

BOARD OF DIRECTORS -- ENTITY APPOINTED
JON LUX, CHAIRMAN
LORA H. WEBER, VICE-CHAIRMAN
HARRY GIBBS
MICHAEL WEI
LISA BIRKMAN
LARRY GADDES
BOARD OF DIRECTORS -- PUBLICLY ELECTED
HOPE HISLE-PIPER, SECRETARY
MIKE SANDERS
MASON MOSES



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

at 8:14 FILED o'clock a.m.

MAR 10 2025

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

Nancy E. Rafter
County Clerk, Williamson Co., TX

Notice is hereby given that a meeting of the Board of Directors of the Williamson Central Appraisal District has been scheduled for **Thursday, March 13, 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. Receipt of Public Comments
- V. Taxpayer Liaison Officer's Report
 - A. Report on Property Owner Contacts
- VI. Consider Approval of Minutes of the Board of Directors for the:
 - A. Regular Meeting -- February 13, 2025 (pages 2-5)
- VII. Consideration of Monthly Financials (pages 6-11)
- VIII. Discussion and Possible Action on:
 - A. Subcommittee Report: General Meeting Guidelines
 - B. Building Reserve Purchase
 1. Heating, Ventilation & Air Conditioning Units
 2. Parking Lot Restriping
 - C. Technology Short Lived Reserve Purchase
 1. Networking Device
 2. Production Storage
- IX. Chief Appraiser's Report
 - A. Legislative Updates
 - B. WCAD Presentations
 - C. Board Member Property Verification
 - D. WCAD Entity Meeting (page 12)
 - E. Lawsuit, Arbitration and SOAH Reports (pages 13-19)
- X. Board Agenda Additions for Future Meeting
- XI. Board Announcements
- XII. Consideration and action on date, place, time for next/future meeting
- XIII. Adjournment

This notice was posted at the:
Appraisal District's Office on 3/10/25 at 8:58 am.

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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 necesitan asistencia para tener acceso a reuniones de la Junta Directiva o Tabla de Revision de Evaluacion que contacten nuestra oficina o al valuador 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 February 13, 2025

Jon Lux, Chairman, called the regular meeting of the Williamson Central Appraisal District Board of Directors to order Thursday, February 13, 2025, at 9:03 a.m. Board members present; Jon Lux, Hope Hisle-Piper, Michael Wei, Lisa Birkman, and Larry Gaddes. Lora Weber, Harry Gibbs, Mason Moses, and Mike Sanders 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

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

Williams discussed a call received pertaining to a property owner's appraisal notice. She explained the appraisal notice process and reviewed the deadlines to file for the 2025 year. Discussion followed.

Williams expressed her appreciation to the District for their creation of a webpage for agents.

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 – January 9, 2025

Monthly Financials

Quarterly Investment Report

Quarterly Taxing Unit Payments

Gaddes moved for approval of the consent agenda items with the exception of the monthly financials report. Birkman seconded. The motion carried.

Lankford asked that the monthly financials item be pulled from the consent agenda for discussion. He pointed out that the litigation category had been overspent. Discussion followed pertaining to possible help with this issue.

The monthly financials report was filed for the audit.

Subcommittee Report: General Meeting Guidelines

Birkman, one member of the General Meeting Guidelines subcommittee, reported that she had surveyed the entities regarding their meeting rules. She indicated that most have rules for the public, not for the Board members. Discussion followed.

Lankford mentioned that Robert's Rules pamphlets had been acquired for each member to have for review at Board meetings in the future. He indicated that these rules currently were not addressed in the Board's policy. Discussion followed.

The subcommittee, made up of Birkman, Hisle-Piper and Gibbs, was asked to bring its recommendation back to the full Board.

Annual Review of Contracts

Lankford discussed the District's list of current contracts which are brought to the Board annually. He pointed out the contract descriptions which were previously requested by Wei and mentioned that all contracts are presented to the Board.

No motion was necessary.

Chief Appraiser's Report

Legislative Updates

Lankford provided updates regarding some legislation that could affect the District; he mentioned that it was very early in the process.

Among the bills discussed was Senate Bill 974. This bill would allow teachers to serve on the Appraisal Review Board. Lankford also mentioned Senate Bill 973, which would allow the District to post aerial photographs and street level imagery of properties on its website. Discussion followed.

House Bill 2550 was discussed. This bill creates a 10-hour training course for Board members. This training would be conducted by the Comptroller's office and would be available for free on their website with a minimal fee to purchase the completion certificate. Discussion followed.

Lankford announced that a bill had been introduced requiring an annual reappraisal of property. He also reviewed the changes that would occur if the Omnibus bill, HB 2432, were to pass. He mentioned a few of the items contained within this bill. The bill would require all appraisers to obtain a fee appraiser license which would be extremely costly. Discussion followed.

Exemption Update

Lankford announced that the water treatment plant at Samsung had filed for exemption which had not been approved or denied yet. The District's attorney firm is in the process of reviewing the documentation provided for qualification. Lankford also indicated that when he has additional information pertaining to large developments, he would bring these to the Board.

Notice of Appraised Value Review

Lankford displayed a copy of this year's appraisal notice. He mentioned that there were only minor wording changes from the prior year. These notices will be mailed on March 31st. Discussion followed.

Property Value Study

Lankford reminded the Board that the Comptroller's office audits the District's property values every other year. He mentioned that the Property Value Study (PVS) results had recently been received and the district has passed the study for all school districts. He applauded staff for their work in passing the PVS.

WCAD Entity Meeting

Lankford announced that the 2025 Entity Meeting was scheduled to take place on April 2nd. He indicated that an offsite location was discussed. Gaddes mentioned some possible locations.

Lankford announced that this year's materials would be provided electronically. He mentioned that the District would be posting the value reports on its website following the meeting. Lankford expressed his appreciation to Bart Edsell, an employee of the District, who had done an excellent job of putting this together.

Family Events for Employees and Board Members

Lankford discussed the Employee Recognition Committee (ERC). Public funds cannot be used to acknowledge employee and Board member life events such as family weddings, births, and deaths. The ERC raises funds to provide these recognitions and invites Board members to participate if they desire. Lankford displayed a graph showing the funds and how they have been used.

