Travis Central Appraisal District

Board of Director's Meeting

May 13, 2025

11:30 a.m.

Prepared: May 9, 2025
Revised: May 12, 2025

TRAVIS CENTRAL APPRAISAL DISTRICT

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

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

LEANA MANN
CHIEF APPRAISER

850 EAST ANDERSON LANE and VIA VIDEOCONFERENCE
The public may hear and view this meeting while in progress online at
www.traviscad.org/boardmeetings

AGENDA
REGULAR MEETING –THURSDAY, MAY 13, 2025 – 11:30 A.M.

1. CALL TO ORDER

2. ESTABLISHMENT OF 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 MARCH 13, 2025 REGULAR MEETING
    b. SECTION 25.25B REPORT
    c. ACCOUNTING STATEMENTS
    d. BUDGET LINE-ITEM TRANSFERS
    e. PERSONNEL REPORT
    f. TAXPAYER LIAISON REPORT

5. REGULAR AGENDA
    a. DISCUSSION AND POSSIBLE ACTION ON APPRAISAL REVIEW BOARD CHAIRMAN REPORT
    b. DISCUSSION AND POSSIBLE ACTION ON REMOVAL OF APPRAISAL REVIEW BOARD MEMBERS THAT HAVE RESIGNED
    c. DISCUSSION AND POSSIBLE ACTION ON TAXPAYER LIAISON COMMITTEE REPORT
    d. DISCUSSION AND POSSIBLE ACTION ON CONTRACT COMMITTEE REPORT
    e. DISCUSSION AND POSSIBLE ACTION ON BUDGET COMMITTEE REPORT
    f. DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER REPORT TO INCLUDE: 2025 PROTEST SEASON, HOMESTEAD VERIFICATION PROGRAM, COMMUNITY OUTREACH, TAXPAYER EXPERIENCE SNAPSHOT, 2025 MASS APPRAISAL REPORT, AND LEGISLATIVE UPDATE
    g. DISCUSSION AND POSSIBLE ACTION ON EXTENSION OF CONTRACT WITH CURRENT FINANCIAL DEPOSITORY, WELLS FARGO BANK, N.A., FOR A PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2027.
    h. DISCUSSION AND POSSIBLE ACTION ON RENEWAL OF CONTRACT FOR TAXPAYER LIAISON OFFICER

i. DISCUSSION AND POSSIBLE ACTION ON AMENDMENTS TO CHIEF APPRAISER EMPLOYMENT CONTRACT
j. DISCUSSION AND POSSIBLE ACTION ON LITIGATION AND APPEALS RELATED TO PENDING AND ANTICIPATED LAWSUITS
k. ADJOURNMENT

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

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

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 8th day of May 2025, 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 72 continuous hours 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

CONSENT AGENDA

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 March 13, 2025 regular meeting
- 4B: Section 25.25B Report
- 4C: Accounting Statements
- 4D: Budget Line-Item Transfers
- 4E: Personnel Report
- 4F: Taxpayer Liaison Report

Note: TLO will not be available at this Board Meeting. Her report has been included as part of the consent agenda. She will be available at the next Board Meeting to answer any questions.

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

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

LEANA MANN
CHIEF APPRAISER

TCAD - BOARD OF DIRECTORS
MINUTES OF THE MARCH 13, 2025 MEETING

1. Call to order

Meeting called to order by James Valadez at 11:40 a.m. on, March 13, 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
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

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 FEBRUARY 13, 2025, REGULAR MEETING
b. SECTION 25.25B REPORT
c. ACCOUNTING STATEMENTS
d. BUDGET LINE-ITEM TRANSFERS
e. PERSONNEL REPORT

MOTION: Approve the Consent Agenda
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER**: John Havenstrite

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

ABSENT: None

DRAFT

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

Members of the board heard from Betty Thompson, Taxpayer Liaison

RESULT: DISCUSSED

5B. Discussion on report from Appraisal Review Board Committee.

Members of the board heard from Shenghao "Daniel" Wang, ARB Committee Member.

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 Officer

MOTION: Move to remove Larry Dugar and Lara Oneal, who have formally resigned from the Appraisal Review Board.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER**: Shenghao "Daniel" Wang

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

ABSENT: None

5D. Discussion and possible action on the appointment of Appraisal Review Board Members for the two-year term beginning January 1, 2025 through December 31, 2026, conditional on acceptable results of a criminal background check.

Members of the board heard from Betty Thompson, Taxpayer, Liaison Officer

MOTION: Move to amend Board Resolution 20250313-5D, to remove Amanda Korth from the term one Auxiliary Member appointment list.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER**: Nicole Conley

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

ABSENT: None

DRAFT

MOTION: Move to pass Resolution 20250313-5D Resolution of the Board of Directors of the Travis Central Appraisal District appointing Appraisal Review Board members for a term beginning January 1, 2025 and ending December 31, 2026.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER**: Nicole Conley

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

ABSENT: None

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

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

RESULT: **DISCUSSED**

5F. Discussion and possible action on Chief Appraiser report to include the 2024 Annual Report, Homestead Verification Program, Community Outreach, Taxpayer Experience Snapshot, and Legislative update.

Members of the board heard from Leana Mann, Chief Appraiser

RESULT: **DISCUSSED**

5G. Discussion and posible action on renewal of contract for Taxpayer Liasion Officer for March 1, 2025 through February 28, 2026.

Members of the board heard from Leana Mann, Chief Appraiser

MOTION: Move to extend Miss Thompson's contract by one month to take up the revised contract at the Board of Director's next meeting.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER**: Blanca Zamora-Garcia

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

ABSENT: None

DRAFT

5H. Discussion and possible action to include adoption of proposed personnel policy.

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

MOTION: Move to approve the proposed changes to the TCAD Personnel Policy as presented.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Shenghao "Daniel" Wang **SECONDER**: Dick Lavine

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

ABSENT: None

At 12:40 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; Personnel matters to deliberate the appointment, employment evaluation, reassignment, duties, discipline, or dismal of the Chief Appraiser or other public officer or employee or to hear a complaint or charge.

MOTION: Approve to enter Executive Session
RESULT: **PASSED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER**: Shenghao "Daniel" Wang

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

ABSENT: None

At 2:00 PM, the Board resumed the public session and returned to Item 5I.

5I. Discussion and possible action on performance review and compensation for Chief Appraiser.

MOTION: Move to increase the base pay of the Chief Appraiser of $245,00.00 to be applied to include the 6% increase consistent with the increase received by all employees across the board. In addition to the 6% increase, we're recommending an 8% merit pay increase for a total of $280,476.00. Also, as a part of this motion, we recommend that the contract committee review the terms and conditions of the existing contract of the Chief Appraiser and make any recommendations and bring them to the full board next month.
RESULT: **PASSED [UNANIMOUS]**
MOVER: Nicole Conley **SECONDER**: Blanca Zamora-Garcia

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

ABSENT: Celia Israel

DRAFT

6F. Adjournment

MOTION: Approve Adjournment
RESULT: **PASSED [UNANIMOUS]**
MOVER: John Havenstrite **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

Respectfully submitted,

_____
Nicole Conley, Secretary

Approved:

_____
James Valadez, Chairperson

DRAFT

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
125692	2024	BAKER RONALD & SIOBHAN MCKILLOP	LOT 44 BRUTON SPRINGS SUBD	205 S COMMONS FORD RD, TX 78733	$4,432,513	$999,998
IMPS ADDED TO THE PROPERTY IN ERROR FOR 2024. ALL IMPS ARE ACCOUNTED FOR ON SEPARATE IMPROVEMENT ONLY ACCOUNTS (PIDS 514257, 514256, 750184, 514260, 514261, 514258). REMOVED IMPS ON PID 125692 FOR 2024. RLL 04/25/2025						
180763	2024	CHERRY STEPHEN	LOT 3171 BAR-K RANCHES PLAT 3	7104 CHIPPOWA CV, TX 78645	$198,792	$28,000
MOHO IS VALUED UNDER MOHO PP ACCOUNT # 984922 FOR JENNIFER CHERRY. REMOVE MOHO FROM REAL PID 180763.						
214375	2020	PSG COMMERCIAL LLC	ABS 438 SUR 35 JENNINGS G C ACR 3.051	18501 BLAKE-MANOR RD, TX 78653	$203,900	$203,900
DELETE PER REVIEW FOR 2020-2024						
214375	2021	PSG COMMERCIAL LLC	ABS 438 SUR 35 JENNINGS G C ACR 3.051	18501 BLAKE-MANOR RD, TX 78653	$204,303	$204,303
DELETE PER REVIEW FOR 2020-2024						
214375	2022	PSG COMMERCIAL LLC	ABS 438 SUR 35 JENNINGS G C ACR 3.051	18501 BLAKE-MANOR RD, TX 78653	$301,366	$301,366
DELETE PER REVIEW FOR 2020-2024						
214375	2023	PSG COMMERCIAL LLC	ABS 438 SUR 35 JENNINGS G C ACR 3.051	18501 BLAKE-MANOR RD, TX 78653	$310,906	$310,906
DELETE PER REVIEW FOR 2020-2024						
214375	2024	PSG COMMERCIAL LLC	ABS 438 SUR 35 JENNINGS G C ACR 3.051	18501 BLAKE-MANOR RD, TX 78653	$432,412	$432,412
DELETE PER REVIEW FOR 2020-2024						
364054	2025	ADAMS WENDI ESTATE OF	COUNTRY AIRE MH PARK, SPACE 249, SN1 AH01998289; HUD# PFS0531227	8220 W STATE HY 71 249, AUSTIN TX 78735	$14,909	$0
MOBILE HOME OWNER PASSED AWAY AND SOLD MOHO IN 2024. REMOVING 2025. 4/16/2025 RCJ						
365373	2022	T RYS ENTERPRISE LLC	ABS 693 SUR 51 SANCHEZ J G ACR 1.3983	3051 WOODALL DR, TX 78613	$519,503	$513,144
AC CORR PER REVIEW OF DEED/SURVEY FOR 2022-2024						
365373	2023	T RYS ENTERPRISE LLC	ABS 693 SUR 51 SANCHEZ J G ACR 1.3983	3051 WOODALL DR, TX 78613	$712,833	$704,883
AC CORR PER REVIEW OF DEED/SURVEY FOR 2022-2024						
365373	2024	T RYS ENTERPRISE LLC	ABS 693 SUR 51 SANCHEZ J G ACR 1.3983	3051 WOODALL DR, TX 78613	$629,447	$621,497
AC CORR PER REVIEW OF DEED/SURVEY FOR 2022-2024						
394699	2024	WILLIAM SUTTON	PERSONAL PROPERTY COMMERCIAL MIDDELBERG CAROL V PHD	3660 STONERIDGE RD D-102, AUSTIN TX 78746	$2,514	$0
OWNERSHIP CHANGED ON PID 394699 TO WILLIAM SUTTON IN ERROR FOR 2024. ONLY THE IMPROVEMENT SOLD 1-31-2023, NOT THE BUSINESS. DELETE 2024. CHANGE TOTAL VALUE TO $0. 3-14-2025 NAW NEW ACCOUNT 1002948 CREATED FOR 2024 & 2025. 3-14-2025 NAW						

Emailed to TARB 5/6/25

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
501257	2024	ATLANTIC URBANA II BRAKER LANE LLC	LOT 2 BLK E VALLEY SIDE HEIGHTS	CLOVERLAWN DR, TX 78753	$12,500	$12,500

DELETE INTO SUBD VALLEY SIDE HEIGHTS SEC 1 RPLT RESUB BLK B LOT 1A (980439) FOR 2024

517404	2024	M A L P C	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE POLICY COUNCIL	202 W 13 ST, AUSTIN TX 78701	$42,877	$759

OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/AVG @ 45PCT GOOD. CHANGE TOTAL VALUE FROM $____42,877___ TO $___759___.

517404	2023	M A L P C	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE POLICY COUNCIL	202 W 13 ST, AUSTIN TX 78701	$38,979	$759

OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/AVG @ 45PCT GOOD. CHANGE TOTAL VALUE FROM $____38,979___ TO $___759___.

517404	2022	M A L P C	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE POLICY COUNCIL	202 W 13 ST, AUSTIN TX 78701	$35,435	$759

OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/AVG @ 45PCT GOOD. CHANGE TOTAL VALUE FROM $____35,435___ TO $___759___.

517404	2021	M A L P C	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE POLICY COUNCIL	202 W 13 ST, AUSTIN TX 78701	$32,214	$759

OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/AVG @ 45PCT GOOD. CHANGE TOTAL VALUE FROM $____32,214___ TO $___759___.

517404	2020	M A L P C	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE POLICY COUNCIL	202 W 13 ST, AUSTIN TX 78701	$32,214	$759

OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/AVG @ 45PCT GOOD. CHANGE TOTAL VALUE FROM $____32,214___ TO $___759___.

517404	2019	M A L P C	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE POLICY COUNCIL	202 W 13 ST, AUSTIN TX 78701	$32,214	$759

OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/AVG @ 45PCT GOOD. CHANGE TOTAL VALUE FROM $____32,214___ TO $___759___.

517404	2018	M A L P C	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE POLICY COUNCIL	202 W 13 ST, AUSTIN TX 78701	$25,771	$759

OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/AVG @ 45PCT GOOD. CHANGE TOTAL VALUE FROM $____25,771___ TO $___759___.

517404	2017	M A L P C	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE POLICY COUNCIL	202 W 13 ST, AUSTIN TX 78701	$20,617	$759

OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/AVG @ 45PCT GOOD. CHANGE TOTAL VALUE FROM $____20,617___ TO $___759___.

517404	2016	M A L P C	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE POLICY COUNCIL	202 W 13 ST, AUSTIN TX 78701	$17,928	$759

OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/AVG @ 45PCT GOOD. CHANGE TOTAL VALUE FROM $____17,928___ TO $___759___.

Emailed to TARB 5/6/25

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
782586	2024	AHERN RENTALS INC	PERSONAL PROPERTY COMMERCIAL AHERN RENTALS	3621 SILVER DOLLAR CIR, AUSTIN TX 78744	$6,155,229	$0
ASSETS SOLD TO UNITED RENTALS INC IN 2022 PER ASSET PURCHASE AGREEMENT DATED 11-11-2022. DELETE 2024. CHANGE TOTAL VALUE TO $0. 4-16-2025 NAW						
813104	2024	PAITA JOSE	CHATEAU AT ONION CRK MH PARK, SPACE 256, SN1 CAVTX15112794A; SN2 CAVTX15112794B; HUD# NTA1536596; HUD#2 NTA1536597; TITLE # MH00412925	4629 CHATEAU VILLAGE WAY 256, TX 78744	$107,336	$0
MOBILE HOME MOVED TO BASTROP COUNTY IN 2023, REMOVING FROM 2024. 4/21/2025 RCJ						
873366	2022	WEEKLEY HOMES LLC	EAST SHORE CONDOMINIUMS (FUTURE LAND)	1405 HYDE ST 22, TX 78741	$77,525	$77,525
DELETE FUTURE LAND ACCT FOR 2022-2024 PER REVIEW OF DOCS						
873366	2023	WEEKLEY HOMES LLC	EAST SHORE CONDOMINIUMS (FUTURE LAND)	HYDE ST 22, TX 78741	$77,525	$77,525
DELETE FUTURE LAND ACCT FOR 2022-2024 PER REVIEW OF DOCS						
873366	2024	WEEKLEY HOMES LLC	EAST SHORE CONDOMINIUMS (FUTURE LAND)	HYDE ST 22, TX 78741	$666,232	$77,525
DELETE FUTURE LAND ACCT FOR 2022-2024 PER REVIEW OF DOCS						
896082	2020	10355 OLD MANCHACA ROAD SERIES	LOT 1 BLK A MOONTOWER ON MANCHACA	10335 MENCHACA RD, TX 78748	$791,077	$791,077
PER REVIEW REMOVE ESDS 11&15 (51/6R) & ADD ESD 5 (56) FOR 2020-2023						
896082	2021	10355 OLD MANCHACA ROAD SERIES	LOT 1 BLK A MOONTOWER ON MANCHACA	10335 MENCHACA RD, TX 78748	$880,272	$880,272
PER REVIEW REMOVE ESDS 11&15 (51/6R) & ADD ESD 5 (56) FOR 2020-2023						
896082	2022	10355 OLD MANCHACA ROAD SERIES	LOT 1 BLK A MOONTOWER ON MANCHACA	10335 MENCHACA RD, TX 78748	$907,099	$907,099
PER REVIEW REMOVE ESDS 11&15 (51/6R) & ADD ESD 5 (56) FOR 2020-2023						
896082	2023	10355 OLD MANCHACA ROAD SERIES	LOT 1 BLK A MOONTOWER ON MANCHACA	10335 MENCHACA RD, TX 78748	$939,584	$939,584
PER REVIEW REMOVE ESDS 11&15 (51/6R) & ADD ESD 5 (56) FOR 2020-2023						
907916	2020	WORD OF MOUTH LTD	PERSONAL PROPERTY COMMERCIAL L'ESTELLE KITCHEN	88 1/2 RAINEY ST, AUSTIN TX 78703	$43,596	$0
OWNERSHIP CHANGE IN ERROR. REVERT TO L'ESTELLE KITCHEN. NEW OWNER ACCT TO BE CREATED						
907916	2021	POTOLO LLC	PERSONAL PROPERTY COMMERCIAL L'ESTELLE KITCHEN	88 1/2 RAINEY ST, AUSTIN TX 78703	$43,596	$0
OWNERSHIP CHANGE IN ERROR. REVERT TO L'ESTELLE KITCHEN. NEW OWNER ACCT TO BE CREATED						
907916	2022	POTOLO LLC	PERSONAL PROPERTY COMMERCIAL L'ESTELLE KITCHEN	88 1/2 RAINEY ST, AUSTIN TX 78703	$47,956	$0
OWNERSHIP CHANGE IN ERROR. REVERT TO L'ESTELLE KITCHEN. NEW OWNER ACCT TO BE CREATED						

Emailed to TARB 5/6/25

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
912073	2024	AEPARMIA ENGINEERING PLLC	PERSONAL PROPERTY COMMERCIAL AEPARMIA ENGINEERING PLLC	9101 BURNET RD 209, AUSTIN TX 78757	$57,395	$0
BUSINESS NOT LOCATED IN TRAVIS COUNTY ON JANUARY 1 OF THE TAX YEAR. IT WAS LOCATED AT 13740 RESEARCH BLVD BLDG J UNIT 3 AUSTIN TEXAS 78750.(WILLIAMSON COUNTY) DELETE 2024. CHANGE TOTAL VALUE TO $0. 3-31-2025 NAW						
921537	2024	MEXICAN AMERICAN LEGISLATIVE	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE LEADERSHIP FOUNDATION	1122 COLORADO ST 107, AUSTIN TX 78701	$117,685	$1,382
OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/LOW @ 40PCT GOOD. CHANGE TOTAL VALUE FROM $__117,685_____ TO $___1,382___.						
921537	2023	MEXICAN AMERICAN LEGISLATIVE	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE LEADERSHIP FOUNDATION	1122 COLORADO ST 107, AUSTIN TX 78701	$106,986	$1,382
OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/LOW @ 40PCT GOOD. CHANGE TOTAL VALUE FROM $__106,986_____ TO $___1,382___.						
921537	2022	MEXICAN AMERICAN LEGISLATIVE	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE LEADERSHIP FOUNDATION	1122 COLORADO ST 107, AUSTIN TX 78701	$97,260	$1,382
OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/LOW @ 40PCT GOOD. CHANGE TOTAL VALUE FROM $__97,260_____ TO $___1,382___.						
921537	2021	MEXICAN AMERICAN LEGISLATIVE	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE LEADERSHIP FOUNDATION	1122 COLORADO ST 107, AUSTIN TX 78701	$88,418	$1,382
OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/LOW @ 40PCT GOOD. CHANGE TOTAL VALUE FROM $__88,418_____ TO $___1,382___.						
921537	2020	MEXICAN AMERICAN LEGISLATIVE	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE LEADERSHIP FOUNDATION	1122 COLORADO ST 107, AUSTIN TX 78701	$88,418	$1,382
OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/LOW @ 40PCT GOOD. CHANGE TOTAL VALUE FROM $__88,418_____ TO $___1,382___.						
921537	2019	MEXICAN AMERICAN LEGISLATIVE	PERSONAL PROPERTY COMMERCIAL MEXICAN AMERICAN LEGISLATIVE LEADERSHIP FOUNDATION	1122 COLORADO ST 107, AUSTIN TX 78701	$88,418	$1,382
OFFICE SPACE CURRENTLY LOCATED AT TEXAS CAPITOL OFFICE OF STATE REPRESENTATIVE RAMON ROMERO JR, CHAIRMAN OF MALC & MALLF WITH MINIMAL ASSETS OWNED. ADJUST SQUARE FOOTAGE TO 120 AND APPLY THE CALCULATED VALUE. CHANGE FF&E QUALITY/DENSITY TO FAIR/LOW @ 40PCT GOOD. CHANGE TOTAL VALUE FROM $__88,418_____ TO $___1,382___.						
926690	2020	CONTINENTAL HOMES OF TEXAS LP	UNT 20B FORT DESSAU TOWNHOMES CONDOMINIUMS AMENDED PLUS 1.0 % INT IN COM AREA	14309 FRANKEL LP 20B, TX 78660	$187,994	$187,994
DELETE FOR 2020-2024 (DOUBLE-ASSESSED W/ 909485)						
926690	2021	CONTINENTAL HOMES OF TEXAS LP	UNT 20B FORT DESSAU TOWNHOMES CONDOMINIUMS AMENDED PLUS 1.0 % INT IN COM AREA	14309 FRANKEL LP 20B, TX 78660	$165,117	$165,117
DELETE FOR 2020-2024 (DOUBLE-ASSESSED W/ 909485)						
926690	2022	CONTINENTAL HOMES OF TEXAS LP	UNT 20B FORT DESSAU TOWNHOMES CONDOMINIUMS AMENDED PLUS 1.0 % INT IN COM AREA	14309 FRANKEL LP 20B, TX 78660	$291,971	$291,971
DELETE FOR 2020-2024 (DOUBLE-ASSESSED W/ 909485)						

Emailed to TARB 5/6/25

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
926690	2023	CONTINENTAL HOMES OF TEXAS LP	UNT 20B FORT DESSAU TOWNHOMES CONDOMINIUMS AMENDED PLUS 1.0 % INT IN COM AREA	14309 FRANKEL LP 20B, TX 78660	$348,922	$348,922
DELETE FOR 2020-2024 (DOUBLE-ASSESSED W/ 909485)						
926690	2024	CONTINENTAL HOMES OF TEXAS LP	UNT 20B FORT DESSAU TOWNHOMES CONDOMINIUMS AMENDED PLUS 1.0 % INT IN COM AREA	14309 FRANKEL LP 20B, TX 78660	$309,313	$309,313
DELETE FOR 2020-2024 (DOUBLE-ASSESSED W/ 909485)						
933945	2024	ORTIZ NOE DOUGLAS &	PERSONAL PROPERTY MH S#12307294L/R L#TEX0014572/73	16211 JACOBSON RD, TX 78617	$58,014	$0
MOBILE HOME MOVED TO BASTROP COUNTY IN 2022. 3/31/2025 RCJ						
933945	2023	ORTIZ NOE DOUGLAS &	PERSONAL PROPERTY MH S#12307294L/R L#TEX0014572/73	16211 JACOBSON RD, TX 78617	$54,731	$0
MOBILE HOME MOVED TO BASTROP COUNTY IN 2022. 3/31/2025 RCJ						
944014	2024	JAYLERTON INVESTMENTS LP	PERSONAL PROPERTY M/H SERIAL# ATH000521TX LABEL# NTA1793704	14415 COUNTY LINE RD, TX 78621	$103,553	$0
MOBILE HOME REMOVED FROM LOT, REMOVING FROM 2024 TAX YEAR ROLL. 3/20/2025 RCJ						
962053	2023	LASH JORDAN	MUELLER HOUSES II AMENDED UNT 4513-B PLUS 0.48 % INT IN COM AREA	4513 VAUGHAN ST B, 78723	$477,501	$201,960
2023 CORRECTED MARKET VALUE PER ZSD 5/5/2025						
966282	2025	TORRES GENESIS	MEADOWS OF CARSON CREEK, SPACE 151, SN1 SCAR330067635797; HUD# NTA1075938	9327 EVENING SHADOWS DR #151, DEL VALLE TX 78617	$26,801	$0
MOBILE HOME SOLD AND MOVED OFF LOT IN 2024 PER EMAIL AND AERIAL IMAGERY. 4/16/2025 RCJ						
976335	2025	PENROD ALEXANDRIA	FOREST OAKS VILLAGE, SPACE 8, SN1 OC02863356; HUD# TEX0381069	724 W F M RD 1626 8, TX	$56,866	$0
PROPERTY ON LOT IS NOT A MOBILE HOME, IS A TINY HOUSE TAXED BY DMV. REMOVING FOR 2023-2025. 4/16/2025 RCJ						
976335	2024	PENROD ALEXANDRIA	FOREST OAKS VILLAGE, SPACE 8, SN1 OC02863356; HUD# TEX0381069	724 W F M RD 1626 8, TX	$65,542	$0
PROPERTY ON LOT IS NOT A MOBILE HOME, IS A TINY HOUSE TAXED BY DMV. REMOVING FOR 2023-2025. 4/16/2025 RCJ						
976335	2023	PENROD ALEXANDRIA	FOREST OAKS VILLAGE, SPACE 8, SN1 OC02863356; HUD# TEX0381069	724 W F M RD 1626 8, TX	$50,348	$0
PROPERTY ON LOT IS NOT A MOBILE HOME, IS A TINY HOUSE TAXED BY DMV. REMOVING FOR 2023-2025. 4/16/2025 RCJ						
982188	2022	ROUZBAN ZHILA	TRAILS OF OAK HILL MH PARK, SPACE 34, SN1 TXFLN84A06194GH; SN2 TXFLN84B06194GH; HUD# TEX0467250; HUD#2 TEX0467251	8309 CEDAR ELM TRL 34, TX 78735	$19,765	$0
MOBILE HOME'S 2022 TAXES PAID FOR PREVIOUSLY BY NEW OWNER ON OLD ACCOUNT. 5/2/2025 RCJ						
982897	2024	SUN HOME SERVICES INC	BOULDER RIDGE ESTATES, SPACE 137, SN1 TXFLW12A56298FD11; HUD# RAD1132413	3300 KILLINGSWORTH LN 137, PFLUGERVILLE TX 78660	$22,569	$0
NOT THE OWNER OF THE PROPERTY FOR 2024. 3/10/2025 RCJ						

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PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
984215	2024	KORMAN MICHAEL B	PERSONAL PROPERTY MOHO 14X56, SN #12321588, HUD #TEX0559903	13822 LONG HOLLOW LOOP, LEANDER TX 78641	$12,776	$0
REMOVING DUPLICATED ENTRY OF MOBILE HOME FOR 2024 VALUATION TO PID# 354585. 2025 WILL HAVE CORRECT VALUATION OF MOBILE HOME AS PERSONAL PROPERTY ON PID #984215. 3/12/2025 RCJ						
988699	2024	BEHLER LAURENCE & CATHERINE	PERSONAL PROPERTY MOHO 28X60 SN# 12320034A/B, HUD# TEX0518134/5	217 WEBBERWOOD WAY NORTH, ELGIN TX 78621	$20,493	$0
PERSONAL PROPERTY MOBILE HOME RESIDES AND IS TAXED ON BASTROP SIDE OF COUNTY LINE. 3/13/2025 RCJ						

Emailed to TARB 5/6/25

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
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DEBORAH CARTWRIGHT
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DICK LAVINE
JIE LI
ELIZABETH MONTOYA
SHENGHAO "DANIEL" WANG
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana Mann
Chief Appraiser

SUBJECT: March 2025 Unaudited Financial Statements

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

- The District's ending fund balance was $5,673,891. Of that, $565,705 was nonspendable in the form of prepaid expenditures, $2,489,370 was held in reserves as committed fund balance, and $2,618,816 was unassigned fund balance.

- *The net change in fund balance for the fiscal year to date is $804,157*

- The reserve balances total $2,489,370. Detail account balances for each reserve account are as follows:

	Current Balance
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
	$ 2,489,370

- ***The District ended the month with a budget surplus of $197,217.***

- 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 March 31, 2025

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
REVENUE:					
Appraisal assessments	32,241,352	32,241,352	8,060,338	8,060,338	0
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	**$ 32,241,352**	**$ 32,241,352**	**$ 8,060,338**	**$ 8,060,338**	**$ 0**
Investment earnings	150,000	150,000	37,500	118,272	80,772
Charges for services	9,000	9,000	2,250	581	(8,419)
Miscellaneous revenue	50,000	50,000	12,500	59,520	9,520
TOTAL REVENUE	**$ 32,450,352**	**$ 32,450,352**	**$ 8,112,588**	**$ 8,238,711**	**$ 81,873**
EXPENDITURES:					
ARB Per diem payments	1,173,125	1,173,125	293,281	94,155	199,126
Personnel Cost	12,488,321	12,436,870	3,109,218	3,609,309	(500,091)
Benefit Cost	5,568,186	5,102,714	1,275,679	1,257,041	18,637
Printing and mailing services	665,200	730,200	182,550	317,292	(134,742)
Operating supplies	248,183	226,495	56,624	43,993	12,631
Subscriptions and data purchases	340,720	395,590	98,898	178,333	(79,436)
Training and education	162,666	155,940	38,985	24,517	14,468
Travel expenditures	41,327	48,850	12,213	8,579	3,634
Utilities	495,800	543,610	135,903	104,018	31,885
Legal expenditures	3,625,000	2,058,100	514,525	165,944	348,581
Professional services	4,033,256	4,160,186	1,040,047	676,223	363,823
Insurance	110,678	90,178	22,545	23,286	(742)
Aerial photography	657,650	574,810	143,703	274,454	(130,751)
Rentals	154,320	152,820	38,205	34,823	3,382
Building and Equipment maintenance	463,289	346,190	86,548	86,656	(109)
Software maintenance	430,627	350,467	87,617	154,416	(66,799)
Other services	396,116	466,557	116,639	78,093	38,546
Capital Outlay	438,050	438,050	109,513	116,211	(6,698)
Debt Service- Principal	654,742	654,742	163,686	168,128	(4,442)
Debt Service- Interest	94,096	94,096	23,524	19,082	4,442
TOTAL EXPENDITURES	**32,241,352**	**30,199,590**	**7,549,898**	**7,434,553**	**115,344**
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	***209,000***	***2,250,762***	***562,691***	***804,157***	***197,217***
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	2,250,762	562,691	804,157	197,217
Beginning Fund Balance	4,869,734	4,869,734	4,869,734	4,869,734	
Ending Fund Balance	***$ 5,078,734***	***$ 7,120,496***	***$ 5,432,425***	***$ 5,673,891***	***$ 197,217***

Travis Central Appraisal District

Governmental Fund Balance Sheet

March 31, 2025

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	9,624,977	-	9,624,977
Short-term investments	4,335,611	-	4,335,611
Receivables	143,106	-	143,106
Prepaid items	565,705	-	565,705
TOTAL ASSETS	$ 14,669,399	$ -	$ 14,669,399
LIABILITIES			
Accounts payable and accrued expenditures	935,170	-	935,170
Unearned revenue	8,060,338	-	8,060,338
TOTAL LIABILITIES	8,995,508	-	8,995,508
FUND BALANCES			
Fund balance, committed	2,489,370	-	2,489,370
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	565,705	-	565,705
Fund balance, unassigned	2,618,816	-	2,618,816
TOTAL FUND BALANCES	5,673,891	-	5,673,891
TOTAL LIABILITIES AND FUND BALANCE	$ 14,669,399	$ -	$ 14,669,399

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance
For the month ended March 31, 2025

	General Fund	Special Revenue Fund	Total Governmental Funds
REVENUES			
Appraisal assessments	$ 8,060,338	$ -	$ 8,060,338
Refund of appraisal assessments	-	-	-
Net appraisal assessments	8,060,338	-	8,060,338
Investment earnings	118,272	-	118,272
Charges for services	581	-	581
Miscellaneous revenue	59,520	-	59,520
TOTAL REVENUE	8,238,711	-	8,238,711
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	4,960,505	-	4,960,505
Data processing	154,416	-	154,416
Transportation	8,579	-	8,579
Operating supplies	43,993	-	43,993
Rentals	34,823	-	34,823
Legal and professional	842,167	-	842,167
Utilities and telephone	104,018	-	104,018
Building and equipment maintenance	86,656	-	86,656
Insurance	23,286	-	23,286
Other services	872,690	-	872,690
Capital outlay	116,211	-	116,211
Debt Service- Principal	-	168,128	168,128
Debt Service- Interest	-	19,082	19,082
TOTAL EXPENDITURES	7,247,344	187,209	7,434,553
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	991,367	(187,209)	804,157
OTHER FINANCING SOURCES (USES):			
Transfers in	-	187,209	187,209
Transfers out	(187,209)	-	(187,209)
TOTAL OTHER FINANCING SOURCES (USES)	(187,209)	187,209	-
NET CHANGE IN FUND BALANCE	804,157	-	804,157
FUND BALANCE, beginning of year	4,869,734	-	4,869,734
FUND BALANCE, end of year	$ 5,673,891	$ -	$ 5,673,891

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
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DEBORAH CARTWRIGHT
VICE CHAIRPERSON
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SECRETARY/TREASURER

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VIVEK KULKARNI
DICK LAVINE
JIE LI
ELIZABETH MONTOYA
SHENGHAO "DANIEL" WANG
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana Mann
Chief Appraiser

SUBJECT: February 2025 Unaudited Financial Statements

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

- The District's ending fund balance was $5,366,056. Of that, $637,742 was nonspendable in the form of prepaid expenditures, $2,489,370 was held in reserves as committed fund balance, and $2,238,944 was unassigned fund balance.

- *The net change in fund balance for the fiscal year to date is $496,322*

- The reserve balances total $2,489,370. Detail account balances for each reserve account are as follows:

	Current Balance
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
	$ 2,489,370

- ***The District ended the month with a budget surplus of $72,028.***

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

Travis Central Appraisal District

Budget to Actual- Governmental Funds

For the month ended February 28, 2025

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
REVENUE:					
Appraisal assessments	32,241,352	32,241,352	5,373,559	5,373,559	0
Refund of appraisal assessments	-	-	-	-	-
Net appraisal assessments	**$ 32,241,352**	**$ 32,241,352**	**$ 5,373,559**	**$ 5,373,559**	**$ 0**
Investment earnings	150,000	150,000	25,000	77,458	52,458
Charges for services	9,000	9,000	1,500	339	(8,661)
Miscellaneous revenue	50,000	50,000	8,333	24,803	(25,197)
TOTAL REVENUE	**$ 32,450,352**	**$ 32,450,352**	**$ 5,408,392**	**$ 5,476,159**	**$ 18,600**
EXPENDITURES:					
ARB Per diem payments	1,173,125	1,173,125	195,521	48,110	147,411
Personnel Cost	12,488,321	12,436,870	2,072,812	2,494,434	(421,622)
Benefit Cost	5,568,186	5,102,714	850,452	854,447	(3,994)
Printing and mailing services	665,200	730,200	121,700	249,560	(127,860)
Operating supplies	248,183	226,495	37,749	28,000	9,749
Subscriptions and data purchases	340,720	395,590	65,932	105,496	(39,564)
Training and education	162,666	155,940	25,990	20,788	5,202
Travel expenditures	41,327	48,850	8,142	3,703	4,438
Utilities	495,800	543,610	90,602	69,360	21,241
Legal expenditures	3,625,000	2,058,100	343,017	44,896	298,121
Professional services	4,033,256	4,160,186	693,364	515,244	178,120
Insurance	110,678	90,178	15,030	15,524	(494)
Aerial photography	657,650	574,810	95,802	254,969	(159,168)
Rentals	154,320	152,820	25,470	20,695	4,775
Building and Equipment maintenance	463,289	346,190	57,698	47,003	10,695
Software maintenance	430,627	350,467	58,411	83,706	(25,294)
Other services	396,116	466,557	77,760	51,155	26,605
Capital Outlay	438,050	438,050	73,008	72,747	262
Debt Service- Principal	654,742	654,742	109,124	-	109,124
Debt Service- Interest	94,096	94,096	15,683	-	15,683
TOTAL EXPENDITURES	**32,241,352**	**30,199,590**	**5,033,265**	**4,979,837**	**53,428**
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	***209,000***	***2,250,762***	***375,127***	***496,322***	***72,028***
OTHER FINANCING SOURCES (USES):					
Transfers In	-	-	-	-	-
Transfers out	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	**-**	**-**	**-**	**-**	**-**
NET CHANGE IN FUND BALANCE	209,000	2,250,762	375,127	496,322	72,028
Beginning Fund Balance	4,869,734	4,869,734	4,869,734	4,869,734	
Ending Fund Balance	***$ 5,078,734***	***$ 7,120,496***	***$ 5,244,861***	***$ 5,366,056***	***$ 72,028***

Travis Central Appraisal District

Governmental Fund Balance Sheet

February 28, 2025

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	4,544,486	-	4,544,486
Short-term investments	4,319,395	-	4,319,395
Receivables	(287,924)	-	(287,924)
Prepaid items	637,742	-	637,742
TOTAL ASSETS	$ 9,213,699	$ -	$ 9,213,699
LIABILITIES			
Accounts payable and accrued expenditures	1,160,864	-	1,160,864
Unearned revenue	2,686,779	-	2,686,779
TOTAL LIABILITIES	3,847,643	-	3,847,643
FUND BALANCES			
Fund balance, committed	2,489,370	-	2,489,370
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	637,742	-	637,742
Fund balance, unassigned	2,238,944	-	2,238,944
TOTAL FUND BALANCES	5,366,056	-	5,366,056
TOTAL LIABILITIES AND FUND BALANCE	$ 9,213,699	$ -	$ 9,213,699

Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance
For the month ended February 28, 2025

	General Fund	Special Revenue Fund	Total Governmental Funds
REVENUES			
Appraisal assessments	$ 5,373,559	$ -	$ 5,373,559
Refund of appraisal assessments	-	-	-
Net appraisal assessments	5,373,559	-	5,373,559
Investment earnings	77,458	-	77,458
Charges for services	339	-	339
Miscellaneous revenue	24,803	-	24,803
TOTAL REVENUE	5,476,159	-	5,476,159
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	3,396,991	-	3,396,991
Data processing	83,706	-	83,706
Transportation	3,703	-	3,703
Operating supplies	28,000	-	28,000
Rentals	20,695	-	20,695
Legal and professional	560,140	-	560,140
Utilities and telephone	69,360	-	69,360
Building and equipment maintenance	47,003	-	47,003
Insurance	15,524	-	15,524
Other services	681,968	-	681,968
Capital outlay	72,747	-	72,747
Debt Service- Principal	-	-	-
Debt Service- Interest	-	-	-
TOTAL EXPENDITURES	4,979,837	-	4,979,837
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	496,322	-	496,322
OTHER FINANCING SOURCES (USES):			
Transfers in	-	-	-
Transfers out	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
NET CHANGE IN FUND BALANCE	496,322	-	496,322
FUND BALANCE, beginning of year	4,869,734	-	4,869,734
FUND BALANCE, end of year	$ 5,366,056	$ -	$ 5,366,056

Travis Central Appraisal District

Investment Report

As of April 30, 2025



MEEDER

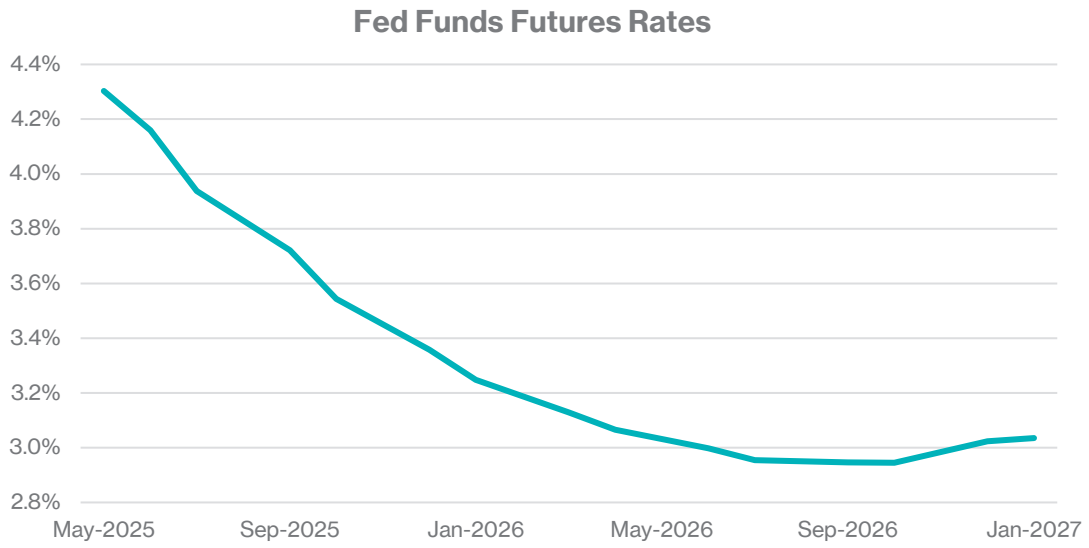
PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

MEEDER PUBLIC FUNDS

- Tariff turmoil increased market volatility in early April and caused Q1 GDP to contract -.3%
- Market participants are expecting about three Fed rate cuts this year...more next year
- Inflation remains sticky and above the Fed's 2% target; tariffs may bump inflation higher
- The labor market continues to be solid, with unemployment below its long-term average
- Intermediate-term interest rates were lower during April due to tariff uncertainty

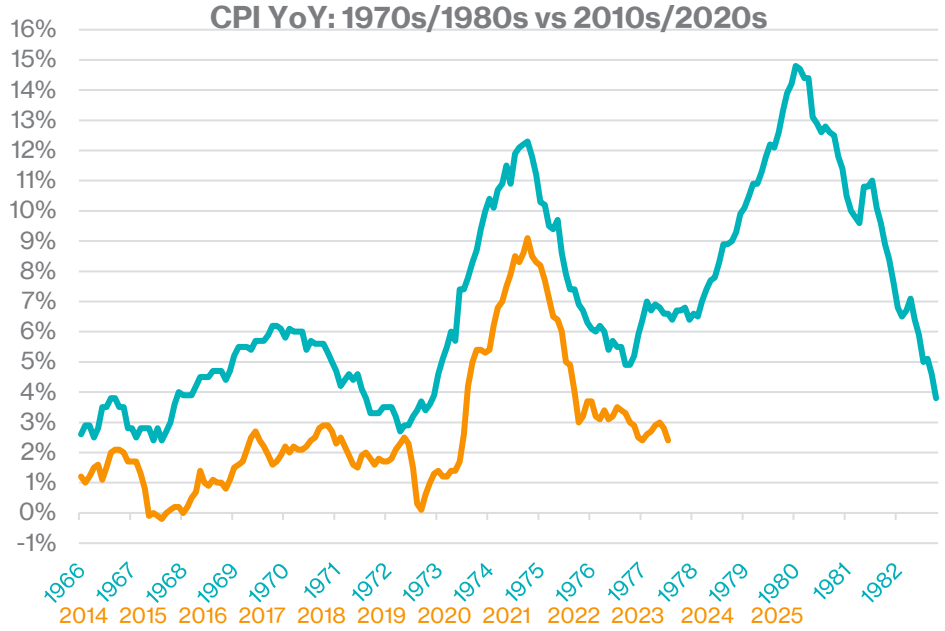
- The Fed Funds futures market is expecting the Fed Funds rate to bottom around 3.0% this cycle.
- This is unlike the previous two cycles (Great Recession and COVID) which pushed the Fed Funds rate down to near zero.

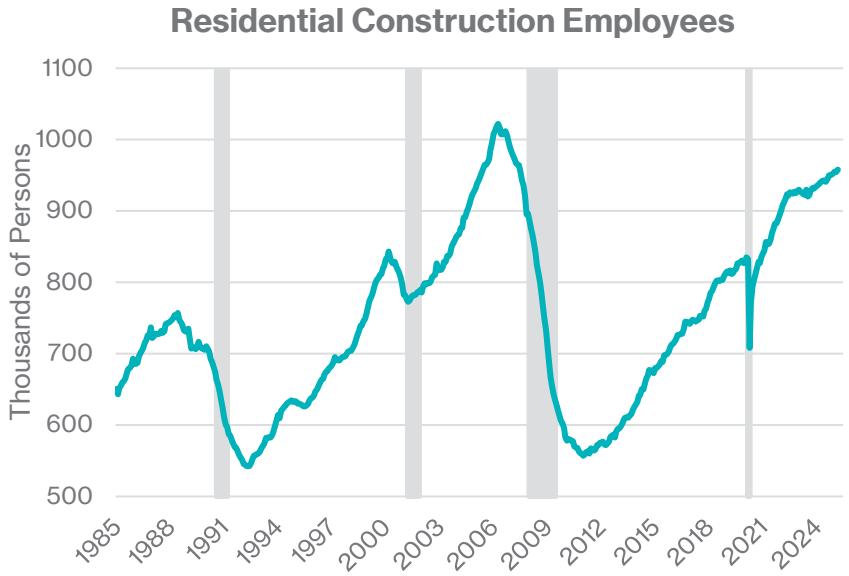


SOURCES: BLOOMBERG, CME AS OF 4/30/25

- Some market pundits believe inflation will follow a similar pattern as it did in the 1970s/80s and have a resurgence to 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.

SOURCES: BLOOMBERG, BUREAU OF LABOR STATISTICS

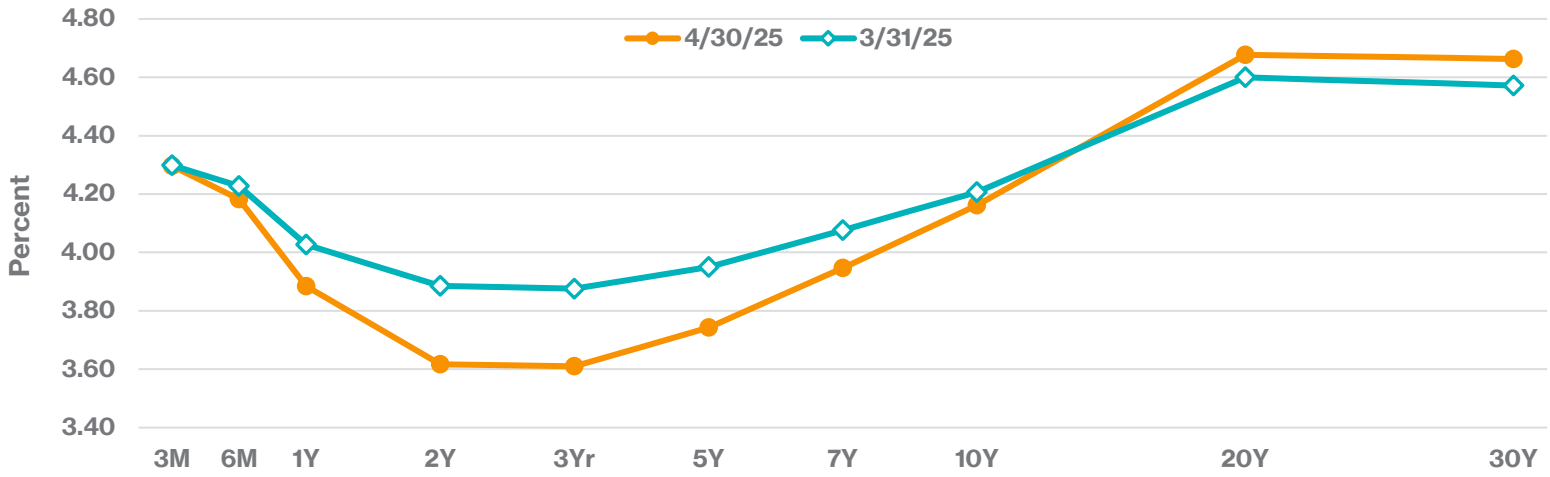




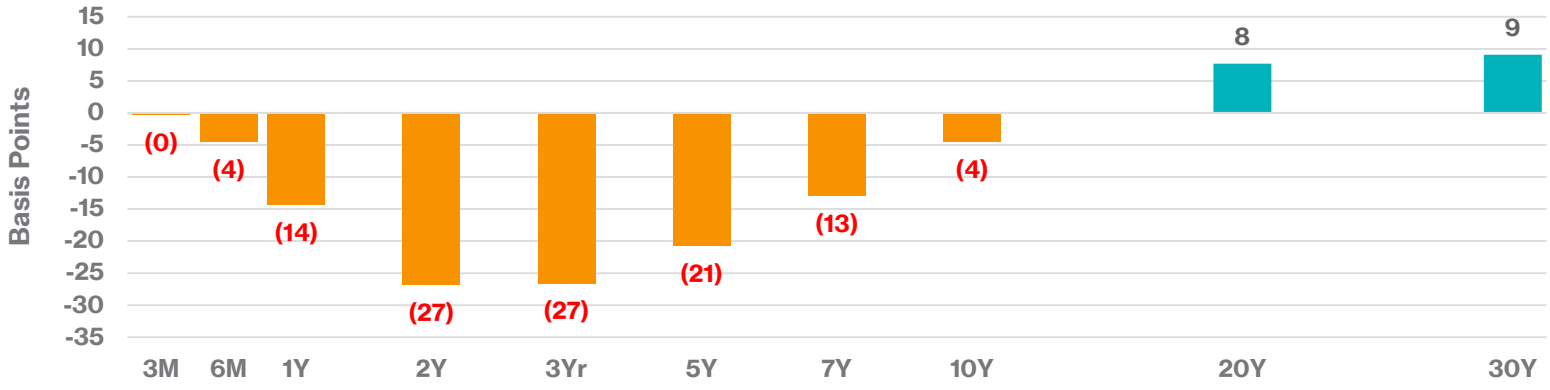
- Employment data are typically lagging economic indicators.
- Bucking this trend is the number of residential construction employees.
- In previous cycles, we've seen a decline in this category about a year before a recession (shaded areas). This indicator is still climbing.

