was not fully explained that at least the tax amount believed due had to be paid by the delinquency date. Having paid no taxes was cause for automatic dismissal of the Late Motion filed.	9/16/2025	Step 5/Tier 1
13	9/15/2025	Other	Email		TCAD	Exemptions	Low Income Housing Exemption for multiple properties has been denied due to untimely submission of the PY Financial Audit. PO would like to appeal.	Provided filing form with submission direction. Reminded counsel the protests for denial of the exemption must be filed withing 30 days.	9/16/2025	Step 5/Tier 1
14	9/11/2025	Property Owner	Email	367886	TCAD	General Inquiries	PO inquires why the deed has not been updated if the property was sold at auction in June.	Without add'l info no response can be provided. The annual taxes are current suggesting this was not a sale initiated by the county.	9/12/2025	Step 5/Tier 1
15	9/11/2025	Property Owner	Email	513968	TCAD	Market Values	PO writes to accept settlement offer made by the CAD in response to law suit, Request adjustment of taxable value.	Forwarded to CAD Legal Counsel.	9/12/2025	Step 5/Tier 1
16	9/10/2025	Property Owner	Email	151055	TCAD	Market Values	Agent states the PO has been denied the filing of an applicable Late Motion for overvalue.	2025 Market Value was settled through a seller assigned Agent Agreement. The Final Order date 7/17 was sent to the Agent. The Order is appealable through Binding Arbitration.	9/11/2025	Step 5/Tier 1
17	9/10/2025	Property Owner	Email	165430	TCAD	Property Taxes	PO cites a refund of taxes paid might be due based on a recalculation of the taxable value having combined two parcels into one account.	The Net Appraised Value for 2024 was billed at an equal value on the Tax Bill. The 2025 Tax Bill will not be generated until after the November election. Should the PO wish to discuss further the Tax Office is the organization to be contacted.	9/11/2025	Step 5/Tier 1

# Taxpayer Liaison Activity Report

#	Date	Individual Type	Type of Contact	PID	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Response Date	Complaint Level
18	9/10/2025	Agent	Email	992269	TCAD	Market Values	Agent inquires regarding status of Late Motion Protest.	Protest has been filed pending scheduling which may be verified on the property record page.	9/16/2025	Step 5/Tier 1
19	9/8/2025	Property Owner	Email	824567	TCAD	BPP Issues	PO attended FH to resolve unpaid taxes billed for a business just purchased. Wants to understand why it was not resolved.	PO purchased a business with unpaid prior-year taxes. Review or forgiveness of those taxes is not in the purview of the ARB. Suggested PO seek legal counsel to assist in reviewing the contract terms and seller's responsibilities.	9/9/2025	Step 5/Tier 1
20	9/8/2025	Property Owner	Email	851943	TCAD	Property Taxes	Spouse through FH attempted to remove 2024 value due to business closure in Feb of 2024.	The 2024 appraisal date is as of Jan 1, 2024 and the taxes billed are due even though the business closed the next month.	9/9/2025	Step 5/Tier 1
21	9/4/2025	Property Owner	Phone	924617	TCAD	Market Values	PO is upset model match property was not given consideration during FH.	Property identified to be a model match has a higher depreciation based on earlier EYOC. PO disputes this. Submitted review to RES.	9/4/2025	Step 5/Tier 1
22	9/24/2025	Property Owner	Email		TCAD	BPP Issues	PO closed business in 2021 and is being sued for back taxes. How can this be fixed?	Advised PO if 2021 taxes were due. Provided Late Motion 25.25 (c ) Form to file for subsequent years.	9/24/2025	Step 1
23	9/23/2025	Property Owner	Email		TCAD	BPP Issues	Appraiser requested guidance to Agent regarding the Late Protest Motion to be filed to remove value for 2025, the year after business closure.	Provided Late Motion filing form and submission instructions.	9/24/2025	Step 1
24	9/8/2025	Property Owner	Email		TCAD	Exemptions	Seller reports potential fraudulent HS by buyer not living in US.	Thanked seller and referred to Exemptions for investigation.	9/8/2025	Step 1
25	9/3/2025	Property Owner	Email		ARB	Formal Hearings	PO requests copy of audio of recent hearing.	Directed PO to request the recording as a PIR and provided the weblink.	9/9/2025	Step 1
26	9/3/2025	Agent	Email		TCAD	Formal Hearings	Agent did not receive Hearing Notices for seven properties. Requests a copy.	Directed Agent to request the docs under a PIR.	9/3/2025	Step 1
27	9/2/2025	Other	Email		TCAD	General Inquiries	Service address of Chief Appraiser requested.	Provided physical address.	9/3/2025	Step 1

