

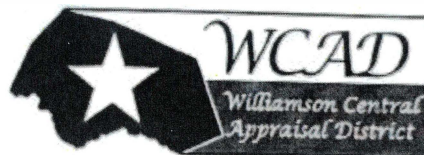
**BOARD OF DIRECTORS - ENTITY APPOINTED**

LISA BIRKMAN  
LARRY GADDES  
HARRY GIBBS  
JON LUX

LORA H. WEBER  
MICHAEL WEI

**BOARD OF DIRECTORS - PUBLICLY ELECTED**

HOPE HISLE-PIPER  
MIKE SANDERS  
MASON MOSES



**CHIEF APPRAISER**  
ALVIN LANKFORD  
625 F.M. 1460  
Georgetown, Texas 78626  
Georgetown/Austin (512) 930-3787

**NOTICE  
OF MEETING OF THE  
BOARD OF DIRECTORS  
WILLIAMSON CENTRAL APPRAISAL DISTRICT**

Notice is hereby given that a meeting of the Board of Directors of the Williamson Central Appraisal District has been scheduled for **Thursday, January 9, 2025, at 9:00 a.m.** at the Williamson Central Appraisal District Office, 625 F.M. 1460, Georgetown, Texas.

The agenda for the meeting is as follows:

- I. Call to Order
- II. Establishment of Quorum
- III. Pledges of Allegiance
- IV. Oath of Office by Board Members
- V. Election of Officers
  - A. Chairperson
  - B. Vice Chairperson
  - C. Secretary
- VI. General Meeting Guidelines
- VII. Receipt of Public Comments
- VIII. Employee of the Year Recognition
- IX. Taxpayer Liaison Officer's Report
  - A. Report on Property Owner Contacts
- X. Consider Approval of Minutes of the Board of Directors for the:
  - A. Board Workshop - November 7, 2024 (page 2)
  - B. Regular Meeting - November 14, 2024 (pages 3-7)
- XI. Consideration of Monthly Financials (pages 8-16)
- XII. Discussion and Possible Action on:
  - A. Taxpayer Liaison Officer Job Description Update (page 17)
  - B. Review & Compensation of Taxpayer Liaison Officer
  - C. Texas Association of Appraisal Districts Voting Delegate
  - D. Agricultural Advisory Committee (page 18)
  - E. Subcommittee Report: Appointment of Appraisal Review Board Chair & Secretary
  - F. Correction to Appraisal Roll (Texas Property Tax Code 25.25(b)) (pages 19-20)
  - G. Board of Directors Policy (Resolution #2025-01) (page 21)
- XIII. Chief Appraiser's Report
  - A. Taxing Unit Board of Directors Election Update (page 22)
  - B. Exemption Update
  - C. Lawsuit, Arbitration and SOAH Reports (pages 23-36)
  - D. Emergence Employee Survey Results
- XIV. Board Agenda Additions for Future Meeting
- XV. Board Announcements
- XVI. Consideration and action on date, place, time for next/future meeting
- XVII. Adjournment

at **8:42** FILED **A** M  
o'clock

JAN 06 2025 **mb**

**Nancy E. Ruten**  
County Clerk, Williamson Co., TX

This notice was posted at the:  
Appraisal District's Office on **Monday, January 6, 2025** at **8:53 a.m.**

Christine Brown  
Appraisal District

Executive Session: Pursuant to Subchapter D, Chapter 551, V.T.C.S., the Board may enter a closed session as permitted by the exceptions to the Open Meetings Act. Citizens in need of assistance in accessing meetings of the Board of Directors or Appraisal Review Board are encouraged to contact our office or the chief appraiser in advance of their presentation so that they may be assisted. Recomendamos a ciudadanos que anticipen necesitar ayuda para tener acceso a reuniones de la Junta Directiva o Tabla de Revision de Evaluacion que contacten nuestra oficina o al valorador principal antes de su presentacion para poder ayudarlos.

**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   |

**Williamson Central Appraisal  
District Board of Directors Meeting  
Minutes of November 7, 2024**

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Jon Lux, Chairman, called the workshop of the Williamson Central Appraisal District Board of Directors to order Thursday, November 7, 2024, at 9:03 a.m. Board members present: Jon Lux, Lora Weber, Michael Wei, Lisa Birkman and Mike Sanders. Larry Gaddes, Mason Moses, Hope Hisle-Piper and Harry Gibbs 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.

Board Member Training Workshop

Lankford introduced Chris Jackson, with Perdue Brandon Fielder Collins & Mott, LLP, one of the District's attorneys, who was present to provide the Board training. Jackson reviewed the history of ad valorem taxation and some of the duties of the Board of Directors. He also reviewed the Board election process and the term limits.

The Board recessed at 10:20 a.m. and returned at 10:28 a.m.

The meeting adjourned at 11:00 a.m.

Respectfully,

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Jon Lux, Chairman

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Lora Weber, Vice Chairman

# Williamson Central Appraisal District

## Board of Directors Meeting

### Minutes of November 14, 2024

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Jon Lux, Chairman, called the regular meeting of the Williamson Central Appraisal District Board of Directors to order Thursday, November 14, 2024 at 9:00 a.m. Board members present; Jon Lux, Lora Weber, Hope Hisle-Piper, Michael Wei, Lisa Birkman, Larry Gaddes, Mike Sanders, and Mason Moses. Quorum declared. Harry Gibbs was absent.

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

Glenda Williams, the District's Taxpayer Liaison Officer, was present to report on the status of her contact with property owners.

Consent / Possible Action Items

*The consent agenda includes non-controversial and routine items that the Board may act on with one single vote. Any Board member may pull any item from the consent agenda in order that the Board discuss and act upon it individually as part of the regular agenda.*

Consent Agenda Items:

Approval of Minutes of the Board of Directors for the regular meeting – October 9, 2024

Approval of Minutes of the Board of Directors for the regular meeting – October 23, 2024

Monthly Financials

Quarterly Investment Report

Weber moved for approval of the consent agenda items as presented. Birkman seconded. The motion carried.

Appointment of Appraisal Review Board Members

Moses reported that the Appraisal Review Board (ARB) Committee, made up of himself, Hisle-Piper and Sanders had conducted interviews with the eight individuals who had applied for the ARB. He indicated that the committee was looking for people who would objectively review data. Moses felt confident moving forward with the people who were returning for another term.

Moses made a motion to appoint the following returning Appraisal Review Board Members:

- Mary Bonnette – 3<sup>rd</sup> term
- Donna Cannon – 2<sup>nd</sup> term
- Lavern Curry – 2<sup>nd</sup> term
- Stephen Heimberg – 2<sup>nd</sup> term
- Kurt Iverson – 2<sup>nd</sup> term
- Amy Kahn – 2<sup>nd</sup> term
- Andrew Koester – 3<sup>rd</sup> term
- Kim Peterson – 3<sup>rd</sup> term
- And Coletta Ruggiero – 3<sup>rd</sup> term

Moses also moved to appoint the following new Appraisal Review Board Members:

- Maggie O'Malley
- Anjeanette Benefield
- Tracy Tripulas
- Louise McGinley
- Paul Schmuck
- Anita Mathews
- And Stephen Klutz in a full position

Birkman seconded. The members discussed the ability, if one of these members stepped down, of interviewing additional members. It was also mentioned that Stephen Klutz would be recommended for serving on a commercial appraisal panel. Lux asked that the Committee let the Board know if there were any process changes necessary. Gaddes mentioned the possibility of the Board reaching out or submitting written testimony to the legislature in support of a bill allowing schoolteachers to serve on the ARB.

The motion carried.

#### Appraisal Review Board Chair & Secretary Appointment Process

Lankford reminded the members that they were now responsible for the selection of the Chair and Secretary of the Appraisal Review Board (ARB). It was announced that the current ARB Chair, Mary Bonnette, was willing and able to continue serving in this position. Coletta Ruggiero was the recommendation, by the ARB Chair, to serve as Secretary. Lankford announced that this item would be included on the Board's January meeting agenda. Discussion followed.

#### Budget Amendment for Samsung Appraisal

Lankford addressed the possibility of obtaining a second appraisal for Samsung Semiconductor, which Gibbs had previously suggested. Lankford recommended Josh Wood with Valbridge Property Advisors to conduct the first appraisal in early 2025. Lankford indicated that he had spoken with each of the taxing units affected and given them an estimate of \$120,000 to \$150,000 as the cost for the second appraisal. He also outlined the benefits as well as possible negative issues with conducting a second appraisal. A budget amendment would need approval by the Board to proceed. Discussion followed.

No motion was made.

Executive Session, per Government Code Section 551.071 – Consultation with Attorney, began at 9:46 a.m.

## 130RSWC Exemption Consultation with Attorney

Executive Session ended at 10:43 a.m.

No action was taken as a result of Executive Session.

The Board recessed from 10:43 a.m. to 10:46 a.m.

Executive Session, per Government Code Section 551.074 – Personnel Matters, began at 10:46 a.m.

### Chief Appraiser Evaluation & Chief Appraiser Compensation

Executive Session ended at 11:15 a.m.

Sanders moved to increase the salary of the Chief Appraiser by five percent and provide a four percent bonus (*performance stipend as in contract*). Weber seconded. The motion carried.

Moses made a motion to rescind the original motion adopted at the October 23, 2024 Board Meeting pertaining to the Chief Appraiser compensation. Sanders seconded. The motion carried.

Birkman moved to accept the Chief Appraiser evaluation as presented. Wei seconded. The motion carried.

Lux expressed his appreciation to Lankford for all his hard work and efforts. It was mentioned that the public Board election duties would be added into the Chief Appraiser job description and evaluation. Weber requested a standing Board agenda item be included regarding any major economic development occurring in Williamson County. Birkman expressed that these items would need to be listed specifically. Lankford indicated that he would consult with the District's attorney and provide an update at the January Board Meeting.

Sanders commented on the efficiency of the District. Lankford expressed his appreciation to staff for their efforts.

### Annual Review of Board of Directors Policy (Resolution #2024-06)

Lankford mentioned Sanders' request regarding updating the Board's policy pertaining to appointed and elected Board members. Sanders had discussed matching the statutes. Weber commented that the process by the taxing units is an election process and she wanted it to be clear that they are taxing unit elected members because of that process. She also commented on the inconsistencies throughout the Board's policy.

Lankford reviewed the changes in the policy. He also mentioned that he had been in contact with other large appraisal districts and was working with one of the District's attorneys regarding a Chief Appraiser grievance policy. Sanders suggested rather than indicating "publicly elected" to note these individuals as "taxpayer elected". Discussion followed.

The Board discussed the few things in the tax code that allow for removal of an ARB member. The possibility of adding verbiage pertaining to this to the Board's policy was discussed.

Lankford informed the members that the resolution number showing on the agenda should have listed 2024-06, not 2024-01.

Weber moved for approval of the policy as drafted with the changes. Birkman seconded. Lux clarified that this would include everything that was previously recommended from the Board. Lankford announced one change that he had failed to mention regarding the Spanish copy which had been reviewed and edited. The document was provided to the Board members.

Weber amended her first motion to also accept the Spanish translation changes. Birkman seconded. Sanders expressed that the current Spanish translation would be changing the significance for those who do not speak English or have a disability by seven days before rather than seven business days.

The motion carried with Lux, Weber, Hisle-Piper, Wei, Birkman, Gaddes, and Moses voting for and Sanders voting against.

Weber moved to amend her motion again stating that anywhere there is a conflict between taxing unit elected or appointed that the phrase taxing unit elected always be utilized. Moses seconded. Sanders voiced his thoughts that the Board's Policy should match the statutes and utilize their terminology. Discussion followed. Moses mentioned the importance of acknowledging that this is a democratic process and the people who are elected to school boards, city councils, etc. who were elected by their constituents do have a voice in electing the people who serve on the appraisal district Board of Directors, indicating that the entity elected members are indeed "elected".

The motion carried with Lux, Weber, Hisle-Piper, Wei, Birkman, Gaddes, and Moses voting for and Sanders voting against.

Hisle-Piper moved to amend the motion to include on the definitions page of the Board's Policy, definitions for both the entity elected as well as the publicly elected members, giving additional explanation for each. Lankford to draft language for this update to bring back to the next Board Meeting. The motion failed due to the lack of a second.

Lux confirmed the final motion which included adopting the Board Policy with the addition of the Spanish language and as well as amended all conflicts between taxing unit elected or appointed that the phrase taxing unit elected be used. Based on the original motion and second amendments, the Board conducted a vote. The motion carried with Lux, Weber, Hisle-Piper, Wei, Birkman, Gaddes, and Moses voting for and Sanders voting against.

## Chief Appraiser's Report

### Taxing Unit Board of Directors Election

Lankford announced that the Board of Directors election ballots had been sent to the taxing units and that these are due to be returned by December 15<sup>th</sup>. Lankford indicated that the District would send declarations to those elected December 31<sup>st</sup>.