SOURCES: BLOOMBERG, BUREAU OF LABOR STATISTICS

U.S. Treasury Yield Curve Change



Basis Point Change



SOURCE: BLOOMBERG

MEEDER PUBLIC FUNDS

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MEEDER
PUBLIC FUNDS

Portfolio Summary

4.18
Weighted Average Yield to Maturity

0.00
Weighted Average Maturity (Years)

0.00
Portfolio Effective Duration (Years)

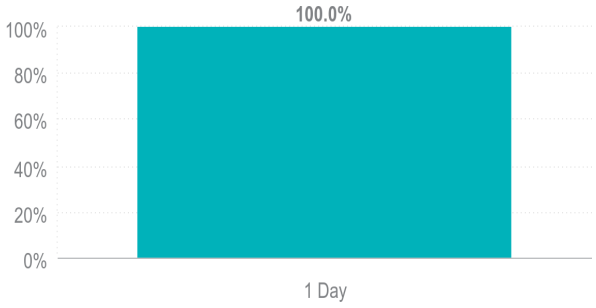
0.00
Weighted Average Life (Years)

AAA
Average Credit Rating

Portfolio Position

Par Value	$12,364,808
Principal Cost	$12,364,808
Book Value	$12,364,808
Market Value	$12,364,808
Unrealized Gain/Loss	$0
Accrued Interest	$0

Maturity Distribution



Sector Allocation



Money Market Funds	61.54%
LGIP	35.19%
Bank Deposits	3.27%

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	404,465.76	404,465.76	404,465.76	3.27%	1	0.68
LGIP	4,351,332.31	4,351,332.31	4,351,332.31	35.19%	1	4.43
Money Market Funds	7,609,009.44	7,609,009.44	7,609,009.44	61.54%	1	4.22
TOTAL	**12,364,807.51**	**12,364,807.51**	**12,364,807.51**	**100.00%**	**1**	**4.18**

CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	**12,364,807.51**	**12,364,807.51**	**12,364,807.51**		**1**	**4.18**

TOTAL EARNINGS

	CURRENT MONTH
	40,313.00

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
GENERAL FUND						
Bank Deposits	2	404,465.76	404,465.76	3.27	0.68	1
LGIP	2	4,351,332.31	4,351,332.31	35.19	4.43	1
Money Market Funds	2	7,609,009.44	7,609,009.44	61.54	4.22	1
TOTAL	**6**	**12,364,807.51**	**12,364,807.51**	**100.00**	**4.18**	**1**
GRAND TOTAL	**6**	**12,364,807.51**	**12,364,807.51**	**100.00**	**4.18**	**1**

MEEDER PUBLIC FUNDS

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+	04/30/2025 04/30/2025	404,366.18	404,366.18 0.00	404,366.18	0.68		1	1.00 404,366.18	0.00 404,366.18	3.27	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	04/30/2025 04/30/2025	99.58	99.58 0.00	99.58	0.68		1	1.00 99.58	0.00 99.58	0.00	NA NA
BANK DEPOSITS TOTAL			**404,465.76**	**404,465.76 0.00**	**404,465.76**	**0.68**		**1**	**1.00 404,465.76**	**0.00 404,465.76**	**3.27**	**NA**
LGIP												
TEXPOOL	TexPool	04/30/2025 04/30/2025	1,571,676.08	1,571,676.08 0.00	1,571,676.08	4.35		1	1.00 1,571,676.08	0.00 1,571,676.08	12.71	AAA
TEXPRIME	TexPool Prime	04/30/2025 04/30/2025	2,779,656.23	2,779,656.23 0.00	2,779,656.23	4.47		1	1.00 2,779,656.23	0.00 2,779,656.23	22.48	AAA
LGIP TOTAL			**4,351,332.31**	**4,351,332.31 0.00**	**4,351,332.31**	**4.43**		**1**	**1.00 4,351,332.31**	**0.00 4,351,332.31**	**35.19**	**AAA**
MONEY MARKET FUNDS												
7556188477S	Wells Fargo Stage-coach Sweep	04/30/2025 04/30/2025	7,609,007.44	7,609,007.44 0.00	7,609,007.44	4.22		1	1.00 7,609,007.44	0.00 7,609,007.44	61.54	NA NA
7556188477	Wells Fargo Commer-cial Chkg PF	04/30/2025 04/30/2025	2.00	2.00 0.00	2.00	0.00		1	1.00 2.00	0.00 2.00	0.00	NA NA
MONEY MARKET FUNDS TOTAL			**7,609,009.44**	**7,609,009.44 0.00**	**7,609,009.44**	**4.22**		**1**	**1.00 7,609,009.44**	**0.00 7,609,009.44**	**61.54**	**NA**
GENERAL FUND TOTAL			**12,364,807.51**	**12,364,807.51 0.00**	**12,364,807.51**	**4.18**		**1**	**12,364,807.51**	**0.00 12,364,807.51**	**100.00**	**AAA**
GRAND TOTAL			**12,364,807.51**	**12,364,807.51 0.00**	**12,364,807.51**	**4.18**		**1**	**12,364,807.51**	**0.00 12,364,807.51**	**100.00**	**AAA**

MEEDER PUBLIC FUNDS

Cash Reconciliation Report

MEEDER
PUBLIC FUNDS

Transaction Statement

NO ACTIVITY DURING CURRENT PERIOD

MEEDER PUBLIC FUNDS

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

MEEDER PUBLIC FUNDS

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	2025-04-30	1,571,676.08	1,571,676.08	0.00	0.00	5,580.65	5,580.65	0.00
TEXPRIME	TexPool Prime	2025-04-30	2,779,656.23	2,779,656.23	0.00	0.00	10,140.32	10,140.32	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2025-04-30	404,366.18	404,366.18	0.00	0.00	225.53	225.53	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2025-04-30	99.58	99.58	0.00	0.00	0.56	0.56	0.00
7556188477	Wells Fargo Commercial Chkg PF	2025-04-30	2.00	2.00	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2025-04-30	7,609,007.44	7,609,007.44	0.00	0.00	24,365.94	24,365.94	0.00
TOTAL			**12,364,807.51**	**12,364,807.51**	**0.00**	**0.00**	**40,313.00**	**40,313.00**	**0.00**
GRAND TOTAL			**12,364,807.51**	**12,364,807.51**	**0.00**	**0.00**	**40,313.00**	**40,313.00**	**0.00**

MEEDER PUBLIC FUNDS

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+	404,366.18	400,587.80	404,366.18	04/30/2025	1.00	0.68	225.53	0.00	0.00	225.53
7556188469	Wells Fargo Analyzed Bus Chkg+	99.58	99.02	99.58	04/30/2025	1.00	0.68	0.56	0.00	0.00	0.56
7556188477	Wells Fargo Commercial Chkg PF	2.00	27,000.00	2.00	04/30/2025	4.90	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	7,609,007.44	9,243,361.12	7,609,007.44	04/30/2025	0.00	4.22	24,365.94	0.00	0.00	24,365.94
TEXPOOL	TexPool	1,571,676.08	1,566,095.43	1,571,676.08	04/30/2025	5.34	4.35	5,580.65	0.00	0.00	5,580.65
TEXPRIME	TexPool Prime	2,779,656.23	2,769,515.91	2,779,656.23	04/30/2025	4.50	4.47	10,140.32	0.00	0.00	10,140.32
TOTAL		**12,364,807.51**	**14,006,659.28**	**12,364,807.51**		**1.72**	**4.18**	**40,313.00**	**0.00**	**0.00**	**40,313.00**
GRAND TOTAL		**12,364,807.51**	**14,006,659.28**	**12,364,807.51**		**1.72**	**4.18**	**40,313.00**	**0.00**	**0.00**	**40,313.00**

Disclosure

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MEEDER

PUBLIC FUNDS

TRAVIS CENTRAL APPRAISAL DISTRICT

Quarterly Investment Report

AS OF MARCH 31, 2025

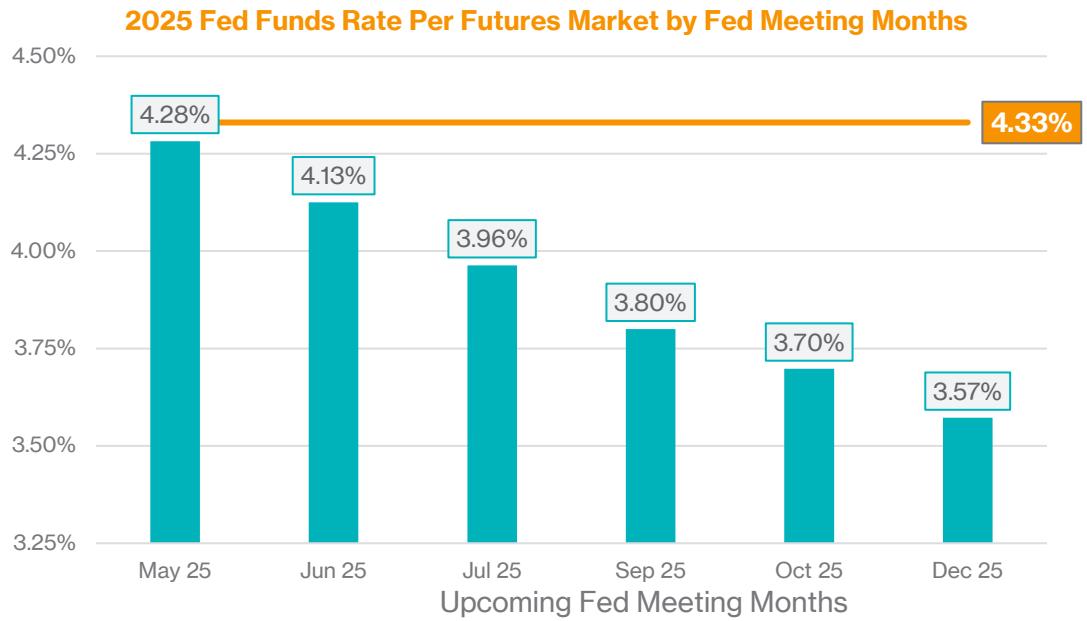


MEEDER
PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- Market participants are expecting about three Federal Reserve rate cuts for 2025
- Fed Chair Powell recently stated that the labor market is stable
- The Fed's preferred inflation gauge remains above their target
- Short-term and intermediate-term interest rates where slightly lower for March

- The Federal Reserve expressed at their most recent meeting (March) they plan to cut the Fed Funds rate by .50% this year.
- At the end of March, the futures market was pricing in about .75% of cuts this year.

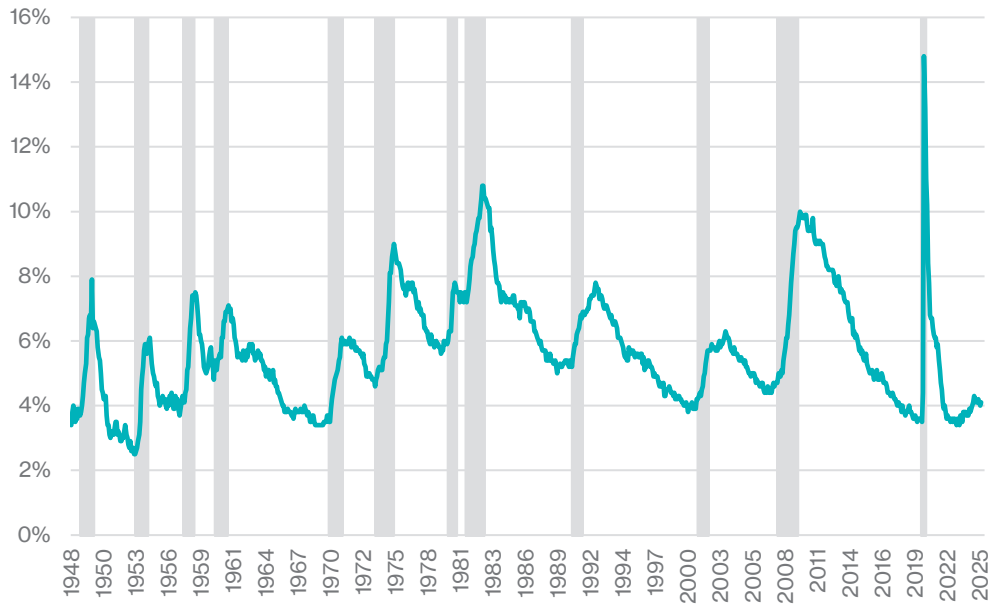


SOURCE: BLOOMBERG AS OF 3/31/25

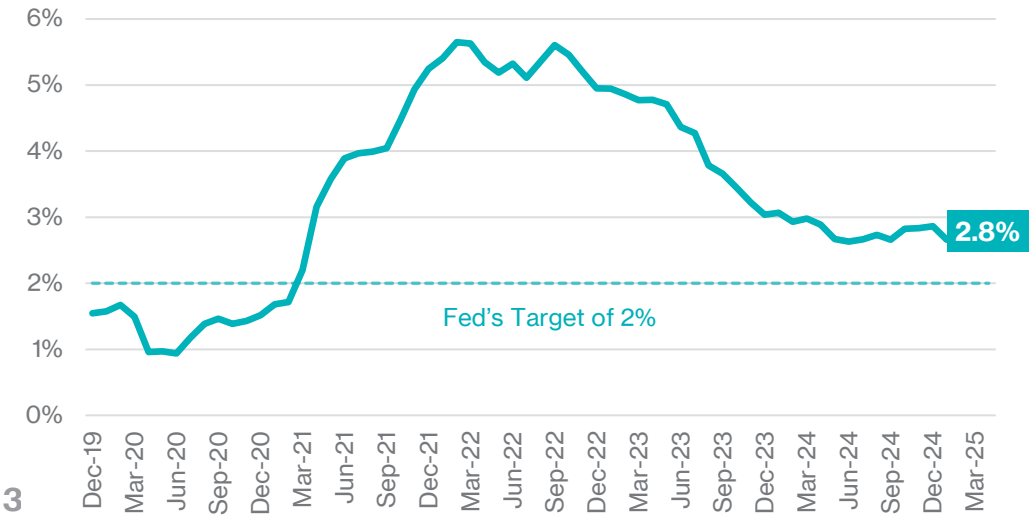
- The current rate of 4.1% is an extremely low rate of unemployment by historical standards.
- Fed Chair Powell recently stated that the labor market remains solid, with their estimate of the unemployment rate trending only slightly higher to 4.4% this year.

SOURCES: BLOOMBERG, BUREAU OF LABOR STATISTICS

U.S. Unemployment Rate



Core PCE YoY

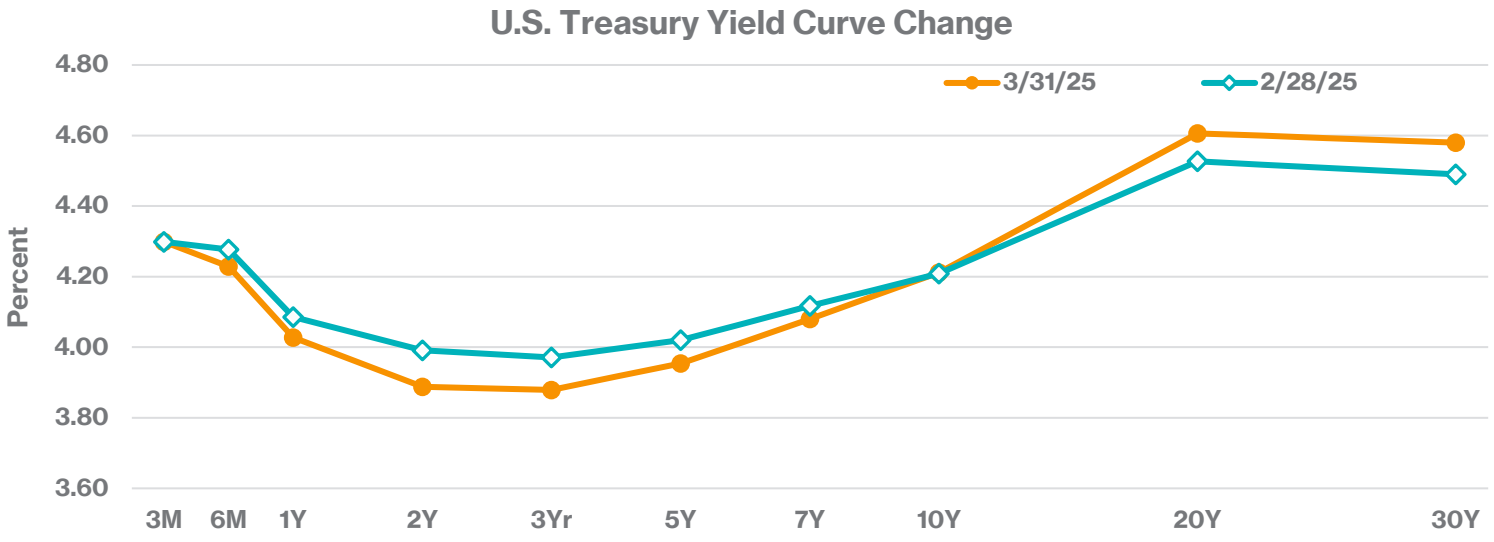


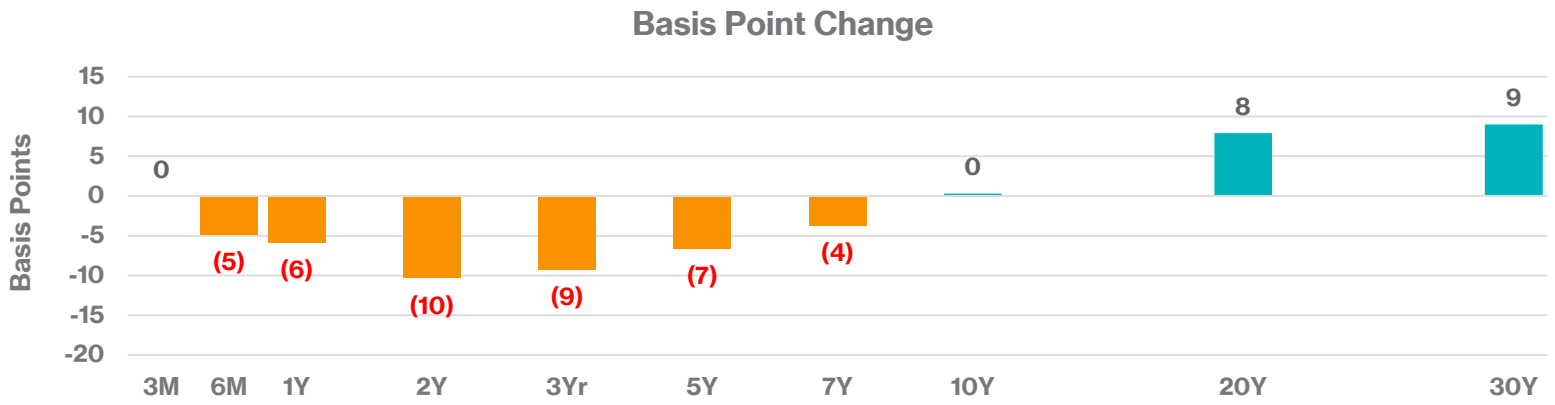
- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge. Core excludes food and energy components.
- Core PCE YoY is currently at 2.8%, not quite at the Fed's 2% target, but far below the 5.6% peak in 2022.
- Economists surveyed by Bloomberg expect Core PCE YoY will stay above the Fed's target and finish the full year of 2025 at 2.5%.

SOURCES: BLOOMBERG, BUREAU OF ECONOMIC ANALYSIS

Treasury Rates Were Mixed for the Month of March

MEEDER PUBLIC FUNDS





SOURCE: BLOOMBERG

MEEDER
PUBLIC FUNDS

Compliance Certification

The undersigned acknowledge they have reviewed this quarterly investment report for the period ending March 31, 2025. Officials designated as investment officers by this entity's Investment Policy attest that all investments comply with the Texas Public Funds Investment Act and this entity's Investment Policy.

Leana H. Mann, Deputy Chief Appraiser

MEEDER PUBLIC FUNDS

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MEEDER PUBLIC FUNDS

Portfolio Statistics

4.18
Weighted Average Yield to Maturity

0.00
Weighted Average Maturity (Years)

0.00
Portfolio Effective Duration (Years)

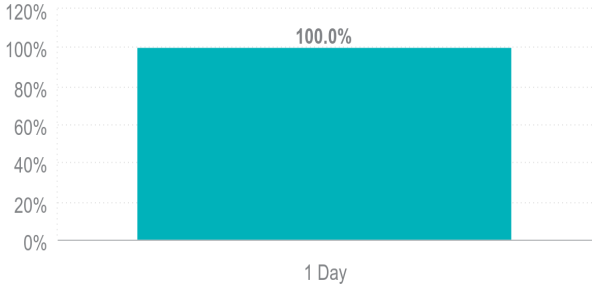
0.00
Weighted Average Life (Years)

AAA
Average Credit Rating

Portfolio Position

Par Value	$14,006,659
Principal Cost	$14,006,659
Book Value	$14,006,659
Market Value	$14,006,659
Unrealized Gain/Loss	$0
Accrued Interest	$0

Maturity Distribution



Sector Allocation



Money Market Funds	66.19%
LGIP	30.95%
Bank Deposits	2.86%

MEEDER PUBLIC FUNDS

Quarterly Portfolio Summary

This quarterly report is prepared in compliance with the Investment Policy and the Strategy of this entity and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

Portfolio as of December 31, 2024

BEGINNING BOOK VALUE	$13,829,096.27
BEGINNING MARKET VALUE	$13,829,096.27
UNREALIZED GAIN/(LOSS)	$0.00
WEIGHTED AVERAGE MATURITY (YEARS)	0.00
WEIGHTED AVERAGE YIELD	4.31

Portfolio as of March 31, 2025

ENDING BOOK VALUE	$14,006,659.28
ENDING MARKET VALUE	$14,006,659.28
INVESTMENT INCOME FOR THE PERIOD	$118,253.45
UNREALIZED GAIN/(LOSS)	$0.00
CHANGE IN UNREALIZED GAIN/(LOSS)	$0.00
WEIGHTED AVERAGE MATURITY (YEARS)	0.00
WEIGHTED AVERAGE YIELD	4.18

MEEDER PUBLIC FUNDS

Quarterly Portfolio Summary By Fund

PORTFOLIO MARKET VALUE BY FUND	12/31/2024	03/31/2025	CHANGE	INTEREST EARNED
GENERAL FUND	13,829,096.27	14,006,659.28	177,563.01	118,253.45
TOTAL	**13,829,096.27**	**14,006,659.28**	**177,563.01**	**118,253.45**

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	400,686.82	400,686.82	400,686.82	2.86%	1	0.68
LGIP	4,335,611.34	4,335,611.34	4,335,611.34	30.95%	1	4.43
Money Market Funds	9,270,361.12	9,270,361.12	9,270,361.12	66.19%	1	4.21
TOTAL	**14,006,659.28**	**14,006,659.28**	**14,006,659.28**	**100.00%**	**1**	**4.18**

CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	**14,006,659.28**	**14,006,659.28**	**14,006,659.28**		**1**	**4.18**

TOTAL EARNINGS

	CURRENT QUARTER
	118,253.45

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
GENERAL FUND						
Bank Deposits	2	400,686.82	400,686.82	2.86	0.68	1
LGIP	2	4,335,611.34	4,335,611.34	30.95	4.43	1
Money Market Funds	2	9,270,361.12	9,270,361.12	66.19	4.21	1
TOTAL	**6**	**14,006,659.28**	**14,006,659.28**	**100.00**	**4.18**	**1**
GRAND TOTAL	**6**	**14,006,659.28**	**14,006,659.28**	**100.00**	**4.18**	**1**

MEEDER PUBLIC FUNDS

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+	03/31/2025 03/31/2025	400,587.80	400,587.80 0.00	400,587.80	0.68		1	1.00 400,587.80	0.00 400,587.80	2.86	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	03/31/2025 03/31/2025	99.02	99.02 0.00	99.02	0.69		1	1.00 99.02	0.00 99.02	0.00	NA NA
BANK DEPOSITS TOTAL			**400,686.82**	**400,686.82 0.00**	**400,686.82**	**0.68**		**1**	**1.00 400,686.82**	**0.00 400,686.82**	**2.86**	**NA**
LGIP												
TEXPOOL	TexPool	03/31/2025 03/31/2025	1,566,095.43	1,566,095.43 0.00	1,566,095.43	4.35		1	1.00 1,566,095.43	0.00 1,566,095.43	11.18	AAA
TEXPRIME	TexPool Prime	03/31/2025 03/31/2025	2,769,515.91	2,769,515.91 0.00	2,769,515.91	4.48		1	1.00 2,769,515.91	0.00 2,769,515.91	19.77	AAA
LGIP TOTAL			**4,335,611.34**	**4,335,611.34 0.00**	**4,335,611.34**	**4.43**		**1**	**1.00 4,335,611.34**	**0.00 4,335,611.34**	**30.95**	**AAA**
MONEY MARKET FUNDS												
7556188477S	Wells Fargo Stagecoach Sweep	03/31/2025 03/31/2025	9,243,361.12	9,243,361.12 0.00	9,243,361.12	4.22		1	1.00 9,243,361.12	0.00 9,243,361.12	65.99	NA NA
7556188477	Wells Fargo Commercial Chkg PF	03/31/2025 03/31/2025	27,000.00	27,000.00 0.00	27,000.00	0.00		1	1.00 27,000.00	0.00 27,000.00	0.19	NA NA
MONEY MARKET FUNDS TOTAL			**9,270,361.12**	**9,270,361.12 0.00**	**9,270,361.12**	**4.21**		**1**	**1.00 9,270,361.12**	**0.00 9,270,361.12**	**66.19**	**NA**
GENERAL FUND TOTAL			**14,006,659.28**	**14,006,659.28 0.00**	**14,006,659.28**	**4.18**		**1**	**14,006,659.28**	**0.00 14,006,659.28**	**100.00**	**AAA**
GRAND TOTAL			**14,006,659.28**	**14,006,659.28 0.00**	**14,006,659.28**	**4.18**		**1**	**14,006,659.28**	**0.00 14,006,659.28**	**100.00**	**AAA**

MEEDER
PUBLIC FUNDS

Cash Reconciliation Report

MEEDER
PUBLIC FUNDS

Transaction Statement

No activity during current period

MEEDER PUBLIC FUNDS

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

MEEDER PUBLIC FUNDS

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	2025-03-31	1,566,095.43	1,566,095.43	0.00	0.00	16,719.62	16,719.62	0.00
TEXPRIME	TexPool Prime	2025-03-31	2,769,515.91	2,769,515.91	0.00	0.00	30,447.89	30,447.89	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2025-03-31	400,587.80	400,587.80	0.00	0.00	541.90	541.90	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2025-03-31	99.02	99.02	0.00	0.00	1.37	1.37	0.00
7556188477	Wells Fargo Commercial Chkg PF	2025-03-31	27,000.00	27,000.00	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2025-03-31	9,243,361.12	9,243,361.12	0.00	0.00	70,542.67	70,542.67	0.00
TOTAL			**14,006,659.28**	**14,006,659.28**	**0.00**	**0.00**	**118,253.45**	**118,253.45**	**0.00**
GRAND TOTAL			**14,006,659.28**	**14,006,659.28**	**0.00**	**0.00**	**118,253.45**	**118,253.45**	**0.00**

MEEDER PUBLIC FUNDS

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+	400,587.80	369,340.11	400,587.80	03/31/2025	1.00	0.68	541.90	0.00	0.00	541.90
7556188469	Wells Fargo Analyzed Bus Chkg+	99.02	97.65	99.02	03/31/2025	1.00	0.69	1.37	0.00	0.00	1.37
7556188477	Wells Fargo Commercial Chkg PF	27,000.00	1,262.00	27,000.00	03/31/2025	4.90	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	9,243,361.12	9,169,952.68	9,243,361.12	03/31/2025	0.00	4.22	70,542.67	0.00	0.00	70,542.67
TEXPOOL	TexPool	1,566,095.43	1,549,375.81	1,566,095.43	03/31/2025	5.34	4.35	16,719.62	0.00	0.00	16,719.62
TEXPRIME	TexPool Prime	2,769,515.91	2,739,068.02	2,769,515.91	03/31/2025	4.50	4.48	30,447.89	0.00	0.00	30,447.89
TOTAL		**14,006,659.28**	**13,829,096.27**	**14,006,659.28**		**1.52**	**4.18**	**118,253.45**	**0.00**	**0.00**	**118,253.45**
GRAND TOTAL		**14,006,659.28**	**13,829,096.27**	**14,006,659.28**		**1.52**	**4.18**	**118,253.45**	**0.00**	**0.00**	**118,253.45**

MEEDER PUBLIC FUNDS

Projected Cashflows

For the Period April 01, 2025 to September 30, 2025

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
GRAND TOTAL				

MEEDER PUBLIC FUNDS

Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
GENERAL FUND									
6224690401	Wells Fargo Analyzed Bus Chkg+ 400,587.80	0.68	 03/31/2025	541.90 541.90	369,340.11 369,340.11	31,247.69	0.00	31,247.69 31,247.69	400,587.80 400,587.80
7556188477S	Wells Fargo Stagecoach Sweep 9,243,361.12	4.22	 03/31/2025	70,542.67 70,542.67	9,169,952.68 9,169,952.68	5,053,670.70	(4,980,262.26)	73,408.44 73,408.44	9,243,361.12 9,243,361.12
7556188469	Wells Fargo Analyzed Bus Chkg+ 99.02	0.69	 03/31/2025	1.37 1.37	97.65 97.65	1.37	0.00	1.37 1.37	99.02 99.02
7556188477	Wells Fargo Commercial Chkg PF 27,000.00	0.00	 03/31/2025	0.00 0.00	1,262.00 1,262.00	27,000.00	(1,262.00)	25,738.00 25,738.00	27,000.00 27,000.00
TEXPOOL	TexPool 1,566,095.43	4.35	 03/31/2025	16,719.62 16,719.62	1,549,375.81 1,549,375.81	16,719.62	0.00	16,719.62 16,719.62	1,566,095.43 1,566,095.43
TEXPRIME	TexPool Prime 2,769,515.91	4.48	 03/31/2025	30,447.89 30,447.89	2,739,068.02 2,739,068.02	30,447.89	0.00	30,447.89 30,447.89	2,769,515.91 2,769,515.91
TOTAL		**4.18**		**118,253.45** **118,253.45**	**13,829,096.27** **13,829,096.27**	**5,159,087.27**	**(4,981,524.26)**	**177,563.01** **177,563.01**	**14,006,659.28** **14,006,659.28**
GRAND TOTAL		**4.18**		**118,253.45** **118,253.45**	**13,829,096.27** **13,829,096.27**	**5,159,087.27**	**(4,981,524.26)**	**177,563.01** **177,563.01**	**14,006,659.28** **14,006,659.28**

Disclosure

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PUBLIC FUNDS

Travis Central Appraisal District

Investment Report

As of March 31, 2025



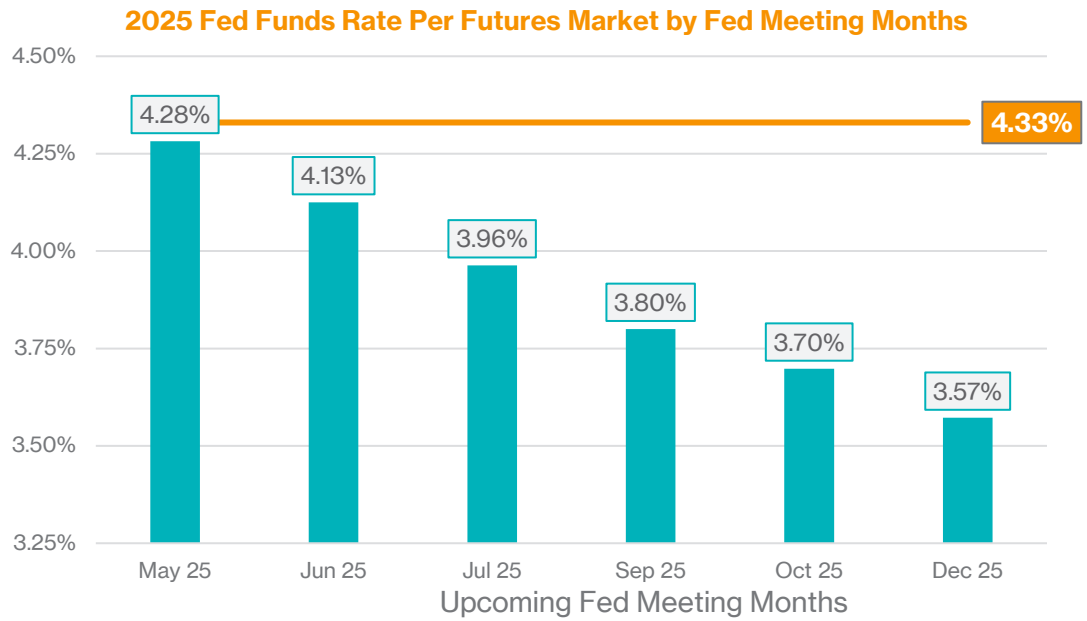
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PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- Market participants are expecting about three Federal Reserve rate cuts for 2025
- Fed Chair Powell recently stated that the labor market is stable
- The Fed's preferred inflation gauge remains above their target
- Short-term and intermediate-term interest rates where slightly lower for March

- The Federal Reserve expressed at their most recent meeting (March) they plan to cut the Fed Funds rate by .50% this year.
- At the end of March, the futures market was pricing in about .75% of cuts this year.

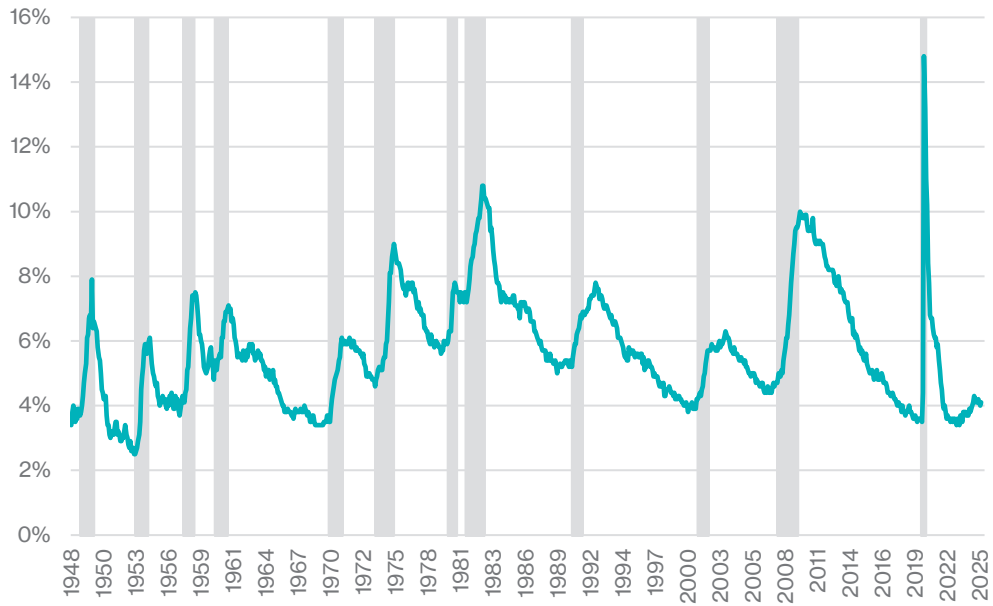


SOURCE: BLOOMBERG AS OF 3/31/25

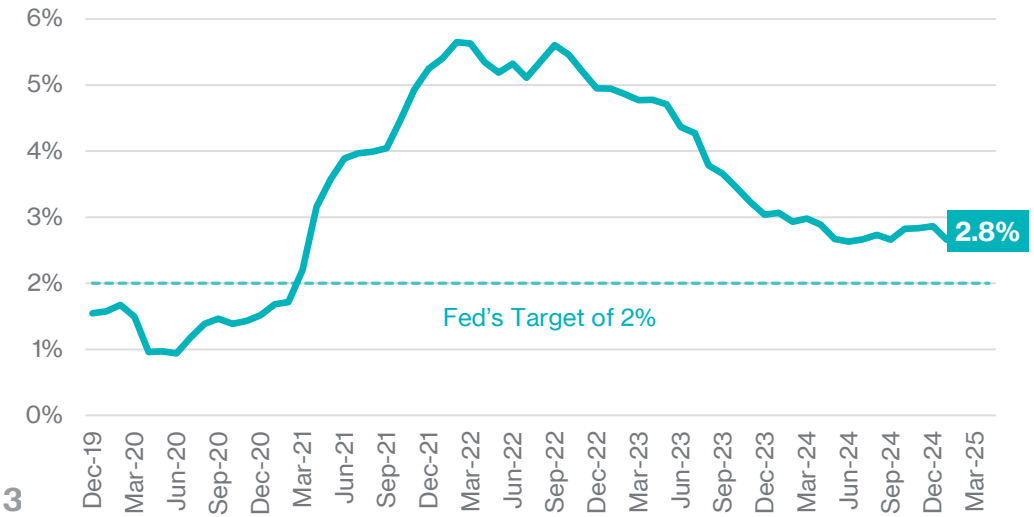
- The current rate of 4.1% is an extremely low rate of unemployment by historical standards.
- Fed Chair Powell recently stated that the labor market remains solid, with their estimate of the unemployment rate trending only slightly higher to 4.4% this year.

SOURCES: BLOOMBERG, BUREAU OF LABOR STATISTICS

U.S. Unemployment Rate



Core PCE YoY

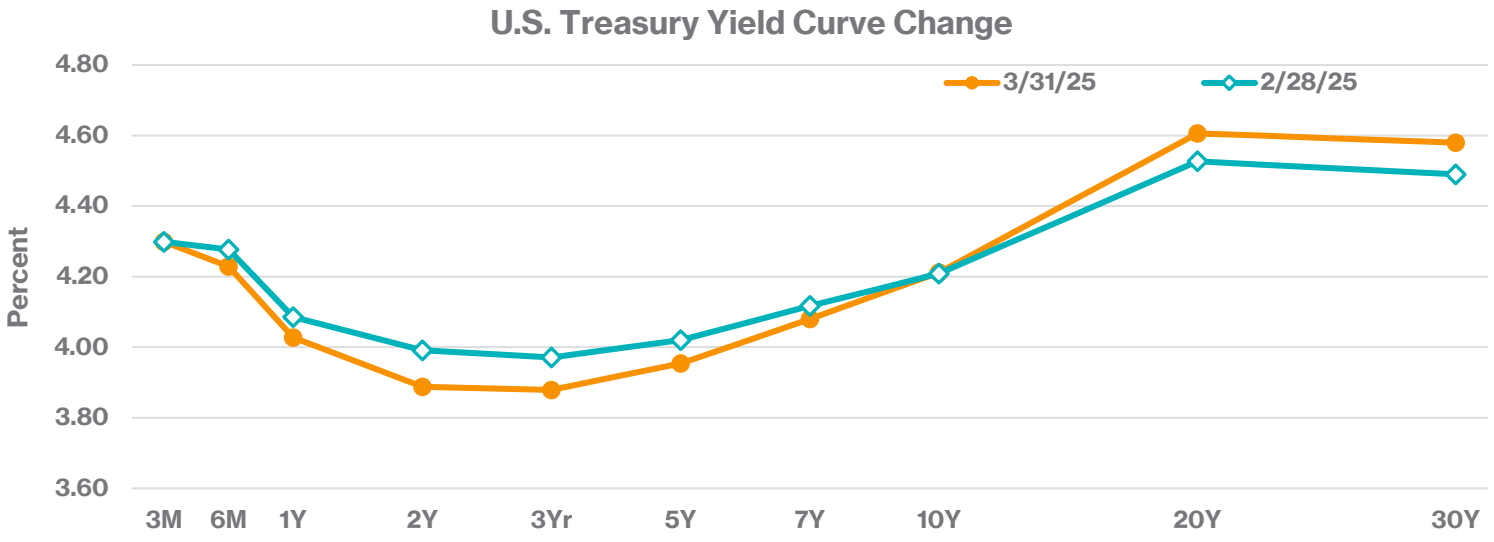


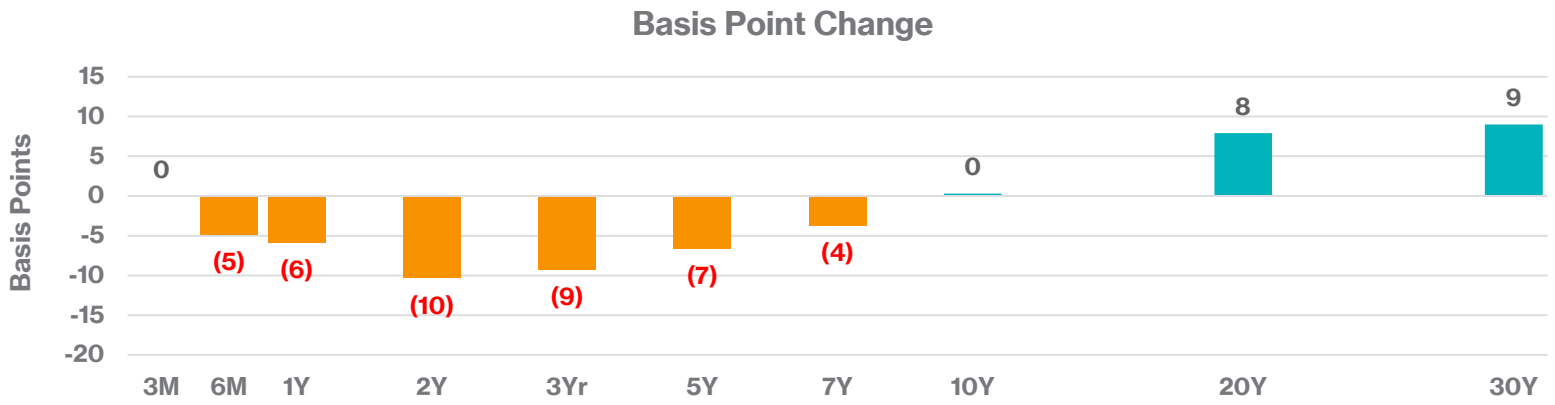
- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge. Core excludes food and energy components.
- Core PCE YoY is currently at 2.8%, not quite at the Fed's 2% target, but far below the 5.6% peak in 2022.
- Economists surveyed by Bloomberg expect Core PCE YoY will stay above the Fed's target and finish the full year of 2025 at 2.5%.

