

BOARD OF DIRECTORS - ENTITY ELECTED

JON LUX, CHAIR
LORA H. WEBER, VICE CHAIR
HARRY GIBBS
MICHAEL WEI
LISA BIRKMAN
LARRY GADDES

BOARD OF DIRECTORS - PUBLICLY ELECTED

MASON MOSES, SECRETARY
HOPE HISLE-PIPER
MIKE SANDERS



at 4:15 FILED o'clock PM
MAR 12 2026
CHIEF APPRAISER
AUTSLANBYRD
625 F.M. 1460
Georgetown, Texas 78626
Georgetown/Austin (512) 930-4787
Nancy E. Koster
County Clerk, Williamson Co., TX

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, March 12, 2026, 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. Consent/Possible Action Items
 - A. Approval of Minutes – Board of Directors – Regular Meeting – February 12, 2026
 - B. Approval of Minutes – Board of Directors – Regular Meeting – February 20, 2026
 - C. Monthly Financials
 - D. Quarterly Investment Report
 - E. Quarterly Taxing Unit Payments
- VII. Discussion and Possible Action on:
 - A. Request for Proposal for Chief Appraiser Compensation Analysis Study (Resolution #2026-02)
 - B. Signing of Completed Chief Appraiser Evaluation Document
 - C. Schneider Community Portal for Website Proposed Purchase / Contract
 - D. Investment Advisory Committee
 - E. Annual Review of Contracts
- VIII. Chief Appraiser's Report
 - A. Samsung / Water Plant Exemption Update
 - B. Major Economic Development Update
 - C. WCAD Entity Meeting
 - D. Appraisal District Visits
 - E. Board Member Property Verification
 - F. Public Board of Directors Election Process
 - G. Texas Association of Appraisal Districts Conference
 - H. Comptroller's Transparency Star
 - I. Lawsuit, Arbitration and SOAH Reports
- IX. Board Agenda Additions for Future Meeting
- X. Board Announcements
- XI. Consideration and action on date, place, time for next/future meeting
- XII. Adjournment

This notice was posted at the:
Appraisal District's Office on March 6, 2026 at 9:06 am

Amanda Chaviano
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 Revisión de Evaluación que contacten nuestra oficina o el evaluador principal antes de su presentación para poder ayudarles.*

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 12, 2026

1st Draft

Jon Lux, Chair, called the regular meeting of the Williamson Central Appraisal District Board of Directors to order Thursday, February 12, 2026, at 9:00 a.m. Board members present; Jon Lux, Lora Weber, Harry Gibbs, Michael Wei, Larry Gaddes, Hope Hisle-Piper and Mike Sanders. Quorum declared. Lisa Birkman and Mason Moses were absent.

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

Pledges of Allegiance

Receipt of Public Comments

Lux reminded the Board of the opportunity for the public to address them. He also mentioned the three-minute timeframe allotted for public comments.

A property owner, Jim Gibson, who was also an investor from California addressed the Board. Gibson discussed several properties he owned in Williamson County and his tax concerns. Gaddes, the Williamson County Tax Assessor Collector, who also serves on the Board of Directors, explained the role of the appraisal district and indicated that the district strictly addresses the property value. He indicated that the school districts, cities, and other taxing entities are responsible for addressing property taxes.

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.

One contact Williams specifically discussed wanted to know who to address about the property tax code. Williams advised the owner to contact the Texas legislature. Gaddes added that owners should only protest their value if they have evidence showing it should be lowered. He added that property owners should ensure they are being afforded the appropriate exemptions and that it is a property owner's responsibility to show up at property tax hearings. He remarked that Texas is funded by sales tax and property tax. Gaddes again explained the distinct roles of both the appraisal district and the tax office. It was also discussed that the appraisal district must value property at market value according to the Texas Constitution. If this is not done, the school districts and their funding is affected. Discussion followed.

Williams also discussed, per the Texas Property Tax Code, the ability for the TLO to address repetitive complaints. Discussion followed.

Consider approval of minutes of the Board of Directors for the regular meeting – January 8, 2026.

Weber made a motion to approve the January 8, 2026 minutes as presented. Sanders seconded. The motion carried unanimously.

Consideration of Monthly Financials

The November 2025 financials and expenditures were reviewed and filed for audit.

Agricultural Advisory Committee

Lankford introduced Amber Metcalfe, the Manager of the District's Land and Agriculture Department. Metcalfe reviewed the list of Agricultural Advisory Committee members. She mentioned that James Davidson, the current Committee Chair, would not be serving this year. Metcalfe indicated that, according to the Texas Property Tax Code, only three members are required. She added that these members weigh in on agricultural production values from various parts of the county. The members willing to serve again are as follows: Gene Lawhon, Wilbert Vorwerk, Billy Carlson, and Mark Prinz.

Discussion followed.

Gibbs moved to approve the listing of Agricultural Advisory Committee members as presented. Hisle-Piper seconded. The motion carried unanimously.

Texas Property Tax Code Section 25.25b Report

Lankford discussed a previously reviewed ownership correction with the Board. He explained that the correction to the appraisal roll was required to be reported not only to the Board of Directors, but also to the Appraisal Review Board (ARB). Lankford advised the Board that ownership records had been corrected for the period from 2008 to the present and that reporting this correction was mandated by the Tax Code.

Lankford reminded the Board that, at their previous meeting, they had approved the Board rule authorizing him to make changes to the ownership record.

Appointment of Appraisal Review Board Members & Officers

Lankford mentioned that the Appraisal Review Board (ARB) Committee had met to discuss the appointment of the ARB members. Nicole Giannelli, the District's Appeals Coordinator and Mary Bonnette, the Chair of the ARB, were present. Giannelli reported that there are 12 newly appointed ARB members and 16 returning members, for a total of 28 members. She further noted that five additional applicants have not yet been interviewed and may be available to serve should the District require additional support later in the year.

Discussion followed. Sanders, one of the District's publicly elected Board members, indicated that he would not be able to vote until he was able to review additional information. Per the Texas Property Tax Code, two of the three publicly elected members must vote in favor of any motion pertaining to the appointment of the ARB members. Bonnette emphasized the urgency of appointing the ARB members and noted that the sole eligibility requirement is residency in Williamson County for a minimum of two years. She further confirmed that this requirement has been verified with each applicant. Discussion followed. The Board decided that an additional meeting would need to be scheduled in order to appoint these members.

Sanders made a motion to name the following Appraisal Review Board officers: Mary Bonnette as ARB Chair and Coletta Ruggiero as ARB Secretary. Weber seconded. The motion was amended to also include the reappointment of ARB member Brenda Oliver. The amendment was accepted. The motion carried unanimously.

Executive Session began at 9:53 a.m. and ended at 10:25 a.m. The Board recessed and the meeting was reconvened at 10:28 a.m.

Update on Chief Appraiser Compensation Study

The Board requested that the Chief Appraiser Compensation Request for Proposal Study be added to their next agenda. There was no action taken as a result of executive session.

Signing of Completed Chief Appraiser Evaluation Document

The Board took no action pertaining to the signing of the Chief Appraiser evaluation document.

Chief Appraiser's Report

Notice of Appraised Value Review

Lankford announced that few changes had been made to the Notice of Appraised Value since last year, he discussed the homestead cap which limits the amount the value can increase from one year to the next.

Gaddes pointed out that even though this document does not include tax information, his office receives calls. Discussion followed.

WCAD Entity Meeting

Lankford announced that the District's annual Entity Meeting was scheduled to take place Monday, March 30th. It was suggested that an Entity survey be conducted at the conclusion of the meeting.

Family Events for Employees & Board Members

Lankford discussed the Employee Recognition Committee (ERC), explaining that the committee acknowledges significant events in the lives of District employees and Board members. He noted that, because the District is prohibited from using public funds for such purposes, employees voluntarily contribute to support these efforts. The contribution rate for 2025 is \$25.

Lankford presented graphs outlining the sources and uses of the funds and invited Board members to participate in supporting the program. He also expressed his appreciation for their consideration and participation.

Board Member Property Verification

Lankford announced that, each year, employee's and Board members are asked to confirm the specifications of their property owned within Williamson County. He asked that members sign and return the appraisal cards that had been provided.

Public Board of Directors Election Process

Lankford reported that he had spoken with one of the District's attorneys and, as a result, a few items were added to the Public Board Election process spreadsheet. Among the additions was the withdrawal deadline, which Sanders had previously requested be included. Lankford reviewed the updated document.

Lankford discussed an item that the Board had brought to him previously asking that he become more familiar with the public Board election process. He had conversed with one of the District's attorneys, who is in charge of this item, Chris Jackson.

Jackson informed Lankford that the process is not yet fully vetted and that it would take a few election cycles to iron out details. Lankford indicated that he would be working with the District's attorneys and attending training to ensure the District manages the election appropriately.

Sanders inquired about the posting deadline. Lankford responded that a Board Election notice would be featured prominently on the District's website homepage, with a direct link to the Elections page.

Publicly Elected Board Member Candidate Orientation Update

Lankford referenced the previously discussed candidate orientation for publicly elected Board members. He indicated that an orientation would be offered to members of the public who file to have their names placed on the ballot. Lankford informed the Board that the orientation is scheduled for Tuesday, July 7, 2026 at 4:00 p.m. at the District's office and will be conducted by Chris Jackson, one of the District's attorneys. An RSVP will be requested, as the District will be engaging legal counsel for this session. The orientation will provide an overview of the roles and responsibilities associated with serving on the appraisal district's Board of Directors. Discussion followed.

Lawsuit, Arbitration and SOAH Reports

Lankford reviewed the lawsuit, regular and limited binding arbitrations, and State Office of Administrative Hearings (SOAH) reports.

Board Agenda Additions for Future Meetings

- Chief Appraiser Compensation Request for Proposal Study

Board Announcements

- There were no Board announcements.

The Board had previously set the following meeting dates:

- Thursday, March 12, 2026 at 9 a.m.
- Thursday, April 16, 2026 at 9 a.m.
- Thursday, May 14, 2026 at 9 a.m.
- Thursday, June 11, 2026 at 9 a.m.
- Thursday, July 9, 2026 at 9 a.m.
- Thursday, September 10, 2026 at 9 a.m.
- Thursday, October 8, 2026 at 9 a.m.
- Thursday, November 5, 2026 at 9 a.m.

The Board discussed scheduling an urgent meeting. Lankford announced that a poll would be sent to ensure a quorum would be present at this meeting.

The meeting adjourned at 11:07 a.m.

Respectfully,

Jon Lux, Chair

Lora Weber, Vice Chair

Williamson Central Appraisal District

Board of Directors Meeting

Minutes of February 20, 2026

1st Draft

Lora Weber, Vice Chair, called the regular meeting of the Williamson Central Appraisal District Board of Directors to order Friday, February 20, 2026, at 11:30 a.m. Board members present; Lora Weber, Harry Gibbs, Larry Gaddes, Mason Moses, Hope Hisle-Piper and Mike Sanders. Jon Lux, Michael Wei, and Lisa Birkman were absent. Quorum declared.

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

Receipt of Public Comments

There were no public comments.

Appointment of Appraisal Review Board Members

Lankford displayed the list of Appraisal Review Board (ARB) candidates that were discussed at the Board's last meeting. He indicated that one candidate, James Mabry, had requested that his name be removed from the list. Nicole Giannelli, the District's Appeals Coordinator and Mary Bonnette, the ARB Chair, were present.

Moses made a motion to approve the appointment of the Appraisal Review Board members as presented. The list of ARB candidates is as follows: Jose Orta, Brooke James, Doreen Sidney, Jamie Koppi, Kari Hutchins, Laura Slayton, Layne Richter, Louise McGinley, Marvely Perez, Peter Vargas and Sarah Stowell. Hisle-Piper seconded.

Discussion followed.

Lankford commended Giannelli for her efforts in coordinating and organizing the interviews. Gibbs also expressed his appreciation to Bonnette for sharing her expertise and extended his gratitude to both Bonnette and Giannelli for their contributions.

Weber, Gibbs, Gaddes, Moses and Hisle-Piper voted in favor of the motion. Sanders abstained. The motion carried.

The meeting adjourned at 11:40 a.m.

Respectfully,

Lora Weber, Vice Chair

Mason Moses, Secretary

Williamson CAD
Statement of Expenditures - Budget vs Actual vs Last Year
For the month Ended December, 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	208,848	20,577	253,481	64,480	20,367	7%
8030 · Depreciation Expense	5,000		0	0	0	5,000	100%
Total 8000 · Capital Outlay	70,000	208,848	20,577	253,481	64,480	25,367	9%
Sub-Total	13,733,800	1,264,445	1,318,381	14,528,821	12,781,960	471,280	3%
6300 · ARB Services							
6310 · ARB - Contract Labor	316,500		4,610	221,615	169,922	94,885	30%
6320 · ARB - Supplies	1,100		40	746	745	354	32%
6330 · ARB - Forms, Printing & Ads	25,700		733	22,994	20,569	2,706	11%
6340 · ARB - Training/Seminars	0		0	0	0	0	0%
6350 · ARB - Litigation	4,500		0	1,500	2,800	3,000	67%
TOTAL 6300 - ARB Services	347,800		5,383	246,855	194,035	100,945	29%
Total	14,081,600	1,264,445	1,323,765	14,775,795	12,984,922	572,225	4%

	Current Annual Budget	Current 4th Quarterly Income	YTD Income
5000 · Revenue			
5005 · Taxing Units Income	14,081,600	3,520,400	14,081,600
5010 · Rendition Penalty Income		3,121	23,968
5020 · Interest Income		41,391	167,220
5090 · Miscellaneous Income		1,731	7,317
Budget buy down			
Total 5000 · Revenue	14,081,600	3,566,643	14,280,106
TOTAL BUDGET	14,081,600		

Williamson Central Appraisal District
Approved Disbursements
December 2025

Num	Date	Name	Amount	Memo
32548	12/04/2025	Actsoft, Inc.	-400.00	6285 - Computer Licenses
32549	12/04/2025	Alvin Lankford	-24.05	6210 - Okalahoma Conference - Reimbursement - Parking
32550	12/04/2025	Amy Kahn	-220.00	6310 - ARB Mtgs
32551	12/04/2025	Andrew Koester	-500.00	6310 - ARB Mtgs
32552	12/04/2025	AT&T	-3,617.19	6220 - Data Plans
32553	12/04/2025	AutoMox	-284.00	6285 - Computer services / licenses
32554	12/04/2025	Brenda Oliver	-440.00	6310 - ARB Mtgs
32555	12/04/2025	Caleb Strickland	-55.95	6210 - State Course - reimbursement - meals
32556	12/04/2025	City of Georgetown	-5,395.37	6220 - Water electric sewer garbage & storm drainage
32557	12/04/2025	Coletta Ruggiero	-530.00	6310 - ARB Mtgs
32558	12/04/2025	David Arrieta	-20.00	6210 - State Course - reimbursement - meals
32559	12/04/2025	Glenda Williams	-1,500.00	6235 - TLO Expense
32560	12/04/2025	Herbert Williams	-220.00	6310 - ARB Mtgs
32561	12/04/2025	Hornsby & Company	-10,127.50	6260 - Appraisal Services
32562	12/04/2025	Joan M Straach	-500.00	6310 - ARB Mtgs
32563	12/04/2025	Kim Peterson	-250.00	6310 - ARB Mtgs
32564	12/04/2025	King's Pest Control	-178.00	6225 - Pest service
32565	12/04/2025	Lavern E Curry	-220.00	6310 - ARB Mtgs
32566	12/04/2025	Maggie O'Malley	-380.00	6310 - ARB Meetings
32567	12/04/2025	Mary Bonnette	-560.00	6310 - ARB Meetings
32568	12/04/2025	Minuteman Press	-146.01	6110 - Office supplies
32569	12/04/2025	Nichols, Jackson, Dillard, Hager & Smith	-500.00	6260 - Professional services
32570	12/04/2025	Peggy Sue Cox	-380.00	VOID: 6310 - ARB Meetings
32571	12/04/2025	Perdue, Brandon, Fielder, Collins & Mott	-74,127.61	6260 - Professional services - October
32572	12/04/2025	PureVida Water	-98.00	6215 - Lease water filtration system
32573	12/04/2025	Sheyanne Villanueva	-68.40	6210 - State Course - reimbursement - meals
32574	12/04/2025	Stephen R Heimberg	-220.00	6310 - ARB Mtgs
32575	12/04/2025	The Master's Touch, LLC	-1,136.70	6130 - Sales survey - residential
32576	12/04/2025	Tracy Tripulas	-190.00	6310 - ARB Meetings
32577	12/04/2025	Victoria de Vries	-15.13	6210 - State Course - reimbursement - meals
32578	12/04/2025	Visual Edge IT (Dallas)	-2,139.95	6215 - Lease copier/printer
32579	12/09/2025	The Master's Touch, LLC	-1,289.00	6120 - Postage for certified ag mailout
32580	12/10/2025	The Oasis	-6,973.75	6210 - WCAD Christmas Employee Recognition
32581	12/17/2025	ALN Apartment Data, Inc	-237.50	6240 - Publication
32582	12/17/2025	Amazon Business	-323.03	6110, 6150 - Office supplies & minor equipment
32583	12/17/2025	Andrea Fahrenthold	-750.00	6260 - Binding Arbitration - RBAE-038456 - 201 Prince Drive Sai LLC
32584	12/17/2025	Andrew Re	-2,550.00	6260 - Binding Arbitration - several
32585	12/17/2025	Bethany Wright	-60.00	6210 - State courses - reimbursement meals
32586	12/17/2025	Central Texas Shredding Inc.	-152.00	6260 - Shredding services
32587	12/17/2025	CoStar Realty Information, Inc.	-4,976.00	6240 - Publication
32588	12/17/2025	Data Foundry, LLC	-1,712.00	6220 - Internet services
32589	12/17/2025	iSolved	-339.70	6030 - HRA monthly admin fee
32590	12/17/2025	James Flynn	-750.00	6260 - Binding Arbitration - RBAE-030243 - Carmel Creek Self Storage, LLC