### Ownwell Advertisement

Lankford expressed his opinion on the questionable business practices of Ownwell Property Tax Appeals. He informed the Board that this company was advertising false information. Lankford informed the Board that he wished to join with other appraisal districts in filing a complaint with the Texas Department of Licensing and Regulation (TDLR) as well as a complaint with the Attorney General. Discussion followed.

## WCAD Annual Report

Lankford mentioned the District's annual report and indicated that this report is published on the WCAD website.

## Lawsuit, Arbitration and SOAH Reports

Lankford mentioned the lawsuit and binding arbitration reports. There were no State Office of Administrative Hearings (SOAH) on which to report.

## Community Care Year-End Fundraising

Lankford reminded the Board of the fundraising the District participates in throughout the year for the community. He informed them that year-end donations are also collected and invited the members to join with staff in providing a donation.

## WCAD Christmas Party Reminder

Lankford reminded the Board of the District's Christmas Party that was scheduled to take place on Saturday, December 21<sup>st</sup> at Cimarron Hills Country Club. He invited the Board to attend.

## Board Agenda Additions for Future Meeting

- Hisle-Piper – definitions for the Board Policy
- Birkman – updates on Samsung and the water plant
- Weber – ongoing agenda item regarding major economic development

## Board Announcements

- Lux was congratulated for being recognized by Representative John Carter for his service after leaving the military.
- Wei and Gaddes were congratulated for winning their election races.

The Board had previously set the following meeting date:

Thursday, January 9, 2025 at 9 a.m. ~ Regular Board Meeting

The meeting adjourned.

Respectfully,

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Jon Lux, Chairman

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Hope Hisle-Piper, Secretary

**Williamson CAD**  
**Statement of Expenditures - Budget vs Actual vs Last Year**  
**For the month Ended October, 2024**

	Current Annual Budget	Plus Reserve Funds	Current Monthly Expense	YTD Expenses	Last Year YTD Expenses	Budget Balance	% Remaining
<b>6000 - General - Personnel</b>							
6010 - Salaries Expense	6,814,700		499,426	5,132,524	4,674,115	1,682,176	25%
6020 - Auto Allowance	344,700		27,476	286,013	274,384	58,687	17%
6030 - Group Health Insurance	974,200		71,541	659,781	538,724	314,419	32%
6035 - Health Reimbursement Account		200,000	5,149	53,331	84,243	146,669	73%
6040 - Retirement Contribution	1,303,200		99,038	1,001,886	910,555	301,314	23%
6060 - Worker's Compensation Insurance	9,200		0	7,901	8,277	1,299	14%
6070 - Payroll Taxes - FICA	105,000		7,648	75,224	68,237	29,776	28%
<b>Total 6000 - General - Personnel</b>	<b>9,551,000</b>	<b>200,000</b>	<b>710,278</b>	<b>7,216,658</b>	<b>6,558,534</b>	<b>2,534,342</b>	<b>26%</b>
<b>6100 - Materials/Supplies</b>							
6110 - Office Supplies	13,600		1,274	9,566	9,724	4,034	30%
6120 - Postage	215,100		3,917	153,282	230,177	61,818	29%
6130 - Forms, Printing & Reproduction	72,400		119	64,170	75,815	8,230	11%
6140 - Janitorial Supplies	7,800		880	6,033	6,515	1,767	23%
* 6150 - Minor Equipment / Furniture	94,000	9,190	17,262	59,401	65,913	43,789	42%
6160 - Computer Supplies Expense	16,500		50	1,292	8,242	15,208	92%
<b>Total 6100 - Materials/Supplies</b>	<b>419,400</b>	<b>9,190</b>	<b>23,503</b>	<b>293,743</b>	<b>396,386</b>	<b>134,846</b>	<b>31%</b>
<b>6200 - General - Services</b>							
6210 - Professional Development	133,600		5,480	99,364	115,685	34,236	26%
6215 - Equipment Lease/Rental	42,300		3,818	30,779	30,025	11,521	27%
6220 - Utilities	232,200		17,975	163,934	174,624	68,266	29%
* 6225 - Building Repair & Maintenance	185,400	57,648	9,858	187,298	186,442	55,750	23%
6235 - TLO Expense	16,000		1,250	13,470	11,000	2,530	16%
6236 - Board of Directors Expenses	368,000		282	306,450	5,738	61,550	17%
6240 - Publications	140,500		6,975	111,477	101,510	29,023	21%
6250 - Contingency Emergency	500		0	0	0	500	100%
* 6260 - Professional Services	1,084,400	8,350	130,158	1,126,618	1,214,674	-33,868	-3%
6280 - Maintenance	430,200		80	376,622	355,831	53,578	12%
6285 - Computer Licenses/Services	187,700		6,280	205,533	171,279	-17,833	-10%
6290 - Business Insurance	23,300		27,870	27,870	24,199	-4,570	-20%
<b>Total 6200 - General - Services</b>	<b>2,844,100</b>	<b>65,998</b>	<b>210,026</b>	<b>2,649,414</b>	<b>2,391,007</b>	<b>260,684</b>	<b>9%</b>
<b>6800 - General - Debt Service</b>							
6810 - Building Payment	0		0	0	0	0	0%
<b>Total 6800 - General - Debt Service</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>

**Williamson CAD**  
**Statement of Expenditures - Budget vs Actual vs Last Year**  
**For the month Ended October, 2024**

	Current Annual Budget	Plus Reserve Funds	Current Monthly Expense	YTD Expenses	Last Year YTD Expenses	Budget Balance	% Remaining
<b>8000 - Capital Outlay</b>							
* 8010 - Computer Capital	47,500	28,257	28,257	34,089	0	41,668	55%
8030 - Depreciation Expense	5,000		0	0	0	5,000	100%
<b>Total 8000 - Capital Outlay</b>	<b>52,500</b>	<b>28,257</b>	<b>28,257</b>	<b>34,089</b>	<b>0</b>	<b>46,668</b>	<b>58%</b>
<b>Sub-Total</b>	<b>12,867,000</b>	<b>303,445</b>	<b>972,064</b>	<b>10,193,905</b>	<b>9,345,928</b>	<b>2,976,541</b>	<b>23%</b>
<b>6300 - ARB Services</b>							
6310 - ARB - Contract Labor	266,700		0	168,017	190,095	98,684	37%
6320 - ARB - Supplies	1,000		94	703	715	297	30%
6330 - ARB - Forms, Printing & Ads	31,200		51	27,653	32,672	3,547	11%
6340 - ARB - Training/Seminars	0		0	0	0	0	0%
6350 - ARB - Litigation	7,500		0	2,200	2,200	5,300	71%
<b>TOTAL 6300 - ARB Services Sub-Total</b>	<b>306,400</b>		<b>145</b>	<b>198,573</b>	<b>225,682</b>	<b>107,827</b>	<b>35%</b>
<b>Total</b>	<b>13,173,400</b>	<b>303,445</b>	<b>972,209</b>	<b>10,401,332</b>	<b>9,571,609</b>	<b>3,084,368</b>	<b>23%</b>

	Current Annual Budget	Current 3rd Quarterly Income	YTD Income
<b>5000 - Revenue</b>			
5005 - Taxing Units Income	11,527,200	3,280,850	9,842,550
5010 - Rendition Penalty Income		240	20,111
5020 - Interest Income		21,173	173,643
5090 - Miscellaneous Income		614	39,267
Budget buy down	300,000		
<b>Total 5000 - Revenue</b>	<b>11,827,200</b>	<b>3,302,877</b>	<b>10,075,572</b>
<b>TOTAL BUDGET</b>	<b>11,827,200</b>		

# Williamson CAD

## Assigned Funds / Amendments

### For the month ended October, 2024

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Assigned/Obligated Funds			
Assigned / Obligated Funds	Acct. / Desc.	Amount	Comments
Tech Short-Lived	8010 & 6150 - Storage switches	\$37,437.00	Board approval - 04/11/2024 - Hisle-Piper made a motion to replace two backup storage devices and disconnect the extended UPS at an estimated total of \$37,437 to be spent from the Technology Short Lived reserve account. Wei seconded. The motion carried unanimously.

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Category Amendment			
From/To	Acct. / Desc.	Amount	Comments

\*

Line Item Amendment			
From/To	Acct/Desc	Amount	Comments

**Williamson Central Appraisal District**  
**Approved Disbursements**  
October 2024

Num	Date	Name	Amount	Memo
31441	10/09/2024	ALN Apartment Data, Inc	-237.50	6240 - Publication
31442	10/09/2024	Amazon Business	-474.16	6110, 6150, 6160 - Office & computer supplies, minor equipment
31443	10/09/2024	AT&T	-2,634.18	6220 - Data plans
31444	10/09/2024	AutoMox	-282.00	6285 - Maintenance - manage plan
31445	10/09/2024	Beckwith Electronic Systems, LLC	-1,289.98	6225 - Building repair & maintenance
31446	10/09/2024	City of Georgetown	-8,035.11	6220 - Water electric sewer garbage storm drainage
31447	10/09/2024	ConstructConnect	-3,035.45	6240 - Publication
31448	10/09/2024	Cook Heating and Air LLC	-893.00	6225 - Building repair & maintenance
31449	10/09/2024	CoStar Realty Information, Inc.	-3,686.08	6240 - Publication
31450	10/09/2024	Dick Gann	-450.00	6260 - Binding Arbitration - 24623142L - 4843 Williams B., LLC
31451	10/09/2024	Express Commercial Cleaning, Inc.	-3,669.11	6140, 6226 - Janitorial services & supplies
31452	10/09/2024	Fox Commercial Services	-983.51	6225 - HVAC repair & maintenance
31453	10/09/2024	GHS - Georgettes	-240.00	6110 - Christmas Decorations - Poinsettias
31454	10/09/2024	Glenda Williams	-1,250.00	6235 - TLO Expense
31455	10/09/2024	Jason Hashem	-79.92	6210 - Reimbursement - meals
31456	10/09/2024	Lochow Ranch Pond & Lake	-439.00	6225 - Wet pond maintenance
31457	10/09/2024	Port 53 Technologies Inc	-43,655.72	<b>Assigned funds</b> (\$37,347) - 6150 & 8010 - Switch & minor equipment
31458	10/09/2024	Subvenion	-2,500.00	6260 - Computer consultant
31459	10/09/2024	TLC Office Systems (Dallas)	-39.00	6215 - Lease copier/printer
31460	10/09/2024	TML Intergovernmental Risk Pool	-27,870.22	6290 - Business Insurance
31461	10/09/2024	Usio Output Solutions	-50.00	6130 - HS postcard mailout
31462	10/09/2024	Usio Postage	-292.25	6120 - Postage for mailing
31463	10/09/2024	Visual Edge IT (Dallas)	-1,292.00	6215 - Lease copier/printer
31464	10/09/2024	Williamson County Sun	-171.00	6330 - ARB 2025 job ad
31465	10/24/2024	A+ Window Cleaning Services LLC	-494.00	6225 - Window Cleaning
31466	10/24/2024	Amazon Business	-1,526.42	6110, 6130, 6150 - Office supplies, envelopes & minor equipment
31467	10/24/2024	Butler Snow	-13,190.44	6260 - Professional Services
31468	10/24/2024	Card Services Center	-188.10	6210=\$100.90 - Professional development 6236=\$87.20 - Board expenses
31469	10/24/2024	Data Foundry, LLC	-1,512.00	6220 - Internet services
31470	10/24/2024	Dell	-2,071.97	6150 - Minor Equipment
31471	10/24/2024	Elan Financial Services	-2,497.99	6210=\$2,198 - Professional development 6285=\$299.99 - Computer licenses
31472	10/24/2024	iSolved	-307.50	6030 - HRA monthly admin fee
31473	10/24/2024	Jack Salamone	-450.00	6260 - Binding Arbitration - 246 23 23176R - Mark D.Groba
31474	10/24/2024	King's Pest Control	-170.00	6225 - Pest service
31475	10/24/2024	Minuteman Press	-237.46	6110, 6130 - Office supplies & forms printing
31476	10/24/2024	Optimum Business (Fiber)	-825.00	6220 - Internet services
31477	10/24/2024	Perdue, Brandon, Fielder, Collins & Mott	-54,188.00	6260 - Professional Services - July & August
31478	10/24/2024	Prototype IT	-2,700.00	6260 - IT Consulting
31479	10/24/2024	PureVida Water	-49.00	6215 - Bottle-less water filtration system rental
31480	10/24/2024	RingCentral Inc.	-3,290.19	6220 - Telephone expenses

