

FILED
at 12:30 o'clock P.M.

JUN 04 2026

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

BOARD OF DIRECTORS -- ENTITY ELECTED

JON LEX, CHAIR
LORA H. WEBER, VICE CHAIR
HARRY GIBBS
MICHAEL WFI
LISA BIRKMAN
LARRY GADDES

BOARD OF DIRECTORS -- PUBLICLY ELECTED

MASON MOSES, SECRETARY
HOPE HISLE-PIPER
MIKE SANDERS



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

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

Notice is hereby given that a meeting of the Board of Directors of the Williamson Central Appraisal District has been scheduled for **Thursday, June 11, 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. 2025 Financial Audit Presentation
- VI. Texas County & District Retirement Systems Presentation
- VII. Taxpayer Liaison Officer's Report
 - A. Report on Property Owner Contacts
- VIII. 2027 Budget Workshop
 - A. 2027 Budget Review
 - i. Entity Budget Overview Meetings
 - ii. Building Short Lived Items
 - iii. Major Equipment Replacement Items
- IX. Discussion and Possible Action on:
 - A. 2025 Financial Audit Report
 - B. Texas County & District Retirement Systems
 - C. Building Short Lived Items
 - D. Major Equipment Replacement Items
 - E. Approval of 2027 Proposed Budget
 - F. Resolution Calling Public Election for November 3, 2026 for the Purpose of Electing Board of Directors (Resolution #2026-04)
 - G. Updated Policy for Appraisal Review Board Members
 - H. Chief Appraiser Compensation Analysis Subcommittee Report
 - i. Chief Appraiser Compensation
 - ii. Review of the Chief Appraiser Compensation Policy & Review Process
- X. Consider Approval of Minutes of the Board of Directors for the:
 - A. Regular Meeting – May 14, 2026
- XI. Consideration of Monthly Financials
- XII. Chief Appraiser's Report
 - A. WCAD Presentations
 - B. Protest Season Update
 - C. Public Board of Directors Election Process
 - D. Property Owner Surveys
 - E. Lawsuit, Arbitration and SOAH Reports
 - F. 2026 WCAD Christmas Party
- XIII. Board Agenda Additions for Future Meeting
- XIV. Board Announcements
- XV. Consideration and action on date, place, time for next/future meeting
- XVI. Adjournment

This notice was posted at the: 6/4/2026 at 2:30 p.
Appraisal District's Office on

Sub 9 Cl

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 anteponen necesidad ayuda para tener acceso a reuniones de la Junta Directiva o Tabla de Revision de Evaluacion que contacten nuestra oficina o el valudador principal antes de su presentacion 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 |



June 9, 2026

To the Board of Directors
Williamson Central Appraisal District
Georgetown, Texas

In planning and performing our audit of the basic financial statements of Williamson Central Appraisal District (District) as of and for the year ended December 31, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and therefore, significant deficiencies or material weaknesses may exist that have not been identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A reasonable possibility exists when the likelihood of an event occurring is either reasonably possible or probable as defined as follows:

- *Reasonably possible.* The chance of the future event or events occurring is more than remote but less than likely.
- *Probable.* The future event or events are likely to occur.

We consider the following deficiencies in the District's internal control to be material weaknesses:

Internal Control over the Preparation of Financial Statements

As is common in governmental entities, the District currently does not prepare GAAP-basis financial statements. That is, the District does not prepare financial statements, complete with footnote disclosures, in accordance with generally accepted accounting principles (GAAP), such as those contained in the annual audit report. Furthermore, the District has not established internal controls over the preparation or review of financial statements prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Although this circumstance is not unusual for an organization of your size, the preparation of financial statements as part of the audit engagement may result in financial statements not being available for management purposes as timely as it would be if prepared by District personnel.

To put this into perspective, most governmental entities' financial resources and software are designed for reporting their finances on a budgetary basis, which can differ significantly from GAAP basis. Preparing financial statements on a GAAP basis can require an extensive knowledge of ever-changing professional standards (pronouncements issued by the Governmental Accounting Standards Board). Many users of the District's internally-generated financial statements (such as Board members and District management) request or need information on a budgetary basis to make short-term budgeting decisions.

To present the financial statements in accordance with generally accepted accounting principles, we also propose various journal entries to convert the modified accrual basis financial statements to the government-wide financial statements which are presented on the full accrual basis of accounting as required by GAAP.

Material Audit Adjustment

During the course of our engagement, we proposed one material audit adjustment to the District's recorded account balances, which if not recorded, would have resulted in a material misstatement of the District's financial statements. The need for this adjustment indicates that the District's interim financial information is not materially correct, which may affect management decisions made during the course of the year. The preparation of adjusting and reclassification journal entries identified during the audit engagement may result in financial statements and related information included in financial statement disclosures not being available for management purposes as timely as if prepared by management personnel.



Abilene, Texas



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December 31, 2025

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Independent Auditor's Report

To the Board of Directors
Williamson Central Appraisal District
Georgetown, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the major fund of the Williamson Central Appraisal District (the District) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Williamson Central Appraisal District, as of December 31, 2025, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Williamson Central Appraisal District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, which raise substantial doubt about the Williamson Central Appraisal District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Williamson Central Appraisal District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, which raise substantial doubt about the Williamson Central Appraisal District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and pension information on pages 4 through 9 and 34 through 36 be presented to supplement the basic financial statements. Such information is the responsibility of management and although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Eide Bailly LLP

Abilene, Texas
June 9, 2026

As management of Williamson Central Appraisal District (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2025.

FINANCIAL HIGHLIGHTS

Government-Wide

- The District's net position on a government-wide basis totaled \$4,153,889 at December 31, 2025, an increase of \$75,213 (or 1.84%) from net position at December 31, 2024.

General Fund

- At the end of the current fiscal year, total fund balance for the General Fund was \$1,624,219, \$1,336,828 of which was assigned for various purposes approved by the Board. Fund balance of \$287,391 is unassigned and available to meet the District's ongoing obligations

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains required information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the District's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as net position. Net position is equivalent to the equity section of a private-sector balance sheet.

The Statement of Activities presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., depreciation, accrued personal leave).

The government-wide financial statements of the District are principally funded by monies provided from local taxing entities (governmental activities). The District does not have any business-type activities.

The government-wide financial statements can be found on pages 10 through 13 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The District utilizes only a governmental fund.

Governmental fund. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on how money flows into and out of those funds and the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted to cash. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of the general fund is narrower than that of the government-wide financial statements, it is useful to compare the information presented in the general fund with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financial decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between the governmental fund and governmental activities. The governmental fund financial statements can be found on pages 10 through 13 of this report.

The District adopts an annual budget for its General Fund. A budgetary comparison schedule has been provided for the General Fund to demonstrate compliance with this budget. The budgetary comparison schedule can be found on page 14 of this report.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 15 through 33 of this report.

Required supplementary information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information that is required by Governmental Accounting Standards Board to be a part of the District's basic financial statements. Required supplementary information can be found on pages 34-36 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

A significant portion of the District's net position reflects its investment in capital assets (e.g., land, buildings, furniture, and equipment). The District uses these capital assets to provide services to the taxing entities we serve; consequently, these assets are not available for future spending.

Additionally, a portion of the District's net position represents the portion of net position that consists of unrestricted financial resources available for future operations.

**Williamson Central Appraisal District
Summary of Statement of Net Position**

	Governmental Activities	
	2025	2024
Current and other assets	\$ 6,388,018	\$ 4,910,523
Capital assets, net of depreciation	2,973,861	3,019,061
Right-to-use leased assets, net	58,527	34,314
Total assets	9,420,406	7,963,898
Deferred outflows of resources	1,788,825	2,418,739
Current liabilities	4,763,799	3,154,710
Noncurrent liabilities - due within one year	18,902	14,867
Noncurrent liabilities - due in more than one year	1,050,525	973,618
Net pension liability	863,145	2,160,766
Total liabilities	6,696,371	6,303,961
Deferred inflows of resources	358,971	-
Net position		
Net investment in capital assets	2,972,487	3,016,586
Unrestricted	1,181,402	1,062,090
Total net position	\$ 4,153,889	\$ 4,078,676

GOVERNMENTAL ACTIVITIES

Revenues for the District's governmental activities were \$14,768,926 while total expenses were \$14,693,713. The change in net position was an increase of \$75,213. This is a \$760,652 decrease over prior year change in net position. The change is due to higher expenses, particularly expenses related to professional services.

**Williamson Central Appraisal District
Changes in Net Position
For the Fiscal Year Ended December 31,**

	Governmental Activities 2025	2024
Revenues		
Appraisal assessments	\$ 14,081,600	\$ 13,120,300
Miscellaneous income - entity reimbursement	497,527	-
Miscellaneous income	189,799	264,075
Total revenues	14,768,926	13,384,375
Expenses		
Appraisal services	14,693,713	12,548,510
Total expenses	14,693,713	12,548,510
Change in net position	75,213	835,865
Net position, beginning of year	4,078,676	3,242,811
Net position, end of year	\$ 4,153,889	\$ 4,078,676

FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

As previously noted, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District's governmental fund is discussed below:

Governmental fund. The focus of the District's governmental fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The general fund is the chief operating fund of the District. At the end of the fiscal year, the District's general fund (as presented in the governmental fund balance sheet on page 10) reported an ending fund balance of \$1,624,219.

Budgetary highlights. Budget basis expenditures were above budget by \$756,534, mainly due to expenditures in professional services and other various categories being higher than budgeted.

CAPITAL ASSETS AND LONG-TERM DEBT OBLIGATION

Capital assets. The District's net investment in capital assets for its governmental activities as of December 31, 2025, amounts to \$3,032,388 (net of accumulated depreciation/amortization). This represents a decrease of \$20,987 from the prior fiscal year. This investment in capital assets includes land, buildings and improvements and furniture and equipment and right-to-use leased assets. Additional information on the District's capital assets can be found in Note 5 (p. 21) in the notes to the financial statements.

Capital Assets Schedule (net of depreciation)

	2025	2024
Land	\$ 403,873	\$ 403,873
Buildings and improvements	6,147,854	6,093,270
Furniture and equipment	1,529,601	1,311,070
Right-to-use leased assets being amortized	95,205	73,697
	8,176,533	7,881,910
Less accumulated depreciation/amortization	(5,144,145)	(4,828,535)
Total capital assets	\$ 3,032,388	\$ 3,053,375

Long-term obligations. As of December 31, 2025, the District had \$1,069,427 in long-term liabilities, which includes lease liability and compensated absences. Additional information on the District's long-term obligations can be found in Notes 6 and 7 (p. 22) in the notes to the financial statements.

Long-Term Debt

	2025	2024
Lease liability	\$ 59,901	\$ 36,789
Accrued personal leave	1,009,526	951,696
Total long-term debt	\$ 1,069,427	\$ 988,485

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances and accountability. If you have any questions concerning this report, or if you need any additional information, please contact the Williamson Central Appraisal District, Alvin Lankford, 625 FM 1460, Georgetown, Texas 78626.



