

# Williamson Central Appraisal District

## Board of Directors Meeting

### Minutes of April 27, 2022

---

Jon Lux, Chairman, called the regular meeting of the Williamson Central Appraisal District Board of Directors to order Wednesday, April 27, 2022, at 9:08 a.m. Board members present; Jon Lux, Harry Gibbs, Lora Weber, and Hope Hisle-Piper. Mason Moses and Larry Gaddes were absent. Quorum declared.

Some of the District's management staff were in attendance.

Pledges of Allegiance

Receipt of Public Comments

There were no public comments.

Taxpayer Liaison Officer's Report

Report on Property Owner Contacts

Charley Rouse, the District's Taxpayer Liaison Officer (TLO), was present to report on the status of his contact with property owners. Rouse reported that he had seen an increased number of calls recently. He expressed that a good portion of the calls were related to exemption questions, and some regarding taxes. Rouse indicated that property owners still are under the misconception that the appraisal district can answer property tax questions.

Rouse explained that there are some property owners who are not aware of the District's website and the resources it holds. He also mentioned one owner he had spoken with whose home had sustained fire damage but yet still was appraised at a higher value. Lankford explained that, per the Texas Legislature, all homes must be valued as of January 1<sup>st</sup> of each year. He mentioned that a legislative bill is being proposed to correct this issue. Lankford discussed the ten percent homestead cap and how it has never been more important than it is today.

Consider approval of minutes of the Board of Directors for the regular meeting – March 17, 2022.

Weber made a motion to approve the March 17, 2022, minutes as presented. Gibbs seconded. The motion carried.

Consideration of Monthly Financials

The February 2022 financials and expenditures were reviewed and filed for audit. Lankford pointed out that the District had made its final building payment, which had been approved by the Board to pay out of the District's reserve account. He mentioned that one additional regular payment was made in January.

Appraisal Review Board Pay

Lankford reminded the Board that Carol Frey, the Appraisal Review Board (ARB) Chair, had presented to them at their March meeting to propose a pay increase for the ARB. The original estimate provided to the Board was for five pay range positions. Lankford announced that the actual amount was \$29,400 if all seventy days were utilized.

## Chief Appraiser's Report

### WCAD Presentations

Lankford announced that the District had its annual Entity Meeting; this meeting was very well attended and very well received by the taxing units. He indicated that the information provided at this meeting is helpful for the entities with their budgeting process.

Lankford reported that both he and Chris Connelly, the District's Deputy Chief Appraiser, had interviewed with Fox 7 News. He also mentioned that Thrall ISD had invited him to speak to citizens on how property values and taxes are calculated.

Lankford discussed a webinar he had done for the Jorgenson Group, a group of realtors, where he answered questions regarding the homestead exemption and how caps work. He indicated that this meeting was very well attended. He had also been invited by Popp Hutcheson to speak on a panel at a conference with a group of Chief Appraisers from the three fastest growing counties in Texas.

### WCAD Initiatives

Lankford informed the Board of the new dashboard on the District's website. He announced that Connelly and the District's team of Directors had worked to create this dashboard. The website dashboard, which was displayed, was created using the District's open data portal. The market map was reviewed, and Lankford announced that the District's analysis of the market is included on the dashboard. The most significant factors in valuation are also explained, along with analysis using comparable sales. Other explanations included on the dashboard involve how to apply for exemptions and how to review individual property value. Participating in taxing unit budget hearings is explained and discussed that this is an important part of the process.

Lankford indicated that one of the District's goals this year was to improve the explanation of the market to the public. He believed this dashboard accomplished that goal. He also displayed the market data map which shows a map of the property owners' neighborhood and the properties used in comparison.

Lankford announced that property owners can now find their exemption status on the District's website. This should reduce the phone calls received and should also be useful for the tax office. Gibbs mentioned directing those registering their vehicle to the District's website for exemption information.

Lankford reported that one of the news stations had done a report on the express inquiry process. This procedure allows owners who recently purchased their home to provide their settlement statement documentation for easy processing. The District can adjust the value on these homes to their sale price. Lankford announced that the District had received 2,950 settlement statements thus far, which was a much higher number than previous years.

### HyperVerge, Inc. Return on Investment

Lankford explained the HyperVerge project indicating this to be the rollback finder. He explained that this company utilizes artificial intelligence to analyze arial photos to determine where agricultural properties have changed their use.

## Board Announcements

There were no Board announcements.

The Board discussed the following dates for their next regular meetings:

- May 19<sup>th</sup>, May 23<sup>rd</sup>, or May 24<sup>th</sup>
- June 8<sup>th</sup>
- July 14<sup>th</sup>
- September 7<sup>th</sup>
- October 13<sup>th</sup>
- November 10<sup>th</sup>

Gibbs left the meeting.

The regular meeting adjourned at 10:10 a.m.

## Board Training

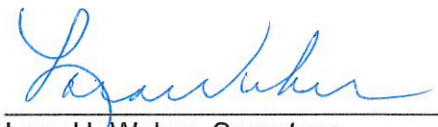
Lux, Jon, Lora and Hope were in attendance. Chris Jackson, one of the District's attorneys was present to provide training for the Board members.

Respectfully,



---

Jon Lux, Chairman



---

Lora H. Weber, Secretary