Williamson Central Appraisal District
Approved Disbursements
December 2025

Num	Date	Name	Amount	Memo
32591	12/17/2025	Lana Lawrence	-450.00	6260 - Binding Arbitration - RBAE-033482 - Wehring Family Investments
32592	12/17/2025	Lochow Ranch Pond & Lake	-382.55	6225 - Wet pond maintenance
32593	12/17/2025	LPC Services	-2,308.49	6225 - Building repair & maintenance
32594	12/17/2025	Melissa Lemmon	-450.00	6260 - Binding Arbitration - RBAE-025891 - Vivek Damodaran
32595	12/17/2025	Mobile Communications America, Inc	-681.84	6225 - Security monitoring
32596	12/17/2025	Monique Tezino-Saulter	-400.00	6260 - Binding arbitration - RBAE-025617 - Rogelio Trevino
32597	12/17/2025	Natalie Dene'e Hill	-450.00	6260 - Binding Arbitration - RBAE-028248 - Essman Properties LLC
32598	12/17/2025	On Site Signs	-154.00	6225 - Building repair & maintenance
32599	12/17/2025	Optimum Business (Fiber)	-3,182.25	6220 - Internet services
32600	12/17/2025	Prototype IT	-2,835.00	6260 - IT Consulting
32601	12/17/2025	Quadient Finance USA, Inc	-3,530.00	6120 - Postage refill machine
32602	12/17/2025	Rob D Holcomb	-450.00	6260 - Binding arbitration - RBAE-022550 - Dar Chen
32603	12/17/2025	Sermando Johnson	-750.00	6260 - Binding Arbitration - RBAE-034303 - Alford Aleman Properties LLC
32604	12/17/2025	Stanley Edward Williams, Esq.	-500.00	6260 - Limited Binding Arbitration - LBAE-038518 - Paul Johnson
32605	12/17/2025	Stillwater Landscapes	-852.00	6225 - Grounds maintenance
32606	12/17/2025	TLC Office Systems (Dallas)	-55.00	6215 - Lease copier/printer
32607	12/17/2025	Trusted Tech Team	-5,196.79	6285 - Computer Licenses
32608	12/17/2025	Usio Output Solutions	-54.21	6130 - HS postcard mailout
32609	12/17/2025	Usio Postage	-379.41	6120 - HS postcards postage
32610	12/17/2025	Valbridge Property Advisors	-10,000.00	6260 - Appraisal Fee - Costco Wholesale
32611	12/17/2025	William Sturman	-1,500.00	6260 - Binding Arbitration - RBAE-034230 - 3301 IH35 LLC
32612	12/18/2025	Amanda 1 Rompala	-84.00	6210 - TX GIS Forum - mileage
32613	12/18/2025	Bethany Wright	-32.97	6210 - State Courses - reimbursement meals
32614	12/18/2025	Dennis Arias	-54.68	6210 - State Courses - reimbursement meals
32615	12/18/2025	Gilberto Garcia 1	-20.00	6210 - State Courses - reimbursement meals
32616	12/18/2025	Jason Farrar	-57.10	6210 - State Courses - reimbursement meals
32617	12/18/2025	Jason Hashem	-80.00	6210 - State Courses - reimbursement meals
32618	12/18/2025	Lou Ann Perez	-20.00	6210 - State Course - reimbursement meals
32619	12/18/2025	Sheyanne Villanueva	-79.65	6210 - State Course - reimbursement meals
32620	12/18/2025	Victor N Longstreth	-245.00	6210 - Reimbursement - IAAO RES Master Exam

Williamson CAD
Statement of Expenditures - Budget vs Actual vs Last Year
For the month Ended January, 2026

	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		0	0	17,631	65,000	100%
8030 · Depreciation Expense	5,000		0	0	0	5,000	100%
Total 8000 · Capital Outlay	70,000	0	0	0	17,631	70,000	100%
Sub-Total	14,718,600	227,500	1,755,410	1,755,410	1,538,168	13,190,690	88%
6300 · ARB Services							
6310 · ARB - Contract Labor	645,700		0	0	250	645,700	100%
6320 · ARB - Supplies	1,100		43	43	17	1,057	96%
6330 · ARB - Forms, Printing & Ads	26,300		105	105	751	26,195	100%
6340 · ARB - Training/Seminars	0		0	0	0	0	0%
6350 · ARB - Litigation	4,500		600	600	0	3,900	87%
TOTAL 6300 - ARB Services Sub-Total	677,600		748	748	1,018	676,852	100%
Total	15,396,200	227,500	1,756,158	1,756,158	1,539,186	13,867,542	89%

Williamson Central Appraisal District
Approved Disbursements
January 2026

Num	Date	Name	Amount	Memo
ach-011826	01/19/2026	Nectar HR	-4,690.44	6210 - Nectar Platform
32621	01/08/2026	Actsoft, Inc.	-400.00	6285 - Computer Licenses
32622	01/08/2026	Apex Software	-4,600.00	6280 - Maintenance renewal/mobil sketches
32623	01/08/2026	Armstrong & Armstrong	-600.00	6350 - Retainer for legal svcs for ARB in 2026
32624	01/08/2026	AT&T	-3,648.79	6220 - Data plans
32625	01/08/2026	AutoMox	-286.00	6285 - Computer services / licenses
32626	01/08/2026	FedEx	-106.91	6120 - Postage
32627	01/08/2026	Formtran	-7,276.00	6280 - OCR software license
32628	01/08/2026	Kings III Emergency Communications	-220.50	6225 - Elevator phone
32629	01/08/2026	Postmaster	0.00	VOID:
32630	01/08/2026	Spectrum Enterprise	-1,065.76	6220 - Internet services
32631	01/08/2026	Subvenion	-2,500.00	6260 - Computer consultant
32632	01/08/2026	TAAD	-2,500.00	6210 - Membership Renewal
32633	01/08/2026	Texas Association of Counties	-2,358.75	6060 - Workers' Comp
32634	01/08/2026	Tyler Technologies	-166,842.38	6280 - Maintenance
32635	01/09/2026	Postmaster	-1,080.00	6120 - Annual renewal fee - BRM annual maintenance - Permit 74001
32636	01/09/2026	Postmaster	-370.00	6120 - Annual renewal fee - BRM Permit# - Permit 74000
32637	01/15/2026	A+ Window Cleaning Services LLC	-494.00	6225 - Window Cleaning
32638	01/15/2026	ALN Apartment Data, Inc	-237.50	6240 - Publication
32639	01/15/2026	Amazon Business	-640.10	6110 & 6150 - Office supplies & minor equipment
32640	01/15/2026	Andrew Re	-2,850.00	6260 - Binding Arbitrations
32641	01/15/2026	B&H	-10,286.04	6160 - Computer supplies
32642	01/15/2026	BIS Consulting	-43,408.00	6280 - Maintenance
32643	01/15/2026	Bud Griffin Associates	-600.00	6225 - Building repair & maintenance
32644	01/15/2026	Butler Snow	-374,604.01	6260 - Professional services - July-Dec
32645	01/15/2026	Christopher Ryan Meyer	-176.44	6210 - PTI-ATP Conference - reimbursement - mileage, meals
32646	01/15/2026	City of Georgetown	-5,485.82	6220 - Water electricity sewer garbage & storm drainage
32647	01/15/2026	Colleen McElroy	-51.80	6210 - Reimbursement - ATP User group - mileage & snacks for meeting
32648	01/15/2026	Comptroller of Public Accounts	-1,545.00	6240, 6330 - Texas Property Tax Code Books 2025
32649	01/15/2026	Convene	-1,711.98	6285 - User License 01/07/26 - 08/18/26
32650	01/15/2026	CoStar Realty Information, Inc.	-4,976.00	6240 - Publication
32651	01/15/2026	Dell	-13,224.90	6150 - Minor Equipment
32652	01/15/2026	Derek Flowers	-1,500.00	6260 - Binding Arbitration - RBAE-031110 - CAY Interests LP
32653	01/15/2026	Elizabeth Gonzales	-39.48	6020 - Reimbursement - mileage - office errands
32654	01/15/2026	Felipe Guerrero	-450.00	6260 - Binding Arbitration - RBAE-027944 - Kelsey Hamilton
32655	01/15/2026	Glenda Williams	-2,000.00	6235 - TLO Expense
32656	01/15/2026	ICE Systems	-10,897.32	6280 - Maintenance
32657	01/15/2026	iSolved	-339.70	6030 - HRA monthly admin fee
32658	01/15/2026	James Griner	-148.40	6210 - PTI-UGM Conference - reimbursement - mileage
32659	01/15/2026	Jessica Miller	-78.30	6210 - PTI & UGM Conference - reimbursement meals
32660	01/15/2026	Lochow Ranch Pond & Lake	-350.85	6225 - Wet pond maintenance
32661	01/15/2026	LPC Services	-837.33	6225 - Building repair & maintenance - HVAC
32662	01/15/2026	Minuteman Press	-130.54	6110 - Office supplies

Williamson Central Appraisal District
Approved Disbursements
 January 2026

Num	Date	Name	Amount	Memo
32663	01/15/2026	Monica Urbanek	-450.00	6260 - Binding Arbitration - RBAE-027959 - Ahmad Ayyoub
32664	01/15/2026	Optimum Business (Fiber)	-3,182.25	6220 - Internet services
32665	01/15/2026	Perdue, Brandon, Fielder, Collins & Mott	-60,731.90	6260 - Professional services - November
32666	01/15/2026	Prototype IT	-2,976.75	6260 - IT Consulting
32667	01/15/2026	PureVida Water	-98.00	6215 - Bottle-less water filtration system rental
32668	01/15/2026	Quadient Leasing USA, Inc.	-2,359.92	6215 - Lease meter
32669	01/15/2026	Rebekah Messinger	-31.50	6020 - Reimbursement - mileage - office errands
32670	01/15/2026	Rhea Stevens	-1,500.00	6260 - Binding arbitration - RBAE-040578 - 606 Leander Georgetown LLC
32671	01/15/2026	RingCentral Inc.	-3,737.62	6220 - Telephone expenses
32672	01/15/2026	Rob D Holcomb	-3,100.00	6260 - Binding arbitrations
32673	01/15/2026	Sermando Johnson	-400.00	6260 - Binding Arbitration - RBAE-038421 - Matthew Ponder
32674	01/15/2026	Source Strategies	-849.00	6240 - Publications
32675	01/15/2026	Specialized Tax Recovery	-24,125.00	6260 - Annual Management - Outside Appraisal Services
32676	01/15/2026	Spectrum Enterprise	-1,065.76	6220 - Internet services
32677	01/15/2026	Stillwater Landscapes	-852.00	6225 - Grounds maintenance
32678	01/15/2026	The Master's Touch, LLC	-3,225.95	6130 - Forms & printing
32679	01/15/2026	TLC Office Systems (Dallas)	-39.50	6215 - Lease copiers/printers
32680	01/15/2026	Trepp, LLC	-44,793.60	6240 - Publication
32681	01/15/2026	Trusted Tech Team	-25,795.65	6285 & 8010 - Computer licenses
32682	01/15/2026	Usio Output Solutions	-50.00	6130 - HS postcard mailout
32683	01/15/2026	Usio Postage	-343.53	6120 - HS postcards postage
32684	01/15/2026	Valbridge Property Advisors	-10,000.00	6260 - Appraisal Services
32685	01/15/2026	Vermont Assessors & Listers Assoc.	-1,390.00	6210 - IAAO Courses - 311 & 112 - JMiller
32686	01/15/2026	Visual Edge IT (OH)	-456.26	6215 - Lease copier/printers
32687	01/15/2026	Visual Edge IT (Dallas)	-1,292.00	6215 - Lease copier/printer
32688	01/20/2026	TAAD	-6,175.00	6210 - TAAD Conference 2026 - Austin, TX
4684576	01/08/2026	ZOHO Corporation	-42,612.00	6285 - Computer licenses
4689858	01/09/2026	Pictometry International Corp	-216,859.00	6260 - 2025 Flight Imagery
4095847477	01/09/2026	Card Services Center	-9,088.33	6210=\$4,412.14 - Prof Dev
				6220=\$309.00 - Utilities
				6225=\$959.81 - Building repair & maintenance
				6240=\$13.96 - Publications
				6280=\$348.80 - Maintenance
				6285=\$63.11 - Computer licenses

Investment Report - Assigned Fund Balances 4th Quarter 2025

Date	Comment	Building	CAMA	Contingency	Education / Litigation - Debit Card	GIS Projects	HRA - non interest bearing acct	Litigation	Street Level Imagery	TCDRS	Technology	Technology Short-Lived	Buying down next year budget	Operating	Total
30-Sep	3rd quarter balance	\$163,689	\$256,268	\$44,267	\$4,326	\$79,554	\$3,115	\$304,757	\$150,084	\$131,027	\$96,115	\$114,156	\$0	\$3,630,070	\$4,977,428
31-Oct	Operating expenses													(345,957)	(\$345,957)
31-Oct	HRA - October						(\$1,125)								(\$1,125)
31-Oct	Interest - October	\$782	\$569	\$161	\$18	\$320		\$1,109	\$947	\$477	\$350	\$402		\$12,319	\$17,452
30-Nov	Operating expenses													(\$1,482,174)	(\$1,482,174)
26-Nov	McCoy's Rockford Inc - Hisle-Piper moved to approve, from the Building Reserve account, the purchase of office cubicles from McCoy Rockford Commercial Interiors in the amount of \$39,348.06. Moses seconded. The motion carried unanimously.	(\$25,576)													
30-Nov	HRA - November						\$2,585								\$2,585
30-Nov	Interest - November	\$718	\$522	\$147	\$17	\$294		\$1,018	\$870	\$438	\$321	\$369		\$7,779	\$12,492
31-Dec	Operating expenses													\$2,579,606	\$2,579,606
31-Dec	HRA - December						(\$934)								(\$934)
31-Dec	Interest - December	\$713	\$519	\$147	\$8	\$292		\$1,011	\$864	\$435	\$319	\$367		\$6,774	\$11,447
31-Dec	4th Quarter Balance	\$140,325	\$257,877	\$44,722	\$4,368	\$80,458.80	\$3,641	\$307,896	\$152,765	\$132,376	\$97,105	\$115,293.63	\$0	\$4,408,416	\$5,745,244
(-)Board approved expenditures															
= Current TOTAL		\$140,325	\$257,877	\$44,722	\$4,368	\$80,459	\$3,641	\$307,896	\$152,765	\$132,376	\$97,105	\$115,294	\$0	\$4,408,416	\$5,745,244

PFMM - Public Funds Money Market Accts 4.1500% 4.1500% 4.1500% 4.1467% 4.1500% 4.1500% 4.1500% 4.1500% 4.1500% 4.1500% 4.1433%

Reserve Account Maximums **\$1,228,000** **\$300,000** **\$250,000** **\$100,000** **\$128,000** **\$300,000** **\$150,000**

Currently all reserve accounts are held at VeraBank in a Money Market Accounts. They are offering the same interest rates as TexPool.

This report is in compliance with the provisions of Texas Government Code Chapter 2256 and with the stated policies and strategies of the Williamson Central Appraisal District.

Submitted by: 
Kimberly Gamboa

Date: 3/5/2026

Board approved Expenditures
11/13/2025 Building \$39,348 Cubicles

Late Allocation Payments 2026

Entity	Amount	Due by	Date Paid
Atlas Ranch MUD #1	\$ 5.75	1/1/2026	
Blockhouse MUD	\$ 6,138.00	1/1/2026	1/9/2026
Brushy Creek Defined Area	\$ 1,126.50	1/1/2026	1/9/2026
Brushy Creek MUD	\$ 18,792.25	1/1/2026	1/9/2026
Cool Water MUD	\$ 4,621.25	1/1/2026	1/9/2026
Coupland City	\$ 164.75	1/1/2026	1/9/2026
Fernbluff MUD	\$ 2,897.25	1/1/2026	
Granger City	\$ 1,484.25	1/1/2026	
Lakeside WC&ID #2A	\$ 1,034.25	1/1/2026	1/9/2026
Leander City	\$ 85,199.00	1/1/2026	2/9/2026
Leander MUD #1	\$ 2,944.50	1/1/2026	
Leander MUD #2	\$ 3,256.00	1/1/2026	
Leander MUD #3	\$ 1,482.75	1/1/2026	
Leander TODD MUD #1	\$ 3,841.75	1/1/2026	1/9/2026
Liberty Hill City	\$ 10,039.75	1/1/2026	2/9/2026
Lower Brushy Creek MUD	\$ 2,075.00	1/1/2026	1/9/2026
Meadows at Chandler Creek	\$ 2,704.25	1/1/2026	2/9/2026
North San Gabriel MUD #1	\$ 3,374.00	1/1/2026	2/9/2026
Pflugerville City	\$ 538.75	1/1/2026	1/9/2026
Pflugerville ISD	\$ 1,279.50	1/1/2026	2/9/2026
Ranch at Cypress Creek	\$ 1,557.25	1/1/2026	1/9/2026
Rancho del Cielo MUD	\$ 2,403.00	1/1/2026	1/9/2026
Round Rock MUD #1	\$ 3,542.00	1/1/2026	1/9/2026
South Fork Ranch MUD #1	\$ 1,012.75	1/1/2026	1/9/2026
Southeast Williamson County MUD #1	\$ 5,172.75	1/1/2026	
Stonewall Ranch MUD	\$ 3,885.50	1/1/2026	1/9/2026
Walsh Ranch MUD	\$ 1,096.25	1/1/2026	1/9/2026
Williamson County ESD #11	\$ 246.00	1/1/2026	1/9/2026
Williamson County ESD #12	\$ 449.25	1/1/2026	2/9/2026
Williamson County ESD #4	\$ 15,481.00	1/1/2026	1/9/2026
Williamson County ESD #5	\$ 5,158.00	1/1/2026	1/9/2026
Williamson County ESD #7	\$ 2,367.25	1/1/2026	2/9/2026
Williamson County ESD #9	\$ 10,508.25	1/1/2026	
Williamson County MUD #10	\$ 3,555.00	1/1/2026	1/9/2026
Williamson County MUD #12	\$ 8,537.50	1/1/2026	
Williamson County MUD #23	\$ 11,695.25	1/1/2026	1/9/2026
Williamson County MUD #31	\$ 4,460.25	1/1/2026	
Williamson County MUD #32	\$ 5,242.75	1/1/2026	
Williamson County MUD #34	\$ 2,391.50	1/1/2026	1/9/2026
Williamson County MUD #35	\$ 74.75	1/1/2026	1/9/2026
Williamson County MUD #44	\$ 2.75	1/1/2026	1/9/2026
Williamson County MUD #51	\$ 965.25	1/1/2026	1/9/2026
Williamson County MUD #56	\$ 4.25	1/1/2026	
Williamson / Travis MUD #1	\$ 3,074.25	1/1/2026	3/5/2026
Woodside MUD #1	\$ 110.50	1/1/2026	1/9/2026

Is a Chief Appraiser considered a Chief Executive Officer?