Lawsuit, Arbitration and SOAH Reports

Lankford reviewed the lawsuit, arbitration, limited binding arbitration and State Offices of Administrative Hearings (SOAH) reports. Discussion followed. Lankford explained the limited binding arbitration process.

Board Agenda Additions for Future Meeting

- Lankford asked that Board members review the attributes of their property located in Williamson County. He announced that the values showing on these cards were not finalized. He indicated that the District requests this information annually from the Board and staff members. He asked that members review these cards by the next Board Meeting.

Board Announcements

- Birkman discussed the process for choosing Board members terms of office. Discussion followed.

The Board had previously set the following meeting dates:

- Thursday, March 13, 2025 at 9 a.m.
- Thursday, April 10, 2025 at 9 a.m.
- Thursday, May 15, 2025 at 9 a.m.

The Board also set the following meeting dates:

- Thursday, June 12, 2025 at 9 a.m.
- Thursday, July 10, 2025 at 9 a.m.
- Thursday, September 11, 2025 at 9 a.m.
- Thursday, October 9, 2025 at 9 a.m.
- Thursday, November 13, 2025 at 9 a.m.

The meeting adjourned at 10:39 a.m.

Respectfully,

Jon Lux, Chairman

Hope Hisle-Piper, Secretary

Williamson CAD
Statement of Expenditures - Budget vs Actual vs Last Year
For the month Ended January, 2025

	Current Annual Budget	Plus Reserve Funds	Current Monthly Expense	YTD Expenses	Last Year YTD Expenses	Budget Balance	% Remaining
6000 - General - Personnel							
6010 - Salaries Expense	7,373,300		607,389	607,389	589,680	6,765,911	92%
6020 - Auto Allowance	359,700		28,123	28,123	27,128	331,577	92%
6030 - Group Health Insurance	1,024,600		67,157	67,157	134,042	957,443	93%
6035 - Health Reimbursement Account		215,000	6,648	6,648	10,337	208,352	97%
6040 - Retirement Contribution	1,405,800		119,309	119,309	116,889	1,286,491	92%
6060 - Worker's Compensation Insurance	9,200		2,266	2,266	2,173	6,935	75%
6070 - Payroll Taxes - FICA	113,000		8,880	8,880	8,732	104,120	92%
Total 6000 - General - Personnel	10,285,600	215,000	839,770	839,770	888,981	9,660,830	92%
6100 - Materials/Supplies							
6110 - Office Supplies	16,600		276	276	934	16,324	98%
6120 - Postage	247,500		9,448	9,448	12,828	238,052	96%
6130 - Forms, Printing & Reproduction	89,100		2,832	2,832	2,915	86,268	97%
6140 - Janitorial Supplies	7,800		0	0	128	7,800	100%
6150 - Minor Equipment / Furniture	94,000		3,662	3,662	556	90,338	96%
6160 - Computer Supplies Expense	16,500		10	10	0	16,490	100%
Total 6100 - Materials/Supplies	471,500	0	16,228	16,228	17,361	455,272	97%
6200 - General - Services							
6210 - Professional Development	165,200		19,595	19,595	19,047	145,605	88%
6215 - Equipment Lease/Rental	43,500		3,497	3,497	4,029	40,003	92%
6220 - Utilities	224,700		19,433	19,433	17,427	205,267	91%
6225 - Building Repair & Maintenance	189,400		7,137	7,137	12,882	182,263	96%
6235 - TLO Expense	17,500		1,725	1,725	1,550	15,775	90%
6236 - Board of Directors Expenses	184,000		88	88	463	183,912	100%
6240 - Publications	146,100		13,477	13,477	47,564	132,623	91%
6250 - Contingency Emergency	500		0	0	0	500	100%
6260 - Professional Services	1,185,800		349,702	349,702	363,340	836,098	71%
6280 - Maintenance	444,800		198,709	198,709	198,917	246,091	55%
6285 - Computer Licenses/Services	279,600		51,018	51,018	62,112	228,582	82%
6290 - Business Insurance	25,600		0	0	0	25,600	100%
Total 6200 - General - Services	2,906,700	0	664,382	664,382	727,333	2,242,318	77%
6800 - General - Debt Service							
6810 - Building Payment	0		0	0	0	0	0%
Total 6800 - General - Debt Service	0	0	0	0	0	0	0%

Williamson CAD
Statement of Expenditures - Budget vs Actual vs Last Year
For the month Ended January, 2025

	Current Annual Budget	Plus Reserve Funds	Current Monthly Expense	YTD Expenses	Last Year YTD Expenses	Budget Balance	% Remaining
8000 - Capital Outlay							
* 8010 - Computer Capital	65,000	28,257	17,631	17,631	5,832	75,626	81%
8030 - Depreciation Expense	5,000		0	0	0	5,000	100%
Total 8000 - Capital Outlay	70,000	28,257	17,631	17,631	5,832	80,626	82%
Sub-Total	13,733,800	243,257	1,538,011	1,538,011	1,639,506	12,439,047	89%
6300 - ARB Services							
6310 - ARB - Contract Labor	316,500		250	250	0	316,250	100%
6320 - ARB - Supplies	1,100		18	18	62	1,082	98%
6330 - ARB - Forms, Printing & Ads	25,700		817	817	841	24,883	97%
6340 - ARB - Training/Seminars	0		0	0	0	0	0%
6350 - ARB - Litigation	4,500		0	0	1,000	4,500	100%
TOTAL 6300 - ARB Services	347,800		1,085	1,085	1,903	346,715	100%
Total	14,081,600	243,257	1,539,096	1,539,096	1,649,924	12,785,761	89%