SOURCES: BLOOMBERG, BUREAU OF ECONOMIC ANALYSIS

Treasury Rates Were Mixed for the Month of March

MEEDER PUBLIC FUNDS





SOURCE: BLOOMBERG

MEEDER PUBLIC FUNDS

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PUBLIC FUNDS

Portfolio Summary

4.18
Weighted Average Yield to Maturity

0.00
Weighted Average Maturity (Years)

0.00
Portfolio Effective Duration (Years)

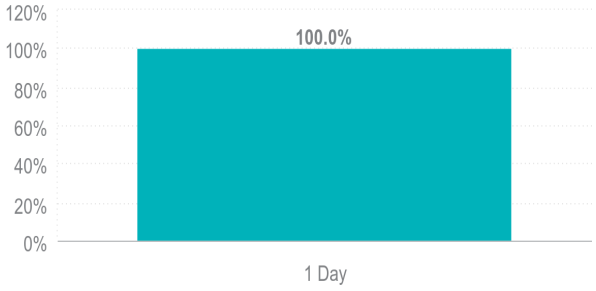
0.00
Weighted Average Life (Years)

AAA
Average Credit Rating

Portfolio Position

Par Value	$14,006,659
Principal Cost	$14,006,659
Book Value	$14,006,659
Market Value	$14,006,659
Unrealized Gain/Loss	$0
Accrued Interest	$0

Maturity Distribution



Sector Allocation



Money Market Funds	66.19%
LGIP	30.95%
Bank Deposits	2.86%

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	400,686.82	400,686.82	400,686.82	2.86%	1	0.68
LGIP	4,335,611.34	4,335,611.34	4,335,611.34	30.95%	1	4.43
Money Market Funds	9,270,361.12	9,270,361.12	9,270,361.12	66.19%	1	4.21
TOTAL	**14,006,659.28**	**14,006,659.28**	**14,006,659.28**	**100.00%**	**1**	**4.18**

CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	**14,006,659.28**	**14,006,659.28**	**14,006,659.28**		**1**	**4.18**

TOTAL EARNINGS

	CURRENT MONTH
	34,066.43

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
GENERAL FUND						
Bank Deposits	2	400,686.82	400,686.82	2.86	0.68	1
LGIP	2	4,335,611.34	4,335,611.34	30.95	4.43	1
Money Market Funds	2	9,270,361.12	9,270,361.12	66.19	4.21	1
TOTAL	**6**	**14,006,659.28**	**14,006,659.28**	**100.00**	**4.18**	**1**
GRAND TOTAL	**6**	**14,006,659.28**	**14,006,659.28**	**100.00**	**4.18**	**1**

MEEDER PUBLIC FUNDS

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+	03/31/2025 03/31/2025	400,587.80	400,587.80 0.00	400,587.80	0.68		1	1.00 400,587.80	0.00 400,587.80	2.86	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	03/31/2025 03/31/2025	99.02	99.02 0.00	99.02	0.69		1	1.00 99.02	0.00 99.02	0.00	NA NA
BANK DEPOSITS TOTAL			**400,686.82**	**400,686.82 0.00**	**400,686.82**	**0.68**		**1**	**1.00 400,686.82**	**0.00 400,686.82**	**2.86**	**NA**
LGIP												
TEXPOOL	TexPool	03/31/2025 03/31/2025	1,566,095.43	1,566,095.43 0.00	1,566,095.43	4.35		1	1.00 1,566,095.43	0.00 1,566,095.43	11.18	AAA
TEXPRIME	TexPool Prime	03/31/2025 03/31/2025	2,769,515.91	2,769,515.91 0.00	2,769,515.91	4.48		1	1.00 2,769,515.91	0.00 2,769,515.91	19.77	AAA
LGIP TOTAL			**4,335,611.34**	**4,335,611.34 0.00**	**4,335,611.34**	**4.43**		**1**	**1.00 4,335,611.34**	**0.00 4,335,611.34**	**30.95**	**AAA**
MONEY MARKET FUNDS												
7556188477S	Wells Fargo Stage-coach Sweep	03/31/2025 03/31/2025	9,243,361.12	9,243,361.12 0.00	9,243,361.12	4.22		1	1.00 9,243,361.12	0.00 9,243,361.12	65.99	NA NA
7556188477	Wells Fargo Commer-cial Chkg PF	03/31/2025 03/31/2025	27,000.00	27,000.00 0.00	27,000.00	0.00		1	1.00 27,000.00	0.00 27,000.00	0.19	NA NA
MONEY MARKET FUNDS TOTAL			**9,270,361.12**	**9,270,361.12 0.00**	**9,270,361.12**	**4.21**		**1**	**1.00 9,270,361.12**	**0.00 9,270,361.12**	**66.19**	**NA**
GENERAL FUND TOTAL			14,006,659.28	14,006,659.28 0.00	14,006,659.28	4.18		1	14,006,659.28	0.00 14,006,659.28	100.00	AAA
GRAND TOTAL			**14,006,659.28**	**14,006,659.28 0.00**	**14,006,659.28**	**4.18**		**1**	**14,006,659.28**	**0.00 14,006,659.28**	**100.00**	**AAA**

MEEDER PUBLIC FUNDS

Cash Reconciliation Report

MEEDER
PUBLIC FUNDS

Transaction Statement

NO ACTIVITY DURING CURRENT PERIOD

MEEDER PUBLIC FUNDS

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

MEEDER PUBLIC FUNDS

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	2025-03-31	1,566,095.43	1,566,095.43	0.00	0.00	5,744.26	5,744.26	0.00
TEXPRIME	TexPool Prime	2025-03-31	2,769,515.91	2,769,515.91	0.00	0.00	10,471.80	10,471.80	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2025-03-31	400,587.80	400,587.80	0.00	0.00	230.92	230.92	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2025-03-31	99.02	99.02	0.00	0.00	0.91	0.91	0.00
7556188477	Wells Fargo Commercial Chkg PF	2025-03-31	27,000.00	27,000.00	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2025-03-31	9,243,361.12	9,243,361.12	0.00	0.00	17,618.54	17,618.54	0.00
TOTAL			**14,006,659.28**	**14,006,659.28**	**0.00**	**0.00**	**34,066.43**	**34,066.43**	**0.00**
GRAND TOTAL			**14,006,659.28**	**14,006,659.28**	**0.00**	**0.00**	**34,066.43**	**34,066.43**	**0.00**

MEEDER PUBLIC FUNDS

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+	400,587.80	394,692.83	400,587.80	03/31/2025	1.00	0.68	230.92	0.00	0.00	230.92
7556188469	Wells Fargo Analyzed Bus Chkg+	99.02	98.11	99.02	03/31/2025	1.00	0.69	0.91	0.00	0.00	0.91
7556188477	Wells Fargo Commercial Chkg PF	27,000.00	0.00	27,000.00	03/31/2025	4.90	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	9,243,361.12	4,189,690.42	9,243,361.12	03/31/2025	0.00	4.22	17,618.54	0.00	0.00	17,618.54
TEXPOOL	TexPool	1,566,095.43	1,560,351.17	1,566,095.43	03/31/2025	5.34	4.35	5,744.26	0.00	0.00	5,744.26
TEXPRIME	TexPool Prime	2,769,515.91	2,759,044.11	2,769,515.91	03/31/2025	4.50	4.48	10,471.80	0.00	0.00	10,471.80
TOTAL		**14,006,659.28**	**8,903,876.64**	**14,006,659.28**		**1.52**	**4.18**	**34,066.43**	**0.00**	**0.00**	**34,066.43**
GRAND TOTAL		**14,006,659.28**	**8,903,876.64**	**14,006,659.28**		**1.52**	**4.18**	**34,066.43**	**0.00**	**0.00**	**34,066.43**

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MEEDER

PUBLIC FUNDS

Travis Central Appraisal District

Investment Report

As of February 28, 2025



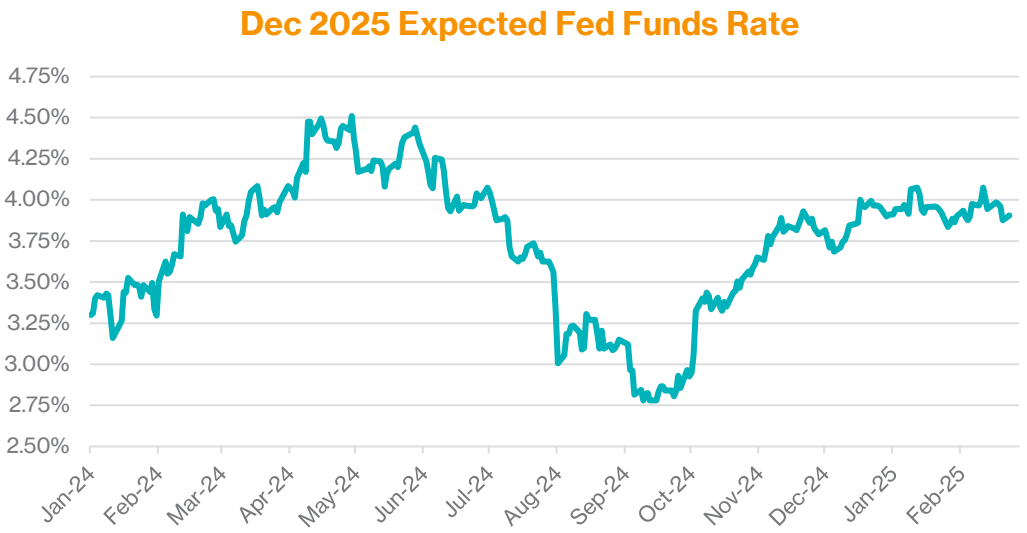
MEEDER

PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

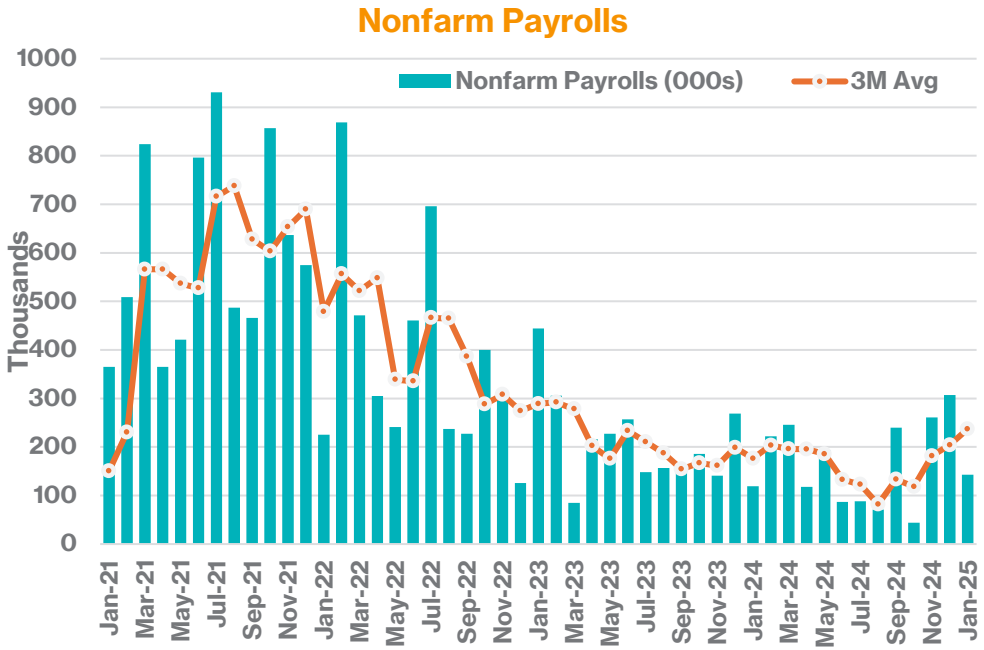
- Market participants are expecting about two Federal Reserve rate cuts for 2025
- Fed Chair Powell recently stated that the labor market is in balance
- Consumer prices have been trending higher the past few months
- Both 2Y and 5Y U.S. Treasury rates are below Oct 2023 cycle highs but have rebounded materially since last September

- The Fed Funds futures market continually prices where it expects the Funds rate to be heading.
- At the end of February, the futures market was showing about two 0.25% Fed cuts in 2025, with the rate ending at approximately 3.9%.

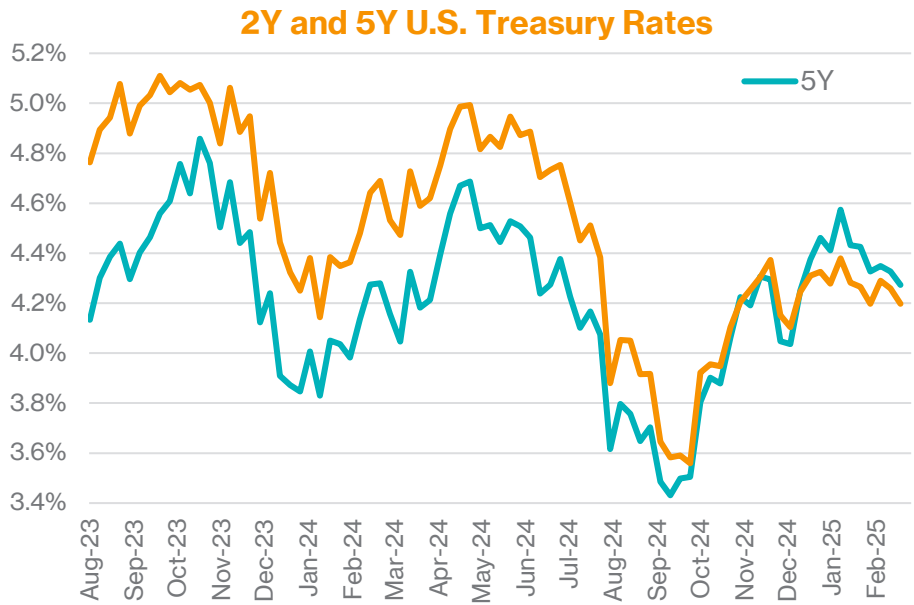


SOURCE: BLOOMBERG, CME AS OF 2/24/25

- The 3-month average for job creation has been climbing since last September.
- Unemployment remains low with a rate of 4.0% for January.



SOURCE: BLOOMBERG, DEPARTMENT OF LABOR



- Inflation has been trending higher since September of last year.
- Grocery prices climbed 0.5% in January, compared with 0.3% in December, as egg prices surged more than 15% amid shortages caused by outbreak of avian flu.

SOURCE: BLOOMBERG, 2025* RATE AS OF 2/24/25

MEEDER PUBLIC FUNDS

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MEEDER
PUBLIC FUNDS

Portfolio Summary

4.18
Weighted Average Yield to Maturity

0.00
Weighted Average Maturity (Years)

0.00
Portfolio Effective Duration (Years)

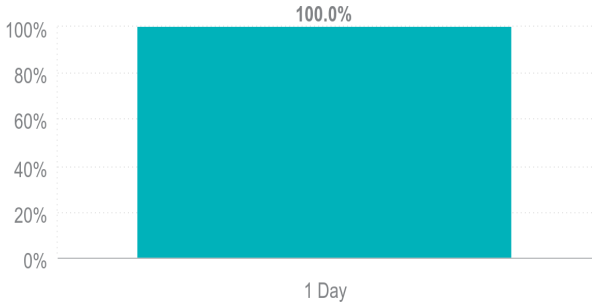
0.00
Weighted Average Life (Years)

AAA
Average Credit Rating

Portfolio Position

Par Value	$8,903,877
Principal Cost	$8,903,877
Book Value	$8,903,877
Market Value	$8,903,877
Unrealized Gain/Loss	$0
Accrued Interest	$0

Maturity Distribution



Sector Allocation



LGIP	48.51%
Money Market Funds	47.05%
Bank Deposits	4.43%

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	394,790.94	394,790.94	394,790.94	4.43%	1	0.50
LGIP	4,319,395.28	4,319,395.28	4,319,395.28	48.51%	1	4.45
Money Market Funds	4,189,690.42	4,189,690.42	4,189,690.42	47.05%	1	4.24
TOTAL	**8,903,876.64**	**8,903,876.64**	**8,903,876.64**	**100.00%**	**1**	**4.18**

CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	**8,903,876.64**	**8,903,876.64**	**8,903,876.64**		**1**	**4.18**

TOTAL EARNINGS

	CURRENT MONTH
	43,382.94

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
GENERAL FUND						
Bank Deposits	2	394,790.94	394,790.94	4.43	0.50	1
LGIP	2	4,319,395.28	4,319,395.28	48.51	4.45	1
Money Market Funds	1	4,189,690.42	4,189,690.42	47.05	4.24	1
TOTAL	**5**	**8,903,876.64**	**8,903,876.64**	**100.00**	**4.18**	**1**
GRAND TOTAL	**5**	**8,903,876.64**	**8,903,876.64**	**100.00**	**4.18**	**1**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
GENERAL FUND												
BANK DEPOSITS												
6224690401	Wells Fargo Analyzed Bus Chkg+	02/28/2025 02/28/2025	394,692.83	394,692.83 0.00	394,692.83	0.50		1	1.00 394,692.83	0.00 394,692.83	4.43	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	02/28/2025 02/28/2025	98.11	98.11 0.00	98.11	0.49		1	1.00 98.11	0.00 98.11	0.00	NA NA
BANK DEPOSITS TOTAL			**394,790.94**	**394,790.94 0.00**	**394,790.94**	**0.50**		**1**	**1.00 394,790.94**	**0.00 394,790.94**	**4.43**	**NA**
LGIP												
TEXPOOL	TexPool	02/28/2025 02/28/2025	1,560,351.17	1,560,351.17 0.00	1,560,351.17	4.37		1	1.00 1,560,351.17	0.00 1,560,351.17	17.52	AAA
TEXPRIME	TexPool Prime	02/28/2025 02/28/2025	2,759,044.11	2,759,044.11 0.00	2,759,044.11	4.49		1	1.00 2,759,044.11	0.00 2,759,044.11	30.99	AAA
LGIP TOTAL			**4,319,395.28**	**4,319,395.28 0.00**	**4,319,395.28**	**4.45**		**1**	**1.00 4,319,395.28**	**0.00 4,319,395.28**	**48.51**	**AAA**
MONEY MARKET FUNDS												
7556188477S	Wells Fargo Stagecoach Sweep	02/28/2025 02/28/2025	4,189,690.42	4,189,690.42 0.00	4,189,690.42	4.24		1	1.00 4,189,690.42	0.00 4,189,690.42	47.05	NA NA
MONEY MARKET FUNDS TOTAL			**4,189,690.42**	**4,189,690.42 0.00**	**4,189,690.42**	**4.24**		**1**	**1.00 4,189,690.42**	**0.00 4,189,690.42**	**47.05**	**NA**
GENERAL FUND TOTAL			8,903,876.64	8,903,876.64 0.00	8,903,876.64	4.18		1	8,903,876.64	0.00 8,903,876.64	100.00	AAA
GRAND TOTAL			**8,903,876.64**	**8,903,876.64 0.00**	**8,903,876.64**	**4.18**		**1**	**8,903,876.64**	**0.00 8,903,876.64**	**100.00**	**AAA**

MEEDER PUBLIC FUNDS

Cash Reconciliation Report

MEEDER PUBLIC FUNDS

Transaction Statement

NO ACTIVITY DURING CURRENT PERIOD

MEEDER PUBLIC FUNDS

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

MEEDER PUBLIC FUNDS

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	2025-02-28	1,560,351.17	1,560,351.17	0.00	0.00	5,196.06	5,196.06	0.00
TEXPRIME	TexPool Prime	2025-02-28	2,759,044.11	2,759,044.11	0.00	0.00	9,459.64	9,459.64	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2025-02-28	394,692.83	394,692.83	0.00	0.00	150.68	150.68	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2025-02-28	98.11	98.11	0.00	0.00	0.32	0.32	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2025-02-28	4,189,690.42	4,189,690.42	0.00	0.00	28,576.24	28,576.24	0.00
TOTAL			**8,903,876.64**	**8,903,876.64**	**0.00**	**0.00**	**43,382.94**	**43,382.94**	**0.00**
GRAND TOTAL			**8,903,876.64**	**8,903,876.64**	**0.00**	**0.00**	**43,382.94**	**43,382.94**	**0.00**

MEEDER PUBLIC FUNDS

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+	394,692.83	378,251.71	394,692.83	02/28/2025	1.00	0.50	150.68	0.00	0.00	150.68
7556188469	Wells Fargo Analyzed Bus Chkg+	98.11	97.79	98.11	02/28/2025	1.00	0.49	0.32	0.00	0.00	0.32
7556188477S	Wells Fargo Stagecoach Sweep	4,189,690.42	6,329,559.14	4,189,690.42	02/28/2025	0.00	4.24	28,576.24	0.00	0.00	28,576.24
TEXPOOL	TexPool	1,560,351.17	1,555,155.11	1,560,351.17	02/28/2025	5.34	4.37	5,196.06	0.00	0.00	5,196.06
TEXPRIME	TexPool Prime	2,759,044.11	2,749,584.47	2,759,044.11	02/28/2025	4.50	4.49	9,459.64	0.00	0.00	9,459.64
TOTAL		**8,903,876.64**	**11,012,648.22**	**8,903,876.64**		**2.37**	**4.18**	**43,382.94**	**0.00**	**0.00**	**43,382.94**
GRAND TOTAL		**8,903,876.64**	**11,012,648.22**	**8,903,876.64**		**2.37**	**4.18**	**43,382.94**	**0.00**	**0.00**	**43,382.94**

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MEEDER

PUBLIC FUNDS

Travis Central Appraisal District

FY 2025 Capital Expenditures- Q1 2025

As of March 31, 2025

Date	Asset Description	Amount	Vendor
2/1/2025	4th Floor Renovation for Legal Department	54,132.00	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 @ $11500ea)	11,500.00	eBay, Inc.
3/21/2025	OptiPlex Tower Plus (2) & Dell Latitude 5550 BTX Base (1)	2,325.62	Dell Marketing, L.P.
3/21/2025	OptiPlex Tower Plus (2) & Dell Latitude 5550 BTX Base (1)	1,535.37	Dell Marketing, L.P.
3/31/2025	JWM Expansion Tank with gauge	8,841.00	Entech Sales & Services, LLC
Total		**$ 116,210.51**	

Travis Central Appraisal District
A/R- Jurisdiction Outstanding Invoices - Month End Reconciliation (10410)
Through May 07, 2025

Customer ID	Customer Name	Due Date	Invoice Number	Invoice Date	Invoice Description	Total
10T	Tessera on Lake Travis Public Improvement District	4/2/2025	9147	3/3/2025	2025 PID Invoices	862.00
11N	BURNET CO IMPROVEMENT DIST NO 1	4/2/2025	9155	3/3/2025	2025 PID Invoices	1,004.00
1P	Travis Co. Improvement Dist No. 1	4/2/2025	9156	3/3/2025	2025 PID Invoices	40.00
1R	Tessera on Lake Travis PID (MIA)	4/2/2025	9157	3/3/2025	2025 PID Invoices	868.00
1T	Tessera on Lake Travis PID (IMP	4/2/2025	9158	3/3/2025	2025 PID Invoices	702.00
1U	Tessera on Lake Travis PID (IMP	4/2/2025	9159	3/3/2025	2025 PID Invoices	710.00
2K	Presidential Glen MUD	3/31/2025	9038	3/1/2025	Q2-2025 Jurisdiction Invoices (03.01-	1,717.40
2P	Estancia Hill Country PID	4/2/2025	9160	3/3/2025	2025 PID Invoices	1,978.00
3D	Travis County MUD No. 7	12/9/2024	8168-Q2-Q4 '25	12/9/2024	Jurisdiction Ck Pmts (12.06-12.11.24)	(257.77)
3J	E Sixth St Pub Imp Dist	4/2/2025	9162	3/3/2025	2025 PID Invoices	232.00
40	Village of Creedmoor	3/19/2025	7588	3/19/2025	Jurisdiction Ck Pmts (03.13-03.19.25)	(1,129.27)
4N	Pilot Knob MUD No. 4	12/31/2024	8927	12/1/2024	Q1-2025 Jurisdiction Invoices	72.59
4N		3/31/2025	9068	3/1/2025	Q2-2025 Jurisdiction Invoices (03.01-	72.59
4P	Pilot Knob MUD No. 2	3/31/2025	9069	3/1/2025	Q2-2025 Jurisdiction Invoices (03.01-	3,014.97
4R	Pilot Knob MUD No. 5	3/31/2025	9070	3/1/2025	Q2-2025 Jurisdiction Invoices (03.01-	208.34
5D	Travis County MUD No. 9	12/9/2024	8172-Q2-Q4 '25	12/9/2024	Jurisdiction Ck Pmts (12.06-12.11.24)	(239.24)
6E	Lake Pointe MUD No. 3	3/28/2024	7338886-2	3/28/2024	Jurisidiction Deposit	(676.39)
6N	South Congress PID	4/2/2025	9165	3/3/2025	2025 PID Invoices	84.00
7D	Lake Pointe MUD No. 5	3/29/2024	7338887-2	3/29/2024	Jurisidiction Deposit	(727.01)
7H	Wilbarger Creek MUD No. 2	12/9/2024	7280-Q2-Q4 '25	12/9/2024	Jurisdiction Ck Pmts (12.06-12.11.24)	(473.54)
9N	Southeast Travis County MUD No. 2	12/18/2024	8997	11/18/2024	P&I Invoice- Q3-24_9N_12.04.24	3.08
9N		3/31/2025	9136	3/1/2025	Q2-2025 Jurisdiction Invoices (03.01-	128.13
IH	Indian Hills PID	4/2/2025	9166	3/3/2025	2025 PID Invoices	22.00
WV	Whisper Valley PID	4/2/2025	9168	3/3/2025	2025 PID Invoices	1,886.00
						10,101.88

Travis Central Appraisal District

Statement of Revenues and Expenditures

01 - ARB

From 1/1/2025 Through 4/30/2025

	Total Budget Amended	YTD Budget	Actual	Budget Variance	Percent of Total Budget Final
Expenditures					
Per Diem Expenditures					
Per Diem Payments	1,173,125.00	391,041.68	120,835.00	270,206.68	89.69%
Total Per Diem Expenditures	1,173,125.00	391,041.68	120,835.00	270,206.68	89.70%
Supplies					
Operating Supplies	5,000.00	1,666.68	1,681.29	(14.61)	66.37%
Operating Supplies- Equipment	0.00	0.00	396.10	(396.10)	0.00%
Total Supplies	5,000.00	1,666.68	2,077.39	(410.71)	58.45%
Services					
Training & Education	10,000.00	3,333.32	0.00	3,333.32	100.00%
Attorney & Court Costs	35,000.00	11,666.68	0.00	11,666.68	100.00%
Total Services	45,000.00	15,000.00	0.00	15,000.00	100.00%
Total Expenditures	1,223,125.00	407,708.36	122,912.39	284,795.97	89.95%
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,223,125.00)	(407,708.36)	(122,912.39)	(284,795.97)	89.95%

Travis Appraisal Review Board
Cost per Hearing- 2025

ARB Expenditures through 04/30/2025	$	122,912.39
Number of ARB Hearings 1/1/2025-5/9/2025		410
(excludes topline agreements)		
FY 2025 Cost per Hearing	***$***	***299.79***

FY 2024 Cost per Hearing	***$***	***32.30***
Current Cost per Hearing	***$***	***299.79***
$ Reduction in Cost per Hearing	***$***	***267.49***
% Reduction in Cost per Hearing		***828.1%***

** Only prior year hearings have been held at this point in 2025. Cost per hearing will decrease as current year ARB hearings are scheduled and completed.*

TRAVIS CENTRAL APPRAISAL DISTRICT

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

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

LEANA MANN
CHIEF APPRAISER

TO: Travis Central Appraisal District
Board of Directors

FROM: Kat Harvey
Director of Administration

DATE: March 13, 2025

RE: Item No. 4D- Budget Line-Item Transfers

I request that the Board of Directors make the following line-item transfers to the 2025 budget as presented below. The line-item transfers *do not require any additional funds from the taxing jurisdictions* as the transfers do not affect the overall dollar amount of the budget.

Transfers From

GL Code	GL Description	Decreases
40112	Health Insurance	$ 25,230
40220	Operating Supplies	$ 4,000
40540	Professional Services	$ 18,000
Total		**$ 47,230**

Transfers To

GL Code	GL Description	Increases
40110	Medicare Contribution	$ 4,200
40113	Dental Insurance	$ 830
40115	Disability Insurance	$ 14,800
40116	Employee Programs	$ 5,000
40131	MASA Insurance	$ 400
40223	Operating Supplies - Software	$ 4,000
40231	Books, Publications, Subscriptions & Databases	$ 18,000
Total		**$ 47,230**

Personnel Status Report
5/7/2025

Personnel Changes:				
Name	**Action**	**Date**	**Job Title**	**Division**
Scott Johnson	New Hire	03/10/2025	IT Director	IT
Rachel Frey	Promotion	03/24/2025	GIS Team Lead	GIS
Janet Jennings-Doyle	Transfer	03/24/2025	Project Manager	Admin
Alexis Mora	New Hire	03/31/2025	Appraisal Support Clerk	Appraisal Support
Bianca Cobos	New Hire	03/31/2025	Appraisal Support Clerk	Appraisal Support
Russell Ledbetter	Promotion	04/04/2025	Deputy Chief of Operations	Admin
Zachary Dye	Promotion	04/04/2025	Interim Director of Residential Appraisal	Residential
Joshua Maldonado	New Hire	06/16/2025	Commercial Director	Commercial

Current Openings:

Job Posting#	**Posting Date**	**Position**	**Division**	**# of Positions**
2025142300	Feb-2025	Commercial Appraiser	Commercial	1

Taxpayer Liaison

Key Performance Highlights

March 1 through April 25, 2025

2025 ARB Recruitment

Recruiting Goal: Membership of 125

- 75 Vacancies: 65 Filled
- Applications Received: 86
- Interviews Scheduled: 69

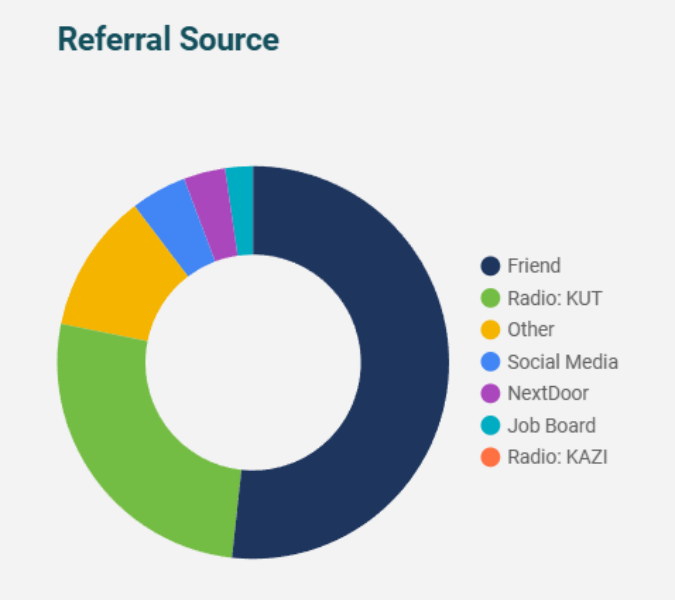
Recruiting Costs

- Total ARB Recruiting Costs: $27,345
- Overall Average Cost Per Applicant: $317



Recorded cost is per media source as identified by the applicant.

Recruiting Sources



51.7%
26.4%

Recruitment Process

- Successes
  - Attracted Talented Applicants
  - Welcoming and Valued Process for Applicants
  - Interview Flexibility of Multiple Scheduled Days
- Challenges
  - In-Between Full-Time Employment Applicant
  - Ineligible Candidate: Residency Requirement, Term Limited Applicant, Delinquent Taxes, Current Employment with Taxing Entity, Family Member

2026 TLO Recruiting Suggestions

- Open Applications Earlier: September
- Shorten Paid Advertising Period: Initial Recruitment by Current ARB Members
- Determine Recruiting Goal: Conclusion of ARB Protest Season

Current ARB Member Status

- Current ARB Membership: 97
  - 2025 Attrition Rate of 16% Currently
  - 2024 Attrition Rate of 12% at June 1st
  - An additional 9 Members in the 2025 Season due to the increase in Board size
- 2025 Board Appointments: 115
  - Resignations: 14 (seven pending acceptance approval on 5/13/2025)
  - Non-Acceptance of Term: 2
  - Incomplete Fulfillment of Background Verification: 2

2025 TLO Training Requirements

Required Before First Anniversary of Appointment [TPTC Sec. 6.052 (b-8)]

- Comptroller's 2.0-Hour TLO Training Course
- Comptroller's Appraisal Review Course

Coursework Completed in 2024

- TLO: TLO Training Course, ARB New Member and Continuing Ed Courses
- Deputy TLO: TLO Training Course and ARB New Member Course

Renewed in Even-Numbered Years [TPTC Sec. 6.052 (b-8)]

Standard Monthly Reports (March 1 through April 25, 2025)

Monthly Report- Complaints by Category

- Monthly Activity Continues Trend of Annual Increase in TLO Communications
- Exemption Communications Remains the Largest Volume
  - Increase Related to Upcoming Timely Application Filing Deadline, April 30th
  - Property Owners Requesting Confirmation of Receipt/Status of Application
- Notice of Value Mailout Increased Property Owner Inquiries
  - Protest for Prior Year Requests
  - How to Manage the Protest Process Questions

Activity Report

- 26% Customer Service Level Inquiries
- 3 of 133 Pending Response Pending Information from Appropriate CAD Section

Activity by Zip Code

- First Quarterly Snapshot: 167 Zips Identified
- Zips Reported by Area ISD Excluding Austin ISD
  - Lake Travis: 17 total
  - Pflugerville: 14 total
    - 43% Exemption Related Communications
    - March 29 Community Outreach Program- Exemption Clinic

2025 Protest Season Recruitment

Data Compiled by the Travis Central Appraisal District

Total Applications Received
86
86.0%

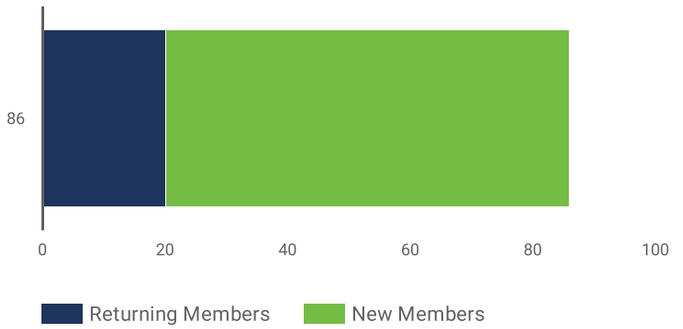
100

Total Spent
$27,344.85

Vacanies Remaining
10

Interviews Scheduled
0

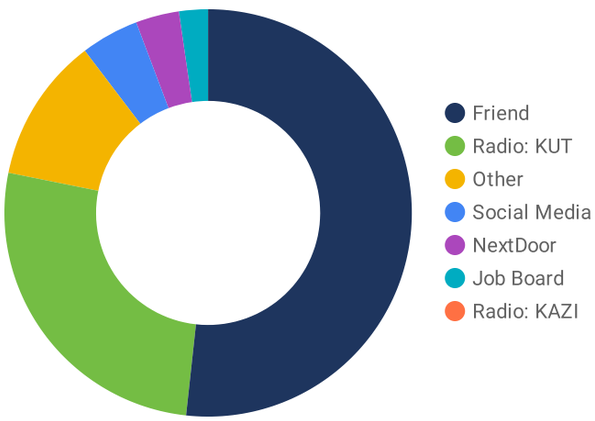
Applicant Breakdown



Vacancy Progression



Referral Source



Important Dates

November 12
ARB Member Interviews

November 21
ARB Member Interviews

December 5
ARB Member Interviews

Cost Breakdown

Print	$119.85
KAZI	$1,875.00
KUT	$25,350.00
Total Spe...	$27,344.85

Average Cost Per Applicant
$1,188.91

2025 Office of Taxpayer Liaison Monthly Report

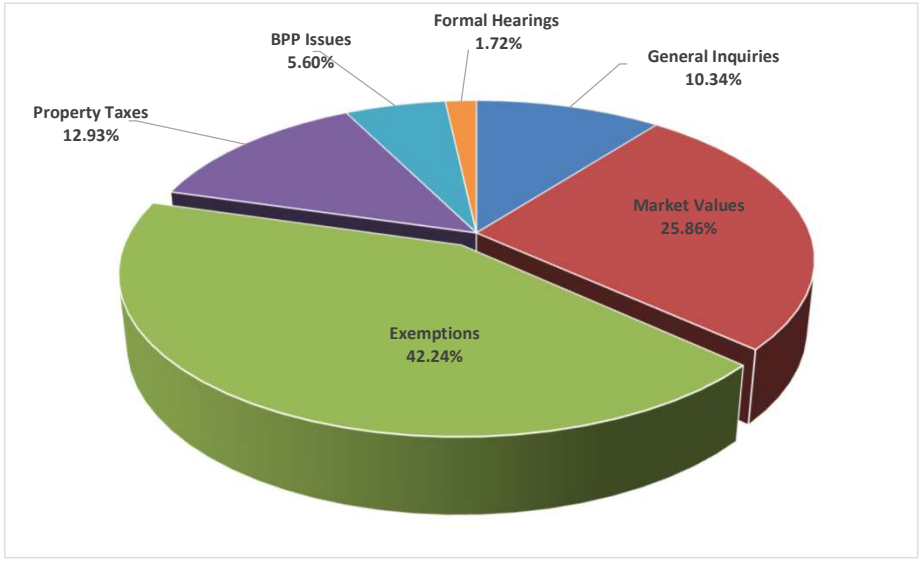
Month	General Inquiries	Narratives	Formal Hearings	Informal Meetings	Exemptions	BPP Issues	Open Records	Property Taxes	Market Values	TOTALS
January	6	0	0	0	37	1	0	8	12	**64**
February	3	1	2	0	10	2	0	6	11	**35**
March	10	0	0	0	20	3	0	8	11	**52**
April	5	0	2	2	31	7	0	8	26	**81**
May	0	0	0	0	0	0	0	0	0	**0**
June	0	0	0	0	0	0	0	0	0	**0**
July	0	0	0	0	0	0	0	0	0	**0**
August	0	0	0	0	0	0	0	0	0	**0**
September	0	0	0	0	0	0	0	0	0	**0**
October	0	0	0	0	0	0	0	0	0	**0**
November	0	0	0	0	0	0	0	0	0	**0**
December	0	0	0	0	0	0	0	0	0	**0**
TOTALS	**24**	**1**	**4**	**2**	**98**	**13**	**0**	**30**	**60**	**232**

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

2025 YTD	2024 by Month	Yr Over Yr Change
64	34	88%
35	45	-22%
52	25	108%
81	82	
0	100	
0	140	
0	163	
0	220	
0	27	
0	45	
0	32	
0	43	
232	**956**	**45%**