**Williamson Central Appraisal District**  
**Approved Disbursements**  
October 2024

Num	Date	Name	Amount	Memo
31481	10/24/2024	Spectrum Enterprise	-2,977.42	6220 - Internet services
31482	10/24/2024	Stillwater Landscapes	-2,119.00	6225 - Grounds maintenance
31483	10/24/2024	Texas A&M AgriLife Extension Service	-2,200.00	6210 - Property Tax Institute 12/3-4/2024
31484	10/24/2024	Texas Dept. of Licensing & Regulation	-100.00	6210 - Registration Application Fee - ACazal
31485	10/24/2024	The A List Staffing	-4,021.44	6010 - Employment staffing
31486	10/24/2024	Trusted Tech Team	-3,530.16	6285 - Computer licenses
31487	10/24/2024	Williamson County Sun	-409.50	6240 - Public Notice - Property Tax Notice
31488	10/31/2024	True Texas BBQ	-803.72	6210 - Thanksgiving Luncheon

**Williamson CAD**  
**Statement of Expenditures - Budget vs Actual vs Last Year**  
**For the month Ended November, 2024**

	Current Annual Budget	Plus Reserve Funds	Current Monthly Expense	YTD Expenses	Last Year YTD Expenses	Budget Balance	% Remaining
<b>6000 - General - Personnel</b>							
6010 - Salaries Expense	6,814,700		805,145	5,937,669	5,194,259	877,031	13%
6020 - Auto Allowance	344,700		41,369	327,381	300,265	17,319	5%
6030 - Group Health Insurance	974,200		70,126	729,907	601,177	244,293	25%
6035 - Health Reimbursement Account		200,000	4,520	57,851	88,013	142,149	71%
6040 - Retirement Contribution	1,303,200		158,708	1,160,593	1,012,995	142,607	11%
6060 - Worker's Compensation Insurance	9,200		0	7,901	8,277	1,299	14%
6070 - Payroll Taxes - FICA	105,000		12,355	87,579	75,858	17,421	17%
<b>Total 6000 - General - Personnel</b>	<b>9,551,000</b>	<b>200,000</b>	<b>1,092,223</b>	<b>8,308,881</b>	<b>7,280,843</b>	<b>1,442,119</b>	<b>15%</b>
<b>6100 - Materials/Supplies</b>							
6110 - Office Supplies	13,600		1,064	10,630	11,710	2,970	22%
6120 - Postage	215,100		5,568	158,850	235,258	56,250	26%
6130 - Forms, Printing & Reproduction	72,400		40	64,210	77,380	8,190	11%
6140 - Janitorial Supplies	7,800		0	6,033	7,208	1,767	23%
* 6150 - Minor Equipment / Furniture	94,000	9,190	5,991	65,391	117,435	37,798	37%
6160 - Computer Supplies Expense	16,500		221	1,513	8,242	14,987	91%
<b>Total 6100 - Materials/Supplies</b>	<b>419,400</b>	<b>9,190</b>	<b>12,883</b>	<b>306,626</b>	<b>457,232</b>	<b>121,963</b>	<b>28%</b>
<b>6200 - General - Services</b>							
6210 - Professional Development	133,600		3,005	102,369	120,781	31,231	23%
6215 - Equipment Lease/Rental	42,300		3,069	33,848	31,750	8,452	20%
6220 - Utilities	232,200		17,786	181,720	193,725	50,480	22%
* 6225 - Building Repair & Maintenance	185,400	57,648	4,352	191,650	190,214	51,398	21%
6235 - TLO Expense	16,000		1,250	14,720	12,100	1,280	8%
6236 - Board of Directors Expenses	368,000		138	306,588	5,738	61,412	17%
6240 - Publications	140,500		4,140	115,617	105,904	24,883	18%
6250 - Contingency Emergency	500		0	0	0	500	100%
* 6260 - Professional Services	1,084,400	8,350	33,789	1,160,407	1,289,654	-67,656	-6%
6280 - Maintenance	430,200		0	376,622	356,537	53,578	12%
6285 - Computer Licenses/Services	187,700		13,447	218,980	189,009	-31,280	-17%
6290 - Business Insurance	23,300		0	27,870	24,199	-4,570	-20%
<b>Total 6200 - General - Services</b>	<b>2,844,100</b>	<b>65,998</b>	<b>80,975</b>	<b>2,730,389</b>	<b>2,519,611</b>	<b>179,709</b>	<b>6%</b>
<b>6800 - General - Debt Service</b>							
6810 - Building Payment	0		0	0	0	0	0%
<b>Total 6800 - General - Debt Service</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>

**Williamson CAD**  
**Statement of Expenditures - Budget vs Actual vs Last Year**  
**For the month Ended November, 2024**

	Current Annual Budget	Plus Reserve Funds	Current Monthly Expense	YTD Expenses	Last Year YTD Expenses	Budget Balance	% Remaining
<b>8000 - Capital Outlay</b>							
* 8010 - Computer Capital	47,500	28,257	0	34,089	0	41,668	55%
8030 - Depreciation Expense	5,000		0	0	0	5,000	100%
<b>Total 8000 - Capital Outlay</b>	<b>52,500</b>	<b>28,257</b>	<b>0</b>	<b>34,089</b>	<b>0</b>	<b>46,668</b>	<b>58%</b>
<b>Sub-Total</b>	<b>12,867,000</b>	<b>303,445</b>	<b>1,186,081</b>	<b>11,379,986</b>	<b>10,257,686</b>	<b>1,790,460</b>	<b>14%</b>
<b>6300 - ARB Services</b>							
6310 - ARB - Contract Labor	266,700		1,235	169,252	190,220	97,449	37%
6320 - ARB - Supplies	1,000		78	782	861	218	22%
6330 - ARB - Forms, Printing & Ads	31,200		17	27,670	33,346	3,530	11%
6340 - ARB - Training/Seminars	0		0	0	0	0	0%
6350 - ARB - Litigation	7,500		600	2,800	2,200	4,700	63%
<b>TOTAL 6300 - ARB Services</b>	<b>306,400</b>		<b>1,930</b>	<b>200,504</b>	<b>226,627</b>	<b>105,896</b>	<b>35%</b>
<b>Total</b>	<b>13,173,400</b>	<b>303,445</b>	<b>1,188,011</b>	<b>11,589,344</b>	<b>10,484,313</b>	<b>1,896,356</b>	<b>14%</b>

**Williamson Central Appraisal District**  
**Approved Disbursements**  
November 2024

Num	Date	Name	Amount	Memo
31489	11/06/2024	Amazon Business	-498.02	6110, 6150 - Office supplies & minor equipment
31490	11/06/2024	AT&T	-3,010.17	6220 - Data plans
31491	11/06/2024	AutoMox	-282.00	6285 - Maintenance - manage plan
31492	11/06/2024	Central Texas Shredding Inc.	-70.00	6260 - Shredding services
31493	11/06/2024	City of Georgetown	-6,113.18	6220 - Water electric sewer garbage storm drainage
31494	11/06/2024	ClearGov	-23,335.00	6260 - Professional services - acitvation & onboarding budget suite
31495	11/06/2024	Cory Hartsfield PC	-216.30	6260 - Profession services
31496	11/06/2024	CoStar Realty Information, Inc.	-3,686.08	6240 - Publication
31497	11/06/2024	Express Commercial Cleaning, Inc.	-3,996.10	6140, 6225 - Janitorial services & supplies
31498	11/06/2024	Fox Commercial Services	-2,508.93	6225 - HVAC repair & maintenance
31499	11/06/2024	GenServe, LLC	-275.00	6225 - Quarterly generator inspection
31500	11/06/2024	Glenda Williams	-1,250.00	6235 - TLO Expense
31501	11/06/2024	Hornsby & Company	-7,500.00	6260 - Appraisal services (EU) - The Oaks Gracious Retirement Living - 22-1159-C368
31502	11/06/2024	Nichols, Jackson, Dillard, Hager & Snr	-150.00	6260 - Professional services
31503	11/06/2024	ODP Business Solutions, LLC	-584.50	6110 - Copier paper
31504	11/06/2024	On Site Services	-150.00	6260 - Employment screening - 3 employees
31505	11/06/2024	Prototype IT	-2,700.00	6260 - IT Consulting
31506	11/06/2024	Quadient Leasing USA, Inc.	-1,506.81	6215 - Lease folder/inserters
31507	11/06/2024	Sidwell, Harris Local Government	-80.00	6280 - Maintenance
31508	11/06/2024	Stillwater Landscapes	-3,429.00	6225 - Grounds maintenance
31509	11/06/2024	Subvenion	-2,500.00	6260 - Computer consultant
31510	11/06/2024	The A List Staffing	-1,363.20	6010 - Employment staffing
31511	11/06/2024	The Master's Touch, LLC	-3,600.00	6120 - Postage for sales questionnaires
31512	11/06/2024	Usio Output Solutions	-50.44	6130 - HS postcard mailout
31513	11/06/2024	Usio Postage	-316.90	6120 - Postage for HS mailing
31514	11/06/2024	Valbridge Property Advisors	-12,000.00	6260 - Experts - Lakeline Parmer Lane
31515	11/06/2024	Visual Edge IT (CA)	-882.17	6215 - Lease copier/printers
31516	11/06/2024	Visual Edge IT (Dallas)	-1,292.00	6215 - Lease copier/printer
31517	11/21/2024	ALN Apartment Data, Inc	-237.50	6240 - Publication
31518	11/21/2024	Amazon Business	-3,127.39	6110, 6150, 6160 - Office & computer supplies, minor equipment
31519	11/21/2024	Armstrong & Armstrong	-600.00	6350 - Retainer for legal svcs for ARB in 2025
31520	11/21/2024	Coletta Ruggiero	-220.00	6310 - ARB Mtgs
31521	11/21/2024	Data Foundry, LLC	-1,512.00	6220 - Internet services
31522	11/21/2024	Erron Dijon Oliver	-540.00	6010 - Security officer
31523	11/21/2024	FedEx	-355.97	6120 - Postage
31524	11/21/2024	iSolved	-303.40	6030 - HRA monthly admin fee
31525	11/21/2024	Jane Schwartz	-265.00	6310 - ARB Mtgs
31526	11/21/2024	Joan M Straach	-250.00	6310 - ARB Mtgs
31527	11/21/2024	Lochow Ranch Pond & Lake	-370.50	6225 - Wet pond maintenance
31528	11/21/2024	Mary Bonnette	-500.00	6310 - ARB Mtgs
31529	11/21/2024	Optimum Business (Fiber)	-825.00	6220 - Internet services
31530	11/21/2024	Prototype IT	-990.00	6260 - IT Consulting

**Williamson Central Appraisal District**  
**Approved Disbursements**  
November 2024

Num	Date	Name	Amount	Memo
31531	11/21/2024	Quadient Finance USA, Inc	-3,693.80	6120 - Postage refill machine
31532	11/21/2024	RingCentral Inc.	-3,290.19	6220 - Telephone expenses
31533	11/21/2024	Spectrum Enterprise	-3,696.76	6220 - Internet services
31534	11/21/2024	Subvenion	-2,500.00	6260 - Computer consultant
31535	11/21/2024	The A List Staffing	-6,996.72	6010 - Employment staffing
31536	11/21/2024	TLC Office Systems (Dallas)	-39.00	6215 - Lease copier / printer
31537	11/21/2024	Trusted Tech Team	-11,225.16	6285 - Computer licenses
31538	11/21/2024	ZOHO Corporation	-58.23	6285 - Computer licenses



## **WILLIAMSON CAD**

### **JOB DESCRIPTION**

**TITLE:** Taxpayer Liaison Officer

**REPORTS TO:** Board of Directors

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#### **General Information:**

The Taxpayer Liaison Officer (TLO), who serves at the pleasure of the Board, shall be a resident of the County for at least two years. The TLO will facilitate communications between the public and the Williamson Central Appraisal District (WCAD) in a professional and courteous manner.

#### **Requirements:**

- Possession of a bachelor's degree from an accredited college or university preferably in Real Estate or Appraisal. Acceptable work experience may be substituted for a college degree or Real Estate experience.
- Working knowledge of the Texas Property Tax Code (Tax Code), the policies and procedures of the WCAD and the WCAD Appraisal Review Board (ARB).
- Must demonstrate strong listening, verbal and written communication skills.
- Ability to work effectively with others and to work independently.

#### **Essential Contract Duties and Responsibilities:**

The duties required include, but are not limited to the following:

- Administer certain public access functions required by the Tax Code.
- Review and respond to complaints that do not involve matters that may be protested under Section 41.41 of the Tax Code.
- Receive and compile a list of comments and suggestions filed by the Chief Appraiser, a property owner, or a property owner's agent concerning the matters listed in Section 5.103(b) of the Tax Code; or any other matter related to the fairness and efficiency of the ARB.
- Forward comments and suggestions filed under Section 5.103(b) to the Texas Comptroller, in the form and manner prescribed by the Comptroller's office.
- Provide information and materials designed to assist property owners in understanding the appraisal process, protest procedures and related matters; including how to file complaints about the ARB.
- Report on the status of all complaints filed with the Board of Directors at each of their meetings.
- ~~Provide clerical assistance to the local administrative district judge in the selection of ARB members, including delivering ARB member applications; but may not influence the process for selecting these members.~~
- Complete the Texas Comptroller training video regarding TLO duties and responsibilities.
- Complete the Texas Comptroller ARB training video required by Section 5.041(a)(2).