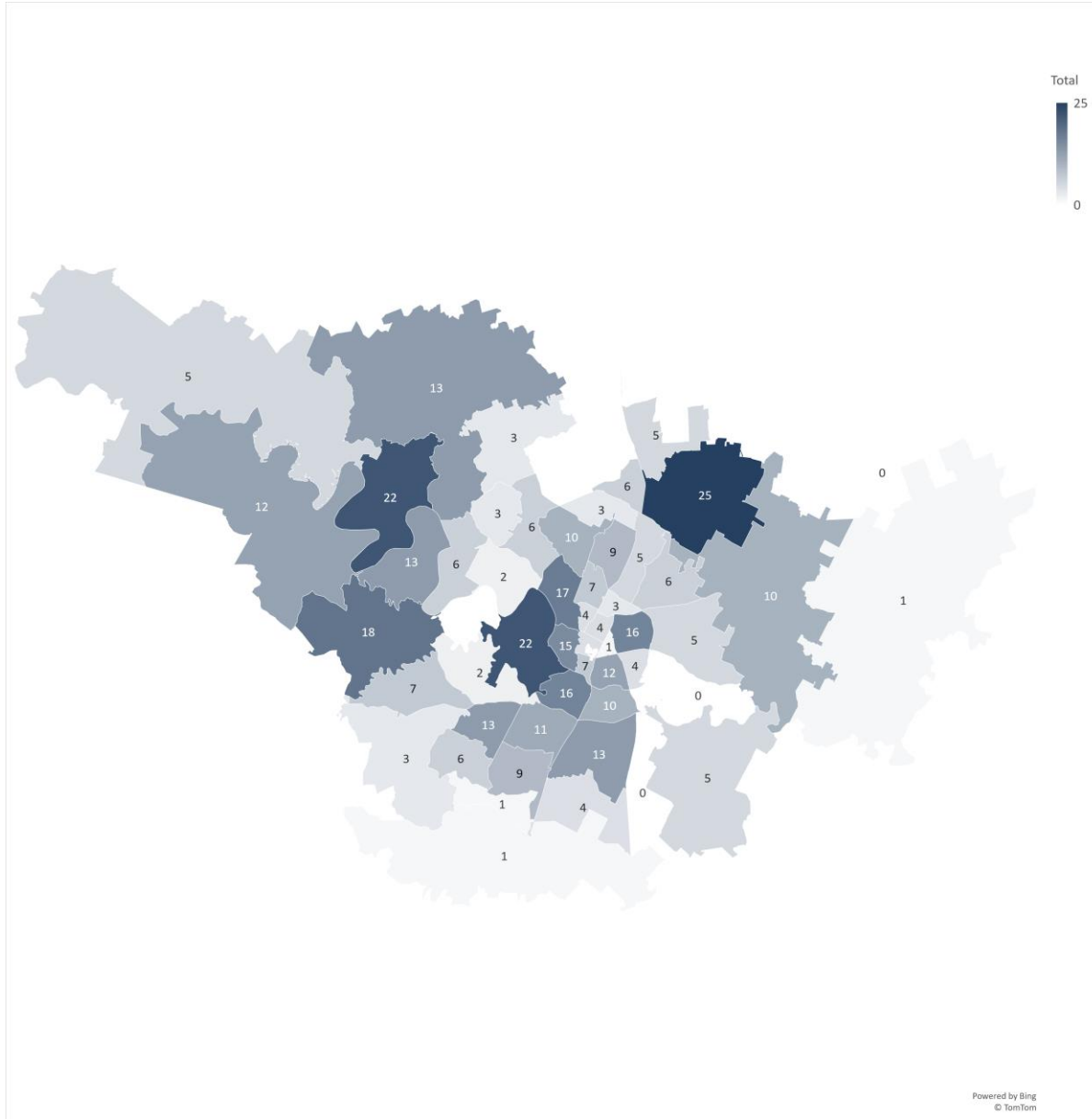
2025 Deputy TLO Monthly Activity Report

Date	Individual Name	Individual Type	Type of Contact	PID	Language	Entity Involved	Assistance Type	Description	Status
1 9/10/2025	Hortencia Vitale	Property Owner	In Person	211349	English	ARB	General Inquiry	TP had a hearing for 2025, but wanted to get more info on the process and explanation the the comps. used for the value the ARB set. This account had an agent for several years and they wanted to do it them selfs in the future.	Complete
2 9/10/2025	Cesar Mendez (Ice Cream)	Property Owner	In Person	857734	Spanish	ARB	Formal Hearing Language Assistance	TP was here for a 2020 late hearing under 25.25 C , owner of the BPP had moved to another county since 2020 . She wanted ARB to lower value of the Ice Cream truck. The appraiser got the info and evidence from owner and was able to resolve value.	Complete