Williamson Central Appraisal District
Approved Disbursements
January 2025

Num	Date	Name	Amount	Memo
OL-010825	01/08/2025	Card Services Center	-7,430.52	6210 - \$3,268.46 - Prof Dev
				6236 - \$79.36 - Board Expense
				6240 - \$268.48 - Publications
				6260 - \$3,023.99 - Prof Services
				6280 - \$369.36 - Maintenance
				6285 - \$420.87 - Computer Licenses
OL-010825	01/08/2025	Elan Financial Services	-516.49	6210 - \$154.00 - Prof Dev
				6240 - \$290.00 - Publication
31611	01/08/2025	Amazon Business	-3,289.10	6110 - \$214.34 - Office supplies
				6160 -\$2,981.64 - Computer supplies
				6240 - \$93.12 - Publications
31612	01/08/2025	Andrew Re	-3,150.00	6260 - Binding Arbitrations
31613	01/08/2025	AutoMox	-288.00	6285 - Maintenance
31614	01/08/2025	Best Buy	-1,999.92	6150 - Minor Equipment
31615	01/08/2025	Central Texas Shredding Inc.	-72.00	6260 - Shredding services
31616	01/08/2025	City of Georgetown	-5,745.42	6220 - Water, electric, sewer, garbage & storm drainage
31617	01/08/2025	Dell	-29,976.65	6150 - Minor Equipment
31618	01/08/2025	Express Commercial Cleaning, Inc.	-1,365.68	6225 - Janitorial services
31619	01/08/2025	Fredreck Hudgens	-450.00	6260 - Binding Arbitration No. RBAE-009501 P356411
31620	01/08/2025	Global Industrial	-4,105.35	6236 - BOD Expense - conference tables
31621	01/08/2025	GTown Cap Co LLC	-400.00	6210 - EOY Emp Recognition/Awards
31622	01/08/2025	Lisa Ross Smith	-750.00	6260 - Binding Arbitration No. RBAE-013914 R643049
31623	01/08/2025	On Site Services	-100.00	6260 - Employment screening - 2 employees
31624	01/08/2025	Pictometry International Corp	-304,339.42	6260 - Professional Services
31625	01/08/2025	PureVida Water	-49.00	6215 - Bottle-less water filtration system rental
31626	01/08/2025	Real Estate Support Systems of Texas	-450.00	6260 - Binding Arbitration No. RBAE-009453 P454427
31627	01/08/2025	Rebecca Ringer	-750.00	6260 - Binding Arbitration No. RBAE-013916 R643042
31628	01/08/2025	Rhino Networks	-24,772.87	8010 - Capital Outlay - Switches
31629	01/08/2025	RingCentral Inc.	-3,290.19	6220 - Telephone expenses
31630	01/08/2025	Rob D Holcomb	-5,200.00	6260 - Binding Arbitrations
31631	01/08/2025	Sidwell, Harris Local Government	0.00	VOID: Assigned funds- 6260-17 - ARCGIS Enterprise Upgrade
31632	01/08/2025	The A List Staffing	-3,730.48	6010 - Employment staffing
31633	01/08/2025	Willco Construction LLC	-250.00	6225 - Building repair & maintenance
31634	01/08/2025	William Edge	-750.00	6260 - Binding Arbitration No. RBAE-0094796 P415227
31635	01/09/2025	Glenda Williams	-1,250.00	6235 - TLO Expense
31636	01/10/2025	Apex Software	-4,600.00	6280 - Maintenance renewal/mobil sketches
31637	01/10/2025	BIS Consulting	-31,760.50	6280 - Web Hosting, online forms, ADA Compliance & TnT Service
31638	01/10/2025	ESRI, Inc.	-17,631.00	8010 - Enterprise GIS Health Check
31639	01/10/2025	Formtran	-6,930.00	6280 - OCR software license
31640	01/10/2025	Kings III Emergency Communications	-207.75	6225 - Elevator phone
31641	01/10/2025	Marshall & Swift/Boeckh	-2,262.15	6240 - Publications
31642	01/10/2025	Nectar HR	-4,191.50	6210 - Nectar Platform

Williamson Central Appraisal District
Approved Disbursements
January 2025

Num	Date	Name	Amount	Memo
31643	01/10/2025	Subvenion	-2,500.00	6260 - Computer consultant
31644	01/10/2025	TAAD	-2,500.00	6210 - Membership Renewal
31645	01/10/2025	Texas Association of Counties	-2,265.50	6060 - Workers' Comp
31646	01/10/2025	Trusted Tech Team	-19,760.00	6280 - VMWare maintenance
31647	01/10/2025	Tyler Technologies	-158,897.74	6280 - Maintenance - CAMA
31648	01/10/2025	Visual Edge IT (CA)	-396.75	6215 - Lease copier/printers
31649	01/10/2025	ZOHO Corporation	-43,556.76	6285 - Computer licenses
31650	01/16/2025	Adobe	-45.58	6285 - Computer licenses
31651	01/16/2025	ALN Apartment Data, Inc	-237.50	6240 - Publication
31652	01/16/2025	Amazon Business	-612.57	6110 - \$117.75 - Office supplies
				6150 - \$67.73 - Minor equipment
				6160 - \$427.09 - Computer supplies
31653	01/16/2025	Andrew Re	-750.00	6260 - Binding Arbitration No. RBAE-005918 - Tractor Supply Co
31654	01/16/2025	Appraisal Institute	-1,560.00	6210 - Renewal fee - Account #576746
31655	01/16/2025	AT&T	-3,158.00	6220 - Data plans
31656	01/16/2025	BIS Consulting	-16,450.00	6260 - Agent appeals yearly services
31657	01/16/2025	Coletta Ruggiero	-125.00	6310 - ARB Mtgs
31658	01/16/2025	CoStar Realty Information, Inc.	-3,686.08	6240 - Publication
31659	01/16/2025	Data Foundry, LLC	-1,512.00	6220 - Internet services
31660	01/16/2025	Dell	-5,003.89	6150 - \$3,646.00 - Minor equipment
				6280 - \$1,3557.89 - Maintenance
31661	01/16/2025	Dena Fisher	-450.00	6260 - Binding arbitration - RBAE-009485 - Hobby Lobby Inc
31662	01/16/2025	Express Commercial Cleaning, Inc.	-3,116.00	6225 - Janitorial services
31663	01/16/2025	Fox Commercial Services	-305.00	6225 - HVAC repair & maintenance
31664	01/16/2025	Heather Layton	-450.00	6260 - Binding arbitration - RBAE-009475 - Longhorn Steakhouse
31665	01/16/2025	IAAO - Membership	-170.00	6210 - Membership Renewal
31666	01/16/2025	iSolved	-303.40	6030 - HRA monthly admin fee
31667	01/16/2025	James Jameson	-450.00	6260 - Binding arbitration - RBAE-009504 - Ross Dress for Less
31668	01/16/2025	Jason Visor	-450.00	6260 - Binding arbitration - RBAE-000242 - Ernesto Barreras
31669	01/16/2025	Joan M Straach	-125.00	6310 - ARB Mtgs
31670	01/16/2025	John Boone	-1,500.00	6260 - Binding arbitration - RBAE-008421 - Chalst Investments LLC
31671	01/16/2025	Lochow Ranch Pond & Lake	-364.00	6225 - Wet pond maintenance
31672	01/16/2025	Lorna Main	-450.00	6260 - Binding arbitration - RBAE-008716 - James Bralski
31673	01/16/2025	Marjorie Johnson	-450.00	6260 - Binding arbitration - RBAE-009506 - Castle Dental
31674	01/16/2025	Mary Bonnette	-295.00	6310 - ARB Mtgs
31675	01/16/2025	Megan J Earl	-500.00	6260 - Binding arbitration - LBAE-000249 - R079966, R018953, R008959 - Paul Johnson
31676	01/16/2025	Michelle Martin	-1,000.00	6260 - Binding arbitration - RBAE-013917 - JRVRG 5 LLC
31677	01/16/2025	Minuteman Press	-146.01	6110 - Business cards
31678	01/16/2025	Mobile Communications America, Inc	-583.20	6225 - Security monitoring
31679	01/16/2025	Notary Public Underwriting	-233.90	6210 - Notary licenses & supplies - LJones & MMoore
31680	01/16/2025	On Site Services	-50.00	6260 - Employment screening - 1 employee
31681	01/16/2025	Perdue, Brandon, Fielder, Collins & Mott	-52,667.69	6260 - Professional services - November