January 30th, 2025  
2025 Ag Advisory Board

James Davidson (Chairman)	Agreed to serve for 2025	Ran a dairy operation until 2000, now farms and ranches over 850 acres of family property and has multiple leases throughout Williamson County.
Gene Lawhon	Agreed to serve for 2025	Farms and ranches over 200 acres of family land and has multiple leases in the Georgetown area, former member of the GISD Board of Trustees, former bank officer at the Walburg State Bank, Hartland/GT National Bank, and the First National Bank in Georgetown. Currently works at Program Insurance Group.
Wilber Vorwerk	Agreed to serve for 2025	Farms over 400 acres of family land in the Taylor/Coupland area and has multiple leases in Williamson County.
Billy Carlson	Agreed to serve for 2025	Farms over 200 acres of family land and has multiple leases throughout Williamson County.
Mark Prinz	Agreed to serve for 2025	Farms and ranches over 500 acres of family land and leases over 3,000 acres in Travis and Eastern Williamson County.

\*Gary Pastushok is the current AG Extension Agent and is invited to every meeting.

**M435563 Juan Carlos Aguilar**

(1) DESCRIPTION: M1067 - Mobile Home Only On Estates of Liberty Hill LLC, SPACE 146, SERIAL P4016A, TITLE # 00216433, LABEL # TEX0262831, MODEL COUNTRY MANOR, (25DEL)

(2) NAME OF OWNER: Juan Carlos Aguilar

- This property was investigated after an inquiry from the tax office. It was determined that the MH was moved to an unknown location in 2019 and the taxes for 2020-2024 were erroneous. Per 25.25b Board rule 1.19.11 the account was corrected and information regarding this was sent to the tax office.

## Texas Property Tax Code Section 25.25

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### Sec. 25.25. Correction of Appraisal Roll.

(b) The chief appraiser may change the appraisal roll at any time to correct a name or address, a determination of ownership, a description of property, multiple appraisals of a property, or a clerical error or other inaccuracy as prescribed by board rule that does not increase the amount of tax liability. Before the 10th day after the end of each calendar quarter, the chief appraiser shall submit to the appraisal review board and to the board of directors of the appraisal district a written report of each change made under this subsection that decreases the tax liability of the owner of the property. The report must include:

- (1) a description of each property; and
  - (2) the name of the owner of that property.
- 

Whereas the Board of Directors recognizes the need to make changes to prior years' appraisal rolls to correct certain inaccuracies, the Board hereby adopts the following rule under Section 25.25 (b) of the Texas Property Tax Code.

Therefore be it resolved that the Chief Appraiser is authorized to correct inaccuracies in the appraisal roll for up to five previous years to correct an error where an improvement is listed on the appraisal roll, but is not actually located on the land as described in the appraisal roll. The Chief Appraiser may make this correction regardless of whether the taxes on the improvement or land have been paid if the Tax Assessor Collector agrees to the correction.

Adopted this 19<sup>th</sup> day of January, 2011.

Buğido H. Mireles in Harry Gibbs absence)  
Chairperson  
Williamson Central Board of Directors

***(EXCERPT FROM BOARD OF DIRECTORS POLICY)***

**WILLIAMSON CENTRAL APPRAISAL DISTRICT**

**Definitions**

**Board of Directors (BOD)** – refers to the governing body of the appraisal district.

**District** – refers to the Williamson Central Appraisal District (WCAD). The District is a political subdivision of the State of Texas created pursuant to Subchapter A of the Property Tax Code. The appraisal district's primary responsibility is to develop an annual appraisal roll for use by the taxing units.

**Appraisal Review Board (ARB)** – refers to a group of citizens authorized to resolve disputes between property owners and appraisal districts. ARB members are locally appointed to serve two-year terms on their local ARB where they hear taxpayer protests.

**Taxpayer Liaison Officer (TLO)** – refers to an individual who handles public access, informational matters and provide clerical assistance to the BOD. The officer also resolves complaints that fall outside the jurisdiction of the ARB.

**Chief Appraiser** – refers to an individual who serves as the primary administrator of the appraisal district. The appraisal district BOD appoints the chief appraiser.

**Taxing Unit** – refers to a governmental entity that levies property tax.

Board of Directors - Election Fall 2024									
Nomination Deadline: 10/15/2024					Selection Deadline: 12/15/2024				
Entity	Votes	Nomination received? (date)	Nominees 1-year term	Nominees 3-yr term	Votes received (date)	1 - Year Votes for whom? #	3 - Year Votes for whom? #	Total Votes Cast	
City of Austin	140				12/10/2024	Gibbs 70			
City of Austin					12/10/2024	Weber 70			
						140			140
City of Bartlett									
City of Cedar Park	130	10/7/2024	Lora Weber, Harry Gibbs	Jon Lux, Michael Wei, Lisa Birkman					
City of Coupland									
City of Florence									
City of Georgetown	150				11/26/2024	Gibbs	150		150
City of Granger									
City of Hutto	50				11/22/2024	Gibbs	25		25
City of Hutto					11/22/2024	Fox	13		13
City of Hutto					11/22/2024	Ufomata	12		12
							50		50
City of Jarrell	5								
City of Leander	115				11/25/2024	Birkman	23		23
City of Leander					11/25/2024	Lux	23		23
City of Leander					11/25/2024	Weber	23		23
City of Leander					11/25/2024	Fox	23		23
City of Leander					11/25/2024	Ufomata	23		23
							115		115
City of Liberty Hill	15								
City of Pflugerville									0
City of Round Rock	200	10/2/2024		Lora Weber	11/21/2024	Weber	200		200
City of Taylor	40				12/13/2024	Birkman	40		40
City of Thorndale									
City of Thrall									
City of Weir									
Bartlett ISD	5								
Burnet ISD									
Coupland ISD	10								
Florence ISD	20								
Georgetown ISD	480	9/17/2024	Jon Lux, Michael Wei	Lisa Birkman, Harry Gibbs, Lora Weber	11/18/2024	Lux 96			
Georgetown ISD					11/18/2024	Wei 96			
Georgetown ISD					11/18/2024	Birkman	96		96
Georgetown ISD					11/18/2024	Gibbs	96		96
Georgetown ISD					11/18/2024	Weber	96		96
						192	288		480
Granger ISD	10								
Hutto ISD	225				11/21/2024	Birkman	56		56
Hutto ISD					11/21/2024	Lux	57		57
Hutto ISD					11/21/2024	Weber	56		56
Hutto ISD					11/21/2024	Wei	56		
						56	169		225
Jarrell ISD	90								
Leander ISD	730	10/10/2024	N/A	Sunnie Fox, Anjalicia "Angie" Ufomata					
Lexington ISD	0								
Liberty Hill ISD	215				12/13/2024	Gibbs	215		215
Pflugerville ISD									
Round Rock ISD	950	9/20/2024	Lisa Birkman, Michael Wei		11/21/2024	Birkman	650		650
Round Rock ISD		9/20/2024	Lisa Birkman, Michael Wei		11/21/2024	Lux	100		100
Round Rock ISD		9/20/2024	Lisa Birkman, Michael Wei		11/21/2024	Weber	200		200
						650	300		950
Taylor ISD	65								
Thorndale ISD									
Thrall ISD	15								
Williamson Co. & FM/RD	1145	10/8/2024	Jon Lux		11/19/2024	Birkman	572.5		572.5
Williamson Co. & FM/RD					11/19/2024	Lux	572.5		572.5
						1145			1145
Austin Community College	185				12/2/2024	Birkman	31		
Austin Community College					12/2/2024	Lux	30		
Austin Community College					12/2/2024	Weber	31		
Austin Community College					12/2/2024	Wei	31		
Austin Community College					12/2/2024	Fox	31		
Austin Community College					12/2/2024	Ufomata	31		
							185		185
EWC Higher Ed Center	10								

\*Enter Last Name only for Votes to calculate

Print date: 12/16/2024

Total Votes by Individual	1 Year Term	3 year Term
Birkman	1222.5	246
Fox	0	67
Gibbs	70	486
Lux	668.5	210
Weber	70	606
Ufomata	0	66
Wei	152	31

**Williamson Central Appraisal District**

**Current Lawsuits**

LAWSUIT NAME	Doing Business As	CAUSE NUMBER	DATE FILED	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	Plaintiff's Offer	DATE FINALIZED
<b><u>CURRENT LAWSUITS COUNT DETAILS</u></b>									
<b><u>COUNT BY LAWSUIT NAME</u></b>		<b><u>579</u></b>							
Commercial		499							
Land		64							
Business Personal Property		6							
Residential		20							
<b><u>COUNT BY ACCOUNTS</u></b>		<b><u>2124</u></b>							
Commercial		1169							
Land		222							
Business Personal Property		76							
Residential		53							
Exemption Denial		4							
<b><u>COUNT BY CAUSE #'S</u></b>		<b><u>818</u></b>							
Commercial		713							
Land		83							
Business Personal Property		12							
Residential		22							
Exemption Denial		1							

**Williamson Central Appraisal District**  
**Current Lawsuits**

LAWSUIT NAME	Doing Business As	CAUSE NUMBER	DATE FILED	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	Plaintiff's Offer	DATE FINALIZED
<b><u>FINALIZED LAWSUITS</u></b>									
201 Highland-Taylor LLC	Arbors of Taylor	22-1811-C26	10/10/22	2022	9,733,053	8,000,000	-1,733,053	6,550,000	AJ 8/15/24
201 Highland-Taylor LLC	Arbors of Taylor	22-1811-C26	9/5/23	2023	9,733,053	7,700,000	-2,033,053	None	AJ 8/15/24
1141 Pleasant Hill Owner LLC	Aven Ridge Apts	22-1084-C395	7/28/22	2022	78,748,543	75,000,000	-3,748,543	70,000,000	AJ 12/19/24
1141 Pleasant Hill Owner LLC (Aven Ridge)	Aven Ridge Apts	23-1857-C26	9/5/23	2023	78,213,867	73,000,000	-5,213,867	70,000,000	AJ 12/19/24
2425 Elmont LLC		22-1103-C368	7/29/22	2022	2,900,000	2,700,000	-200,000	2,600,000	AJ 11/22/24
2425 Elmont LLC		22-1103-C368	8/8/23	2023	3,732,580	3,400,000	-332,580	2,900,000	AJ 11/22/24
4222 S IH-35 Ltd	Cover 2	23-1421-C425	8/11/23	2023	2,088,744	2,000,000	-88,744	None	AJ 10/22/24
4222 S IH-35 Ltd	Cover 2	23-1421-C425	9/13/24	2024	2,258,805	2,150,000	-108,805	None	AJ 10/22/24
9520 Spectrum Owner LP (95Twenty Apartments)	95Twenty Spectrum Apts	22-1287-C26	8/12/22	2022	71,323,067	69,000,000	-2,323,067	55,000,000	AJ 12/20/24
9520 Spectrum Owner LP (95Twenty Apartments)	95Twenty Spectrum Apts	22-1287-C26	9/28/23	2023	79,700,000	71,500,000	-8,200,000	None	AJ 12/20/24
20230930-DK-Butterfly-1, Inc. formerly known as Bed Bath & Beyond, Inc., and Buy Buy Baby Inc.,	Business Personal Property	23-2562-C480	11/30/23	2023	2,058,856	1,523,578	-535,278	None	Nonsuit AJ 10/23/24
Abhas Inc	Days Inn & Suites	22-1641-C26	9/19/22	2022	2,566,947	2,475,000	-91,947	2,100,000	AJ 12/3/24
Apple Nine Spe Round Rock, Inc. and Apple Ten Hospitality Ownership, Inc., Austin Baxter Apartments LP (The Baxter at Westwood Apartments)	Hampton Inn; Homewood Suites	23-1649-C368	8/22/23	2023	18,491,585	17,900,000	-591,585	11,358,000	AJ 8/19/24
BT-OH LLC	UPS Distribution Center	22-1753-C368	9/30/22	2022	73,193,385	71,000,000	-2,193,385	None	AJ 10/23/24
BRB Silver Spur LLC	Silver Spur Business Park	22-1531-C26	9/2/22	2022	7,613,564	7,200,000	-413,564	None	AJ 9/27/24
BRB Silver Spur LLC	Silver Spur Business Park	22-1531-C26	9/8/23	2023	8,627,960	7,900,000	-727,960	None	AJ 9/27/24
Bridge-Georgetown Park Ltd. (Georgetown Park Apartments)	Georgetown Park	23-2186-C395	9/29/23	2023	24,341,333	22,300,000	-2,041,333	None	AJ 11/6/24
Carroll At Rivery Ranch, LLC	Carroll at Rivery Ranch	23-2195-C395	10/2/23	2023	92,882,894	89,700,000	-3,182,894	69,926,222	AJ 11/6/24
Cedar Park Retirement Residence LLC	Maple Ridge Senior Living	24-1610-C395	8/9/24	2024	23,500,000	23,000,000	-500,000	18,220,000	AJ 11/6/24
CFD Holdings LLC	Crystal Falls Dental	22-1049-C368	7/25/22	2022	1,172,892	1,149,302	-23,590	750,000	AJ 10/17/24
CFD Holdings LLC	Crystal Falls Dental	22-1049-C368	8/17/23	2023	1,200,000	1,175,000	-25,000	775,000	AJ 10/17/24
Chick-Fil-A, Inc., As Owner and Lessee	BPP	22-1125-C395	8/1/22	2022	3,799,392	3,590,000	-209,392	3,225,000	AJ 11/8/24
CHL Medical Properties I LLC	Oakwood Arbors Medical	24-1218-C395	6/26/24	2024	4,700,000	4,400,000	-300,000	None	AJ 12/11/24
CMF 15 Portfolio LLC	Colonial Grand at Round Rock	23-2037-C395	9/18/23	2023	112,572,325	103,000,000	-9,572,325	93,200,000	AJ 12/12/24
Colonial Realty Limited Partnership	Colonial Grant at Ashton Oaks	22-1265-C395	8/11/22	2022	67,476,087	63,000,000	-4,476,087	61,500,000	AJ 11/1/24
Colonial Realty Limited Partnership	Colonial Grand at Ashton Oaks	23-2036-C368	9/18/23	2023	80,618,446	77,000,000	-3,618,446	72,310,000	AJ 11/7/24
Colonial Realty Limited Partnership	Colonial Grand at Silverado Reserve Apt	23-2033-C395	9/18/23	2023	59,167,926	57,670,336	-1,497,590	56,225,294	AJ 11/6/24
Colonial Realty LP	Colonial Grand at Silverado Apt	23-2034-C395	9/18/23	2023	53,432,074	52,079,664	-1,352,410	50,774,706	AJ 11/6/24
Cottonwood Creek Capital LLC	Cottonwood Creek Business Park	21-1097-C26	7/27/21	2021	6,947,567	6,800,000	-147,567	None	AJ 10/23/24
Cottonwood Creek Capital LLC	Cottonwood Creek Business Park	22-1536-C425	9/2/22	2022	7,284,771	7,000,000	-284,771	None	AJ 10/23/24
Dauntless Ventures LLC	Sonic	22-1553-C395	9/8/22	2022	1,058,253	1,058,253	0	1,058,253	AJ 11/6/24