2025 through 4/25

2025 Complaints by Category



Through April 25, 2025

Taxpayer Liaison Activity Report

#	Date	Individual Type	Type of Contact	PID	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Response Date	Complaint Level
1	3/24/2025	Property Owner	Email	106613	TCAD	Exemptions	PO describes the frustration on supplying HS Application info on-line due to name styling between deed and TDL. Would like CAD to consider the process from a PO's perspective.	PO filed a Special Warranty Deed in 2024 which triggered this reapplication process. Advised PO a review of the name differences would be done by a staff member and when the application is approved it may be viewed on the property record page.	3/25/2025	Step 5/Tier 3
2	4/24/2025	Property Owner	Email		TCAD	Informal Meetings	PO cites experience in an Informal Meeting leaves questions as to the system issues that would prevent an Appraiser from reviewing uploaded evidence and the Appraiser's conduct during the meeting.	Referred to the Deputy Chief Appraiser for investigation and further communication with the PO.	4/25/2025	Step 5/Tier 2
3	4/25/2025	Property Owner	Email	423647	TCAD	Market Values	PO requests comps used to value her property.	PO may obtain a list of sales in the same Market Segment through a PIR.	4/25/2025	Step 5/Tier 1
4	4/25/2025	Other	Email	259675	TCAD	Property Taxes	Therapist inquires how a PO might reach someone to discuss property taxes.	Offered Tuesday appointment if client is available. Otherwise the Deputy TLO may be reached Tue-Wed-Thur.	4/25/2025	Step 5/Tier 1
5	4/25/2025	Property Owner	Email	860313	TCAD	Market Values	PO just completed an IH and would like to review prior year values. No NOV of values were rec'd for those yrs.	Provided PO deadlines to file a prior year value protest. The only open Late Motion protest open would be for a clerical error is applicable.	4/25/2025	Step 5/Tier 1
6	4/25/2025	Property Owner	Email	566542	TCAD	Informal Meetings	PO missed IH and cannot allocate the time to be called during work hrs.	Provided PO link to Get in Today's Queue when the PO can dedicate the time required. PO has protested the tax increase from 2023 to 2024. Suggested PO view the current webinar related to Understanding the Notice of Value.	4/25/2025	Step 5/Tier 1
7	4/24/2025	Property Owner	Email	112218	TCAD	General Inquiries	PO asks for definition of specific land codes and would like to understand the sq ft info within the improvement section on the property record.	Provided PO definition of Land Codes and review of improvement sq ft shown on property record page. Suggested PO request and Appraisal Card for his property.	4/25/2025	Step 5/Tier 1
8	4/24/2025	Property Owner	Email	462692	TCAD	Exemptions	Special Warranty Deed filed by PO to include adult children prompted the removal of the HS and >65 Exemptions.	The Agent/Heir has filed the new HS Application and TDL's for two of the three owners residing in the home. The Deed change that includes non-resident children will change the % of the HS Exemption.	4/25/2025	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
9	4/23/2025	Property Owner	Email		TCAD	Market Values	PO has protested the 2025 taxes and inquires if 2024 may still be protested.	The deadlines to protest the value of a property are set by the Tax Code without extension.	4/23/2025	Step 5/Tier 1
10	4/23/2025	Property Owner	Email	129021	TCAD	Exemptions	PO identifies the Value Limitation has decreased from 2024. PO wants to understand why the HS value is decreasing.	The Market Value decreased from 2024, however the Net Appraised Value was able to increase the allowable 10%. The Value Limitation is the difference between the Sales [Market] and Net Appraised [Taxable] Value. It does not represent a reduction in the HS Value.	4/23/2025	Step 5/Tier 1
11	4/23/2025	Property Owner	Email	533267	TCAD	Market Values	PO has questions regarding an offer made.	Provided PO info related to the impact to the Net Appraised [Taxable] Value should the PO decide to accept the EF_OM.	4/23/2025	Step 5/Tier 1
12	4/23/2025	Property Owner	Email	212887	TCAD	Property Taxes	PO has rec'd a tax refund knowing it is from the late approval of the 2024 pro-rated HS Exemption. Would like an detailed accounting of the amount credited.	PO must request a revised 2024 Tax Bill from the Tax Office to review the pro-rated exemption amounts.	4/23/2025	Step 5/Tier 1
13	4/23/2025	Property Owner	Email	830978	TCAD	Property Taxes	PO claims to have written multiple communications requesting a tax refund and has not rec'd a response since Feb.	Request PO to send copies of communications, 4/23.		Step 5/Tier 1
14	4/23/2025	Property Owner	Email		TCAD	Exemptions	PO would like to review exemption status between properties.	Requested property identification info for research and response, 4/23.		Step 5/Tier 1
15	4/22/2025	Property Owner	Email		TCAD	Exemptions	PO expresses concern for the change in special appraisal is not justified.	Ag Section reviewed the 2024 removal of land from Special Exemption due for principal use and intensity as a sand/gravel quarry. PO was notified in May of 2024 via received cert mail.	4/26/2025	Step 5/Tier 1
16	4/21/2025	Property Owner	Phone		TCAD	Exemptions	PO has requested contact.	Scheduled phone meeting with PO.	4/21/2025	Step 5/Tier 1
17	4/21/2025	Property Owner	Email	229874	TCAD	Market Values	PO indicates there is a discrepancy between his survey and the CAD's record of land sq ft.	Suggested PO contact surveyor for review of discrepancies between the survey and the filed plat map. COA survey forwarded to GIS for review.	4/21/2025	Step 5/Tier 1
18	4/21/2025	Property Owner	Email		TCAD	Market Values	PO purchased property on 4/11 and inquires how to file the form to change the title.	Provided new PO with process outline on how the deeded owner will be updated.	4/22/2025	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
19	4/21/2025	Property Owner	Email		TCAD	Market Values	PO would like to review evidence to be presented at Informal Meeting. Would like to schedule a call or meeting.	Provided PO with options to meet with the Deputy TLO or to schedule a time to review concerns regarding property evidence. Meeting scheduled.	4/21/2025	Step 5/Tier 1
20	4/18/2025	Property Owner	Email	507386	TCAD	Market Values	PO requests consideration to late file 2024 Market Value Protest due to personal hardship.	The TPTC establishes the right of a property owner to protest their appraised valued but limits that provision to a deadline of May 15th and grants no one the authority to extend that deadline for cause, even though it may be determined to be a valid reason for missing the deadline.	4/21/2025	Step 5/Tier 1
21	4/17/2025	Property Owner	Email	729103	TCAD	Property Taxes	PO inquires regarding the impact of NOV on Escrow Account.	Monthly loan payments with escrow accounts are a property owner's contract with a lender. A reduction in taxable value may not result in a reduction in taxes since taxing entities will not set their annual rates until the fall of 2025.	4/18/2025	Step 5/Tier 1
22	4/17/2025	Property Owner	Email		TCAD	Property Taxes	PO inquires why the NOV does not have the increased HS Exemption amounts for homesteaded properties.	The PO refers to proposed legislation, not approved amounts for 2025.	4/18/2025	Step 5/Tier 1
23	4/16/2025	Property Owner	Email	300562	TCAD	Exemptions	PO has been denied Special Appraisal Exemption for 2024.	Provided PO cause for denial in 2024 and reminder with link that 2025 Applications are due by month end.	4/17/2025	Step 5/Tier 1
24	4/16/2025	Property Owner	Email	357368	TCAD	Market Values	PO had IH and cannot see the CAD's evidence in the portal account.	Residential Section reviewed and corrected the posting to the PO's portal account.	4/21/2025	Step 5/Tier 1
25	4/16/2025	Property Owner	Email		TCAD	BPP Issues	**Referred by BPP** PO has multiple 2024 accts in which the assets valued do not match the company's records. Inquires if a 25.25 (c) Late Protest may be filed.	Provided a copy of the ARB Late Motion Protest Brochure and filing form.	4/17/2025	Step 5/Tier 1
26	4/16/2025	Property Owner	Email	113390	TCAD	Property Taxes	PO has discovered a portion of his property has been valued as a non-homestead structure in 2025. PO claims this is not the situation.	PO will need to file a protest to review the property's 2025 valuation.	4/17/2025	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
27	4/15/2025	Property Owner	Email	287563	TCAD	Market Values	**BOD Mail** PO claims to have had insufficient info related to acceptance of Protest Offer made. Would like to understand the process.	Reviewed current 2025 filing status with PO. Provided web link to schedule an Informal Meeting and instructions how to review any offers made with the timeline to do so. 2024 protest was settled with as a EF_AS. No change has been made in the process for 2025.	4/15/2025	Step 5/Tier 1
28	4/15/2025	Property Owner	Email	871326	TCAD	Exemptions	PO inquires how to complete the HS Application for a Trust.	The property has not been transferred to a Trust. The PO owned the property as individuals at Jan 1 and could apply today under that recorded deed. When the deed change is recorded an new HS Application will be required.	4/16/2025	Step 5/Tier 1
29	4/15/2025	Property Owner	Email		TCAD	General Inquiries	PO is requesting general appraisal info related to the process before preparing a neighborhood communication.	Provided PO with Community Outreach Calendar and webinar link. Provided 2024 Protest Evidence Pckt, sent to Agent. Provided property-specific responses to PO's concerns regarding own valuation.	4/16/2025	Step 5/Tier 1
30	4/15/2025	Property Owner	Email	181919	TCAD	Market Values	PO asks why annually a protest must be filed when an ARB panel has reduced the value of land for the last several years.	The CAD has raised the Market Value based on area sales of lake front foot properties. The PO is left to protest to challenge the increase.	4/16/2025	Step 5/Tier 1
31	4/15/2025	Property Owner	Email	354086	TCAD	Market Values	PO explains family illness kept them from protesting in 2024. Can this be reviewed to file a protest.	TPTC is specific to the deadlines for filing protests and does not give authority to change those deadlines even for good cause. Reminded PO now is the time to file a 2025 Protest should they still not agree Market Value.	4/17/2025	Step 5/Tier 1
32	4/14/2025	Property Owner	Email		TCAD	Exemptions	PO moved >65 Exemption to home under construction and believe the Tax Ceiling has not been calculated correctly.	The Tax Ceiling was not applied to the 2024 Tax Bill. Suggested PO request a copy before contacting the Tax Office for resolution of the oversight.	4/15/2025	Step 5/Tier 1
33	4/14/2025	Property Owner	Email		TCAD	Exemptions	PO applied for HS Exemption on newly purchased home. Would like to remove exemption from previous home.	The exemption held on the previous home will be cancelled for 2025 and applied to the new home as of the 2025 move in date.	4/17/2025	Step 5/Tier 1
34	4/14/2025	Property Owner	Email	357368	TCAD	Market Values	PO cannot log into Protest Portal due to email/password recognition.	A 2025 Protest was filed under an alternate email address.	4/15/2025	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
35	4/13/2025	Property Owner	Email	107631	TCAD	Exemptions	PO's address is not an exact match to the property record. The existing Exemptions have been denied.	Referred to Exemptions for additional review. Exemption approval was granted.	4/14/2025	Step 5/Tier 1
36	4/10/2025	Property Owner	Email	574401	TCAD	Market Values	PO just closed on home and did not get the NOV with PIN to file a protest.	Title has not been recorded by the CAD. NOV went to the seller's Agent. Deed was updated and PO provided paper version of Protest Form. A portal account may be established to manage the protest.	4/10/2025	Step 5/Tier 1
37	4/10/2025	Property Owner	Email	233942	TCAD	Market Values	PO inquires how the Market Value was determined when the property will not sell for $100k below.	PO has Agent who has already filed a protest. The owners opinion of value should be a discussion with the Agent before any agreement of value is signed.	4/10/2025	Step 5/Tier 1
38	4/10/2025	Other	Email		TCAD	Exemptions	Aged PO does not have req'd identification docs to complete the Exemption Verification.	Informed inquirer that the law prescribes the form of ID required to accompany a HS Exemption Application. Advised that DPS will schedule a house visit to issue an ID Card and perhaps this is the next step.	4/11/2025	Step 5/Tier 1
39	4/9/2025	Property Owner	Email	135868	ARB	Formal Hearings	PO requests late protest for Failure to Send Notice.	Referred to ARB.	4/10/2025	Step 5/Tier 1
40	4/7/2025	Other	Email		TCAD	BPP Issues	Agent submits AOA and request for extension in filing BPP Rendition.	Forwarded AOA to the appropriate Section. Advised Agent BPP would need to respond to reporting deadline extension.	4/8/2025	Step 5/Tier 1
41	4/7/2025	Property Owner	Email	963549	TCAD	BPP Issues	PO indicates that inventory values and taxes have been calculated incorrectly. The company moved and the address was not updated.	The PO provided no information related to the PID or yrs of concern. Updating address info is the responsibility of the PO. PO is seeking a review of the 2024 value. The protest deadline expired on 5/15/2024.	4/8/2025	Step 5/Tier 1
42	4/7/2025	Property Owner	Email	304193	TCAD	General Inquiries	PO inquires how to obtain comps used to value property.	Specific characteristically adjusted comps related to an individual property are prepared when the property goes under protest. Sales in the Market Segment by Class may be requested through a PIR.	4/8/2025	Step 5/Tier 1
43	4/7/2025	Other	Email		ARB	Formal Hearings	Agent cites error from 2024 FH and indicates no one has been able to help correct.	Requested info from Agent regarding what actions to correct had been taken previously. The 2024 Roll is certified and the option to file either type of Binding Arbitration has expired. Referred to ARB Chair for further review with Agent.	4/8/2025	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
44	4/6/2025	Property Owner	Email		TCAD	Exemptions	PO has submitted HS Application to move Exemption to second owned home. Now has changed their mind on that decision.	The application submitted for the second home was denied for lack of residency identification.	4/7/2025	Step 5/Tier 1
45	4/6/2025	Other	Email		TCAD	BPP Issues	Co requests extension on deadline to file Renditions due to change of company personnel.	Urged employee to file as soon as possible due to use of Rendition in preparing 2025 Appraised Value.	4/7/2025	Step 5/Tier 1
46	4/4/2025	Other	Email	2800087	TCAD	General Inquiries	Pflugerville PD seeks assistance in locating address for heir of property cited for code violation.	Provided Officer with an unofficial copy of the recent title transfer with the heirs' addresses.	4/7/2025	Step 5/Tier 1
47	4/3/2025	Property Owner	Email	239520	TCAD	Exemptions	PO has spent multiple hrs attempting to complete the HS Verification process. PO does not have the executed copy of Trust Docs filed.	Assisted PO in obtaining an unofficial copy of the Trust Deed to be attached to the HS Verification Form.	4/3/2025	Step 5/Tier 1
48	4/3/2025	Other	Email	475998	TCAD	Property Taxes	Leander Code Enforcement Officer has identified a property about to be condemned. The owner is deceased and property taxes have been delinquent for yrs. Can a lien be issued?	Referred to the Tax Office for further discussion. Verified the taxes have gone unpaid since 2018.	4/4/2025	Step 5/Tier 1
49	4/2/2025	Property Owner	Email	966199	TCAD	Market Values	PO appeals for review denied protest of the 2024 Market Value of the property. The sale just days before the 2024 protest deadline allowed the seller's assigned agent to settle the value of the property.	The sale prompted the removal of the Agent's Authorization. While a protest was filed no action was taken. The buyer was Noticed on May 15th with a protest deadline 30 days later. The buyer filed no protest and has missed the deadline to file a Late Motion 41.411 Protest for Failure to Give Notice. Limited Binding Arbitration is not a viable appeal option having had no FH. 2025 Notices will be mailed in the coming days with an appeal deadline of May 15th. This will be the PO's next opportunity to protest.	4/3/2025	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
50	3/31/2025	Property Owner	Email	530210	TCAD	Market Values	PO has experienced a significant increase in taxes from 2023. The ARB has denied the Late Motion 41.411 filed, yet the PO made multiple attempts to contact the correct filing authority.	Advised PO that 2024 was the first, Qualifying, year of the HS Exemption where the Market and Net Appraised Value will be equal. In future yrs the 10% HS cap would apply. The sharp increase in value stems from the verified sale price of the property.	4/1/2025	Step 5/Tier 1
51	3/28/2025	Property Owner	Email		TCAD	General Inquiries	Property was sold in July of 2024 and the address has not been changed.	When the property record page is changed to reflect the 2025 Market Value the new owner's name and address will show the update. The change has been recorded.	3/31/2025	Step 5/Tier 1
52	3/28/2025	Other	Email	375148	TCAD	Exemptions	**Attorney** inquires why client's HS Exemption has been cancelled. Seeking prescribed language for a trustee binding agreement the beneficiary's right to use the property as a principal residence.	Attorney indicates the client is the beneficiary of the Trust making it a Qualified Trust. No HS application has ever been submitted since the deed change in 2017. Provided HS online application link and copy of Application Form with requirements to file.	3/31/2025	Step 5/Tier 1
53	3/27/2025	Property Owner	Email	574984	TCAD	Property Taxes	PO inquires what is the Value Limitation since there seems to be no relationship to neighbors.	The Value Limitation is the difference between the Market Value and the Net Appraised/Taxable Value.	3/28/2025	Step 5/Tier 1
54	3/27/2025	Property Owner	Email	137476	TCAD	Exemptions	Property is deeded to Father/Son, Sr/Jr. The >65 Exemption carried on the property should be a Disability Exemption. Am requesting this be changed.	3/28 Requested add'l info from PO. The online application in 2020 for thee >65 Exemption listed Sr as the applicant. A late application for a Disability Exemption could be submitted back to year 2023.	3/31/2025	Step 5/Tier 1
55	3/26/2025	Property Owner	Email	735460	TCAD	Market Values	PO purchased property in Jan and removed shed. How does that impact the value.	The shed carried no value on the appraisal roll, so no reduction should be anticipated.	3/27/2025	Step 5/Tier 1
56	3/26/2025	Property Owner	Email	363149	TCAD	Exemptions	PO is seeking continuation of Exemption as the heir awarded Muniment of Title. Request assistance to understand what exemptions had been approved for the property.	The ownership info has been updated for 2025. The PO is left to complete a Homestead Application.	3/28/2025	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
57	3/25/2025	Property Owner	Email	238606	TCAD	Property Taxes	PO has paid annual taxes due for 2021, 2022 and 2023. In 2024 additional taxes were billed for those yrs. The current tax statement is for the total amount due which means penalties/interest are being applied to yrs incorrectly billed.	The 2021, 2022 and 2023 initial Tax Bills were understated. The PO was Noticed in 2024 for omitted property for those yrs. The Tax Office is not applying penalty and interest to those yrs until they become delinquent. The 2024 Tax Bill has not been paid and has penalties and interest being applied. Further clarification should be directed to the Tax Office.	3/26/2025	Step 5/Tier 1
58	3/25/2025	Property Owner	Email	169607	TCAD	Market Values	PO submitted Arbitration evidence not understanding that this is a Comptroller Office Hearing before an Arbitrator. Did not retain a copy of the pckt and would like it back.	PO did not provide name or PID to assist in identification. The submitted evidence pckt had been scanned and the original shred. Provided PO with e-copy to reprint.	3/26/2025	Step 5/Tier 1
59	3/25/2025	Other	Email	550299	TCAD	General Inquiries	**Attorney** requests contact info for person to discuss improper identification of real property subject to tax.	Confirmed a correction to the assigned taxing entities was made in March and the info will be sent to the Tax Office in early April. Any 2024 refund due may be discussed with the Tax Office mid-April.	3/26/2025	Step 5/Tier 1
60	3/24/2025	Property Owner	Email	140259	TCAD	Exemptions	PO submitted >65 Exemption Application and now finds the HS has been removed.	A deed change in 2024 prompted the need to reapply for the HS and >65 Exemption. PO rec'd a cancellation letter for 2025. Advised PO to either make application on-line or submit the paper form with the required attachments.	3/25/2025	Step 5/Tier 1
61	3/24/2025	Property Owner	Email	550953	TCAD	Exemptions	PO rec'd letter removing HS Exemption. Wonders what is next and how the CAD determined her husband was not a resident in the home.	The PO purchased the property in May of 2024. The cancellation letter was a the removal of the seller's exemption. The property is deeded to only one owner, the one who should make application for the Homestead Exemption by the April 30th deadline.	3/25/2025	Step 5/Tier 1
62	3/24/2025	Property Owner	Email	188399	TCAD	General Inquiries	PO has been on-hold for more than an hour to speak to CS Agent. Would like to know if a more efficient way is available to present a complicated matter.	PO inquires ownership records for land parcel fenced with their lot. GIS was able to provide court records of ownership.	3/25/2025	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
63	3/24/2025	Property Owner	Email	862420	TCAD	Exemptions	PO rec'd letter removing HS Exemption that is absolutely due. What needs to be done?	The PO purchased the property in December of 2024. The cancellation letter was the removal of the seller's exemption. Application by the April 30th deadline for exemptions may be made on line with the proof of identification/address attached.	3/25/2025	Step 5/Tier 1
64	3/21/2025	Property Owner	Email	239724	TCAD	Property Taxes	PO indicates a significant increase in taxes occurred in 2024 and does not understand why.	PO added a pool/spa that has added to the Net Appraised Value.	3/31/2025	Step 5/Tier 1
65	3/21/2025	Property Owner	Email	172093	TCAD	Market Values	PO indicates Feb 2024 late motion hearing was cancelled due to confusion of a late payment of 2023 taxes.	Suggested PO refile the 2024 Late Motion. Found no Feb hearing record but discussion with a panel would suggest that a hearing was opened. ARB is reviewing FH record and will respond to PO.	3/24/2025	Step 5/Tier 1
66	3/20/2025	Property Owner	Email	696581	TCAD	Exemptions	PO rec'd CAD Letter indicating add'l info was required to approve the HS and >65 Exemptions. PO verified with CS that the application had been rec'd on-line. What is necessary to be done?	Referred to Exemptions.		Step 5/Tier 1
67	3/20/2025	Property Owner	Email	331779	TCAD	General Inquiries	PO is concerned that the owner's name on the property record is that of the seller. Is requesting correction.	The update has been recorded for 2025 and the Tax Bill was correctly addressed to the buyer.	3/21/2025	Step 5/Tier 1
68	3/19/2025	Property Owner	Email	951410	TCAD	Market Values	PO was advised in 2024 FH to reach out for change in class code of property.	Provided PO with Characteristic Review Form and Class Code and Condition List. Suggested it is a bit late in the appraisal cycle to affect a change in 2025. Pictures presented to the Appraisal District would be a step for the Appraisal District to review the interior build-out.	3/20/2025	Step 5/Tier 1
69	3/19/2025	Property Owner	Email	786933	TCAD	Exemptions	PO's friend inquires how a HS and >65 Exemption may be obtained for someone on SSI with no TDL or Identification Card.	Friend has inter-mingled retirement, SSI and requirements for citizenship. PO must be able to provide one of the two prescribed forms of identification. DPS should be contacted for the specific requirements and eligibility for an Identification Card.	3/20/2025	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
70	3/18/2025	Property Owner	Email	965768	TCAD	Property Taxes	PO did not receive a pro-rated Tax Bill to pay only the portion of the yr the property was owned. The entire yr was billed.	Advised PO to review the Closing Statement from the sale of the property where the Title Co makes those adjustments, so the buyer is responsible to pay the entire yr of taxes.	3/19/2025	Step 5/Tier 1
71	3/18/2025	Property Owner	Email		TCAD	Exemptions	PO cannot verify exemption online. Requests direction to file an application or protest.	PO may file a paper version of the verification form if not able to complete the process online.	3/19/2025	Step 5/Tier 1
72	3/18/2025	Property Owner	Email		TCAD	Market Values	PO purchased property in Feb and submits Settlement Statement for consideration of value in 2025.	Forwarded Settlement Statement to Residential Appraisal Section.	3/19/2025	Step 5/Tier 1
73	3/14/2025	Property Owner	Email	949057	TCAD	BPP Issues	PO closed business in 2022 and has rec'd a 2024 tax bill. Would like assistance correcting.	The recently rec'd billing includes delinquent taxes from 2021 and 2022 which are due for a business closed in 2022. Provided PO with Late Motion Protest form to challenge the appraisals in years the business was closed.	3/17/2025	Step 5/Tier 1
74	3/13/2025	Property Owner	Email		TCAD	General Inquiries	PO would like to speak at next BOD Meeting regarding problems with the Appraisal System.	Provided PO with related instructions of how to speak publicly at a BOD Meeting.	3/14/2025	Step 5/Tier 1
75	3/13/2025	Property Owner	Email	138369	TCAD	Property Taxes	PO due to personal situation did not get tax payment mailed which has now incurred penalty/interest. Requests consideration of removal of charges.	Penalties/interest are applied by the Tax Office to delinquent payments. PO should contact them. Provided PO with senior quarterly pay program and payment scheduling options for future use.	3/17/2025	Step 5/Tier 1
76	3/11/2025	Property Owner	Email	932797	TCAD	BPP Issues	PO was unaware of taxes due on leased property. Has been noticed for delinquent taxes for 2020-2024. Legal counsel has not acted to cure. Tax value is overstated.	PO advised to review reporting requirements for BPP through the available webinar. This will begin correcting the current year value. A Late Motion 25.25 (c) may be filed to reflect the company's asset value, but taxes are delinquent which will likely result in a dismissal of the motion.	3/11/2025	Step 5/Tier 1
77	3/10/2025	Property Owner	Email	548966	TCAD	Exemptions	PO rec'd HS Verification letter. Completed HS Application indicating 50% of home is rented. Rec'd bill for taxes due. Would like to correct to reflect one-room rental.	HS Exemption updated on 1/31/2025. PO could file a protest regarding the change in use at 50% allowing review of 2022. 2023 and 2024 could reapply for HS Exemption.	3/11/2025	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
78	3/6/2025	Other	Email		TCAD	General Inquiries	Bexar Co TLO seeks info regarding ARB.	Provided ARB Officers names and email addresses.	3/7/2025	Step 5/Tier 1
79	3/6/2025	Other	Email		TCAD	General Inquiries	Bexar Co ARB Officers inquiring of Travis and Dallas ARB Officers Names/Contact info.	Provided ARB Officers names and email addresses.	3/7/2025	Step 5/Tier 1
80	3/5/2025	Other	Email	885676	TCAD	General Inquiries	Would like a meeting.	Inquired as to nature of the requested meeting. Appears to be a Tax Agent	3/7/2025	Step 5/Tier 1
81	3/5/2025	Other	Email	246535	TCAD	Property Taxes	Mother-in-law rec'd add'l taxes due bill. Would like explanation.	No 2024 taxes have been paid. The bill is for the base taxes billed plus penalties/interest.	3/7/2025	Step 5/Tier 1
82	3/4/2025	Property Owner	Email	969664	TCAD	Market Values	PO inquires if still an option to protest the 2023 Market Value to present the sale price.	PO was denied a 41.411 Late Motion Protest allowing no appeal option. The 2023 Protest deadline has expired. The PO did not receive credit for the 2023 approved HS Exemption and should contact the Tax Office to discuss the possible refund due.	3/6/2025	Step 5/Tier 1
83	3/4/2025	Property Owner	Email	311663	TCAD	Market Values	PO purchased property and would like to submit the lower value from the Fee Appraisal to have the 2024 value adjusted.	The purchase is so recent no deed info has been updated. Advised PO their recent sale would be proof of the market value in 2025, not 2024. Suggested if the home is the buyer's homestead, an application could be submitted on-line.	3/6/2025	Step 5/Tier 1
84	3/4/2025	Property Owner	Email		TCAD	General Inquiries	PO would like explanation of why the Value Limitation has decreased.	Explained the Value Limitation Adjustment is the simple difference between the Market Value and the Net Appraised Value.	3/7/2025	Step 5/Tier 1
85	3/4/2025	Property Owner	Email	169607	TCAD	Exemptions	PO seeks instructions to file an Ag Special Appraisal.	Provided PO links to website application and related materials.	3/7/2025	Step 5/Tier 1
86	3/4/2025	Property Owner	Email	293178	TCAD	Market Values	PO purchased land in May where the structure had been destroyed by fire. Did not receive a NOV and would like to protest.	In the year of a sale, the seller/buyer share property owner responsibilities within the prescribed guidelines. In May the buyer would not have rec'd the NOV Provided open protest motion via the ARB Late Motion Protest Brochure.	3/7/2025	Step 5/Tier 1
87	3/4/2025	Property Owner	Email	296360	TCAD	Property Taxes	Requesting an explanation as to how the value on my property went down and my taxes went up.	Sent PO tax bills for both yrs indicating the rate increases per entity.	3/7/2025	Step 5/Tier 1
88	3/3/2025	Property Owner	Email		TCAD	Market Values	PO has attended Binding Arbitration and expresses dis-satisfaction regarding the outcome.	Binding Arbitration is the highest level of appeal under the Texas Property Tax Code.	3/4/2025	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
89	3/3/2025	Property Owner	Email		TCAD	Property Taxes	PO reviewed the 2024 Tax Bill and discovered even though he had a >65 Exemption in 2023 the 2024 taxes billed for his ISD increased. Would like assistance on what to do.	Confirmed the 2023 ISD taxes billed were lower than the amount billed in 2024. The >65 cap was not recognized. Directed PO to contact the Tax Office.	3/4/2025	Step 5/Tier 1
90	4/7/2025	Property Owner	Email		TCAD	BPP Issues	Law firm moved in 2024 and disposed of FFE some belonging to individual employees. Significant changes have been made to the assets of the company. How do we report?	If an employee had a Personal Property Account a Rendition should be filed indicating the value or disposal of the assets. The Firm must do the same. Renditions are due by 4/15.	4/8/2025	Step 5/Level 1
91	4/17/2025	Property Owner	Email		TCAD	Market Values	PO indicates multiple pieces of real property have been taxed twice in 2024.	Residential Section corrected 2024 land and personal property accounts to eliminated the duplicate billings. PO was advised t contact the Tax Office to discuss any refund due.	4/25/2025	Step 3
92	4/17/2025	Property Owner	Email		TCAD	Exemptions	PO inquires how to include recently purchased contiguous tract of land in land under special appraisal.	AG Section responded and forwarded the request to GIS to review a land merge.	4/18/2025	Step 2
93	4/15/2025	Property Owner	Email	496645	TCAD	Exemptions	PO inquires if situs address could be changed to reflect a true postal address. This has prevented PO from submitting an Exemption Application online.	Reviewed by GIS and corrected. PO has submitted paper version of the Exemption Application which has been forwarded to Exemptions.	4/17/2025	Step 2
94	4/3/2025	Property Owner	Email	448054	TCAD	Exemptions	PO would like verification that their AG application has been received.	The AG Section responded that no application had been rec'd and inquired how the submission was made. Notified PO no application was rec'd.	4/8/2025	Step 2
95	4/2/2025	Other	Email		TCAD	General Inquiries	RE Agent asks if home is built in another location of Special Appraised land will the one acre allocation dedicated to the old structure be returned to the total acreage once the improvement is demolished.	The AG Section advised if a new home is built a one acre land set aside will be required. If the old home is demolished the one acre set aside of land will return to the AG Exempt portion of the property.	4/3/2025	Step 2

Taxpayer Liaison Activity Report

#	Date	Individual Type	Type of Contact	PID	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Response Date	Complaint Level
96	4/2/2025	Property Owner	Email	830240	TCAD	Exemptions	PO has submitted 100% Disability Exemption in Dec and has not been able to verify the status of approval.	The Exemptions Section added the new status back to the applicable date in 2024 going forward into 2025. The PO should contact the Tax Office for any possible refund due.	4/3/2025	Step 2
97	3/20/2025	Property Owner	Email	961634	TCAD	Exemptions	PO recently purchased home and is in the process of acquiring a new TDL. Is fearful the April 1st deadline will pass before the TDL arrives.	Provided actual filing deadline plus late application deadline. Suggest new PO view applicable webinars to enhance knowledge of the property tax system.	3/21/2025	Step 2
98	3/11/2025	Property Owner	Email		TCAD	Exemptions	PO inquires if adding the >10% Disability Exemption to his HS and >65 would increase the amount.	Yes, it does. PO should submit Disability Letter along with a new application.	3/17/2025	Step 2
99	4/24/2025	Property Owner	Email		TCAD	Market Values	PO has IH just hrs away and does not know how to connect.	Sent PO IH instructions from website.	4/24/2025	Step 1
100	4/23/2025	Property Owner	Email	112096	TCAD	Market Values	PO has not rec'd NOV.	The NOV has not been sent as of this date and an image available on the property record.	4/23/2025	Step 1
101	4/22/2025	Property Owner	Email	164360	TCAD	Market Values	PO has IH scheduled this a.m. and the office is closed with no phone coverage.	Provided PO rescheduling options.	4/22/2025	Step 1
102	4/22/2025	Property Owner	Email		TCAD	Market Values	PO was scheduled for IH and did not get a call.	Provided PO with directions to check-in for an IH and receive text/emails updates to connect with an Appraiser.	4/22/2025	Step 1
103	4/21/2025	Property Owner	Email	304236	TCAD	Exemptions	PO was gifted 100% ownership to the property which removed the HS Exemption.	PO should reapply for the HS and >65 Exemptions. Provided online instructions and form.	4/22/2025	Step 1
104	4/20/2025	Property Owner	Email	127700	TCAD	Exemptions	PO sent an application to remove HS from previous home and apply to new home. No change has been made. Requests status.	PO's application was scanned in early April. The deeded co-owner's TDL was not included. Once the application is complete, Exemptions may cancel the previous residence and apply to the new home.	4/21/2025	Step 1

Taxpayer Liaison Activity Report

#	Date	Individual Type	Type of Contact	PID	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Response Date	Complaint Level
105	4/20/2025	Property Owner	Email	945181	TCAD	Market Values	**Referred by ARB Support :** PO submitted protest via online portal and mistakenly chose telephonic hearing. Unable to correct the choice the protest was withdrawn. PO would like to protest with Affidavit.	A paper protest along with the Affidavit should be submitted for data entry by CAD staff.	4/25/2025	Step 1
106	4/18/2025	Property Owner	Email	224421	TCAD	Market Values	PO requests copy of NOV and PIN to file protest.	Referred PO to CS for ID verification to receive PIN. Directed PO to property record to view image of NOV.	4/21/2025	Step 1
107	4/18/2025	Property Owner	Email	224918	TCAD	Market Values	PO requests definition of HVAC space.	Provided PO with definition of livable space which would not include items such as porches, decks, carports, garages, etc.	4/21/2025	Step 1
108	4/17/2025	Property Owner	Email	301578	TCAD	Market Values	PO cannot file online protest due to system error.	PO was provided instructions and paper form should an online protest not be able to be filed.	4/18/2025	Step 1
109	4/17/2025	Property Owner	Email	711935	TCAD	Exemptions	PO has submitted a cancellation of HS on former residence and requested the HS be approved for the newly acquired property. The mailing address should also be corrected.	Provided Change of Mailing Address form. Exemption application was scanned on the 11th. PO advised it could take up to 90 days to review/process. Requested PO submit TDL of co-owner.	4/21/2025	Step 1
110	4/16/2025	Property Owner	Email		TCAD	Market Values	PO inquires if Revocation of Agent form may be submitted via email.	Provided PO with email address to submit form.	4/17/2025	Step 1
111	4/16/2025	Property Owner	Email		TCAD	Exemptions	PO is unable to file an Exemption request on newly purchased property.	The Title transfer has not been recorded by the CAD. Once the deed info has been updated the PO will be able to file the HS Exemption.	4/17/2025	Step 1
112	4/15/2025	Property Owner	Email	820730	TCAD	Exemptions	PO inquires on recently purchased home if it is better to wait till Jan of 2026 to apply for a HS Exemption.	PO should apply for a 2025 Exemption for the pro-rated period of ownership. Suggest new homeowner visit the webinar library.	4/16/2025	Step 1
113	4/14/2025	Property Owner	Email	930832	TCAD	Property Taxes	PO inquires if property taxes are available online.	Property tax rates are set in the fall. The Tax Bill for a property may be viewed on the Tax Office website when created in the final quarter of the calendar year.	4/15/2025	Step 1

Taxpayer Liaison Activity Report

#	Date	Individual Type	Type of Contact	PID	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Response Date	Complaint Level
114	4/14/2025	Property Owner	Email	309253	TCAD	Exemptions	PO questions whether solar exemption application was received having gotten no confirmation from the online system.	The Solar Exemption has been approved and applied. The DV application received on March 28th is pending. The processing time may be as long as 90 days.	4/15/2025	Step 1
115	4/14/2025	Property Owner	Email	340735	TCAD	Exemptions	PO claims website does not have correct zip code for property.	Property record and zip code on TDL match. Requested PO submit copies of TDLs to Exemption Section.	4/15/2025	Step 1
116	4/9/2025	Property Owner	Email	227738	TCAD	Exemptions	PO applied in Feb for HS. Now considers selling. Will a refund of taxes be due when the HS is approved?	The Title Co. will adjust the Seller's and Buyer's portion of the 2025 taxes based on the 2024 rate at closing. The Buyer then becomes responsible for paying the tax bill. Any approval of a HS Exemption will only reduce the taxes billed in 2025.	4/10/2025	Step 1
117	4/9/2025	Property Owner	Email	380308	TCAD	Exemptions	PO rec'd late a letter cancelling her deceased Mother's exemption. She did not respond. The title has been changed.	The cancellation and appeal period was valid should the Mother have been eligible for a HS Exemption. If the heir is eligible to homestead the property an Application may be submitted online. Otherwise no action is needed.	4/10/2025	Step 1
118	4/8/2025	Property Owner	Email	147013	TCAD	Exemptions	PO inquires if an >65 application is required to receive the Exemption or is it automatic.	The property has had an >65 Exemption back to 2015. The PO does not need to take any action.	4/9/2025	step 1
119	4/8/2025	Other	Email		TCAD	Exemptions	HS applicant submits Disabled Vet docs and application to secure the 100% HS Exemption on a home to be purchased this month.	Advised PO once a TDL or ID Card with proof of residency is received the review will be done.	4/9/2025	Step 1
120	4/8/2025	Property Owner	Email		TCAD	BPP Issues	PO opened a new business location and asks if a Rendition should be filed.	Provided PO a copy of the Rendition, filing instructions and the deadline.	4/9/2025	Step 1
121	4/8/2025	Property Owner	Email	855853	TCAD	BPP Issues	PO closed business in March of 2025. What needs to be done to remove from the 2026 rolls?	The 2025 Rendition is due on April 15th. This is the value associated with 2025. The business presence in 2025 requires a rendition report. Closure may be noted on this form so that the 2026 account can be properly valued. Provided a change of address form if necessary.	4/9/2025	Step 1
122	4/7/2025	Property Owner	Email	160166	TCAD	Exemptions	PO inquires whether Exemption remains in place after submitting application.	Notification of any change or denial of an Exemption will be sent vis USPS. Exemption application is in process of review.	4/7/2025	Step 1

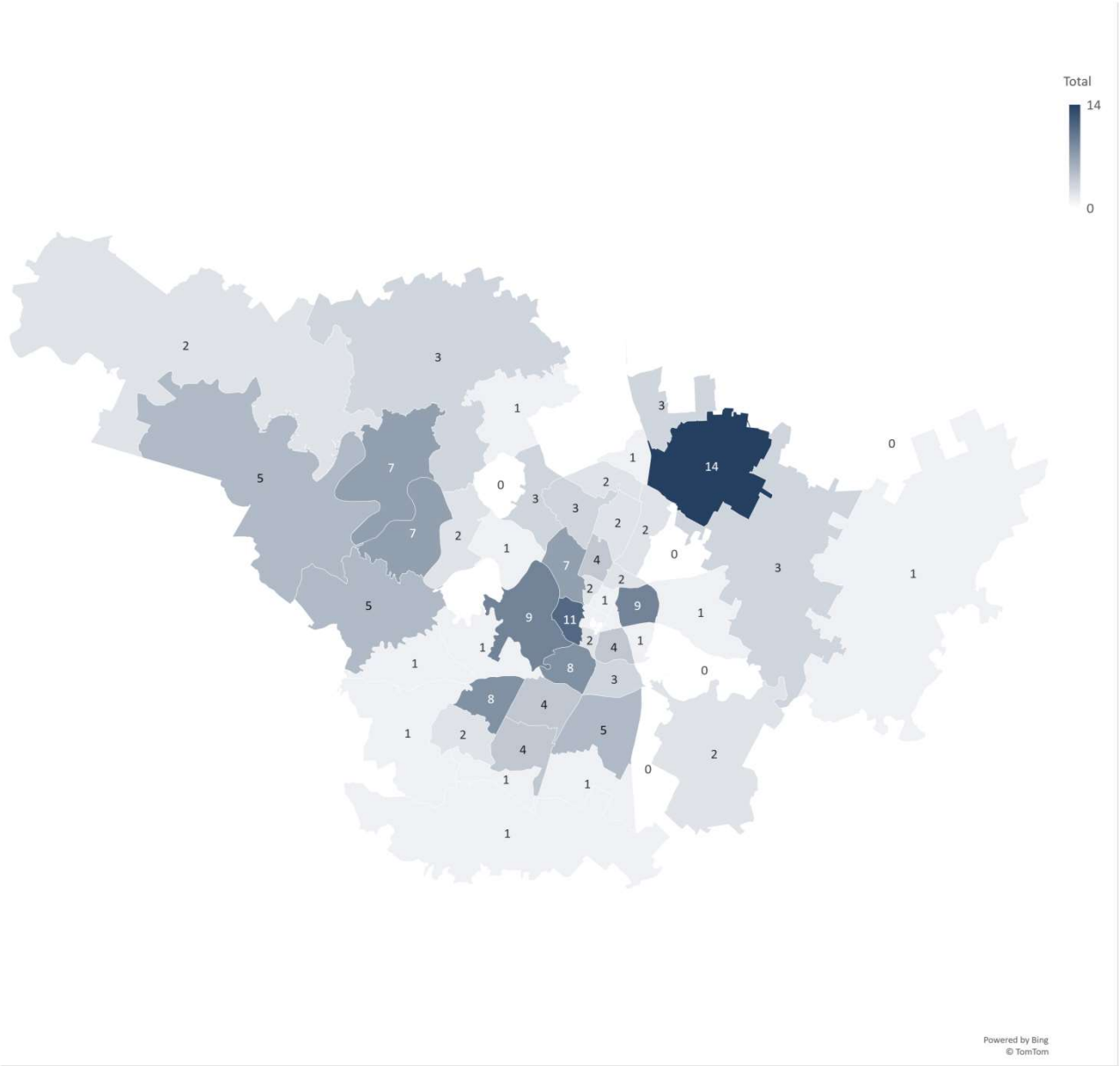
Taxpayer Liaison Activity Report

#	Date	Individual Type	Type of Contact	PID	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Response Date	Complaint Level
123	4/7/2025	Other	Email	109226	TCAD	Exemptions	**Attorney** requests confirmation his Client's HS has been reviewed w/out concern the property was redeeded from a Trust.	The HS was verified mid-March for continuation in 2025.	4/8/2025	Step 1
124	4/2/2025	Property Owner	Email	456580	TCAD	Exemptions	PO has received HS Cancellation Notice but claim4s it is his HS. What is to be done?	Provided PO with online application link and paper version of application with explanation that every five years an Appraisal District will be required to verify an exemption. The verification requires a new application.	4/2/2025	Step 1
125	3/29/2025	Property Owner	Email	865793	TCAD	BPP Issues	PO inquires if a 2022 and 2023 to protest value of BPP can still be filed.	Advised PO the filing deadline is May 15th annually. Encouraged owner to file BPP Renditions to ensure the business assets are valued correctly.	3/31/2025	Step 1
126	3/28/2025	Property Owner	Email	868039	TCAD	Exemptions	PO rec'd letter of Exemption Cancellation. Has been unable to connect with Cust Svc to discuss.	The property is held in Trust. The Trust docs have been reviewed and the HS Exemption reinstated for 2025.	3/31/2025	Step 1
127	3/28/2025	Property Owner	Email	347913	TCAD	General Inquiries	PO cannot find how to verify the increase in Taxable Value from 2023 to 2024.	The Net Appraised/Taxable Value went up the allowable maximum amount of 10% from 2023 to 2024. This info is available on the property record page.	3/31/2025	Step 1
128	3/21/2025	Property Owner	Email	137749	TCAD	Exemptions	PO inquires if after four yrs another HS Application must be submitted.	A deed change in 2024 prompted the request to reapply for the HS and >65 Exemption. PO rec'd a cancellation letter for 2025. Advised PO to either make application on-line or submit the paper form with the required attachments.	3/24/2025	Step 1
129	3/21/2025	Property Owner	Email	267530	TCAD	Exemptions	PO rec'd cancellation letter after having submitted renewal of >65 Exemption.	A deed change in 2024 prompted the request to reapply for the HS and >65 Exemption. PO rec'd a cancellation letter for 2025. Advised PO to either make application on-line or submit the paper form with the required attachments.	3/24/2025	Step 1
130	3/20/2025	Other	Email	100897	TCAD	Exemptions	Report of falsely claimed Homestead for property being utilized as and Airbnb.	Forwarded to Exemptions for review. Thanked reporting group.	3/24/2025	Step 1
131	3/7/2025	Property Owner	Email		TCAD	Exemptions	PO has rec'd Notice of Exemption Cancellation. Never rec'd prior communications. The Notice indicates we have the right to appeal. How do we do this?	Provided PO with instructions to complete the Exemption Verification and a Protest Form to take either action or both.	3/10/2025	Step 1

Taxpayer Liaison Activity Report

#	Date	Individual Type	Type of Contact	PID	Entity Involved	Complaint Type	Description	TLO Investigation & Response	Response Date	Complaint Level
132	3/7/2025	Property Owner	Email		TCAD	Exemptions	PO has rec'd Notice of Exemption Cancellation. Never rec'd prior communications. The Notice indicates we have the right to appeal. How do we do this?	Provided PO with instructions to complete the Exemption Verification and a Protest Form to take either action or both.	3/10/2025	Step 1
133	3/28/2025	Property Owner	Email	176250	TCAD	Market Values	PO is unable to file a protest online perhaps due to some kind of glitch.	The online protest system is for current-year protest filings. The filing deadline to file a protest is May 15th annually. The PO may file a 2025 Protest online once the Notice of Values with the PIN have been mailed.	3/31/2025	Step 1

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	96
Del Valle ISD: 78610, 78617, 78725, 78742	3
Eanes: 78733, 78746	11
Elgin ISD: 78653	3
Lake Travis ISD: 78734, 78738, 78669	17
Leander/Lago Vista ISD: 78613, 78730, 78732, 78641, 7	11
Manor ISD: 78621, 78744, 78754	6
Pflugerville ISD: 78660	14
Round Rock: 78727, 78728, 78750	6

REGULAR AGENDA

5A

REGULAR AGENDA

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 including:

- TARB Formal Hearing Procedures & Revisions to TARB Bylaws
- Revisions to TARB Documents and Letters
- Proposal for Increase in TARB Per Diems
- Education and Training
- TARB Membership
- TARB Facilities
- Pending Legislation Before 89th Regular Session

Staff Recommendation & Motion Language

There are no staff recommendations for this item.

No board action is needed for this item.

TRAVIS APPRAISAL REVIEW BOARD

TO: Travis Central Appraisal District
Board of Directors

FROM: Barry McBee
ARB Chairman

DATE: May 13, 2025

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

Given the cancellation of the April meeting of the Travis Central Appraisal District (TCAD) Board of Directors (Board) and the impending approach of the start of the protest season, this report is (with apologies) a bit longer than in previous months.

Scheduling Directive for 2025

The Scheduling Directive and Open Letter to Tax Consultants in Travis County, which outline the schedule and procedures for the upcoming protest season, are as of the date of this report undergoing final revisions and should be issued by the date of the Board meeting. The procedures will essentially be the same as those for last season, but will incorporate use of an Agreement to Focus Hearing (attached), a tool adapted from that used by other ARBs in an effort to streamline the opening of hearings and facilitate getting into testimony more quickly.

Adoption of TARB Formal Hearing Procedures and Revisions to TARB Bylaws

The TARB Formal Hearing Procedures for the 2025 season, which incorporate the Comptroller's Model Hearing Procedures (Procedures), a restatement of the Agent Policy first adopted in 2019, and amendments to the TARB Bylaws were all adopted by the TARB in a quorum meeting on April 29. The meeting included the statutorily-required public hearing on the Procedures.

The TARB Chair and Secretary were granted authority to make minor revisions to the Procedures to ensure conformity with the processes used by TCAD. The Procedures will be provided to the Board by the deadline of May 14.

The primary change of interest in the Bylaws is to shorten the "look-back" period for a five-member panel hearing on protests from five years to two years. We are reminding past members who are still subject to the requirement of how their protests need to be handled and "releasing" those no longer subject to the requirement, working with TCAD staff to ensure databases are up-to-date.

Revisions to TARB Documents and Letters

We have spent a great deal of time with TCAD staff to revise all of the notices, orders, and letters that go out over the TARB chair's signature or from the TARB. One goal is to develop a single notice of formal protest hearing rather than the four versions that are currently utilized. A final meeting to close out this effort is set for the date of this report.

Proposal for Increase in TARB Per Diems

I have submitted through the TCAD budget process for the Board's consideration a proposal to increase the per diem paid to TARB members to bring it more into line with that of the other major ARBs around the state and in the Austin metro area. Details of the proposal can be discussed in the Budget Workshop on May 29.

Education and Training

Since the last Board meeting, we have conducted a number of training sessions:

- On April 8, members were briefed on the ethics and communications requirements associated with their service, including the limits imposed by the TARB Bylaws on their ability to protest the value of properties in which they have a significant financial interest, their obligations to recuse themselves from hearing protests in certain situations, and restrictions on their communications about protests they have heard or where they have been approached by parties to the protest. We have reintroduced use of a disclosure form for TARB members similar to that used for TCAD employees to capture financial information that triggers these requirements.
- On April 22, the eight newest members of the TARB participated in an all-day training, joined by those who were not able to complete the training during its earlier presentation.
- On May 1, members heard from a former State administrative law judge, who also served on the TARB, about the perspective needed as both judge and jury of protests.
- By May 1, all new TARB members completed the required eight-hour training from the State Comptroller; returning members, with a few exceptions, completed their Comptroller-required four-hour training by this same date. This training must be completed before a member can participate in a protest hearing.
- On May 12 and 13, new members will observe and participate in mock hearings, where they for the first time see and join in the hearing process, gaining valuable exposure to how the process works and hearings unfold.

We will have our final training sessions on May 14, focusing on commercial property valuation; on May 21 for returning and new panel chairs; and on May 22 for all TARB members.

TARB Membership

We have received several resignations and withdrawals of members since the last Board meeting. This is not unusual, as members look more closely at their calendars and recognize conflicts and identify circumstances that will make their service challenging or impossible.

In an effort to help alleviate some of these late decisions, however, we will work with Betty Thompson to bring suggestions to the Board after the season for enhanced communications about the expectations for TARB members. As part of this effort, we are implementing an informal exit survey for members who resign or choose not to re-apply for a new term in an effort to identify their reasons for not continuing on the TARB and their views on their service.

TARB Facilities

We are working with TCAD on improvements to the configuration of the panel rooms to make the most efficient use of space. Of particular interest to, and great appreciation from, the TARB are TCAD's efforts to adjust the size and complexity of the computer hardware to enhance the safety and appearance of the rooms.

Pending Legislation Before 89th Regular Session

I have had conversations with fellow ARB chairs around the state about pending legislation that would affect the eligibility of current ARB members to continue to serve past the current six-year cap, as well as to loosen the restrictions on the types of taxing unit employment or activities that currently act as bars to service. This has also been an opportunity to compare notes about the size, structure, operations, and per diems of the respective ARBs. A post-season gathering of chairs is being planned for late September.

Agreement to Focus Hearing Before Travis Appraisal Review Board

PID: _____

The Travis Appraisal Review Board (TARB) is required under the Texas Property Tax Code to inform you of the procedures your hearing will follow. The Chair of your panel will read all of these requirements prior to your testimony. However, you can save valuable time by acknowledging these procedural requirements in writing prior to your hearing. This will leave more time for all parties to explain their positions to the panel.

The preliminary and procedural requirements that must be stated by the panel chair are:

- We are the appraisal review board panel that will hear your protest today. We are not employees of the appraisal district. We are appointed to perform an independent review of your protest. You can complete a survey regarding your experience today by going to the TCAD Customer Service counter. The survey is voluntary. You also have the right to appeal our decision. We will provide the appeal information to you with our determination.
- Each party must have exchanged copies of their evidence. You must present copies of all your evidence, including documents, photographs, charts, tables, spreadsheets, etc., to the Appraisal District's representative and the panel chair *before* the hearing begins. All material preserved on a portable device must be uploaded or scanned in prior to the hearing. You must leave copies of all evidence for the official hearing record.
- All testimony must be given under oath.
- The TARB members have not had any communications with anyone about your protest and they have signed an affidavit to that effect. You may request a copy of the affidavit for your records by visiting the TCAD Customer Service counter.
- The time limit for the hearing is approximately 15 minutes for each property involved. Each side should focus on the most important points first. Each side will present its evidence and argument and can ask questions of the other side. Each side is then allowed to rebut the argument presented by the other side and make a closing statement. Neither side can ask questions of the panel. The panel will then deliberate and make its decisions. The panel will follow its hearing procedures, incorporating the Model Hearing Procedures from the Texas Comptroller, a copy of which was sent to you with the notice of this hearing.
- If you are an appraiser licensed or certified by the Texas Appraiser Licensing and Certification Board, you must tell the panel and specify whether you are testifying in your capacity as an appraiser.
- If you are a lawyer representing a property owner without an Authorization of Agent, you must tell the panel and provide your State Bar number.

With your consent, these steps will be covered by this document and the panel will not repeat them verbally during the hearing. The panel will open the hearing, immediately move to swear in witnesses, and ask whether you would like to present your case first or have the Appraisal District present its case first.

Acknowledgement and Waiver

I am aware of the procedural requirements for my hearing set out in the Comptroller's Model Hearing Procedures and incorporated into the TARB's hearing procedures and agree they are adequately covered by the information presented in this document. I waive the right to have the TARB panel complete them verbally during my hearing.

_____ _____

Property Owner / Agent TCAD Representative

Date: _____ Date: _____

5B

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

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

Presenter Barry McBee, TARB Chair

Background Information

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

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

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

- Carolyn Baylor
- Andrea Black
- Linda Chagoya
- Woobin Chang
- Leigh Hearn
- Michael Passman
- Allen Roberts

Staff Recommendation & Motion Language

Staff recommends that ARB members who have submitted a resignation notice be removed from the ARB.

I move to remove Carolyn Baylor, Andrea Black, Linda Chagoya, Woobin Chang, Leigh Hearn, Michael Passman, and Allen Roberts, who have formally resigned, from the Appraisal Review Board.

From: **Carolyn** <[redacted]>
Date: Sat, Apr 26, 2025 at 6:44 PM
Subject: Re: Follow up to our April 21, 2025 phone call
To: TARB Members <tarbmembers@gmail.com>

Please accept my resignation. Best regards. Mrs. Carolyn Baylor

---

On Wed, Apr 23, 2025 at 6:39 PM Andrea Black <[redacted]> wrote:

I'm so sorry, I thought I resigned at the beginning of this year. This can be considered my formal resignation. Good luck to you in the future.

On Wed, Apr 23, 2025 at 7:17 AM Andrea Black <[redacted]> wrote:

I am no longer available.

From: **Linda Chagoya** [redacted]
Date: Thu, Mar 13, 2025 at 10:28 PM
Subject: Withdrawing job application
To: tarbmembers@gmail.com <tarbmembers@gmail.com>

Hello, This is Linda Chagoya and I am withdrawing my application. I was overwhelmed with the presentation this afternoon and I feel that I would not be able to do a good job. I've never worked with figures and I was completely lost. Thank you for the opportunity but I feel this is best for me. I will return the material that was given to me tomorrow. Thank you again.

From: **Woobin Chang** <[redacted]>
Date: Fri, Apr 25, 2025, 4:13 PM
Subject: Resignation Letter
To: Meg Brooks <[redacted]>

Dear Meg and the TARB Team,

I am writing to formally resign from my position. I want to express my sincere gratitude for the opportunity to work with you and for the valuable experiences I've gained during my time here.

I have accepted a new position elsewhere and will be moving on to the next chapter in my career. Thank you again for your support and guidance.

Warm regards,
Woobin Chang

From: Leigh Hearn <[redacted]>
Subject: Re: email change
Date: April 3, 2025 at 4:35:04 PM CDT

To: TARB Members <tarbmembers@gmail.com>, [redacted]

Hi Byron

Thank you for the opportunity to be part of TARB.

My real estate business has become so busy and demanding that I am no longer able to be part of the team.

Please accept this letter as my resignation.

Yours sincerely
Leigh Hearn

From: **Michael Passman** <[redacted]>
Date: Thu, Apr 24, 2025 at 1:33 PM
Subject: Re: Missed training yesterday
To: Members TARB <tarbmembers@gmail.com>

Resignation is prudent. Had the position had more hours sooner, I would not have had to start this current job I took. Needed the money and had to start full time asap

Sent from my iPhone

On Wed, Apr 23, 2025 at 10:44 PM AJ <[redacted]> wrote:

Good Evening

Per our conversation and now in writing, I am resigning my position with Travis ARB effective April 21st. I greatly appreciated this opportunity and would love to revisit this opportunity in the future.

Sincerely,

Allen Roberts

5C

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5C: Discussion and Possible Action on Taxpayer Liaison Committee Report

Presenter James Valadez
TLO Committee, Board of Directors

Background Information

The TLO Committee of the Board of Directors met on March 31, 2025 to review and assess the current pay structure for the Taxpayer Liaison Officer (TLO), Ms. Betty Thompson. The goals of the committee meeting was to ensure that her compensation reflects both the scope of her responsibilities and is aligned with comparable positions in appraisal districts of similar size.

James Valadez will provide the Board of Directors with a summary of the meeting and any recommendations that the Committee will make to the full Board.

Staff Recommendation & Motion Language

No staff recommendations on this item.

No action is needed on this item.
(Action will be taken under agenda Item 5H)

5D

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS
AGENDA ITEM DETAILS

Item 5D: Discussion and Possible Action on Contract Committee Report

Presenter Deborah Cartwright, Jett Hanna
Contract Committee, Board of Directors

Background Information

The Contract Committee of the Board of Directors met on April 2, 2025 and May 5, 2025 to review and propose recommended changes to the Chief Appraiser Employment Contract and the Taxpayer Liaison Officer Contract.

Jett Hanna will provide the Board of Directors with a summary and any recommendations to the full board on the TLO Contract.

Deborah Cartwright will provide the Board of Directors with a summary and any recommendations to the full board regarding the Chief Appraiser Employment Contract.

Staff Recommendation & Motion Language

No staff recommendations on this item.

No action is needed on this item.
(Action will be taken under agenda Items 5H and 5I)

5E

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS
AGENDA ITEM DETAILS

Item 5E: Discussion and Possible Action on Budget Committee Report

Presenter Nicole Conley
Budget Committee, Board of Directors

Background Information

The Budget Committee of the Board of Directors met on May 8, 2025 to discuss budget priorities and provide staff with guidance in preparation for the proposed budget.

Nicole Conley will provide the Board of Directors with a summary of the meeting and any recommendations that the Committee will make to the full Board.

Staff Recommendation & Motion Language

No staff recommendations on this item.

No action is needed on this item.

5F

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5F: 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:

- 2025 Protest Season
- Homestead Verification Program
- Community Outreach
- Taxpayer Experience Snapshot
- 2025 Mass Appraisal Report
- Legislative Update

Staff Recommendation & Motion Language

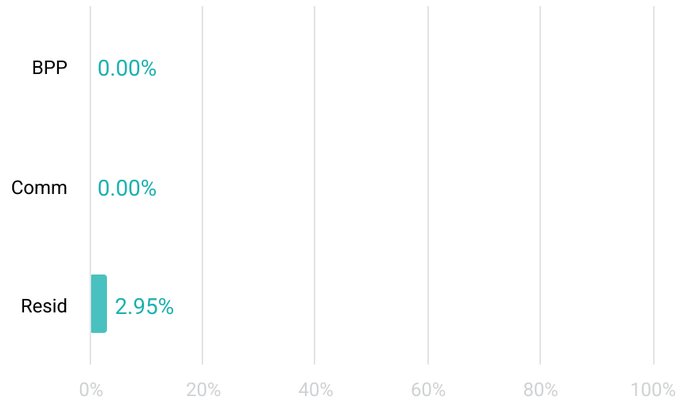
There are no staff recommendations for this item.