Williamson Central Appraisal District
Statement of Net Position and Governmental Fund Balance Sheet
December 31, 2025

	<u>General Fund</u>	<u>Adjustments (Note A)</u>	<u>Statement of Net Position</u>
Assets			
Cash and cash equivalents	\$ 5,852,466	\$ -	\$ 5,852,466
Accounts receivable - appraisal assessments	38,025	-	38,025
Accounts receivable - other	497,527	-	497,527
Capital assets, net	-	2,973,861	2,973,861
Right-to-use leased assets, net	-	58,527	58,527
	<u>6,388,018</u>	<u>3,032,388</u>	<u>9,420,406</u>
Deferred outflows of resources			
Deferred outflows - pension	-	1,788,825	1,788,825
	<u>-</u>	<u>1,788,825</u>	<u>1,788,825</u>
Total assets and deferred outflows of resources	<u>\$ 6,388,018</u>	<u>4,821,213</u>	<u>11,209,231</u>
Liabilities			
Accounts payable	\$ 629,513	-	629,513
Payroll liabilities	517,329	-	517,329
Unearned revenue	3,616,957	-	3,616,957
Noncurrent liabilities			
Due within one year	-	18,902	18,902
Due in more than one year	-	1,050,525	1,050,525
Net pension liability	-	863,145	863,145
	<u>-</u>	<u>1,932,572</u>	<u>1,932,572</u>
Total liabilities	<u>4,763,799</u>	<u>1,932,572</u>	<u>6,696,371</u>
Deferred inflows of resources			
Deferred inflows - pension	-	358,971	358,971
	<u>-</u>	<u>358,971</u>	<u>358,971</u>
Fund balance/net position			
Fund balances			
Assigned	1,336,828	(1,336,828)	-
Unassigned	287,391	(287,391)	-
	<u>1,624,219</u>	<u>(1,624,219)</u>	<u>-</u>
Total fund balances	<u>1,624,219</u>	<u>(1,624,219)</u>	<u>-</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 6,388,018</u>	667,324	7,055,342
Net Position			
Net investment in capital assets		2,972,487	2,972,487
Unrestricted		1,181,402	1,181,402
		<u>4,153,889</u>	<u>4,153,889</u>
Total net position		<u>\$ 4,153,889</u>	<u>\$ 4,153,889</u>

Total Fund Balances - Governmental Fund Balance Sheet	\$ 1,624,219
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>	
<p>Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds. At the end of the year, the cost of these assets was \$8,176,533 and the accumulated depreciation/amortization was \$5,144,145. The net effect of including capital assets (net of depreciation/amortization) in the governmental activities is an increase to net position.</p>	3,032,388
<p>Accrued liabilities for compensated absences for personal leave are not due and payable in the current period and therefore have not been included in the fund financial statements. The net effect of including the accrual for compensated absences in the governmental activities is a decrease to net position.</p>	(1,009,526)
<p>Capital lease payable is not due and payable in the current period, and, therefore is not reported as a liability in the governmental fund. The net effect of including capital lease payable in the governmental activities is a decrease to net position.</p>	(59,901)
<p>The District recognized a net pension liability in the amount of \$863,145, deferred outflow of resources of \$1,788,825, and deferred inflow of resources of \$358,971. The net effect of these is an increase to net position.</p>	<u>566,709</u>
Total Net Position - Statement of Net Position	<u><u>\$ 4,153,889</u></u>

Williamson Central Appraisal District
Statement of Activities and Governmental Fund Revenues, Expenditures, and Changes in Fund Balance
Year Ended December 31, 2025

	General Fund	Adjustments (Note B)	Statement of Activities
Revenues			
Appraisal assessments	\$ 14,081,600	\$ -	\$ 14,081,600
Miscellaneous income - entity reimbursement	497,527	-	497,527
Miscellaneous income	189,799	-	189,799
Total revenues	14,768,926	-	14,768,926
Expenditures / expenses			
Current			
Salaries	7,139,230	57,830	7,197,060
Allowances	381,072	-	381,072
Group health	862,258	-	862,258
Health reimbursement account	69,904	-	69,904
Retirement	1,382,648	(308,736)	1,073,912
Workers compensation insurance	9,178	-	9,178
Social security and disability	103,033	-	103,033
Unemployment insurance	1,857	-	1,857
Office supplies	11,890	-	11,890
Postage	217,949	-	217,949
Forms and printing	76,618	-	76,618
Janitorial supplies	6,876	-	6,876
Minor equipment and furniture	104,740	(218,531)	(113,791)
Computer supplies	12,938	-	12,938
Professional development	158,792	-	158,792
Utilities	212,645	-	212,645
Appraisal review board	249,320	-	249,320
TLO expenses	17,750	-	17,750
Publications	124,388	-	124,388
Professional services	2,575,397	-	2,575,397
Maintenance contracts	369,723	-	369,723
Business insurance	39,070	-	39,070
Lease equipment	15,124	-	15,124
Building repair and maintenance	188,283	(54,584)	133,699
Board of directors	2,346	-	2,346
Computer licenses/services	262,966	-	262,966
Debt service			
Principal on long-term debt	18,754	(18,754)	-
Interest on long-term debt	2,293	-	2,293
Capital outlay			
Equipment capital	325,344	(41,866)	283,478
Depreciation/amortization	-	335,968	335,968
Total expenditures / expenses	14,942,386	(248,673)	14,693,713
(Deficiency) / excess of revenues (under) / over expenditures	(173,460)	248,673	75,213
Other financing sources			
Proceeds from capital leases	41,866	(41,866)	-
Total other financing sources	41,866	(41,866)	-
Change in fund balance/net position	(131,594)	206,807	75,213
Fund balance/net position			
Beginning of year	1,755,813	2,322,863	4,078,676
End of year	\$ 1,624,219	\$ 2,529,670	\$ 4,153,889

See Notes to Financial Statements

Williamson Central Appraisal District

Note B – Adjustments to the Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund
Balance
Year Ended December 31, 2025

Net Change in Fund Balance - Governmental Fund \$ (131,594)

Amounts reported for governmental activities in the statement of activities are different because:

Increases to liabilities for compensated absences for personal leave are not shown in the fund financial statements. The net effect of the current year's increase in the liabilities is to decrease net position. (57,830)

Repayment of lease payable principal of \$18,754 are expenditures in the governmental fund, but the repayment reduces long-term liabilities in the statement of net position and is not an expense on the statement of activities. The net result of principal paid on capital leases payable is an increase in net position. 18,754

Current year capital outlays are expenditures in the fund financial statements but are shown as increases in capital assets in the government-wide financial statements. Total additions for the current year which were removed from fund expenditures amount to \$314,981. 314,981

Depreciation and amortization is not recognized as an expenditure in the governmental funds since it does not require the use of current financial resources. The effect of recording current year depreciation/amortization is to decrease net position. (335,968)

Government funds report lease proceeds as financing sources when leases are first issued, whereas, these are reported as long-term liabilities in the statement of net position. The net effect of reclassifying lease proceeds of \$41,866 is to decrease net position. (41,866)

Certain expenditures for the pension that are recorded to the fund financial statements must be recorded as deferred outflows of resources. Contributions made after the measurement date caused the change in net position to decrease in the amount of \$50,193. The District's share of the unrecognized deferred outflows and inflows for TCDRS as of the measurement date must be amortized and the District's pension expense must be recognized. These cause the change in net position to increase in the amount of \$258,543. The net effect is an increase in net position. 308,736

Net Change in Net Position - Statement of Activities \$ 75,213

Williamson Central Appraisal District
Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund
Year Ended December 31, 2025

	Original Budget	Final Budget	Actual amounts Budget basis	Budget to GAAP Differences Over (Under)	Actual amounts GAAP basis	Variance with Final Budget
Revenues						
Appraisal assessments	\$ 14,081,600	\$ 14,081,600	\$ 14,081,600	\$ -	\$ 14,081,600	\$ -
Miscellaneous income - entity reimbursement	-	-	-	-	497,527	497,527
Miscellaneous income	-	-	189,799	-	189,799	189,799
Total revenues	<u>14,081,600</u>	<u>14,081,600</u>	<u>14,271,399</u>	<u>-</u>	<u>14,768,926</u>	<u>189,799</u>
Expenditures						
Current						
Salaries	7,373,300	7,373,300	7,139,230	-	7,139,230	234,070
Allowances	359,700	359,700	381,072	-	381,072	(21,372)
Group health	1,024,600	1,024,600	862,258	-	862,258	162,342
Health reimbursement account	-	-	-	69,904	69,904	(69,904)
Retirement	1,405,800	1,405,800	1,382,648	-	1,382,648	23,152
Workers compensation insurance	9,200	9,200	9,178	-	9,178	22
Social security and disability	113,000	113,000	103,033	-	103,033	9,967
Unemployment Insurance	-	-	1,857	-	1,857	(1,857)
Office supplies	16,600	16,600	11,890	-	11,890	4,710
Postage	247,500	247,500	217,949	-	217,949	29,551
Forms and printing	89,100	89,100	76,618	-	76,618	12,482
Janitorial supplies	7,800	7,800	6,876	-	6,876	924
Minor equipment and furniture	94,000	94,000	104,740	-	104,740	(10,740)
Computer supplies	16,500	16,500	12,938	-	12,938	3,562
Professional development	165,200	165,200	158,792	-	158,792	6,408
Utilities	224,700	224,700	212,645	-	212,645	12,055
Appraisal review board	347,800	347,800	249,320	-	249,320	98,480
TLO expenses	17,500	17,500	17,750	-	17,750	(250)
Publications	146,100	146,100	124,388	-	124,388	21,712
Professional services	1,185,800	1,185,800	2,575,397	-	2,575,397	(1,389,597)
Maintenance contracts	444,800	444,800	369,723	-	369,723	75,077
Business insurance	25,600	25,600	39,070	-	39,070	(13,470)
Lease equipment	43,500	43,500	15,124	-	15,124	28,376
Building repair and maintenance	189,400	189,400	148,935	39,348	188,283	1,117
Board of directors	184,000	184,000	2,346	-	2,346	181,654
Computer licenses/services	279,600	279,600	262,966	-	262,966	16,634
Contingency	500	500	-	-	-	500
Debt service						
Principal	-	-	18,754	-	18,754	(18,754)
Interest	-	-	2,293	-	2,293	(2,293)
Capital outlay	65,000	65,000	325,344	-	325,344	(260,344)
Total expenditures	<u>14,076,600</u>	<u>14,076,600</u>	<u>14,833,134</u>	<u>109,252</u>	<u>14,942,386</u>	<u>(865,786)</u>
(Deficiency) / excess of revenues (under) / over expenditures	5,000	5,000	(561,735)	109,252	(173,460)	(675,987)
Other financing sources						
Proceeds from capital leases	-	-	-	-	41,866	41,866
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>41,866</u>	<u>41,866</u>
Change in fund balance/net position	5,000	5,000	(561,735)	109,252	(131,594)	(634,121)
Fund balance						
Beginning of the year	1,755,813	1,755,813	1,755,813	-	1,755,813	-
End of the year	<u>\$ 1,760,813</u>	<u>\$ 1,760,813</u>	<u>\$ 1,194,078</u>	<u>\$ 109,252</u>	<u>\$ 1,624,219</u>	<u>\$ (634,121)</u>

Explanation of budget to GAAP differences:

Budget basis expenditures reported above are those that are intended to be financed through the current operating budget.

Certain expenditures were budgeted to be paid for out of prior year surpluses, which for GAAP purposes represents fund balance. Thus, expenditures funded out of "reserves", or prior year surpluses, are reported as GAAP expenditures only.

Note 1 - Reporting Entity

Williamson Central Appraisal District (the District) was organized, created, and established pursuant to rules established by the Texas Property Tax Code (the Code) Section 6.01. The Code established an appraisal district in each county of the State of Texas. The District is responsible for appraising property in the District for ad valorem tax purposes of each taxing unit that imposes ad valorem taxes on property in the District.

The District is a political subdivision of the State of Texas and is considered a primary government. The financial statements of the District consist only of the funds of the District. The District has no oversight responsibility for any other governmental entity since no other entities are considered to be controlled by or dependent on the District. Control or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the respective governing board. Additionally, as the District is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government. Separate financial statements are provided for the governmental fund.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Interest income is considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when the District receives cash.

Fund Accounting

The District reports the following governmental fund:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government.

Cash and Cash Equivalents

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the District to invest in certificates of deposit, fully collateralized repurchase agreements, public funds investment pools, obligations of the United States or its agencies, direct obligations of the State of Texas or its agencies, prime domestic bankers acceptances, commercial paper, SEC registered no-load money market mutual funds, other obligations which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities, and obligations of states, agencies, counties, cities and other political subdivisions having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent. During the year ended December 31, 2025, the District did not own any types of securities other than those permitted by statute.

The District Investment Officer shall use any or all of the following authorized investment instruments consistent with governing law and this policy:

A. Bank Investments:

1. Fully collateralized Time Deposits;
2. Fully collateralized Certificates of Deposits;
3. Fully collateralized Money Market Accounts;
4. Fully collateralized Interest-Bearing Checking Accounts.

B. Direct Investments:

5. United States Treasury Securities;
6. AAA-rated, constant dollar Texas Local Government Investment Pools as defined by the Public Funds Investment Act and approved by resolution of the Board.
7. Excluded in the direct investments are derivative securities including, but not limited to, Collateralized Mortgage Obligations.

Portfolio maturities will be structured to achieve the highest return of interest consistent with liquidity requirements of the District's cash needs. No investment shall have a legal stated maturity of more than twelve (12) months.

At December 31, 2025, the District had \$5,838,495 (bank balances) invested in interest-bearing checking or savings accounts. During the year ended December 31, 2025, the District did not own any types of securities other than those permitted by statute.

Accounts Receivable

Accounts receivable, which include amounts due for appraisal assessments and amounts due for reimbursement of legal expenditures, are reported in the statement of net position. Amounts are accrued as they are earned. At December 31, 2025, the District concluded no allowance on accounts receivable was needed.

Capital Assets

Capital assets, which include property, plant, and equipment, are reported in the statement of net position. The District defines capital assets with an initial, individual cost of \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated assets are recorded at acquisition value. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant, and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Furniture and equipment	3-15
Buildings and improvements	30

Right-to-Use Leased Assets

Right-to-use leased assets are recognized at the lease commencement date and represent the District's right-to-use an underlying asset for the lease term. Right-to-use leased assets are measured at the initial value of the lease liability plus any payments made to the lessor before commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease term, plus any initial direct costs necessary to place the lease asset into service. Right-to-use leased assets are amortized over the shorter of the lease term or useful life of the underlying asset using straight-line method. The amortization period is 5 years.