2025 Deputy TLO Monthly Report by Category

Month	General		Formal Hearing Language		Exemption		Property Taxes	Market Values	TOTALS
	Inquiry	Assistance	Formal Hearings	Informal Meetings	s				
January	0	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0
June	9	15	2	1	1	0	0	0	28
July	5	32	12	2	5	0	0	0	56
August	6	15	8	0	3	0	1	0	33
September	1	1	0	0	0	0	0	0	2
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
<b>TOTALS</b>	<b>21</b>	<b>63</b>	<b>22</b>	<b>3</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>119</b>

### 2025 Taxpayer Liaison Activity by Zip Code



Activity by Area ISD	
Austin ISD: 78652, 78701, 78702, 78703, 78704, 78705, 78722, 78723, 78731, 78735, 78736, 78737, 78739, 78741, 78745, 78748, 78749, 78751, 78753, 78756, 78757, 78758, 78759	230
Del Valle ISD: 78610, 78617, 78725, 78742	6
Eanes: 78733, 78746	29
Elgin ISD: 78653	10
Lake Travis ISD: 78734, 78738, 78669	43
Leander/Lago Vista ISD: 78613, 78730, 78732, 78641, 78645	35
Manor ISD: 78621, 78744, 78754	23
Pflugerville ISD: 78660	25
Round Rock: 78727, 78728, 78750	15



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 5A: Discussion and Possible Action on Appraisal Review Board Chairman Report

**Presenter** Barry McBee, ARB Chairman

### **Background Information**

ARB Chairman Barry McBee 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: Barry McBee  
ARB Chairman

DATE: October 2, 2025

RE: Item No. 5A- ARB Chairman's Report

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With the upcoming transition, the Appraisal Review Board (TARB) officers are working to look back over the protest season that recently concluded and ahead to next year.

On October 7, we will meet with Travis Central Appraisal District (TCAD) leadership to review "lessons learned" and offer some observations from the TARB about the overall protest process. Among the areas to be discussed:

- How hearings should be handled when the parties reach agreement on the value during the proceeding.
- The success of efforts to streamline the hearing process through use of an Agreement to Focus Hearings, offset to some extent by more procedural requirements at the conclusion of a hearing.
- Recurring issues the ARB hears from property owners who are seeking a rescheduling of their hearing (e.g., their failure to accept an informal offer made by TCAD or their purported inability to enter into and participate in a hearing).

I'll be happy to discuss the outcome of these discussions with the TCAD Board on the 9th, if of interest.

Another "look back" will come on October 10, when I and Assistant Secretary Gifford will travel to San Antonio for a forum being organized by the Bexar ARB for several of the major appraisal review boards from around the state. This is an opportunity to compare notes on issues of shared concern and exchange ideas on best practices.

Looking ahead, the officers are reviewing the various routine communications that go from the TARB to owners in an effort to clarify and standardize the language.

We are also preparing for the final round of hearings in 2025, reviewing motions that if granted would result in protest hearings on November 5 and 6 to correct the tax roll.

Finally, we are coordinating with Taxpayer Liaison Officer Betty Thompson on the recruiting efforts for new TARB members, looking for ways to maximize the value of current members as our best recruiters and to expand the scope of community organizations and sites where the opportunity to serve can be publicized.



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 5B: Discussion on Report from Appraisal Review Board Committee

**Presenter** ARB Committee Members

### **Background Information**

Members of the ARB Committee will provide an update on their work to the full Board of Directors.

### **Staff Recommendation & Motion Language**

No staff recommendations on this item.

No action is needed on this item.



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 5C: 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 Field Work
- Community Outreach
- Taxpayer Experience Snapshot

### **Staff Recommendation & Motion Language**

There are no staff recommendations for this item.

No board action is needed for this item.