During the February meeting, a comment was made that the Chief Appraiser position is not a Chief Executive Officer (CEO). This arose during discussion of the Compensation RFP review, specifically regarding language in the draft RFP identifying the position as CEO. I would like to follow up on that discussion and provide a few points of clarification for consideration.

Excerpt from my current contract describing the position of Chief Appraiser as the “Chief Executive Officer”:

II. DUTIES

- 2.1 Chief Executive Officer/Administrative Officer.** The Executive Director/Chief Appraiser shall function as the chief executive officer of the Board and the chief administrator of the District and shall perform the functions and duties customarily performed by persons acting in the capacity of the chief appraiser of a county appraisal district, as set out in applicable law, as prescribed in the job description and as may be lawfully prescribed by the Board of Directors of the District from time to time. Specifically, and without limitation, it shall be the duty of the Executive Director/Chief Appraiser to:

Definition of Chief Executive Officer (Merriam-Webster Dictionary) :

Chief Executive Officer – The person who has the most authority in an organization or business

In Government – Chief Executive Officer (Wikipedia):

A Chief Executive Officer (CEO) in government is the **highest-ranking official responsible for running the day-to-day operations** and implementing the policies of an agency, department, or public entity.

Think of them as the "manager" of a public organization, tasked with making sure government services actually work.

Simple Breakdown

- The Goal: Instead of making profit, **a government CEO usually focuses on fulfilling a mission set by laws** (e.g., public service, safety, or infrastructure).
- The Authority: **They have the power to make major decisions, manage the budget, hire staff, and set the organizational culture.**
- The Reporting: They **typically report to a board of directors**, a commission, or an elected official (like a Mayor or Governor).

- Other Titles: In government, this role is sometimes called a City Manager, Director, or Administrator.

Key Responsibilities

1. Executing Policy: **Turning laws passed by legislatures into actions.**
2. Managing Operations: **Running the daily business of the agency.**
3. Budget Oversight: **Managing public funds and allocating resources.**
4. Public Face: **Representing the agency to the public and other government branches.**

In short, a government CEO is the top leader responsible for ensuring the organization serves the public effectively, as outlined in their mandate

At what size does a company or organization have a CEO (Entrepreneur magazine)?

WCAD has 90 employees

So when does the title "CEO" usually make sense?

It depends more on **structure and complexity** than size.

1-10 people

- Often the founder is called **Owner, Founder, or Managing Director**
- "CEO" is optional and mostly a title choice

10-50 people

- "CEO" becomes more common
- The company may also have managers or department leads

50+ people

- CEO is typically standard
- Clear executive structure may include COO, CFO, etc.

In conclusion:

- My contract specifies that my position "will function as the Chief Executive Officer."
- The definition of Chief Executive Officer aligns with the authority and responsibilities of a Chief Appraiser.

- Within a governmental context, the role of a CEO reflects the duties performed by a Chief Appraiser.
- With approximately 90 employees, WCAD is comparable in size to organizations that commonly use the CEO title.

Based on these clarifications, it appears that the reference to “CEO” in the original RFP template was an appropriate and accurate use of the title.

REQUEST FOR PROPOSALS (RFP)

Chief Appraiser Compensation Analysis & Benchmarking Study
Williamson Central Appraisal District
Williamson County, Texas

I. PURPOSE

The Williamson Central Appraisal District ("WCAD" or "District") is soliciting proposals from compensation consulting firms to conduct a comprehensive **Chief Appraiser Compensation Analysis and Benchmarking Study**.

The purpose of this study is to provide the WCAD Board of Directors with a **defensible, data-driven compensation framework** that:

- Benchmarks compensation among comparable Texas appraisal districts
- Adjusts compensation benchmarks for regional labor cost differences and labor market competitiveness
- Incorporates experience and credential-based pay positioning
- Includes performance-based compensation metrics
- Measures operational efficiency and cost effectiveness
- Accounts for rapid parcel growth and market value expansion
- Complies with the Texas Property Tax Code and applicable transparency laws

Given Williamson County's sustained residential and commercial growth, the Board requires a compensation model that reflects both current operational scale and forward-looking growth pressures, as well as regional labor market conditions affecting executive recruitment and retention.

The District intends to select the most qualified firm, after which scope and compensation will be negotiated.

II. DISTRICT CONTEXT

Williamson County is among the fastest growing counties in Texas and continues to experience:

- Significant annual parcel growth
- Rapid residential subdivision development
- Commercial expansion

- Increasing protest volumes
- Rising market values

The **Chief Appraiser**, appointed pursuant to **Chapter 6 of the Texas Property Tax Code**, serves as the District's chief executive officer and is responsible for:

- Appraisal operations
- Organizational leadership
- Compliance and regulatory oversight
- Financial management
- Technology implementation
- Staff supervision

The District is committed to maintaining a compensation structure that is:

- Competitive and defensible in the Texas market
- Aligned with the District's size, complexity, and operational demands
- Transparent to taxing units and the public
- Compliant with applicable Texas statutes and governance best practices

III. SCOPE OF SERVICES

The selected consultant will perform a comprehensive compensation study including the following components.

1. Peer Group Development & Market Benchmarking

The consultant shall develop a **defensible peer group** consisting primarily of:

- Texas appraisal districts
- Districts with parcel counts exceeding 100,000
- Other defensible comparability metrics

Peer selection methodology must be clearly documented for public review.

Compensation benchmarking shall include percentile analysis at the:

- 25th percentile
- 50th percentile (median)
- 75th percentile
- 90th percentile

Benchmarking shall include:

- Base salary
 - Deferred compensation and retirement contributions
 - Health and other fringe benefits
 - Vehicle allowance or vehicle provided
 - Technology allowances (cell phone, devices, etc.)
 - Incentive or performance-based pay
 - Contract provisions and other compensation elements
 - **Total compensation value**
-

2. Regional Labor Cost & Cost-of-Labor Adjustment Analysis

Because labor markets vary significantly across Texas regions, the consultant shall provide a **labor cost adjustment analysis** that accounts for regional economic conditions.

The analysis shall include:

A. Regional Labor Market Indexing

Evaluate compensation competitiveness using regional labor market indicators such as:

- Cost-of-labor index comparisons
- Regional wage differentials for executive public sector positions
- Metropolitan statistical area (MSA) comparisons
- Public sector executive compensation trends

B. Adjusted Market Positioning

The consultant shall provide:

- Market benchmarks **with and without regional labor adjustments**
 - Recommended **labor cost adjustment factor for Williamson County**
 - Comparison of adjusted compensation levels to peer districts
-

3. Growth-Adjusted Efficiency Metrics

Given the District's rapid expansion, the consultant shall incorporate **growth-normalized performance indicators**.

A. Parcel Growth Adjusted Cost Metrics

- Cost per parcel adjusted for annual parcel growth rate
- Budget growth compared to parcel growth percentage
- Budget growth compared to taxable value growth

B. Market Value Expansion Metrics

- Appraised value growth versus staffing growth
- Appraised value per full-time employee (FTE)

C. Protest & Appeals Growth Metrics

- Protest growth rate versus parcel growth rate
 - Cost per protest
 - Protest growth relative to staffing increases
-

4. Staff Ratio Modeling

The consultant shall conduct staffing ratio modeling to determine optimal organizational structure relative to district growth.

A. Core Staffing Ratios

Provide modeling and peer comparisons for:

- Parcels per total FTE
- Parcels per appraiser
- Protests per total FTE
- Protests per appraiser
- New residential improvements per FTE
- New residential improvements per residential appraiser

B. Organizational Efficiency Analysis

Provide analysis including:

- Productivity comparisons with peer districts
-

5. Performance-Based Compensation Framework

The consultant shall develop a **performance evaluation framework** incorporating weighted metrics.

Recommended categories include:

A. Operational Efficiency (35–40%)

- Cost metrics compared to peer median
 - Parcels per FTE compared to peer quartile
 - Protests per FTE compared to peer quartile
 - Timely certification of the appraisal roll
-

B. Financial Management & Cost Effectiveness (20–25%)

- Budget adherence
 - Fund balance management
 - Technology-driven cost savings
-

C. External Validation & Compliance (15–20%)

- Property Value Study results conducted by the Texas Comptroller
 - Methods and Assistance Program review results conducted by the Texas Comptroller
 - Ratio study performance
 - Audit results
 - Organizational certifications
 - Legislative compliance
-

D. Organizational Leadership & Workforce Productivity (10–15%)

- Employee retention rates
 - Employee satisfaction indicators
 - Professional certification attainment
 - Overtime cost control
-

E. Stakeholder & Taxing Unit Relations (5–10%)

- Taxing unit satisfaction
 - Public transparency practices
 - Protest cycle management
 - Timely certification of the appraisal roll
-

The consultant shall develop:

- A **measurable Key Performance Indicator (KPI) scorecard**
 - Recommended weighting structure
 - Performance tier framework linked to compensation adjustments
-

6. Experience & Credential-Based Market Positioning

The consultant shall evaluate market placement within compensation ranges based on:

- Years of service as Chief Appraiser
 - Total executive leadership experience
 - Advanced certifications or graduate degrees
 - Leadership during high-growth periods
 - Litigation management experience
 - Organizational expansion oversight
-

7. Deliverables

The selected consultant shall provide:

1. Comprehensive Written Report

Including:

- Peer benchmarking analysis
- Labor cost adjustment analysis
- Cost efficiency analysis
- Staffing ratio modeling
- Compensation percentile analysis
- Experience-based positioning recommendation
- Performance-based positioning recommendation
- Recommended compensation range

2. Executive Summary

Prepared for use by the WCAD Board of Directors.

3. Board Presentation

Presentation of findings either **in-person or virtual**.

4. Supporting Data Documentation

All relevant data sources and analytical methodologies.

IV. PROJECT TIMELINE

Respondents should provide an estimated project timeline including:

- Project kickoff meeting
- Chief Appraiser interview
- Data collection phase
- Preliminary findings
- Draft report
- Final report and Board presentation

The District anticipates completion within **60 to 120 days** of contract execution.

V. STATEMENT OF QUALIFICATIONS REQUIREMENTS

Firms responding to this RFP should provide the following information.

1. Firm Qualifications

- Firm history and background
 - Experience with Texas appraisal districts or similar entities in other states
 - Resumes of personnel assigned to the project
-

2. Methodology

Describe the firm's proposed methodology including:

- Peer group selection process
 - Data sources for compensation analysis
 - Labor market adjustment approach
 - Analytical techniques
-

3. Project Team

Identify key staff assigned to the project and their roles.

4. Conflicts of Interest

Disclose any potential conflicts of interest related to WCAD or other appraisal districts.

VI. SELECTION PROCESS

Responses will be evaluated based on:

- Qualifications and experience
- Understanding of Texas appraisal district operations
- Demonstrated expertise in compensation analysis
- Proposed methodology
- References
- Ability to meet the anticipated timeline

The District may conduct interviews with selected firms.

Following evaluation, the District will enter negotiations with the highest-ranked firm regarding scope and fees.

VII. SUBMISSION INSTRUCTIONS

Proposals must be submitted by:

Deadline: **[Date and Time]**

Submission Method: **[Email or Physical Address]**

Contact:

Alvin Lankford
Chief Appraiser
Williamson Central Appraisal District
625 F.M. 1460
Georgetown, TX 78626
512-931-7826
AlvinL@WCAD.org

Questions regarding this RFP must be submitted by **[date]**.

VIII. TERMS AND CONDITIONS

- The District reserves the right to reject any or all submissions.
- The District may negotiate scope and fees with the selected firm.
- All materials submitted become public record subject to the **Texas Public Information Act**.
- The selected consultant must comply with all applicable federal and Texas laws.

IX. SPECIAL CONSIDERATION

Due to the public nature of appraisal districts and heightened taxpayer scrutiny in high-growth counties, the consultant must provide:

- Clearly documented and defensible methodology
 - Transparent data sources
 - Peer comparisons suitable for public review
 - Compensation recommendations that withstand public scrutiny
-

Issued by:
Williamson Central Appraisal District

[Date]

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into by and between **Schneider Geospatial, LLC**, a Delaware Limited Liability Company, whose place of business is 8901 Otis Avenue, Suite 300, Indianapolis, IN 46216 (“PROFESSIONAL”) and **Williamson Central Appraisal District (WCAD)**, whose place of business is: 625 FM 1460, Georgetown, TX 78626 (“CLIENT”).

1 Services.

PROFESSIONAL shall provide CLIENT with the following services (“Services”):

A. Community

The ‘Community’ product is a dashboard of information designed to Share, Engage, Empower, Analyze & Visualize information. The platform’s dynamic maps enable users to explore geographic patterns and relationships beyond traditional data views. Relationships, patterns and trends are apparent, helping and supporting decision making processes. Typical information includes Sales, Permits, Assessments, Tax Calculator, Assessments and Individual Property information. Community makes data from individual sources available in one easy to access location, creates accessibility and transparency and help gain public trust.

Other Fixed Fee phases of this project may be developed during the course of this agreement. Once the estimates are accepted, an Authorization to Proceed will have to be signed and submitted before work will begin.

2 Payment for Services.

CLIENT shall compensate PROFESSIONAL for the Services as follows:

A. Product/Service

a. One-time Setup Cost:	\$25,875
Setup items:	
Core Setup:	Included
b. Annual Hosting:	\$41,892
Hosting items:	
Core Hosting:	Included

B. Payment Schedule

Year 1	June 1, 2026 – December 31, 2026:	\$ 50,312
	(Setup: \$25,875, Hosting: \$24,473 prorated)	
Year 2	January 1, 2027 – December 31, 2027:	\$43,987
Year 3	January 1, 2028 – December 31, 2028:	\$46,186

Invoicing will be done on an annual basis at the beginning of the term unless otherwise specified.

If the CLIENT cancels the agreement before end of initial multi-year term, any waived discounts and promotional fees will be included in the final invoice.

Balances due thirty (30) days after the due date for non-government clients and sixty (60) days after the due date for government clients shall be assessed an interest rate of 1½% per month (18% per year). CLIENT agrees to pay for any and all costs of collection including, but not limited to interest, lien costs, court costs, expert fees, attorney’s fees and other

fees or costs involved in or arising out of collecting any unpaid or past due balances, including late fees or penalties. If payment is not received within thirty (30) days of the due date, PROFESSIONAL reserves the right, after giving seven (7) days written notice to CLIENT, to suspend services to CLIENT or to terminate this Agreement.

3 Terms of Service. Each party's rights and responsibilities under this Agreement are conditioned upon and subject to the Terms of Service which can be found at <http://schneiderGIS.com/termservice>. By executing this Agreement, CLIENT acknowledges that it has read the above-described Terms of Service and agrees that such Terms of Service are incorporated herein and made a part of this Agreement. PROFESSIONAL reserves the right to update or modify the Terms of Service upon ten (10) days prior notice to CLIENT. Such notice may be provided by PROFESSIONAL to CLIENT by e-mail.

4 Term, Termination and Renewal. The initial term of this Agreement shall be defined in the Scope of Services or Payment Schedule above. If the services provided are for an annual rate and extend for multiple years, PROFESSIONAL will prorate the first year of the agreement to match the fiscal year for the CLIENT, followed by consecutive, twelve (12) month periods. This Agreement shall automatically renew for successive terms which consist of a twelve (12) month period, subject to earlier termination as set forth in this Agreement or upon written notification by either party thirty (30) days prior to the end of a term. If, for any reason, this Agreement is terminated prior to the end of a term, any waived or discounted fees or specified promotional items provided by PROFESSIONAL shall be invoiced by PROFESSIONAL and paid by CLIENT. PROFESSIONAL reserves the right to update the pricing applicable to this Agreement after the initial term for any renewal terms and/or any subsequent terms occurring after the initial term of the Agreement; PROFESSIONAL shall provide prior written notice to CLIENT of any pricing adjustments applicable to any such renewal and/or subsequent terms.

5 Additional Data Hosting. PROFESSIONAL's website hosting services allow for storage of up to ten (10) Gigabytes of data and files to include as content for CLIENT's website hosted in PROFESSIONAL's web data server environment. Additional storage and transfer requirements may be negotiated, at PROFESSIONAL's discretion, if CLIENT decides to add additional content to the website – such as orthophotos, scanned documents, etc.

6 Assignment. PROFESSIONAL has the right to assign or transfer any rights under or interest in this Agreement upon fifteen (15) days' written or electronic notice to CLIENT. Nothing in this Paragraph shall prevent PROFESSIONAL from employing consultants or subcontractors to assist in the performance of the Services.

7 Rights and Benefits. Nothing in this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than CLIENT and PROFESSIONAL. CLIENT and PROFESSIONAL expressly state there are no third-party beneficiaries to this Agreement.

8 Successors. This Agreement is binding on the partners, successors, executors, administrators and assigns of both parties.

9 Applicable Law. The terms and conditions of this Agreement are subject to the laws of the State of Indiana.

IN WITNESS WHEREOF, the Parties have executed this Agreement by affixing their signatures below.

Pricing is valid through March 31st 2026.