Williamson Central Appraisal District
Approved Disbursements
January 2025

Num	Date	Name	Amount	Memo
31682	01/16/2025	Prototype IT	-2,835.00	6260 - IT Consulting
31683	01/16/2025	Quadient Finance USA, Inc	-3,530.32	6120 - Postage refill machine
31684	01/16/2025	Rob D Holcomb	-750.00	6260 - Binding Arbitration No. RBAE-012724 - 3M Square One Properties LLC
31685	01/16/2025	Stillwater Landscapes	-852.00	6225 - Grounds maintenance
31686	01/16/2025	Sun Life Financial - Short Term Disability	-4,404.00	6010 - Short Term Disability Claim - December 2024
31687	01/16/2025	TAAD	-7,600.00	6210 - TAAD Conference 2025 - Austin, TX
31688	01/16/2025	Terry C Bruner	-450.00	6260 - Binding arbitration - RBAE-00842 - Dylan Pistone
31689	01/16/2025	The A List Staffing	-2,582.64	6010 - Employment staffing
31690	01/16/2025	TLC Office Systems (Dallas)	-39.00	6215 - Lease copier/printer
31691	01/16/2025	Trusted Tech Team	-3,556.24	6285 - Computer licenses
31692	01/16/2025	Variverge	-350.00	6120 - NCOA Processing
31693	01/16/2025	Visual Edge IT (Dallas)	-1,292.00	6215 - Lease copier/printer
31694	01/16/2025	Willco Construction LLC	-383.00	6225 - Building repair & maintenance
31695	01/16/2025	William R Jonson	-450.00	6260 - Binding arbitration - RBAE-009510 - Smile Brands of Texas
31696	01/30/2025	A+ Window Cleaning Services LLC	-494.00	6225 - Window Cleaning
31697	01/30/2025	Alvin Lankford	-532.46	6210 - Reimbursement - IAAO - 2024 International Research Symposium - registration
31698	01/30/2025	Amazon Business	-499.47	6150 - \$422.38 - Minor equipment
				6160 - \$9.74 - Computer supplies
				6225 - \$67.35 - Building repair & maintenance
31699	01/30/2025	Andrew Re	-3,150.00	6260 - Binding arbitrations
31700	01/30/2025	AT&T	-3,160.42	6220 - Data plans
31701	01/30/2025	AutoMox	-314.00	6285 - Maintenance
31702	01/30/2025	Butler Snow	-6,707.10	6260 - Professional Services
31703	01/30/2025	Camille Tankersley	-450.00	6260 - Binding arbitration - RBAE-015460 - Advanced Auto Parts
31704	01/30/2025	Card Services Center	-9,939.98	6110 - \$113.89 - Office supplies
				6160 - \$3,261.20 - Computer supplies
				6210 - \$235.00 - Prof Dev
				6236 - \$131.23 - Board expenses
				6240 - \$5,015.98 - Publications
				6260 - \$837.49 - Prof services
				6280 - \$345.19 - Maintenance
31705	01/30/2025	Charles Howard	-450.00	6260 - Binding arbitration - RBAE-015444 - Wells Fargo Bank NA
31706	01/30/2025	City of Georgetown	-6,089.93	6220 - Water, electric, sewer, garbage & storm drainage
31707	01/30/2025	Dick Gann	-450.00	6260 - Binding Arbitration - RBAE-015447 - Wells Fargo Bank NA
31708	01/30/2025	Elan Financial Services	-1,560.00	6210 - \$1,560.00 - Prof dev
31709	01/30/2025	Elizabeth Gonzales	-40.13	6020 - Reimbursement - mileage - office errands
31710	01/30/2025	Express Commercial Cleaning, Inc.	-150.00	6225 - Janitorial services
31711	01/30/2025	FedEx	-20.81	6120 - Postage
31712	01/30/2025	Felicia Harris Hoss	-450.00	6260 - Binding Arbitration - RBAE-015485 - Dutch Bros Coffee
31713	01/30/2025	GenServe, LLC	-780.00	6225 - Annual generator monitoring services
31714	01/30/2025	Jack Salamone	-450.00	6260 - Binding arbitration - RBAE-015491 - Dutch Bros Coffee
31715	01/30/2025	Jason Farrar	-60.00	6210 - State course - reimbursement meals