Compensated Absences

Compensated absences are reported as expenditures and a fund liability of the general fund only if they have matured, for example as a result of employee resignations and retirements. Compensated absences are accrued as a long-term liability in the statement of net position when incurred.

Lease Liability

Lease liabilities represent the District's obligation to make lease payments arising from the lease. Lease liabilities are recognized at the lease commencement date based on the present value of future lease payments expected to be made during the lease term. The present value of lease payments are discounted based on a borrowing rate determined by the estimated incremental borrowing rate or an implicit interest rate.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and deferred outflows of resources and liabilities and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Deferred Outflows

In addition to assets, the statement of net position will report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The District has deferred outflows of resources related to its pension plan.

Deferred Inflows

In addition to liabilities, the statement of net position will report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has deferred inflows of resources related to its pension plan in the current year.

Pensions

The fiduciary net position of the District's plan with Texas County & District Retirement System (TCDRS) has been determined using the economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, and information about assets, liabilities, and additions to/deductions from TCERS's fiduciary net position. Benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Appraisal Assessments

The District is primarily supported by assessments from the taxing entities in the District. These assessments are calculated using each entity's percentage of the District's operating budget based on each entity's total appraised levy within the District.

Note 2 - Stewardship, Compliance and Accountability

Budgetary Information

A budget is adopted for the general fund on a budget basis which differs from generally accepted accounting principles in that expenditures to be paid for out of prior years' surpluses are not budgeted. The operating budget was formally adopted by the Board of Directors ("the Board") at a public meeting prior to the start of the fiscal year in accordance with the Texas Property Tax Code Sections 6.06(a) and 6.06(b). The formally adopted budget may be legally amended by the Board with approval of the taxing entities in accordance with the Texas Property Tax Code Section 6.06(c). Budget transfers between expenditure line items require approval by the Board. Budgetary preparation and control is exercised at the fund level. Actual expenditures may not legally exceed appropriations at the fund level. For the year ended December 31, 2025, the District's actual expenditures exceeded final budgeted expenditures by \$865,786.

Note 3 - Fair Value Measurements

GASB Statement No. 72, *Fair Value Measurement and Application*, which defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction. Fair value accounting requires characterization of the inputs used to measure fair value into three-level fair value hierarchy.

The hierarchy is as follows:

- Level 1 inputs are based on unadjusted quoted market prices for identical assets or liabilities in an active market the entity has the ability to access.
- Level 2 inputs are observable inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent from the entity.
- Level 3 inputs are observable inputs that reflect the entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available.

There are three general valuation techniques that may be used to measure fair value:

- Market approach – uses prices generated by market transactions involving identical or comparable assets or liabilities.
- Cost approach – uses the amount that currently would be required to replace the service capacity of an asset (replacement cost).
- Income approach – uses valuation techniques to convert future amounts to present amounts based on current market expectations.

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District does not have any investments subject to recurring fair value measurements at December 31, 2025.

Note 4 - Deposits and Investments

The District's funds are required to be deposited and invested under the terms of a depository contract. The depository bank deposits for safekeeping and trust with the District's agent bank approved pledged securities in an amount sufficient to protect District funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation (FDIC) insurance.

Investments

Compliance with the Public Funds Investment Act: The Public Funds Investment Act (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the District to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, (9) and bid solicitation preferences for certificates of deposit.

Custodial Credit Risk – Deposit

State law requires governmental entities to contract with financial institutions in which funds will be deposited to secure those deposits with insurance or pledged securities with a fair value equaling or exceeding the amount on deposit at the end of each business day. The pledged securities must be in the name of the governmental entity and held by the entity or its agent. The District's deposits on December 31, 2025, were fully secured by federal deposit insurance coverage as well as pledged securities. As such, the District has no custodial credit risk for deposits.

Custodial Credit Risk – Investments

State law limits investments in local government investment pools to those rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service. The District's policy does not specifically address credit risk of investments. The District has no such investments at December 31, 2025.

Interest rate risk

The District's policy does not address interest rate risk. At year end the District was not exposed to interest rate risk.

Note 5 - Capital Assets

Capital asset activity for the year ended December 31, 2025 is as follows:

	Balance January 1, 2025	Additions	Retirements/ Transfers	Balance December 31, 2025
Governmental Activities				
Capital assets, not being depreciated				
Land	\$ 403,873	\$ -	\$ -	\$ 403,873
Total capital assets, not being depreciated	403,873	-	-	403,873
Capital assets, being depreciated				
Office building	5,405,867	-	-	5,405,867
Building improvement	687,403	54,584	-	741,987
Office furniture	304,705	-	-	304,705
Office equipment/computers	1,006,365	218,531	-	1,224,896
Total capital assets, being depreciated	7,404,340	273,115	-	7,677,455
Accumulated depreciation				
Office building	(3,288,573)	(180,196)	-	(3,468,769)
Building improvement	(275,725)	(62,315)	-	(338,040)
Office furniture	(304,705)	-	-	(304,705)
Office equipment/computers	(920,149)	(75,804)	-	(995,953)
Total accumulated depreciation	(4,789,152)	(318,315)	-	(5,107,467)
Total capital assets, being depreciated, net	2,615,188	(45,200)	-	2,569,988
Governmental activities capital assets, net	3,019,061	(45,200)	-	2,973,861
Right-of-use leased asset being amortized				
Right-to-use leased equipment	73,697	41,866	(20,358)	95,205
Total right-to-use assets being amortized	73,697	41,866	-	95,205
Less accumulated amortization				
Right-to-use leased equipment	(39,383)	(17,653)	20,358	(36,678)
Total accumulated amortization	(39,383)	(17,653)	20,358	(36,678)
Net right-to-use leased assets	34,314	24,213	20,358	58,527
Governmental activities capital assets, net	<u>\$ 3,053,375</u>	<u>\$ (20,987)</u>	<u>\$ 20,358</u>	<u>\$ 3,032,388</u>

The District recognized depreciation and amortization expense of \$335,968 in the statement of activities.

Note 6 - Long-Term Obligations

The changes in long-term obligations for the year ended December 31, 2025, were as follows:

	Balance January 1, 2025	Additions	Retirements	Balance December 31, 2025	Due Within One Year
Leases					
Equipment	\$ 36,789	\$ 41,866	\$ (18,754)	\$ 59,901	\$ 18,902
Total leases payable	<u>36,789</u>	<u>41,866</u>	<u>(18,754)</u>	<u>59,901</u>	<u>18,902</u>
Accrued personal leave	951,696	57,830	-	1,009,526	-
Total long-term obligations	<u>\$ 988,485</u>	<u>\$ 99,696</u>	<u>\$ (18,754)</u>	<u>\$ 1,069,427</u>	<u>\$ 18,902</u>

Changes in accrued personal leave liability during the year are presented as a net amount.

Payment requirements for the District's leases are as follows:

Fiscal Year	Principal	Interest
2026	\$ 18,902	\$ 2,493
2027	18,856	1,535
2028	8,526	892
2029	8,964	454
2030	<u>4,653</u>	<u>56</u>
Total	<u>\$ 59,901</u>	<u>\$ 5,430</u>

Note 7 - Leases

The District entered an agreement to lease mail room equipment beginning July 2020. Under the terms of the lease, the District pays a monthly fee of \$476. The lease was terminated on July 12, 2025, and was not renewed. The District entered into a new agreement with lease mail room equipment beginning July 2025. Under the terms of the lease, the District pays a monthly fee of \$786. The lease terminates in July 2030. The District entered into another agreement to lease mail room equipment beginning November 2022. Under the terms of the lease, the District pays a monthly fee of \$502. The lease terminates on November 9, 2027. The District entered into another agreement to lease mail room equipment beginning January 2023. Under the terms of the lease, the District pays a monthly fee of \$499. The lease terminates on December 31, 2027.

At December 31, 2025, the District recognized a right to use asset, net of accumulated amortization, of \$58,527 and a lease liability of \$59,901 related to these agreements. During the fiscal year, the District recorded \$17,653 in amortization expenses and \$2,293 in interest expense for the right to use the copier and mail room equipment. The District used discount rates of 4.94-4.98%. The discount rates for the leases were based on the estimated incremental borrowing rate of the District.

Note 8 - Unearned Revenue

The District assesses appraisal fees for the first quarter of the following year, prior to year-end. At December 31, 2025, the District had recorded unearned revenue of \$3,616,957 for appraisal assessments received for 2026.

Note 9 - Fund Balance and Net Position

The fund financial statements present fund balances classified in a hierarchy based on the strength of the constraints governing how these balances can be spent. These classifications are listed below in descending order of restrictiveness:

Nonspendable fund balance includes fund balances that cannot be spent either because it is not in spendable form or because of legal or contractual constraints. At December 31, 2025, the District had no nonspendable fund balances.

Restricted fund balance includes the amount that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation. At December 31, 2025, the District had no restricted fund balances.

Committed fund balance is established and modified by a resolution from the District's Board, the District's highest level of decision-making authority, and can be used only for the specific purposes determined by the Board's resolution. At December 31, 2025, the District had no committed fund balances.

Assigned fund balance is intended to be used by the District for specific purposes but does not meet the criteria to be classified as restricted or committed. The Board of Directors collectively is authorized to make assignments. Fund balance assigned for specific purposes at December 31, 2025 included the following:

Assigned for:	
Buildings	\$ 140,325
TCDRS unfunded liability buydown	132,376
GIS projects	80,459
Contingency operating funds	44,722
Litigation expenses	307,896
Technology	97,105
Short-lived technology	115,294
Computer-aided mass appraisal	257,877
Education/Litigation - debit card	4,368
Street level imagery	152,765
HRA- noninterest bearing acct	3,641
	\$ 1,336,828

Unassigned fund balance is the residual classification for the District's general fund and includes all spendable amounts not contained in the other classifications.

The District uses restricted amounts first when both restricted and unrestricted fund balance and net position are available. Additionally, the District would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

Note 10 - Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District's risk management program encompasses obtaining property and liability insurance through Texas Municipal League (TML) Intergovernmental Risk Pool, a public entity risk pool for the benefit of governmental units located within the state. TML Intergovernmental Risk Pool ("Pool") is considered a self-sustaining risk pool that provides coverage for its members. The District's contributions to the Pool are limited to the amount of premiums as calculated at the beginning of each fund year. Premiums reflect the claims experience to date of the District. The Pool's liability is limited to the coverage that the District elects as stated in the Pool's Declarations of Coverage for that fund year.

The District obtains workers compensation insurance through the Texas Association of Counties. The District has not had any significant reduction in insurance coverage and the amounts of insurance settlements have not exceeded insurance coverage for any of the last three years.

Note 11 - Retirement Plan

Plan Description

The District provides retirement, disability, and death benefits for all of its full-time employees through a nontraditional defined benefit pension plan in the state-wide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the state-wide agent multiple-employer public employee retirement system consisting of nearly 870 nontraditional defined benefit pension plans. TCDRS in the aggregate issues an annual comprehensive financial report (ACFR) on a calendar year basis. The ACFR is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034 or at <https://www.tcdrs.org>.

Benefits Provided

The plan provisions are adopted by the governing body of the District, within the options available in the Texas state statutes governing TCDRS (TCDRS Act). Members can retire at ages 60 and above with 10 or more years of service or with 30 years of service regardless of age or when the sum of their age and years of service equals 75 or more. Members are vested after 8 years but must leave their accumulated contributions in the plan to receive any employer-financed benefit. Members who withdraw their personal contributions in a lump-sum are not entitled to any amounts contributed by their employer.

Benefit amounts are determined by the sum of the employee’s deposits to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the employer within the actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the employer’s commitment to contribute. At retirement, death, or disability, the benefit is calculated by converting the sum of the employee’s accumulated deposits and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act. There are no automatic post-employment benefit changes, including automatic COLAs. Ad hoc post-employment benefit changes, including ad hoc COLAs, can be granted by the District’s Board within certain guidelines.

Membership

District membership in the TCDRS plan at December 31, 2024 consisted of the following:

Inactive Employees' Accounts	
Receiving benefits	54
Entitled to but not yet receiving benefits	51
	<hr/>
Total	105
Active Employees' Accounts	83

Contributions

The District has elected the annually determined contribution rate (Variable-Rate) plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the District based on the covered payroll of employee members. Under the TCDRS Act, the contribution rate of the District is actuarially determined annually. The employee contribution rate and the employer contribution rate may be changed by the governing body of the District within the options available in the TCDRS Act.