PROFESSIONAL:
Schneider Geospatial, LLC

CLIENT:
Williamson Central Appraisal District (WCAD)

By: _____

By: _____

Print: Jeff Corns, GISP

Print: _____

Title: President & CEO

Title: _____

Date: _____

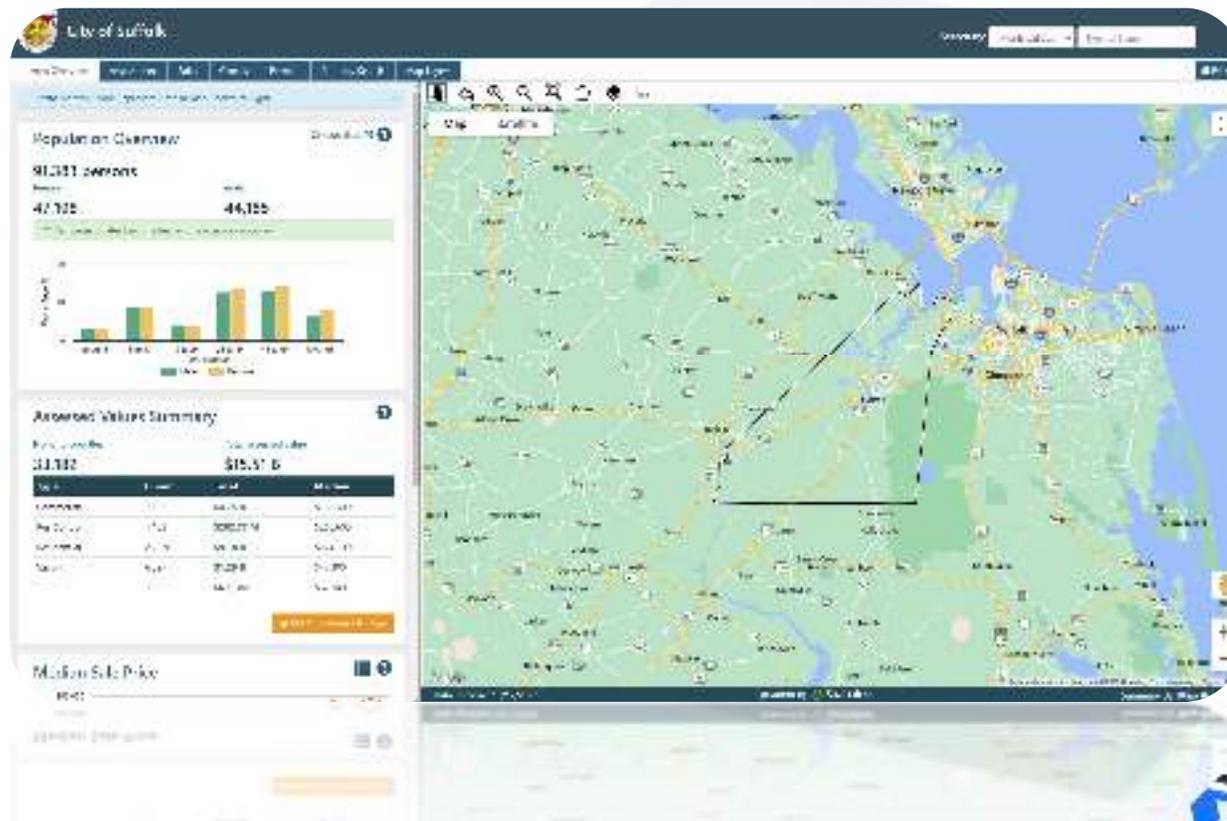
Date: _____

COMMUNITY



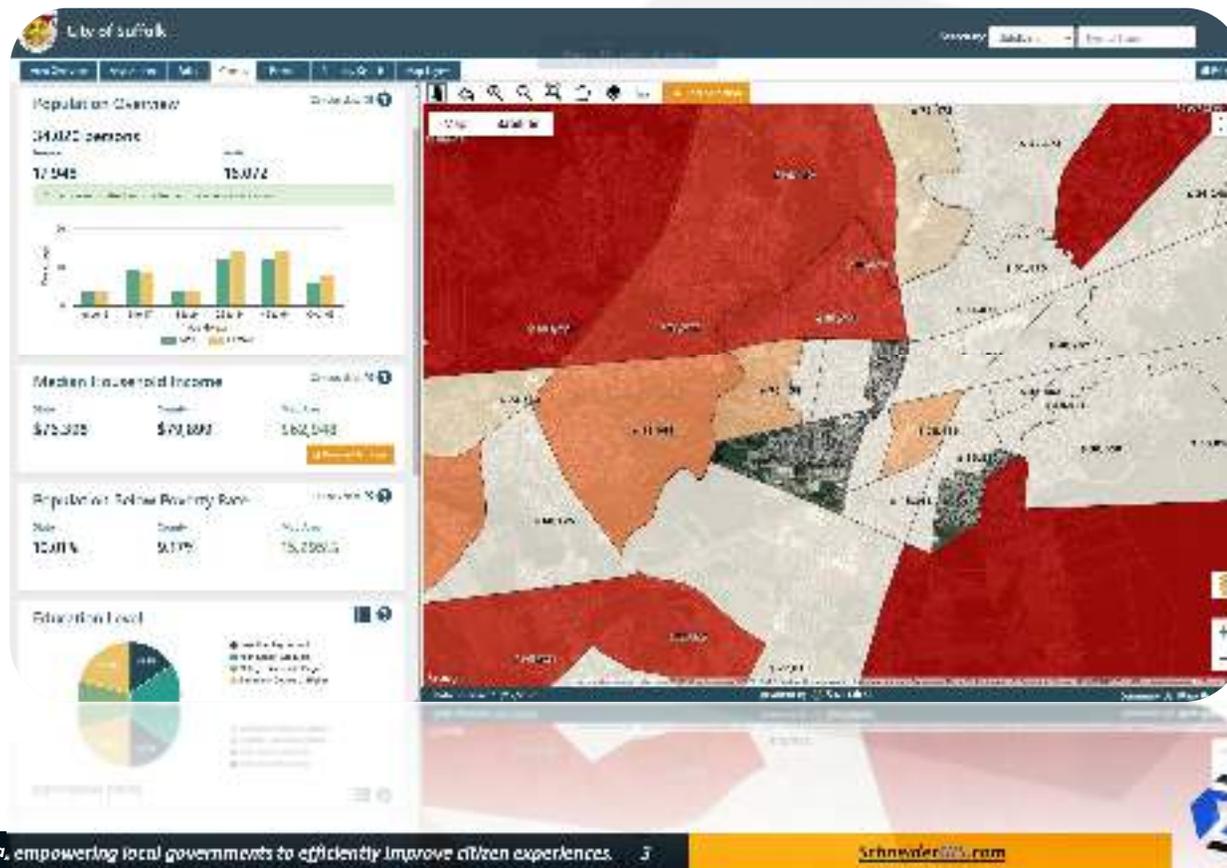
An Information Hub

Community is a centralized information hub that collates data from multiple government agencies bringing your county into focus and providing powerful insights.



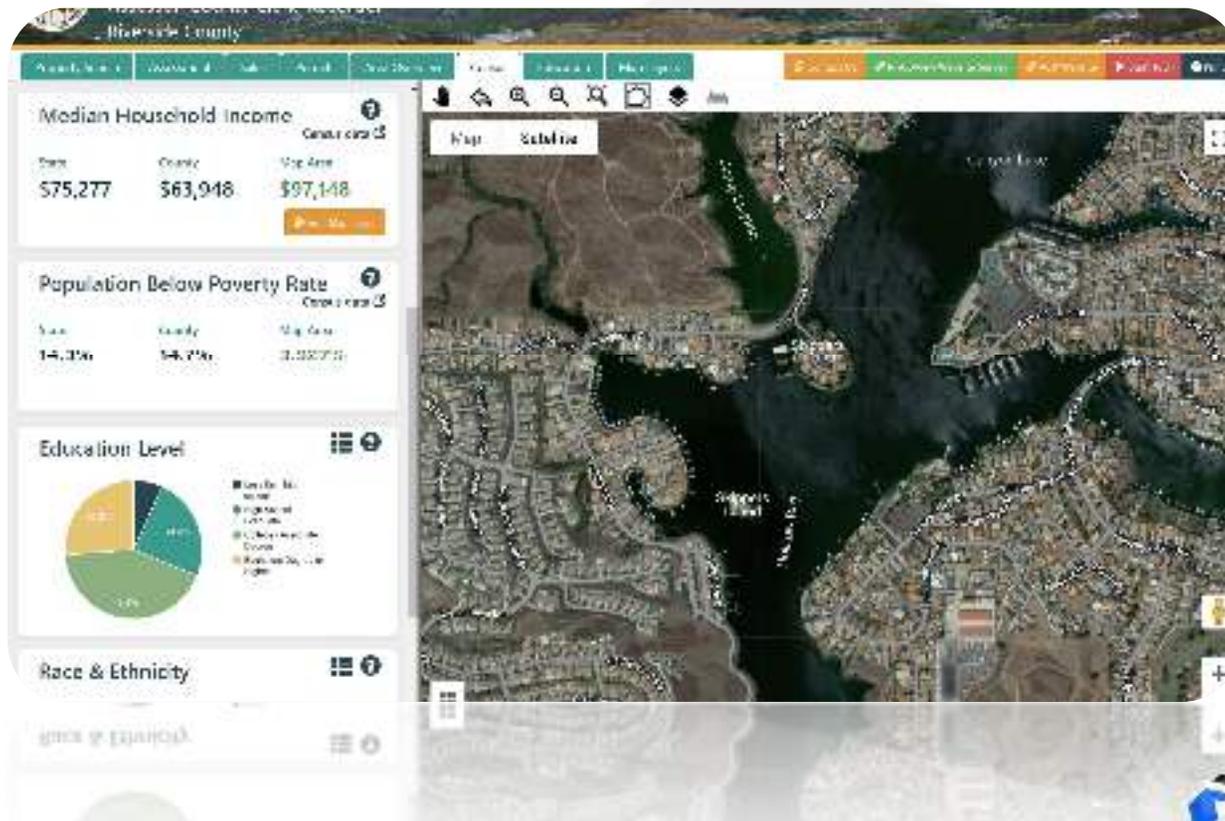
Spatial Data Analysis

The platform's dynamic maps enable users to explore geographic patterns and relationships beyond traditional data views.



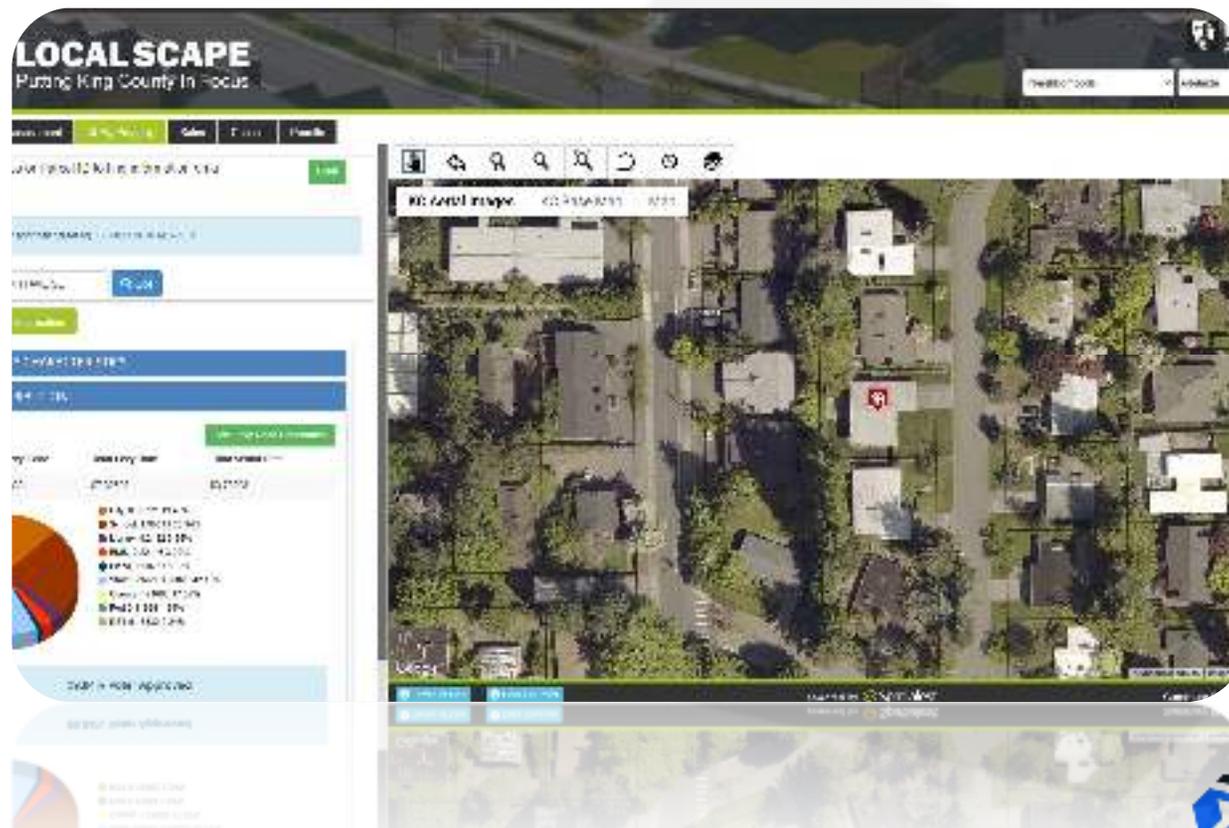
Public Transparency and Engagement

Community improves transparency by openly sharing public information, fostering trust and civic participation.



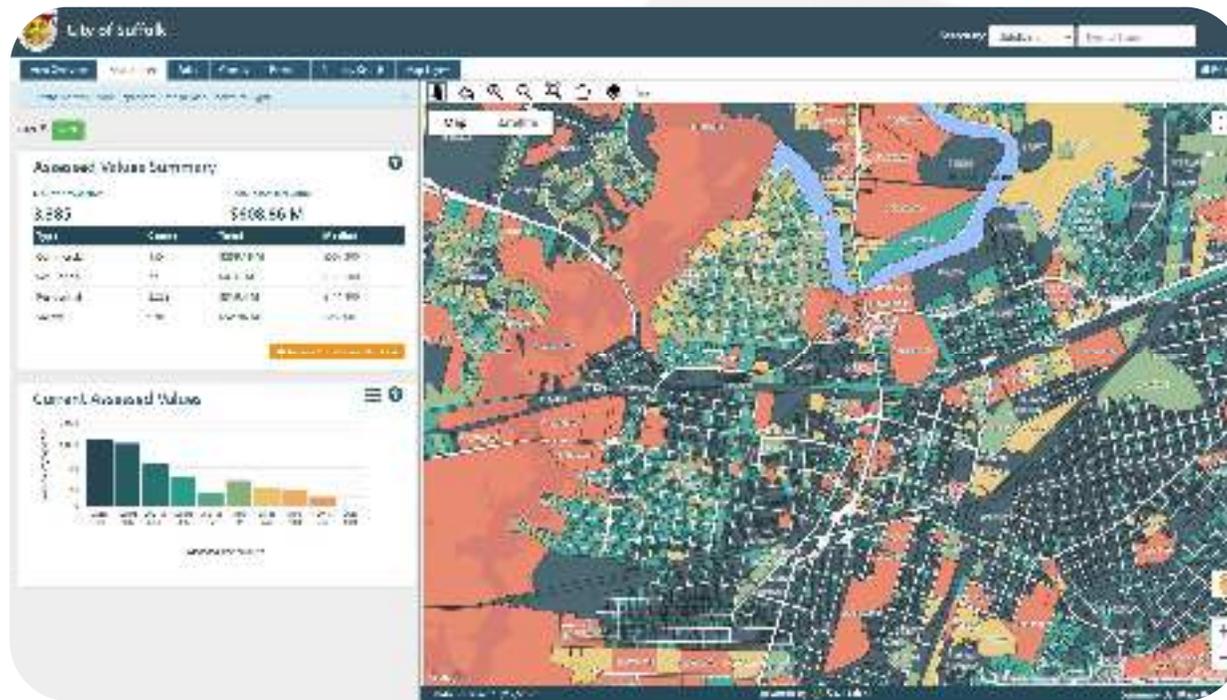
Enhanced Decision Support

The platform supports informed decisions through tools for tax estimation, election insights, and neighborhood analysis.



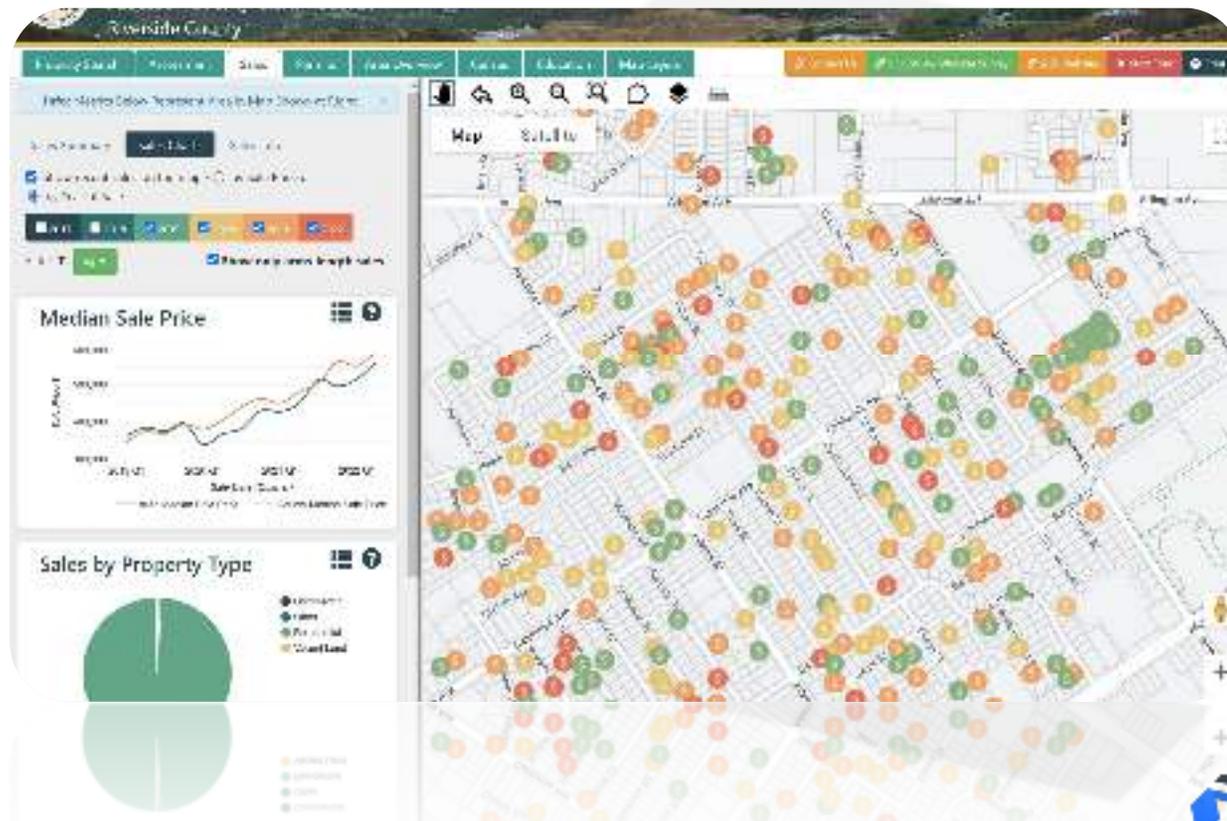
Assessment and Market Data

Users can view market and assessed property values, valuation trends and property-type distributions for strategic planning.