**Williamson Central Appraisal District**  
**Current Lawsuits**

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Dauntless Ventures LLC	Sonic	22-1553-C395	8/14/23	2023	1,388,473	1,300,000	-88,473	888,635	AJ 11/6/24
Dauntless Ventures LLC	Sonic	22-1553-C395	7/30/24	2024	1,398,303	1,365,000	-33,303	1,350,000	AJ 11/6/24
Davis Spring Investors I & II & III LLC	Davis Springs Industrial	22-1248-C395	8/10/22	2022	9,000,000	8,600,000	-400,000	None	AJ 11/21/24
Davis Spring Investors I & II & III LLC	Davis Springs Industrial	22-1248-C395	9/5/23	2023	10,081,909	10,000,000	-81,909	None	AJ 11/21/24
Davis Spring Investors I & II & III LLC	Davis Springs Industrial	22-1248-C395	8/2/24	2024	11,488,680	10,000,000	-1,488,680	None	AJ 11/21/24
DDC Belmont, Ltd.,	Leander Station Senior Village	23-2124-C26	9/25/23	2023	20,000,000	19,200,000	-800,000	13,363,073	AJ 12/9/24
DDC San Gabriel Senior Village, Ltd.,	San Gabriel Senior Village	23-2122-C480	9/25/23	2023	10,500,000	10,000,000	-500,000	6,970,835	AJ 12/10/24
ELH Land Owner LLC (Grand Oaks at Liberty Hill Mobile Home Park)	Grand Oaks at Liberty Hill	23-1709-C480	8/24/23	2023	18,000,000	16,000,000	-2,000,000	11,000,000	AJ 10/22/24
First Park Valley Capital Funding LLC	Park Valley Inn	23-1902-C480	9/7/23	2023	10,000,000	9,250,000	-750,000	None	AJ 12/19/24
FSC Rocking Horse Ranch Associates LLC	Rocking Horse Ranch Apts	22-1422-C26	8/25/22	2022	55,145,652	54,500,000	-645,652	52,000,000	AJ 10/29/24
GCLC LTD	Casa Mechanical	23-1409-C480	8/11/23	2023	8,724,000	7,500,000	-1,224,000	4,836,000	AJ 12/5/24
GCLC LTD	Casa Mechanical	24-2290-C480	9/19/24	2024	7,457,697	7,399,000	-58,697	2,230,000	AJ 12/5/24
Georgetown Retirement Residence LLC	Oaks Senior Living	22-1159-C368	8/4/22	2022	23,500,000	22,150,000	-1,350,000	15,200,000	AJ 9/12/24
Halmar & Airport LLC		23-1138-C395	7/14/23	2023	2,150,000	2,100,000	-50,000	1,923,931	AJ 11/6/24
HCRI Texas Properties Ltd.,	Brookdale Georgetown AL	23-1613-C425	8/21/23	2023	2,510,000	2,400,000	-110,000	2,250,000	AJ 10/30/24
HCRI Texas Properties Ltd.,	Brookdale Georgetown AL	24-1670-C480	8/14/24	2024	2,375,000	2,300,000	-75,000	2,230,000	AJ 10/29/24
H-E-B, LP As Lessee	Bar W Ranch-HEB Anchored Center	22-0913-C425	7/7/22	2022	26,640,347	24,900,000	-1,740,347	14,000,000	AJ 11/21/24
H E Butt Grocery Co, HEB Grocery Company LP and H-E-B, LP as owner and lessee	HEB land	22-0943-C425	7/12/2022 & 8/15/22	2022	24,306,969	22,507,951	-1,799,018	19,165,313	AJ 12/10/24
H.E. Butt Grocery Co., As Owner and Lessee, HEB Grocery Company LP as Owner and Lessee and H-E-B LP	HEB	23-1201-C480	7/24/23 & 9/8/23	2023	29,506,642	28,267,053	-1,239,589	18,246,810	AJ 12/10/24
H-E-B LP, As Lessee and HEB Grocery Company LP as Lessee	HEB Plus Anchor University Commons & HEB Gas Station	23-1122-C425	7/13/23	2023	24,700,000	23,250,000	-1,450,000	22,085,000	AJ 10/24/24
H.E. Butt Grocery Co., As Owner and Lessee, HEB Grocery Company LP as Owner and Lessee and H-E-B LP	Land	24-1929-C395	8/29/24	2024	36,922,116	35,035,394	-1,886,722	None	AJ 12/11/24
Hero Way Partners LP	Austin Endoscopy	23-1733-C395	8/25/23	2023	6,000,000	5,900,000	-100,000	4,350,000	AJ 12/11/24
Hutto Community LLC	Resia Hutto Square	24-1316-C26	7/10/24	2024	41,000,000	39,000,000	-2,000,000	None	AJ 9/27/24
HW Medical Office Investors LP	Land	23-1494-C395	8/16/23	2023	1,348,980	1,250,000	-98,980	744,000	AJ 12/5/24
ITC-1615 Scottsdale LLC (Scottsdale Crossing)		22-1484-C395	8/30/22	2022	14,558,432	14,400,000	-158,432	11,600,000	AJ 12/12/24
ITC-1615 Scottsdale LLC (Scottsdale Crossing)	Scottsdale Crossing East	22-1484-C395	10/19/23	2023	16,647,380	15,500,000	-1,147,380	12,500,000	AJ 12/12/24
Jarrell TX LLC	Land	23-1564-C26	8/17/23	2023	765,898	765,898	0	None	Nonsuit 10/8/24
Jarrell TX LLC	Land	24-1992-C395	8/30/24	2024	800,304	800,304	0	None	Nonsuit 10/8/24
JGH Ventures LLC, JGHTDH #1 LLC, and RR West LLC	Land	22-0829-C395	6/17/22	2022	4,793,178	4,350,000	-443,178	3,466,203	AJ 12/11/24
JGH Ventures LLC, JGHTDH #1 LLC, and RR West LLC	Land	22-0829-C395	7/25/23	2023	7,348,701	6,550,000	-798,701	4,699,316	AJ 12/11/24
JGH Ventures LLC, JGHTDH #1 LLC, NWC Hero #1 LLC, RR West LLC, and TDW Development LLC	Land	24-1647-C395	8/13/24	2024	7,860,609	6,550,000	-1,310,609	6,350,000	AJ 12/11/24
JRTEXDEV LLC	MOB - Cedar Park Regional Medical Park (Bldg II)	23-1805-C480	8/30/23	2023	27,500,000	26,000,000	-1,500,000	20,500,000	AJ 10/24/24
KIOW Rivers Edge Venture LLC	Residential	22-1089-C368	7/28/22	2022	31,585,387	28,990,000	-2,595,387	None	AJ 10/2/24

**Williamson Central Appraisal District**  
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KIW Rivers Edge Venture LLC	Residential	23-1368-C480	8/9/23	2023	26,275,581	25,250,000	-1,025,581	None	AJ 10/2/24
KIW Rivers Edge Venture LLC	Residential	23-1368-C480	7/24/24	2024	28,000,000	24,500,000	-3,500,000	None	AJ 10/2/24
KIW Stillwater Venture LLC	Residential	22-1088-C368	7/28/22	2022	79,998,453	72,000,000	-7,998,453	None	AJ 10/8/24
KIW Stillwater Venture LLC	Residential	23-1369-C395	8/9/23	2023	67,968,278	64,800,000	-3,168,278	None	AJ 11/22/24
KIW Stillwater Venture LLC	Residential	23-1369-C395	7/24/24	2024	67,093,004	64,800,000	-2,293,004	None	AJ 11/22/24
Leadoff Pond Springs LLC	Cat Hollow Strip Center	23-1161-C425	7/19/23	2023	3,330,000	3,200,000	-130,000	3,067,003	AJ 10/25/24
Mid-America Apartments LP	Windmill Hill Apartments	23-2027-C368	9/18/23	2023	85,000,000	79,500,000	-5,500,000	75,250,000	AJ 10/31/24
Mid-America Apartments, LP (MAA Brushy Creek Apts.)	Silverado at Brushy Creek	23-1817-C368	8/30/23	2023	66,100,000	64,250,000	-1,850,000	61,500,000	AJ 10/8/24
Morris Corners Collection, Ltd., Morris Venture Partners IV, LLC	Partners IV, LLC	23-2091-C395	9/22/23	2023	9,664,390	9,550,000	-114,390	5,900,000	AJ 12/12/24
Pal Round Rock Owner LP	Aventine Sr Living At the Rose	23-1664-C368	8/23/23	2023	17,500,000	15,900,000	-1,600,000	10,400,000	AJ 12/8/24
P&P La Frontera Mosaic Holdings, LLC, et al.,	Broadstone La Frontera	23-1996-C395	9/15/23	2023	94,500,000	86,500,000	-8,000,000	78,550,000	AJ 10/31/24
Pinpoint Legacy At Crystal Falls LLC	Lecacy at Crystal Falls Memory Care and Assisted Living	22-1745-C26	9/30/22	2022	10,200,000	9,500,000	-700,000	6,700,000	AJ 10/31/24
Pinpoint Legacy At Crystal Falls LLC	Lecacy at Crystal Falls Memory Care and Assisted Living	22-1745-C26	8/3/23	2023	11,000,000	10,400,000	-600,000	8,100,000	AJ 10/31/24
PPF Amli 13500 Lyndhurst Street LLC	Amli Lakeline	23-2000-C425	9/15/23	2023	107,500,000	97,700,000	-9,800,000	None	AJ 12/3/24
Railyard Properties LLC	Roadhouse Bar & Grill	23-1417-C425	8/11/23	2023	510,000	480,000	-30,000	425,000	AJ 12/3/24
Railyard Properties LLC	Roadhouse Bar & Grill	23-1417-C425	8/2/24	2024	508,604	495,000	-13,604	438,958	AJ 12/3/24
RBR Realty Estate Holdings LLC	Land	24-1586-C425	8/7/24	2024	1,031,410	900,000	-131,410	831,461	AJ 10/30/24
Rock)	Market at Round Rock	23-1829-C26	8/31/23	2023	29,393,057	28,000,000	-1,393,057	None	AJ 9/16/24
Rhodes #4 LLC		23-2154-C368	9/27/23	2023	4,779,531	4,635,000	-144,531	3,047,001	AJ 12/13/24
Round Rock Ranch, LTD	Land	18-0925-C425	8/2/18	2018	291,342	275,000	-16,342	102,802	AJ 12/5/24
Round Rock Ranch, LTD	Land	18-0925-C425	7/9/19	2019	328,146	295,000	-33,146	164,484	AJ 12/5/24
Santis, Rosa E	Land	21-1203-C395	8/10/21	2021	775,000	750,000	-25,000	None	AJ 10/31/24
S-K Cedar Park Opportunity II LLC	Enclave at Cedar Park Independent Assisted Living & Memory Care	22-1337-C368	8/15/22	2022	29,000,000	28,800,000	-200,000	24,000,000	AJ 9/12/24
S-K Cedar Park Opportunity II LLC	Enclave at Cedar Park Independent Assisted Living & Memory Care	22-1337-C368	9/6/23	2023	31,723,953	31,000,000	-723,953	26,000,000	AJ 9/12/24
S-K Cedar Park Opportunity II LLC	Enclave at Cedar Park Independent Assisted Living & Memory Care	22-1337-C368	8/12/24	2024	32,250,000	32,000,000	-250,000	31,300,000	AJ 9/12/24
Swinney, Kirk and Janice Swinney	Residential	22-1661-C26	9/21/22	2022	1,328,564	1,100,000	-228,564	None	AJ 11/7/24
Tack Development Ltd	Land-TRR	22-1289-C368	8/12/22	2022	168,161	168,161	0	168,161	AJ 12/19/24
Tack Development Ltd	Land-TRR	22-1289-C368	8/21/23	2023	225,760	220,000	-5,760	129,234	AJ 12/19/24
TGG Self Storage LLC	AAA Cougar Self Storage	23-1731-C480	8/25/23	2023	4,000,000	3,900,000	-100,000	2,834,361	AJ 11/20/24
TGG Self Storage LLC	AAA Cougar Self Storage	23-1731-C480	9/9/24	2024	4,910,516	4,500,000	-410,516	3,900,000	AJ 11/20/24
TLO TX3 Investments, LLC	Amber Oaks G	23-1747-C26	8/28/23	2023	25,500,000	22,800,000	-2,700,000	22,000,000	AJ 12/19/24
TLO TX3 Investments, LLC	Amber Oaks G	23-1747-C26	7/25/24	2024	26,528,404	21,800,000	-4,728,404	19,000,000	AJ 12/19/24