	Contribution Rates	
	<hr/> 2025 <hr/>	<hr/> 2024 <hr/>
Member	7.0%	7.0%
Employer	19.00%	19.00%
Employer Contributions	\$ 1,382,648	\$ 1,432,841
Member Contributions	509,397	468,700

Actuarial Assumptions

The total pension liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	December 31, 2024
Actuarial Cost Method	Entry age (level percentage of pay)
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Period	9.2 years
Asset Valuation Method	5 year smoothed market
Discount Rate	7.60%
Long-term expected Investment Rate of Return*	7.50%
Salary Increases*	4.70%, average
Payroll Growth Rate	2.0%

**Includes Inflation of 2.5%*

The plan does not have an automatic cost-of-living adjustment and one is not considered to be substantively automatic under GASB No. 68. Therefore, no assumption for future cost-of-living adjustments is included in the GASB calculation or in the funding valuation. Each year, the plan may elect an ad-hoc COLA for its retirees.

Disability rates for males and females were as follows:

<u>Age</u>	<u>Male and Female Occupational</u>	<u>Male and Female All Other Causes</u>
less than 25	0.001%	0.001%
25	0.001	0.003
26	0.001	0.006
27	0.001	0.009
28	0.001	0.011
29	0.001	0.013
30	0.001	0.014
31	0.001	0.016
32	0.001	0.018
33	0.001	0.020
34	0.001	0.023
35	0.001	0.025
36	0.001	0.028
37	0.001	0.030
38	0.001	0.034
39	0.001	0.038
40	0.001	0.042
41	0.001	0.046
42	0.001	0.050
43	0.001	0.058
44	0.001	0.066
45	0.001	0.074
46	0.001	0.082
47	0.001	0.090
48	0.001	0.099
49	0.001	0.108
50	0.001	0.117
51	0.001	0.126
52	0.001	0.135
53	0.001	0.144
54	0.001	0.153
55	0.001	0.162
56	0.001	0.171
57	0.001	0.180
58	0.001	0.189
59	0.001	0.198
60 and above	-	-

Mortality rates for depositing members were based on 135% of Pub-2010 General Employees Amount-Weighted Mortality Table for males and 120% Pub-2010 General Employees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010. Service retirees, beneficiaries, and non-depositing members were based on 135% of Pub-2010 General Retirees Amount-Weighted Mortality Table for males and 120% Pub-2010 General Retirees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010. Disabled retirees were based on 160% of Pub-2010 General Disabled Retirees Amount-Weighted Mortality Table for males and 125% Pub-2010 General Disabled Retirees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.

Service retirement rates for males and females were as follows:

Age	Active Svc<15	Active Svc 15-24	Active Svc 25-29	Active Svc 30+	Active All Svc
40-49	5.3%	6.3%	7.7%	8.8%	0.0%
50-51	5.6	6.8	8.3	9.4	-
52-53	6.0	7.2	8.8	10.0	-
54-56	6.8	8.1	9.9	11.3	-
57-59	7.5	9.0	11.0	12.5	-
60-61	9.0	10.8	13.2	15.0	12.0
62	13.5	16.2	19.8	22.5	18.0
63-64	11.3	13.5	16.5	18.8	15.0
65-66	22.5	22.5	27.5	27.5	25.0
67	21.6	21.6	26.4	26.4	24.0
68-69	18.9	18.9	23.1	23.1	21.0
70-74	20.7	20.7	25.3	25.3	23.0
75 & Above	100.0	100.0	100.0	100.0	100.0

The actuarial assumptions were developed from an actuarial experience investigation of TCDRS over the years 2017 - 2020. Assumptions were recommended by Milliman, Inc., adopted by the TCDRS Board of Trustees in 2021.

There were no changes in methods or assumptions reflected in the December 31, 2024 actuarial valuation.

Discount Rate

The discount rate used to measure the total pension liability did not change from the rate used in the prior year valuation, 7.60%.

In order to determine the discount rate to be used, the actuary used an alternative method to determine the sufficiency of the fiduciary net position in all future years. This alternative method reflects the funding requirements under the funding policy and the legal requirements under the TCDRS Act:

1. TCDRS has a funding policy where the Unfunded Actuarial Accrued Liability (UAAL) shall be amortized as a level percent of pay over 20-year closed layered periods.
2. Under the TCDRS Act, the employer is legally required to make the contribution specified in the funding policy.
3. The employer's assets are projected to exceed its accrued liabilities in 20 years or less. When this point is reached, the employer is still required to contribute at least the normal cost.
4. Any increased cost due to the adoption of a cost-of-living adjustment is required to be funded over a period of 15 years, if applicable.

Based on the above, the projected fiduciary net position is determined to be sufficient compared to projected benefit payments. Based on the expected level of cash flows and investment returns to the system, the fiduciary net position as a percentage of total pension liability is projected to increase from its current level in future years.

Since the projected fiduciary net position is projected to be sufficient to pay projected benefit payments in all future years, the discount rate for purposes of calculating the total pension liability and net pension liability is equal to the long-term assumed rate of return on investments. This long-term assumed rate of return should be net of investment expenses, but gross of administrative expenses. Therefore, the actuary has used a discount rate of 7.60%, net of investment expense. This rate reflects the long-term assumed rate of return on assets for funding purposes of 7.50%, net of all expenses, increased by 0.10% to be gross of administrative expenses.

The long-term expected rate of return on TCDRS assets is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS' investment consultant, Cliffwater LLC. The numbers shown are based on January 2025 information for a 10-year time horizon.

Note that the valuation assumption for long-term expected return is re-assessed at a minimum of every four years and is set based on a long-term time horizon. The TCDRS Board of Trustees adopted the current assumption at their March 2021 meeting. The assumption for the long-term expected return is reviewed annual for continued compliance with the relevant standards of practice. Milliman relies on the expertise of Cliffwater in this assessment.

Best estimates of geometric real rates of return for each major asset class included in the target asset allocation are summarized below:

Asset Class	Benchmark	Target Allocation ¹	Geometric Real Rate of Return ²
U.S. Equities	Dow Jones U.S. Total Stock Market Index	13.00%	5.35%
Global Equities	MSCI World (net) Index	4.00%	5.15%
International Equities - Developed Markets	MSCI World Ex USA (net) Index	6.00%	4.75%
International Equities - Emerging Markets	MSCI Emerging Markets (net) Index	0.00%	4.75%
Investment-Grade Bonds	Bloomberg U.S. Aggregate Bond Index	3.00%	2.55%
Strategic Credit	FTSE High-Yield Cash-Pay Index	9.00%	3.70%
Direct Lending	Morningstar LSTA US Leveraged Loan TR USD Index	16.00%	6.85%
Distressed Debt	Cambridge Associates Distressed Securities Index ³	4.00%	6.80%
REIT Equities	67% FTSE NAREIT All Equity REITs Index+ 33% S&P Global REIT (net) Index	2.00%	3.95%
Master Limited Partnerships (MLPs)	Alerian MLP Index	2.00%	4.95%
Commodities	Bloomberg Commodities Index	2.00%	1.00%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index ⁴	6.00%	5.75%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index ⁵	25.00%	8.15%
Hedge Funds	HFR, Inc Fund of Funds Composit Index	6.00%	3.60%
Cash Equivalent	90-Day U.S. Treasury	2.00%	1.10%

¹ Target asset allocation adopted at the March 2025 TCDRS Board meeting.

² Geometric real rates of return equal the expected return minus the assumed inflation of 2.35%, per Cliffwater's 2025 capital market assumptions.

³ Includes vintage years 2005 - present of Quarter Pooled Horizon IRRs.

⁴ Includes vintage years 2007 - present of Quarter Pooled Horizon IRRs.

⁵ Includes vintage years 2006 - present of quarter Pooled Horizons IRRs.

Pension Liability (Asset), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2025, the District reported a net pension liability of \$863,145 measured at December 31, 2024. For the fiscal year ended December 31, 2025, the District recognized pension expense of \$1,074,748.

Changes to the real rate of return, inflation, long-term investment return, and the payroll growth assumptions affected measurement of the total pension liability during the measurement period.

There were no changes of benefit terms that affected measurement of the total pension liability during the measurement period.

Changes in the net pension liability for the measurement year ended December 31, 2024 are as follows:

<u>Changes in Net Pension Liability (Asset)</u>	<u>Increase (Decrease)</u>		
	<u>Total Pension Liability (a)</u>	<u>Fiduciary Net Position (b)</u>	<u>Net Pension Liability (Asset) (a) - (b)</u>
Balances at December 31, 2023	\$ 37,574,507	\$ 35,413,741	\$ 2,160,766
Changes for the year			
Service cost	1,048,775	-	1,048,775
Interest on total pension liability [1]	2,873,938	-	2,873,938
Effect of plan changes [2]	140,994	-	140,994
Effect of economic/demographic gains or losses	159,451	-	159,451
Effect of assumptions changes or inputs	-	-	-
Refund of contributions	(31,735)	(31,735)	-
Benefit payments	(1,615,040)	(1,615,040)	-
Administrative expenses	-	(21,387)	21,387
Member contributions	-	468,700	(468,700)
Net investment income	-	3,615,235	(3,615,235)
Employer contributions	-	1,433,677	(1,433,677)
Other [3]	-	24,554	(24,554)
Balances as of December 31, 2024	<u>\$ 40,150,890</u>	<u>\$ 39,287,745</u>	<u>\$ 863,145</u>

[1] Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest.

[2] Reflects plan changes adopted effective in 2025.

[3] Relates to the allocation of system-wide items.

Discount Rate Sensitivity Analysis

The following presents the net pension liability (asset) of the District, calculated using the discount rate of 7.60%, as well as what the District’s net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (6.60%) or 1 percentage point higher (8.60%) than the current rate.

	<u>1% Decrease (6.60%)</u>	<u>Current Discount Rate (7.60%)</u>	<u>1% Increase (8.60%)</u>
Total pension liability	\$ 45,425,475	\$ 40,150,889	\$ 35,701,190
Fiduciary net position	<u>39,287,744</u>	<u>39,287,744</u>	<u>39,287,744</u>
Net pension liability (asset)	<u>\$ 6,137,731</u>	<u>\$ 863,145</u>	<u>\$ (3,586,554)</u>

At December 31, 2025, the District’s deferred outflows of resources and deferred inflows of resources related to pensions from the following sources are as follows:

	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>
Differences between expected and actual economic experience	\$ -	\$ 406,177
Changes in actuarial assumptions	-	-
Net difference between projected and actual investment earnings	358,971	-
Contributions paid to TCDRS subsequent to the measurement date	<u>-</u>	<u>1,382,648</u>
Total	<u>\$ 358,971</u>	<u>\$ 1,788,825</u>

\$1,382,648 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the fiscal year ending December 31, 2025. Additionally, \$358,971 is reported as a deferred inflow of resources related to pensions, which results from differences between projected and actual investment earnings and will be recognized as a reduction of pension expense in the year ending December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended December 31</u>	<u>Pension Expense</u>
2026	\$ (157,268)
2027	648,367
2028	(292,955)
2029	<u>(150,938)</u>
	<u>\$ 47,206</u>

Note 12 - Postemployment Benefits Other Than Pensions

Plan Description: The District participates in a cost-sharing multiple-employer defined-benefit group-term life insurance plan operated by the Texas County & District Retirement System (TCDRS). This plan is referred to as the Group Term Life Fund (GTLF). This optional plan provides group term life insurance coverage to current eligible employees.

The GTLF is a separate trust administered by the TCDRS board of trustees. TCDRS issues a publicly available annual comprehensive financial report (ACFR) that includes financial statements and required supplementary information for the GTLF. This report is available at www.tcdrs.org. TCDRS' ACFR may also be obtained by writing to the Texas County & District Retirement System, Barton Oaks Plaza IV, Suite 500, 901 South Mopac Expressway, Austin, Texas 78746, or by calling 800-823-7782.

Funding Policy: Each participating employer contributes to the GTLF at a contractually required rate. An annual actuarial valuation is performed, and the contractual rate is determined using the unit credit method for providing one-year term life insurance. The District's contributions to the GTLF for the years ended December 31, 2025, 2024 and 2023 were \$7,277, \$6,696, and \$6,084, respectively, which equaled the contractually required contributions each year.

Note 13 - Contingencies

In the normal course of operations, the District is named as a defendant in various lawsuits regarding appraised values. The District's exposure is limited to attorney fees for the parties contesting their appraised taxable value.

Note 14 - Commitments

The District has contracted with a company for 2026 and 2027 to provide the District with valuations of oil, gas, and certain other industrial properties for \$86,010 and \$87,730, respectively. The District has contracted with a company for imagery products and services to use in appraisal services in 2026 for \$287,159. The District has contracted with a company for software services for \$166,842 in 2026. The District has entered into a software services contract totaling \$21,600 with payments of \$10,800 due in 2026 and 2027.