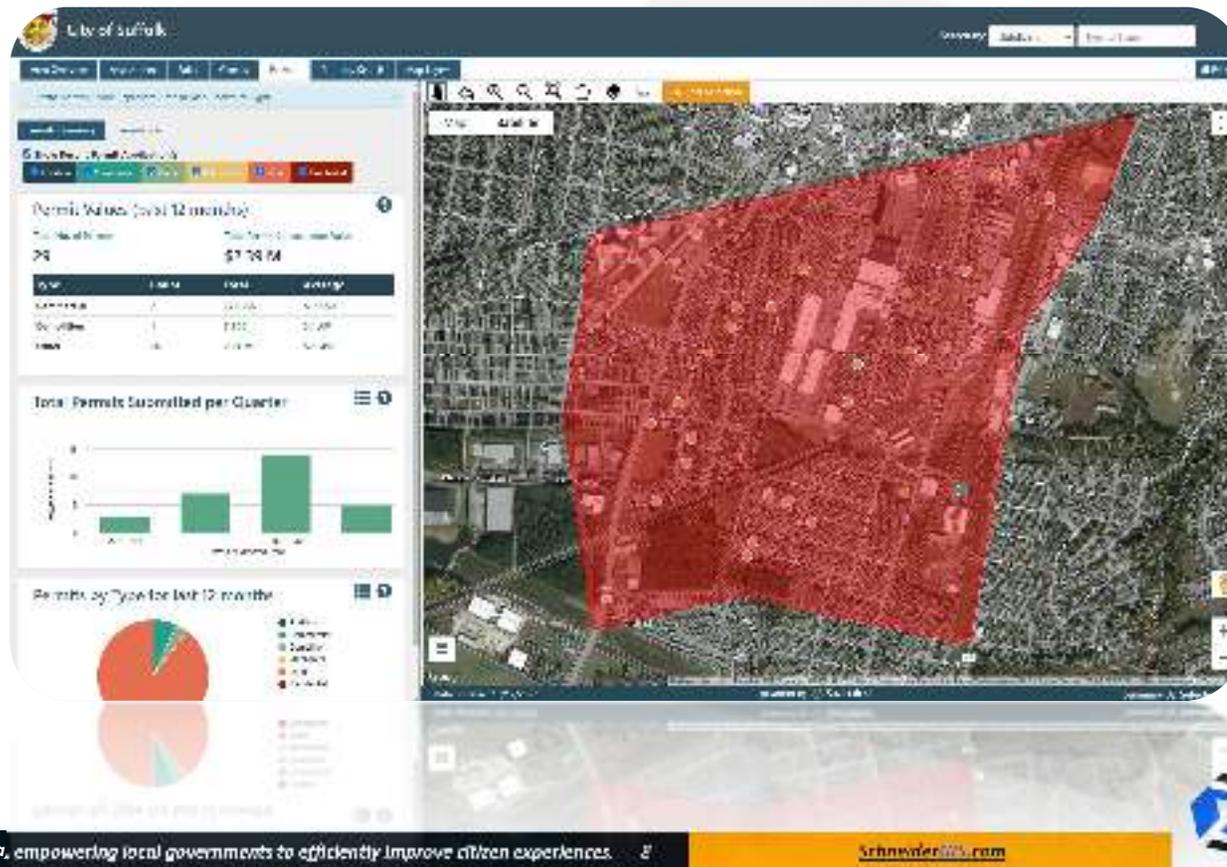
Sales Data

Sales data reveals market fluctuations, neighborhood sales patterns and trends on a year-on-year basis keeping owners informed of their surrounding market.



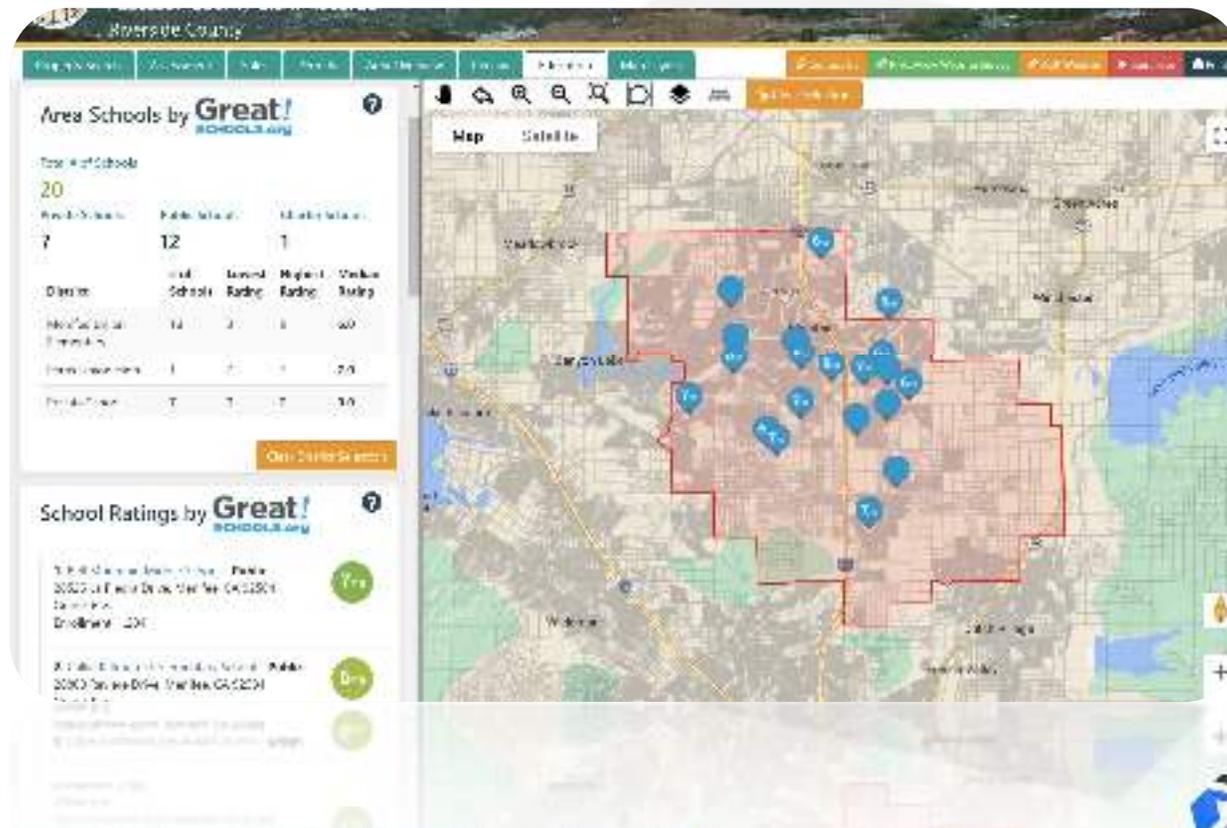
Permit Data

View active and historic permits for any defined area and any property type to identify areas of growth and support strategies surrounding service delivery and infrastructure planning and development.



School District and Census Information

Educational boundaries and census data support decisions in relocation as well as infrastructure and community development.



Property Data

Review individual property data like land or building values and link to other Schneider or third-party applications.

Parcel ID: 8146100075

Address	121 WEST AVE SE, BELLEVUE
Total Appraised Value	\$1,053,000
Site Value	\$714,570
Site Value	6/6 28/2014

Other Property | Other Images | View Historical Data



Single Family Residence

Year Built	1999
Total Square Footage	3000
Number of Bedrooms	3
Number of Baths	2.5
Year of Sale	08/2008
Condition	Good
Lot Size	5000
Area	76

Williamson Central Appraisal District



Contract Services

Vendor:	Description	Contract / Agreement Terms:
ALN Apartment Data, Inc.	Online subscription Austin area multifamily database utilized for analysis & market research	The contract was renewed again for one year with no price hike. It would be prudent to budget for a small increase for potential large future increases. Current for 2026.
Armstrong & Armstrong	ARB attorney	Attorney on retainer for ARB - agreement will continue in effect until terminated in writing by either party.
Austin Generator Service - GenServe	OmniMetrix Installation & Monitoring	No Change 2026 Annual monitoring fee of \$599 no contract just auto renews every year. Need to give 30 days written notice to end
BIS	IT services, agent portal, online forms & website hosting	Agent portal added to contract going forward, enhancements extra...Contract updated 5/2024 for maintenance. 2025 will include the agent portal. Fully executed January 2016. Agreement shall be effective Jan 1, 2016 and shall continue for a twelve (12) month term...agreement shall renew automatically at the end of the Term for additional twelve month period unless either Party gives written notice of termination of this Agreement at least thirty (30) days prior to the end of the Term or any such renewal term. Agent portal will be added to the next
Capitol Appraisal Group, Inc.	Outside appraisal & valuation services	Renewed contract for two years (2026-2027). The fee will be budgeted annually by WCAD & agreed to by CAG, unless WCAD or CAG notifies the other, in writing, by Oct 1 of the year preceding the contract year, of the intent by that party to terminate. Either party may, however, terminate agreement by providing 60 days prior written notice to the other party.
Central Texas Shredding	Paper shredding services	No change 2026...agreement states the contract does not terminate and in our case as a regular service, the contract is a one-year term that automatically renews for one additional year based upon the effective date. If the client wants to end the service without cause or reason, a written 60-day notice prior to the effective date of renewal is required.
Cisco	Software support	No Changes to current Cisco just added MXDR ...Contract signed 9/30/19 for 36 months. Contract expires after 36 months and payments are made nothing else to do. This is for the AMP license for Endpoints (desktop security)
ConstructConnect	Online subscription for construction data in the Austin area. This will include project's that are out for bid as well as engineer estimated costs and some blue print information.	10% Increase budgeted for 2026, historically budgeted 10% increase annually 2023-2025.
Convене	Meeting packet software	Subscription agreement...year to year renewal. 30 days to cancel.
Core Recon	Cyber security services (monitoring 3rd party vendor software & prevention of cyber-attacks	We will not be renewing with Core Recon moving to a Cisco Solution
CoStar License Agreement	Recurring online resource for commercial sales, listings, and lease information.	Recurring online subscription for commercial sales, listing, and lease data. For 2025 the existing fee is expected to increase at the same percentage as the CPI (2.9%). Additionally, we are adding two licenses for the expanded land and commercial departments. The total increase is 26.23%.
Cyclomedia	360 GeoCycloramas (street level images) & image cutouts for comp grids	No change for 2026.Signed 10/2023 - Every six years they will take drive by pictures of the county.
Data Foundry	Bandwith for off site data backups	No change for 2026. Agreement signed on September 19th 2018, effective Jan1st, 60 month contract, Need to cancel with 30 days notice
Enterprix	Software to communicate between Zoho Creator and Socrata	This was a one time project and will not renew.Master service agreement signed 5/22/2023. Not an actual contract but framwork for obtaining/executing statements of work as projects come up. All projects to be 'governed' by their statement of work.
ESRI Maint.	ArcGIS mapping software / maintenance	No change for 2026. Maintenance for the various GIS software implemented in WCAD.
Fox Commercial Services	HVAC maintenance	No Change 2026 HVAC preventitive maintenance - agreement from year to year...subject to an annual increase of 4% unless either party give written notice to the other with intent not to renew 30 days prior to the expiration. Agreement signed 02/08/2024

Williamson Central Appraisal District



Contract Services

Vendor:	Description	Contract / Agreement Terms:
Health Benefits Broker - Benefits 360 Services (Debra Spellings)	Insurance broker	Agreement begins on last date of execution 7/26/07 & shall continue for a period of 1 year, unless sooner terminated as provided. Agreement shall renew for successive terms of 1 year unless either party provides written notice to the other party not to renew at least 60 days prior to expiration of current term. Formerly Spellings & Humphries 2013 merger with Gallagher Benefit Services - no contract changes - additional services provided with larger provider service. Debra Spellings separated ties with Gallagher Benefits and created Benefits 360 in 2015.
iSolved (HR Software)	Human resource information system (HRIS) employee information & payroll	2024 - added COBRA compliance & HRA monitoring. 12.21.2016 Agreement signed start date 2.1.2017. iSolve Comprehensive...HR software...HR Services, benefits enrollment, payroll, timekeeping, W-2. Set up fee \$1,500; monthly fees per employee \$16.22. Either party may terminate this Agreement for any reason effective no earlier than 30 days after written notice is provided to the other party.
Just Appraised (Deeds)	AI technology to extract deeds from the county clerks and upload to Orion	2026 contract signed 4/1/26-3/31/27/- Price for 2025 \$67,300 - fully executed 12/18/24, new contract 4/1/25 - 3/31/26. Signed 9/2018 to automatically renews yearly.
Knight Security	Security monitoring & maintenance	No change for 2025...Agreement signed on September 21 2018...effective Oct 1st - 2 year contract, we pay month to month, need to give 30 days notice to cancel contract after term is up.
Lochow Ranch Pond and Lake Management	Wet pond maintenance	No change for 2025...Agreement effective one (1) year from January 1, 2017 to end date December 31, 2017. Either party may terminate agreement by giving 30-day notice. Contract automatically renews at end. They will contact us if there is a price increase.
Master's Touch	Print vendor for NOAV	No change for 2026...one year contract, new print vendor for 2022 notices.
Nectar	Employee recognition software	Year to year contract. Pay as you go payment option. Automatically renews yearly unless either party give the other party written notice of termination at least thirty (30) before expiration period.
NorthStar Alarm & Suppression System	Fire monitoring, maintenance, testing	No change 2026- MP Effective 12/01/2018...We pay month per month for Fire Monitoring, no term limit. Need to give 30 days notice to cancel
Optimum	Internet services	New contract 5 years this is for the cross connect between austin colo, and Georgetown, and 2 1gb fiber internet connection in Georgetown
Perdue Brandon Fielder Collins & Mott	Litigation attorney	Annual WCAD legal counsel services.
Pictometry Agreement (Wmsn County)	Ortho & oblique imagery at property level for Williamson County, change finder, pool finder	No change 2026. New 6 year contract beginning in 2020/2021, includes changefinder and pool finder. Current contract ACTIVE - provides Long Term Incentives ("LTI"). In the event License terminates this Agreement prior to the end of the six (6) year Agreement term, all LTI monetary considerations shall be revoked and these funds shall be immediately due and payable to Pictometry. Repayment of LTI considerations does not apply if funds for Oblique Imagery, contract shall stay in force but new Image Libraries shall not be captured or delivered until outstanding balances due have been paid. Either party may terminate this Agreement for convenience and without cause or further liability upon 30 days written notice to the other party.
Prototype IT	IT consulting services	No Change 2026 New 2023...Full service information technology service provider...provides computer hardware, software, installation services, network support & related computer-consulting services. Either party may terminate with written 30 days notice.
Quadient	Postage meter machine & folder/sealer machine	No change for 2026...Formerly Neopost. Postage meter machine & lease folder / sealer machine. Renewed the lease for the folder inserter 2022, will end 2028. Renewed lease for meter machine ends 2025, will end 2030. Why wait agreement added to contracts.
Quantanite	Customer support during protest season (help with phone calls, chats, texts, data entry)	SOW for 2026 being finalized...Offsite phone answering service...master services agreement 3/20/2021. Will include data entry. Term of engagement is 4 months, beginning in April. Can cancel any time w/ 30 day notice.
Quantarium	Quantarium Computer Vision Service to assist in determining possible changes within land property images.	Change detection for rollback research. Will be used for the foreseeable future. Contract automatically renews for 1 year terms unless written notice of intent not to renew is provided by one party to the other at least 60 days prior to the end of the one year contract.
QuickBooks (Intuit)	Financial software - maintenance & support for 3 licenses	Plan coverage begins on the date of purchase (4/10/08) and will continue in force for 12 months, at which time the term shall automatically renew for successive 1-year periods unless either party provides notice - either by written correspondence or phone call to the other party of its intention not to renew the agreement within 30 days of the end of the Term then in effect.
RSI (Resource Software Int'l Ltd)	Software as a Service (SaaS) to monitor and report on call activity	no changes for 2025.Shadow A1 Cloud solution - report on call activity - signed 7/9/2020
Specialized Tax Recovery	Aviation Compliance Program	Contract is for two years (2026-2027)

Williamson Central Appraisal District



Contract Services

Vendor:	Description	Contract / Agreement Terms:
Stillwater Landscapes	Grounds maintenance	No Changes 2026 Agreement signed August 16, 2011 effective January 1, 2012. Either party may terminate agreement by giving 30-day notice. Contract set to auto renew until we decide to terminate.
Subvenion	Computer consultant	No changes for 2026. Reduced hours in half. Finalizing 2023 contract that will include time and pay adjustments. Currently working to find another solution or work w/ Tim to iron out what his service would look like 100% remote. Need to update contract to include clause about security training 2/4/2021.
Texas Association of Counties (TAC)	Workers' Comp insurance	Workers Compensation coverage - Automatic renewal annually for an additional one year term without the necessity of any action by the parties other than the acceptance of any amendments to the coverage contract and rates. Either party may elect not to renew this agreement by giving written notice at least 30 days prior to the end of the original term or any renewal term.
Texas Municipal League (TML)	Real & personal property, general liability, errors & omission, auto liability, crime public employee insurance	Property and liability coverage for the 2025/2026 fund year. Cancellation: Should any of the described coverage's be cancelled before the anniversary date thereof, TML-IRP will endeavor to mail 30 days written notice, but failure to mail such notice shall impose no obligation or liability of any kind upon TML-IRP.
ThyssenKrupp	Elevator Maintenance	No change for 2026...Eff 10 years starting 6/4/07 & is non-cancelable. Agreement automatically renewed 10 year periods, unless either party timely serves written notice with intention to cancel at least 90 days before the end of the initial 10 years period, or 90 day before the end of any subsequent 10 year renewal period.
TLC Office Systems	Printer / copier maintenance	no Changes 2026 We have removed the Desktop Maintenance in 2023. 1/28/2019 - new contract for 2018...60 months. TLC managed printer service.
Trans Union LLC (Carahsoft)	Maintains proprietary database for internal business purposes	Maintains certain proprietary datasets for internal business puposes. Effective 1/12/2021 to 2/21/2025
Trepp	Online resource of commercial loan information that includes information on recent appraisals, prospectus, etc.	No change 2026. New agreement signed in 2025...continue for an additional 5 years and will automatically renew for successive one year periods unless either party give the other party written notice of termination at lease 3 months prior to end of agreement. Officially signed agreement in 2019.
Tyler Apex maintenance fee	Sketch validation for mobile devices	No change for 2026...sketch validation...maintenance...apex6 for field season for integration w/ field mobile.
Tyler Field Mobile	Maintenance for mobile devices	No change 2026. Officially signed agreement in 2019.