No board action is needed for this item.

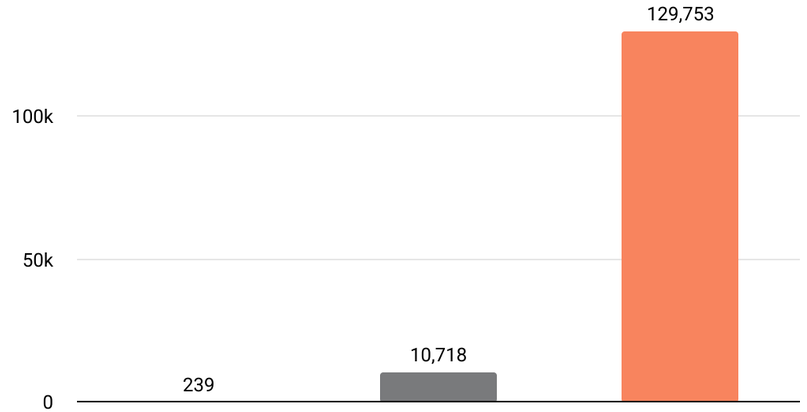
Certification Status Report

Protest Filed	Protest Complete	Percent Complete	Work Days Until Certification
145,488	4,776	58.14%	48

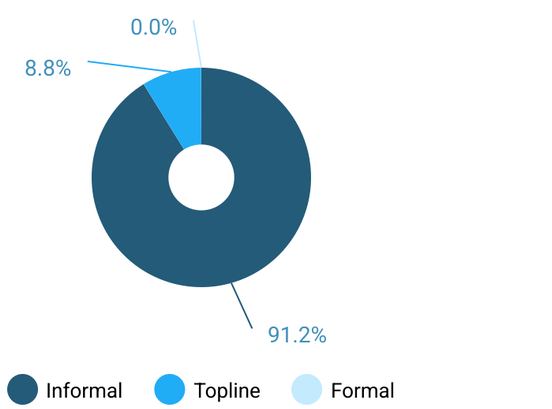
Percent Complete



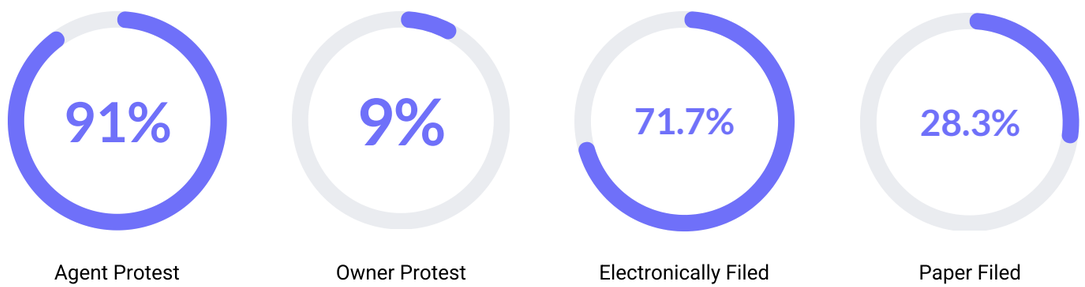
Pending Scheduling



Resolution



Filing Statistics



Top 5 Agents

Top 5 by Protest Count:

Agent	Count	% of Total
Ownwell Inc.	39,577	27.2%
Texas Protax	33,189	22.8%
Five Stone Property Tax	30,880	21.2%
O Connor & Associates	6,667	4.6%
Resolute Property Tax Solutions	3,875	2.7%

Top 5 by Protest Value:

Agent	% of Total
Ryan LLC- Morrison & Head	19.3%
Texas Protax	18.1%
Five Stone Property Tax	12.1%
Ownwell Inc.	11.8%
Ryan LLC- Austin	9.4%

As of May 9, 2025

Certification Status Report

Protest Filed	Protest Complete	Percent Complete	Work Days Until Certification
127,704	4,776	58.14%	48

Value Loss

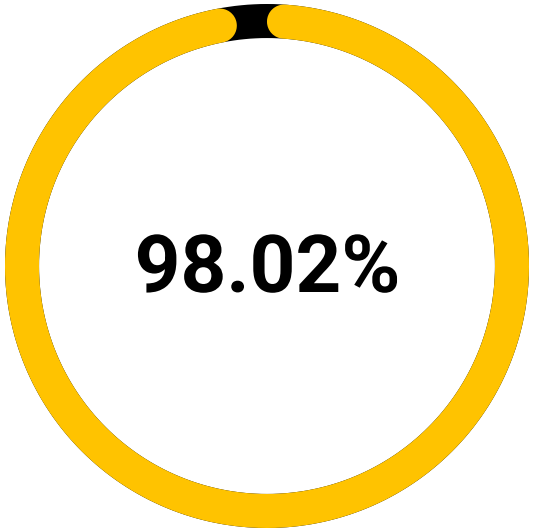
			2025		
Portfolio	MV at April Estimate	Begin		Final		Current
BPP	$ 22,428,458,926	$	436,360	$	436,360	0.00%
Comm_Healthcare	$ 3,441,516,232	$	-	$	-	0.00%
Comm_Hotels	$ 7,705,159,594	$	-	$	-	0.00%
Comm_Industrial	$ 22,569,155,262	$	69,270,324	$	61,043,361	11.88%
Comm_Land	$ 16,233,921,277	$	23,725,523	$	23,375,504	1.48%
Comm_MultiFam	$ 64,535,358,772	$	63,388,274	$	51,726,581	18.40%
Comm_Office	$ 34,063,195,721	$	125,530,670	$	122,654,809	2.29%
Comm_Retail	$ 15,511,647,716	$	25,224,854	$	25,005,666	0.87%
Comm_Other	$ 33,681,318,946	$	-	$	-	0.00%
Exempt	$ 613,790,802	$	-	$	-	0.00%
Resid	$ 247,666,350,374	$	3,081,269,696	$	2,851,866,114	7.45%
Resid_AffHousing	$ 233,018,292	$	2,331,511	$	553,250	76.27%
Resid_Inventory	$ 3,506,135,471	$	52,026,401	$	47,371,630	8.95%
Resid_Land	$ 11,776,827,768	$	35,027,988	$	33,958,849	3.05%
Value Under Protest	$ 483,965,855,153	$	3,478,231,601	$	3,217,992,124	7.48%

Year	Protest%Loss	Overall%Loss	ARB Value Loss
2014	8.07%	3.85%	7.12%
2015	7.21%	3.62%	6.82%
2016	7.97%	4.12%	8.09%
2017	7.28%	3.94%	7.34%
2018	6.74%	3.85%	6.18%
2019	4.61%	2.66%	5.05%
2020	3.92%	2.07%	4.98%
2021	5.09%	2.71%	7.12%
2022	8.01%	4.71%	11.86%
2023	9.00%	5.15%	11.16%
2024	10.63%	5.53%	15.89%
2025	7.45%	0.04%	
5 Year Avg		4.03%	10.20%
5 Year Med		4.71%	11.16%

Travis Central Appraisal District
Homestead Verification Program

Total HS Exemptions Audited	82,276
HS Verification Complete	80,650
HS Verification Pending	1,281
Exemptions Removed due to Audit	1,978
% of Total Audit with Potential Exemption Removal	2.40%

% Complete:



As of May 9, 2025

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

Notices of Appraised Value Sent Out

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

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

COMPILED AS OF MAY 5, 2025

TRAVIS CENTRAL
APPRAISAL DISTRICT

COMMUNITY OUTREACH

COMMUNITY OUTREACH CALENDAR

MAY 2025

Protest Deadline

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

JUNE 2025

Protest Season

6 **TCAD 101 for Real Estate Professionals**
Stanberry Realtors

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

21 **Homeowner Resource Fair**
Frost Bank

JULY 2025

Protest Season

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

AUGUST 2025

Truth in Taxation

2 **Last Minute Exemption Clinic**
Pflugerville Public Library

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

23 **Del Valle Day**
Del Valle Community Coalition

TBD **Webinar: Navigating TravisTaxes.com**
Travis Central Appraisal District

SEPTEMBER 2025

Truth in Taxation

6 **Tax Rates & Property Tax Bills**
Anderson Community Development Corp.

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

OCTOBER 2025

Truth in Taxation

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

NOVEMBER 2025

Election Day and Property Tax Bills Available

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

DECEMBER 2025

Property Tax Bills Available

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

COMPILED AS OF MAY 5, 2025

TRAVIS CENTRAL APPRAISAL DISTRICT

TAXPAYER EXPERIENCE SNAPSHOT

CUSTOMER SERVICE

Average In-Person Wait Time	6:34 minutes
Average Phone Wait Time	16:00 minutes
Average Exemption Processing Time	61 days
Yes, my inquiry was resolved.	95%
I am satisfied with the time it took to resolve my issue.	87.5%
My TCAD representative was knowledgeable about my issue.	90.1%
My TCAD representative was professional and courteous.	93.5%



4.62/5

TAXPAYER SATISFACTION RATING

PROTESTS

It was easy to schedule my informal meeting.	98.4%
My appraiser was professional and courteous.	98.3%
My appraiser answered my questions about my property and its value.	90.5%
It was easy to accept my settlement offer.	95.2%



4.59/5

TAXPAYER SATISFACTION RATING

> "[Appraiser] was really fantastic to chat with and walked me through what is a bit of an intimidating process for a newbie. Big kudos!"

> "The representative was great. He was kind, funny and professional. I enjoyed the call. Kind of odd to say I enjoyed calling a govt agency :)"

DATA COMPILED FROM JANUARY 1 - MAY 5, 2025

RESTRICTED REPORT OF
THE MASS APPRAISAL OF THE

MARKET VALUE AND NET TAXABLE VALUE

OF THE REAL PROPERTY AND BUSINESS PERSONAL PROPERTY LOCATED IN

TRAVIS COUNTY, TEXAS

AS OF JANUARY 1, 2025

By Leana Mann, RPA
Travis Central Appraisal District
850 E Anderson Lane
Austin, TX 78752

TRAVIS CENTRAL APPRAISAL DISTRICT

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

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

LEANA MANN
CHIEF APPRAISER

April 29, 2025

Board of Directors
Travis Central Appraisal District
850 E. Anderson Lane
Austin, Texas 78752

RE: The mass appraisal report of the market value and the net taxable value of the real property and business personal property located in Travis County, Texas

Dear Board of Directors:

The appraisal records are hereby submitted to the Board of Directors for further submission to the Appraisal Review Board for their review and determination of protests. The market value expressed in the appraisal records as of April 29, 2025 is effective January 1, 2025 and the total is as follows:

$483,966,345,375

(FOUR HUNDRED EIGHTY-THREE BILLION, NINE HUNDRED SIXTY-SIX MILLION, THREE HUNDRED FORTY-FIVE THOUSAND, THREE HUNDRED SEVENTY-FIVE DOLLARS)

The value conclusions shown in this appraisal report are subject to the "Contingent and Limiting Conditions," which are located at the back of this report. For information concerning the supporting data and rationale of the conclusions, your attention is directed to the following report. Additional details of the steps involved in reaching the value conclusion are available for review in the files of the Travis Central Appraisal District that include, but are not limited to, the 2025-2026 reappraisal plan.

Respectfully submitted,

Leana H. Mann

Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Travis Central Appraisal District

INTRODUCTION

The Travis Central Appraisal District is a political subdivision of the state and the jurisdictional boundary covers approximately 1,023 square miles. The Constitution of the State of Texas, the Texas Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance Division govern the operation of the appraisal district. Each year, through the process of mass appraisal, the district appraises the market value of all real and personal property within the county for ad valorem purposes.

This mass appraisal report was written in compliance with Standards 5-6 of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of The Appraisal Foundation. The 2025 mass appraisal was prepared under the provisions of the Texas Property Tax Code (hereafter "Tax Code") 23.01(b). Taxing jurisdictions participating in the district must use the appraisals as the basis for imposing property taxes. The State of Texas allocates state funds to school districts based on the district's appraisals, as tested and modified by the State Comptroller of Public Accounts. The 2025 mass appraisal results in an estimate of the market value of each taxable property within the district's boundaries. Where required by law, the district also estimates value on several bases other than market value. These are described, where applicable, later in this report. The report provides general provisions pertaining to all properties within the appraisal district and is then divided relative to individual appraisal divisions within the office. Individual appraisal records for each account within the county are stored in the CAMA system and the appraisal roll is certified to each taxing entity in July.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The appraised value estimates provided by the district are subject to the following conditions:

- The appraisals were prepared exclusively for ad valorem tax purposes in compliance with the Texas Property Tax Code. The Code requires each property to be appraised at "market" value, but the value cannot exceed the equitable value.
- The property characteristics relied on in making each individual appraisal are assumed to be correct. Some of the properties are inspected by staff from the exterior, some from the interior and exterior, and a majority of properties are not inspected annually. Pictures of many of the subject properties are in the appraisal district records, which are relied on in valuation.
- Physical inspections of the property appraised were performed as staff resources and time allowed.
- Sales transactions were validated through questionnaires to buyers and sellers, telephone surveys, field reviews, and internet research. In the absence of such confirmation, residential sales data obtained from vendors was considered reliable.
- The legal description for each property is assumed to be correct. TCAD assumes no responsibility for matters of a legal character nor renders any opinion as to the title, which is assumed to be clear. The subject properties appraised are assumed to have knowledgeable ownership and competent management.

- TCAD has made no survey and assumes no responsibility in connection with such matters for each individual property.
- The construction and condition of the improvements that are the subject of this report are based on observation, and no engineering study has been conducted that would discover any latent defects. No certification as to any of the physical aspects could be given unless a proper engineering study was made for an individual property or unless it was provided to the appraisal district by an individual owner.
- The allocation of the total valuation between land and improvements in this report applies only under the existing program of utilization. The separate estimates for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
- All property is appraised as if free and clear of any or all liens or encumbrances unless otherwise stated. All taxes are assumed to be current.
- All property is appraised as though under responsible, adequately capitalized ownership and competent property management.
- All engineering is assumed to be correct. Any plot plans and/or illustrative material contained within the appraisal records are included only to assist in visualizing the property.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this mass appraisal report.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless nonconformity has been stated, defined, and considered in this mass appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been obtained or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the utilization of the land and improvements of the properties described are within the boundaries or property lines and that there are no encroachments or trespasses unless noted on the appraisal record.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on any property, may not have been observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the properties unless notified of their existence. The appraisers are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, lead-based paint, or other potentially hazardous materials may affect the value of the properties. The value estimates are predicated on the assumption that there is no such material on or in the properties that would cause a loss in value. No responsibility is assumed for any such conditions or for the expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.
- Unless otherwise stated in this report, to the best of the appraisers' knowledge, there are no rare, threatened, or endangered species or significant areas of potential habitat for rare, threatened, or endangered species included in the subject properties unless noted.

- The appraisers assume that there are no hidden or unapparent conditions of the properties, subsoil, or structures that would render them more or less valuable. The appraisers also assume no responsibility for such conditions or for engineering that might be required to discover such factors.
- Information, estimates, and opinions furnished to the appraisers were obtained from sources considered reliable and believed to be true and correct. However, the appraisers can assume no responsibility for the accuracy of such items furnished to them.
- The appraisers are not required to give testimony or attend court because of the appraisal with reference to the mass appraisal in question, unless arrangements have been made beforehand.
- In many cases, the subject properties were not inspected immediately before the appraisal, or the appraiser may have only inspected them from the exterior. It is assumed that the interiors of the improvements are in the same general condition as the exteriors and that the properties are functional for the use indicated in the records of the Travis Central Appraisal District, as reflected in this appraisal.

EFFECTIVE DATE OF APPRAISAL AND DATE OF THE REPORT

The most current values report is dated April 29, 2025, with the effective valuation date of January 1, 2025. This appraisal is considered to be retrospective in nature since sales and data after the effective date of the appraisal were used in the valuation of some of the properties, and the report date is later than the effective date of the appraisal. This report was signed on April 29, 2025.

DEFINITION OF VALUE TO BE ESTIMATED

Except as otherwise provided by the Tax Code, all taxable property is appraised at its “market value” as of January 1. Under the Tax Code, “market value” means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- Both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and;
- Both the seller and purchaser seek to maximize their gains, and neither is in a position to take advantage of the exigencies of the other.

The Tax Code defines special appraisal provisions for the valuation of several different categories of property. Specially appraised property is taxed on a basis other than market value as defined above. These categories include residential homestead property (Sec. 23.23, Tax Code), agricultural property (Chapter 23, Subchapters C, D and E, Tax Code), real and personal property inventory (Sec. 23.12, Tax Code), certain types of dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), and nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and property protected by a circuit breaker limitation.

Final Values: The individual values that comprise the total "Mass Appraisal" can be changed from the original "Noticed Value" sent out by the Appraisal District. The values can be changed by an informal agreement with TCAD staff, by order of the Appraisal Review Board resulting from a formal hearing, by binding arbitration, mediation, SOAH hearing, by an agreed judgment, or by court order.

PROPERTIES APPRAISED

All taxable real and personal property known to the district is appraised as of the date of this report, with the exception of certain properties on which valuation was not complete as of the date of this report. These, by law, will be appraised and supplemented to the jurisdictions after equalization.

The property rights appraised were fee simple interests, with the exception of leasehold interests in property exempt to the holder of the property's title. The latter is appraised under a statutory formula described in Sec. 25.07, Tax Code. The description and identification of each property appraised will be included in the appraisal records submitted to the Travis Appraisal Review Board (ARB) on May 15, 2025.

CLIENT AND INTENDED USER

This appraisal was completed for the client, who is identified as the Board of Directors of the Travis Central Appraisal District.

Travis Central Appraisal District (TCAD) is responsible for local property tax appraisal and exemption administration for 223 jurisdictions or taxing units in the county. Each taxing unit, such as the county, a city, school district, municipal utility district, and others, sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Property appraisals are values established by the appraisal district and used by the taxing units to calculate their annual tax revenues. Appraisals are based on each property's market value and equitable value. TCAD also administers and determines eligibility for property tax exemptions that are authorized by State and local governments, such as those for homeowners, the elderly, disabled persons, disabled veterans, low-income housing, charitable or religious organizations, and historic properties.

The intended use of this appraisal is to estimate the appraised market value and net taxable value of the real property and business personal property located in Travis County as of the effective date of the appraisal.

YEARLY SCOPE OF WORK TO DEVELOP THE APPRAISAL

Performance Analysis—Independent—Following the conclusion of the protest phase, the certified values for that valuation year are reanalyzed with ratio studies to examine the appraisal accuracy and uniformity on an overall basis, as well as by market area within property reporting categories. Ratio studies are conducted in compliance with the current Standard on Ratio Studies of the International Association of Assessing Officers and assist in preliminary planning of fieldwork and analysis areas for the upcoming valuation year.

Third Party—Section 5.10 of the Texas Property Tax Code requires the Comptroller to conduct a study at least once every two years to determine the degree of uniformity and the median level of appraisals by the appraisal district, within each major category of property. The Property Value Study (PVS) uses statistical analysis of sold properties and appraisals of unsold properties as a basis for assessment ratio reporting. The preliminary results of this study are released in January following the year for which the study is conducted. Final results are then certified to the Education Commissioner of the Texas Education Agency in July. This outside (third-party) ratio study provides meaningful data to TCAD regarding the accuracy and uniformity of yearly appraisal work, while also assisting in identifying potential areas requiring reanalysis in the following appraisal year.

Third Party—Section 5.102 of the Texas Property Tax Code requires the Comptroller to review at least once every two years the governance of each appraisal district, taxpayer assistance provided, and the operating and appraisal standards, procedures, and methodology to determine compliance with generally accepted standards, procedures, and methodology. This review, referred to as the Methods and Assistance Program (MAP), will be conducted during the year in which a Property Value Study is not undertaken. The Comptroller is required to deliver a written report concerning the MAP findings to the chief appraiser, the CAD board of directors, and each superintendent and board of trustees in school districts in the CAD. This review provides the appraisal district with the opportunity to ensure that the office policies and procedures, and the appraisal standards and methodology are in compliance with the Tax Code and USPAP requirements.

Analysis of Available Resources—Historic expenditures are reviewed following the completion of a fiscal year, and future projections and goals are also considered when the new year's budget process begins. Yearly trends in what is considered the top labor-driving activities of the district are utilized to develop benchmarks for categories within the budget. In addition to an annual budget review, existing office and appraisal practices and procedures are reviewed each September during a planning session utilized to determine the necessity of additions or changes to accommodate future plans, goals, and predicted market trends. Information Technology (IT) support is also reviewed with year-specific functions identified, and system updates are scheduled based on future plans and goals. Existing GIS resources are specified and reviewed for required updates and are scheduled as needed.

Planning and Organization—A calendar of key events is prepared yearly to memorialize important deadlines that correlate with Texas Property Tax Code requirements. Each division within the appraisal department organizes its workflow around these important dates to remain on schedule for the next tax year. Personnel requirements and reassignments are determined by September of each year in conjunction with managers' and directors' planning sessions. New CAD goals and projects born from the September planning session are also integrated into the various departmental calendars and departmental Project Status Reports to ensure tracking, maintenance, and completion.

Mass Appraisal System—Computer-Assisted Mass Appraisal (CAMA) system additions or revisions are specified and scheduled with IT and the CAMA software provider to research feasibility, costs, and completion timelines. All computer forms and IT procedures are reviewed and revised as required. Communication with key personnel for the CAMA provider is maintained throughout the year as various identified updates, projects, and goals are met.

Data Collection Requirements—Field and office procedures are reviewed and revised as required for data collection specific to individual properties and each appraisal division. Technological advances and opportunities are monitored routinely for potential cost-effective changes or additions to improve data collection efficiency. Activities scheduled for each tax year that involve data collection include new construction, demolition, remodeling, re-inspection of selected market areas, and field or office verification of sales data and relevant property characteristics. On-site inspections, aerial imagery, and sketch validation software and procedures are utilized each year to verify and/or update the recorded sketch characteristics of all improved properties in the district.

Sales data is acquired through various sources, including district questionnaires, field discovery, protest hearings, fee appraisals, third-party vendors, builders, and realtors. Sales analysis procedures are reviewed, and potential new sources of sales information are continually sought and researched to ascertain as much sales data as possible to ensure accurate and equitable appraisals. Renditions provided by business owners also provide additional information for the personal property division valuations.

Valuation Model Specification—New and/or revised mass appraisal models are tested each tax year using common statistical measures. Market areas, which are collections of properties with similar characteristics, locations, or both, are re-examined each year to determine whether they are still appropriate or need changes. Land, area, market, and highest and best use analysis are relied upon to determine the appropriate approach to value and models to apply to the properties within the county.

Valuation Model Calibration—Local market sales analysis and Marshall & Swift publications are used to set, test, and update cost tables as needed. Market analysis of comparable sales and locally tested cost data allows for the calibration of valuation models utilized in the market approach to value. Information acquired regarding local rental rates, occupancy, expenses, and capitalization rates is utilized to update and modify income valuation models. The calculated values are tested for accuracy and uniformity by comparing them to known sales information using common ratio study statistics.

Hearing Process—Evidence to be used by the appraisal district to meet its burden of proof for market value and equity in both informal meetings with appraisers and formal appraisal review board hearings is developed each year when value notices are mailed, and protests are filed. The appraisal departments maintain that information electronically in categorized files and utilize it throughout the protest phase of the appraisal calendar.

Mass Appraisal Report—In each tax year, the Mass Appraisal Report required by the Property Tax Code is prepared and certified by the chief appraiser at the start of the equalization phase of the ad valorem tax calendar. The Mass Appraisal Report is completed in compliance with STANDARDS RULE 6 of the Uniform Standards of Professional Appraisal Practice. The signed certification by the Chief Appraiser is also compliant with STANDARDS RULE 6 of USPAP.

REPORT BY APPRAISAL DIVISIONS

RESIDENTIAL DIVISION

The residential appraisal department is responsible for developing equal and uniform market values for improved residential property within the county. The staff generally values residential single-family homes, townhomes, condominiums, multifamily housing other than apartments, manufactured homes, residential inventory, affordable housing, and vacant residential land. The department is made up of appraisers and support technicians. Data collected during the fieldwork and analysis phases of the appraisal calendar is stored in the CAMA database and utilized to provide market values each year.

Model Specification

- *Area Analysis*—Data on regional economic forces such as demographic patterns, regional location factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources and provide the field appraiser a current economic outlook on the real estate market. Information is gathered from real estate publications and other outside sources, including seminars, conferences, and continuing education courses.

- *Neighborhood and Market Analysis*—Neighborhood analysis examines how physical, economic, governmental, social forces, and other influences affect property values. The results of these forces are also used to identify, classify, and stratify comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. Residential valuation and neighborhood analysis are conducted on these well-defined areas within the county. Analysis of comparable market sales data forms the basis for estimating market activity and the level of supply and demand affecting market prices for any given market area, neighborhood, or district. Market sales reflect the effects of these market forces and are interpreted by appraisers into an indication of market value ranges for all defined neighborhoods. Although all three approaches to value may be considered, residential sales can best be interpreted and applied using two generally accepted appraisal approaches known as the cost approach and the market, or comparable sales approach. For low-density, multiple-

family properties, the income approach to value may also be utilized to develop gross rent multipliers in the absence of recent sales data.

The first step in neighborhood analysis is the identification of a group of properties that share certain common traits. A "neighborhood" for analysis purposes is defined as a geographic grouping of properties where the properties' physical, economic, governmental, and social forces are generally similar and uniform. Once a neighborhood with similar characteristics has been identified, the next step is to define its boundaries. This process is known as "delineation." Some factors used in neighborhood delineation include location, sales price range, lot size, age of dwelling, quality of construction and condition of dwellings, square footage of living area, and story height. Delineation can involve the physical drawing of neighborhood boundary lines on a map, but it can also involve statistical separation or stratification based on attribute analysis.

Neighborhood identification and delineation are the cornerstone of the residential valuation system at the district. Most residential analysis work is neighborhood-specific. Neighborhoods are visually inspected to verify delineations based on observable aspects of homogeneity. Neighborhood delineation is periodically reviewed to determine if further neighborhood specification is warranted. This process is also accomplished through the use of Geographical Information Systems (GIS) by appraisers in the office when reviewing data trends in existing residential values, quality, and age of construction components, and available sales data. Various GIS layers within digital maps are inspected each year when determining whether current delineation requires changes as a result of shifting market trends.

- *Highest and Best Use Analysis*—The highest and best use must be physically possible, legally permissible, financially feasible, and maximally productive. The highest and best use of residential property is generally its current use. This is due in part to the fact that residential development, in many areas, through the use of deed restrictions and zoning, precludes other land uses. In some instances, there are areas that transition over time from what was initially residential to another use. Appraisal standards require a property to be valued at its highest and best use; However, a Jurisdictional Exception is provided by USPAP when local law requires something contrary to the recognized standard. 23.01(d) of the Tax Code directs the valuation of residential properties with a homestead to be based on the residential value, even if that is not the current highest and best use of the property. Travis County has properties identified to meet the criteria of 23.01(d) and are coded for identification and valued as required.

Model Calibration

- *Cost Schedules*—Residential property within the county begins an initial valuation from cost schedules that utilize a comparative unit method. Cost schedules are developed using Marshall & Swift publications and tested by compiling known sale prices of new properties within each defined level of quality of construction and correlating the resulting value per square foot data into tables stored within the CAMA system. Tables are also developed to uniformly apply values for added exterior amenities of a home that have been identified to add value through statistical analysis.

- *Depreciation*—Physical depreciation is expressed as a percentage that is computed and subtracted from the estimated replacement cost new. The percentage rate is dependent on the class, condition, effective age, and economic life of an improvement. Depreciation tables are initially developed from Marshall & Swift publications, set up based on structure classifications, and observed each year through market sales for potential adjustments. The depreciation schedules ensure that all properties within the same quality and condition depreciate at the same level, which ultimately leads to uniformity within a market area. A critical element in depreciation is commonly referred to as the effective age and is the cornerstone on which the schedules are built. Initial construction dictates the actual age of a structure by establishing a base year on which the age can be calculated. Initially, the actual and effective ages are the same. However, over time, owners replace, change, or update a structure's deteriorating components, reducing the effective age of the property and the depreciation amount. Correlations of sales to effective ages of properties are utilized to trend and update depreciation schedules as necessary.

- *Income Models*—Income models are utilized if there is sufficient data to develop rent multipliers for residential property producing income and little or no sales information to rely on a market sales approach to value. Typically, there is substantial residential sales information in rental areas, and the income approach is not generally used.

- *Sales Information*—A sales file for the storage of sales data for improved properties is maintained for residential real property. Residential improved sales are collected from a variety of sources, including district survey letters sent to buyers and sellers, field discovery, protest hearings, builders, publications, third-party sources, and realtors or brokers. A system of type, source, validity, and verification codes has been established to define salient facts related to a property's purchase or transfer and to help determine relevant market sale price information. As a result of the Tax Code requirement of a January 1 valuation, the effect of time as an influence on price is studied by paired and resales analysis or forecast trending. Monthly time adjustments are illustrated through detailed analysis and applied in the ratio study to the sales as indicated within defined areas of study.

- *Statistical Analysis*—The residential appraisers perform statistical analysis annually to evaluate whether values are consistent with the market. Ratio studies are conducted on residential neighborhoods in the district to judge mass appraisal accuracy and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each neighborhood and are summarized by year. These summary statistics provide the appraisers a tool by which to determine both the level and uniformity of appraised value on a neighborhood basis, and to consider whether appraised values require adjustments relative to changing market conditions. The level of appraised value is determined by calculating the median appraisal-to-sale ratio within each market area. The accuracy and uniformity of a market area are tested by the coefficient of dispersion for the same dataset.

- *Reconciliation and Valuation*—Neighborhood, or market adjustment factors, are developed from appraisal statistics provided from ratio studies and are used to ensure that calculated values are consistent with the market. The district's approach to the valuation of residential properties is a market-modified cost approach. This approach accounts for neighborhood market influences not particularly specified in a purely cost model. The following equation denotes the hybrid model used:

  $$MV = MA [RCN – D] + LV$$

  The market value (MV) is calculated once the market adjustment factor (MA) is applied to the replacement cost new (RCN) less depreciation (D), and adding the land value (LV). During the valuation phase of the appraisal year, statistical analysis of current appraised values as compared with recent sales determines the appropriate market adjustment factor for each neighborhood. Market adjustments will be applied uniformly within individual neighborhood codes to account for location variances between market areas or across a jurisdiction. Thus, following analysis of recent sales appropriately adjusted for the effects of time, calculated values following the application of the determined market adjustment factor will reflect the market influences and conditions only for the specified market area.

Residential (Builder's) Inventory

The tax code allows a wholesale valuation of residential inventory if it is: 1) held for sale in the normal course of business for the owner; 2) has never been occupied as a residence; and 3) has never been rented and produces no income. This special valuation is given to the owners who request it and are typically builders and developers. Each year, known bulk sales of residential properties are analyzed to determine discount factors to apply based on supply in the area, current demand, typical holding periods, and typical build-out timeframes. Once factors are established, all single-family residential properties that are/were owned on the first of the year by a known builder or developer are identified, and the factors are applied to the selected properties.

COMMERCIAL DIVISION

The commercial appraisal department is responsible for developing the equal and uniform market values for commercial property within the county. The staff generally values apartments, offices, retail, warehouse/manufacturing, and various other categories of business-related facilities. The department is made up of appraisers and a support technician. Data collected during the fieldwork and analysis phases of the appraisal calendar is stored in the CAMA database and utilized to provide market values each year.

Model Specification

- *Area Analysis*—Data on regional economic forces such as demographic patterns, regional location factors, employment and income patterns, general trends in real property prices and rents, interest rates, discount rates, financing trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources. The commercial appraisers and managers analyze the data and meet regularly to discuss how these factors and trends could impact the local real estate market. More detailed analysis by property type and various categories is then undertaken to determine what model recalibration and specification will need to occur during the upcoming valuation cycle.

- *Neighborhood and Market Analysis*—A commercial neighborhood, submarket, or economic area comprises land and the commercial properties located within the boundaries of a specifically defined geographic location or a collection of land and the commercial properties defined by similar business functions within a defined geographic location. The school districts within the county provide the first basis of the geographic delineation of the commercial properties by location. Market area delineations can be based on man-made, political, or natural boundaries. Submarket analysis involves examining how physical, economic, governmental, and social forces at the local, national, and international levels influence or affect property values. The effects of these forces are used to determine the highest and best use for a property and to select the appropriate sale, income, and cost data in the valuation process. Economic area identification and delineation by each major property use type is a key component in a commercial mass appraisal valuation system. Economic areas are periodically reviewed to determine if a revised delineation is required.

- *Highest and Best Use Analysis*—The highest and best use is the most reasonable and probable use that generates the highest present value of the real estate as of the valuation date. Any given property's highest and best use must be physically possible, legally permissible, financially feasible, and maximally productive. It is that use that will generate the highest net return to the property over a period of time. The appraiser must consider the most probable use permitted under local administrative regulations and ordinances. While its current zoning regulation may restrict a property's use, the appraiser may also consider the probability that the zoning could be changed based on activity in the area. A property's current use is often the highest and best use as a result of zoning regulations. However, there are times when the market and zoning changes proposed and allowed by the governing jurisdiction have defined areas in transition where the highest and best use may not reflect the actual use of the property at the time of appraisal.

Model Calibration

- *Cost Schedules*—The cost approach to value is applied to all improved real property utilizing the comparative unit or square foot method to determine the replacement cost new. Replacement cost new should include all direct and indirect costs, including materials, labor, supervision, architect and legal fees, overhead, and a reasonable entrepreneurial profit. Development of a comparative cost unit for each building class involves the utilization of national cost data reporting services as well as consideration of actual cost information on comparable properties within the county. A base cost rate has been developed for each building class and represents the replacement cost per unit for a benchmark property for each class. Date and location modifiers are necessary to adjust cost data to reflect conditions in a specific market and changes in costs over a period of time. Because a national cost service is used as a basis for the cost models, location modifiers are necessary to adjust these base costs specifically for Travis County. The national cost services provide these modifiers, which are checked against any known local sales obtained by the appraisal district.

- *Depreciation*—Physical depreciation is expressed as a percentage computed and subtracted from the estimated replacement cost new. The percentage rate depends on the class, condition, effective age, and economic life of the improvement. Depreciation tables are derived from Marshall & Swift publications, set up based on structure classifications, and observed each year through market sales for potential adjustments.

- *Sales Information*—Sales files for the storage of sales data for improved properties are maintained for each type of commercial real property. Commercial improved sales are collected from a variety of sources, including: district survey letters sent to buyers and sellers, field discovery, protest hearings, builders, publications, third parties, and realtors and brokers. A system of type, source, validity, and verification codes has been established to define salient facts related to a property's purchase or transfer and to help determine relevant market sale price information. The effect of time as an influence on price can be considered by paired and resale analysis, or forecast trending, and applied in the ratio study to the sales as indicated within each neighborhood area.

- *Sales Comparison*—Commercial sales models are derived by utilizing various comparison elements between properties within the same use type. Common elements include, but are not limited to, type, class, size, unit size, and number of units, age, and location. When sufficient sales data is adequate for a use type, a comparison grid is used to account for adjustments required for differences that may exist between the subject property and comparable properties, in order to get final adjusted values and reconcile a median sales comparison value.

- *Income Valuation*—Properties typically not owner-occupied, for which a rental, vacancy, and collection loss and expense data is available, are also valued via an income approach. Many national, regional, and local publications are used, in addition to TCAD surveys, research, and information provided during informal meetings and formal hearings, to derive the typical rental rates, operating expenses, vacancy and collection loss rates, lease terms, finish-out allowances, and concessions by property type and location. Overall capitalization rates are derived internally from known sales and also compared to local and national publications. The income approach parameters, including rental and vacancy and collection loss rates, operating expense ratios, and overall capitalization rates, are then developed into valuation models and inserted into the various income tables used to establish the final market value of a property.

- *Statistical Analysis*—The commercial appraisers perform statistical analysis annually to evaluate whether values are equitable and consistent with the market. Ratio studies are conducted on commercial market areas and/or property types in the district to judge mass appraisal accuracy and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each neighborhood and are summarized by year. These summary statistics provide the appraisers a tool by which to determine both the level and uniformity of appraised value on a market area basis and to consider whether appraised values require adjustments relative to changing market conditions.

- *Reconciliation and Valuation*—Based on the market data analysis and the methodology described in the cost, sales, and income approaches, the various models are calibrated, and values are developed for each commercial property. The cost approach mass appraisal model is applied to every improved property. Additional valuation indicators may be developed and applied using the sales comparison and income approaches, depending on the property type and availability of data. The final valuation of a property type is finalized by reconciling these indications of value and considering the weight of the market information available for evaluation and analysis in these approaches to value.

AGRICULTURAL LAND

If property is devoted principally to agricultural use to the degree or intensity generally accepted in the area for five of the preceding seven years, it is eligible for special valuation, called productivity value. As such, the appraised value is determined to be what the property would sell for, only considering its value as an agricultural property (productivity). Agricultural valuation is based on net-to-land calculations, which take either rental rates and subtract typical expenses to arrive at an income to an investor, or they are computed by taking yields and crop prices typical of the county and subtracting expenses to arrive at income to a farmer. These calculations are done for several categories of improved and native pasture, dry crop, and wasteland. If a property is approved for productivity value, then the value per acre is applied by tables, depending on the quality and type of agricultural land it is. Rental rates per acre, if used, are derived from TCAD surveys. This approach is basically an income approach but is based on a predetermined (agricultural) highest and best use, which may or may not be the highest and best use for the land. Wildlife management is another sub-category that may receive productivity value based on criteria that the owner must maintain, including, but not limited to, erosion, habitat, and predator control. TCAD follows protocols established by the Tax Code to ensure proper correspondence and applications are sent to property owners with and without productivity valuation. Each year, an area is also selected for an audit of properties with current productivity valuation to ensure continued compliance with established guidelines.

BUSINESS PERSONAL PROPERTY DIVISION

The personal property appraisal department is responsible for developing the equal and uniform market values for all business personal property, leased assets, vehicles, aircraft, and multi-location assets within the county. The department is made up of appraisers and support technicians. Data collected during the fieldwork and analysis phases of the appraisal calendar is stored in the CAMA database and utilized to provide market values each year.

Model Specification

- *SIC Code Analysis*—Standard Industrial Classification (SIC) codes were developed by the federal government to describe property and are used as the basis for classification and valuation of business personal property accounts. SIC code identification and delineation are a critical part of the business personal property valuation system. Analysis work done in association with the valuation process is SIC code-specific.

Model Calibration

- *Cost schedules*—The primary approach to the valuation of business personal property is by the cost approach, which is based on the value in use of items in a business as if it were to be sold to continue operation. Each year, the cost tables for each type of personal property are updated using information received from renditions during the protest season. The quality/density schedules derived from inventory and furniture and fixtures are then entered into the TCAD cost tables. Depreciation is also adjusted each year to reflect the passage of time. During the valuation season, final values may be based on TCAD cost and depreciation tables, renditions (actual depreciated costs), sale prices, if available, or state cost and depreciation schedules where TCAD may lack data.

Industrial Personal Property, Utilities, Railroad, and Pipeline

An independent appraisal company, Capitol Appraisal Group, Inc. (CAGI), values some unique industrial personal property, utilities, railroads, and pipelines. The following identifies CAGI's yearly responsibilities for these unique properties.

- *Identifying properties to be appraised*—Each year, a meeting is held with CAGI to establish the potential list of properties that the company will be responsible for appraising as defined by the agreed contract between CAGI and TCAD. Properties on the list are identified as part of the appraiser's physical inspection process each year and through submitted data by the property owner. The appraiser may also refer to legal documents, photography, and other descriptive items.

- *Identifying and updating relevant characteristics of each property in the appraisal records*—The appraiser identifies and updates relevant characteristics through the inspection process. Confidential rendition, asset lists, and other confidential data provide additional information. Subject property data is verified through previously existing records and through published reports.

- *Defining market areas in the district*—Market areas for industrial properties, utilities, railroads, and pipelines tend to be regional, national, and sometimes international. Published information, such as prices, financial analysis, and investor services reports, is used to help define market areas.

- *Developing an appraisal approach that reflects the relationship among property characteristics affecting value and determines the contribution of individual property characteristics*—Among the three approaches to value (cost, income, and market), industrial properties are most commonly appraised using replacement/reproduction cost new less depreciation models because of readily available cost information. If sufficient income or market data are available, those appraisal models may also be used.

- *Comparison and Review*—The appraiser considers results that best address the individual characteristics of the subject property and that are based on the most reliable data when multiple models are used. Year-to-year property value changes for the subject property are examined using computer-assisted statistical review. Periodic reassignment of properties among appraisers or the review of appraisals by a more experienced appraiser also contributes to the review process.

Minerals – Oil and Gas

Minerals are valued by the Capitol Appraisal Group, Inc. The following identifies CAGI's appraisal procedures for these properties:

- *Identification of new property and its situs*—As subsurface mineral properties lie within the earth, they cannot be physically identified by inspection like other real property. However, the inability to directly inspect does not appreciably affect the ability to identify and appraise these properties. To identify new properties, CAGI obtains monthly oil and gas lease information from the Railroad Commission of Texas [RRC] to compare against oil and gas properties already identified. The situs of new properties is determined using plats and W-2/G-1 records from the RRC, as well as CAGI's in-house map resources.

- *Identifying and updating relevant characteristics of all oil and gas properties to be appraised*—Relevant characteristics necessary to estimate value of remaining oil or gas reserves are production volume and pattern, product prices, expenses borne by the operator of the property, and the rate at which the anticipated future income should be discounted to incorporate future risk. CAGI obtains information to update these characteristics annually from regulatory agencies such as the RRC, the Comptroller of Public Accounts, submissions from property owners and operators, as well as from published investment reports, licensed data services, service for fee organizations, and through comparable properties, when available.

- *Defining market areas in the district and identifying property characteristics that affect property value in each market area*—Oil and gas markets are regional, national, and international. Therefore, they respond to market forces beyond defined market boundaries as observed among more typical real properties.

- *Developing an appraisal approach that best reflects the relationship among property characteristics affecting value and best determines the contribution of individual property characteristics*. Among the three approaches to value (cost, income, and market), the income approach to value is most commonly used in the oil and gas industry. Through the use of the discounted cash flow technique in particular, the appraiser is able to bring together relevant characteristics of production volume and pattern, product prices, operating expenses, and discount rate to determine an estimate of the appraised value of an oil or gas property.

- *Comparison and Review*—Use of the income approach is the first step in determining an estimate of market value. Thereafter, the appraiser reviews the estimated market value compared to its previous certified value and also compares it to industry-expected payouts and income indicators. The appraiser examines the model's value with its previous year's actual income, expecting value to typically vary within a range of 2-5 times actual annual income, provided all appropriate income factors have been correctly identified. Finally, periodic reassignment of properties among appraisers and review of appraisals by a more experienced appraiser further expands the review process.

CERTIFICATION-USPAP 6-9

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have performed appraisal-related services to the client for the subject properties each of the past three years in my role as Deputy Chief Appraiser and/or as the Chief Appraiser for the Travis Central Appraisal District.

I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

I have not made a personal inspection of the properties that are the subject of this report. Various employees of the Travis Central Appraisal District made personal inspections of a sample of properties that are the subject of this report. The properties personally inspected by the appraisers would be many thousands of properties, and it would be impractical to identify and list those properties.

The entire staff of the Travis Central Appraisal District, as shown on the following pages, has provided significant mass appraisal assistance to the person signing this certification. Acknowledgement is also given to Capitol Appraisal Group for their valuation of special-purpose real property and some business personal property accounts.

Respectfully submitted,

Leana H. Mann

Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Travis Central Appraisal District

April 29, 2025
Signature Date

CERTIFICATION-TAX CODE 25.22

I, Leana Mann, Chief Appraiser for Travis Central Appraisal District, solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property that I am aware of at an appraised value determined as required by law.