Note 15 - Deferred Compensation Plan

The District offers its employees a deferred compensation plan ("the Plan") created in accordance with Internal Revenue Service Code Section 457. The Plan, available to all full time District employees at their option, permits participants to defer a portion of their salary until future years. The deferred compensation is not available to participants until termination, retirement, death, or unforeseeable emergency. Plan assets are held by a trust or custodian for the exclusive benefit of the participants and beneficiaries.

Required Supplementary Information
December 31, 2025

Williamson Central Appraisal District

Williamson Central Appraisal District

Schedule of Changes in Net Pension (Asset) Liability and Related Ratios—Texas County & District Retirement System
Year Ended December 31, 2025

	Year Ended December 31, 2024	Year Ended December 31, 2023	Year Ended December 31, 2022	Year Ended December 31, 2021	Year Ended December 31, 2,020	Year Ended December 31, 2019	Year Ended December 31, 2018	Year Ended December 31, 2017	Year Ended December 31, 2016	Year Ended December 31, 2015
Total Pension Liability										
Service cost	\$ 1,048,776	\$ 913,872	\$ 810,201	\$ 845,675	\$ 697,881	\$ 624,367	\$ 646,623	\$ 630,496	\$ 630,242	\$ 608,489
Interest on total pension liability	2,873,938	2,684,672	2,532,788	2,382,138	2,235,677	2,099,606	1,977,316	1,831,061	1,681,628	1,571,269
Effect of plan changes	140,994	-	-	135,289	-	-	-	-	75,708	(141,921)
Effect of assumption changes or inputs	-	-	-	43,921	1,790,127	-	-	128,738	-	236,165
Effect of economic/demographic (gains) or losses	159,451	372,162	138,298	138,336	259,165	119,533	13,998	169,993	15,852	(127,823)
Benefit payments/refunds of contributions	(1,646,776)	(1,584,905)	(1,587,990)	(1,469,473)	(1,307,338)	(1,169,603)	(1,044,679)	(899,746)	(788,378)	(782,324)
Net change in total pension liability	2,576,383	2,385,801	1,893,297	2,075,886	3,675,512	1,673,903	1,593,258	1,860,542	1,615,052	1,363,855
Total pension liability, beginning	37,574,507	35,188,706	33,295,409	31,219,523	27,544,011	25,870,108	24,276,850	22,416,308	20,801,256	19,437,401
Total pension liability, ending (a)	<u>\$ 40,150,890</u>	<u>\$ 37,574,507</u>	<u>\$ 35,188,706</u>	<u>\$ 33,295,409</u>	<u>\$ 31,219,523</u>	<u>\$ 27,544,011</u>	<u>\$ 25,870,108</u>	<u>\$ 24,276,850</u>	<u>\$ 22,416,308</u>	<u>\$ 20,801,256</u>
Fiduciary Net Position										
Contributions - Employer	\$ 1,433,677	\$ 1,155,863	\$ 990,618	\$ 1,062,504	\$ 930,642	\$ 816,552	\$ 697,702	\$ 675,586	\$ 710,915	\$ 604,153
Contributions - Member	468,700	425,845	364,964	336,078	342,868	304,546	296,534	293,368	275,529	262,349
Net investment income	3,615,235	3,507,493	(1,982,293)	6,158,881	2,633,793	3,605,654	(419,133)	2,854,556	1,331,463	(322,420)
Benefit payments/refunds of contributions	(1,646,776)	(1,584,905)	(1,587,990)	(1,469,473)	(1,307,338)	(1,169,603)	(1,044,679)	(899,746)	(788,378)	(782,324)
Administrative expenses	(21,387)	(18,491)	(18,702)	(18,477)	(20,544)	(19,429)	(17,635)	(14,936)	(14,463)	(13,014)
Other	24,555	12,641	(3,047)	5,724	1,525	1,892	(15,257)	788	69,457	50,178
Net change in fiduciary net position	3,874,004	3,498,446	(2,236,450)	6,075,237	2,580,946	3,539,612	(502,468)	2,909,616	1,584,523	(201,078)
Fiduciary net position, beginning	35,413,741	31,915,295	34,151,745	28,076,508	25,495,562	21,955,950	22,458,418	19,548,802	17,964,279	18,165,357
Fiduciary net position, ending (b)	<u>\$ 39,287,745</u>	<u>\$ 35,413,741</u>	<u>\$ 31,915,295</u>	<u>\$ 34,151,745</u>	<u>\$ 28,076,508</u>	<u>\$ 25,495,562</u>	<u>\$ 21,955,950</u>	<u>\$ 22,458,418</u>	<u>\$ 19,548,802</u>	<u>\$ 17,964,279</u>
Net pension liability / (asset), ending = (a) - (b)	<u>\$ 863,145</u>	<u>\$ 2,160,766</u>	<u>\$ 3,273,411</u>	<u>\$ (856,336)</u>	<u>\$ 3,143,015</u>	<u>\$ 2,048,449</u>	<u>\$ 3,914,158</u>	<u>\$ 1,818,432</u>	<u>\$ 2,867,506</u>	<u>\$ 2,836,977</u>
Fiduciary net position as a percentage of total pension liability	97.85%	94.25%	90.70%	102.57%	89.93%	92.56%	84.87%	92.51%	87.21%	86.36%
Covered payroll	\$ 6,695,714	\$ 6,083,494	\$ 5,213,775	\$ 4,801,111	\$ 4,898,112	\$ 4,350,654	\$ 4,236,199	\$ 4,190,977	\$ 3,936,133	\$ 3,747,845
Net pension liability/(asset) as a percentage of covered payroll	12.89%	35.52%	62.78%	-17.84%	64.17%	47.08%	92.40%	43.39%	72.85%	75.70%

Williamson Central Appraisal District
Schedule of Employer Contributions – Texas County & District Retirement System
December 31, 2025

<u>Year Ending December 31,</u>	<u>Actuarially Determined Contribution</u>	<u>Actual Employer Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>Pensionable Covered Payroll</u>	<u>Actual Contribution as a Percentage of Covered Payroll</u>
2016	566,016	710,915	(144,899)	3,936,133	18.06%
2017	656,726	675,586	(18,860)	4,190,977	16.12%
2018	682,875	697,702	(14,827)	4,236,199	16.47%
2019	704,371	816,553	(112,182)	4,350,654	18.77%
2020	861,088	930,642	(69,554)	4,898,112	19.00%
2021	912,212	1,065,546	(153,334)	4,801,111	22.19%
2022	990,618	991,037	(419)	5,213,775	19.01%
2023	1,155,863	1,155,727	136	6,083,495	19.00%
2024	1,432,841	1,432,841	-	6,695,711	21.40%
2025	1,382,648	1,382,648	-	7,277,100	19.00%

Note A: Net Pension Liability – Texas County & District Retirement System

Assumptions

The following methods and assumptions were used to determine contribution rates:

Valuation date	Actuarially determined contribution rates are calculated each December 31, two years prior to the end of the fiscal year in which contributions are reported.
Actuarial cost method	Entry age (level percentage of pay)
Amortization method	Level percentage of payroll, closed
Remaining amortization period	9.2 years (based on contribution rate calculated in 12/31/2024 valuation)
Asset valuation method	5-year smoothed market
Inflation	2.50%
Salary increases	Varies by age and service, 4.7% average, including inflation
Investment rate of return	7.50%, net of administrative and investment expenses, including inflation
Retirement age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	135% of the Pub-2010 General Retirees Table for males and 120% of the Pub-2010 General Retirees Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.
Changes in plan provisions	No changes in plan provisions were reflected in the Schedule.

Changes in Assumptions

There were no changes of assumptions that affected measurement of the total pension asset during the measurement period.

Changes of Benefit Terms

There were no changes of benefit terms that affected measurement of the total pension asset during the measurement period.

Changes in the Size or Composition of the Population Covered by the Benefit Terms

There were no changes in the size or composition of the population covered by the benefit terms during the measurement period.



June 9, 2026

To the Board of Directors of
Williamson Central Appraisal District
Georgetown, Texas

We have audited the financial statements of Williamson Central Appraisal District as of and for the year ended December 31, 2025, and have issued our report thereon dated June 9, 2026. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our letter dated April 13, 2026, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of Williamson Central Appraisal District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and other firms utilized in the engagement, if applicable, have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is described in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2025. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Accounting Estimates and Related Disclosures

Accounting estimates and related disclosure are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments. The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of its net pension liability is based on reports received from the Texas County and District Retirement System (TCDRS). The net pension liability reported by TCERS is based on actuarial valuations that utilize various assumptions including the remaining amortization period, discount rate, expected rates of investment return, salary increases, payroll growth rates and mortality rates. The financial statements of the TCERS plan were audited and received an unmodified opinion. We evaluated the audited financial statements, census data submitted by the District to TCERS and the District's controls over the census submission process that were used to develop the estimate of its net pension asset to determine that the estimates are reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements relate to the net pension liability and fund balance assignments.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole.

Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit. There were no uncorrected or corrected misstatements identified as a result of our audit procedures.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Williamson Central Appraisal District financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. We did not identify any circumstances that affect the form and content of the auditor's report.

Representations Requested from Management

We have requested certain written representations from management that are included in the management representation letter dated June 9, 2026.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with Williamson Central Appraisal District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, business conditions affecting the entity, and business plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Williamson Central Appraisal District's auditors.

This report is intended solely for the information and use of the Board of Directors and management of Williamson Central Appraisal District and is not intended to be, and should not be, used by anyone other than these specified parties.



Abilene, Texas

Building Short Lived Items Breakdown

	Item	Year Installed	Original Cost	time adjustment	2020 est. Cost	Life	Reserve
1.0	Water Quality Pond	2005	\$35,000	28.10%	\$44,835	15	\$2,989
1.1	Aerators (3)	2011	\$7,500	8.70%	\$8,153	5	\$1,631
1.2	Vegetation Removal	2017	\$3,060	0.00%	\$3,060	3	\$1,020
2.0	Irrigation/Well	2017	\$10,760	28.10%	\$13,784	12	\$1,149
3.0	Millwork	2005	\$69,234	28.10%	\$88,689	20	\$4,434
4.0	Roofing & Dry-In	2005	\$219,951	28.10%	\$281,757	20	\$14,088
4.1	Roofing Sealant	2019	\$9,600	28.10%	\$12,298	50	\$246
5.0	HM Doors & Frames	2005	\$7,496	28.10%	\$9,602	14	\$686
6.0	Aluminum Doors & Frames	2005	\$9,582	28.10%	\$12,275	14	\$877
7.0	Wood Doors & Frames	2005	\$24,817	28.10%	\$31,791	40	\$795
8.0	Finish Hardware	2005	\$61,918	28.10%	\$79,317	20	\$3,966
8.1	Handrails, Ladders, Misc. Steel	2005	\$52,282	28.10%	\$66,973	20	\$3,349
9.0	Ext Windows & Glazing	2005	\$96,449	28.10%	\$123,551	20	\$6,178
10.0	Ceramic Tile	2005	\$38,115	28.10%	\$48,825	34	\$1,436
11.0	Carpet & VCT	2005	\$75,016	28.10%	\$96,095	7	\$13,728
12.0	Painting & Misc Caulking	2018	\$5,600	28.10%	\$7,174	13	\$552
13.0	Toilet Partitions & Accessories	2005	\$17,238	28.10%	\$22,082	30	\$736
14.0	Flagpoles	2005	\$2,916	28.10%	\$3,735	25	\$149
15.0	Awnings & Roof Screens	2005	\$65,210	28.10%	\$83,534	20	\$4,177
16.0	Folding Partitions	2005	\$21,293	28.10%	\$27,276	12	\$2,273
17.0	Misc Specialties	2005	\$15,909	28.10%	\$20,379	7	\$2,911
19.0	Elevator	2005	\$60,838	28.10%	\$77,933	23	\$3,388
20.0	Fire Sprinkler System	2005	\$55,021	28.10%	\$70,482	26	\$2,711
20.1	Suppresion System	2020	\$17,340	28.10%	\$22,213	26	\$854
21.0	Plumbing	2005	\$153,704	28.10%	\$196,895	25	\$7,876
21.1	(2 Water Heaters)	2005	\$9,000	28.10%	\$11,529	15	\$769
22.0	HVAC (19)	2005	\$385,817	28.10%	\$494,232	16	\$30,889
22.1	HVAC (11)	2005	\$223,367	28.10%	\$286,133	16	\$17,883
22.2	2016 2 units	2016	\$32,093	28.10%	\$41,111	11	\$3,737
22.3	2019 1 unit (server room)	2019	\$93,179	28.10%	\$119,362	11	\$10,851
	2022 1 units	2022	\$16,273	28.10%	\$20,846	11	\$1,895
22.4	2020 3 units	2020	\$40,383	28.10%	\$51,731	11	\$4,703
22.5	2023 2 units	2024	\$31,000	28.10%	\$39,711	11	\$3,610
22.6	2025 2 units	2025	\$3				
23.0	Asphalt Paving	2005	\$51,000	28.10%	\$65,331	11	\$5,939
23.1	(reseal & stripe..72,000 sf)	2025	\$17,500	8.70%	\$19,023	5	\$3,805
24.0	Appliances						
24.1	4 Refrigerators	2019	\$2,650	1.80%	\$2,698	15	\$180
24.2	1 Ice Maker	2017	\$3,100	28.10%	\$3,971	12	\$331
24.3	4 Microwave Ovens	2020	\$425	1.80%	\$433	7	\$62
26.0	Security System	2006	\$49,415	24.30%	\$61,423	17	\$3,613
28.0	Blinds	2005	\$3,500	28.10%	\$4,484	11	\$408
29.0	Electrical	2005		28.10%	\$0		
29.1	Interior Lighting	2020	\$68,350	8.70%	\$74,296	20	\$3,715
29.2	Exterior Lighting (25 @ \$600)	2016	\$13,560	8.70%	\$14,740	5	\$2,948
30.0	Cubicles	2006	\$235,089	24.30%	\$292,215	11	\$26,565
	TOTAL						\$204,100