Williamson Central Appraisal District 2026 Entity Meeting

Date: ***Monday, March 30, 2026***

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

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

Topics for Discussion:

- WCAD Annual Report
- Mass Appraisal Report
- Change Detection – Sketch Validation
- WCAD Budget (*comparison to other CADs*)
- MAP Review & Property Value Study
- Protest Levels & Certified Roll
- Certification Documentation
- Litigation Expenses & Refunds
- New Legislation
 - HB9 – BPP Exemption
- Abatements
- Transparency Stars
- Customer Service Surveys
- Chat & Knowledge Base Featured on Website
- Videos on Website
- Status of Residential Real Estate Market
- **Valuation Changes**

Map to the Williamson County Georgetown Annex:



PUBLIC BOARD ELECTION

Tuesday, November 3, 2026

Date	Items	Responsibility
Monday, November 3, 2025	Deadline to post candidate requirements (See Form 1-20)	WCAD
Thursday, June 18, 2026	Deadline to Post Notice of Candidate Filing Deadline	WCAD
Tuesday, July 7, 2026 from 4 - 5:00 p.m.	Board Member Training	WCAD
Saturday, July 18, 2026 <i>(Saturday, July 18, 2026 is the deadline to post notice of candidate filing deadline for local political subdivisions that do not have a first day to file for their candidates)... See Section 141.040(a)(2) of the Election Code.)</i>	First Day to File for a Place on the General Election Ballot <i>***Filing is done with the County Clerk/Elections Administrator</i>	Candidate
Monday, July 20, 2026	First Day to File Declaration of Write-in Candidacy	Candidate
Monday, August 17, 2026 at 5:00 p.m.	Last Day to File for a Place on the General Election Ballot	Candidate
Friday, August 21, 2026	Last Day to File a Declaration of Write-in Candidacy	Candidate
Friday, August 21, 2026	Deadline for Candidate to Withdraw	Candidate
Friday, January 1, 2027	Elected Directors take office. The 3 elected Directors draw lots to determine their terms. One will serve a 2-year term. Two will serve 4-year terms.	Candidate

Williamson Central Appraisal District
Current Lawsuits Tax Years 2024 and Prior

LAWSUIT NAME	Doing Business As	CAUSE NUMBER	Date Filed	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	Plaintiff's Offer	DATE FINALIZED
<i>FINALIZED LAWSUITS</i>									
76067 Investments Inc.	Emergency Pet Care of Round Rock	24-2417-C395	9/23/24	2024	6,191,764	6,191,764	0	None	<i>Nonsuit 2/10/26</i>
2425 Elmont LLC		22-1103-C368 24-2936-C480	9/13/24	2024	4,988,186	4,200,000	-788,186	None	<i>AJ 2/23/26</i>
2425 Elmont LLC		22-1103-C368 24-2936-C480	7/9/25	2025	4,784,595	4,250,000	-534,595	None	<i>AJ 2/23/26</i>
Affordable Shops & RV CR 119 LLC		24-1650-C425	8/13/24	2024	27,154,551	25,850,000	-1,304,551	None	<i>AJ 2/11/26</i>
Alta Berry Creek, LP (Alta Berry Creek Apartments)	Alta Berry Creek	24-2411-C395	9/23/24	2024	52,139,420	49,000,000	-3,139,420	38,550,000	<i>AJ 1/30/26</i>
Cubesmart LP and Cube HHF Limited Partnership (CubeSmart Nos. 748 and 6873)	Cubesmart Self Storage	24-2323-C395	9/20/24	2024	17,644,140	16,900,000	-744,140	None	<i>AJ 2/10/26</i>
CVS As Lessee	CVS	24-1832-C26	8/21/24	2024	12,781,271	12,277,740	-503,531	None	<i>AJ 2/12/26</i>
Goldstar Investments Ltd	McNeil TX Dept of Human Service	23-1458-C425	8/14/23	2023	9,500,000	8,500,000	-1,000,000	None	<i>AJ 2/11/26</i>
Goldstar Investments Ltd	McNeil TX Dept of Human Service	23-1458-C425	8/6/24	2024	10,142,720	9,200,000	-942,720	None	<i>AJ 2/11/26</i>
Goldstar Investments Ltd	McNeil TX Dept of Human Service	23-1458-C425	7/29/25	2025	10,410,955	8,500,000	-1,910,955	6,721,345	<i>AJ 2/11/26</i>
JR VRG 1 LLC; JRVRG 3 LLC	Stone Oak Ranch RV Resort	24-2406-C425	9/23/24	2024	17,248,880	13,499,900	-3,748,980	None	<i>AJ 2/17/26</i>
Life Storage LP and Sovran Acquisition Limited Partnership	Life Storage; Uncle Bob's Self Storage	24-1783-C26	8/20/24	2024	27,529,060	25,450,000	-2,079,060	None	<i>AJ 2/13/26</i>
LJDL Investments LLC		24-2008-C395	8/30/24	2024	1,789,400	1,700,000	-89,400	None	<i>AJ 2/24/26</i>
PKC Holdings LLC	Country Oasis RV Park	24-2030-C425	8/30/24	2024	4,452,827	3,912,500	-540,327	None	<i>AJ 2/11/26</i>
Property Reserve Inc (Gateway 35 Commerce 2 & 3)	Gateway 35 Bulding 2	24-2529-C480	9/26/24	2024	43,266,706	41,000,000	-2,266,706	None	<i>AJ 2/27/26</i>
PS Texas Holdings LTD and PS LPT Properties Investors (Public Storage 7002, 25790, and 26538)	Public Storage Hwy 183; Public Storage-Spectrum; Public Storage	24-2328-C368	9/20/24	2024	30,423,688	27,500,000	-2,923,688	None	<i>AJ 2/9/26</i>
Rancho Texas 20 Investments LP & Rancho Texas 40 Investments LP	Land TR; Land	24-1846-C368	8/22/24	2024	10,788,113	9,995,000	-793,113	4,500,000	<i>AJ 2/23/26</i>
SBS TX Triangle 2021 LLC (Spare Box Storage No. 101)	Spare Box Storage	24-2342-C395	9/20/24	2024	7,107,073	7,000,000	-107,073	None	<i>AJ 2/19/26</i>
					298,343,349	274,926,904	-23,416,445		

**Williamson Central Appraisal District
Current Lawsuits Tax Year 2025**

LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
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FINALIZED LAWSUITS

S-K Cedar Park Opportunity II LLC	25-1815-C368	2025	34,387,795	33,000,000	-1,387,795		AJ 1/9/26
MEMTEX DEVELOPMENT #1, LLC & JUSTVENTURES, INC. AND WSP DEVELOPMENT #6, LTD.	25-2382-C368	2025	29,819,730	28,962,500	-857,230		AJ 2/5/26
WESTINGHOUSE VILLAGE LLC	25-2427-C480	2025	47,500,000	38,900,000	-8,600,000		AJ 2/5/26
Davis Spring SAH LLC	25-1310-C480	2025	20,336,600	18,100,000	-2,236,600		AJ 12/19/25
CRH AVERY CENTRE OWNER LLC (STILLWELL AT AVERY CENTRE)	25-2137-C425	2025	58,280,000	52,500,000	-5,780,000		AJ 1/27/26
J P MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS LESSEE	25-2250-C26	2025	2,701,333	2,509,162	-192,171		AJ 1/6/26
CWS DD PARKSIDE LLC (The Gabriel)	25-2019-C395	2025	65,700,000	61,000,000	-4,700,000		AJ 12/3/25
13425 NORTH LP (Griffis Lakeline Station Apartments)	25-2472-C26	2025	42,900,000	41,400,000	-1,500,000		AJ 11/30/25
CLAIRMONT PARTNERS LLC (CLAIRMT/AUSTIN/WMSON)	25-2104-C480	2025	17,881,893	15,000,000	-2,881,893		AJ 1/28/26
MICHELLE NORTH TOWNS LLC (MICHELLE TOWNHOMES)	25-1969-C26	2025	34,250,000	32,250,000	-2,000,000		AJ 1/29/26
BRIGHTLEAF OWNER LLC (BRIGHTLEAF AT LAKELINE)	25-1929-C425	2025	64,000,000	61,085,000	-2,915,000		AJ 2/2/26
KMCA LTD	25-2309-C480	2025	1,666,000	1,600,000	-66,000		AJ 2/2/26
EDWARD L ELLERBEE & JUDITH M ELLERBEE	25-2087-C480	2025	1,713,665	1,670,000	-43,665		AJ 2/2/26
Northland Lakeline II, LLC	25-1801-C480	2025	72,208,746	67,000,000	-5,208,746		AJ 1/15/26
CORE HOLDINGS, LTD.	25-2386-C395	2025	4,406,154	4,175,000	-231,154		AJ 2/6/26
BINGLONG ZHANG & BARBARA BAOQUIN ZHANG	25-2409-C395	2025	4,966,253	4,890,000	-76,253		AJ 2/6/26
2 C REAL ESTATE HOLDINGS LLC	25-2069-C395	2025	3,045,638	2,950,000	-95,638		AJ 2/6/26
MIGUEL A CARDOZA & LORENA ROMERO CARDOZA	25-2076-C395	2025	1,564,667	1,500,000	-64,667		AJ 2/6/26
CEDAR PARK AUSTIN HOSPITALITY LLC	25-2082-C395	2025	1,097,501	990,000	-107,501		AJ 2/6/26
DANIEL Z FENG & WENDY W XIE	25-2411-C425	2025	10,606,870	10,200,000	-406,870		AJ 2/3/26
JORGE A CAMEZ & MARICRUZ VALLE RODRIGUEZ	25-2304-C425	2025	1,550,662	1,500,000	-50,662		AJ 2/3/26
CCNB LIMITED PARTNERSHIP	25-2305-C425	2025	1,212,000	1,150,000	-62,000		AJ 2/3/26

**Williamson Central Appraisal District
Current Lawsuits Tax Year 2025**

LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
venu KASAM & SRINIVAS VEERAVELLI	25-2187-C425	2025	763,839	735,000	-28,839		AJ 2/3/26
RCNT LP	25-1654-C425	2025	972,677	925,000	-47,677		AJ 2/3/26
Yunlin Holding LLC	25-1660-C425	2025	4,392,640	4,275,000	-117,640		AJ 2/3/26
CUCHARA INVESTMENT GROUP LTD	25-2084-C425	2025	5,530,000	5,400,000	-130,000		AJ 2/3/26
Ujjal Ghoshtagore	25-1553-C425	2025	2,871,935	2,825,000	-46,935		AJ 2/3/26
Tushar Bajaj & Leena Bajaj	25-1550-C425	2025	1,802,503	1,750,000	-52,503		AJ 2/3/26
Mayfair Storage LLC	25-1648-C26	2025	2,007,955	1,925,000	-82,955		AJ 2/3/26
CNBH LIMITED PARTNERSHIP	25-2402-C425	2025	3,139,864	2,980,000	-159,864		AJ 2/3/26
HRA VIEW AT CEDAR PARK LLC (VIEW AT CEDAR PARK)	25-1909-C395	2025	34,635,000	32,500,000	-2,135,000		AJ 2/6/26
OAKFIELD RANCH LLC	25-2200-C395	2025	4,269,573	4,175,000	-94,573		AJ 2/6/26
Chandler Creek LP	25-1035-C395	2025	17,915,000	13,780,318	-4,134,682		AJ 2/6/26
ICU MEDICAL PEARL LLC (4020 N MAYS ST)	25-2163-C395	2025	13,151,962	12,250,000	-901,962		AJ 2/6/26
SARDINIA REALTY LLC	25-2313-C425	2025	3,673,009	3,475,000	-198,009		AJ 2/17/26
SOUTHBROOK HOLDING LLC (THE SOUTHBROOK APARTMENTS)	25-1932-C395	2025	77,930,000	73,680,000	-4,250,000		AJ 2/6/26
WILLIAMSBURG VILLAGE CENTER LP (WILLIAMSBURG VILLAGE)	25-2105-C480	2025	17,500,000	17,000,000	-500,000		AJ 2/6/26
AVERITT PROPERTIES INC (2200 GREENHILL DR)	25-2162-C395	2025	16,065,002	14,600,000	-1,465,002		AJ 2/10/26
CONTINENTAL 516 FUND LLC (SPRINGS AT LAKELINE)	25-2138-C395	2025	68,000,000	65,680,000	-2,320,000		AJ 2/10/26
SEE MICHAEL LIMITED PARTNERSHIP (THE MICHAEL)	25-1927-C395	2025	86,200,000	83,400,000	-2,800,000		AJ 2/10/26
SUMMIT LOFTS AT RIVERY PARK OWNER LLC (SUMMIT LOFTS)	25-2351-C395	2025	48,291,871	46,070,000	-2,221,871		AJ 2/10/26
AFFORDABLE SHOPS & RV CR 119 LLC	25-1764-C368	2025	34,294,779	29,500,000	-4,794,779		AJ 2/9/26
SL6 GEORGETOWN LP (GEORGETOWN DEVELOPMENT)	25-2143-C480	2025	62,555,415	60,500,000	-2,055,415		AJ 2/11/26
WAL-AUSTIN LLC	25-2379-C425	2025	11,927,384	11,650,000	-277,384		AJ 2/11/26
FS RIALTO COPPER CREEK LLC (COPPERLINE AT VILLAGE OAKS)	25-2098-C395	2025	83,250,000	80,500,000	-2,750,000		AJ 2/10/26
AARON THOMISON	25-2317-C26	2025	916,651	850,000	-66,651		AJ 2/11/26
RCNT LP	25-2405-C480	2025	7,453,488	7,175,000	-278,488		AJ 2/4/26
1500 LAWNMONT LLC	25-2358-C425	2025	33,975,018	29,000,000	-4,975,018		AJ 2/11/26

**Williamson Central Appraisal District
Current Lawsuits Tax Year 2025**

LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
BRB SILVER SPUR, LLC	25-2126-C425	2025	13,551,412	11,600,000	-1,951,412		AJ 12/2/25
Minnetonka Partners LP	25-1036-C480	2025	7,657,018	7,300,000	-357,018		AJ 2/12/26
Sonic Development of Central Texas	25-1670-C480	2025	1,226,966	1,205,000	-21,966		AJ 2/12/26
Marina & Matthews Investments LLC	25-1644-C395	2025	984,361	984,361	0		2/24/26
GEORGETOWN RETAIL LAND III GP, LLC	25-1832-C26	2025	23,399,093	22,250,000	-1,149,093		AJ 2/18/26
Dilley Development, LLC	25-1744-C480	2025	15,422,606	9,700,000	-5,722,606		AJ 2/18/26
WILLIAMSON COUNTY GRAIN INC	25-1774-C395	2025	1,139,208	1,035,000	-104,208		AJ 2/19/26
THOMAS JOSEPH BARON & CONNIE LEE BARON TRUSTEES OF THE THOMAS & CONNIE BARON FAMILY TRUST (ROUND ROCK-AUSTIN)	25-2093-C395	2025	5,735,470	4,750,000	-985,470		AJ 2/19/26
SDC AUSTIN LLC, SDC AUSTIN I LLC AND SDC AUSTIN II LLC (SABEY DATA CENTER)	25-2713-C368	2025	93,679,247	88,699,999	-4,979,248		AJ 2/23/26
Onionskin LLC	25-1647-C395	2025	2,729,561	2,650,000	-79,561		AJ 2/24/26
Round Rock Lodging LLC	25-1584-C480	2025	11,455,338	11,000,000	-455,338		AJ 2/23/26
JMSC Investments LTD	25-1717-C480	2025	2,313,004	2,250,000	-63,004		AJ 2/23/26
Chandler Creek LP	25-1092-C368	2025	15,754,620	13,300,000	-2,454,620		AJ 2/23/26
AARNA SHOPS AT LEANDER RIDGE LLC	25-2302-C368	2025	7,547,270	7,325,000	-222,270		AJ 2/24/26
WILCO MAYS STREET, LLC	25-1937-C26	2025	4,971,067	4,800,000	-171,067		AJ 2/13/26
LH RR LP (503 IVORY)	25-2287-C395	2025	9,303,716	8,600,000	-703,716		AJ 2/27/26
BOBBY G POLASEK	25-2314-C395	2025	1,733,627	1,640,000	-93,627		AJ 2/26/26
Frank Chodacki	25-1551-C480	2025	1,643,702	1,575,000	-68,702		AJ 2/24/26
BARKAT ALI	25-2070-C368	2025	1,769,260	1,690,000	-79,260		AJ 2/24/26
INTOWNHOMES LTD	25-2415-C26	2025	254,765	254,765	0		Partial Nonsuit 11/7/25
INTOWNHOMES LTD	25-2415-C26	2025	4,094,257	4,050,000	-44,257		AJ 2/26/26
RANCHO TEXAS 20 INVESTMENTS, LP & RANCHO TEXAS 40 INVESTMENTS, LP	25-2123-C395	2025	10,788,113	9,995,000	-793,113		AJ 3/3/26
Lawsuits by Cause Number:	69		1,402,434,753	1,305,586,105	-96,848,648		
Lawsuits by Accounts	180						