**Williamson Central Appraisal District**  
**Current Lawsuits**

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Torah Properties LTD (Dry Creek Apartments)	Chisholm Trail Condo	22-1258-C368	8/10/22	2022	7,294,175	7,175,000	-119,175	5,050,000	AJ 12/16/24
Torah Properties LTD	Chisholm Trail Condo	23-1395-C395	8/10/23	2023	7,622,183	7,350,000	-272,183	4,500,000	AJ 12/20/24
TPA Associates Indian Creek LLC	Indian Creek Apt	23-1997-C480	9/15/23	2023	43,621,836	38,000,000	-5,621,836	36,731,040	AJ 12/5/24
TPA Associates Indian Creek LLC	Indian Creek Apt	24-1961-C395	8/9/24	2024	41,152,100	37,000,000	-4,152,100	33,210,000	AJ 12/12/24
Travesia Acquisition LP (Broadstone Travesia)	Terrastone Travesia	22-1256-C425	8/10/22	2022	82,565,525	72,900,000	-9,665,525	None	AJ 10/22/24
Walker Freedom Investments LLC		22-1193-C368	8/5/22	2022	1,856,539	1,600,000	-256,539	None	AJ 11/20/24
Walker Freedom Investments LLC		22-1193-C368	7/14/23	2023	1,986,000	1,850,000	-136,000	None	AJ 11/20/24
Walker Freedom Investments LLC		22-1193-C368	9/13/24	2024	1,880,000	1,850,000	-30,000	None	AJ 11/20/24
Walker Freedom Investments LLC	Walker Industrial Park	22-1194-C368	8/5/22	2022	1,828,958	1,600,000	-228,958	1,143,871	AJ 10/23/24
Walker Freedom Investments LLC	Walker Industrial Park	22-1194-C368	7/18/23	2023	1,976,000	1,850,000	-126,000	1,664,975	AJ 10/23/24
Walker Freedom Investments LLC	Walker Industrial Park	22-1194-C368	9/13/24	2024	1,853,000	1,850,000	-3,000	1,790,390	AJ 10/23/24
WPG Wolf Ranch LLC	Wolf Ranch Town Center	21-1165-C395	8/4/21	2021	92,997,080	90,000,000	-2,997,080	80,000,000	AJ 8/23/24
WPG Wolf Ranch LLC	Wolf Ranch Town Center	22-0989-C26	7/19/22	2022	96,000,000	92,000,000	-4,000,000	80,000,000	AJ 8/16/24
					2,795,158,176		-171,205,282		

Williamson Central Appraisal District  
Current 2023 and 2024 Regular Binding Arbitration Requests

<u>PROP ID</u>	<u>ARBITRATION NAME</u>	<u>CAD ASSIGNED NUMBER</u>	<u>TAX YEAR</u>	<u>TAXING JURISDICTIONS</u>	<u>WCAD - ARB Value</u>	<u>OWNER'S OPINION OF VALUE</u>	<u>Arbitrator Determination</u>	<u>Arbitrator Fee Paid</u>	<u>DEPT</u>	<u>Agent</u>
R311088	Groba, Mark	246-23-23175R	2023	CAD,GWI,RFM,STH,W13	845,682	450,000			RES	N/A
				Revised 12/31/2024	845,682					
<u>PROP ID</u>	<u>ARBITRATION NAME</u>	<u>CAD ASSIGNED NUMBER</u>	<u>TAX YEAR</u>	<u>TAXING JURISDICTIONS</u>	<u>WCAD - ARB Value</u>	<u>OWNER'S OPINION OF VALUE</u>	<u>Arbitrator Determination</u>	<u>Arbitrator Fee Paid</u>	<u>DEPT</u>	<u>Agent</u>
R402335	Barreras, Ernesto	RBAE-000242	2024	CAD,F01,GWI,RFM,SLH	713,965	620,000	\$648,215	WCAD	RES	N/A
R615351	Thomas, Tonya	RBAE-000628	2024	CAD,F08,GWI,RFM,SGT	1,188,210	786,997	\$1,038,080	PO	RES	N/A
R006090	Wall, Bridget	RBAE-002828	2024	CAD,F10,GWI,RFM,STH	1,691,623	950,000	\$1,350,000	PO	RES	Donnie Smith
P462999	Journeys Kidz #1694	RBAE-003607	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	90,372	52,091	\$71,000	WCAD	BPP	Shauini Gelfand
P509433	Journeys Kidz	RBAE-003608	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	284,821	112,879	\$200,000	PO	BPP	Shauini Gelfand
P352925	Journeys Shoes #1128	RBAE-003609	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	222,100	123,670	\$175,000	PO	BPP	Shauini Gelfand
P506476	Journeys	RBAE-003614	2024	CAD,CGT,GWI,RFM,SGT	362,023	159,066	\$250,000	WCAD	BPP	Shauini Gelfand
P459351	Johnston & Murphy #2049	RBAE-003654	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	153,855	86,290	\$120,000	WCAD	BPP	Shauini Gelfand
R043527	Crowley, Richard	RBAE-004149	2024	CAD,CGT,GWI,RFM,SGT	325,000	285,000	\$295,000	WCAD	RES	N/A
R072884	Mayfair Equities LLC	RBAE-004264	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	2,700,781	1,600,000	\$2,250,000	PO	C5	Patrick Oconnor
R072885	Contiguous with R072884	RBAE-004264	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	1,815,000	1,800,000	\$1,815,000	PO	C5	Patrick Oconnor
R344076	Mayfair Equities LLC	RBAE-004272	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	1,357,383	1,257,000	\$1,300,000	WCAD	C5	Patrick Oconnor
R419455	Cherco Investments LLC Series	RBAE-004274	2024	CAD,F02,GWI,RFM,SJA	4,229,281	3,981,000	\$4,125,000	PO	C5	Patrick Oconnor
R018697	Randig Enterprises	RBAE-004281	2024	CAD,CTA,GWI,RFM,STA,W13	622,000	460,000	\$600,000	PO	C5	Patrick Oconnor
R071457	Real Majesty LLC	RBAE-004283	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	1,129,336	990,000	\$1,050,000	WCAD	C5	Patrick Oconnor
P396066	Best Buy Stores LP	RBAE-005510	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	4,629,189	3,203,802	\$3,950,000	PO	BPP	Shauini Gelfand
P456451	Best Buy	RBAE-005515	2024	CAD,CGT,GWI,RFM,SGT	1,376,050	873,591	\$1,125,000	PO	BPP	Shauini Gelfand
P376609	Tractor Supply Co	RBAE-005918	2024	CAD,CGT,GWI,RFM,SGT	1,101,230	758,902			BPP	David Zamora
P405505	Tractor Supply Co	RBAE-005923	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	1,007,061	736,231			BPP	David Zamora
P454475	Tractor Supply Co	RBAE-005929	2024	CAD,CTA,GWI,RFM,STA,W13	1,735,834	874,042			BPP	David Zamora
P484446	Tractor Supply Co	RBAE-005939	2024	CAD,CLH,F01,GWI,RFM,SLH	1,051,183	746,761			BPP	David Zamora
P489381	Tractor Supply Co	RBAE-005943	2024	CAD,CJA,F02,GWI,RFM,SJA	940,459	664,368			BPP	David Zamora
P498981	Tractor Supply Co	RBAE-005950	2024	CAD,F00,GWI,J02,RFM,SHU,W09	1,103,294	684,444			BPP	David Zamora
P493599	Autozone	RBAE-005966	2024	CAD,CLH,F01,GWI,RFM,SLH	602,774	412,108	\$555,000	PO	BPP	Shauini Gelfand
R361433	Kanuck III, George	RBAE-006612	2024	CAD,F12,GWI,J01,RFM,SLE,W09	1,502,790	1,100,000	\$1,350,000	PO	RES	N/A
R551068	Oliver, John	RBAE-006787	2024	CAD,CLE,GWI,J01,M64,RFM,SLE,T05	744,038	671,000			RES	N/A
R033892	Blick, Nathan	RBAE-007023	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	1,100,000	950,000	\$1,015,000	WCAD	RES	N/A
R500715	T W Ford LP	RBAE-007264	2024	CAD,GWI,RFM,STH,W13	2,438,363	1,689,000	\$2,100,000	PO	C2	Justin Dean