# TRAVIS CENTRAL APPRAISAL DISTRICT

## COMMUNITY OUTREACH

### COMMUNITY OUTREACH CALENDAR

#### JANUARY 2025

- 7 Webinar: Your Property Tax Bill**  
Travis Central Appraisal District
- 8 Monthly Benefits Clinic**  
Austin VA/City of Austin

#### FEBRUARY 2025

- 1 Exemption Clinic**  
Del Valle Library
- 8 Homestead Exemptions**  
Del Valle Community Coalition
- 12 Monthly Benefits Clinic**  
Austin VA/City of Austin
- 27 Webinar: BPP Explained**  
Travis Central Appraisal District

#### MARCH 2025

- 1 Property Tax 101 Town Hall**  
Circle C HOA
- 4 TCAD 101 for Property Owners**  
Rotary Club of Austin
- 12 Monthly Benefits Clinic**  
Austin VA/City of Austin
- 19 Webinar: Homestead Exemptions**  
Travis Central Appraisal District
- 29 Exemption Clinic**  
Pflugerville Public Library

#### APRIL 2025

- 9 Monthly Benefits Clinic**  
Austin VA/City of Austin

#### APRIL 2025 (Continued)

- 12 Community Impact Day**  
Austin Black Real Estate Professionals
- 14 Community Resource Fair**  
Austin Police Department
- 16 How to Protest Your Appraisal**  
Austin Board of Realtors
- 19 Notices & The Protest Process**  
Anderson Community Development Corp.
- 22 Webinar: Notices & The Protest Process**  
Travis Central Appraisal District
- 23 How to Protest Your Appraisal**  
Austin Board of Realtors
- 23 Agriculture & Wildlife Valuations**  
Travis County
- 24 Notices & The Protest Process**  
Realty Austin/Mueller Residential
- 26 How to Protest Your Appraisal**  
Austin Board of Realtors
- 30 How to Protest Your Appraisal**  
Austin Board of Realtors

#### MAY 2025

- 12 Webinar: Notices & Protests**  
City of Jonestown
- 14 Monthly Benefits Clinic**  
Austin VA/City of Austin
- 21 Better Together Resource Fair**  
Department of Veterans Affairs



# TRAVIS CENTRAL APPRAISAL DISTRICT

## COMMUNITY OUTREACH

### COMMUNITY OUTREACH CALENDAR

#### JUNE 2025

- 6 TCAD 101 for Real Estate Professionals**  
Stanberry Realtors
- 18 Legislative Recap**  
Texas Women in Public Finance - Austin
- 21 Homeowner Resource Fair**  
Frost Bank

#### JULY 2025

- 9 Monthly Benefits Clinic**  
Austin VA/City of Austin

#### AUGUST 2025

- 1 Pflugerville Tax Office Reopening**  
Travis County Tax Office
- 2 Last Minute Exemption Clinic**  
Pflugerville Public Library
- 13 Webinar: Navigating TravisTaxes.com**  
Travis Central Appraisal District
- Monthly Benefits Clinic**  
Austin VA/City of Austin
- 20 TCAD 101 for Real Estate Professionals**  
Patten Title
- 21 TCAD 101 for Real Estate Professionals**  
Travis Central Appraisal District
- 23 Del Valle Day**  
Del Valle Community Coalition

#### SEPTEMBER 2025

- 13 Sandy Creek Fest**  
Rebuild Sandy Creek
- 20 Sandy Creek Exemption Clinic**  
Travis Central Appraisal District
- 24 TCAD 101 for Property Owners**  
Austin Neighborhoods Council
- 27 Disaster Recovery Clinic**  
Travis County

#### OCTOBER 2025

- 1 Bridge Assistance Clinic**  
American Red Cross
- 8 Monthly Benefits Clinic**  
Austin VA/City of Austin
- 15 TCAD 102 for Real Estate Professionals**  
Patten Title
- 18 Boo the Flu**  
Sendero Health
- 20 Community Resource Fair**  
Austin Police Department
- 22 TCAD 101 for Real Estate Professionals**  
Independence Title
- 25 Trunk or Treat**  
Round Mountain Baptist Church



# TRAVIS CENTRAL APPRAISAL DISTRICT

## COMMUNITY OUTREACH

### COMMUNITY OUTREACH CALENDAR

#### NOVEMBER 2025

12 **Monthly Benefits Clinic**  
Austin VA/City of Austin

15 **Community Connections Resource Fair**  
Austin Energy

TBD **Brown Santa**  
Travis County Sheriff

TBD **Sandy Creek Disaster Relief**  
Travis Central Appraisal District

#### DECEMBER 2025

10 **Monthly Benefits Clinic**  
Austin VA/City of Austin





# TRAVIS CENTRAL APPRAISAL DISTRICT

## TAXPAYER EXPERIENCE SNAPSHOT

### CUSTOMER SERVICE

Average In-Person Wait Time	4:47 minutes
Average Phone Wait Time	14 minutes
Average Exemption Processing Time	57 days
Yes, my inquiry was resolved.	93.3%
I am satisfied with the time it took to resolve my issue.	85.2%
My TCAD representative was knowledgeable about my issue.	88.3%
My TCAD representative was professional and courteous.	92.3%



### COMMUNITY OUTREACH

In recent weeks, our team has made a remarkable effort to support those affected by the devastating July floods in the Sandy Creek area.