BAs with Property Details

Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	Contiguous Tracts of Land	ARB Order Value	Property Owner Value	Midpoint Value	Results	Award Value
RBAE-021796	R599155	2025	Commercial	AKF2022 LLC	Determination	No	\$ 401,404.00	\$ 350,000.00	\$ 375,702.00	In favor of PO	\$ 350,000.00
RBAE-028248	R507688	2025	Commercial	ESSMAN PROPERTIES LLC	Determination	No	\$ 450,000.00	\$ 350,000.00	\$ 400,000.00	In favor of PO	\$ 385,000.00
RBAE-025616	R546872	2025	Residential	REILLY SEAN K & MICAH L	Determination	No	\$ 915,556.00	\$ 863,200.00	\$ 889,378.00	In favor of PO	\$ 870,000.00
RBAE-028331	P506476	2025	BPP	JOURNEYS	Determination	No	\$ 304,780.00	\$ 240,000.00	\$ 272,390.00	In favor of PO	\$ 265,000.00
RBAE-034828	R524637	2025	Commercial	W G G INTERESTS INC	Determination	No	\$ 808,235.00	\$ 546,855.00	\$ 677,545.00	In favor of PO	\$ 652,000.00
RBAE-022121	R551104	2025	Residential	WRIGHT DAVID EDWARD & MELISSA JEAN	Determination	No	\$ 660,282.00	\$ 640,000.00	\$ 650,141.00	In favor of PO	\$ 648,000.00
RBAE-024620	R042091	2025	Residential	BYARS WILLIAM A II & JENNIFER	Determination	Yes	\$ 426,571.00	\$ 328,000.00	\$ 377,286.00	In favor of PO	\$ 780,000.00
RBAE-025617	R351556	2025	Residential	TREVINO ROGELIO	Determination	No	\$ 448,451.00	\$ 403,000.00	\$ 425,726.00	In favor of PO	\$ 423,000.00
RBAE-034230	R379610	2025	Commercial	3301 IH35 LLC	Determination	No	\$ 4,250,000.00	\$ 3,900,000.00	\$ 4,075,000.00	In favor of PO	\$ 4,000,000.00
RBAE-022550	R404275	2025	Land/Ag	CHEN DAR HAO	Determination	No	\$ 246,750.00	\$ 208,000.00	\$ 227,375.00	In favor of PO	\$ 220,000.00
RBAE-033482	R044692	2025	Residential	WEHRING FAMILY INVESTMENTS LLC	Determination	No	\$ 721,166.00	\$ 365,050.00	\$ 543,108.00	In favor of PO	\$ 418,000.00
RBAE-038731	R015241	2025	Land/Ag	LEGERE DAVID	Determination	Yes	\$ 29,008.00	\$ 11,157.00	\$ 20,083.00	In favor of PO	\$ 41,000.00
RBAE-038729	R015230	2025	Land/Ag	CAPNOTE LLC	Determination	Yes	\$ 29,008.00	\$ 11,157.00	\$ 20,083.00	In favor of PO	\$ 23,385.00
RBAE-028236	R507691	2025	Commercial	ESSMAN PROPERTIES LLC	Determination	No	\$ 450,000.00	\$ 350,000.00	\$ 400,000.00	In favor of PO	\$ 350,000.00
RBAE-027959	R569202	2025	Residential	AYYOUB AHMAD & ROULA BALANI	Determination	No	\$ 888,178.00	\$ 841,875.00	\$ 865,027.00	In favor of PO	\$ 860,000.00
RBAE-021800	R507693	2025	Commercial	PODO LLC	Determination	No	\$ 469,340.00	\$ 400,000.00	\$ 434,670.00	In favor of PO	\$ 425,000.00
RBAE-040578	R015371	2025	Commercial	606 LEANDER GEORGETOWN LLC	Determination	No	\$ 3,392,280.00	\$ 1,200,000.00	\$ 2,296,140.00	In favor of PO	\$ 1,459,000.00
RBAE-029966	P456451	2025	BPP	BEST BUY	Determination	No	\$ 1,472,430.00	\$ 1,200,000.00	\$ 1,336,215.00	In favor of PO	\$ 1,200,000.00
RBAE-029990	R337396	2025	Residential	BENJAMIN AVILA	Determination	No	\$ 580,000.00	\$ 400,000.00	\$ 490,000.00	In favor of PO	\$ 450,000.00
RBAE-027962	R471386	2025	Residential	WMRR LLC	Determination	No	\$ 462,909.00	\$ 425,600.00	\$ 444,255.00	In favor of PO	\$ 435,000.00
RBAE-025892	R498481	2025	Residential	NGUYEN JOHN & EMILY PHAM	Determination	Yes	\$ 1,237,290.00	\$ 1,115,000.00	\$ 1,176,145.00	In favor of PO	\$ 1,115,000.00
RBAE-035072	R660097	2025	Residential	BLICK NATHAN & SHELBY	Determination	No	\$ 658,936.00	\$ 300,000.00	\$ 479,468.00	In favor of PO	\$ 407,000.00
RBAE-038729	R015230	2025	Land/Ag	CAPNOTE LLC	Determination	Yes	\$ 21,659.00	\$ 8,331.00	\$ 14,995.00	In favor of PO	\$ 23,385.00
RBAE-025927	R573112	2025	Residential	SCHNEIDER PETER J	Determination	No	\$ 903,887.00	\$ 863,200.00	\$ 883,544.00	In favor of PO	\$ 870,000.00

Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	Contiguous Tracts of Land	ARB Order Value	Property Owner Value	Midpoint Value	Results	Award Value
				& LISA G							
RBAE-027013	R559140	2025	Commercial	WGG INTERESTS INC	Determination	No	\$ 1,762,000.00	\$ 932,905.00	\$ 1,347,453.00	In favor of PO	\$ 1,260,000.00
RBAE-034207	R464120	2025	Commercial	JHAWC HOLDINGS LLC	Determination	No	\$ 3,675,000.00	\$ 3,375,000.00	\$ 3,525,000.00	In favor of PO	\$ 3,492,000.00
RBAE-031110	R467805	2025	Commercial	CAY INTERESTS LP	Determination	No	\$ 4,100,000.00	\$ 3,200,000.00	\$ 3,650,000.00	In favor of PO	\$ 3,562,500.00
RBAE-022228	R569445	2025	Residential	SKELTON RENE L & JEFFREY E	Determination	No	\$ 850,861.00	\$ 630,000.00	\$ 740,431.00	In favor of PO	\$ 735,000.00
RBAE-027803	R582108	2025	Residential	LOOS TIMOTHY S (TOD) & CYNTHIA D (TOD)	Determination	No	\$ 757,235.00	\$ 650,000.00	\$ 703,618.00	In favor of PO	\$ 700,000.00
RBAE-038421	R595577	2025	Residential	PONDER MATTHEW & VERONICA LYNN	Determination	No	\$ 479,562.00	\$ 445,000.00	\$ 462,281.00	In favor of PO	\$ 450,000.00
RBAE-021599	R466441	2025	Residential	CHERRY, STEPHEN	Determination	No	\$ 532,741.00	\$ 460,000.00	\$ 496,371.00	In favor of PO	\$ 463,425.00
RBAE-038456	R565302	2025	Residential	201 PRINCE DRIVE SAI LLC	Determination	No	\$ 1,122,405.00	\$ 800,000.00	\$ 961,203.00	In favor of PO	\$ 908,750.00
RBAE-044175	R629595	2025	Residential	ROSS MCKELVIE & KRISTEN MCKELVIE TRS OF M44 REVOCABLE TRUST	Determination	No	\$ 929,882.00	\$ 150,000.00	\$ 539,941.00	In favor of PO	\$ 383,000.00
RBAE-028332	P459351	2025	BPP	JOHNSTON & MURPHY #2049	Determination	No	\$ 159,971.00	\$ 125,000.00	\$ 142,486.00	In favor of PO	\$ 125,000.00
RBAE-035340	R467783	2025	Commercial	MCDONALDS REAL ESTATE COMPANY	Determination	No	\$ 2,674,845.00	\$ 910,425.00	\$ 1,792,635.00	In favor of PO	\$ 1,662,213.00
RBAE-038731	R015241	2025	Land/Ag	LEGERE DAVID	Determination	Yes	\$ 28,000.00	\$ 8,852.00	\$ 18,426.00	In favor of PO	\$ 41,000.00
RBAP-042624	R010040	2025	Residential	BLUE GREY LLC	Determination	Yes	\$ 393,512.00	\$ 160,000.00	\$ 276,756.00	In favor of PO	\$ 382,500.00
RBAE-031655	R032125	2025	Residential	SACCONI DANIEL	Determination	No	\$ 785,794.00	\$ 550,000.00	\$ 667,897.00	In favor of PO	\$ 600,000.00
RBAE-030243	R516755	2025	Commercial	CARMEL CREEK SELF STORAGE LLC	Determination	No	\$ 1,836,167.00	\$ 1,000,000.00	\$ 1,418,084.00	In favor of PO	\$ 1,300,000.00
RBAE-028329	P352925	2025	BPP	JOURNEY SHOES #1128	Determination	No	\$ 250,512.00	\$ 200,000.00	\$ 225,256.00	In favor of PO	\$ 200,000.00
RBAE-040349	P462999	2025	BPP	JOURNEYS KIDZ #1694	Determination	No	\$ 108,265.00	\$ 81,199.00	\$ 94,732.00	In favor of PO	\$ 90,000.00
RBAE-029346	R463330	2025	Commercial	DERBY WOODS LLC	Determination	No	\$ 3,444,747.00	\$ 750,000.00	\$ 2,097,374.00	In favor of PO	\$ 2,040,000.00
RBAE-025891	R055337	2025	Residential	DAMODARAN VIVEK MANIKANDAN & ROSHINI RAVILLA	Determination	No	\$ 761,347.00	\$ 685,212.00	\$ 723,280.00	In favor of PO	\$ 705,610.00
RBAE-039343	R541304	2025	Residential	RANJBAR MOJTABA	Determination	No	\$ 435,254.00	\$ 385,000.00	\$ 410,127.00	In favor of PO	\$ 395,000.00

Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	Contiguous Tracts of Land	ARB Order Value	Property Owner Value	Midpoint Value	Results	Award Value
RBAE-044283	R018514	2025	Residential	MIKESKA JOY A & JUDY KAASE & TIM MIKESKA	Determination	No	\$ 302,331.00	\$ 100,000.00	\$ 201,166.00	In favor of PO	\$ 150,000.00
RBAE-035631	R625845	2025	Residential	BOYD ROBERT LAN	Determination	No	\$ 774,378.00	\$ 685,000.00	\$ 729,689.00	In favor of PO	\$ 725,000.00
RBAE-029965	P396066	2025	BPP	BEST BUY #017800	Determination	No	\$ 4,660,669.00	\$ 3,700,000.00	\$ 4,180,335.00	In favor of PO	\$ 3,700,000.00
RBAE-027944	R546890	2025	Residential	HAMILTON KELSEY & TYLER	Determination	No	\$ 973,299.00	\$ 904,064.00	\$ 938,682.00	In favor of PO	\$ 904,064.00
RBAE-024620	R042091	2025	Residential	BYARS WILLIAM A II & JENNIFER	Determination	Yes	\$ 547,337.00	\$ 410,000.00	\$ 478,669.00	In favor of PO	\$ 780,000.00
RBAE-034303	R041378	2025	Commercial	ALFORD ALEMAN PROPERTIES LLC	Determination	No	\$ 1,250,000.00	\$ 950,000.00	\$ 1,100,000.00	In favor of PO	\$ 1,000,000.00
RBAE-025390	R019354	2025	Residential	GOODWIN WESLEY	Determination	No	\$ 524,042.00	\$ 275,000.00	\$ 399,521.00	In favor of PO	\$ 380,000.00
RBAE-028328	P509433	2025	BPP	JOURNEYS KIDZ	Determination	No	\$ 266,086.00	\$ 210,000.00	\$ 238,043.00	In favor of PO	\$ 230,000.00
RBAE-025841	R644209	2025	Commercial	THIRTY THREE DOUBLE CREEK RE HOLDINGS LLC	Determination	No	\$ 4,558,877.00	\$ 2,500,000.00	\$ 3,529,439.00	In favor of PO	\$ 2,750,000.00
RBAE-021621	r074471	2025	Residential	JOHNSON, CRAIG & MELINDA	Determination	No	\$ 528,000.00	\$ 340,000.00	\$ 434,000.00	In favor of PO	\$ 340,000.00
RBAE-029358	R037859	2025	Commercial	BBLM HOLDINGS LLC	Determination	No	\$ 2,573,547.00	\$ 960,000.00	\$ 1,766,774.00	In favor of PO	\$ 1,250,000.00
RBAE-038731	R015241	2025	Land/Ag	LEGERE DAVID	Determination	Yes	\$ 69,887.00	\$ 19,264.00	\$ 44,576.00	In favor of PO	\$ 41,000.00
RBAP-042624	R010040	2025	Residential	BLUE GREY LLC	Determination	Yes	\$ 148,008.00	\$ 93,000.00	\$ 120,504.00	In favor of PO	\$ 382,500.00
RBAE-025967	R569077	2025	Residential	PIPES DONALD CHRISTIAN & KAMI LANE	Determination	No	\$ 980,847.00	\$ 870,214.00	\$ 925,531.00	In favor of PO	\$ 875,101.00
RBAE-022553	R515091	2025	Residential	GASPAR LLC	Determination	No	\$ 596,300.00	\$ 567,000.00	\$ 581,650.00	In favor of WCAD	\$ 581,917.00
RBAE-028568	R611381	2025	Residential	DENYS SERGIYOVICH LEMESHKO & OLENA BORISIVNA GEORGIENKO	Determination	No	\$ 792,610.00	\$ 707,771.00	\$ 750,191.00	In favor of WCAD	\$ 792,610.00
RBAE-034816	R372388	2025	Commercial	MCDONALDS USA LLC	Determination	No	\$ 3,578,257.00	\$ 2,887,630.00	\$ 3,232,944.00	In favor of WCAD	\$ 3,250,000.00
RBAE-026433	R455287	2025	Residential	TAYEBI SEYED MILAD & NEGAR GHASEMZADEHNADA F	Determination	No	\$ 777,692.00	\$ 730,000.00	\$ 753,846.00	In favor of WCAD	\$ 755,000.00
RBAE-023903	R335210	2025	Residential	GUO KUN	Determination	No	\$ 624,507.00	\$ 500,000.00	\$ 562,254.00	In favor of WCAD	\$ 571,500.00
RBAE-028749	R502927	2025	Commercial	STRIVE 1327 VENTURES LLC	Determination	No	\$ 2,950,845.00	\$ 2,445,000.00	\$ 2,697,923.00	In favor of WCAD	\$ 2,825,000.00

Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	Contiguous Tracts of Land	ARB Order Value	Property Owner Value	Midpoint Value	Results	Award Value
RBAE-025472	R590101	2025	Residential	ALLURU SANDEEP VARMA & PRASHANTHI	Determination	No	\$ 922,701.00	\$ 865,034.00	\$ 893,868.00	In favor of WCAD	\$ 895,000.00
RBAE-022260	R014914	2025	Commercial	2ND & MAIN LOFTS LLC	Determination	No	\$ 1,914,001.00	\$ 1,575,000.00	\$ 1,744,501.00	In favor of WCAD	\$ 1,775,000.00
RBAE-027004	R607093	2025	Commercial	TAYLOR-SMARTT LLC	Determination	No	\$ 3,703,091.00	\$ 2,550,000.00	\$ 3,126,546.00	In favor of WCAD	\$ 3,241,710.00
RBAE-027964	R557794	2025	Residential	WATKINS JERRY & LISA	Determination	No	\$ 604,323.00	\$ 543,891.00	\$ 574,107.00	In favor of WCAD	\$ 604,323.00
RBAE-025359	R065187	2025	Commercial	GATTIS RETAIL INVESTMENT INC	Determination	No	\$ 1,650,000.00	\$ 1,068,000.00	\$ 1,359,000.00	In favor of WCAD	\$ 1,650,000.00
RBAE-025624	R466293	2025	Residential	TALBOT RICHARD D & NANCY L	Determination	No	\$ 1,041,126.00	\$ 847,000.00	\$ 944,063.00	In favor of WCAD	\$ 960,000.00
RBAE-025955	R418739	2025	Residential	MITCHELL LUCAS & NADJA	Determination	No	\$ 797,347.00	\$ 710,429.00	\$ 753,888.00	In favor of WCAD	\$ 795,000.00
RBAE-031847	R044734	2025	Residential	CHANCE LEIGH CUSTOM HOMES LLC	Determination	Yes	\$ 270,067.00	\$ 102,500.00	\$ 186,284.00	In favor of WCAD	\$ 425,677.00
RBAE-026229	R590624	2025	Residential	SURYANARAYANA SATVIK & SUPREETHA RAO AROOR	Determination	No	\$ 1,153,866.00	\$ 1,109,062.00	\$ 1,131,464.00	In favor of WCAD	\$ 1,153,866.00
RBAE-028741	R373525	2025	Commercial	CASSIA CROSSING LLC	Determination		\$ 3,100,000.00	\$ 2,590,000.00	\$ 2,845,000.00	In favor of WCAD	\$ 2,950,000.00
RBAE-028567	R600530	2025	Residential	KETHIREDDY RAJESH REDDY & NARESH CHINTALACHERUVU	Determination	No	\$ 828,749.00	\$ 747,823.00	\$ 788,286.00	In favor of WCAD	\$ 828,749.00
RBAE-028183	R071542	2025	Commercial	ANDERSON401 LLC	Determination	No	\$ 864,100.00	\$ 550,000.00	\$ 707,050.00	In favor of WCAD	\$ 757,000.00
RBAE-034813	R358067	2025	Commercial	MCDONALDS USA LLC	Determination	No	\$ 3,435,346.00	\$ 2,261,165.00	\$ 2,848,256.00	In favor of WCAD	\$ 2,873,428.00
RBAE-023901	R570979	2025	Residential	RAMANATHAN MURUGAN	Determination	No	\$ 442,503.00	\$ 398,000.00	\$ 420,252.00	In favor of WCAD	\$ 425,000.00
RBAE-032904	R022976	2025	Residential	SISTERS COMMERCIAL LLC	Determination	No	\$ 1,841,151.00	\$ 1,000,000.00	\$ 1,420,576.00	In favor of WCAD	\$ 1,800,000.00
RBAE-026221	R476732	2025	Residential	CAMEZ JORGE	Determination	No	\$ 1,255,492.00	\$ 1,132,500.00	\$ 1,193,996.00	In favor of WCAD	\$ 1,255,492.00
RBAE-043762	R037772	2025	Commercial	WAREHOUSE ON BAKER STREET LLC	Determination	No	\$ 1,429,093.00	\$ 915,000.00	\$ 1,172,047.00	In favor of WCAD	\$ 1,400,000.00
RBAE-025471	R528014	2025	Residential	RAPALLY RAMANA & SHAILAJA MADASU	Determination	No	\$ 881,272.00	\$ 800,154.00	\$ 840,713.00	In favor of WCAD	\$ 863,484.00
RBAE-022551	R328110	2025	Residential	LANGER ROBERT J & KATHLEEN A	Determination	No	\$ 1,150,487.00	\$ 750,000.00	\$ 950,244.00	In favor of WCAD	\$ 1,075,000.00
RBAP-038895	R402335	2025	Residential	UNAVAILABLE	Determination	No	\$ 692,002.00	\$ 660,000.00	\$ 676,001.00	In favor of WCAD	\$ 691,027.00

Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	Contiguous Tracts of Land	ARB Order Value	Property Owner Value	Midpoint Value	Results	Award Value
RBAE-026209	R427488	2025	Residential	LARA CARLOS PATINO & PILAR VALDIVIA	Determination	No	\$ 1,483,182.00	\$ 1,240,073.00	\$ 1,361,628.00	In favor of WCAD	\$ 1,450,000.00
RBAE-026215	R415787	2025	Residential	MICHAEL W COCHRAN AND CONNIE S COCHRAN TRUSTEES OF COCHRAN REVOCABLE TRUST	Determination	No	\$ 807,220.00	\$ 769,789.00	\$ 788,505.00	In favor of WCAD	\$ 800,000.00
RBAE-026193	R406710	2025	Residential	MARTINS ACIEL & CARMEN	Determination	No	\$ 786,960.00	\$ 749,100.00	\$ 768,030.00	In favor of WCAD	\$ 770,118.00
RBAE-025465	R557232	2025	Residential	LIU QINGYUN & WENHAO TANG	Determination	No	\$ 918,740.00	\$ 858,333.00	\$ 888,537.00	In favor of WCAD	\$ 890,000.00
RBAE-022557	R630556	2025	Residential	WANG SHENG & JOSHUA LI	Determination	No	\$ 486,597.00	\$ 440,000.00	\$ 463,299.00	In favor of WCAD	\$ 475,000.00
RBAE-028569	R593803	2025	Residential	JOHNSON MICHELLE EVANS & JEFFREY PAGE	Determination	No	\$ 926,355.00	\$ 852,847.00	\$ 889,601.00	In favor of WCAD	\$ 890,000.00
RBAE-022286	R448158	2025	Commercial	NEANS INVESTMENTS	Determination	No	\$ 3,863,440.00	\$ 2,200,000.00	\$ 3,031,720.00	In favor of WCAD	\$ 3,150,000.00
RBAE-022555	R592313	2025	Residential	EKIUGBO OBUKOHWO & EJIRO	Determination	No	\$ 718,668.00	\$ 607,945.00	\$ 663,307.00	In favor of WCAD	\$ 680,000.00
RBAE-028732	R575869	2025	Commercial	JIB HOLDINGS III LLC	Determination		\$ 3,997,302.00	\$ 3,180,000.00	\$ 3,588,651.00	In favor of WCAD	\$ 3,700,000.00
RBAE-029768	R440830	2025	Residential	PRINCIPE JUSTIN EDWARD	Determination	No	\$ 765,914.00	\$ 635,000.00	\$ 700,457.00	In favor of WCAD	\$ 738,614.00
RBAE-022552	R099245	2025	Residential	VAN VLIET LAURA & STEPHEN	Determination	No	\$ 479,277.00	\$ 420,000.00	\$ 449,639.00	In favor of WCAD	\$ 470,000.00
RBAE-024533	R663711	2025	Land/Ag	HERO WAY CROSSING LTD	Determination	No	\$ 1,942,645.00	\$ 1,075,000.00	\$ 1,508,823.00	In favor of WCAD	\$ 1,520,000.00
RBAE-031847	R044734	2025	Residential	CHANCE LEIGH CUSTOM HOMES LLC	Determination	Yes	\$ 323,609.00	\$ 102,500.00	\$ 213,055.00	In favor of WCAD	\$ 425,677.00
RBAE-026227	R529602	2025	Residential	WANG QINGDE (TOD) & MI DONG (TOD)	Determination	No	\$ 955,574.00	\$ 917,167.00	\$ 936,371.00	In favor of WCAD	\$ 938,000.00
RBAE-025621	R388266	2025	Residential	LOCHTE GLEN E & REAGAN A	Determination	No	\$ 895,763.00	\$ 831,000.00	\$ 863,382.00	In favor of WCAD	\$ 865,331.00
RBAE-025473	R358405	2025	Residential	VINOKUR GABRIEL D (TOD) & KARINA KESSEL (TOD)	Determination	No	\$ 767,524.00	\$ 669,750.00	\$ 718,637.00	In favor of WCAD	\$ 735,971.00
RBAE-036515	R096724	2025	Commercial	BRUSHY CREEK WASH	Determination	No	\$ 476,377.00	\$ 150,000.00	\$ 313,189.00	In favor of WCAD	\$ 348,722.00

Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	Contiguous Tracts of Land	ARB Order Value	Property Owner Value	Midpoint Value	Results	Award Value
				& RIDE LLC							
RBAE-028330	P459601	2025	BPP	JOURNEYS #1838	Determination	No	\$ 244,713.00	\$ 200,000.00	\$ 222,357.00	In favor of WCAD	\$ 225,000.00
RBAE-036133	R391673	2025	Commercial	WYLIE J DON	Determination	No	\$ 2,420,000.00	\$ 2,000,000.00	\$ 2,210,000.00	In favor of WCAD	\$ 2,420,000.00
RBAE-023490	R033807	2025	Residential	NOOR HAMIDULLAH	Determination	No	\$ 400,000.00	\$ 265,000.00	\$ 332,500.00	In favor of WCAD	\$ 400,000.00
RBAE-036063	R532929	2025	Commercial	THE PARRISH GANG LTD	Determination	No	\$ 4,425,000.00	\$ 3,450,000.00	\$ 3,937,500.00	In favor of WCAD	\$ 3,939,000.00

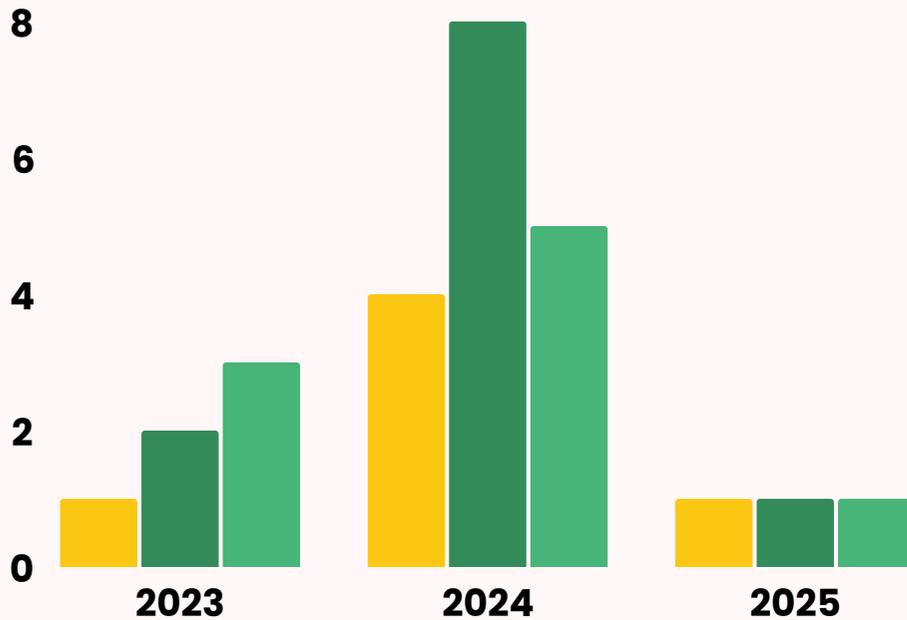
BAs with Property Details

Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	ARB Order Value	Property Owner Value	Midpoint Value
RBAE-026023	R598035	2025	Residential	JOHNS DERRICK & JENNIFER	Hearing Scheduled	\$ 1,264,275.00	\$ 1,070,000.00	\$ 1,167,138.00
RBAE-035126	R544195	2025	Land/Ag	RBH LAND LTD	Hearing Scheduled	\$ 2,502,013.00	\$ 900,000.00	\$ 1,701,007.00
RBAE-027432	R501803	2025	Residential	DUBE ANCHAL & BRIAN FINNEGAN	Hearing Scheduled	\$ 765,094.00	\$ 670,000.00	\$ 717,547.00
RBAE-025906	R482860	2025	Residential	NILESH KAMLAKAR BAGAD & PRADNYA NILESH BAGAD TRUSTEES OF NPAB FAMILY TRUST	Hearing Scheduled	\$ 762,636.00	\$ 703,000.00	\$ 732,818.00
RBAE-025907	R497070	2025	Residential	ALEXANDER BENOY & SUZANNE	Hearing Scheduled	\$ 905,200.00	\$ 811,100.00	\$ 858,150.00
RBAP-038888	R065469	2025	Residential	BIRGANI ABRAHAM	Hearing Scheduled	\$ 424,199.00	\$ 200,000.00	\$ 312,100.00
RBAE-037256	R499691	2025	Commercial	SPOONIAN LLC	Hearing Scheduled	\$ 3,869,800.00	\$ 2,875,317.00	\$ 3,372,559.00
RBAE-038732	R015232	2025	Land/Ag	LEGERE DAVID	Hearing Scheduled	\$ 47,044.00	\$ 12,793.00	\$ 29,919.00
RBAE-038732	R015232	2025	Land/Ag	LEGERE DAVID	Hearing Scheduled	\$ 18,845.00	\$ 5,124.00	\$ 11,985.00
RBAE-032073	R302801	2025	Residential	STRATTON WILLIAM KIP & MERRY LUSCAINE TRUSTEES HAPPY TRAILS LIVING TRUST	Hearing Scheduled	\$ 496,189.00	\$ 421,761.00	\$ 458,975.00
RBAE-038732	R015232	2025	Land/Ag	LEGERE DAVID	Hearing Scheduled	\$ 29,008.00	\$ 11,157.00	\$ 20,083.00
RBAE-037250	R043535	2025	Commercial	806 E 13TH ST GEORGETOWN APARTMENTS LLC	Hearing Scheduled	\$ 2,980,000.00	\$ 2,504,504.00	\$ 2,742,252.00
RBAE-046723	R360969	2025	Residential	HADAEGH ARMAN MOHAMMAD	Hearing Scheduled	\$ 572,874.00	\$ 521,000.00	\$ 546,937.00
RBAE-038732	R015232	2025	Land/Ag	LEGERE DAVID	Hearing Scheduled	\$ 60,755.00	\$ 23,368.00	\$ 42,062.00
RBAE-026033	R488100	2025	Residential	BAKTHAVATHSALAM RAMESH BABU & MAHALAKSHMI RAMESH BABU	Hearing Scheduled	\$ 906,047.00	\$ 814,225.00	\$ 860,136.00
RBAE-038460	R600483	2025	Residential	KOSSIREDDI RAMA RAO VENKATA & VEENA VINNAKOTA	Hearing Scheduled	\$ 810,385.00	\$ 779,786.00	\$ 795,086.00
RBAE-035164	R584118	2025	Land/Ag	GREATER TEXAS FEDERAL CREDIT UNION	Hearing Scheduled	\$ 706,125.00	\$ 541,015.00	\$ 623,570.00

BAs with Property Details

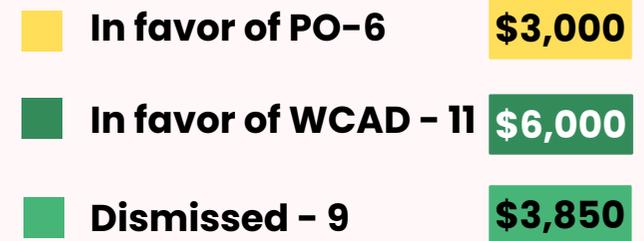
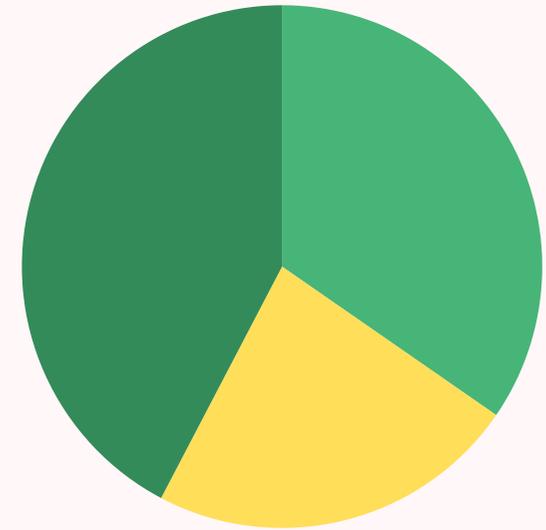
Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	ARB Order Value	Property Owner Value	Midpoint Value
RBAE-032068	R482842	2025	Residential	YANG PING & YANG CAO	Settlement Period	\$ 653,611.00	\$ 555,570.00	\$ 604,591.00
RBAE-038217	R043532	2025	Residential	BRADAC JENNIFER A	Settlement Period	\$ 345,000.00	\$ 325,000.00	\$ 335,000.00
RBAP-049190	R016265	2025	Residential	GROBA MARK D	Settlement Period	\$ 521,072.00	\$ 275,000.00	
RBAE-027008	R524214	2025	Commercial	WGG INTERESTS INC	Settlement Period	\$ 1,693,922.00	\$ 1,178,325.00	\$ 1,436,124.00
RBAE-047228	R067528	2025	Commercial	KAYMAC II LTD	Settlement Period	\$ 3,304,459.00	\$ 2,965,643.00	\$ 3,135,051.00
RBAE-035110	R031694	2025	Land/Ag	WATERSTONE TYLerville LP	Settlement Period	\$ 1,345,834.00	\$ 700,000.00	\$ 1,022,917.00
RBAE-028832	R442324	2025	Commercial	MCDONALDS USA LLC (L/C: 042-0337)	Settlement Period	\$ 3,000,000.00	\$ 2,058,000.00	\$ 2,529,000.00
RBAE-037034	R022292	2025	Residential	MARTIN CHARLES S & PAULINE VILLANUEVA	Settlement Period	\$ 73,078.00	\$ 41,758.00	\$ 57,418.00
RBAE-034831	R524636	2025	Commercial	W G G INTEREST INC	Settlement Period	\$ 777,464.00	\$ 559,685.00	\$ 668,575.00
RBAE-042948	R584466	2025	Commercial	JRB AUSTIN LIBERTY HILL LLC	Settlement Period	\$ 2,533,552.00	\$ 1,789,998.00	\$ 2,161,775.00
RBAE-029213	R387454	2025	Residential	CORE PBSFR LIBERTY HILL 29 LLC	Settlement Period	\$ 560,582.00	\$ 344,444.00	\$ 452,513.00
RBAE-047224	R306661	2025	Commercial	KAYMAC I LTD	Settlement Period	\$ 2,542,903.00	\$ 1,600,000.00	\$ 2,071,452.00
RBAE-028689	R522625	2025	Residential	NAIR MANEESH & ASHA VASUDEVAN PILLAI	Settlement Period	\$ 853,120.00	\$ 804,162.00	\$ 828,641.00
RBAP-049193	R019177	2025	Land/Ag	GROBA MARK D	Settlement Period			
RBAE-047226	R310807	2025	Commercial	KAYMAC I LTD	Settlement Period	\$ 3,645,378.00	\$ 2,209,013.00	\$ 2,927,196.00
RBAE-026210	R522611	2025	Residential	SONG WON	Settlement Period	\$ 789,750.00	\$ 675,833.00	\$ 732,792.00
RBAE-034821	R563828	2025	Commercial	PHILIP J VELKA & LANG VELKA CO-TRS OF THE VELKA FAMILY TRUST	Settlement Period	\$ 2,050,000.00	\$ 969,605.00	\$ 1,509,803.00

Paul Johnson LBA Overview



Pending LBA: 9

Intent to file letters: 42 (approximate)



Williamson Central Appraisal District
Current SOAH Requests

<u>PROP ID</u>	<u>SOAH NAME</u>	<u>SOAH Docket No.</u>	<u>YEAR</u>	<u>WCAD - ARB Value</u>	<u>OWNER'S OPINION OF VALUE</u>	<u>ALJ Decision</u>	<u>Comments</u>	<u>DPMT</u>
R400441	Vale Building Group LLC	246-25-S25002	2025	1,715,378	1,300,000	1,400,000	SETTLED	R
R603212	Roger P & Linda D Bierstedt	246-25-S25005	2025	N/A	355,000	N/A	NO ARB Order-protest finalized. Appeal withdrawn in January; missed on report	R