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R015046	4TH & Main LLC	RBAE-007270	2024	CAD,CTA,GWI,RFM,STA,T04,W13	2,412,914	1,775,000	\$1,940,000	WCAD	C3	Justin Dean
R010926	Red Gem Holdings	RBAE-008218	2024	CAD,CFL,F07,GWI,RFM,SFL	105,901	50,000	\$65,000	WCAD	RES	Justin Dean
R014948	KMCA LTD	RBAE-008285	2024	CAD,CTA,GWI,RFM,STA,T04,W13	525,000	427,000	\$450,000	WCAD	C3	Patrick Oconnor
R320086	LSKH LP	RBAE-008288	2024	CAD,CTA,GWI,RFM,STA,W13	1,270,000	615,000	\$885,000	WCAD	C5	Patrick Oconnor
R470314	JD Swanson Properties	RBAE-008289	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	895,141	725,000	\$800,000	WCAD	C6	Patrick Oconnor
R020097	CCNB Limited Partnership	RBAE-008292	2024	CAD,CTA,GWI,RFM,STA,W13	1,091,000	860,000	\$1,050,000	PO	C2	Patrick Oconnor
R500143	Snodell, Stephen	RBAE-008293	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	1,140,000	903,000	\$950,000	WCAD	C6	Patrick Oconnor
R492985	Cherco Investments Series 101	RBAE-008295	2024	CAD,F09,GWI,J01,RFM,SRR,W09	3,889,151	2,975,000			C5	Patrick Oconnor
R430315	East Wilco 95	RBAE-008297	2024	CAD,CTA,GWI,RFM,STA,W13	1,620,660	1,150,000	\$1,300,000	WCAD	C5	Patrick Oconnor
R014951	East Wilco 95	RBAE-008299	2024	CAD,CTA,GWI,RFM,STA,T04,W13	1,000,000	875,000	\$930,000	WCAD	C5	Patrick Oconnor
R379599	Getty TX Leasing Inc	RBAE-008301	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	3,334,102	3,160,000	\$3,250,000	PO	C6	Patrick Oconnor
R427378	Wong Investment Management Co	RBAE-008302	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	3,141,065	2,827,000	\$3,100,000	PO	C6	Patrick Oconnor
R484287	Essman Family Partnership	RBAE-008428	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	2,317,337	1,650,000	Settled \$1,985,000	N/A	C6	Donnie Smith
R040368	Pink Elephant Properties	RBAE-008650	2024	CAD,CGT,GWI,RFM,SGT	4,525,731	2,600,000			C4	Patrick Musgrave
R497410	Bralski, James	RBAE-008716	2024	CAD,F08,GWI,RFM,SJA	852,587	778,067	\$842,487	WCAD	RES	N/A
R042979	Nguyen, Dang	RBAE-008850	2024	CAD,F08,GWI,RFM,SGT	580,000	475,000			RES	N/A
R302082	10123 Lake Creek Parkway	RBAE-008961	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	1,692,322	1,200,000			C5	Jeri Wells
R022085	Contreras, Rebecca	RBAE-009065	2024	CAD,CLH,F01,GWI,RFM,SLH,T20	260,254	90,000	\$200,000	PO	RES	Patrick Oconnor
P454427	Cheddars Inc	RBAE-009453	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	302,949	241,372	\$252,004	WCAD	BPP	Jeremy Newman
P473923	Longhorn Steakhouse	RBAE-009475	2024	CAD,CGT,GWI,RFM,SGT	203,539	151,419	\$152,767	WCAD	BPP	Jeremy Newman
P496185	Olive Garden	RBAE-009477	2024	CAD,CGT,GWI,RFM,SGT	445,066	348,028	\$348,028	WCAD	BPP	Jeremy Newman
P456630	Drivetime Car Sales	RBAE-009478	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	120,986	57,308	\$92,809	PO	BPP	Jeremy Newman
P415227	Havertys Furniture	RBAE-009479	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	1,159,021	810,314	\$810,314	WCAD	BPP	Jeremy Newman
P492997	Harbor Freight Tools	RBAE-009480	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	432,740	335,282	\$384,196	PO	BPP	Jeremy Newman
P498106	Harbor Freight Tools	RBAE-009481	2024	CAD,CGT,GWI,RFM,SGT	567,774	431,645	\$525,000	PO	BPP	Jeremy Newman
P455907	Hobby Lobby	RBAE-009482	2024	CAD,CGT,GWI,RFM,SGT	442,750	365,378	\$404,735	PO	BPP	Jeremy Newman
P464997	Hobby Lobby	RBAE-009483	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	428,012	374,685	\$425,012	PO	BPP	Jeremy Newman
P338418	Hobby Lobby	RBAE-009485	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	495,116	413,962	\$413,962	WCAD	BPP	Jeremy Newman
P493644	Panda Express	RBAE-009487	2024	CAD,CGT,GWI,RFM,SGT	240,956	150,560			BPP	Jeremy Newman
P459774	Panda Express	RBAE-009488	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	238,931	137,541	\$215,825	PO	BPP	Jeremy Newman
P501610	Panda Express	RBAE-009489	2024	CAD,CLE,GWI,J01,RFM,SLE,T05,W09	326,296	174,611			BPP	Jeremy Newman

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P462771	Panda Express	RBAE-009491	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	241,599	127,976	\$128,000	WCAD	BPP	Jeremy Newman
P460534	Panda Express	RBAE-009494	2024	CAD,CGT,GWI,RFM,SGT	218,585	127,034			BPP	Jeremy Newman
P495252	Panda Express	RBAE-009496	2024	CAD,CHU,F00,GWI,J02,RFM,SHU,W09	282,644	168,817	\$262,644	PO	BPP	Jeremy Newman
P377556	Petsmart Inc	RBAE-009498	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	549,521	477,323			BPP	Jeremy Newman
P456450	Petsmart Inc	RBAE-009499	2024	CAD,CGT,GWI,RFM,SGT	540,266	458,237	\$540,266	PO	BPP	Jeremy Newman
P473603	RAC Acceptance	RBAE-009500	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	200,282	122,192	\$161,900	PO	BPP	Jeremy Newman
P356411	Rent A Center	RBAE-009501	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	399,305	257,435	\$257,435	WCAD	BPP	Jeremy Newman
P382979	Ross Dress For Less	RBAE-009502	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	314,528	227,425			BPP	Jeremy Newman
P473922	Ross Dress For Less	RBAE-009503	2024	CAD,CGT,GWI,RFM,SGT	343,080	244,524	\$312,972	PO	BPP	Jeremy Newman
P467738	Ross Dress For Less	RBAE-009504	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	315,077	234,764	\$234,764	WCAD	BPP	Jeremy Newman
P466049	Ross Dress For Less	RBAE-009505	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	403,078	317,010	\$383,800	PO	BPP	Jeremy Newman
P477345	Castle Dental	RBAE-009506	2024	CAD,CGT,GWI,RFM,SGT	225,809	69,000	\$100,500	WCAD	BPP	Jeremy Newman
P469731	Castle Dental	RBAE-009507	2024	CAD,F91,GWI,J01,M12,RFM,SRR,W09	253,126	83,795	\$253,126	PO	BPP	Jeremy Newman
P459466	Castle Dental	RBAE-009509	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	171,560	92,150	\$112,150	WCAD	BPP	Jeremy Newman
P496916	Smile Brands of TX	RBAE-009510	2024	CAD,CLE,GWI,J01,RFM,SLE,W09	249,774	145,695	\$169,427	WCAD	BPP	Jeremy Newman
P495471	Service King Collision Repair Center	RBAE-009511	2024	CAD,F00,GWI,I00,J02,RFM,SHU,W09	326,337	222,566	\$275,000	PO	BPP	Jeremy Newman
R502302	Mcgraw, Alan	RBAE-009978	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$956,915	\$600,000	\$953,747	PO	C6	Donnie Smith
R362224	Mount Vernon	RBAE-009979	2024	CAD,CTA,GWI,RFM,STH,W13	\$2,560,000	\$1,510,000	\$2,325,000	PO	C2	Mark Turner
R618618	Castlewood Townhomes	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$409,990	\$209,027	\$370,000	WCAD	RES	Rine Kaatz
R618619	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$258,538	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618620	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$255,538	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618621	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$247,331	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618622	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$258,538	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618623	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$247,331	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618624	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$255,538	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618625	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$258,538	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618626	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$247,331	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618627	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$255,538	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618628	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$258,538	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618629	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$247,331	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618630	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$255,538	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618631	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$247,331	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618632	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$258,538	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R618633	Contiguous with R618618	RBAE-009986	2024	CAD,CTA,GWI,RFM,STA,W13	\$283,828	\$209,027	\$225,706	WCAD	RES	Rine Kaatz
R605361	Clayman, Kelly	RBAE-009997	2024	CAD,F08,GWI,RFM,SGT	\$111,236	\$30,000	\$83,477	PO	RES	Donnie Smith
R501048	Mount Vernon	RBAE-010285	2024	CAD,CGT,GWI,RFM,SGT	\$3,898,326	\$2,920,000	\$3,750,000	PO	C2	Mark Turner

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R618634	Castlewood Townhomes	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$249,671	\$139,578	\$225,706	PO	RES	Rine Kaatz
R618635	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$228,372	\$139,578	\$225,706	PO	RES	Rine Kaatz
R618636	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$218,936	\$139,578	\$218,936	PO	RES	Rine Kaatz
R618637	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$225,847	\$139,578	\$225,706	PO	RES	Rine Kaatz
R618638	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$218,936	\$139,578	\$218,936	PO	RES	Rine Kaatz
R618639	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$228,372	\$139,578	\$225,706	PO	RES	Rine Kaatz
R618640	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$225,847	\$139,578	\$225,706	PO	RES	Rine Kaatz
R618641	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$218,936	\$139,578	\$218,936	PO	RES	Rine Kaatz
R618642	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$218,319	\$139,578	\$218,319	PO	RES	Rine Kaatz
R618643	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$215,952	\$139,578	\$215,952	PO	RES	Rine Kaatz
R618644	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$209,470	\$139,578	\$209,470	PO	RES	Rine Kaatz
R618645	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$218,319	\$139,578	\$218,319	PO	RES	Rine Kaatz
R618646	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$209,470	\$139,578	\$209,470	PO	RES	Rine Kaatz
R618647	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$215,952	\$139,578	\$215,952	PO	RES	Rine Kaatz
R618648	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$228,372	\$139,578	\$225,706	PO	RES	Rine Kaatz
R618649	Contiguous with R618634	RBAE-010333	2024	CAD,CTA,GWI,RFM,STA,W13	\$226,899	\$139,578	\$225,706	PO	RES	Rine Kaatz
R043071	Gray, Riley	RBAE-010920	2024	CAD,F08,GWI,RFM,SGT	\$859,239	\$550,000	\$839,239	PO	RES	Raymond Gray
R061886	Hardy Realty EPSP	RBAE-010964	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$2,500,000	\$1,300,000	\$1,984,915	PO	C6	Daniel Ortiz
R499691	Spoonian LLC	RBAE-011702	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$3,582,964	\$2,800,000			C4	Michael Fields
R467783	McDonalds Real Estate Co	RBAE-012719	2024	CAD,F02,GWI,M34,RFM,SJA	\$2,900,000	\$1,676,250	\$1,900,000	WCAD	C6	Russell Eichler
R559140	WGG Interest Inc	RBAE-012721	2024	CAD,F02,GWI,M34,RFM,SJA	\$2,216,000	\$1,294,000	\$1,700,000	WCAD	C6	Russell Eichler
R524214	WGG Interest Inc	RBAE-012723	2024	CAD,CLH,F01,GWI,RFM,SLH,T20	\$2,100,000	\$910,000	\$1,450,000	WCAD	C6	Russell Eichler
R041398	3M Square One Properties LLC	RBAE-012724	2024	CAD,CGT,GWI,RFM,SGT,T03	\$1,792,565	\$1,350,000			C3	Justin Dean
R624725	McDonalds Real Estate Co	RBAE-012951	2024	CAD,CLH,F01,GWI,RFM,SLH	\$2,867,168	\$1,037,610	\$2,250,000	PO	C6	Russell Eichler
R417369	Lansford, Dan	RBAE-013268	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$694,144	\$400,000	\$593,127	PO	RES	Donnie Smith
R590407	Lansford Family LTD	RBAE-013283	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$440,444	\$18,000			Land Trans Res	Donnie Smith
R051491	H&T Partners LTD	RBAE-013335	2024	CAD,CTA,GWI,RFM,STA,W13	\$540,000	\$415,000			RES	Ronald Little
R051490	Contiguous with R051491	RBAE-013335	2024	CAD,CTA,GWI,RFM,STA,W13	\$540,000	\$415,000			RES	Ronald Little
R484289	Diversified Dental Properties	RBAE-013353	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$2,574,638	\$1,500,000	\$2,450,000	PO	C6	Ronald Little
R643049	JRVRG 6 LLC	RBAE-013914	2024	CAD,F01,GWI,RFM,SLH	\$1,041,454	\$452,190	\$500,482	WCAD	Land	Trey Watson
R643042	JRVRG 4 LLC	RBAE-013916	2024	CAD,F01,GWI,RFM,SLH	\$1,038,881	\$334,201	\$496,903	WCAD	Land	Trey Watson
R643043	JRVRG 5 LLC	RBAE-013917	2024	CAD,F01,GWI,RFM,SLH	\$2,042,053	\$656,914			Land	Trey Watson
R340636	Hesse, Kristin (4401 Williams Dr LLC)	RBAE-013924	2024	CAD,CGT,GWI,RFM,SGT	\$1,923,368	\$1,570,000			C5	Nicholas Olenec
R039574	Hesse, Kristin (Crestway Storage & Parking)	RBAE-013927	2024	CAD,CGT,GWI,RFM,SGT	\$862,467	\$450,000	\$700,000	PO	C5	Nicholas Olenec
R016245	Hesse, Kristin (Taylor Storage & Parking)	RBAE-013933	2024	CAD,CTA,GWI,RFM,STA,W13	\$1,101,590	\$650,000			C5	Nicholas Olenec