Would like to replace 2 Orginial HVAC units (\$27,867)

Total \$53,000

System_Model	System Description	Original Cost	Annual Depreciation Cost	Purchase Year	Life Expectancy	Actual Life	Remaining Life	Per Year Cost
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Servers + Network								
WCAD Wireless x 10	Wifi	\$ 2,500	\$ 417	2022	2028	6	3	\$417
Cisco ws-c3850	Camera Switch	\$ 1,235	\$ 309	2021	2025	4	0	\$309
Cisco Meraki C9300-48UN-M Switch x 2	Network Switch	\$ 26,354	\$ 2,635	2024	2034	10	9	\$2,635
Cisco Meraki MX95 Colo Firewall	Firewall/Security	\$ 8,255	\$ 2,752	2024	2027	3	2	\$2,752
Cisco Meraki MX 250 Georgetown Firewall	Firewall/Security	\$ 17,361	\$ 5,787	2024	2027	3	2	\$5,787
Cisco Nexus 9300 storage switches x 4 (2 Georgetown, 2 C	Network Switch	\$ 43,654	\$ 4,365	2024	2034	10	9	\$4,365

Host Servers								
Dell Server R750	Service Tag HH6PNZ3	\$ 45,564	\$ 7,594	2020	2026	6	5	\$7,594
Dell Server R670	Service Tag F7VWLC4	\$ 29,997.00	\$ 5,999.40	2025	2031	5	6	5,999.40
Dell Server R640 Colo	Service tag 1295Z23	21,861.00	\$ 4,372.20	2020	2025	5	0	4,372.20
Dell Server R740	Service Tag D53FFF3	\$ 31,202	\$ 6,240	2021	2026	5	1	\$6,240
Dell Server R640 Colo	Service Tag 11PDB03	\$ 11,100	\$ 2,220	2019	2024	5	-1	\$2,220
Dell Server R740xd	Service Tag GS041V3	\$ 32,789	\$ 5,465	2022	2028	6	3	\$5,465

Production Storage								
IBM FLASH Storage Georgetown	EQL Colo2 PS6000	\$ 70,904	\$ 14,181	2025	2030	5	5	\$14,181
IBM FLASH Storage Colo	EQL12 PS6100	\$ 70,904	\$ 14,181	2025	2030	5	5	\$14,181

Misc Equipment								
Telephone Receivers		\$ 13,713	\$ 2,286	2019	2025	6	0	\$2,286
Security Cameras		\$ 35,430	\$ 5,905	2019	2025	6	0	\$5,905
Synology (backup storage)		\$ 10,853	\$ 1,809	2021	2027	6	2	\$1,809
Synology (backup storage)		\$ 10,534	\$ 1,756	2020	2026	6	1	\$1,756
Synology (backup storage)		\$ 10,120	\$ 1,687	2019	2025	6	0	\$1,687
Synology (backup storage)		\$ 9,567	\$ 1,595	2018	2024	6	-1	\$1,595
Synology (backup storage)		\$ 6,920	\$ 1,153	2018	2024	6	-1	\$1,153
APC Symetra (Battery Backup Main)		\$ 56,305	\$ 28,153	2016	2018	2	-7	\$28,153
							2025	\$37,437

Orange = Hardware that needs to be replaced

Total Cost of 2026 Replacement Servers (79,625) Cameras \$18,000 Total = \$97,625

Green = Hardware that was purchased but was not added to the equipment list

Hardware that has reached its life expectancy but is still very usable so do not need to replace this year

System_Model	System Description	Original Cost	Annual Depreciation Cost	Purchase Year	Life Expectancy	Actual Life	Remaining Life	Per Year Cost
No longer needed can be removed								

STATE OF TEXAS

COUNTY OF WILLIAMSON

WILLIAMSON CENTRAL APPRAISAL DISTRICT

RESOLUTION 2026-04

WHEREAS, pursuant to the provisions of the Texas Election Code (as amended) and other related statutes, an election is hereby ordered to be held on November 3, 2026, in Williamson County, Texas for the purpose of voting (3) three Board of Director members for Williamson Central Appraisal District.

WHEREAS, the Board of Directors has determined that November 3, 2026, is the appropriate date for holding the election to elect Board of Director members to fill (3) three places; and

WHEREAS, the Board of Directors wishes to encourage all registered voters in the county to vote in this election; now

THEREFORE, BE IT RESOLVED by the Board of Directors of the Williamson Central Appraisal District that the Order of General Election be held on Tuesday, November 3, 2026.

Vice Chair, Board of Directors
Williamson Central Appraisal District

Secretary, Board of Directors
Williamson Central Appraisal District

Chief Appraiser Compensation Benchmarking Report

Williamson Central Appraisal District • Board of Directors • May 2026

Prepared by the Chief Appraiser Compensation Analysis Subcommittee • Mason Moses & Harry Gibbs

Purpose

The Williamson Central Appraisal District Board of Directors established the Chief Appraiser Compensation Analysis Subcommittee and directed it to produce a data-driven benchmarking study and recommendation for Chief Appraiser compensation. This report, prepared by Subcommittee Members Mason Moses and Harry Gibbs, presents that analysis to the full Board. It benchmarks total compensation against comparable Texas appraisal districts, applies a regional labor cost adjustment for the Austin-Round Rock-Georgetown MSA, models the distinction between the contract's automatic escalation and the Board exercising its existing discretionary authority, and incorporates independent regulatory validation, performance efficiency, and retention risk evidence.

This compensation review was originally scheduled for completion in January 2025. The Board's delay in completing the review — now approaching 18 months — has had a direct financial consequence for the Chief Appraiser: the compensation adjustments identified in this report have not been in effect during the intervening period. Based on the differential between the Chief Appraiser's current total compensation (\$269,224) and the Proposed Minimum Adjustment (\$309,436), the delay represents an estimated \$60,318 in foregone compensation over the 18-month period since the intended review date ($\$40,212 \text{ annual difference} \div 12 \times 18 \text{ months}$). The Subcommittee brings this to the Board's attention as context for both the scope and the urgency of the current recommendation.

Peer Group & Methodology

Primary benchmark: The 2026 TCAD Chief Appraiser Salary Survey captures 14 Texas appraisal districts representing the highest-complexity tier of non-tax-collecting CADs in the state. All 14 districts are included in the peer group. Survey data reflects current 2026 compensation and is used directly without adjustment.

WCAD actuals and projections: Current and projected compensation figures are drawn from the terms of the current employment contract. The "Status Quo" projection reflects only the contractually required 5% base increase (§4.1.1) plus 5% performance bonus on the prior year salary (§4.1.8) — no discretionary Board action. The "Proposed Minimum Adjustment" scenario adds the Board's exercise of discretionary retirement contribution authority already embedded in the existing contract (§§4.1.6.2 and 4.1.7).

Regulatory validation and performance data: MAP and PVS data are drawn from the Texas Comptroller's 2025 Methods and Assistance Program Report and 2024 Appraisal District Ratio Study for Williamson CAD. Operational efficiency metrics are from the Texas Comptroller's 2023 Operations Report. Customer satisfaction data is from WCAD's 10-year internal survey (2015–2025, $n \approx 140,000$ responses).

Total Compensation Bands — Summary

Two WCAD scenarios are shown against the 2026 peer market. The contract's automatic 5% base escalation (Status Quo, \$281,791) moves the position to approximately the 54th percentile — just above the peer median. The entire \$27,645 difference between Status Quo and Proposed Minimum Adjustment is composed of retirement enhancements the Board is already authorized to make under the existing contract — no amendment required.

Market Position	Total Compensation	vs. WCAD Current	Percentile
WCAD — 2026 Current	\$269,224	—	38th
50th percentile	\$278,532	+\$9,308	50th
WCAD — Status Quo (contract auto-raise only)	\$281,791	+\$12,567	~54th
60th percentile	\$304,910	+\$35,686	60th
70th percentile	\$342,888	+\$73,664	70th
80th percentile	\$346,135	+\$76,911	80th
90th percentile	\$347,642	+\$78,418	90th
100th percentile (Hunt CAD)	\$378,138	+\$108,914	100th

Source: 2026 TCAD Chief Appraiser Salary Survey (n=14). Current compensation based on current employment contract. Status Quo: \$4.1.1+\$4.1.8+\$4.1.6.1 minimum. Note: the 70th–90th percentile band is compressed — Fort Bend (\$340,800), Harris (\$346,020), Grayson (\$346,211), and Taylor (\$348,000) are all clustered within \$7,200 of one another.

Regional Labor Cost Adjustment — Austin MSA

BLS Occupational Employment and Wage Statistics (May 2023) show Austin MSA median wages for General and Operations Managers (SOC 11-1021) running approximately 20–23% above the Texas state median. A conservative 11.5% adjustment is applied for the public sector context. Notably, the Proposed Minimum Adjustment of \$309,436 is essentially equivalent to the Austin-adjusted 50th percentile of the 2026 peer market, precisely calibrating the proposal to what the peer midpoint implies for an Austin-area CAD.

Benchmark	Raw Market	Austin-Adjusted (+11.5%)	Implied Base (non-base fixed)
50th percentile total	\$278,532	\$310,563	\$281,404
60th percentile total	\$304,910	\$339,974	\$310,815

Non-base fixed (WCAD 2026): car \$8,400 + cert \$2,000 + additional comp \$18,759 = \$29,159. Source: BLS OEWS May 2023, SOC 11-1021.

Detailed Peer-by-Peer Breakdown — 2026 Survey

All 14 TCAD survey CADs ranked by 2026 total compensation. Gold bands mark percentile positions. WCAD Current (blue) and Status Quo (purple) are embedded at their respective positions in the ranked order.

CAD	Base (2026)	Car/Yr	Other Comp	Total (2026)	Cert. Roll	Yrs.
Collin	\$229,500	\$10,800	—	\$240,300	\$318B	3
Bexar	\$230,000	\$12,000	\$8,000	\$250,000	\$330B	2
Denton	\$253,575	\$11,100	—	\$264,675	\$236B	5
El Paso	\$250,000	\$10,000	\$5,000	\$265,000	\$92B	17
Tarrant	\$256,250	\$12,000	—	\$268,250	\$330B	3
WCAD — 2026 Current	\$240,065	\$8,400	\$20,759*	\$269,224	\$161B	17
Hidalgo	\$258,940	\$12,000	—	\$270,940	\$76B	19
Travis	\$278,532	—	—	\$278,532	\$460B	2
▶ 50th Percentile — \$278,532 (Travis, 2026)						
WCAD — Status Quo	\$252,068	\$8,400	\$21,323†	\$281,791	\$161B	17
▶ 60th Percentile — \$304,910 (2026)						
Dallas	\$283,937	\$12,000	—	\$295,937	\$390B	3
▶ 70th Percentile — \$342,888 (2026)						
Fort Bend	\$325,000	\$10,800	\$5,000	\$340,800	\$170B	6
Harris	\$325,000	\$18,000	\$3,020	\$346,020	\$749B	1
Grayson	\$280,076	\$12,000	\$54,135	\$346,211	\$22B	14
Taylor	\$305,000	\$13,500	\$29,500	\$348,000	\$20B	2
▶ 80th–90th Percentile Band — \$346,135–\$347,642 (Harris • Grayson • Taylor cluster)						
Hunt	\$325,000	\$14,400	\$38,738	\$378,138	\$12B	19

* WCAD Current other comp: cert \$2,000 + additional (device stipend, 5% performance bonus, 401(a)) \$18,759 = \$20,759. Source: 2026 TCAD Salary Survey.