Williamson Central Appraisal District
Approved Disbursements
January 2025

Num	Date	Name	Amount	Memo
31716	01/30/2025	John Stockton	-450.00	6260 - Binding arbitration - RBAE-015427 - Wells Fargo Bank NA
31717	01/30/2025	Mark Torok	-450.00	6260 - Binding arbitration - RBAE-015493 - Caliber Holdings
31718	01/30/2025	Mary Moser	-450.00	6260 - Binding arbitration - RBAE-009502 - Ross Dress for Less
31719	01/30/2025	Maureen Garrett	-450.00	6260 - Binding arbitration - RBAE-009489 - Panda Express
31720	01/30/2025	Notary Public Underwriting	-118.45	6210 - Notary licenses & supplies - AChaviano
31721	01/30/2025	Optimum Business (Fiber)	-2,049.15	6220 - Internet services
31722	01/30/2025	Pearl Landau	-450.00	6260 - Binding arbitration - RBAE-015487 - Aldi
31723	01/30/2025	Perdue, Brandon, Fielder, Collins & Mott	-41,256.33	6260 - Professional services - December
31724	01/30/2025	PureVida Water	-49.00	6215 - Bottle-less water filtration system rental
31725	01/30/2025	Rashaun Stagg-Shehadeh	-450.00	6260 - Binding arbitration - RBAE-015426 - Advanced Auto Store
31726	01/30/2025	Rebekah Messinger	-12.86	6020 - Reimbursement - mileage - office errands
31727	01/30/2025	RingCentral Inc.	-3,288.15	6220 - Telephone expenses
31728	01/30/2025	Salli R Smith	-750.00	6260 - Binding arbitration - RBAE-008961 - 10123 Lake Creek Parkway LLC
31729	01/30/2025	Spectrum Enterprise	-3,321.66	6220 - Internet services
31730	01/30/2025	Steven Gregory	-38.10	6210 - State Course - reimbursement meals
31731	01/30/2025	Subvenion	-2,500.00	6260 - Computer consultant
31732	01/30/2025	TAAO Capital Chapter	-20.00	6210 - Registration TAAO Capital Chapter CE Meeting - ARL
31733	01/30/2025	Tammy Fleming	-450.00	6260 - Binding arbitration - RBAE-009487 - Panda Express
31734	01/30/2025	Tex Painting	-500.00	6225 - Building repair & maintenance
31735	01/30/2025	The A List Staffing	-3,357.60	6010 - Employment staffing
31736	01/30/2025	TLC Office Systems (Dallas)	-39.00	6215 - Lease copier/printer
31737	01/30/2025	Variverge	-12,453.21	6120 & 6130 - Postage, forms & printing
31738	01/30/2025	Visual Edge IT (CA)	-571.50	6215 - Lease copier/printers
31739	01/30/2025	Yolanda Marshall	0.00	VOID: 6260 - Binding arbitration - RBAE-015462 - Advanced Auto Parts



Williamson Central Appraisal District 2025 Entity Meeting

Date: ***Wednesday, April 2, 2025***

Time: ***8:30 a.m. (Refreshments will be available at 8:00 a.m. IN DESIGNATED AREA ONLY)***

Place: ***Williamson County Georgetown Annex, 100 Wilco Way, Georgetown, TX***

Topics for Discussion:

- New Paperless Process for Entity Meeting
- MAP Review & Property Value Study
- WCAD Annual Report
- Mass Appraisal Report
- Change Detection – Sketch Validation
- WCAD Budget (*comparison to other CADs*)
- Protest Levels & Certified Roll
- Certification Documentation
- Litigation Expenses & Refunds
- New Proposed Legislation
- Innovations
 - Comp Grid Included in Notice
 - Updated Notice of Appraised Value
 - Property Owner Dashboard
- **Valuation Changes**



Map to the Williamson County Georgetown Annex:

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
<u>CURRENT LAWSUITS COUNT DETAILS</u>									
<u>COUNT BY LAWSUIT NAME</u>		<u>609</u>							
Commercial		503							
Land		71							
Business Personal Property		7							
Residential		38							
<u>COUNT BY ACCOUNTS</u>		<u>2372</u>							
Commercial		1110							
Land		223							
Business Personal Property		74							
Residential		116							
Exemption Denial		4							
<u>COUNT BY CAUSE #'S</u>		<u>863</u>							
Commercial		718							
Land		93							
Business Personal Property		10							
Residential		48							
Exemption Denial		2							