A dedicated team of appraisers spent several days in Sandy Creek, inspecting properties and talking to property owners about disaster exemptions. Overall, **549 properties** in the area received field inspections and were updated for the 2026 property tax year.



Additionally, staff have attended several events to answer residents' questions about the property tax system and assist them in applying for disaster exemptions. Partnerships with the local church and community center have helped TCAD connect, either by phone or in person, with **almost every taxpayer** whose properties have been identified as damaged by the floods.

In September, we dedicated **more than 250 staff hours** to helping these families ensure their properties are taxed fairly and equitably in 2025 and 2026.



**TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS  
AGENDA ITEM DETAILS**

**Item** 5D: Discussion and possible action on authorization to purchase professional appraisal services from Specialized Tax Recovery

**Presenter** Leana Mann, Chief Appraiser

**Background Information**

Specialized Tax Recovery (STR) was founded in 2008 by a group of aviation experts. STR utilizes a patented process to assist state and local assessment offices in identifying, locating, and valuing non-compliant aircraft within their jurisdictions. Non-compliant aircraft use many tactics to avoid taxation, such as registering the aircraft out of state (not all states tax aircraft), blocking tail numbers, flying under different call signs, claiming personal use only, personal registration hiding a 135 operator, deceptive hangar receipts, incomplete hangar receipts, etc. STR uses its patented processes to identify these aircraft and provide the assessment office with the needed information to defend the aircraft being on the appraisal roll.

TCAD conducted a pilot program with STR in 2024. During the pilot program, STR identified 6 aircraft to be added to the appraisal roll for tax years 2022, 2023, and 2024. The total cost of the pilot was \$20,000. The result was a **1,755% return on investment**, with the taxing entities receiving an estimated \$370,957 in revenue.

TCAD is proposing a 2023-2025 compliance program to collect approximately 21-26 aircraft (depending on the tax year), with a potential revenue gain of \$15.6 million for the taxing entities.

Travis County has two groupings of taxing entities- one for the Austin Executive Airport and a second group for other airports in the county (Signature, Atlantic, Million Air, ABIA).

<b>EDC Airport- Combined</b>				
<b>Taxing Units</b>	<b>Taxing Unit Cd</b>	<b>Audit FEES</b>	<b>Tax Dollars</b>	<b>ROI</b>
TRAVIS COUNTY	03	\$118,747.49	\$1,549,765.50	1205%
TRAVIS COUNTY HEALTHCARE DISTRICT	2J	\$37,914.51	\$494,381.83	1204%
MANOR ISD	34	\$378,944.19	\$4,928,949.08	1201%
AUSTIN COMM COLL DIST	68	\$35,318.09	\$459,763.58	1202%
TRAVIS CO ESD NO 12	72	\$34,754.04	\$452,228.55	1201%
		\$605,678.33	\$7,885,088.53	

**AUS Airport- Combined**

<b>Taxing Units</b>	<b>Taxing Unit Cd</b>	<b>Audit FEES</b>	<b>Est. Revenue</b>	<b>ROI</b>
TRAVIS COUNTY	03	\$122,947.99	\$1,501,846.14	1122%
TRAVIS COUNTY HEALTHCARE DISTRICT	2J	\$39,220.06	\$478,925.48	1121%
DEL VALLE ISD	06	\$358,205.28	\$4,372,430.90	1121%
AUSTIN COMM COLL DIST	68	\$36,652.61	\$447,479.75	1121%
CITY OF AUSTIN	02	\$178,874.06	\$2,184,183.65	1121%
		<u>\$735,900.00</u>	<u>\$8,984,865.91</u>	

The total cost of the project is \$1,326,550, with a total estimated revenue to the taxing entities of \$15,610,014.77, a projected **1,077% return on investment**. The vendor also agrees that the revenue gained from the project will exceed the fees —a guarantee of a net positive return. TCAD has met with the impacted taxing entities, and all have agreed to participate in this project and to reimburse TCAD for the fees once the revenue is earned.

**Staff Recommendation & Motion Language**

The District recommends contracting with Specialized Tax Recovery for the 2023-2025 aircraft compliance program.

*I move to authorize the purchase of professional appraisal services with Specialized Tax Recovery for aircraft appraisal services, and for the cost of those services to be passed on to the entities affected. The total cost of the project shall not exceed \$1.4 million.*