† Status Quo other comp: cert \$2,000 + perf bonus \$12,003 (5% of \$240,065 per §4.1.8) + device \$1,320 + 401(a) \$6,000 (§4.1.6.1 min.) = \$21,323.

Grayson other comp (\$54,135): incentive program, TCDRS CA-only offset (7%), and 457(b) contributions. Hunt other comp (\$38,738): performance incentives and deferred comp. Taylor other comp (\$29,500): unspecified. Fort Bend other comp (\$5,000): cert stipend. Harris other comp (\$3,020): cert stipend and cellphone.

Operational Performance & Taxpayer Value

WCAD's operational data from the Texas Comptroller's 2023 Operations Report demonstrates market-leading efficiency across every standard CAD productivity measure.

Efficiency Metric	WCAD	Peer Avg.	WCAD Rank	Annual Taxpayer Savings vs. Average
Budget cost per dollar of levy	\$0.005	\$0.009	2nd lowest of 16	\$8,234,413
Budget as % of certified market value	0.0077%	0.0126%	Tied 2nd lowest of 16	\$7,533,251
Budget cost per capita	\$17	\$21.44	4th lowest of 16	\$3,156,573
Protests handled per FTE	1,056	776	6th highest — 36% above avg	28 fewer FTEs than avg implies → ~\$2,800,000

Source: Texas Comptroller of Public Accounts, 2023 Operations Report. Population: Texas Demographic Center, July 1, 2023 estimate.

Williamson County's 65.3% population growth from 2010 to 2023 — the fastest among all 15 comparable CADs tracked by the Texas State Demographer — means WCAD has administered a continuously expanding appraisal universe throughout the Chief Appraiser's tenure, while simultaneously reducing its cost ratios relative to peers.

The proposed \$27,645 incremental retirement benefit enhancement above the Status Quo represents approximately 0.34% of the \$8,234,413 in annual taxpayer levy savings WCAD generates relative to the peer average.

Customer Satisfaction — 10-Year Survey (2015–2025)

WCAD's customer service surveys across ten years (approximately 140,000 cumulative responses across six categories) show sustained exceptional performance for both customer-facing staff and field appraisers.

Survey Category	Good/Excellent	Poor/Ext. Poor	% Good/Excellent
Promptness of Service — Customer Service Staff	23,831	248	98.97%
Promptness of Service — Appraiser	23,495	478	98.01%
Professional & Attentive — Customer Service Staff	23,496	277	98.83%
Professional & Attentive — Appraiser	23,142	678	97.15%
Knowledgeable & Explained Clearly — Customer Service Staff	23,128	360	98.47%
Knowledgeable & Explained Clearly — Appraiser	23,004	842	96.47%
Overall Range	—	—	96.47% – 98.97%

Source: WCAD Customer Service Survey, 2015–2025 (10-year cumulative). Six categories; approximately 140,000 total responses.

Independent Regulatory Validation — MAP & PVS

The Texas Comptroller’s Methods and Assistance Program (MAP) review and Appraisal District Ratio Study are the state’s primary independent validation mechanisms for appraisal district performance. These findings are determined entirely through on-site and analytical review by the Comptroller’s Property Tax Assistance Division.

2024–25 Methods and Assistance Program Review — Perfect Score, Zero Recommendations

The 2024–25 MAP review produced the maximum attainable rating across all four review categories. “Meets All” requires a perfect score of 100. WCAD received zero recommendations — no area of concern, deficiency, or suggested improvement across any of the 85 applicable questions. Both the current and previous MAP cycle were conducted under the same Chief Appraiser.

Review Area	Questions	Points Earned	Score	Rating
Governance	17	17	100	Meets All
Taxpayer Assistance	17	17	100	Meets All
Operating Procedures	23	23	100	Meets All
Appraisal Standards, Procedures & Methodology	28	28	100	Meets All
Overall	85	85	100	Meets All

Source: Texas Comptroller of Public Accounts, 2024–25 Final Methods and Assistance Program Review — Williamson Central Appraisal District (Tier 1). Tax Code Section 5.102(a) and Comptroller Rule 9.301.

2024 Appraisal District Ratio Study — All Categories Within IAAO Standards

The Comptroller’s Ratio Study measures accuracy (median level of appraisal, acceptable IAAO range: 0.90–1.10) and uniformity (COD; IAAO threshold: ≤15.0 residential, ≤20.0 income-producing). A PRD between 0.98 and 1.03 indicates no systematic vertical inequity. Study results last updated August 31, 2025.

Property Category	Ratios	CAD Reported Value	Median Level	COD	Within ±10%	PRD
A — Single-Family Residential	3,670	\$97.3B	0.96	7.57	75.6%	1.01
F1 — Commercial Real	303	\$21.3B	0.97	11.22	63.7%	1.00
L1 — Commercial Personal	170	\$4.1B	1.00	7.65	74.1%	1.03
Overall	4,531	\$147.7B	0.96	9.02	71.8%	1.02

Source: Texas Comptroller, 2024 Appraisal District Ratio Study — 246-Williamson. comptroller.texas.gov/auto-data/PT2/ratio-study/2024/2460000001A.php.

Every measured category falls within IAAO acceptable ranges. The overall COD of 9.02 and single-family COD of 7.57 reflect strong appraisal uniformity across 272,000+ parcels in one of Texas’s most volatile real estate markets. The PRD of 1.02 confirms no measurable regressivity. These results, combined with the perfect 2025 MAP score, represent independent third-party validation from the Texas Comptroller across governance, procedures, and technical accuracy simultaneously.

Experience & Credential Positioning

The Chief Appraiser’s qualifications independently support compensation above the peer median:

- Four professional designations: RPA (Registered Professional Appraiser), CAE (Certified Assessment Evaluator), AAS (Assessment Administration Specialist), and CCA (Certified Chief Appraiser) — the most comprehensively credentialed Chief Appraiser in the 2026 TCAD survey. The CAE alone is held by fewer than 1,200 practitioners worldwide (IAAO).
- 17 years as Chief Appraiser — the longest tenure of any chief managing a \$100B+ certified roll in the TCAD survey. Contract term runs through December 31, 2028 with automatic one-year renewal unless the Board provides notice by January 31, 2028 (§1.1).
- Designated a Top Workplace in the Austin Area — a recognition of organizational health and staff culture attributable to leadership, with measurable impact on staff retention costs.
- Leadership through one of the nation’s fastest-growing counties. Williamson County’s 65.3% population growth from 2010–2023 ranked #1 among all 15 comparable CADs per the Texas State Demographer.
- Austin-Round Rock-Georgetown MSA carries a documented 10–12% executive labor premium over the Texas peer median (BLS OEWS May 2023, SOC 11-1021), increasing competitive recruitment and retention pressure.

Proposed Minimum Adjustment — Component Detail

Status Quo reflects only contractually required provisions. The Proposed Minimum Adjustment reflects the Board exercising discretionary authority already embedded in §§4.1.6.2 and 4.1.7. No contract amendment is required.

Component	Current	Status Quo	Proposed Min. Adjustment	Contract Ref.
Base salary	\$240,065	\$252,068	\$252,068	§4.1.1 (auto 5%)
Performance bonus	\$11,460	\$12,003	\$12,003	§4.1.8 (5% of prior yr)
Allowances & benefits	\$11,720	\$11,720	\$11,720	§§4.1.4–4.1.5
401(a) employer contribution	\$6,000	\$6,000	\$16,000	§4.1.6.2 (Board discretion)
TCDRS employer contribution	\$0	\$0	\$17,645	§4.1.7 (Board discretion)
Total Compensation	\$269,245	\$281,791	\$309,436	38th → 54th → 62nd %ile

Figures derived from current contract terms and 2026 IRS limits per IRS Notice 2025-67. Status Quo 401(a) at \$6,000 contractual minimum (§4.1.6.1). Neither the 401(a) increase nor the TCDRS supplement requires a contract amendment.

Retention Risk & Replacement Cost

The compensation decision carries a risk dimension that is frequently underweighted in public sector deliberations. The cost of failing to retain an incumbent executive is not zero, and in this case is substantially higher than the incremental investment being considered.

Quantifiable replacement costs:

- Executive recruiter fees for a four-designation chief appraiser (RPA, CAE, AAS, CCA) in a competitive Austin-area market typically run 20–30% of base salary. At the current base of \$252,068, that represents \$50,000–\$75,000 in direct search costs before any candidate is hired.
- An interim or acting chief appraiser would be required for 6–12 months during a search and transition period, creating a leadership gap during a period when WCAD's protest volume — 31.2% of parcels annually — shows no sign of declining.
- A new chief appraiser in a CAD of WCAD's scale and complexity would realistically require 18–24 months to reach full operational effectiveness, spanning at least one full appraisal cycle under new leadership.
- Total identifiable transition costs: approximately \$180,000–\$315,000 before any productivity degradation, PVS risk, or staff retention impact is factored in.

Appraisal quality and PVS risk:

- The Texas Comptroller's Property Value Study produces findings that directly affect school district state funding. A transition to a new chief appraiser unfamiliar with WCAD's methodology for a \$160.9B roll introduces measurable risk of PVS performance degradation. The current Chief Appraiser has maintained valid PVS findings, an overall COD of 9.02, and a perfect MAP score simultaneously. That track record is not transferable.

Institutional knowledge:

- 17 years of accumulated knowledge about large commercial accounts, ongoing litigation, ARB precedents, taxing unit relationships, and the nuances of Williamson County's growth pattern represents institutional capital that cannot be documented in a transition binder. The pool of candidates with four IAAO/state designations who would relocate to Georgetown, Texas is not deep.

The \$27,645 incremental retirement benefit enhancement above the Status Quo represents approximately 9–15% of the low end of identifiable replacement costs. Framed as risk mitigation alone — setting aside the performance record entirely — the proposal is a straightforward cost-benefit decision.

Note on Commissioned Study

In 2025, the Board issued a Request for Proposals for an independent Chief Appraiser Compensation and Benchmarking Study. This report draws on the same primary data sources contemplated in that RFP — the TCAD Salary Survey, Texas Comptroller Operations Survey, BLS regional wage data, IAAO credential benchmarks, MAP review, and PVS ratio study — and was prepared by the Subcommittee to inform the Board's deliberations. The Board may elect to proceed with the commissioned study in addition to or in lieu of this analysis. The Subcommittee's recommendation is offered as a data-grounded foundation for that decision, not as a substitute for any independent engagement the Board chooses to pursue.

Subcommittee Recommendation

The Subcommittee recommends the Board exercise its existing discretionary authority under Contract §§4.1.6.2 and 4.1.7 to approve the Proposed Minimum Adjustment total compensation of \$309,436 — moving the Chief Appraiser from the current 38th percentile to the 62nd percentile of the 2026 TCAD peer market. The contract's automatic 5% base escalation alone (Status Quo, \$281,791) would place the position at approximately the 54th percentile — just above the peer median. The Proposed Minimum Adjustment moves beyond this to a deliberate above-median position through retirement enhancements already authorized under the contract. The recommendation rests on five lines of evidence:

- **Market positioning:** The Status Quo auto-raise moves WCAD to the 54th percentile of the 2026 peer market. The Proposed Minimum Adjustment moves to the 62nd percentile. Notably, the proposed \$309,436 is also essentially equivalent to the Austin-adjusted 50th percentile (\$310,563) — the appropriate market midpoint for an Austin-area executive role.
- **Value-comparable positioning:** Fort Bend CAD, the closest peer by certified roll (\$169.8B vs. WCAD's \$160.9B), now pays \$340,800 in total compensation — \$31,364 more than the Proposed Minimum Adjustment. Fort Bend's base salary alone (\$325,000) exceeds the proposed WCAD total package before any retirement enhancements. WCAD's proposal remains meaningfully below the market rate of its most directly comparable peer.
- **Regional premium:** Applying the Austin MSA executive labor premium (11.5%) to the 2026 peer median produces an adjusted benchmark of \$310,563 — virtually identical to the proposed \$309,436. The recommendation is precisely calibrated to what the Austin-adjusted peer midpoint implies.
- **Operational efficiency and performance:** WCAD saves taxing units \$8,234,413 annually in levy-based cost efficiency, delivers 96.47–98.97% customer satisfaction over ten years, and earned a perfect MAP score with zero recommendations and an overall COD of 9.02. The proposed \$27,645 incremental cost above Status Quo is 0.34% of the annual taxpayer savings WCAD generates.
- **Retention economics:** Identifiable replacement costs (\$180,000–\$315,000+) and the irreplaceable institutional knowledge of a 17-year tenure in a \$160.9B fast-growing district make retention substantially more cost-effective than replacement at any reasonable scenario.

The Board's action requires only a resolution exercising existing contractual authority. No contract amendment is needed. The Subcommittee considers this proposal appropriate, defensible to taxing units, and precisely calibrated to the Austin-adjusted peer market midpoint.