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
<u>FINALIZED LAWSUITS</u>									
1700 University BLVD TX LP	Bell At Teravista	24-1317-C425	7/10/24	2024	62,000,000	61,500,000	-500,000	None	AJ 2/3/25
5700 N. Sepulveda, LLC	Crystal Creek Apts	23-1702-C480	8/24/23	2023	16,000,000	14,700,000	-1,300,000	None	AJ 2/5/25
8617 Spicewood Springs LLC (Spicewood Springs)	Spicewood Springs Apts	23-1837-C480	8/31/23	2023	33,576,675	32,440,000	-1,136,675	30,800,000	AJ 1/29/25
9520 Spectrum Owner LP (95Twenty Apartments)	95Twenty Spectrum Apts	24-2377-C425	9/23/24	2024	60,712,280	60,712,280	0	None	Nonsuit 1/6/25
Ahuja Sonny, Nagina Rani Ahuja & Ajay Ahuja & Ahuja Family Trust & Shilpi Ventures LLC	Holiday Inn Express Hotel & Suites	22-1677-C395	9/22/22	2022	3,736,404	3,600,000	-136,404	2,550,000	AJ 1/31/25
Allure Acquisition LLC	The Allure	23-1408-C480	8/11/23	2023	84,135,221	82,000,000	-2,135,221	75,000,000	AJ 2/20/25
Alpine JPH, LP	Storage Warehouse	23-1638-C480	8/22/23	2023	5,151,389	4,550,000	-601,389	2,800,000	AJ 2/20/25
Apple Houston Restaurants, Inc.	Applebees	23-1885-C480	9/6/23	2023	10,601,060	10,228,852	-372,208	9,147,870	AJ 2/21/25
ARL Development LLC and Cedar P Group LLC	University Square	23-1381-C395	8/10/23	2023	7,979,678	7,450,000	-529,678	5,708,701	AJ 2/10/25
A-S 64 CR 119-HWY 79 LP	Townwest Commons	23-2021-C480	9/18/23	2023	24,296,389	20,200,000	-4,096,389	13,000,000	AJ 2/19/25
Autozone Texas LP, Autozone West Inc. aka Autozone Inc. As Owner and Lessee	Autozone	22-1295-C26	8/12/22	2022	20,662,825	19,500,000	-1,162,825	15,250,000	AJ 2/6/25
B9 A W Grimes Owner LP	Round Rock 45	23-1432-C395	8/11/23	2023	7,400,000	7,300,000	-100,000	4,265,349	AJ 1/31/25
Baneway Annex Business Park	Middletown Plaza	22-1403-C395	8/23/22	2022	930,416	885,000	-45,416	650,000	AJ 2/27/25
Baneway Annex Business Park	Middletown Plaza	22-1403-C395	8/14/23	2023	1,025,006	970,000	-55,006	750,000	AJ 2/27/25
Baneway Annex Business Park	Middletown Plaza	22-1403-C395	9/13/24	2024	1,108,462	990,000	-118,462	654,000	AJ 2/27/25
Bulger, Anthony Scott & Li Feng	Residential	24-1809-C425	8/20/24	2024	1,724,268	1,724,268	0	None	Nonsuit 10/16/24
CFT NV Developments LLC	Panda Express	23-1546-C480	8/17/23	2023	1,744,230	1,650,000	-94,230	1,500,000	AJ 2/24/25
Classic Oldsmobile-Pontiac-GMC Truck Ltd	Round Rock Autogroup Collision Center	23-1367-C480	8/9/23	2023	7,075,842	6,532,456	-543,386	4,215,023	AJ 2/27/25
CNBH LP & KMCA Ltd Apts	Hagler 8 Plex; Faith Point Church	22-1466-C395	8/29/22	2022	1,090,300	980,000	-110,300	760,000	AJ 2/27/25
Continental 516 Fund LLC (Springs at Lakeline)	Springs at Lakeline	24-1705-C395	8/15/24	2024	72,486,141	70,300,000	-2,186,141	65,260,000	AJ 2/27/25
CP Hotel Group LLC	Springhill Suites by Marriott	23-2182-C395	9/29/23	2023	7,638,657	7,500,000	-138,657	6,210,768	AJ 2/13/25
CP Hotel Group LLC	Springhill Suites by Marriott	23-2182-C395	9/9/24	2024	8,175,275	8,075,000	-100,275	None	AJ 2/13/25
Davis Spring Investors I & II & III LLC	Davis Spring Industrial	22-1031-C26	7/22/22	2022	15,796,144	14,750,000	-1,046,144	13,400,000	AJ 2/20/25
Davis Spring Investors I & II & III LLC	Davis Spring Industrial	22-1031-C26	8/14/23	2023	18,000,000	16,000,000	-2,000,000	14,500,000	AJ 2/20/25
Davis Spring Investors I & II & III LLC	Davis Spring Industrial	22-1031-C26	8/5/24	2024	19,360,940	17,750,000	-1,610,940	17,600,000	AJ 2/20/25
Davis Spring Investors I & II & III LLC	Davis Springs Industrial	22-1246-C395	8/10/22	2022	10,500,000	10,250,000	-250,000	9,271,638	AJ 2/21/25
Davis Spring Investors I & II & III LLC	Davis Springs Industrial	22-1246-C395	9/5/23	2023	12,667,523	11,850,000	-817,523	10,321,686	AJ 2/21/25
Ei Poso Group LLC		20-1579-C368	10/5/20	2020	4,771,133	4,700,000	-71,133	4,000,000	AJ 2/24/25
Ei Poso Group LLC	University Plaza	20-1579-C368	9/9/21	2021	6,994,909	5,500,000	-1,494,909	3,000,000	AJ 2/24/25
Ei Poso Group LLC	University Plaza	20-1579-C368	8/12/22	2022	7,149,548	5,900,000	-1,249,548	5,500,000	AJ 2/24/25
Ei Poso Group LLC	University Plaza	20-1579-C368	8/17/23	2023	7,316,899	6,800,000	-516,899	3,000,000	AJ 2/24/25
Ei Poso Group LLC	University Plaza	20-1579-C368	8/26/24	2024	7,304,706	6,900,000	-404,706	6,500,000	AJ 2/24/25
Embassy Partners L P	Motel 6	23-1548-C425	8/17/23	2023	3,531,794	3,300,000	-231,794	None	AJ 2/20/25
Garden Trails LLC	Garden Park Apts	23-1670-C480	8/23/23	2023	7,000,000	6,200,000	-800,000	5,750,000	AJ 2/6/25
Garden Trails LLC	Garden Park Apts	24-2318-C368	9/20/24	2024	7,000,000	6,800,000	-200,000	6,350,000	AJ 2/6/25
Golfinity Store 1 Real Estate LLC	Golfinity	24-1587-C26	8/7/24	2024	6,528,018	6,528,018	0	6,300,000	Nonsuit 2/18/25