Appraisal Staff Providing Mass Appraisal Services
-------Travis CAD Staff

Name	Title
Mann, Leana	Chief Appraiser
Mills, Michael	Deputy Chief of Appraisal
Ledbetter, Russell	Deupty Chief of Operations
Martinez, Cynthia	Chief Strategy Officer
Harvey, Kat	Director of Administration
Jennings-Doyle, Janet	Project Manager
Cortez, Oralia	Appeals Manager
Fields, Dawn	Accounting Manager
Alvarado, Lilliana	HR & Accounting Assistant
Tunnel, Cameron	Maintenance Assistant
Barton, Davina	Exec. Suppt & Facilities Coordinator
Arnold, Diana	Deputy TLO
Banks, Dustin	Sr. Attorney
Cox, Benjamin	Litigation Attorney
Dangerfield-Bell, Trisha	Records Manager
Sanchez, Kim	Legal Assistant
Bruce, Ambra	Legal Assistant
Nickler, Antoinette	Legal Assistant
Harshbarger, Dustin	Litigation Appraiser
Angell, Howard	Litigation Appraiser
Gardner, Trey	Arbitration Appraiser
Kawazoe, Brian	Arbitration Appraiser
Rodgers, Glenn	Commercial Arbitration Specialist
Hanslik, Tristina	Arbitration Clerk
Rogers, Charles	Mail Clerk/Messenger
Herrera, Amie	Admin Application Support
White, Blanche	Admin Support
Johnson, Scott	Director of IT
Blaylock, Tawnya	Network Manager
Albers, Adrienne	CAMA Operations Manager
Hatfield, Stephen	Network Engineer
Yun, Adrian	Database Report Writer
Martin, Matthew	Database Programmer Analyst
Huereca, Monica	Help Desk Team Lead
Carranza, Kristina	Help Desk Technician
Jaimes, Anthony	Help Desk Technician
Esteban, Luis	Director of GIS
Frey, Rachel	GIS Team Lead
Rangel, Nichole	GIS Technician
Bansal, Priya	GIS Technician
Crisofaro, Aaron	GIS Technician
Rios, Charlotte	GIS Deed Clerk
Brittner, Sterling	GIS Deed Clerk
Ybarra, Marisa	GIS Deed Clerk
Salazar, Hortencia	GIS Deed Clerk
Lee, Catie	Director of Customer Service
Vela, Geraldine	Customer Service Team Lead
Hayden, Branda	Exemptions Team Lead
Sneed, Karlton	Appraisal Relations Specialist
Castelan, Esmeralda	Customer Service Rep.
Harris, Yasmin	Customer Service Rep.
Jackson, Aliza	Customer Service Rep.
Love, Angelic	Customer Service Rep.
McGuff, Merry Beth	Customer Service Rep.
More, Paul	Customer Service Rep.
North, Mary	Customer Service Rep.
Hernandez, Idalia	Customer Service Rep.
Avalos, Sabrina	Customer Service Rep.
Kissling, Camille	Exemptions Audit Specialist
Calhoun, Lucy	Exemptions Clerk
Hite, Kristal	Exemptions Clerk
Paul, Tammy	Exemptions Clerk
Rodriguez, Eva	Exemptions Clerk
Walker, Kiara	Exemptions Clerk
Deleon, Tanya	Director of Appraisal Support
Candelas, Ashlyn	Appraisal Support Team Lead
Bailey, Cha'Ree	Appraisal Support Clerk
Mendoza, Erica	Appraisal Support Clerk
Castillo, Ruben	Appraisal Support Clerk
Conn, Carol	Appraisal Support Clerk
Edwards, Teresa	Appraisal Support Clerk
Esser, Christina	Appraisal Support Clerk
Gonzalez, Sofia	Appraisal Support Clerk
Cobos, Bianca	Appraisal Support Clerk
Milligan, Dawnnesha	Appraisal Support Clerk
Mesa, Jacqueline	Appraisal Support Clerk
Mora, Alexis	Appraisal Support Clerk
Nunez, Noelia	Appraisal Support Clerk
De La Fuente, Frances	Appraisal Support Clerk

Name	Title
Simmons, Ophelia	Appraisal Support Clerk
Wallace, Andrew	Appraisal Support Clerk
Mazziotti, Daniel	Commercial Manager
Foye, Susan	Commercial Administrative Support
Garza, Juan	Commercial Appraiser
Hoese, Michael	Commercial Appraiser
Nguyen, Jennifer	Commercial Appraiser
Randolph, Kristopher	Commercial Appraiser
Stone, Tommy	Commercial Appraiser
Surley, Traveler	Commercial Appraiser
Philipose, Jubin	Commercial Appraiser
Wilson, Todd	Commercial Appraiser
Garza, Nicholas	Commercial Appraiser
McGaughy, Nichol	Commercial Appraiser
Kovalcik, Jana	Commercial Appraiser
Simon, Blesson	Commercial Appraiser
Swartout, Michael	Commercial Appraiser
Wiatrek, Nancy	Business Personal Property Director
Leija, Samantha	BPP Team Lead
Hopkins, Derrick	Sr. Personal Property Appraiser
Hixson, Conner	Personal Property Appraiser
Cruces, Josue	Personal Property Appraiser
McGaughy, Michael	Personal Property Appraiser
Benitez, Bryant	Personal Property Appraiser
Wong, Amy	Personal Property Appraiser
Perez, Denise	Personal Property Appraiser
Butler, Wendy	BPP Administrative Assistant
Dye, Zachary	Asst. Director Residential Appraisal
Gonzalez, Jazmin	Residential Manager
Nino, Emiliano	Residential Manager
Stevens, Gretchen	Residential Manager
Fritz, Nickolas	Residential Manager
Leija, Sonya	Residential Team Lead
Robertson, Sue	Residential Team Lead
Morales, Adam	Residential Team Lead
Osborn, Brian	Residential Team Lead
South, Savannah	Residential Team Lead
May, William	Residential Team Lead
Uzer, Dany	Residential Team Lead
Alumbaugh, Brandon	Residential Appraiser
Andrade, Jesus	Residential Appraiser
Bonnett, Michael	Residential Appraiser
Bradshaw, Phillip	Residential Appraiser
Brand, Nick	Residential Appraiser
Crane, Diego	Residential Appraiser
Easterling, Adrianna	Residential Appraiser
Era, John	Residential Appraiser
Esser, Sebastian	Residential Appraiser
Gould Jr., Bill	Residential Appraiser
Hamauei, Kailey	Residential Appraiser
Horsley, George	Residential Appraiser
Kotrla, Jonathan	Residential Appraiser
Landa, Ethan	Residential Appraiser
Langford, Kevin	Residential Appraiser
Martinez, Miguel	Residential Appraiser
Martorell, Albert	Residential Appraiser
Mata, Abraham	Residential Appraiser
McCarty, Robert	Residential Appraiser
Ortega, Susanna	Residential Appraiser
Pullen, Tammy	Residential Appraiser
Rhoden, Anna	Residential Appraiser
Ross, Janice	Residential Appraiser
Ross, Michelle	Residential Appraiser
Rumps, Ralph	Residential Appraiser
Rutledge, JP	Residential Appraiser
Samansareesak, Soraya	Residential Appraiser
Sandoval, Orlando	Residential Appraiser
Sanford, Elizabeth	Residential Appraiser
Serpa, Steven	Residential Appraiser
Townley, Joshua	Residential Appraiser
Tran, Tony	Residential Appraiser
Veillon, Lance	Residential Appraiser
Walker, Jeffrey	Residential Appraiser
Warren, Jaylyn	Residential Appraiser
Whitney, Aaron	Residential Appraiser
Zett, John	Residential Appraiser
Gil, Kathryn	Ag Administrator
Huynh, Myoanh	Administrative Assistant
Rodriguez, Rebecca	Administrative Assistant

Appraisal Contractor Providing Mass Appraisal Assistance
---------- Capitol Appraisal Group

NAME	TITLE	TDLR #
Gregg Davis	Capitol Appraisal, Appraiser, Executive Vice-President	71552
Derek Maciak	Capitol Appraisal, Vice-President, Research and Development	
David E Popelar	Capitol Appraisal, Appraiser, Chief Engineer	71614
Noel Wilcoxson	Capitol Appraisal, Appraiser, Vice-President, Engineering & Special Projects	71581
Gerri “Tilly” Renfroe	Capitol Appraisal, Appraiser, Industrial Division Manager	70171
LeLaina R Taylor	Capitol Appraisal, Appraiser, Mineral Division Manager	71912
Sandra Fain	Capitol Appraisal, Appraiser, Utilities Division Manager	74641
Dylan Van Meter	Capitol Appraisal, Appraiser	76062

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (449,028)	(Count) (53)	(Count) (449,081)
Land HS Value	88,249,784,850	15,414,763	88,265,199,613
Land NHS Value	95,231,866,458	4,513,843	95,236,380,301
Land Ag Market Value	8,382,122,552	0	8,382,122,552
Land Timber Market Value	0	0	0
Total Land Value	**191,863,773,860**	**19,928,606**	**191,883,702,466**
Improvement HS Value	147,072,835,186	18,499,800	147,091,334,986
Improvement NHS Value	122,562,740,190	578,636	122,563,318,826
Total Improvement	**269,635,575,376**	**19,078,436**	**269,654,653,812**
Market Value	**461,499,349,236**	**39,007,042**	**461,538,356,278**
BUSINESS PERSONAL PROPERTY	(38,825)	(1)	(38,826)
Market Value	**22,427,232,080**	**19,753**	**22,427,251,833**
OIL & GAS / MINERALS	(5)	(0)	(5)
Market Value	**737,264**	**0**	**737,264**
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
	(Total Count) (487,858)	(Total Count) (54)	(Total Count) (487,912)
TOTAL MARKET	**483,927,318,580**	**39,026,795**	**483,966,345,375**
Ag Productivity	27,748,365	0	27,748,365
Ag Loss (-)	8,354,374,187	0	8,354,374,187
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	**475,572,944,393**	**39,026,795**	**475,611,971,188**
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	13,378,249,275	1,117,988	13,379,367,263
CB CAP Limitation Value (-)	3,221,768,012	615,363	3,222,383,375
NET APPRAISED VALUE	**458,972,927,106**	**37,293,444**	**459,010,220,550**
Total Exemption Amount	106,249,064,151	3,196,361	106,252,260,512
NET TAXABLE	**352,723,862,955**	**34,097,083**	**352,757,960,038**
TAX LIMIT/FREEZE ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (I&S)	**352,723,862,955**	**34,097,083**	**352,757,960,038**
CHAPTER 312 ADJUSTMENT	**0**	**0**	**0**
CHAPTER 313 ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (M&O)	**352,723,862,955**	**34,097,083**	**352,757,960,038**

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

$1,215,057,155. = 352,757,960,038 * (0.344445 / 100)

Tax Increment Refinance Zone	Tax Increment Loss
017_3L	4,047,794,802

Tax Increment Finance Value:	4,047,794,802
Tax Increment Finance Levy:	13,942,426.81

TRAVIS COUNTY

Exemptions

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	32,416,669,217	250,811	2,767,378	22	32,419,436,595	250,833
HS-State	0	0	0	0	0	0
HS-Prorated	2,671,799	18	0	0	2,671,799	18
OV65-Local	9,325,405,307	71,473	272,800	2	9,325,678,107	71,475
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	413,102,712	3,287	136,400	1	413,239,112	3,288
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	429,668,219	3,498	0	0	429,668,219	3,498
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DPS-Local	2,790,604	24	0	0	2,790,604	24
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVCH	264,672	2	0	0	264,672	2
DVHS	1,911,268,815	3,391	0	0	1,911,268,815	3,391
DVHS-Prorated	132,598	2	0	0	132,598	2
DVHSS	147,344,810	284	0	0	147,344,810	284
DVHSS-Prorated	0	0	0	0	0	0
DVHSS-UD	1,872,004	5	0	0	1,872,004	5
FRSS	2,399,799	5	0	0	2,399,799	5
Subtotal for Homestead Exemptions	**44,653,590,556**	**332,800**	**3,176,578**	**25**	**44,656,767,134**	**332,825**
Disabled Veterans Exemptions						
DV1	9,908,674	1,129	0	0	9,908,674	1,129
DV1S	310,000	62	0	0	310,000	62
DV2	5,716,514	640	0	0	5,716,514	640
DV2S	221,765	31	0	0	221,765	31
DV3	8,955,994	968	0	0	8,955,994	968
DV3S	275,000	35	0	0	275,000	35
DV4	20,564,364	3,122	0	0	20,564,364	3,122
DV4S	1,378,676	227	0	0	1,378,676	227
Subtotal for Disabled Veterans Exemptions	**47,330,987**	**6,214**	**0**	**0**	**47,330,987**	**6,214**

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Special Exemptions						
AB	0	5	0	0	0	5
Community Land Trust	36,000	67	0	0	36,000	67
EX-11.35 2	18,891	1	0	0	18,891	1
EX-11.35 2 PRORATED	0	0	0	0	0	0
FR	32,294,076	17	0	0	32,294,076	17
GIT	0	1	0	0	0	1
HT	580,911,462	541	0	0	580,911,462	541
LIH	0	4	0	0	0	4
LIH-PRORATED	512,985,699	82	0	0	512,985,699	82
MASSS	2,869,905	6	0	0	2,869,905	6
PC	144,137,335	150	0	0	144,137,335	150
SO	171,706,549	10,502	19,783	2	171,726,332	10,504
Subtotal for Special Exemptions	**1,444,959,917**	**11,376**	**19,783**	**2**	**1,444,979,700**	**11,378**
Absolute Exemptions						
EX	370,356	1	0	0	370,356	1
EX-Prorated	0	0	0	0	0	0
EX-XD	25,205,094	5	0	0	25,205,094	5
EX-XD-PRORATED	0	0	0	0	0	0
EX-XG	49,360,406	17	0	0	49,360,406	17
EX-XG-PRORATED	0	0	0	0	0	0
EX-XI	252,806,610	34	0	0	252,806,610	34
EX-XI-PRORATED	0	0	0	0	0	0
EX-XJ	1,328,600,715	206	0	0	1,328,600,715	206
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XJ-PRORATED-	185,402	3	0	0	185,402	3
EX-XL	420,933	3	0	0	420,933	3
EX-XL-PRORATED	0	0	0	0	0	0
EX-XN	0	0	0	0	0	0
EX-XN-PRORATED	0	0	0	0	0	0
EX-XO	212,573	26	0	0	212,573	26
EX-XO-PRORATED	1,287	1	0	0	1,287	1
EX-XR	13,410,850	90	0	0	13,410,850	90
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	95,057,912	40	0	0	95,057,912	40
EX-XU-PRORATED	3,404,859	1	0	0	3,404,859	1
EX-XV	57,763,219,511	10,517	0	0	57,763,219,511	10,517
EX-XV-PRORATED	24,471,437	6	0	0	24,471,437	6
EX-XV-PRORATED-	113,463,987	16	0	0	113,463,987	16
EX366	5,597,545	5,007	0	0	5,597,545	5,007
Subtotal for Absolute Exemptions	**59,675,789,477**	**15,973**	**0**	**0**	**59,675,789,477**	**15,973**

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Other Exemptions						
BM	353,856,480	30	0	0	353,856,480	30
CC	53,082,379	28	0	0	53,082,379	28
FTZ	20,454,355	3	0	0	20,454,355	3
Subtotal for Other Exemptions	**427,393,214**	**61**	**0**	**0**	**427,393,214**	**61**
Total:	**106,249,064,151**	**366,424**	**3,196,361**	**27**	**106,252,260,512**	**366,451**

New Value

Total New Market Value: $5,354,431,243

Total New Taxable Value: $4,796,245,890

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XJ	11.21 Private schools	5	19,352,082
EX-XO	11.254 Motor vhc for income prod and personal u...	3	0
EX-XU	11.23 Miscellaneous Exemptions	6	27,150,486
EX-XV	Other Exemptions (including public property, reli...	352	1,395,036,234
Absolute Exemption Value Loss:		**366**	**1,441,538,802**

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
AB	Abatement (Special Exemption)	1	0
BM	Biomedical	1	0
CC	Childcare	8	11,108,622
DP	Disability	2	272,800
DV1	Disabled Veterans 10% - 29%	11	83,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	5,000
DV2	Disabled Veterans 30% - 49%	7	61,500
DV3	Disabled Veterans 50% - 69%	13	134,000
DV4	Disabled Veterans 70% - 100%	44	492,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	0
DVHS	Disabled Veteran Homestead	23	11,072,742
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	1,088,528
FR	FREEPORT	1	6,032
HS	Homestead	2934	446,934,961
HT	Historical (Special Exemption)	331	309,887,257
LIH	Public property for housing indigent persons (Spe...	5	43,115,323
OV65	Over 65	215	27,450,098
OV65S	OV65 Surviving Spouse	3	409,200
PC	Pollution Control (Special Exemption)	2	1,496,199
SO	Solar (Special Exemption)	1216	20,115,902
Partial Exemption Value Loss:		**4,821**	**873,733,164**
Total NEW Exemption Value			**2,315,271,966**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		**0**	**0**
Total Exemption Value Loss:			**2,315,271,966**

New Special Use (Ag/Timber)

Count	2024 Market Value	2025 Special Use	Loss
4	865,115	15,776	-849,339

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	244,645	720,138	138,816	528,872
A & E	245,932	720,437	138,692	528,412

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
54	39,026,795	36,148,505	32,049,032

TRAVIS COUNTY

State Category Breakdown

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	366,451		2,919,674,857	236,964,553,358	178,928,761,597
B	Multifamily Residential	12,642		830,280,814	60,737,180,853	59,666,217,298
C1	Vacant Lots and Tracts	32,269		0	7,571,489,205	6,970,741,107
D1	Qualified Open-Space Land	4,209	194,168.49	0	8,376,320,108	27,349,679
D2	Farm or Ranch Improvements on Qualified	242		325,892	11,868,845	9,415,623
E	Rural Land,Not Qualified for Open-Space Land	7,039		35,073,726	4,590,056,422	3,730,849,861
F1	Commercial Real Property	10,905		566,538,926	71,927,217,121	71,044,588,161
F2	Industrial Real Property	5,474		45,364,870	9,124,503,326	8,777,589,539
G1	Oil and Gas	5		0	737,264	733,972
J1	Water Systems	5		0	487,027	487,027
J2	Gas Distribution Systems	17		0	407,612,753	407,612,753
J3	Electric Companies (including Co-ops)	88		0	316,088,188	315,949,341
J4	Telephone Companies (including Co-ops)	30		0	121,675,559	121,603,801
J5	Railroads	8		0	35,546,521	35,009,558
J6	Pipelines	155		0	79,824,673	77,958,475
J7	Cable Companies	50		0	383,744,268	383,744,268
J8	Other Type of Utility	2		0	133,076,497	133,076,497
J9	Railroad Rolling Stock	2		0	5,199,881	5,199,881
L1	Commercial Personal Property	31,001		0	10,769,764,701	10,722,294,907
L2	Industrial and Manufacturing Personal Property	970		0	9,220,673,101	8,726,532,954
M1	Mobile Homes	11,960		1,482,991	781,540,633	712,439,799
M2	Other Tangible Personal Property	1		0	38,435	30,748
O	Residential Inventory	8,361		586,311,113	1,499,981,670	1,426,019,142
S	Special Inventory	536		0	499,656,967	499,656,967
XB	Income Producing Tangible Personal	5,056		0	5,695,853	0
XD	Improving Property for Housing with Volunteer	6		0	25,205,094	0
XG	Primarily Performing Charitable Functions (§11.	18		0	49,360,406	0
XI	Youth Spiritual, Mental and Physical	36		0	253,065,959	0
XJ	Private Schools (§11.21)	222		0	1,327,711,369	0
XL	Organizations Providing Economic	3		0	420,933	0
XO	Motor Vehicles for Income Production and	16		0	130,624	0
XR	Nonprofit Water or Wastewater Corporation	91		0	14,871,925	0
XU	MiscellaneousExemptions (§11.23)	43		0	97,280,555	0
XV	Other Totally Exempt Properties (including	10,829	416.31	368,781,323	58,594,738,486	0
		Totals:	194,584.8	5,353,834,512	483,927,318,580	352,723,862,955

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	48		596,731	32,995,918	28,666,402
B	Multifamily Residential	1		0	485,439	369,369
C1	Vacant Lots and Tracts	1		0	278,438	278,438
E	Rural Land,Not Qualified for Open-Space Land	6		0	5,162,036	4,677,910
L1	Commercial Personal Property	1		0	19,753	19,753
M1	Mobile Homes	1		0	85,211	85,211
		Totals:	0	596,731	39,026,795	34,097,083

TRAVIS COUNTY

State Category Breakdown

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	366,499		2,920,271,588	236,997,549,276	178,957,427,999
B	Multifamily Residential	12,643		830,280,814	60,737,666,292	59,666,586,667
C1	Vacant Lots and Tracts	32,270		0	7,571,767,643	6,971,019,545
D1	Qualified Open-Space Land	4,209	194,168.49	0	8,376,320,108	27,349,679
D2	Farm or Ranch Improvements on Qualified	242		325,892	11,868,845	9,415,623
E	Rural Land,Not Qualified for Open-Space Land	7,045		35,073,726	4,595,218,458	3,735,527,771
F1	Commercial Real Property	10,905		566,538,926	71,927,217,121	71,044,588,161
F2	Industrial Real Property	5,474		45,364,870	9,124,503,326	8,777,589,539
G1	Oil and Gas	5		0	737,264	733,972
J1	Water Systems	5		0	487,027	487,027
J2	Gas Distribution Systems	17		0	407,612,753	407,612,753
J3	Electric Companies (including Co-ops)	88		0	316,088,188	315,949,341
J4	Telephone Companies (including Co-ops)	30		0	121,675,559	121,603,801
J5	Railroads	8		0	35,546,521	35,009,558
J6	Pipelines	155		0	79,824,673	77,958,475
J7	Cable Companies	50		0	383,744,268	383,744,268
J8	Other Type of Utility	2		0	133,076,497	133,076,497
J9	Railroad Rolling Stock	2		0	5,199,881	5,199,881
L1	Commercial Personal Property	31,002		0	10,769,784,454	10,722,314,660
L2	Industrial and Manufacturing Personal Property	970		0	9,220,673,101	8,726,532,954
M1	Mobile Homes	11,961		1,482,991	781,625,844	712,525,010
M2	Other Tangible Personal Property	1		0	38,435	30,748
O	Residential Inventory	8,361		586,311,113	1,499,981,670	1,426,019,142
S	Special Inventory	536		0	499,656,967	499,656,967
XB	Income Producing Tangible Personal	5,056		0	5,695,853	0
XD	Improving Property for Housing with Volunteer	6		0	25,205,094	0
XG	Primarily Performing Charitable Functions (§11.	18		0	49,360,406	0
XI	Youth Spiritual, Mental and Physical	36		0	253,065,959	0
XJ	Private Schools (§11.21)	222		0	1,327,711,369	0
XL	Organizations Providing Economic	3		0	420,933	0
XO	Motor Vehicles for Income Production and	16		0	130,624	0
XR	Nonprofit Water or Wastewater Corporation	91		0	14,871,925	0
XU	MiscellaneousExemptions (§11.23)	43		0	97,280,555	0
XV	Other Totally Exempt Properties (including	10,829	416.31	368,781,323	58,594,738,486	0
		Totals:	194,584.8	5,354,431,243	483,966,345,375	352,757,960,038

TRAVIS COUNTY

Top Taxpayers

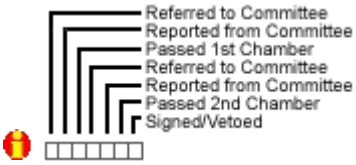
Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1974073	TESLA INC	$3,511,843,378	$3,435,875,471
2	1974106	APPLIED MATERIALS INC	$1,165,062,193	$1,165,062,193
3	189164	COLUMBIA/ST DAVIDS HEALTH CARE	$997,728,347	$991,302,801
4	1974185	SAMSUNG AUSTIN SEMICONDUCTOR	$881,242,358	$840,039,193
5	303081	WIJENAYAKE THIRANJANI & SUNIL	$676,557,150	$676,557,150
6	1259341	HORIZON AIR INDUSTRIES INC	$608,352,960	$608,352,960
7	1901901	LEGACY GUADALUPE LLC	$596,510,134	$596,510,134
8	1602633	ENDEAVOR AIR INC	$588,497,150	$588,497,150
9	1974164	AMAZON.COM SERVICES LLC	$562,771,626	$562,771,626
10	1853944	COLORADO RIVER PROJECT LLC	$531,912,502	$530,422,251
11	1745605	BPP ALPHABET MF RIATA LP	$511,066,735	$511,027,176
12	1512787	WALLER CREEK ELEVEN LTD	$490,360,520	$490,360,520
13	2029524	COUSINS BLOCK 185 LLC	$488,192,398	$488,192,398
14	1918719	110 E 2ND SERIES	$475,495,928	$475,495,928
15	518096	HEB LP	$450,729,607	$448,365,330
16	179276	UNIVERSITY OF TEXAS	$439,720,312	$439,720,312
17	1668555	ORACLE AMERICA INC	$402,154,515	$402,154,515
18	1902346	KARLIN RIVER PLACE LLC	$375,014,504	$375,014,504
19	1999899	LO/PPC OP GUADALUPE LLC (LESSEE)	$352,900,542	$352,900,542
20	1791399	WALLER CREEK OWNER LLC	$353,805,551	$351,836,690
		Total	$14,459,918,410	$14,330,458,844

Telicon

Bill Status Report

05-09-2025 - 10:22:19

- Action in the date range *- Link to Related Information* ( ) - Priority



Priority_Hot Watch

HB 9 (1) Meyer, Morgan(R)
Bettencourt, Paul(R)

Relating to an exemption from ad valorem taxation of a portion of the appraised value of tangible personal property a person owns that is held or used for the production of income.

Companions: HJR 1 Meyer, Morgan (Enabling)
5- 7-25 S Reported from committee as substituted Senate Local Government

Remarks: This bill creates a 250,000 exemption for all BPP to be deducted from each BPP account. Renditions will only be required for property owners who feel their property is valued at more than 250,000. Two appraisal rolls will be given to the taxing jurisdictions to show the difference between what would have been taxable and what is taxable after the 250,000 deduction. New calculation procedures are given for jurisdictions to calculate their tax rates under both circumstances to allow for the passage of the constitutional amendment along with wording to be placed on tax bills mailed before the vote takes place. **Bifrucated appraisal roll similar to HS increase procedures** Effective 9/1/25

Track Name(s): Priority_Hot Watch, Exemptions

Bill History: 05-08-25 S Reported from committee as substituted Senate Local Government

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HB 21 (1) Gates, Gary(R)

Relating to housing finance corporations.

Companions: SB 867 Bettencourt, Paul (Identical)
5- 9-25 S Placed on the Senate Calendar for

Remarks: This bill references Housing Finance Corporations and how they can receive tax exemptions and credits. This will require an audit be sent to the chief appraiser each year to determine if these entities still qualify for beneficial property based tax and fee treatment. Specific forms and audit requirements are mentioned in the bill. Effective 9/1/25 *** Local Govt Code 394 makes property owned by a housing finance corp (hfc) tax exempt as public property used for public purposed. Bill does not allow housing finance corporations to operate outside thier jurisdiction boundaries unless they get a resolution from all of the governing bodies with jurisdiction over the proposed site. Several

requirements for the % of units reserved for low and moderate income renters, and must demonstrate that the rent reduction must be at lease 60% of the estimated annual taxes. Must submit an annual compliance audit with the Dept of Housing and Community Affairs and with Chief Appraiser. The Dept has 60 days to review and make a determination of whether the hfc is in compliance. If, after an appeal process, the final determination is not in compliance, the hfc cannot claim property tax exemption .

Track Name(s): Priority_Hot Watch, Filed & Miscellaneous

Bill History: 05-09-25 H Set on the House Calendar

HB 2786 (1) Turner, Chris(D)



Relating to the frequency with which an appraisal district is required to reappraise property for ad valorem tax purposes.

Remarks: 6.05, 23.23, 23.231, 25.18- This bill changes the reappraisal plan from periodic to annual. The disaster exemption is clarified to state it expires on January 1 of the tax year following the tax year in which the property qualified for the exemption. Language is removed referencing the last time any capped property (homestead or real property qualified under the circuit breaker/20% Cap) was appraised as the property will be appraised annually. The BOD of a CAD will approve an annual reappraisal plan that shall provide for the reappraisal of all real and personal property by the chief appraiser each year. Effective 1/1/26

Track Name(s): Priority_Hot Watch, Appraisal

Bill History: 05-10-25 H Set on the House Calendar

SB 4 (1) Bettencourt, Paul(R)



Relating to an increase in the amount of the exemption of residence homesteads from ad valorem taxation by a school district and the protection of school districts against certain losses in local revenue.

Companions:

HB 2611	Raymond, Richard	(Identical)
	3-18-25 H Introduced and referred to committee on House Ways and Means	
SJR 2	Bettencourt, Paul	(Enabling)
	5- 5-25 H Voted favorably from committee on House Ways and Means	

Remarks: Increases the HS exemption to $140,000. Provides for additional state aid for I&S based on increased HS amounts, adjustments to tax ceilings, and MCR reductions. ** Implemented before voter election which will require another bifrucated roll** and 25.23 is amended to require chief appraisers to create supplemental appraisl records to account for changes in HS exemptions. Effective 9/1/25

Track Name(s): Priority_Hot Watch, Exemptions

Bill History: 05-05-25 H Voted favorably from committee on House Ways and Means

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SB 23 (1) Bettencourt, Paul(R)



Relating to an increase in the amount of the exemption from ad valorem taxation by a school district of the appraised value of the residence homestead of a person who is elderly or disabled.

Remarks: Increases OV65/DP from $10,000 to $60,000; Effective 9/1/25

Track Name(s):	Priority_Hot Watch, Exemptions
Bill History:	05-05-25 H Voted favorably from committee on House Ways and Means

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SB 32 (1) Bettencourt, Paul(R)



Relating to an exemption from ad valorem taxation of a portion of the appraised value of tangible personal property that is held or used for the production of income and a franchise tax credit for the payment of certain.

Remarks:	11.145, 22.01- This bill states a person who owns BPP is entitled to a 25,000 exemption (**This replaces the under $2,500 exemption and it per location**). A person who leases tangible personal property is entitled to an exemption from taxation by a taxing unit of $25,000 regardless of where the property is located in the taxing unit. The exemption applies to each taxing unit in which the BPP is located. "Related Business Entities" (defined) at the same location do not receive the exemption. The exemption must be applied to non inventory BPP first before being applied to inventory. Renditions will be required but renditions for BPP the owner feels is worth less than the exemption amount will only need to fill out a check box that will be included on the rendition form. Inventory (defined) must be listed separately from other BPP on the tax rolls and the tax bill must indicate the taxes due on inventory and other BPP separately. Owners of taxable BPP are entitled to apply for a franchise tax credit. Effective 1/1/26
Track Name(s):	Priority_Hot Watch, Exemptions
Bill History:	04-22-25 H Referred to House Committee on House Ways and Means

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SB 472 (1) Sparks, Kevin (F)(R)



Relating to the right of a chief appraiser of an appraisal district, the appraisal district, or the appraisal review board of the appraisal district to bring certain claims.

Companions:	SB 1923	Springer, Drew	(Refiled from 88R Session)
	HB 3403	Harris, Cody	(Identical)
		3-21-25 H Introduced and referred to committee on House Subcommittee on Property Tax Appraisals	

Remarks:	TAAD: OPPOSE 42.21- This bill prohibits a CAD from bringing a counter claim against a property owner. *** Repeals right of CAD to file suit *** Effective 9/1/25
Track Name(s):	Priority_Hot Watch, Litigation, TAAD- OPPOSE
Bill History:	04-09-25 H Referred to House Committee on House Subcommittee on Property Tax Appraisals

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SB 1163 (1) Hughes, Bryan(R)



Relating to the circumstances under which an appraisal review board is required to postpone a protest hearing.

Companions:	SB 899	Hughes, Bryan	(Refiled from 88R Session)

Remarks:	Gives agents the ability to request a reschedule without showing good cause. For the purpose of other reschedules it adds being in another panel of the same ARB as a good cause reason. **Impact for certification in metro districts with high agent

volume. For agents that take on more clients and refuse to hire additional staff, this would eliminate the ability to schedule simultaneous panels.** Effective 9/1/25

Track Name(s): Priority_Hot Watch, ARB, Certification, TAAD- OPPOSE

Bill History: 04-08-25 S Placed on the Senate Calendar for

SB 2063 (1) Parker, Tan(R)

Relating to ad valorem tax protests and appeals on the ground of the unequal appraisal of property.



Companions:

HB 3524	Capriglione, Giovanni	(Identical)

4-24-25 H Returned to full committee without amendments House Subcommittee on Property Tax Appraisals

Remarks: 41.43, 42.26- This bill prohibits market information from being presented by a CAD for a Chapter 41 protest or litigation under Chapter 42. Effective 1/1/26

Track Name(s): Priority_Hot Watch, Litigation, ARB

Bill History: 05-09-25 S First placement on Senate Intent Calendar for

ARB

SB 974 (5) Eckhardt, Sarah(D)

Relating to the eligibility of a person employed by a school district as a teacher to serve on the appraisal review board of an appraisal district.



Companions:

HB 2420	Shine, Hugh	(Refiled from 88R Session)
SB 361	Eckhardt, Sarah	(Refiled from 88R Session)

Remarks: 6.412- This bill allows teachers to serve on the ARB. Effective 9/1/25

Track Name(s): ARB, TAAD- SUPPORT

Bill History: 05-07-25 H Voted favorably from committee on House Subcommittee on Property Tax Appraisals

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SB 1163 (1) Hughes, Bryan(R)

Relating to the circumstances under which an appraisal review board is required to postpone a protest hearing.



Companions:

SB 899	Hughes, Bryan	(Refiled from 88R Session)

Remarks: Gives agents the ability to request a reschedule without showing good cause. For the purpose of other reschedules it adds being in another panel of the same ARB as a good cause reason. **Impact for certification in metro districts with high agent volume. For agents that take on more clients and refuse to hire additional staff, this would eliminate the ability to schedule simultaneous panels.** Effective 9/1/25

Track Name(s): Priority_Hot Watch, ARB, Certification, TAAD- OPPOSE

Bill History: 04-08-25 S Placed on the Senate Calendar for

SB 2063 (1) Parker, Tan(R)

Relating to ad valorem tax protests and appeals on the ground of the unequal appraisal of property.

Companions: HB 3524 Capriglione, Giovanni (Identical)
4-24-25 H Returned to full committee without amendments House Subcommittee on Property Tax Appraisals

Remarks: 41.43, 42.26- This bill prohibits market information from being presented by a CAD for a Chapter 41 protest or litigation under Chapter 42. Effective 1/1/26

Track Name(s): Priority_Hot Watch, Litigation, ARB

Bill History: 05-09-25 S First placement on Senate Intent Calendar for

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Ag/Special Valuation

HB 255 Guillen, Ryan(R)

Relating to the definitions of certain terms for purposes of the exemption from ad valorem taxation of farm products in the hands of the producer.

Companions: HJR 31 Guillen, Ryan (Enabling)
4-29-25 S Referred to Senate Committee on Senate Local Government

Remarks: 11.16- This bill changes the definition of "Farm Products" to match Business & Commerce Code 9.102, and "In the hands of the producer" for purposes of qualifying for an exemption. Effective 1/1/26

Track Name(s): Ag/Special Valuation

Bill History: 04-29-25 S Referred to Senate Committee on Senate Local Government

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HB 552 Gonzalez, Mary(D)

Relating to a study by the Texas A&M AgriLife Extension Service to determine standards for the appraisal for ad valorem tax purposes of certain agricultural land used to raise or keep bees.

Remarks: TAAD: SUPPORT This bill creates a study to be done by the Texas A&M Agrilife Extension Service to determine standards for appraising AG land used for raising bees. Effective 9/1/25

Track Name(s): Ag/Special Valuation, TAAD- SUPPORT

Bill History: 04-30-25 S Received in the Senate

HB 1244 Guillen, Ryan(R)
Bettencourt, Paul(R)

Relating to the eligibility of land to continue to be appraised for ad valorem tax purposes as qualified open-space land following a transfer to a person who uses the land in materially the same way.

Remarks: 23.54- This bill states a new owner of qualified AG land will not lose the exemption if they are using the land in materially the same way as the former owner. Effective 1/1/26

Track Name(s): Ag/Special Valuation

Bill History: 05-09-25 S Passed (Vote: Y: 31/N: 0)

HJR 31 Guillen, Ryan(R)



Proposing a constitutional amendment authorizing the legislature to define certain terms for purposes of the exemption from ad valorem taxation of farm products in the hands of the producer.

Companions: HB 255 Guillen, Ryan (Enabling)
4-29-25 S Referred to Senate Committee on Senate Local Government

Track Name(s): Ag/Special Valuation

Bill History: 04-29-25 S Referred to Senate Committee on Senate Local Government

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Annexation

HB 3897 Bell, Cecil(R)



Relating to territory in an emergency services district that is annexed by a municipality.

Companions: SB 2965 Creighton, Brandon (Identical)
5- 9-25 S Set on the Local Calendar

Remarks: When a municipality annexes territory in an ESD, the ESD shall notify the CAD by resolution to disannex the territory. Effective 9/1/25

Track Name(s): Annexation

Bill History: 04-29-25 H Reported favorably from committee on House Land and Resource Management

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Appraisal

HB 361 (4) Bernal, Diego(D)



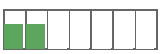
Relating to the appraisal of a residence homestead for ad valorem tax purposes.

Remarks: TAAD: OPPOSE 23.01- This bill states that in determining the market value of a residence homestead, the chief appraiser shall only consider the value of other residence homesteads in the same neighborhood. Non-homestead properties shall not be used when determining the value of homestead properties. Effective 1/1/26

Track Name(s): Appraisal, TAAD- OPPOSE

Bill History: 05-09-25 H Set on the House Calendar

HB 2786 (1) Turner, Chris(D)



Relating to the frequency with which an appraisal district is required to reappraise property for ad valorem tax purposes.

Remarks: 6.05, 23.23, 23.231, 25.18- This bill changes the reappraisal plan from periodic to annual. The disaster exemption is clarified to state it expires on January 1 of the tax year following the tax year in which the property qualified for the exemption. Language is removed referencing the last time any capped property (homestead or real property qualified under the circuit breaker/20% Cap) was appraised as the property will be appraised annually. The BOD of a CAD will approve an annual reappraisal plan that shall provide for the reappraisal of all real and personal property by the chief appraiser each year. Effective 1/1/26

Track Name(s): Priority_Hot Watch, Appraisal

Bill History: 05-10-25 H Set on the House Calendar

HB 3424 (4) Capriglione, Giovanni(R)

Relating to the ad valorem taxation of certain dealer's heavy equipment inventory.



Remarks: 23.1242- This bill changes taxation procedures for heavy equipment. Equipment leased or rented to the US or agency of the US will not be charged the unit property tax. Deposits and rendition forms will be made to each tax collector each calendar quarter instead of each month. By December 15 of each year, the collector shall provide written notice to each owner of the unit property tax factor for the following tax year for each location in which the owner's heavy equipment inventory is located. Rendition forms will be summary forms only and not line item specific (details in bill). Renditions will no longer be sent to the CAD unless requested by the CAD to inspect records. Delinquent tax collection is mandatory. A person who acquires a heavy equipment business may use the same unit property tax factor of the previous owner. Effective 1/1/26

Track Name(s): Appraisal

Bill History: 05-01-25 H Reported from committee as substituted House Ways and Means

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HB 4742 (4) Geren, Charlie(R)

Relating to the ability of a school district to request an appraisal of property by the appraisal district.



Track Name(s): Appraisal

Bill History: 05-06-25 H Reported favorably from committee on House Ways and Means

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HB 4809 (4) Meyer, Morgan(R)

Relating to the appraisal for ad valorem tax purposes of property that qualifies for an exemption as a historic or archaeological site.



Companions: SB 2553 West, Royce (Identical)
5- 6-25 S Voted favorably from committee as substituted Senate Local Government

Track Name(s): Appraisal

Bill History: 05-10-25 H Set on the House Calendar

SB 467 (4) Paxton, Angela(R)



Relating to the reappraisal for ad valorem taxation purposes of real property on which a building completely destroyed by a casualty is located.

Companions:

HB 3608	Hefner, Cole	(Refiled from 88R Session)
SB 1454	Paxton, Angela	(Refiled from 88R Session)

Remarks: 23.025- This bill allows a property owner to request a reappraisal of their homestead if the building is completely destroyed by casualty if requested within 180 days after the casualty. The value of the property for taxation will then be calculated based on the number of days during the year the property was affected by casualty. Taxing units will recalculate the taxes and issue refunds if the taxes were already paid. Effective 9/1/25

Track Name(s): Appraisal

Bill History: 05-12-25 H Meeting set for 9:00 A.M., JHR 140 - House Ways and Means

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SB 1951 (4) Paxton, Angela(R)



Relating to the imposition of a penalty for failure to timely file a rendition statement or property report with the chief appraiser of an appraisal district.

Companions:

HB 3258	Button, Angie Chen	(Identical)
	4-24-25 H Returned to full committee without amendments House Subcommittee on Property Tax Appraisals	

Remarks: 22.28- This bill states the chief appraiser shall send a certified letter along with a copy of the notice of value to all businesses receiving a rendition penalty by June 1 of each year. Tax bills must state the amount of tax due and the amount of any penalty due as a separate line item on the bill. The 5% portion of rendition penalties sent to CADs is repealed. **June 1 deadline would conflict with additional CPPR extension** Effective 1/1/26

Track Name(s): Appraisal

Bill History: 05-01-25 H Returned to full committee as substituted House Subcommittee on Property Tax Appraisals

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SB 2764 (4) Cook, Molly (F)(D)



Relating to information provided to a purchaser of a manufactured home regarding the ability to elect to treat the home as real property or personal property.

Remarks: This bill allows a person to elect at the time of purchase to include on the sales purchase agreement whether the owner wants to treat a manufactured home as real or personal property. Effective 9/1/25

Track Name(s): Appraisal, Filed & Miscellaneous

Bill History: 05-09-25 S First placement on Senate Intent Calendar for

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Artificial Intelligence

HB 2818 Capriglione, Giovanni(R)

Relating to the artificial intelligence division within the Department of Information Resources.



Companions: SB 1700 Parker, Tan (Identical)
3-11-25 S Introduced and referred to committee on Senate Business and Commerce

Remarks: Creates a new artificial intelligence division within DIR to assist state agencies and other users of DIR services in the implementation of generative AI to modernize or replace legacy systems. DIR may establish rules necessary to administer program. Effective 9/1/25

Track Name(s): Artificial Intelligence

Bill History: 04-29-25 S Referred to Senate Committee on Senate Business and Commerce

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HB 3512 Capriglione, Giovanni(R)

Relating to artificial intelligence training programs for certain employees and officials of state agencies and local governments.



Remarks: Govt 2054.5191- Adds Artificial Intelligence to the required cybersecutiry training. Effective 9/1/25

Track Name(s): Artificial Intelligence

Bill History: 05-07-25 S Referred to Senate Committee on Senate Business and Commerce

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SB 1964 Parker, Tan(R)

Relating to the regulation and use of artificial intelligence systems and the management of data by governmental entities.



Remarks: Local govt will need to report to DIR a complete review of deployment and use of heightened scrutiny artificial intelligence systems. Effective 1/1/26

Track Name(s): Artificial Intelligence

Bill History: 05-07-25 H Committee action pending House Delivery of Government Efficiency

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BOD

HB 148 Turner, Chris(D)
Bettencourt, Paul(R)

Relating to the qualification of candidates for, and the training and education of members of, the board of directors of an appraisal district.



Companions: HB 2787 Turner, Chris (Identical)
3-19-25 H Introduced and referred to committee on House Subcommittee on Property Tax Appraisals

Remarks: 5.044, 6.0302- This bill creates training program for BOD members of a CAD. The curricula and materials will be approved and administered by the comptroller, will be at least four hours in length, and be provided on line. An "Acknowledgement of Duties" is created which outlines the specific duties required and must be signed by all members of the BOD of a CAD.**BOD member must complete training before each term** Effective 9/1/25

Track Name(s): BOD

Bill History: 05-08-25 S Committee action pending Senate Local Government

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HB 3575 (2) Noble, Candy(R)



Relating to the filing of a campaign treasurer appointment and an application for a place on the ballot by a candidate for the board of directors of an appraisal district.

Remarks: 6.032- This bill states a candidate for election for the BOD of a CAD must file their candidacy with the county clerk. Effective 9/1/25

Track Name(s): CAD Administration, BOD, TAAD- SUPPORT

Bill History: 04-29-25 H Reported from committee as substituted House Ways and Means

CAD Administration

HB 3575 (2) Noble, Candy(R)



Relating to the filing of a campaign treasurer appointment and an application for a place on the ballot by a candidate for the board of directors of an appraisal district.

Remarks: 6.032- This bill states a candidate for election for the BOD of a CAD must file their candidacy with the county clerk. Effective 9/1/25

Track Name(s): CAD Administration, BOD, TAAD- SUPPORT

Bill History: 04-29-25 H Reported from committee as substituted House Ways and Means

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HB 4744 (2) Geren, Charlie(R)



Relating to the role of the members of the board of an appraisal district.

Track Name(s): CAD Administration

Bill History: 05-06-25 H Reported favorably from committee on House Ways and Means

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SB 370 (2) Perry, Charles(R)



Relating to the availability of certain personal information of a child, spouse, or surviving spouse of a current or former employee of the office of the attorney general.

Remarks: 25.025- This bill adds a family member (defined as a minor child, adult child, spouse, or surviving spouse) of a current or former employee of the office of the attorney general to the list of individuals that can have their information redacted from the tax rolls. Effective 9/1/25

Track Name(s):	CAD Administration
Bill History:	05-07-25 H Voted favorably from committee on House Delivery of Government Efficiency

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SB 973 (2) Eckhardt, Sarah(D)



Relating to the prohibition on posting on the Internet information held by an appraisal district regarding certain residential property.

Companions:	SB 348	Springer, Drew	(Refiled from 88R Session)
Remarks:	25.027- This bill would allow CADs to post on the internet aerial photos that depict more than one separately owned building, a street level photo of the exterior of a building, a field record or overhead sketch of a property that depicts the outline of the buildings, the landscape, and the dimensions or distances between the buildings. Effective 9/1/25		
Track Name(s):	CAD Administration, TAAD- SUPPORT		
Bill History:	05-07-25 H Voted favorably from committee on House Subcommittee on Property Tax Appraisals		

SB 2073 (2) Zaffirini, Judith(D)



Relating to the authority of an appraisal district to purchase, finance the purchase of, or lease real property or construct or finance the construction of improvements to real property.

Companions:	HB 2908	Murr, Andrew	(Refiled from 88R Session)
	SB 1349	Zaffirini, Judith	(Refiled from 88R Session)
Remarks:	6.051- This bill allows the BOD of a CAD to finance the purchase of real property and may finance the construction of improvements for an appraisal office. Taxing units will not be required to approve the financing. If the BOD submits a property transaction to a taxing unit for approval and they fail to act timely the proposal is treated as if approved. Effective 9/1/23		
Track Name(s):	CAD Administration		
Bill History:	05-07-25 H Voted favorably from committee on House Subcommittee on Property Tax Appraisals		

SB 2452 (2) Hancock, Kelly(R)



Relating to the compensation of the chief appraiser of an appraisal district.

Track Name(s):	CAD Administration
Bill History:	05-09-25 S Placed on the Senate Calendar for

SB 2538 (2) Bettencourt, Paul(R)



Relating to the plan required to be adopted by the board of directors of an appraisal district for periodically conducting certain reappraisal activities.

Track Name(s):	CAD Administration
Bill History:	05-09-25 S Set on the Local Calendar

Certification

SB 1163 (1) Hughes, Bryan(R)

Relating to the circumstances under which an appraisal review board is required to postpone a protest hearing.



Companions: SB 899 Hughes, Bryan (Refiled from 88R Session)

Remarks: Gives agents the ability to request a reschedule without showing good cause. For the purpose of other reschedules it adds being in another panel of the same ARB as a good cause reason. **Impact for certification in metro districts with high agent volume. For agents that take on more clients and refuse to hire additional staff, this would eliminate the ability to schedule simultaneous panels.** Effective 9/1/25

Track Name(s): Priority_Hot Watch, ARB, Certification, TAAD- OPPOSE

Bill History: 04-08-25 S Placed on the Senate Calendar for

DEI

SB 689 Hughes, Bryan(R)

Relating to the implementation of diversity, equity, and inclusion initiatives by certain governmental entities.



Companions: HB 1521 Gerdes, Stan (Identical)
3-12-25 H Introduced and referred to committee on House State Affairs

Remarks: This bill states a county, city, special purpose district, including a school district or any other political subdivision of the state shall not establish or maintain a diversity, equity, or inclusion office. Effective 9/1/25

Track Name(s): DEI

Bill History: 05-12-25 H Meeting set for 8:00 A.M., JHR 120 - House State Affairs

DVHS

HB 2894 Hickland, Hillary (F)(R)

Relating to the provision of state aid to certain local governments disproportionately affected by the granting of ad valorem tax relief to disabled veterans.



Remarks: This bill changes the allotment sent to cities due to a disproportionate amount of loss from disable veterans to 2% of the local government's general fund revenue for that fiscal year if the local government is a city and a county adjacent to a United States military installation or 10 percent of the local government's general fund revenue for that fiscal year if the local government is a city or a county not adjacent to a military installation. Effective 9/1/25

Track Name(s): DVHS

Bill History: 04-24-25 S Referred to Senate Committee on Senate Finance

Disannexation

HB 2494 Craddick, Tom(R)



Relating to disannexation of certain areas of a municipality for failure to provide services.

Companions: SB 1844 Paxton, Angela (Identical)
5- 8-25 H Received in the House

Remarks: Allows property owners to petition for disannexation for failure to receive services. Effective 9/1/25

Track Name(s): Disannexation

Bill History: 05-08-25 H Postponed on second reading until 9:00 a.m., Saturday,
May 10, 2025

Economic Development

HB 2027 Vasut, Cody(R)
Huffman, Joan(R)



Relating to the authority of the Brazoria County Commissioners Court to execute tax abatement agreements for property within the Port Freeport district.

Remarks: Effective 9/1/25

Track Name(s): Economic Development

Bill History: 05-05-25 S Committee action pending Senate Economic Development

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SB 878 Birdwell, Brian(R)



Relating to limitations on the use of public money under certain economic development agreements or programs adopted by certain political subdivisions.

Remarks: This bill states an abatement agreement under section 312 of the tax code may only abate the ad valorem taxes and may not provide for a loan or grant of public money and provides new time lines for public meetings regarding the granting of these abatements. Effective 9/1/25 ** Makes Ch380 exclusively loans or grants (not exemption of ad valorem) and makes Ch312 exclusively abatement of ad valorem (not grants or loans).

Track Name(s): Economic Development

Bill History: 04-22-25 H Referred to House Committee on House Ways and Means

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SB 1754 Birdwell, Brian(R)



Relating to the authority of a taxing unit to enter into an agreement to exempt from ad valorem taxation a portion of the value of property on which a renewable energy facility is located or is planned to be located.

Companions: HB 4057 Troxclair, Ellen (Identical)
3-27-25 H Introduced and referred to committee on House Ways and Means

Remarks: 380.005, 381.006, 312.0022- This bill prohibits abatements by cities, counties, and taxing units for a "renewable energy facility" (defined) for both real and personal property. Effective 1/1/26

Track Name(s): Economic Development, Exemptions

Bill History: 05-02-25 H Referred to House Committee on House Ways and Means

Exemptions

HB 9 (1) — Meyer, Morgan(R); Bettencourt, Paul(R)



Relating to an exemption from ad valorem taxation of a portion of the appraised value of tangible personal property a person owns that is held or used for the production of income.