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R357915	Kinara Enterprise LLC	RBAE-014403	2024	CAD,CGT,GWI,RFM,SGT	\$1,565,740	\$1,350,000	Settled \$1,500,000	N/A	C5	Hussain Ali
R391754	Main & 7th LLC	RBAE-015153	2024	CAD,CGT,GWI,RFM,SGT,T03	\$1,788,873	\$1,487,000			C6	Justin Dean
R415015	Waldrop, Craig	RBAE-015397	2024	CAD,F01,GWI,P01,RFM,SLH	\$1,525,607	\$1,272,360			RES	N/A
P401774	Wells Fargo Bank NA	RBAE-015422	2024	CAD,CAU,GWI,J01,RFM,SRR, W09	\$206,088	\$114,450			BPP	Jeremy Newman
P407563	Wells Fargo Bank NA	RBAE-015424	2024	CAD,CRR,GWI,J01,RFM,SRR, W09	\$253,460	\$133,964			BPP	Jeremy Newman
P429603	Wells Fargo Bank NA	RBAE-015425	2024	CAD,CRR,GWI,J01,RFM,SRR, W09	\$335,066	\$104,017			BPP	Jeremy Newman
P431729	Advanced Auto Store	RBAE-015426	2024	CAD,CRR,GWI,J01,RFM,SRR, W09	\$552,521	\$313,618			BPP	Jeremy Newman
P432448	Wells Fargo Bank NA	RBAE-015427	2024	CAD,CGT,GWI,RFM,SGT	\$192,852	\$114,327			BPP	Jeremy Newman
P456430	Wells Fargo Bank NA	RBAE-015430	2024	CAD,CGT,GWI,RFM,SGT	\$136,471	\$62,415			BPP	Jeremy Newman
P456883	Wells Fargo Bank NA	RBAE-015432	2024	CAD,CAU,GWI,J01,L01,RFM,S RR,W09	\$168,448	\$83,061			BPP	Jeremy Newman
P457294	Wells Fargo Bank NA	RBAE-015434	2024	CAD,CHU,F00,GWI,J02,RFM,S HU,W09	\$192,063	\$74,856			BPP	Jeremy Newman
P457583	Wells Fargo Bank NA	RBAE-015437	2024	CAD,CRR,GWI,J01,RFM,SRR, W09	\$173,656	\$61,524			BPP	Jeremy Newman
P459505	Wells Fargo Bank NA	RBAE-015439	2024	CAD,CRR,GWI,J01,RFM,SRR, W09	\$197,508	\$85,395			BPP	Jeremy Newman
P459608	Wells Fargo Bank NA	RBAE-015440	2024	CAD,CAU,GWI,J01,RFM,SRR, W09	\$180,062	\$83,378			BPP	Jeremy Newman
P460154	Wells Fargo Bank NA	RBAE-015442	2024	CAD,CCP,GWI,J01,RFM,SLE,W 09	\$150,776	\$74,200			BPP	Jeremy Newman
P462653	Wells Fargo Bank NA	RBAE-015443	2024	CAD,CCP,GWI,J01,RFM,SLE,W 09	\$194,820	\$90,143			BPP	Jeremy Newman
P462696	Wells Fargo Bank NA	RBAE-015444	2024	CAD,CRR,GWI,J01,RFM,SRR, W09	\$140,120	\$79,695			BPP	Jeremy Newman
P463511	Wells Fargo Bank NA	RBAE-015447	2024	CAD,CGT,GWI,RFM,SGT	\$189,102	\$95,157			BPP	Jeremy Newman
P450274	Advanced Auto Store	RBAE-015454	2024	CAD,CCP,GWI,J01,RFM,SLE,W 09	\$556,587	\$336,693			BPP	Jeremy Newman
P450427	Burlington Coat Factory	RBAE-015455	2024	CAD,CAU,GWI,J01,RFM,SRR, W09	\$480,658	\$368,882			BPP	Jeremy Newman
P450763	Advanced Auto Store	RBAE-015458	2024	CAD,CGT,GWI,RFM,SGT	\$543,284	\$306,279			BPP	Jeremy Newman
P456832	Advanced Auto Store	RBAE-015460	2024	CAD,CAU,GWI,J01,L01,RFM,S RR,W09	\$574,206	\$381,725			BPP	Jeremy Newman
P459815	Advanced Auto Store	RBAE-015462	2024	CAD,CAU,GWI,J01,RFM,SRR, W09	\$572,006	\$356,607			BPP	Jeremy Newman
P467992	Gulfeagle Supply	RBAE-015463	2024	CAD,CGT,GWI,RFM,SGT	\$2,123,297	\$1,237,626			BPP	Jeremy Newman
P471790	Guitar Center	RBAE-015466	2024	CAD,CRR,GWI,J01,RFM,SRR, W09	\$719,308	\$631,355			BPP	Jeremy Newman
R387152	Guadalupe, Alvarez	RBAE-015467	2024	CAD,CJA,F02,GWI,RFM,SJA	\$210,987	\$140,300	Settled \$155,000	N/A	RES	Steve Williams

Williamson Central Appraisal District  
Current 2023 and 2024 Regular Binding Arbitration Requests

P471950	Vitamin Cottage Natural Food Markets Inc	RBAE-015468	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$540,536	\$402,287			BPP	Jeremy Newman
P476985	Advanced Auto Parts	RBAE-015470	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$566,051	\$297,613			BPP	Jeremy Newman
P481435	Advanced Auto Parts	RBAE-015473	2024	CAD,CTA,GWI,RFM,STA,W13	\$586,400	\$261,479			BPP	Jeremy Newman
P481442	Capital One	RBAE-015475	2024	CAD,CCP,GWI,J01,RFM,SRR,W09	\$498,323	\$72,622	Settled \$147,875	N/A	BPP	Jeremy Newman
P490307	Caliber Collision	RBAE-015476	2024	CAD,CGT,GWI,RFM,SGT	\$439,696	\$289,875			BPP	Jeremy Newman
P492584	Natural Grocers	RBAE-015477	2024	CAD,CGT,GWI,RFM,SGT	\$634,798	\$513,489			BPP	Jeremy Newman
P494111	Caliber Collision	RBAE-015478	2024	CAD,CHU,F00,GWI,J02,RFM,SHU,W09	\$338,575	\$251,302			BPP	Jeremy Newman
P495465	Burlington Coat Factory	RBAE-015479	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$810,242	\$618,017			BPP	Jeremy Newman
P499021	Burlington Coat Factory	RBAE-015482	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$677,310	\$485,959			BPP	Jeremy Newman
P501465	Dutch Bros Coffee	RBAE-015485	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$247,038	\$160,622			BPP	Jeremy Newman
P501477	Aldi	RBAE-015487	2024	CAD,CGT,GWI,RFM,SGT	\$601,848	\$420,323			BPP	Jeremy Newman
P502106	Dutch Bros Coffee	RBAE-015489	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$295,274	\$192,959			BPP	Jeremy Newman
P502107	Dutch Bros Coffee	RBAE-015491	2024	CAD,CHU,F00,GWI,J02,RFM,SHU,W09	\$245,347	\$171,268			BPP	Jeremy Newman
P502379	DD's Discounts	RBAE-015492	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$573,326	\$306,875			BPP	Jeremy Newman
P503808	Caliber Holdings	RBAE-015493	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	\$637,359	\$504,278			BPP	Jeremy Newman
P506215	Dutch Bros Coffee	RBAE-015494	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$264,441	\$169,483			BPP	Jeremy Newman
P510594	Advanced Auto Parts	RBAE-015495	2024	CAD,CHU,F00,GWI,J02,RFM,SHU,W09	\$741,315	\$131,672			BPP	Jeremy Newman
R584466	JRB Austin Liberty LLC	RBAE-015789	2024	CAD,CLH,F01,GWI,RFM,SLH,T20	\$3,158,169	\$1,282,000			C3	Connor Stanford
R551627	Coshena X LTD	RBAE-015794	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$1,449,591	\$834,000			Land	Connor Stanford
R401873	Toomey Properties LTD	RBAE-015795	2024	CAD,CJA,F02,GWI,RFM,SJA	\$2,164,548	\$900,000			C2	Sierra Toman
R102835	MWS Acquisitions LLC	RBAE-015829	2024	CAD,CTA,GWI,RFM,STA,W13	\$289,670	\$143,162			Land Trans	N/A
R634103	Viahart LLC	RBAE-015852	2024	CAD,F00,GWI,J02,RFM,SHU,W09	\$4,681,003	\$3,260,000	Settled \$4,100,000	N/A	C2	Stefan Marroquin
R402105	Faught, Darrell	RBAE-016324	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$1,230,959	\$757,000	Settled \$1,125,000	N/A	C5	Connor Stanford
R466318	Egan, Michael	RBAE-016847	2024	CAD,F08,GWI,RFM,SGT	\$2,000,000	\$1,740,497			RES	N/A
R015393	GROBA, MARK & JUDY	RBAE-018815	2024	CAD,CTA,GWI,RFM,STA,W13	\$151,979	\$100,000			RES	N/A
P459601	JOURNEYS #1838	RBAE-018966	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$249,816	\$146,494			BPP	Shauni Gelfand
R037814	Chavez, Lisa	RBAE-019264	2024	CAD,F09,GWI,J01,RFM,SLE	\$396,814	\$230,000	N/A-PTAD dismissed	N/A	RES	na

Williamson Central Appraisal District  
Current 2023 and 2024 Regular Binding Arbitration Requests

R581178	MUNOZ, CELESTE	RBAP-000605	2024	CAD,CLH,F01,GWI,J01,RFM,SL E	\$393,000	\$379,000			RES	na
R071142	KSTM Properties	RBAP-002683		CAD,CCP,GWI,J01,RFM,SRR, W09	\$472,158	\$225,000			RES	n/a
R428080	COON, STEVEN	RBAP-003088	2024	CAD,CGT,GWI,RFM,SGT	\$854,793	\$775,000			RES	n/a
R075019	Kaymac V Lld	RBAP-007816	2024	CAD,CAU,GWI,J01,RFM,SRR, W09	\$4,616,148	\$3,100,000			C4	n/a
R310807	McKay, Thomas	RBAP-007819	2024	CAD,CAU,GWI,J01,RFM,SRR, W09	\$3,136,246	\$2,050,000			C2	na
R652345	Legere, David	RBAP-009529	2024	CAD,CTA,GWI,RFM,STA,W13	\$86,279	\$15,000			Land	na
R011232	WBW SINGLE LAND INVESTMENT	RBAP-010850	2024	CAD,F02,GWI,M44,RFM,SJA	\$2,534,195	\$850,000			Land	Travis Parks
R509704	Contiguous with R011232	RBAP-010850	2024	CAD,F02,GWI,M44,RFM,SJA	\$2,534,195	\$618,882			Land	Travis Parks
R620725	WBW SINGLE DEVELOPMENT GROUP	RBAP-011647	2024	CAD,F03,GWI,M43,RFM,SGT	\$3,142,720	\$574,292			Land	Travis Parks
R015231	CAPNOTE LLC	RBAP-011796	2024	CAD,CTA,GWI,RFM,STA,W13	\$56,715	\$10,000			Land	na
R015230	Contiguous with R015231	RBAP-011796	2024	CAD,CTA,GWI,RFM,STA,W13	\$44,104	\$5,000			Land	na
R015232	Legere, David	RBAP-011797	2024	CAD,CTA,GWI,RFM,STA,W13	\$56,715	\$10,000			Land	na
R015233	Contiguous with R015232	RBAP-011797	2024	CAD,CTA,GWI,RFM,STA,W13	\$107,699	\$20,000			Land	na
R016265	GROBA, MARK D	RBAP-018810	2024	CAD,CTA,GWI,RFM,STA,W13	\$497,526	\$300,000			RES	N/A
R311088	GROBA, MARK D	RBAP-018812	2024	CAD,F10,GWI,RFM,STH,W13	\$876,813	\$250,000			RES	N/A
R019177	GROBA, MARK D	RBAP-018813	2024	CAD,CTA,GWI,RFM,STA,W13	\$1,062,148	\$125,000			Land	N/A
				Revised 12/31/2024	183,121,772					

# Williamson Central Appraisal District

For Office Use Only

## 2025 BOD LBA Report

TAX YEAR	PROP ID	ARBITRATION NAME	REQUEST #	PROPERTY VALUE	DEPT	ARBITRATOR	HEARING DATE	HEARING RESULTS	STATUS
2024	R079966	Johnson, Paul	LBAE-000249	\$166,011	RES	Megan Earl	12/18/2024	In favor of the PO	FINAL
2024	R018953	Johnson, Paul	LBAE-000249	\$528,353	RES	Megan Earl	12/18/2024	In favor of the PO	FINAL
2024	R008959	Johnson, Paul	LBAE-000249	\$187,078	RES	Megan Earl	12/18/2024	In favor of the PO	FINAL
2024	R079966	Johnson, Paul	LBAE-000152	\$166,011	RES	Dena Fisher	1/27/2025	TBD	SCHEDULED
2024	R018953	Johnson, Paul	LBAE-000152	\$528,353	RES	Dena Fisher	1/27/2025	TBD	SCHEDULED
2024	R008959	Johnson, Paul	LBAE-000152	\$187,078	RES	Dena Fisher	1/27/2025	TBD	SCHEDULED
2023	R079966	Johnson, Paul	LBAP-000072	\$170,579	RES	NA	NA	NA	UNDER PTAD REVIEW
2024	R037814	Chevez, Lisa	LBAE-020101	\$396,814	RES	NA	NA	NA	UNDER PTAD REVIEW

Williamson Central Appraisal District  
Current SOAH Requests

<u>PROP ID</u>	<u>SOAH NAME</u>	<u>SOAH Docket No.</u>	<u>YEAR</u>	<u>TAXING UNITS</u>	<u>WCAD - ARB Value</u>	<u>OWNER'S OPINION OF VALUE</u>	<u>ALJ Decision</u>	<u>Comments</u>	<u>DPMT</u>
R042993	JOHN AGAN	940-25-00461	2024	GWJ RFM SGT F08	1,831,115	1,200,000			C