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
Hallmark Cedarpark Condos LLC	Geoscapes of Texas	24-1984-C425	8/30/24	2024	1,600,000	1,600,000	0	None	Nonsuit 2/21/25
Krause Clyde Estate of	Residential	23-2360-C368	10/25/23 recd 6/28/24	2023	1,240,319	1,240,319	0	850,000	DWOP Dismissal 12/18/24
Lakeline Oaks Retirement Community LLC	Lakeline Oaks Retirement Community	22-0991-C395	7/19/22	2022	28,000,000	24,000,000	-4,000,000	None	AJ 2/11/25
Lakeline Oaks Retirement Community LLC	Lakeline Oaks Retirement Community	23-1618-C480	8/21/23	2023	35,000,000	25,900,000	-9,100,000	21,600,000	AJ 2/3/25
Lakeline Oaks Retirement Community LLC	Lakeline Oaks Retirement Community	24-1629-C26	8/12/24	2024	29,000,000	25,000,000	-4,000,000	None	AJ 2/3/25
Liberty Hill Land Partnership Ltd	Land w/Ag	23-2165-C480	9/28/23	2023	1,496,506	1,496,506	0	1,450,000	Nonsuit 1/27/25
Lucky Lotus LLC	Anderson Strip Center	23-1158-C480	7/19/23	2023	1,426,000	1,400,000	-26,000	1,100,000	AJ 3/3/25
Lucky Lotus LLC	Anderson Strip Center	23-1158-C480	9/13/24	2024	1,483,617	1,350,000	-133,617	1,220,000	AJ 3/3/25
Mann Ganga LLC dba Red Roof Inn of Austin Round Rock	Red Roof Inn	21-1558-C425	9/21/21	2021	2,577,939	2,577,939	0	2,100,000	DWOP Dismissal 10/31/24
McCartney, Paul David	Rock Chiropractic	23-1574-C395	8/17/23	2023	1,691,382	1,691,382	0	1,574,134	Nonsuit 2/13/25
McCartney, Paul David	Rock Chiropractic	24-2013-C425	8/30/24	2024	1,882,122	1,882,122	0	None	Nonsuit 2/14/25
Northchase, LLC	Settlers Landing Apt	23-1703-C425	8/24/23	2023	9,828,373	5,300,000	-4,528,373	None	AJ 2/7/25
Oaks Georgetown AR, L.P.	Oaks at Georgetown	23-1488-C480	8/15/23	2023	16,500,000	15,800,000	-700,000	10,000,000	AJ 2/20/25
Pepperdene Donald W Trustee of Donald W Pepperdene 202 Revocable Living Trust	Dahlberg Apts	22-1470-C425	8/29/22	2022	995,040	995,040	0	None	Nonsuit 10/7/24
Pepperdene Donald W Trustee of Donald W Pepperdene 202 Revocable Living Trust	Dahlberg Apts	23-1790-C368	8/29/23	2023	1,000,000	1,000,000	0	None	Nonsuit 10/3/24
Provident Crossings Retirement Community LLC	Provident Crossings	24-1630-C368	8/12/24	2024	31,132,383	26,000,000	-5,132,383	None	AJ 2/2/25
Rhodes #5 LLC	Mokry Auto Sales	24-2131-C480	9/9/24	2024	1,125,000	1,125,000	0	None	Nonsuit 1/9/25
Sai SRK Properties LLC	Land	23-1730-C395	8/25/23	2023	1,960,200	1,502,820	-457,380	1,250,000	AJ 2/27/25
Sai SRK Properties LLC	Land	23-1730-C395	7/30/24	2024	2,178,000	1,611,720	-566,280	2,000,000	AJ 2/27/25
Santis, Rosa E	PSS Tele/Elec Serv	22-1451-C395	8/29/22	2022	1,049,059	1,010,000	-39,059	970,000	AJ 1/31/25
University Heights Partnership LLC	University C-Store	24-2368-C26	9/23/24	2024	5,246,933	5,000,000	-246,933	None	AJ 2/6/25
Ventana Oaks Luxury Apartments LLC (Ventura Apartments)	Ventana Oaks Apt	24-1912-C395	8/28/24	2024	71,491,282	68,750,000	-2,741,282	65,532,864	AJ 1/31/25
Verena Leander Titleholder, LLC	Skye Luxury Retirement Living	24-1591-C425	8/8/24	2024	33,500,000	33,500,000	0	25,144,415	Nonsuit 2/19/25
Walker, Weldon Stephen & Tammy	Leander Mini Storage	22-1190-C425	8/5/22	2022	689,277	689,277	0	375,000	Nonsuit 1/28/25
Walker, Weldon Stephen & Tammy	Leander Mini Storage	22-1190-C425	8/3/23	2023	890,101	890,101	0	700,000	Nonsuit 1/28/25
Walker, Weldon Stephen & Tammy	Leander Mini Storage	22-1190-C425	9/13/24	2024	850,000	850,000	0	836,000	Nonsuit 1/28/25
					857,005,665		-57,827,565		