Companions: HJR 1 — Meyer, Morgan — (Enabling)
5- 7-25 S Reported from committee as substituted Senate Local Government

Remarks: This bill creates a 250,000 exemption for all BPP to be deducted from each BPP account. Renditions will only be required for property owners who feel their property is valued at more than 250,000. Two appraisal rolls will be given to the taxing jurisdictions to show the difference between what would have been taxable and what is taxable after the 250,000 deduction. New calculation procedures are given for jurisdictions to calculate their tax rates under both circumstances to allow for the passage of the constitutional amendment along with wording to be placed on tax bills mailed before the vote takes place. **Bifrucated appraisal roll similar to HS increase procedures** Effective 9/1/25

Track Name(s): Priority_Hot Watch, Exemptions

Bill History: 05-08-25 S Reported from committee as substituted Senate Local Government

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HB 22 — Noble, Candy(R); Hinojosa, Adam (F)(R)



Relating to the exemption from ad valorem taxation of intangible personal property.

Remarks: 11.02, 42.05, 21.06, 21.07, 21.08, 23.15, 23.16- This bill makes all intangible personal property exempt from taxation including intangible property governed by Article 4.01, Insurance Code, or by Section 89.003, Finance Code. The comptroller is no longer a party to litigation under Chapter 42 for interstate allocation or intrastate apportionment of transportation business intangibles. ** Repeals 11.02(b) and (c), 21.06, 21.07, 2108, 23.15 and 23.16* Effective 1/1/26

Track Name(s): Exemptions

Bill History: 05-09-25 S Set on the Local Calendar

HB 247 — Guillen, Ryan(R)



Relating to the taxation of border security infrastructure.

Remarks: 11.38- This bill exempts property owned that arises from the installation or construction of border security infrastructure (wall, barrier, fence, wire, road, trench, technology, apparatus, surveillance ect.. and land dedicated by recorded easement. Effective 9/1/25

Track Name(s): Exemptions

Bill History: 05-07-25 S Referred to Senate Committee on Senate Local Government

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HB 972 Noble, Candy(R)



Relating to an exemption from ad valorem taxation of a portion of the appraised value of a property other than a residence homestead that is the primary residence of an adult.

Companions:

HJR 72	Noble, Candy	(Enabling)
	4-29-25 S Referred to Senate Committee on Senate Local Government	

Remarks: 11.38- This bill provides for an exemption, equal to the homestead exemption, for property owned that is the primary residence of an adult who has intellectual or developmental disability and who is related to the owner. Effective 1/1/26

Track Name(s): Exemptions

Bill History: 04-28-25 S Received in the Senate - Referred to Senate Local Government

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HB 1035 Talarico, James(D)



Relating to the criteria for a local option exemption from ad valorem taxation by a county or municipality of all or part of the appraised value of real property used to operate a child-care facility.

Remarks: Adds triple net leases to child care exemption 11.36- This bill allows a lessee subject to a net lease where they pay the property taxes to qualify as a child care facility for purposes of receiving an exemption. Effective 9/1/25

Track Name(s): Exemptions

Bill History: 04-24-25 H Passed (Vote: Y:102/N: 45)

HB 1399 Harris, Cody(R)
Nichols, Robert(R)



Relating to an exemption from ad valorem taxation of tangible personal property consisting of animal feed held by the owner of the property for sale at retail.

Companions:

HJR 99	Harris, Cody	(Enabling)
	5- 9-25 S Passed (Vote: Y: 30/N: 1)	
SB 994	Nichols, Robert	(Identical)
	4-14-25 S Committee action pending Senate Local Government	

Remarks: 11.162- This bill states the owner of tangible personal property consisting of animal feed exempted from sales and use taxes is entitled to an exemption from ad valorem taxation of the appraised value of the tangible personal property if the property is held by the owner for sale at retail. Effective 1/1/26

Track Name(s): Exemptions

Bill History: 05-09-25 S Passed (Vote: Y: 30/N: 1)

HB 2508 Turner, Chris(D)

Relating to an exemption from ad valorem taxation of the residence homestead of the surviving spouse of a veteran who died as a result of a qualifying condition or disease.

Companions: HJR 133 Turner, Chris (Enabling)
4-29-25 S Referred to Senate Committee on Senate Local Government

Remarks: 11.136- This bill provides for a total exemption for surviving spouses of "Qualifying Veterans" (defined) who died as a result of a "Qualifying condition or disease" (defined).** veteran who died because of exposure to toxic substances during service such as agent orange or Iraq burn pits. Exposure is a presumptive condition and veterans do not have to prove direct link to illness (sic cancer)**. Effective 1/1/26

Track Name(s): Exemptions

Bill History: 05-01-25 S Referred to Senate Committee on Senate Local Government

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HB 2525 Darby, Drew(R)
Paxton, Angela(R)

Relating to the exemption from ad valorem taxation of certain property owned by a charitable organization that is engaged in providing housing and related facilities and services to persons who are at least 62 years of age.

Companions: SB 1237 Paxton, Angela (Identical)
4-29-25 S Recommended for Local/Uncontested Calendar

Remarks: 11.18- Expands the definition charitable housing oranization to organizations that provides charitable housing and services (in an amount not less than 4% net resident revenue) for persons age 62 or older. Housing includes independent living, assisted living or nursing facilities and services include any service to meet unique needs of persons age 62+ (ministerial, indegent health, social services, health services, educational, donations). Effective 1/1/26

Track Name(s): Exemptions

Bill History: 05-07-25 S Passed (Vote: Y: 30/N: 1)

HB 2723 Cunningham, Charles(R)
West, Royce(D)

Relating to the requirement that a person submit an application for an exemption from ad valorem taxation for certain property used for human burial.

Companions: SB 1920 West, Royce (Identical)
4-28-25 H Referred to House Committee on House Ways and Means

Remarks: 11.43- This bill states the chief appraiser shall grant an exemption for a cemetery without an application being received if based on an inspection it is determined the property is being used as a cemetery and the owner of the property cannot be identified. Effective 1/1/26

Track Name(s): Exemptions

Bill History: 05-07-25 S Recommended for Local/Uncontested Calendar

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HB 2730 Darby, Drew(R)
Parker, Tan(R)

Relating to the authority of the chief appraiser of an appraisal district to require a person allowed an exemption from ad valorem taxation of a residence homestead to file a new application.

Companions: SB 2172 Parker, Tan (Identical)
4-14-25 S Committee action pending Senate Local Government

Remarks: 11.43- This bill states a chief appraiser may not require a person to file a new homestead application unless the chief appraiser believes the person no longer qualifies and delivers written notice to the owner, along with an application, stating the belief that they no longer qualify for the exemption and the specific reason for that belief. **Will need to track reason for reapp** Effective 9/1/25

Track Name(s): Exemptions

Bill History: 05-06-25 S Recommended for Local/Uncontested Calendar

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HB 3219 Shofner, Joanne (F)(R)

Relating to a statewide order issued by the commissioner of state health services authorizing a pharmacist to dispense ivermectin.

Companions: HB 3175 Virdell, Wes (F) (Identical)
3-20-25 H Introduced and referred to committee on House Public Health

Remarks: This bill states a project authorized by Chapter 501 of the local government code is owned, used, and held for public purpose on behalf of the city that authorized its creation and the project is exempt from ad valorem taxation. Effective 9/1/25

Track Name(s): Exemptions

Bill History: 05-06-25 H Reported from committee as substituted House Public Health

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HB 3370 Ashby, Trent(R)

Relating to late applications for the appraisal of land for ad valorem tax purposes as qualified timber land following the death of the owner of the land.

Companions: SB 1412 Nichols, Robert (Identical)
3- 6-25 S Introduced and referred to committee on Senate Local Government

Remarks: 23.751- This bill allows for a late application for timber land to be filed at any time after the deadline but prior to the delinquency date with no penalty if the land that is the subject of the application was appraised as timber land the preceding tax year, the ownership of the land changed as a result of the death of an owner of the land during the preceding tax year, and the application is filed by the surviving spouse or a surviving child of the decedent, the executor or administrator of the estate of the decedent, or a fiduciary acting on behalf of the surviving spouse or a surviving child of the decedent. Effective 1/1/26

Track Name(s): Exemptions, TAAD- SUPPORT

Bill History: 05-09-25 S Received in the Senate

HB 3426 Capriglione, Giovanni(R)

Relating to the issuance of digital driver's licenses, commercial driver's licenses, and personal identification certificates.



Remarks: Alllows DMV to issue digital driver's license. **May have implication on homestead application requirement for copy of DL** Effective 9/1/25

Track Name(s): Exemptions, Filed & Miscellaneous

Bill History: 05-06-25 S Received in the Senate

HB 3637 Troxclair, Ellen(R)

Relating to the authority of a county commissioners court to adopt an exemption from ad valorem taxation by each taxing unit that taxes the property of the portion of the appraised value of a person's property.



Companions:

HB 1256	Zwiener, Erin	(Identical)
	4-28-25 H Voted favorably from committee on House Ways and Means	
HJR 88	Zwiener, Erin	(Enabling)
	5- 9-25 H Set on the House Calendar	
SB 1633	Campbell, Donna	(Identical)
	4-28-25 S Committee action pending Senate Local Government	

Remarks: 11.325- This bill allows commissioners court of a county to adopt an exemption from taxation the portion of the appraised value that is attributable to the installation of a rainwater harvesting or graywater system that will apply for all taxing units that tax the property. Effective 1/1/26

Track Name(s): Exemptions

Bill History: 05-10-25 H Set on the House Calendar

HB 4580 Harless, Sam(R)

Relating to the exemption from ad valorem taxation of property of a charitable organization that provides financial support for promoting agriculture, supporting Texas youth and providing educational support.



Remarks: 11.186- This bill states that in a county with a population of more than 3.3 million, all real and personal property owned by a nonprofit corporation organized exclusively for charitable, educational and scientific purposes, and held for use in promoting agriculture, supporting Texas youth and providing educational support within the community is exempt from all ad valorem taxation. Effective 1/1/26

Track Name(s): Exemptions

Bill History: 05-09-25 H Set on the House Calendar

HB 4752 Landgraf, Brooks(R)

Relating to the eligibility of a charitable organization for an exemption from ad valorem taxation of the organization's property if the organization provides for the organized solicitation and collection.



Track Name(s): Exemptions

Bill History: 05-09-25 S Received in the Senate

HJR 1 — Meyer, Morgan(R); Bettencourt, Paul(R)

Proposing a constitutional amendment to authorize the legislature to exempt from ad valorem taxation a portion of the market value of tangible personal property a person owns that is held or used.

Companions: HB 9 Meyer, Morgan (Enabling)
5- 8-25 S Reported from committee as substituted Senate Local Government

Track Name(s): Exemptions

Bill History: 05-07-25 S Reported from committee as substituted Senate Local Government

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HJR 34 — Guillen, Ryan(R)

Proposing a constitutional amendment to authorize the legislature to exempt from ad valorem taxation the portion of the assessed value of a person's property.

Companions: HJR 157 Guillen, Ryan (Refiled from 88R Session)

Track Name(s): Exemptions

Bill History: 05-07-25 S Referred to Senate Committee on Senate Local Government

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HJR 72 — Noble, Candy(R)

Proposing a constitutional amendment authorizing the legislature to provide for an exemption from ad valorem taxation of a portion of the market value of a property.

Companions: HB 972 Noble, Candy (Enabling)
4-28-25 S Received in the Senate - Referred to Senate Local Government

Track Name(s): Exemptions

Bill History: 04-29-25 S Referred to Senate Committee on Senate Local Government

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HJR 88 — Zwiener, Erin(D)

Proposing a constitutional amendment to authorize the commissioners court of a county to exempt from ad valorem taxation by each political subdivision that taxes the property the portion of the assessed value.

Companions: HB 1256 Zwiener, Erin (Enabling)
4-28-25 H Voted favorably from committee on House Ways and Means
HB 3637 Troxclair, Ellen (Enabling)
5-10-25 H Set on the House Calendar
SJR 60 Campbell, Donna (Identical)
4-28-25 S Committee action pending Senate Local Government

Track Name(s): Exemptions

Bill History: 05-09-25 H Set on the House Calendar

HJR 99 — Harris, Cody(R); Nichols, Robert(R)

Proposing a constitutional amendment authorizing the legislature to exempt from ad valorem taxation tangible personal property consisting of animal feed held by the owner of the property for sale at retail.

Companions:	HJR 47	Harris, Cody	(Refiled from 88R Session)
	HB 1399	Harris, Cody	(Enabling)
		5- 9-25 S Passed (Vote: Y: 30/N: 1)	
	SJR 46	Nichols, Robert	(Identical)
		4-14-25 S Committee action pending Senate Local Government	
Track Name(s):	Exemptions		
Bill History:	05-09-25 S Passed (Vote: Y: 30/N: 1)		

HJR 133 Turner, Chris(D)



Proposing a constitutional amendment authorizing the legislature to provide for an exemption from ad valorem taxation of all or part of the market value of the residence homestead of the surviving spouse.

Companions:	HB 2508	Turner, Chris	(Enabling)
		5- 1-25 S Referred to Senate Committee on Senate Local Government	
Track Name(s):	Exemptions		
Bill History:	04-29-25 S Referred to Senate Committee on Senate Local Government		

SB 4 (1) Bettencourt, Paul(R)



Relating to an increase in the amount of the exemption of residence homesteads from ad valorem taxation by a school district and the protection of school districts against certain losses in local revenue.

Companions:	HB 2611	Raymond, Richard	(Identical)
		3-18-25 H Introduced and referred to committee on House Ways and Means	
	SJR 2	Bettencourt, Paul	(Enabling)
		5- 5-25 H Voted favorably from committee on House Ways and Means	
Remarks:	Increases the HS exemption to $140,000. Provides for additional state aid for I&S based on increased HS amounts, adjustments to tax ceilings, and MCR reductions. ** Implemented before voter election which will require another bifrucated roll** and 25.23 is amended to require chief appraisers to create supplemental appraisl records to account for changes in HS exemptions. Effective 9/1/25		
Track Name(s):	Priority_Hot Watch, Exemptions		
Bill History:	05-05-25 H Voted favorably from committee on House Ways and Means		

SB 23 (1) Bettencourt, Paul(R)



Relating to an increase in the amount of the exemption from ad valorem taxation by a school district of the appraised value of the residence homestead of a person who is elderly or disabled.

Remarks:	Increases OV65/DP from $10,000 to $60,000; Effective 9/1/25
Track Name(s):	Priority_Hot Watch, Exemptions
Bill History:	05-05-25 H Voted favorably from committee on House Ways and Means

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SB 32 (1) Bettencourt, Paul(R)



Relating to an exemption from ad valorem taxation of a portion of the appraised value of tangible personal property that is held or used for the production of income and a franchise tax credit for the payment of certain.

Remarks: 11.145, 22.01- This bill states a person who owns BPP is entitled to a 25,000 exemption (**This replaces the under $2,500 exemption and it per location**). A person who leases tangible personal property is entitled to an exemption from taxation by a taxing unit of $25,000 regardless of where the property is located in the taxing unit. The exemption applies to each taxing unit in which the BPP is located. "Related Business Entities" (defined) at the same location do not receive the exemption. The exemption must be applied to non inventory BPP first before being applied to inventory. Renditions will be required but renditions for BPP the owner feels is worth less than the exemption amount will only need to fill out a check box that will be included on the rendition form. Inventory (defined) must be listed separately from other BPP on the tax rolls and the tax bill must indicate the taxes due on inventory and other BPP separately. Owners of taxable BPP are entitled to apply for a franchise tax credit. Effective 1/1/26

Track Name(s): Priority_Hot Watch, Exemptions

Bill History: 04-22-25 H Referred to House Committee on House Ways and Means

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SB 523 Zaffirini, Judith(D)



Relating to the issuance of a driver's license to certain persons that includes an alternative to the license holder's residence address.

Remarks: This bill states a "Parole officer" (defined) may use an alternate address on their driver's license other than their home address. *** Has implications for HS exemption must match requirement *** Effective 9/1/25

Track Name(s): Exemptions, Filed & Miscellaneous

Bill History: 05-07-25 H Committee action pending House Homeland, Public Safety, Veterans

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SB 819 Kolkhorst, Lois(R)



Relating to renewable energy generation facilities.

Remarks: This bill prohibits a governing body of a taxing unit from entering into an abatement agreement to exempt the value of real or personal property on which a "renewable energy generation facility" (defined) is located or planned to be located. Effective 9/1/25

Track Name(s): Exemptions

Bill History: 04-22-25 H Referred to House Committee on House State Affairs

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SB 1237 Paxton, Angela(R)



Relating to the exemption from ad valorem taxation of certain property owned by a charitable organization that is engaged in providing housing and related facilities and services.

Companions: HB 2525 Darby, Drew (Identical)
5- 7-25 S Passed (Vote: Y: 30/N: 1)

Remarks: 11.18- Expands the definition charitable housing oranization to organizations that provides charitable housing and services (in an amount not less than 4% net resident revenue) for persons age 62 or older. Housing includes independent living, assisted living or nursing facilities and services include any service to meet unique needs of persons age 62+ (ministerial, indegent health, social services, health services, educational, donations). Effective 1/1/26

Track Name(s): Exemptions

Bill History: 04-29-25 S Recommended for Local/Uncontested Calendar

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SB 1352 Hinojosa, Adam (F)(R)



Relating to the deadline for filing an application for certain ad valorem tax exemptions or allocations and the calculation of the penalty for filing a late application for such an exemption or allocation.

Remarks: 11.43, 11.4391, 21.09, 21.10- This bill states if a chief appraiser extends the rendition deadline to May 15 then they shall also extend the application deadline for exemptions filed under section 11.251 and 21.09 to May 15 and may extend further for good cause. Penalties for late freeport exemption applications and late allocation applications will be only for taxing units allowing the exemption and will be the lesser of 10% of the difference of the tax imposed or 10% of the tax imposed with the freeport goods or allocation in place. Effective 9/1/25

Track Name(s): Exemptions, TAAD- SUPPORT

Bill History: 05-12-25 H Meeting set for 9:00 A.M., JHR 140 - House Ways and Means

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SB 1754 Birdwell, Brian(R)



Relating to the authority of a taxing unit to enter into an agreement to exempt from ad valorem taxation a portion of the value of property on which a renewable energy facility is located or is planned to be located.

Companions: HB 4057 Troxclair, Ellen (Identical)
3-27-25 H Introduced and referred to committee on House Ways and Means

Remarks: 380.005, 381.006, 312.0022- This bill prohibits abatements by cities, counties, and taxing units for a "renewable energy facility" (defined) for both real and personal property. Effective 1/1/26

Track Name(s): Economic Development, Exemptions

Bill History: 05-02-25 H Referred to House Committee on House Ways and Means

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SB 1920 West, Royce(D)



Relating to the requirement that a person submit an application for an exemption from ad valorem taxation for certain property used for human burial.

Companions: HB 2723 Cunningham, Charles (Identical)
5- 7-25 S Recommended for Local/Uncontested Calendar

Remarks: 11.43- This bill states the chief appraiser shall grant an exemption for a cemetery without an application being received if

based on an inspection it is determined the property is being used as a cemetery and the owner of the property cannot be identified. Effective 1/1/26

Track Name(s): Exemptions

Bill History: 04-28-25 H Referred to House Committee on House Ways and Means

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SB 2080 Alvarado, Carol(D)



Relating to the records, management, and taxation of navigation districts and certain port and hard facilities.

Companions: HB 4148 Perez, Mary Ann (Identical)
4-22-25 H Committee action pending House Transportation

Remarks: 25.07- This bill expands the definition of "navigation related commerce" with regards to leasehold and other possessory interests in exempt property. Effective 9/1/25

Track Name(s): Exemptions

Bill History: 05-01-25 H Referred to House Committee on House Transportation

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SB 2521 Bettencourt, Paul(R)



Relating to notification of the chief appraiser of an appraisal district of the death of a resident of the county in which the district is located and the determination by the chief appraiser.

Track Name(s): Exemptions

Bill History: 05-09-25 S Set on the Local Calendar

SJR 2 Bettencourt, Paul(R)



Proposing a constitutional amendment to increase the amount of the exemption of residence homesteads from ad valorem taxation by a school district.

Companions: HB 2611 Raymond, Richard (Enabling)
3-18-25 H Introduced and referred to committee on House Ways and Means
SB 4 Bettencourt, Paul (Enabling)
5- 5-25 H Voted favorably from committee on House Ways and Means

Track Name(s): Exemptions

Bill History: 05-05-25 H Voted favorably from committee on House Ways and Means

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SJR 81 Bettencourt, Paul(R)



Proposing a constitutional amendment to authorize the legislature to exempt from ad valorem taxation a portion of the market value of tangible personal property a person owns that is held or used.

Companions: SJR 2 Parker, Tan (F) (Refiled from 88R Session)

Track Name(s): Exemptions

Bill History: 04-17-25 H Referred to House Committee on House Ways and Means

Filed & Miscellaneous

HB 12 — Bell, Keith(R); Parker, Tan(R)

Relating to the review and audit of certain state agency operations.



Companions: SB 1943 Parker, Tan (Identical)
3-17-25 S Introduced and referred to committee on Senate Business and Commerce

Remarks: PTAD and TDLR would be subject to efficiency audits. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-08-25 S Voted favorably from committee as substituted Senate Business and Commerce

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HB 21 (1) — Gates, Gary(R)

Relating to housing finance corporations.



Companions: SB 867 Bettencourt, Paul (Identical)
5- 9-25 S Placed on the Senate Calendar for

Remarks: This bill references Housing Finance Corporations and how they can receive tax exemptions and credits. This will require an audit be sent to the chief appraiser each year to determine if these entities still qualify for beneficial property based tax and fee treatment. Specific forms and audit requirements are mentioned in the bill. Effective 9/1/25 *** Local Govt Code 394 makes property owned by a housing finance corp (hfc) tax exempt as public property used for public purposed. Bill does not allow housing finance corporations to operate outside thier jurisdiction boundaries unless they get a resolution from all of the governing bodies with jurisdiction over the proposed site. Several requirements for the % of units reserved for low and moderate income renters, and must demonstrate that the rent reduction must be at lease 60% of the estimated annual taxes. Must submit an annual compliance audit with the Dept of Housing and Community Affairs and with Chief Appraiser. The Dept has 60 days to review and make a determination of whether the hfc is in compliance. If, after an appeal process, the final determination is not in compliance, the hfc cannot claim property tax exemption .

Track Name(s): Priority_Hot Watch, Filed & Miscellaneous

Bill History: 05-09-25 H Set on the House Calendar

HB 112 — Button, Angie Chen(R)

Relating to the creation and operation of a science park district in certain counties that may impose assessments, fees, and taxes.



Companions: SB 2828 Parker, Tan (Identical)
4- 7-25 S Introduced and referred to committee on Senate Economic Development

Track Name(s): Filed & Miscellaneous

Bill History: 05-10-25 H Set on the House Calendar

HB 1620 Leach, Jeff(R)



Relating to nonsubstantive additions to, revisions of, and corrections in enacted codes, to the nonsubstantive codification or disposition of various laws omitted from enacted codes, and to conforming codifications.

Companions: SB 2375 Johnson, Nathan (Identical)
5- 2-25 H Referred to House Committee on House Judiciary and Civil Jurisprudence

Track Name(s): Filed & Miscellaneous

Bill History: 05-08-25 S Referred to Senate Committee on Senate Committee on Administration

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HB 1926 Darby, Drew(R)



Relating to organization of, meetings of, and voting by condominium unit owners' associations and property owners' associations.

Companions: HB 3423 Bryant, John (Refiled from 88R Session)
SB 1767 Creighton, Brandon (Refiled from 88R Session)
SB 2629 Creighton, Brandon (Identical)
5- 7-25 G Sent to the Governor

Remarks: Allows for eletronic meeting and voting for condo assoc. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-02-25 H Laid on the table - subject to call - see SB 2629

HB 1937 Craddick, Tom(R)



Relating to certain tax and fee collection procedures and taxpayer suits.

Companions: SB 266 Perry, Charles (Identical)
4-29-25 H Reported favorably from committee on House Ways and Means

Remarks: ? Comptroller audit of franchise or other non ad valorem taxes? Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-09-25 H Set on the House Calendar

HB 2011 Bell, Cecil(R)



Relating to the right to repurchase from a condemning entity certain real property for which ad valorem taxes are delinquent.

Remarks: This bill states a person may repurchase property acquired by eminent domain if the entity that acquired the property had the obligation to pay property taxes and failed to do so before the second anniversary of the date on which the taxes became due. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-10-25 H Set on the House Calendar

HB 3114 Geren, Charlie(R)
Creighton, Brandon(R)

Relating to the view of the State Capitol.



Companions: SB 2076 Creighton, Brandon (Identical)
4-29-25 S Placed on the Senate Calendar for

Remarks: **Bill only impacts Travis CAD, makes changes to the capitol view corridor.** Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-08-25 S Committee action pending Senate Education K-16

HB 3185 Metcalf, Will(R)

Relating to investigations of certain cybercrimes.



Remarks: Provider of electronic communication service or remote computer service will have to respond to subpoena if account or device used in a cybercrime. **Probably intended for Telecomms and ISPs but we may broadly fit definition ** Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-09-25 H Set on the House Calendar

HB 3349 Tepper, Carl(R)

Relating to the events trust fund and to abolishing the Pan American Games trust fund, Olympic Games trust fund, and motor sports racing trust fund.



Remarks: 26.041(j)- Abolishes several state trust funds and repeals tax code section that allows for adjustment to tax rate calculations for contribution to state trust funds. **Look for potential impact for COTA ** Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-05-25 S Received in the Senate

HB 3395 VanDeaver, Gary(R)

Relating to authorizing a beneficiary designation that transfers a manufactured home classified as personal property at the owner's death.



Companions: SB 1940 Hughes, Bryan (Identical)
4-28-25 H Referred to House Committee on House Judiciary and Civil Jurisprudence

Remarks: Allows for transfer on death of personal property mobile home. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-06-25 S Received in the Senate

HB 3426 Capriglione, Giovanni(R)

Relating to the issuance of digital driver's licenses, commercial driver's licenses, and personal identification certificates.



Remarks:	Alllows DMV to issue digital driver's license. **May have implication on homestead application requirement for copy of DL** Effective 9/1/25
Track Name(s):	Exemptions, Filed & Miscellaneous
Bill History:	05-06-25 S Received in the Senate

HB 3462 Hunter, Todd(R)

Relating to the use or purchase or other acquisition of property under the Public Property Finance Act.



Remarks:	Changes local Govt code related to the contract for purchase of real property. Changes the language from "School District" to "Governing Body" **Could be the explicit authority CADs need to finance new bldg.** Effective 9/1/25
Track Name(s):	Filed & Miscellaneous
Bill History:	05-09-25 H Set on the House Calendar

HB 3509 Anchia, Rafael(D)

Relating to a common characteristic or use project in a public improvement district in certain municipalities.



Companions:	SB 1921 West, Royce (Identical) 4-28-25 H Voted favorably from committee on House Intergovernmental Affairs
Remarks:	Adds Hotels as authorize petitioners for a public improvement district. Bill still ties petitioners right to the percentage of value on the appraisal roll. Effective 9/1/25
Track Name(s):	Filed & Miscellaneous
Bill History:	05-07-25 H Reported from committee as substituted House Intergovernmental Affairs

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HB 3704 Anchia, Rafael(D)

Relating to notaries public.



Companions:	SB 2359 West, Royce (Identical) 3-25-25 S Introduced and referred to committee on Senate State Affairs
Remarks:	Requires continuing education for notaries. Creates a penalty if notary performs notarization where person did not personally appear at time notarization is executed. Effective 9/1/25
Track Name(s):	Filed & Miscellaneous
Bill History:	05-09-25 H Set on the House Calendar

SB 266 Perry, Charles(R)
Craddick, Tom(R)

Relating to certain tax and fee collection procedures and taxpayer suits.



Companions: HB 1937 Craddick, Tom (Identical)
5- 9-25 H Set on the House Calendar

Remarks: See HB1937 Effective 9/1/25

Track Name(s): Collections, Filed & Miscellaneous

Bill History: 04-29-25 H Reported favorably from committee on House Ways and Means

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SB 427 Hinojosa, Chuy(D)



Relating to the eligibility of certain political subdivisions to receive a state loan or grant following the political subdivision's failure to comply with certain annual financial reporting.

Remarks: This bill states a city, county, or applicable political subdivisions, may not apply for a grant or loan from the state if they have not complied with filing and publishing their annual financial statement as required by law. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-13-25 H Meeting set for 8:00 A.M., E2.026 - House Intergovernmental Affairs

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SB 523 Zaffirini, Judith(D)



Relating to the issuance of a driver's license to certain persons that includes an alternative to the license holder's residence address.

Remarks: This bill states a "Parole officer" (defined) may use an alternate address on their driver's license other than their home address. *** Has implications for HS exemption must match requirement *** Effective 9/1/25

Track Name(s): Exemptions, Filed & Miscellaneous

Bill History: 05-07-25 H Committee action pending House Homeland, Public Safety, Veterans

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SB 766 Zaffirini, Judith(D)



Relating to the correction of references to the Texas Natural Resource Conservation Commission.

Remarks: This bill removes the Texas Natural Resource Conservation Commission and replaces its reference in the tax code with the Texas Commission on Environmental Quality. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 04-22-25 H Referred to House Committee on House Judiciary and Civil Jurisprudence

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SB 867 Bettencourt, Paul(R)



Relating to housing finance corporations.

Companions: HB 21 Gates, Gary (Identical)
5- 9-25 H Set on the House Calendar

Remarks: This bill references Housing Finance Corporations and how they can receive tax exemptions and credits. This will require an audit

be sent to the chief appraiser each year to determine if these entities still qualify for beneficial property based tax and fee treatment. Specific forms and audit requirements are mentioned in the bill. Effective 9/1/25 *** Local Govt Code 394 makes property owned by a housing finance corp (hfc) tax exempt as public property used for public purposed. Bill does not allow housing finance corporations to operate outside thier jurisdiction boundaries unless they get a resolution from all of the governing bodies with jurisdiction over the proposed site. Several requirements for the % of units reserved for low and moderate income renters, and must demonstrate that the rent reduction must be at lease 60% of the estimated annual taxes. Must submit an annual compliance audit with the Dept of Housing and Community Affairs and with Chief Appraiser. The Dept has 60 days to review and make a determination of whether the hfc is in compliance. If, after an appeal process, the final determination is not in compliance, the hfc cannot claim property tax exemption .

Track Name(s): HFC/PFC, Filed & Miscellaneous

Bill History: 05-09-25 S Placed on the Senate Calendar for

SB 1065 Hall, Bob(R) — Relating to a required provision in certain governmental entity contracts regarding the carrying of handguns by license holders.



Remarks: This bill prohibits a contractor who uses property they own or lease from a governmental entity from prohibiting licensed individuals from carrying a handgun on the property. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-02-25 H Referred to House Committee on House State Affairs

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SB 1209 Hughes, Bryan(R) — Relating to the uniform election date.



Remarks: Removes the options for May elections and moves all (except runoffs) to the first Tuesday after first Monday in November. All runoff or special called elections must happen on Tuesdays Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 04-22-25 H Referred to House Committee on House Elections

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SB 1386 Huffman, Joan(R) — Relating to testimony or the production of evidence before the legislature or a legislative committee.



Remarks: Give the legislature the authority to compell testimony or document production. Witness has the right to assert "not incriminate" however legislature can still compell. If they assert "not incriminate" then evidence and testimony cannot be used against them except for issues of perjury. This is probably fall out from the impeachment tria but could have broader ramification moving forward. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 04-22-25 H Referred to House Committee on House Administration

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SB 1454 Bettencourt, Paul(R)



Relating to the area of operation of a municipal housing authority.

Remarks: Municipal Housing Authorities may only operate within the territorial boundaries of the municpality. Grandfathers existing low-income housing projects in ETJ and/or other counties. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 05-09-25 S Set on the Local Calendar

SB 1494 Johnson, Nathan(D)



Relating to the authority of certain political subdivisions to change the date of their general elections.

Companions: HB 3097 Anchia, Rafael (Identical)
5- 8-25 H Committee action pending House Elections

Remarks: Provides political subdivisions, other than County and MUDs, the option to change officer elections to the November uniform election date. CADs will need to note this to keep up with presiding officer changes. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 04-17-25 H Referred to House Committee on House Elections

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SB 1717 Middleton, Mayes(R)



Relating to the technology used in statute to refer to the partially landlocked body of water on the southeastern periphery of the North American continent.

Remarks: This bill changes references in the tax code to "Gulf of Mexico" to the "Gulf of America". Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 04-28-25 H Referred to House Committee on House State Affairs

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SB 1734 West, Royce(D)



Relating to status of certain documents or instruments purporting to convey title to or an interest in real property.

Companions: HB 4531 Bhojani, Salman (Identical)
5- 6-25 H Reported favorably from committee on House Trade, Workforce, Economic Development

Remarks: Formalizes the Dallas procedures for corrective action when a fraudulent deed is filed at County Clerk. Effective 9/1/25

Track Name(s): Filed & Miscellaneous

Bill History: 04-28-25 H Referred to House Committee on House Trade, Workforce, Economic Development

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SB 2375 Johnson, Nathan(D)



Relating to nonsubstantive additions to, revisions of, and corrections in enacted codes, to the nonsubstantive codification or disposition of various laws omitted from enacted codes.

Companions: HB 1620 Leach, Jeff (Identical)
5- 8-25 S Referred to Senate Committee on Senate Committee on Administration

Track Name(s): Filed & Miscellaneous

Bill History: 05-02-25 H Referred to House Committee on House Judiciary and Civil Jurisprudence

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SB 2764 (4) Cook, Molly (F)(D)



Relating to information provided to a purchaser of a manufactured home regarding the ability to elect to treat the home as real property or personal property.

Remarks: This bill allows a person to elect at the time of purchase to include on the sales purchase agreement whether the owner wants to treat a manufactured home as real or personal property. Effective 9/1/25

Track Name(s): Appraisal, Filed & Miscellaneous

Bill History: 05-09-25 S First placement on Senate Intent Calendar for

Finance

HB 2857 Tepper, Carl(R)



Relating to purchase or other acquisition of personal property by a political subdivision.

Remarks: This bill allows political subdivisions to contract for consultation, assistance, and use of personal property. Effective 9/1/25

Track Name(s): Finance

Bill History: 05-07-25 H Reported favorably from committee on House Intergovernmental Affairs

HB 3666 King, Ken(R)



Relating to global professional standards for internal auditing.

Remarks: Changes internal audit standard to the Global Internal Audit Standard Effective 9/1/25

Track Name(s): Finance

Bill History: 04-29-25 S Received in the Senate

HB 4314 Bell, Cecil(R)



Relating to prohibiting certain preferences in a political subdivision contractor selection process.

Companions: SB 2236 Bettencourt, Paul (Identical)
3-25-25 S Introduced and referred to committee on Senate Local Government

Remarks: This bill prohibits a political subdivision from disqualifying a vendor in a contractor selection process because the vendor engages in the production of fossil fuel based energy. Effective 9/1/25

Track Name(s): Finance

Bill History: 05-01-25 H Reported from committee as substituted House Intergovernmental Affairs

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SB 1173 Perry, Charles(R) Spiller, David(R)

Relating to the amount of an expenditure made by certain political subdivisions for which a competitive procurement method may be paid.

Companions: HB 1998 Spiller, David (Identical)
5- 7-25 H Reported from committee as substituted House Intergovernmental Affairs

Remarks: Increases the threshold required for competitive bid up from $50K to $100K. Effective 9/1/25

Track Name(s): Finance

Bill History: 05-07-25 H Reported favorably from committee on House Intergovernmental Affairs

HFC/PFC

HB 21 (1) Gates, Gary(R)

Relating to housing finance corporations.

Companions: SB 867 Bettencourt, Paul (Identical)
5- 9-25 S Placed on the Senate Calendar for

Remarks: This bill references Housing Finance Corporations and how they can receive tax exemptions and credits. This will require an audit be sent to the chief appraiser each year to determine if these entities still qualify for beneficial property based tax and fee treatment. Specific forms and audit requirements are mentioned in the bill. Effective 9/1/25 *** Local Govt Code 394 makes property owned by a housing finance corp (hfc) tax exempt as public property used for public purposed. Bill does not allow housing finance corporations to operate outside thier jurisdiction boundaries unless they get a resolution from all of the governing bodies with jurisdiction over the proposed site. Several requirements for the % of units reserved for low and moderate income renters, and must demonstrate that the rent reduction must be at lease 60% of the estimated annual taxes. Must submit an annual compliance audit with the Dept of Housing and Community Affairs and with Chief Appraiser. The Dept has 60 days to review and make a determination of whether the hfc is in compliance. If, after an appeal process, the final determination is not in compliance, the hfc cannot claim property tax exemption .

Track Name(s): Priority_Hot Watch, Filed & Miscellaneous

Bill History: 05-09-25 H Set on the House Calendar

SB 867 Bettencourt, Paul(R) Relating to housing finance corporations.



Companions: HB 21 Gates, Gary (Identical)
5- 9-25 H Set on the House Calendar

Remarks: This bill references Housing Finance Corporations and how they can receive tax exemptions and credits. This will require an audit be sent to the chief appraiser each year to determine if these entities still qualify for beneficial property based tax and fee treatment. Specific forms and audit requirements are mentioned in the bill. Effective 9/1/25 *** Local Govt Code 394 makes property owned by a housing finance corp (hfc) tax exempt as public property used for public purposed. Bill does not allow housing finance corporations to operate outside thier jurisdiction boundaries unless they get a resolution from all of the governing bodies with jurisdiction over the proposed site. Several requirements for the % of units reserved for low and moderate income renters, and must demonstrate that the rent reduction must be at lease 60% of the estimated annual taxes. Must submit an annual compliance audit with the Dept of Housing and Community Affairs and with Chief Appraiser. The Dept has 60 days to review and make a determination of whether the hfc is in compliance. If, after an appeal process, the final determination is not in compliance, the hfc cannot claim property tax exemption .

Track Name(s): HFC/PFC, Filed & Miscellaneous

Bill History: 05-09-25 S Placed on the Senate Calendar for

HR

HB 323 Spiller, David(R) Relating to requiring political subdivisions of this state to participate in the federal electronic verification of employment authorization program, or E-verify.



Companions:

HB 602	Shaheen, Matt	(Refiled from 88R Session)
HB 1019	Shaheen, Matt	(Identical)

3- 7-25 H Introduced and referred to committee on House Intergovernmental Affairs

Remarks: This bill requires all political subdivisions to participate in the E-Verify employment authorization program Effective 9/1/25

Track Name(s): HR

Bill History: 05-06-25 H Reported favorably from committee on House Intergovernmental Affairs

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HB 762 Leach, Jeff(R)
Bettencourt, Paul(R) Relating to severance pay for political subdivision employees and independent contractors.



Remarks: This bill creates guidelines imposed for any political subdivision that negotiates an employment agreement or contract that contains a provision for severance pay with that employee or contractor to be no more than 20 weeks.. Effective 9/1/25

Track Name(s): HR

Bill History: 05-08-25 S Committee action pending Senate Local Government

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HB 2583 Hull, Lacey(R)



Relating to a group health benefit plan policy or contract holder's obligation to pay premiums on behalf of an individual after the individual's eligibility for group coverage terminates.

Companions: SB 1332 Hancock, Kelly (Identical)
5- 2-25 H Reported favorably from committee on House Insurance

Remarks: If group policy holder is late notifying carrier of coverage termination, the carrier can waive liability for premiums if no services were provided. Effective 9/1/25

Track Name(s): HR

Bill History: 04-22-25 H Reported favorably from committee on House Insurance

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HB 2760 Villalobos, Denise (F)(R)



Relating to judicial review of a Texas Workforce Commission decision in an unemployment compensation proceeding.

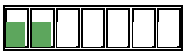
Remarks: Sets judicial review court of jurisdiction to be county court of district court. Effective 9/1/25

Track Name(s): HR

Bill History: 05-07-25 S Referred to Senate Committee on Senate Economic Development

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HB 3675 Cook, David(R)



Relating to consideration of criminal history of applicants for public employment.

Companions: HB 1215 Cook, David (Refiled from 88R Session)
SB 589 West, Royce (Identical)
2- 3-25 S Introduced and referred to committee on Senate Business and Commerce

Remarks: Except for schools and law enforcement, local govt cannot obtain criminal record or ask applicant to disclose criminal record before making a conditional offer of employment. Effective 9/1/25

Track Name(s): HR

Bill History: 05-09-25 H Set on the House Calendar

SB 324 Kolkhorst, Lois(R)



Relating to requiring state contractors, political subdivisions of this state, and private employers to participate in the federal electronic verification of employment authorization program, or E-verify.

Companions: HB 3210 Olcott, Mike (F) (Identical)
3-20-25 H Introduced and referred to committee on House State Affairs

Remarks: This bill states a political subdivision shall register and participate in the "E-verify program" (defined). Effective 9/1/25

Track Name(s): HR

Bill History: 05-02-25 H Referred to House Committee on House State Affairs

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SB 1332 Hancock, Kelly(R) Hull, Lacey(R)

Relating to a group health benefit plan policy or contract holder's obligation to pay premiums on behalf of an individual after the individual's eligibility for group coverage terminates.

Companions: HB 2583 Hull, Lacey (Identical)
4-22-25 H Reported favorably from committee on House Insurance

Remarks: If group policy holder is late notifying carrier of coverage termination, the carrier can waive liability for premiums if no services were provided. Effective 9/1/25

Track Name(s): HR

Bill History: 05-02-25 H Reported favorably from committee on House Insurance

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SB 2237 Bettencourt, Paul(R)

Relating to severance pay for certain political subdivision employees.

Companions: HB 4317 Bell, Cecil (Identical)
5- 1-25 H Reported from committee as substituted House Intergovernmental Affairs

Remarks: This bill states a political subdivision A political subdivision that enters into an employment agreement that contains a provision for severance pay with an executive employee (defined) must include a requirement that severance pay that is paid from tax revenue may not exceed the amount of compensation the executive employee would have been paid for 20 weeks, excluding paid time off or accrued vacation leave and a prohibition of the provision of severance pay when the executive employee is terminated for misconduct. Copies of severance agreements must be posted on the jurisdictions website. Effective 9/1/25

Track Name(s): HR

Bill History: 04-28-25 H Voted favorably from committee on House Intergovernmental Affairs

License- TDLR/TALCB

HB 11 Phelan, Dade(R) Middleton, Mayes(R)

Relating to occupational licensing reciprocity agreements.

Companions: SB 2531 Middleton, Mayes (Identical)
4- 3-25 S Introduced and referred to committee on Senate Business and Commerce

Remarks: State licensing authorities are to maximize occupational licensing reciprocity agreements with other states. **TDLR licensing RPA's from other states ** Effective 9/1/25

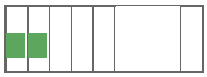
Track Name(s): License- TDLR/TALCB

Bill History: 05-08-25 S Committee action pending Senate Business and Commerce

Litigation

HB 2966 Meyer, Morgan(R)

Relating to the award of attorney's fees in an action involving the exercise of certain constitutional rights.



Companions:

SB 1843	Johnson, Nathan	(Refiled from 88R Session)
SB 1516	Johnson, Nathan	(Identical)
	3- 6-25 S Introduced and referred to committee on Senate State Affairs	

Track Name(s): Litigation

Bill History: 05-10-25 H Set on the House Calendar

HB 3307 Noble, Candy(R)
Hinojosa, Adam (F)(R)

Relating to the continuing education required in order for a person to renew the person's agreement with the comptroller of public accounts to serve as an arbitrator in an appeal through binding arbitration.



Companions:

SB 2960	Hinojosa, Adam (F)	(Identical)
	4- 7-25 S Introduced and referred to committee on Senate Local Government	

Remarks: 41A.061- Adds to arbitrator CE courses approved by state bar or supreme court. Effective 9/1/25

Track Name(s): Litigation

Bill History: 05-05-25 S Voted favorably from committee as substituted Senate Local Government

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HB 3647 Oliverson, Tom(R)

Relating to appeals from orders granting or denying a plea to the jurisdiction by a governmental unit in certain circumstances.



Track Name(s): Litigation

Bill History: 05-07-25 H Reported favorably from committee on House Judiciary and Civil Jurisprudence

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HB 4864 Metcalf, Will(R)

Relating to the eligibility of a person to serve as an arbitrator in a binding arbitration of an appeal of an appraisal review board order.



Track Name(s): Litigation

Bill History: 05-10-25 H Set on the House Calendar

SB 472 (1) Sparks, Kevin (F)(R)



Relating to the right of a chief appraiser of an appraisal district, the appraisal district, or the appraisal review board of the appraisal district to bring certain claims.

Companions:

SB 1923	Springer, Drew	(Refiled from 88R Session)
HB 3403	Harris, Cody	(Identical)

3-21-25 H Introduced and referred to committee on House Subcommittee on Property Tax Appraisals

Remarks: TAAD: OPPOSE 42.21- This bill prohibits a CAD from bringing a counter claim against a property owner. *** Repeals right of CAD to file suit *** Effective 9/1/25

Track Name(s): Priority_Hot Watch, Litigation, TAAD- OPPOSE

Bill History: 04-09-25 H Referred to House Committee on House Subcommittee on Property Tax Appraisals

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SB 2063 (1) Parker, Tan(R)



Relating to ad valorem tax protests and appeals on the ground of the unequal appraisal of property.

Companions:

HB 3524	Capriglione, Giovanni	(Identical)

4-24-25 H Returned to full committee without amendments House Subcommittee on Property Tax Appraisals

Remarks: 41.43, 42.26- This bill prohibits market information from being presented by a CAD for a Chapter 41 protest or litigation under Chapter 42. Effective 1/1/26

Track Name(s): Priority_Hot Watch, Litigation, ARB

Bill History: 05-09-25 S First placement on Senate Intent Calendar for

Lobby

HB 223 Capriglione, Giovanni(R)



Relating to exemptions to competitive requirements for purchases of certain services by a municipality.

Remarks: This bill removes a procurement for lobbying, government relations, or similar services intended to influence state or federal lawmakers on behalf of a municipality from the competitive bid exception for cities. Effective 9/1/25 **Procurements for professional services are generally exempt under Local Govt for competitive bid processes, but this would make an exeception for lobbying contracts.

Track Name(s): Lobby

Bill History: 05-08-25 S Referred to Senate Committee on Senate State Affairs

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SB 19 Middleton, Mayes(R)

Relating to the use by a political subdivision of public funds for lobbying and certain other activities.



Companions: HB 3257 Olcott, Mike (F) (Identical)
3-20-25 H Introduced and referred to committee on House State Affairs
HB 4860 Patterson, Jared (Identical)
4- 3-25 H Introduced and referred to committee on House State Affairs

Remarks: ** Political subdivision may not use public funds to pay for lobbyist or to pay a non-profit state association to hire a lobbyist. Elected officials and staff may still advocate before legislature. Effective 9/1/25

Track Name(s): Lobby

Bill History: 03-25-25 H Referred to House Committee on House State Affairs

Omnibus

HB 1533 Button, Angie Chen(R) Relating to the system for appraising property for ad valorem tax purposes.



Remarks: This bill states notices for omitted property must be sent certified mail. It removes the requirement for agents to provide the internet address from where an A of A is submitted. At least one trainer for ARB training must be a taxpayer representative (defined with requirements). CADs with a county population of 120,000 will be required to have a website and must post all appraisal records and update the records weekly. Property owners can request an ARB hearing by teleconference five days before the hearing. ARBs will be required to issue dismissal orders. Lessees will be allowed to file for binding arbitration. Limited binding arbitration can be filed for failure to comply with hearing procedures and failure to use updated settled or ARB values for an unequal appeal to the ARB. Courts may not order discovery unless requested by a party in the suit and they may not impose deadlines for discovery that fall before deadlines set by the Texas Rules of Civil Procedure. Effective 9/1/25

Track Name(s): Omnibus

Bill History: 05-10-25 H Set on the House Calendar

Open Government

HB 111 Capriglione, Giovanni(R) Relating to the public information law.