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	na
				Revised 03/04/2025	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>
R551068	Oliver, John	RBAE-006787	2024	CAD,CLE,GWI,J01,M64,RFM,SLE,T05	\$744,038	\$671,000	\$671,711	WCAD	RES	na
R040368	Pink Elephant Properties	RBAE-008650	2024	CAD,CGT,GWI,RFM,SGT	\$4,525,731	\$2,600,000			C4	Patrick Musgrave
R042979	Nguyen, Dang	RBAE-008850	2024	CAD,F08,GWI,RFM,SGT	\$580,000	\$475,000			RES	na
R652345	Legere, David	RBAE-009529	2024	CAD,CTA,GWI,RFM,STA,W13	\$86,279	\$15,000			Land	na
R015231	CAPNOTE LLC	RBAE-011796	2024	CAD,CTA,GWI,RFM,STA,W13	\$56,715	\$10,000			Land	na
R015230	Contiguous with R015231	RBAE-011796	2024	CAD,CTA,GWI,RFM,STA,W13	\$44,104	\$5,000			Land	na
R590407	Lansford Family LTD	RBAE-013283	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$440,444	\$18,000	\$286,302	PO	Land Trans Res	Donnie Smith
P459505	Wells Fargo Bank NA	RBAE-015439	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$197,508	\$85,395	\$110,000	WCAD	BPP	Jeremy Newman
P460154	Wells Fargo Bank NA	RBAE-015442	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$150,776	\$74,200	\$150,776	PO	BPP	Jeremy Newman
P450274	Advanced Auto Store	RBAE-015454	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$556,587	\$336,693	\$437,599	WCAD	BPP	Jeremy Newman
P450427	Burlington Coat Factory	RBAE-015455	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	\$480,658	\$368,882	\$380,000	WCAD	BPP	Jeremy Newman
P450763	Advanced Auto Store	RBAE-015458	2024	CAD,CGT,GWI,RFM,SGT	\$543,284	\$306,279	\$424,780	WCAD	BPP	Jeremy Newman
P467992	Gulfeagle Supply	RBAE-015463	2024	CAD,CGT,GWI,RFM,SGT	\$2,123,297	\$1,237,626	\$1,237,626	WCAD	BPP	Jeremy Newman
P471950	Vitamin Cottage Natural Food Markets Inc	RBAE-015468	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$540,536	\$402,287	\$523,934	PO	BPP	Jeremy Newman
P476985	Advanced Auto Parts	RBAE-015470	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$566,051	\$297,613	\$424,538	WCAD	BPP	Jeremy Newman
P492584	Natural Grocers	RBAE-015477	2024	CAD,CGT,GWI,RFM,SGT	\$634,798	\$513,489			BPP	Jeremy Newman
P495465	Burlington Coat Factory	RBAE-015479	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$810,242	\$618,017	\$810,242	PO	BPP	Jeremy Newman
P499021	Burlington Coat Factory	RBAE-015482	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$677,310	\$485,959	Dismissed	PO	BPP	Jeremy Newman
P510594	Advanced Auto Parts	RBAE-015495	2024	CAD,CHU,F00,GWI,J02,RFM,SHU,W09	\$741,315	\$131,672	\$741,315	PO	BPP	Jeremy Newman
R551627	Coshena X LTD	RBAE-015794	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$1,449,591	\$834,000	\$1,052,000	WCAD	Land	Connor Stanford
P459601	JOURNEYS #1838	RBAE-018966	2024	CAD,CRR,GWI,J01,RFM,SRR,W09	\$249,816	\$146,494	\$200,000	PO	BPP	Shauni Gelfand
R581178	MUNOZ, CELESTE	RBAP-000605	2024	CAD,CLH,F01,GWI,J01,RFM,SLE	\$393,000	\$379,000			RES	na
R416694	ORUKOWSKI, ANITA	RBAP-001100	2024	CAD,CLE,GWI,J01,RFM,SLE,W09	\$318,000	\$285,000			RES	na
R071142	KSTM Properties	RBAP-002683	2024	CAD,CCP,GWI,J01,RFM,SRR,W09	\$472,158	\$225,000			RES	na
R428080	COON, STEVEN	RBAP-003088	2024	CAD,CGT,GWI,RFM,SGT	\$854,793	\$775,000	\$795,000	WCAD	RES	na
R306661	Kaymac V Lld	RBAP-007809	2024	CAD,CCP,GWI,J01,RFM,SLE,W09	\$2,065,994	\$1,700,000			C6	na

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

R075019	Kaymac V Lld	RBAP-007816	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	\$4,616,148	\$3,100,000			C4	na
R310807	McKay, Thomas	RBAP-007819	2024	CAD,CAU,GWI,J01,RFM,SRR,W09	\$3,136,246	\$2,050,000			C2	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
R655132	WBW SINGLE LAND INVESTMENT	RBAP-011098	2024	CAD,F02,GWI,M44,RFM,SJA	\$3,182,577	\$253,960			Land	Travis Parks
R039495	WHITIS MUSTANG CREEK RANCH, LLC	RBAP-011631	2024	CAD,F03,GWI,M43,RFM,SGT	\$3,615,859	\$832,048			Land	Travis Parks
R577783	Contiguous with R039495	RBAP-011631	2024	CAD,F03,GWI,RFM,SGT	\$398,720	\$70,488			Land	Travis Parks
R616300	WBW SINGLE DEVELOPMENT GROUP	RBAP-011638	2024	CAD,CJA,F02,GWI,RFM,SJA,W01	\$2,796,192	\$730,210			Land	Travis Parks
R654170	Contiguous with R616300	RBAP-011638	2024	CAD,CJA,F02,GWI,RFM,SJA,W01	\$3,188,406	\$724,880			Land	Travis Parks
R620725	WBW SINGLE DEVELOPMENT GROUP	RBAP-011647	2024	CAD,F03,GWI,M43,RFM,SGT	\$3,142,720	\$574,292	\$600,000	WCAD	Land	Travis Parks
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
R015266	Contiguous with R015232	RBAP-011797	2024	CAD,CTA,GWI,RFM,STA,W13	\$27,462	\$4,000			Land	na
R015267	Contiguous with R015232	RBAP-011797	2024	CAD,CTA,GWI,RFM,STA,W13	\$64,059	\$10,000			Land	na
R452967	PAULINE RAMIREZ	RBAP-014399	2024	CAD,F08,GWI,RFM,SGT	\$1,168,628	\$965,000			RES	na
R640551	SSD GEORGETOWN INVESTMENTS LLC	RBAP-014411	2024	CAD,F08,GWI,RFM,SGT	\$3,000,000	\$1,800,000			C6	Patrick Brown
R016265	GROBA, MARK D	RBAP-018810	2024	CAD,CTA,GWI,RFM,STA,W13	\$497,526	\$300,000			RES	na
R311088	GROBA, MARK D	RBAP-018812	2024	CAD,F10,GWI,RFM,STH,W13	\$876,813	\$250,000			RES	na
R019177	GROBA, MARK D	RBAP-018813	2024	CAD,CTA,GWI,RFM,STA,W13	\$1,062,148	\$125,000			Land	na
R015393	GROBA, MARK D	RBAP-018815	2024	CAD,CTA,GWI,RFM,STA,W13	\$151,979	\$100,000			RES	na
				Revised 03/04/2025	56,461,312					

Williamson Central Appraisal District

For Office Use Only

2025 BOD LBA Report

ACTIVE IN RED

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	In favor of WCAD	FINAL
2024	R018953	Johnson, Paul	LBAE-000152	\$528,353	RES	Dena Fisher	1/27/2025	In favor of WCAD	FINAL
2024	R008959	Johnson, Paul	LBAE-000152	\$187,078	RES	Dena Fisher	1/27/2025	In favor of WCAD	FINAL
2023	R079966	Johnson, Paul	LBAP-000072	\$170,579	RES	AWAITING	TBD	TBD	AWAITING ARBITRATOR
2024	R037814	Chevez, Lisa	LBAE-020101	\$396,814	RES	Mina Banerjee	3/19/2025	TBD	ASKING FOR A DISMISSAL
2024	R010204	North Corner 236 LP	LBAE-021209	\$2,399,276	LAND	Andrew Koch	TBD	TBD	SCHEDULING IN PROGRESS

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	1,480,000	Settled	C