Companions: HB 5027Capriglione, Giovanni (Identical)
4- 3-25 H Introduced and referred to committee on House Delivery of Government Efficiency

Remarks: This bill states an organization, corporation, commission, committee, institution, or agency for which the source of at least 51 percent of its revenue during the preceding year was public funds or that engages primarily in activities under an agreement with or a grant from another governmental body is subject to

open records. **Would affect all industry associations TAAD, TAAO etal** Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-07-25 S Received in the Senate

HB 1442 Howard, Donna(D)

Relating to the Internet broadcast or recording of certain open meetings.



Companions: SB 1027 Zaffirini, Judith (Identical)
2-24-25 S Introduced and referred to committee on Senate Business and Commerce

Remarks: Agencies within executive or legislative branch must live broadcast meetings over internet. And make video replay available no later than 7 days after the meeting Effective 9/1/25

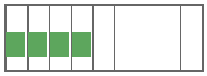
Track Name(s): Open Government

Bill History: 04-28-25 S Referred to Senate Committee on Senate Business and Commerce

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HB 1522 Gerdes, Stan(R)

Relating to notice of a meeting held under the open meetings law.



Remarks: This bill states that the notice of a meeting of a governmental body must be posted in a place readily accessible to the general public at all times for at least three business days instead of 72 hours before the scheduled date of the meeting. If a budget will be discussed or adopted, a physical copy of the budget must be included with the meeting posting. Effective 9/1/25

Track Name(s): Open Government

Bill History: 04-14-25 S Referred to Senate Committee on Senate Business and Commerce

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HB 2028 Hickland, Hillary (F)(R)

Relating to the governmental bodies required to post on the Internet notices and agendas for meetings under the open meetings law.



Remarks: This bill states that any entity subject to the open meetings section of the government code must post meeting agendas on the internet home page of the entity conducting the meeting. Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-07-25 S Received in the Senate

HB 2248 Smithee, John(R)

Relating to the public information law.



Companions: SB 824 Middleton, Mayes (Identical)
2- 7-25 S Introduced and referred to committee on Senate Business and Commerce

SB 852	Middleton, Mayes	(Identical)
	1-17-25 S Filed	

Remarks: This bill sets new rules for responding to public information requests including adding a 10 day response deadline for information that is not available or unable to be disclosed, requiring that public information requests be free of charge in certain circumstances, and providing complaint procedures for information a requestor feels they were entitled to but did not receive. Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-08-25 S Referred to Senate Committee on Senate Business and Commerce

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HB 2413 Garcia Hernandez, Cassandra(F)(D)



Relating to the authority of a county to dispose of sensitive media devices.

Companions: SB 1079	West, Royce	(Identical)
	4-28-25 H Voted favorably from committee on House Intergovernmental Affairs	

Remarks: This bill states the commissioners court of a county may order the destruction of a "sensitive media device" (defined) owned by a county under certain circumstances. Effective 9/1/25 ** Germane if the CAD follows county protocols as best practices **

Track Name(s): Open Government

Bill History: 05-07-25 H Reported favorably from committee on House Intergovernmental Affairs

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HB 2520 Johnson, Ann(D)



Relating to the open meetings law.

Remarks: This bill states open meetings notices must include an agenda that is sufficiently specific to inform the public of each subject to be considered and describe the subject to be discussed in a closed portion of the meeting. Public meetings will be required if the subject to be discussed in closed session will impact a class or group of employees including changes in duties or compensation. Section 551.074 of the government code regarding closed meetings for certain ISD boards is repealed. Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-05-25 S Referred to Senate Committee on Senate Business and Commerce

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HB 2615 Harris, Cody(R)



Relating to publication of public improvement district service plans and assessments on certain public Internet websites.

Companions: HB 4232	Shine, Hugh	(Refiled from 88R Session)	
SB 1916	Parker, Tan (F)	(Refiled from 88R Session)	
SB 1106	Parker, Tan	(Identical)	
	5- 7-25 G Sent to the Governor		

Remarks: Municipalities or Counties that form Public Improvement Districts and levy and assessment must, not later than 7 days after assessment is levied, provide an assessment roll the appraisal district. They will also need to provide updatd supplemental assessment rolls to the CAD 7 days after assessments are revised or new assessments levied. The CAD must incorporate the assessment information with the TNT database under 26.17. Effective 1/1/26

Track Name(s): Open Government, TAAD- OPPOSE

Bill History: 05-02-25 H Laid on the table - subject to call - see SB 1106

HB 3112 Tepper, Carl(R)



Relating to the application of the open meetings law and public information law to government information related to certain cybersecurity measures.

Remarks: This bill allows governing bodies to hold closed meetings to discuss "critical infrastructure facilities" (defined) and "cybersecurity" (defined) and to be exempt from certain public information requests for these meetings. Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-07-25 S Referred to Senate Committee on Senate Business and Commerce

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HB 3719 Hunter, Todd(R)



Relating to the availability of dates of birth under the public information law.

Companions: SB 1293 Johnson, Nathan (Identical)
2-28-25 S Introduced and referred to committee on Senate Business and Commerce

Remarks: Birth dates will no longer be automatically excluded from disclosure, wth certain execptions of where they are specifically excluded by other law. This may open the door to birth dates on HS applications being discoverable by open rec request. Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-08-25 S Referred to Senate Committee on Senate Business and Commerce

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HB 3782 Smithee, John(R)



Relating to the type of newspaper required for publication of public notices.

Companions: SB 1062 Kolkhorst, Lois (Identical)
5- 7-25 G Sent to the Governor

Remarks: This bill allows a governmental entity to publish a notice in a digital newspaper instead of in a printed paper if the digital newspaper meets certain criteria **including updating its news once a week**.. Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-01-25 H Laid on the table - subject to call - see SB 1062

HB 4214 Curry, Pat (F)(R) Relating to the public information law



Companions: SB 2711 Middleton, Mayes (Identical)
4- 3-25 S Introduced and referred to committee on Senate Business and Commerce

Remarks: This bill requires every entity subject to open records to report the mailing address and the email address of the entity to the attorney general who will then keep and maintain the information on a public database for those wishing to request open records. Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-07-25 S Referred to Senate Committee on Senate Business and Commerce

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HB 4219 Capriglione, Giovanni(R) Relating to a governmental body's response to a request for public information.



Companions: SB 919 Zaffirini, Judith (Identical)
2-13-25 S Introduced and referred to committee on Senate Business and Commerce

Remarks: This bill creates new requirements for non responsive requests to open records. Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-05-25 S Referred to Senate Committee on Senate Business and Commerce

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HB 4990 Canales, Terry(D) Relating to compliance with the public information law, including establishment of an open records hotline to provide information about the requirements of the public information law.



Companions: SB 1294 Johnson, Nathan (Identical)
2-28-25 S Introduced and referred to committee on Senate Business and Commerce

Track Name(s): Open Government

Bill History: 05-08-25 H Reported favorably from committee on House Delivery of Government Efficiency

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HB 4991 Canales, Terry(D) Relating to open meetings and public information training for certain public officials and attorneys regarding the open meetings and public information laws.



Companions: SB 1295 Johnson, Nathan (Identical)
2-28-25 S Introduced and referred to committee on Senate Business and Commerce

Track Name(s): Open Government

Bill History:	05-08-25 H Reported favorably from committee on House Delivery of Government Efficiency

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SB 438 Hinojosa, Chuy(D)



Relating to the confidentiality of certain information for a current or former administrative law judge for the State Office of Administrative Hearings.

Remarks:	25.025- This bill adds a current or former administrative law judge for the State Office of Administrative Hearings to the list of individuals who can have their information redacted from the tax rolls. Effective 9/1/25
Track Name(s):	Open Government
Bill History:	05-07-25 H Committee action pending House Delivery of Government Efficiency

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SB 758 Middleton, Mayes(R)



Relating to the definition of a governmental body for the purposes of the public information law.

Companions:	SB 933	Middleton, Mayes (F)	(Refiled from 88R Session)
	HB 2388	Kerwin, Helen (F)	(Identical)
		3-14-25 H Introduced and referred to committee on House Delivery of Government Efficiency	
Remarks:	This bill adds a nonprofit state association composed of political subdivisions to the list of entities that are subject to the open records laws. Redefines govermental body to include nonprofit state associations and organizations primarily composed of similarly situated political subdivisions. ***This would include TML, TAC, TAAO and TAAD*** Effective 9/1/25		
Track Name(s):	Open Government		
Bill History:	04-28-25 S Placed on the Senate Calendar for		

SB 986 Bettencourt, Paul(R)



Relating to procedures under public information law, including expedited responses and charges for bad faith requests.

Remarks:	This bill changes open records request procedures including allowing the attorney general to charge for requests made in bad faith by a governing body, expedited response requests, response requirements, requirements for withheld information, training for the officer responsible for responding to open records requests, and data required by the attorney general to be posted on their website. Effective 9/1/25
Track Name(s):	Open Government
Bill History:	05-08-25 H Received in the House

SB 1062 Kolkhorst, Lois(R)
Smithee, John(R)



Relating to the type of newspaper required for publication of public notices.

Companions: HB 3782 Smithee, John (Identical)
5- 1-25 H Laid on the table - subject to call - see SB 1062

Remarks: This bill allows a governmental entity to publish a notice in a digital newspaper instead of in a printed paper if the digital newspaper meets certain criteria **including updating its news once a week**.. Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-07-25 G Sent to the Governor

SB 1079 West, Royce(D)

Relating to the authority of a county to dispose of sensitive media devices.



Companions: HB 2413 Garcia Hernandez, Cassandra(F) (Identical)
5- 7-25 H Reported favorably from committee on House Intergovernmental Affairs

Remarks: This bill states the commissioners court of a county may order the destruction of a "sensitive media device" (defined) owned by a county under certain circumstances. Effective 9/1/25 ** Germane if the CAD follows county protocols as best practices **

Track Name(s): Open Government

Bill History: 04-28-25 H Voted favorably from committee on House Intergovernmental Affairs

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SB 1106 Parker, Tan(R)
Harris, Cody(R)

Relating to publication of public improvement district service plans and assessments on certain public Internet websites.



Companions: HB 4232 Shine, Hugh (Refiled from 88R Session)
SB 1916 Parker, Tan (F) (Refiled from 88R Session)
HB 2615 Harris, Cody (Identical)
5- 2-25 H Laid on the table - subject to call - see SB 1106

Remarks: 26.17- Municipalities or Counties that form Public Improvement Districts and levy and assessment must, not later than 7 days after assessment is levied, provide an assessment roll the appraisal district. They will also need to provide updatd supplemental assessment rolls to the CAD 7 days after assessments are revised or new assessments levied. The CAD must incorporate the assessment information with the TNT database under 26.17. Effective 1/1/26

Track Name(s): Open Government, TAAD- OPPOSE

Bill History: 05-07-25 G Sent to the Governor

SB 1540 Bettencourt, Paul(R)

Relating to maintaining the confidentiality of the personal information of election officials and their employees.



Remarks: Amends Govt code 552.1175 to include current and former election officials. They will be confidential if they submitt request, regardless of addition to 25.025. Effective 1/1/26

Track Name(s): Open Government

Bill History: 05-02-25 H Referred to House Committee on House Delivery of Government Efficiency

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SB 1569 — King, Phil(R); Darby, Drew(R)

Relating to the availability of certain personal information of a member of the governing board of an institution of higher education, the chief executive officer of the institution, or the chief executive officer of a university.

Companions: HB 4136 Darby, Drew (Identical)
5- 9-25 H Set on the House Calendar

Remarks: 25.025- Includes chancellors and officers of institution of higher education as confidential owners Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-08-25 H Passed to third reading

SB 2068 — Bettencourt, Paul(R)

Relating to the tax administration for property tax protests and appeals.

Remarks: 11.48- This bill adds the name, age, home address, or home telephone number of a child provided on and exemption application to what is considered confidential and not open to the public. Effective 9/1/25

Track Name(s): Open Government

Bill History: 05-07-25 H Returned to full committee without amendments House Subcommittee on Property Tax Appraisals

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SB 2111 — Zaffirini, Judith(D)

Relating to legal representation of indigent persons in this state and to proceedings before a magistrate including the appointment of counsel for an indigent defendant.

Companions: HB 4915 Moody, Joe (Identical)
5- 6-25 H Voted favorably from committee as substituted House Criminal Jurisprudence

Track Name(s): Open Government

Bill History: 04-30-25 H Referred to House Committee on House Criminal Jurisprudence

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SB 2680 — Bettencourt, Paul(R)

Relating to the public information law.

Track Name(s): Open Government

Bill History: 05-05-25 S Reported favorably from committee on Senate Business and Commerce

PVS

HB 4236 Martinez Fischer, Trey(D) — Relating to the establishment of the property value study task force.



Remarks: This bill creates a task force for the purpose of studying and eliminating the property value study and finding possible alternatives. Effective 9/1/25

Track Name(s): PVS

Bill History: 05-01-25 S Received in the Senate - Referred to Senate Education K-16

Pensions

HB 2802 Bucy, John(D) — Relating to the public retirement systems for employees of certain municipalities.



Companions: SB 2162 Flores, Pete (Identical)
3-24-25 S Introduced and referred to committee on Senate Finance

Remarks: Pertains to City Firefighter pensions but should keep an eye on it for any futre changes or amendments that could impact TCDRS . Effective 1/1/26

Track Name(s): Pensions

Bill History: 05-08-25 S Referred to Senate Committee on Senate Finance

Technology

SB 1585 Hughes, Bryan(R) — Relating to a prohibition on governmental contracts with companies of foreign adversaries for certain information and communications technology.



Remarks: This bill prohibits political subdivisions from entering into contracts with a "foreign adversary" (defined) for "information and communications technology or service" (defined). Effective 9/1/25

Track Name(s): Technology

Bill History: 05-07-25 H Referred to House Committee on House Homeland, Public Safety, Veterans

5G

REGULAR AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

Item 5G: Discussion and Possible Action on Extension of Contract with Current Financial Depository, Wells Fargo Bank, N.A., for a period of July 1, 2025 through June 30, 2027

Presenter Leana Mann, Chief Appraiser

Background Information

The Texas Property Tax Code, Section 6.09, requires that the Board of Directors designate as the district depository the financial institution or institutions that offer the most favorable terms and conditions for the handling of the District's funds. The Board of Directors shall solicit bids for the district's depository, and the depository selected shall serve for a term of two years. *The board and the depository may agree to extend a depository contract for one additional two-year period*.

The Board of Directors solicited bids in July of 2025 for depository services for August 1, 2023 through July 31, 2025. Wells Fargo Bank, N.A. was the only responder to the RFP and was selected as the depository for the District.

Staff Recommendation & Motion Language

Staff recommends that the board extend the current depository contract with Wells Fargo for an additional two-year period, as allowed under Section 6.09(c) of the Texas Property Tax Code.

I move to extend the current depository contract with Wells Fargo Bank, N.A. for an additional two year period ending June 30, 2027, as allowed under Texas Property Tax Code, Section 6.09 (c).

WELLS FARGO

Amendment to Master Agreement for Treasury Management Services

Treasury Management Services

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Introduction

This Amendment supplements and modifies the Master Agreement for Treasury Management Services ("Master Agreement") for Travis Central Appraisal District. "You," "your" or "yours" refers to the customer identified in the immediately preceding sentence. The terms "we," "us," or "our" refer to the Bank. Capitalized terms used but not defined in this Amendment are defined in the Master Agreement. This Amendment constitutes part of the Service Documentation as defined in the Master Agreement. If there is a conflict between this Amendment and the Master Agreement or other Service Documentation, this Amendment will control. Except as expressly modified by this Amendment, all terms and provisions of Master Agreement and Service Documentation will continue to apply with full force and effect.

Amendment

We agree that the Master Agreement governing our relationship with you is amended as follows:

1. The following text is added at the end of Section 3 of the Master Agreement (titled "**Changes to services**"):

   "Notwithstanding the immediately preceding paragraph, through the Initial Term End Date (as defined below) Bank will not change the fees for Services reflected on Attachment A, except:

   - in order to reflect the impact of any change in Applicable Law;
   - in the event your Service usage volume is materially lower than that reflected on Attachment A;
   - for changes to Bank's pricing methodology for Services, including element IDs associated with a Service, so long as the change does not increase the total price of the Services to you (unless permitted under one of the two immediately preceding bullet points).

   If you implement additional Services not described on Attachment A prior to the Initial Term End Date, the fees for such additional Services will be as disclosed to you in connection with the implementation of such additional Services."

2. The following text is added at the beginning of Section 4 (titled "**Term and termination**") as a new first sentence:

   "Subject to the termination provisions below, the initial term of this Agreement will commence on 07/01/2025 and expire on 06/30/2027 ("Initial Term End Date")

3. The text of Section 12 (titled "**Governing Law**") is deleted in its entirety and replaced with the following:

   "**Governing law.** The Service Documentation will be governed by: (a) U.S. federal law and (b) the law of Texas, without reference to its principles of conflicts of laws ("Governing Law")."

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4. The text of Section 14 (titled "**Jurisdiction**") is deleted in its entirety and replaced with the following:

   "**Jurisdiction**. For any proceedings regarding this Agreement (other than a proceeding subject to arbitration), you and we each hereby irrevocably submits to the jurisdiction of the courts of Texas or the federal courts located there and irrevocably agrees that all claims relating to the proceeding may be heard or determined in those courts."

5. The following text is added to the end of the Master Agreement as a new Section 17:

   "**Anti-Boycott Statute Verifications.** To the extent that Chapters 2271, 2274 and 2276 of the Texas Government Code (the "Anti-Boycott Statutes") apply to this Agreement and subject to applicable U.S. federal law, including, without limitation, 50 U.S.C. Sections 4841-4843, we verify that:

   - We do not, and will not during the term of this Agreement, boycott Israel;
   - We do not, and will not during the term of this Agreement, boycott energy companies; and
   - We do not, and will not during the term of this Agreement, have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association.

   The foregoing verifications will not apply to the extent the Anti-Boycott Statutes do not apply to this Agreement. Terms used in this Section, including without limitation "boycott Israel", "boycott energy companies" and "discriminate against a firearm entity or firearm trade association", will have the meanings assigned thereto in the Anti-Boycott Statutes."

WELLS FARGO BANK, N.A.	**Travis Central Appraisal District**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

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Attachment A[1]
Pricing for Specified Treasury Management Services
See Attached

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[1] NOTE: Attachment A should only reflect pricing for treasury management products and services governed by the Master Agreement for Treasury Management Services (i.e. it should not reflect pricing for commercial card, merchant services, securities, derivatives, foreign exchange, credit or any other products or services not governed by the Master Agreement for Treasury Management). Any references in Attachment A to products and services not governed by the Master Agreement for Treasury Management Services will not be considered part of or subject to the terms of this Amendment.

Treasury Management Pro Forma

Travis Central Appraisal District Pricing as of March 2025

ANALYSIS SUMMARY		
Average Positive Collected Balance	$	393,593.11
Reserve Requirement @ 0.00%	$	0.00
Investable Balance Available for Services	$	393,593.11
Monthly Analyzed Charges	$	717.13
Earnings Allowance @ 1.40%	$	422.71
Net Monthly Analyzed Charges	$	294.42
*Monthly Fee Based Charges	$	0.00
Total Monthly Analyzed Charges	$	294.42
*Charges not offset by balances		
Investable balance required to offset $1.00 of analyzed charges	$	931.12

SERVICE DETAILS

WF Code	AFP Code	Service Description	Unit Price	Volume	Service Charges
		BALANCE & COMPENSATION INFORMATION			
IAMTH	000230	RECOUPMENT MONTHLY	0.12750	394	50.24
		BALANCE & COMPENSATION INFORMATION Subtotal			**50.24**
		GENERAL ACCOUNT SERVICES			
22051	010000	ACCT MAINTENANCE	15.00000	1	15.00
22404	010010	ACCT MAINTENANCE CHEXSTOR-PLUS	15.00000	2	30.00
CK021	010100	DEBITS POSTED	0.12000	55	6.60
46106	010102	ONLINE TRANSFER	0.10000	2	0.20
15007	010101	DESKTOP DEPOSIT-DEPOSIT CREDITED	0.75000	2	1.50
		GENERAL ACCOUNT SERVICES Subtotal			**53.30**
		DEPOSITORY SERVICES			
08172	100501	ADJ FOR CASH DEPOSITED IN WF BRANCH	20.00000	0	0.00
CK161	100006	CASH DEPOSITED IN WF BRANCH	0.00600	0	0.00
CK771	100010	LOOSE COIN DEPOSITED IN BRANCH	15.00000	0	0.00
CK197	100040	CASH ORDER FEE IN A WF BRANCH	15.00000	0	0.00
CK131	100040	ROLLED COIN FURNISHED BY WF BRANCH	0.80000	0	0.00
CK141	100040	CURRENCY FURNISHED BY WF BRANCH	0.00600	0	0.00
08052	100006	BRANCH DEPOSIT	6.00000	0	0.00
002	100224	DEPOSITED CHECK	0.40000	0	0.00
706	100224	DESKTOP DEPOSIT-DEPOSITED ITEM	0.10000	5	0.50
		DEPOSITORY SERVICES Subtotal			**0.50**
		PAPER DISBURSEMENT SERVICES			
DS194	150299	PAYEE VALIDATION MANUAL REVIEW/ITEM	0.25000	0	0.00
DS191	150122	PAYEE VALIDATION STANDARD-ITEM	0.02000	0	0.00
22810	150500	WF CHK CASHED FOR NONACCT HOLDER	10.00000	0	0.00
34336	150724	POSITIVE PAY EXCEPTION-ONLINE IMAGE	2.00000	0	0.00
22245	150240	CHECKS PAY TO INDIV BLOCK MO BASE	5.00000	1	5.00
12908	150310	POS PAY CHECKS WITH NO ISSUE RECORD	0.50000	0	0.00
12505	150222	POSITIVE PAY EXCEPTION CHECKS RETND	25.00000	0	0.00
12682	150120	POSITIVE PAY ONLY - ITEM	0.07000	39	2.73

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WF Code	AFP Code	Service Description	Unit Price	Volume	Service Charges
12681	150030	POSITIVE PAY ONLY MONTHLY BASE	20.00000	1	20.00
12906	150401	POSPAY VERIFICATION CALL-CASHED	20.00000	0	0.00
MD091	150240	PYMT AUTH MAX CHECK MTHLY BASE	10.00000	2	20.00
22202	150100	DDA CHECKS PAID	0.15000	37	5.55
		PAPER DISBURSEMENT SERVICES Subtotal			**53.28**
		PAPER DISBURSEMENT RECON SERVICES			
34337	200201	ONLINE CHECK ISSUES-ITEM	0.12000	40	4.80
12687	209999	ARP AGED ISSUE RECORDS ON FILE-ITEM	0.01000	147	1.47
		PAPER DISBURSEMENT RECON SERVICES Subtotal			**6.27**
		GENERAL ACH SERVICES			
CK018	250201	ELECTRONIC CREDITS POSTED	0.12000	35	4.20
ES206	250120	ACH ORIGINATED - ADDENDA REC	0.12000	12	1.44
ES349	250220	ACH RECEIVED ADDENDA	0.03000	19	0.57
ES344	250202	ACH RECEIVED ITEM	0.10000	64	6.40
ES803	250510	ONLINE PAYMENTS BATCH RELEASE	0.00000	16	0.00
34377	250000	ONLINE PAYMENTS BASE FEE	20.00000	3	60.00
ACH1D	250102	ONLINE PAYMENTS NEXT DAY ITEM	0.25000	206	51.50
ACHYD	250102	ONLINE PAYMENTS SAME DAY ITEM	1.50000	1	1.50
34333	251050	ACH FRAUD FILTER REVIEW MO BASE	5.00000	3	15.00
34330	250703	ACH SUBSCRIPTION PER CO ID	35.00000	3	105.00
		GENERAL ACH SERVICES Subtotal			**245.61**
		INFORMATION SERVICES			
34101	400052	PLUS INFO RPTG BASE PER ACCT	28.00000	2	56.00
34118	400425	PREMIUM INFO RPTG BASE PER ACCT	130.00000	1	130.00
34129	400055	REPORTING ITEMS LOADED	0.05500	126	6.93
15017	400058	DESKTOP DEPOSIT MONTHLY BASE	20.00000	2	40.00
		INFORMATION SERVICES Subtotal			**232.93**
		INVESTMENT/CUSTODY SERVICES			
22087	450403	SWEEP STAGECOACH MUTUALFND ELECTNIC	0.00000	1	0.00
22094	450270	SWEEP STAGECOACH MUTUAL FND MO BASE	75.00000	1	75.00
		INVESTMENT/CUSTODY SERVICES Subtotal			**75.00**
		Total Analyzed Charges			**294.42**
		Total Analyzed Charges			**294.42**
		***Total Fee Based Charges**			**0.00**
		Total Service Charges			**294.42**

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WELLS FARGO

Disclosures

We created this proposal for you based on our understanding of your requirements and the services in which you expressed interest. This proposal confirms the deposit and treasury management services and the pricing we plan to provide you based on certain assumptions including projected volumes and other relevant information you provided.

This document is confidential. Please do not share it without first obtaining our written permission. The services and pricing contained in this proposal are valid for 90 days. The pricing is subject to change if the actual volume or scope of services differs from the assumptions upon which we based the pricing.

Please let us know if you believe this proposal does not accurately represent the prices or services we discussed with you. If you have questions about the services in this proposal, please contact your Treasury Management Sales Consultant or visit:
Client Analysis Statement QRG: https://wellsoffice.wellsfargo.com/ceopub/assets/pdf/client-analysis-statements/Client_Analysis_Stmnts_QRG.pdf
Element Glossary - PDF: https://wellsoffice.wellsfargo.com/ceopub/assets/pdf/client-analysis-statements/cas_elem_gloss.pdf
Element Glossary - Excel: https://wellsoffice.wellsfargo.com/ceopub/assets/mso/PRC/client_analysis_stmt/cas_elem_gloss.xlsx

Regarding your services

Recoupment Fees

We may assess a Recoupment Fee (Wells Fargo code IAMTH) to partially recover insurance premiums we pay to the FDIC for deposit insurance. Recoupment Fee is subject to change by bank at any time. See Commercial Account Agreement for complete details.

Fee Calculation:
Per one thousand dollars of monthly average ledger balance you maintain in your account, multiplied by 0.12750. The FDIC does not charge a bank's depositors for deposit insurance or require banks to pass the cost of deposit insurance on to their depositors. The FDIC does, however, permit a bank to recoup the cost of deposit insurance from its depositors, so long as the fee the bank charges its depositors does not reveal information that could be used to determine the bank's confidential supervisory ratings or mislead depositors by implying the FDIC is charging the fee.

Overdraft Fees

We may assess a $35 Overdraft Fee (Wells Fargo code 24250) for any item we pay into overdraft. We limit our overdraft paid fees to four per business day.

Use of Uncollected Funds Fee

We may assess Use of Uncollected Funds fee (Wells Fargo code ODACT) for each day your account has a daily negative collected account balance from uncollected funds being used. Fee Calculation: Average Daily Negative Collected Balance multiplied by Negative Collected Use of Funds Rate (Prime +3%) multiplied by Days of Month divided by 360.

Services with No Volumes

Services listed with zero volume are not included in the estimated monthly analysis fee but are included in the event the service is used in the future.



This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply email and delete this message.Thank you for your cooperation.

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Attachment B1

Master Agreement for Treasury Management Services

See Attached

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WELLS FARGO

Master Agreement for Treasury Management Services

The Service Documentation contains the terms under which Wells Fargo Bank, N.A. and the banks, branches or subsidiaries listed in Appendix X (collectively, "Bank") provide you treasury management services (each, a "Service"). "You," "your" or "yours" refer to the Bank customer identified on the Acceptance of Services that is signed when you enroll in a Service ("Acceptance"). The terms "we," "us," or "our" refer to the Bank. Other capitalized terms used in this Master Agreement for Treasury Management Services ("Agreement") are defined in this document.

You and we agree:

1. **Service documentation.** The Service Documentation contains the terms governing each Service and includes:
   a. The Service Description (which contains terms and conditions applicable to the specific Service),
   b. The Acceptance (which indicates your acceptance of the Service Documentation),
   c. This Agreement (which contains terms and conditions applicable to all Services),
   d. The account agreement governing the account(s) (each, an "Account") you use in connection with the Service,
   e. The Product Enrollment Form (which contains set-up information for each Service in which you are enrolling), and
   f. User Guides (which include our vendors' and our documentation related to the installation, set-up function, features, operation, use, pricing or other aspects of the Services, including Terms of Use, software, software licenses, price schedules, specifications, instructions, and notices).

The documents and individual provisions of the Service Documentation are intended to be read together as one agreement between you and us. This Agreement and the Service Descriptions for Services you enroll in are posted on Wells Fargo Vantage℠ ("Vantage") formerly known as Commercial Electronic Office® (CEO®) . If there is a conflict among the documents that are part of the Service Documentation, they will govern in the order listed above. Your use of a Service confirms your receipt of, and agreement to be bound by, this Agreement and all Service Documentation.

2. **Services.** You and we will agree upon the Services to be provided and the start date for each Service. Each Service is subject to the approval by our applicable branch or subsidiary. We will notify you when you have completed all requirements for enrolling in the Service and the Service is ready for you to use.

3. **Changes to services.** We may change (or add to) the terms and fees in the Service Documentation at any time. If a change to a Service requires a change to the Service Documentation, we will post the document(s) with the change on Vantage. When required by Applicable Law, we will notify you of the change. If you continue to use a Service after a change takes effect, you will be bound by the change. As used in this Agreement, the term "Applicable Law" means all applicable laws (including common or customary laws), statutes, constitutions, policies, decrees, judgments, treaties, regulations, directives, by-laws, rulings, orders or operating circulars governing our activities and/or any Transaction (see section 6-a) governed by this Agreement, including, but not limited to, the funds transfer system and clearing and settlement house rules.

4. **Term and termination.** Unless a Service is terminated in accordance with the Service Documentation, this Agreement and each Service will continue in effect until terminated by either party upon 30 days' prior written notice to the other party. When a Service is terminated for any reason, the Service Documentation governing the terminated Service is also terminated.

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Revised: April 2024

We may suspend or terminate any Service:

a. After we notify you of a breach of any provision of the Service Documentation or any other agreement with us, and you fail to cure the breach (if it can be cured) within 15 days of the date of the notice; or
b. Without prior notice to you if:
    i. We reasonably suspect that an Account associated with a Service has been compromised or otherwise subject to irregular, unauthorized, fraudulent, or illegal activity,
    ii. You become subject to any insolvency or bankruptcy proceeding, or any receivership, liquidation, reorganization, or other similar proceeding, or you enter into any agreement or proceeding for voluntary liquidation, dissolution, composition with or assignment for the benefit of creditors or other winding up,
    iii. We determine in our sole discretion that continuing to provide a Service may place us at risk of financial loss or result in an unacceptable credit exposure,
    iv. Any guaranty of your obligations to us ("Guaranty") is terminated, revoked, or its validity contested by the guarantor ("Guarantor"),
    v. We determine in our sole discretion that a material adverse change has occurred in your ability to perform your obligations under the Service Documentation, or in the ability of a Guarantor to perform its obligations under a Guaranty, or
    vi. The Account necessary to provide a Service is closed.

The termination of a Service will not affect your or our respective rights and obligations with respect to the Service(s) provided before the termination including without limitation Transactions. We will not be liable to you for any losses or damages you may incur as a result of any termination of any Service or termination or restriction of any Vantage access rights under section 9(d) below.

5. Service fees. You will pay us the fees described in the Service Documentation and any taxes applicable to each Service, however designated, but excluding taxes based on our net income. We may debit your Account for any fees not covered by earnings credits and any taxes that are due, or we may send you an invoice for these amounts, which you will promptly pay. Our charges and fees are in the applicable fee schedule for Services used in connection with your Account.

6. Security procedures.

a. Unless otherwise agreed, you agree that "Security Procedure" is the applicable security procedure described in the Service Documentation for your Initiation Method for the Service, which we will use to verify the authenticity of a Transaction. The term "Initiation Method" refers to the method we offer in the product enrollment form ("Set-up Form") or other Service Documentation for delivering your Transaction instructions to us with respect to the applicable Service and includes any applicable transmission protocols. The term "Transaction" means (i) any funds transfer, payment order, or payment instruction (including any communication cancelling or amending an instruction), and (ii) any instruction, data or other information which we receive in your name with respect to a funds transfer. The purpose of the Security Procedure is to verify the authenticity of the Transaction. We will not use the Security Procedure to detect an erroneous or duplicate Transaction. You will be responsible for any erroneous or duplicate transaction we receive in your name. You agree to be bound by each Transaction, whether or not authorized by you, issued in your name and accepted by us in compliance with the Security Procedure for the Service.
b. You agree that each Security Procedure for the Initiation Method in the Set-up Form or other Service Documentation for each of the Services (a) best meets your requirements with regard to the size, type and frequency of your Transactions, and (b) is commercially reasonable.

7. Confidential information. Unless otherwise stated in the Service Documentation, "Confidential Information" means all (a) User Guides, (b) Security Procedures, passwords, codes, security devices and related instructions and technical and non-technical information and intellectual property rights relating to our vendors' or our technology, IT infrastructure or data security, including trade secrets, systems information security program or processes, SSAE or SOC reports, and testing procedures or results. You will not acquire any ownership interest in or rights to Confidential Information as a result of your use of any Service.

You will:

a. Maintain the confidentiality of the Confidential Information,

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b. Not disclose (or permit your employees or agents to disclose), copy, transfer, sublicense, or otherwise make any of it available to any person or entity, other than your employees who have a need to use the Confidential Information in connection with the applicable Service, and
c. Not decompile, reverse engineer, disassemble, modify, or create derivative works of any Confidential Information.

You will notify us immediately if you know of or suspect any unauthorized disclosure, possession, use, or knowledge (each, an "Unauthorized Use") of any Confidential Information. If you (or your employees or agents) are responsible for the Unauthorized Use, you will, at your expense, promptly take all actions, including initiating court proceedings to recover possession and prevent further Unauthorized Use of the Confidential Information. You will also compensate us for any injury caused to us as a result of the Unauthorized Use.

8. Currency conversion. When your instructions require us to convert the amount of a Transaction from the currency in which the Account is denominated ("Account Currency") to another currency ("Foreign Currency"), we will do so using the Applicable Exchange Rate in effect at the time we execute your Transaction. "Applicable Exchange Rate" means the exchange rate we set and use for you when we convert one currency to another currency and includes a markup. The markup factors include costs incurred, market risks and our desired return. The exchange rate we provide to you may be different from the exchange rates you see elsewhere. Foreign exchange rates are dynamic, and rates fluctuate over time based on market conditions, liquidity, and risks.

If a financial institution designated to receive the funds does not pay the beneficiary specified in the Transaction, and the funds are returned to us, we will not be liable to you for a sum greater than the amount of the Transaction after we have converted it from the Foreign Currency to the Account Currency using the Applicable Exchange Rate in effect at the time the funds are returned to us. You accept the risks of any change in the Applicable Exchange Rate between the time you request a Transaction and the time the Transaction is either completed or is unwound due to a cancellation, an amendment, a rejection, or a return.

9. Vantage.
a. Description of Vantage. Vantage is our electronic banking platform that is accessed through the Internet. Your Authorized Agents (defined below) may use Vantage to access (i) Services in which you have separately enrolled and (ii) third-party sites we may make available through Vantage. We offer different channels through which you may access Vantage, including personal computers and mobile devices. We may add or eliminate channels at any time. A Service or third party site accessible through one channel may not be accessible through another channel.
b. Access to Vantage. When you enroll in Vantage, and as we may determine is necessary after enrollment, we will provide Log-On Credentials (defined below) to the persons who are authorized to access Vantage on your behalf (each, an "Authorized Agent"). Log-On Credentials mean one or more secure methods we provide to access the Services and may include user IDs, passwords, token IDs, and other methods that we adopt from time to time. We have no obligation to separately verify or authenticate any communication we receive in your name through Vantage, whether or not it was actually from an Authorized Agent. You assume the entire risk of (i) unauthorized use of your Log-On Credentials and (ii) unencrypted electronic transmissions.
c. Administration of Vantage. We offer two options for administering Vantage: (i) Administration and (ii) Bank administration.
    i. Administration. If you enroll in the Administration option, there are three categories of Authorized Agents: Company Administrator, Administrator, or User. Unless you and we separately agree, we will provide Log-On Credentials only to your initial Company Administrator(s) who will (a) assign Log-On Credentials to other individuals and (b) designate those individuals as one of the following:
        (1) A Company Administrator, who may perform all functions of your initial Company Administrator,
        (2) An Administrator, who may perform all functions of an Administrator including designating other Administrator(s) and User(s), or
        (3) A User, who may access the Services designated by a Company Administrator or an Administrator, as well as those Services in which we permit a User to self-enroll.

        Each Company Administrator and Administrator has the authority to enroll you in additional Services. In addition to your use of Administration as described in this subsection, you may request that we assign Log-On Credentials to Users that you designate in writing to us. Your designation to us will specify the Services which the User is authorized to access in addition to those Services in which we permit a User to self-enroll.

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ii. Bank administration. For the Bank administration option, there is one category of Authorized Agent: Users. We will assign Log-On Credentials to each User you designate.

You will promptly revoke the Log-On Credentials of any Authorized Agent or User when that individual is no longer authorized to access Vantage. If you notify us in writing to revoke the Log-On Credentials of an Authorized Agent or User, we will have a reasonable time after receiving your written notification to revoke the individual's access.

d. Terminating access. We may terminate or restrict any Authorized Agent's access to any Service through Vantage if we determine such use:
   i. Does not comply with any term applicable to Vantage,
   ii. Is not permitted by Applicable Law,
   iii. Is not authorized by you or any third party whose authorization we believe is necessary, or
   iv. Should be denied for your or our protection (without us agreeing to or being required to make this determination in any circumstance).
e. Financial information. Financial market data, quotes, news, research, and other financial information developed by third parties and transmitted to us ("Financial Information") may be available to you at Vantage. The posting of any Financial Information or any other information or data at Vantage is not a recommendation by us of any particular Service or action. We do not guarantee the accuracy or completeness of any Financial Information, nor are we responsible for (i) the actions or omissions of the third parties developing or transmitting Financial Information or (ii) any decision you make or action you take by relying on any Financial Information.
f. Miscellaneous. For purposes of this section 9 only, "Service" includes each service and product we or any of our affiliates offer that you access through Vantage. This section 9 will survive the termination of any Service or this Agreement.

10. Alerts.

a. Non-subscribed alerts. When you enroll in Vantage or other channels or Services, you consent to receiving by email or other delivery channels, servicing messages that we determine are important or urgent. You do not need to subscribe to receive such alerts and you do not pay additional service fees.
b. Subscribed alerts. You may also enroll in fee-based alerts for applicable Services so that you can receive messages you subscribe to at the intervals and through delivery channels that you choose.

11. Liability and indemnification.

a. We are not obligated to honor, in whole or in part, any Transaction or other instruction that:
   i. Exceeds the available balance in the Account, unless otherwise provided in the Service Documentation,
   ii. Does not comply with the Service Documentation or our applicable policies, procedures, or practices made available to you,
   iii. We have reason to believe may not have been duly authorized, should not be honored for our or your protection, or involves funds subject to a hold, dispute, restriction, or legal process, or
   iv. Would possibly result in us not complying with Applicable Law.
b. Neither we nor our software vendors make any express or implied representations or warranties with respect to the Services or any software used in connection with the Services, including any warranty as to the merchantability or fitness for a particular purpose, other than those expressly set forth in the Service Documentation.
c. Any claim, action, or proceeding against us for losses or damages arising from a Service, must be brought within one year from the date of the act or omission, except as otherwise stated in the account agreement governing the Account.
d. We will have no liability for our failure to perform or delay in performing a Service if the failure or delay is due to circumstances beyond our reasonable control. If we determine that any funds transfer or communications network, Internet service provider, or other system used to provide a Service is unavailable, inaccessible, or otherwise unsuitable for use by you or us, we may, upon notice to you, suspend or discontinue the affected Service.
e. We will only be liable to you for actual damages incurred as a direct result of our failure to exercise reasonable care in providing the Services. Reasonable care requires only that we follow standards that do not vary unreasonably from the general standards followed by similarly situated banks. Our policies and procedures are general internal guidelines for our use and do not establish a higher standard of care for us than otherwise established under Applicable Law. A mere clerical error or an honest mistake will not be considered a failure by us to perform any of our obligations. Our liability to you will be limited to an amount not greater than 10 times our

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fees incurred in the calendar month immediately before the calendar month in which the loss or damages were incurred (or, if no fees were incurred in that month, our fees incurred in the month in which the losses or damages were incurred).

f. Except in the case of our negligence or intentional misconduct, you will indemnify and hold us, our directors, officers, employees and agents ("Representatives") harmless from all losses or damages that arise out of:
    i. The performance of a Service in compliance with the Service Documentation, including any warranty we are required to make to a third party in connection with a Service,
    ii. An act or omission of any of your agents, couriers, or Authorized Agents, and
    iii. If the Service includes a license or sublicense of any software, any use or distribution of the software by you or any person gaining access to the software through you that is inconsistent with the license or sublicense.

    You will promptly provide us with written proof of loss, and notify us if you become aware of any third party claim related to a Service. You will cooperate fully (and at your own expense) with us in recovering a loss. If we reimburse you, we or our designee will be subrogated to all of your rights (i.e., we will be entitled to assert any legal rights you had relating to the claim).

g. Except as expressly provided otherwise in the Service Documentation, neither party nor its Representatives will be liable to the other party for:
    i. Any special, consequential, incidental (including court costs and attorneys' fees), indirect, or punitive losses or damages, or
    ii. Business interruption, loss of profits, loss of business, loss of revenue, loss of goodwill, loss of opportunity, loss or injury to reputation, or loss of anticipated savings, whether any claim is based on contract or tort, or whether the likelihood of these losses or damages was known to the other party and regardless of the form of the claim or action.

h. When you send payments on behalf of your third party customers, you agree you are solely liable to your customers for any and all losses those customers may suffer. We exclude all and any liability of whatever nature (including those losses detailed in subsection g above) arising out of your relationship with your customer.

12. Governing law. The Service Documentation will be governed by: (a) U.S. federal law and (b) the law of (i) the U.S. state in which the office of Bank that maintains the Account is located or, if there is no such state or no account associated with such Service, (ii) the State of New York, without reference to its principles of conflicts of laws ("Governing Law").

13. Arbitration agreement. Upon demand by you or us, any dispute or claim arising out of or relating to this Agreement, or the breach thereof, must be submitted to arbitration administered by the American Arbitration Association ("AAA") under its Commercial Arbitration Rules, and must be heard before three arbitrators if the amount in dispute is U.S. $5,000,000 or more or its equivalent in any other currency, and before one arbitrator for amounts in dispute of less than U.S. $5,000,000 or its equivalent in any other currency. Arbitration will proceed in a location selected by AAA in the state of the applicable Governing Law, and if there is no such state, the place of arbitration must be New York, NY. The language of the arbitration must be English. Judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. This arbitration requirement does not limit the right of you or us to: (a) exercise self-help remedies including setoff or (b) obtain provisional or ancillary remedies such as injunctive relief or attachment, before, during or after the pendency of any arbitration proceeding. This exclusion does not constitute a waiver of the right or obligation of you or us to submit any dispute to arbitration hereunder, including those arising from the exercise of the actions detailed in (a) and (b) of this section.

14. Jurisdiction. For any proceedings regarding this Agreement (not subject to arbitration as provided in this Agreement), you hereby irrevocably submit to the jurisdiction of the courts of the Borough of Manhattan, New York City, in the State of New York or the federal courts located there and irrevocably agree that all claims in relating to the proceeding may be heard or determined in those courts.

15. Miscellaneous.

a. **Severability**. Any portion of the Service Documentation which is inconsistent with Applicable Law or Governing Law will be deemed modified and applied in a manner consistent therewith, and we will incur no liability to you as a result of the inconsistency or modification and application to any dispute regarding the Service Documentation. If any portion or provision of the Service Documentation is deemed unenforceable, it will not affect the

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enforceability or validity of the remaining Service Documentation nor the enforceability or validity of that portion or provision under the law of any other jurisdiction.

b. **Entire agreement.** The Service Documentation (and any documents referred to therein):
    i. Constitutes the entire agreement between you and us regarding the Services we provide for all Accounts opened with us, and
    ii. Supersedes and extinguishes all prior agreements, understandings, representations and warranties of any nature (including requests for proposals and other sales material), whether oral or written, between you and us relating to any of our Services (including any other Master Agreement for Treasury Management Services, but excluding the current Commercial Account Agreement or Global Commercial Account Agreement, as applicable).
c. **Electronic agreement.** To facilitate execution, the Service Documentation may be executed by a party in the form of an "Electronic Record" (as defined in the Electronic Signatures in Global and National Commerce Act at 15 U.S.C. §7001 et seq. ["ESIGN Act"]). The Service Documentation may be executed in as many counterparts as may be required to reflect all parties' approval, and all counterparts will collectively constitute a single agreement. An "Electronic Signature" (as defined in the ESIGN Act) that can be authenticated will constitute an original and binding signature of a party. The fact that a document is in the form of an Electronic Record or is signed using an Electronic Signature will not, in and of itself, be grounds for invalidating such document.
d. **No waiver.** Neither our failure nor any delay by us in exercising any right or remedy will be deemed to be a waiver of the right or remedy. No course of dealing or waiver of any right on one occasion will constitute a modification of the Service Documentation or be a waiver of that right on a subsequent occasion.
e. **Third party beneficiaries.** Except as otherwise provided in the Service Documentation, no person or entity other than the parties to this Agreement will be deemed to be a third party beneficiary under the Service Documentation.
f. **Financial condition.** You will provide us promptly upon our request any existing financial statements or other information pertaining to your financial condition or any previously unprepared financial statements which we may require you to prepare and/or to be audited or reviewed by independent certified public accountants acceptable to us.
g. **Your representations and warranties.** You represent and warrant that: (i) you will not use any Service in a manner that would violate any Applicable Law by you or us; (ii) if you employ an agent in connection with its use of any Service, you represent and warrant to us that: (1) your governing body has duly authorized the agent; (2) you will exercise appropriate controls to ensure each authorized agent does not exceed the authority granted to it; and (3) you will preserve the confidentiality of the Log-On Credentials and immediately notify us if you become aware or suspect that any Log-On Credential may have been compromised.
h. **Use of names.** You and we will not use each other's name or refer to our relationship in any solicitation, marketing material, advertisement, news release, or other written, online or oral communication without specific prior written consent for each such use or release, except that we may use your name as a reference in service proposals if we obtain your prior written approval for such use.
i. **Notices and communications.** Either party may provide notice to the other party by mail, personal delivery, or electronic transmission.
    i. You will notify us promptly in writing of any change in your name, Address, legal status, or any other changes relevant to the conduct of the Account or affecting your business relationship with us.
    ii. The term "Address" as used in this Agreement refers to a mailing or electronic address.
    iii. You will use the Address where your relationship manager or other manager is located and will address any notice to the attention of the manager.
    iv. Each party will have a reasonable time after receipt of any notice to act on it.
    v. Any communication or notice to us from your agent about your use of a Service will be deemed to be a communication from you, and you authorize us to communicate with your agent about any such communication or Service.
    vi. We are entitled to rely on any communication or notice from you that we believe in good faith was authorized by your authorized representative or Authorized Agent and, we will have no obligation to verify or authenticate an identity of a sender or signature on any notice or communication, except as expressly provided in the Service Documentation.

16. Survival. Sections 7, 9, 11 - 15 will survive termination of the Services or this Agreement.

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Appendix X

Applicable Branches or Subsidiaries of Bank

1. Wells Fargo Bank, N.A., UK Branch
2. Wells Fargo Bank, N.A., Canadian Branch
3. Wells Fargo Bank, National Association, Shanghai Branch
4. Wells Fargo Bank, National Association, Hong Kong Branch

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