Delay Remediation:

In addition to the ongoing Proposed Minimum Adjustment, the Subcommittee recommends the Board authorize a one-time supplemental contribution of \$40,000 to the Chief Appraiser's 401(a) Supplemental Retirement Plan, separate from and in addition to the ongoing \$16,000 annual discretionary contribution recommended above. This supplemental contribution directly acknowledges the estimated \$60,318 in compensation the Chief Appraiser did not receive as a direct result of the Board's 18-month delay in completing this review ($\$40,212 \text{ annual difference} \div 12 \times 18 \text{ months}$). The combined 401(a) contributions for the current plan year (\$16,000 regular + \$40,000 supplemental = \$56,000) remain within the 2026 IRS annual addition maximum of \$72,000 per IRS Notice 2025-67. No contract amendment is required; the Board's authority to make this discretionary contribution is established under Contract §4.1.6.2.

Sources

1. TCAD 2026 Chief Appraiser Salary Survey. Texas Chief Appraisers' organization; reflects current 2026 compensation. Primary peer benchmark (n=14 districts).
2. Texas Comptroller of Public Accounts. 2024 Property Value Study — Operations Survey. Available: comptroller.texas.gov/taxes/property-tax/pvs/.
3. Texas Comptroller of Public Accounts. 2023 Operations Report. Available: comptroller.texas.gov/taxes/property-tax/pvs/. Source for budget efficiency metrics (n=16 CADs).
4. Texas Comptroller of Public Accounts. 2024–25 Final Methods and Assistance Program Review — Williamson Central Appraisal District (Tier 1). Tax Code Section 5.102(a) and Comptroller Rule 9.301.

5. Texas Comptroller of Public Accounts. 2024 Appraisal District Ratio Study — 246-Williamson. Results last updated August 31, 2025. Available: comptroller.texas.gov/auto-data/PT2/ratio-study/2024/2460000001A.php.
 6. Williamson Central Appraisal District. Executive Director/Chief Appraiser Employment Contract (Updated Final), executed July 31, 2025. Term: January 1, 2024–December 31, 2028. Internal document.
 7. Internal Revenue Service. IRS Notice 2025-67: 2026 Retirement Plan Contribution Limits.
 8. U.S. Bureau of Labor Statistics. Occupational Employment and Wage Statistics (OEWS), May 2023. Austin-Round Rock-Georgetown, TX MSA. SOC 11-1021: General and Operations Managers. Available: bls.gov/oes/.
 9. International Association of Assessing Officers (IAAO). CAE, AAS, RPA, and CCA Designation Programs; Standards on Mass Appraisal of Real Property. Available: iaao.org.
 10. Texas Demographic Center. County Population Estimates: Williamson County and comparable counties, 2010 and 2023. Available: demographics.texas.gov.
 11. Williamson Central Appraisal District. Customer Service Survey Results, 2015–2025. Internal document. Six categories; approximately 140,000 cumulative responses.
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Chief Appraiser Compensation Analysis Subcommittee • Mason Moses & Harry Gibbs • Submitted to the WCAD Board of Directors • May 2026

Williamson Central Appraisal District
Chief Appraiser Compensation Policy and Review Process
August 12, 2021

Compensation Policy

To attract and retain a qualified Chief Appraiser, it is the policy of the Williamson Central Appraisal District Board of Directors to maintain a fair and competitive compensation package consistent with the economic constraints of the county and the state labor market in which we compete. The Williamson Central Appraisal District Board of Directors, with advice from Williamson County taxing entities, is responsible for ensuring that compensation decisions are made in a fair, consistent, and equitable manner.

Compensation Overview

The Chief Appraiser's total compensation presently consists of the following elements:

Base salary: The Chief Appraiser's base salary is based on education, experience, qualifications, relevant competitive markets, and internal alignment within the appraisal district.

Stipends: Stipends are consistent with those for other budgeted staff and any other budgetary requirements. These stipends are included at present:

- Cell phone stipend
- Travel stipend
- Longevity and certification stipend

The board may add any other stipends found to be necessary to the function of the position. The board may also approve a one-time performance bonus based on exceptional results in any given period.

Annual Compensation Review

Performance and compensation shall be appraised, in detail, at least once every twelve (12) month period in alignment with the appraisal district budget cycle by the Williamson Central Appraisal District Board of Directors. The review will consider competence in the performance of all assigned duties, sustained accomplishment of the objectives for the position, and any new certifications or extraordinary performance levels attained.

The Chief Appraiser is eligible to receive a salary merit increase each fiscal year based on this review. The maximum percentage amount to be applied to base salary for this increase will be consistent with the maximum percentage for other staff in the current year. The Chief Appraiser may also receive a one-time performance bonus not to exceed 5% of base salary due to extraordinary performance as determined by the board. Stipends will be adjusted to align with those budgeted for staff and any other requirements.

Three-Year Competitive Market Review

Due to the complexity of determining base salary market value in a statewide market, the Board will engage in a comprehensive market value review every three years to ensure the base salary, stipends, and other compensation remains competitive and fair. The board may engage outside assistance in undertaking this review. The first comprehensive market value review will take place in 2022 and then every three years thereafter.

Williamson Central Appraisal District

Board of Directors Meeting

1st Draft

Minutes of May 14, 2026

Jon Lux, Chair, called the regular meeting of the Williamson Central Appraisal District Board of Directors to order Thursday, May 14, 2026, at 9:00 a.m. Board members present; Jon Lux, Lora Weber, Mason Moses, Lisa Birkman, Larry Gaddes, Hope Hisle-Piper, and Mike Sanders. Quorum declared. Michael Wei arrived later at the meeting. Harry Gibbs was absent.

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

Pledges of Allegiance

Michael Wei arrived at 9:05 a.m.

Receipt of Public Comments

Lux reminded individuals addressing the Board during public comments of the three-minute time limit. He also noted that the Board could not respond to comments during this portion of the meeting but would hear the concerns presented.

Property owner J.D. Garcia addressed the Board regarding concerns related to the structure of the District's informal appraisal meetings.

Amanda Bayler, the District's Assistant Director of Operations, addressed the Board regarding comments shared with her by one of the District's police officers. The officer complimented District staff on their professionalism and effectiveness in handling de-escalation situations. Lankford indicated that the District began utilizing an on-site officer during protest season approximately 14 years ago.

Review of Board Decorum

Birkman announced that she had requested this item be placed on the Board's agenda. She specifically referenced one of the Board's previously approved rules of conduct pertaining to maintaining collegiality and demonstrating respect toward fellow Board members, staff, and members of the public, while avoiding personal attacks. She referenced a recent incident related to this matter. Discussion followed.

Lux reminded Board members that the focus should remain on presenting facts rather than engaging in personal attacks or disputes over differing accounts of events.

Taxpayer Liaison Officer's Report

Report on Property Owner Contacts

Glenda Williams, the District's Taxpayer Liaison Officer (TLO), presented a report summarizing her interactions with property owners and provided updates on related matters. Discussion followed.

Lankford discussed the District's process of proceeding directly from informal meetings between appraisers and property owners/agents to Appraisal Review Board (ARB) hearings. He explained that this process originated from feedback provided by the public, as many property owners preferred to address matters in a single visit rather than returning to the appraisal district office multiple times.

Lankford also discussed the efficiency of the process and the logistical challenges that would arise if meetings were scheduled on separate days in a district the size of WCAD.

Lux reminded Board members that, when speaking with property owners, the Board may discuss the appraisal process but cannot discuss property values.

Consent / Possible Action Items

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

Consent Agenda Items:

Birkman moved to approve the April 16, 2026 minutes as presented. Moses seconded. The motion carried unanimously.

Monthly Financials

Quarterly Investment Report

Quarterly Taxing Unit Payments

Weber moved to approve Items B–D on the consent agenda, including the monthly financials, quarterly investment report, and quarterly taxing unit payments. Moses seconded. The motion carried unanimously.

2027 Budget Workshop

2027 Budget Review

Lankford discussed a matter previously brought before the Board concerning a taxpayer impact statement. He explained that legislation enacted last year initially led the District's attorneys to believe the District should prepare the calculation; however, more recent guidance from counsel indicates this may not be necessary. At the Board's request, Lankford also contacted several larger appraisal districts and found that none of those districts currently perform this calculation. Discussion followed.

Lankford reviewed the District's proposed 2027 budget. He explained the District's merit increase system and noted that higher-performing employees receive larger salary increases, while employees with lower performance evaluations may receive no increase.

Lankford reminded the Board that the proposed budget must be delivered to the taxing units by June 14 of each year. He also referenced the September 14 deadline for providing the final approved budget to the taxing units.

Sanders requested that the three publicly elected Board members be shown separately on the District's organizational chart. The Board also discussed vehicle allowance amounts. Lankford indicated that he would contact other appraisal districts to compare vehicle allowance practices.

Lux asked Board members to review the proposed 2027 budget and direct any questions to Lankford.

Lankford also discussed new budget software that would be presented to the Board at its next meeting.

Entity Budget Overview Meetings

This item was not discussed.

Appraisal Review Board Attendance Policy

Mary Bonnette, Chair of the Appraisal Review Board (ARB), reviewed updates made to the ARB Attendance Policy since the Board's previous meeting. Bonnette discussed revisions pertaining to acceptable reasons for ARB member absences and noted that language had been added regarding advance notice requirements for non-emergency absences. The policy was also updated to require members to serve a minimum of 60% of the days requested during protest season, with failure to meet that threshold constituting grounds for removal. Discussion followed.

Moses moved to approve Addendum #11 to the Board of Directors Policy, thereby approving the Appraisal Review Board Attendance Policy. Birkman seconded. The motion carried unanimously.

Chief Appraiser Compensation Analysis Subcommittee Report

Moses, a member of the subcommittee reviewing the Chief Appraiser compensation analysis, reported that one of the companies considered by the Board did not meet the required qualifications based on the request for proposal. He indicated that he and Gibbs, the other subcommittee member, had met to discuss the matter further. Moses expressed his opinion that engaging either of the firms previously discussed would represent an unnecessary and unreasonable expense for evaluating a single employee position. He also noted that information regarding Chief Appraiser salaries is publicly available through the Texas Comptroller's website and could be utilized for comparison purposes. A potential conflict of interest involving one of the proposers was also discussed. Moses volunteered to gather the data to make a salary recommendation.

The Board discussed the Chief Appraiser Compensation Policy, including the possibility of suspending the policy for one year. It was suggested that this matter be placed on the agenda for the Board's next meeting for further discussion.

Lux asked the subcommittee to review the compensation and the Chief Appraiser Compensation Policy and report back to the Board at the next meeting.

Birkman moved to reject both proposals. Sanders seconded. The motion carried unanimously.

Board Member Impeachment Process Update

Lankford reminded the Board that the issue of removing a Board member had been discussed during the most recent Texas Association of Appraisal Districts (TAAD) Conference. At the Board's request, Lankford contacted the District's attorney for additional guidance. Discussion followed.

Chris Jackson, one of the District's attorneys with the Perdue, Brandon, Fielder, Collins & Mott, LLP, law firm prepared a draft policy for the Board's consideration. Discussion followed. Lux requested that Lankford present the proposed language to the Board at its next meeting.

Sanders made a motion to take no action on the matter. The motion failed due to the lack of a second. The item will be brought back before the Board for future consideration.

Chief Appraiser's Report

WCAD Presentations

Lankford reported on two recent presentations conducted with Gaddes. He stated that they presented at the Government Finance Officers Association of Texas (GFOAT) conference and also met with the County Auditor's Office regarding abatements and Chapter 381 agreements. He further noted that Chris Connelly, the District's Deputy Chief Appraiser, recently gave a presentation to elementary students regarding the work performed by the appraisal district.

Samsung / Water Plant Exemption Update

Lankford provided an update regarding the exemption application submitted for Samsung's water plant. He stated that the exemption had been approved and that notifications had been sent to the affected taxing units. Discussion followed.

Protest Season Update

Lankford announced that, as of that morning, the District had received approximately 96,600 protests, with approximately 17,000 already resolved. He also stated that the District's major tax agents had been working diligently with staff and that the protest process was progressing efficiently.

Comptroller's Transparency Stars

Lankford announced that, while the District had not yet officially received the Texas Comptroller Transparency Star designation, the Comptroller's Office had confirmed that the District had achieved the final two stars. He stated that WCAD would become the only appraisal district currently in Texas to receive all six transparency stars and only the 15th organization statewide to achieve that distinction. Lankford expressed appreciation to the District's administrative staff for their work in achieving the final stars.

Public Board of Directors Election Process

Lankford reviewed the Board of Directors public election calendar that had previously been provided to the Board. He highlighted the upcoming June 18 deadline for posting the Notice of Candidate Filing Deadline and indicated that the election process would be discussed in greater detail at the Board's June meeting. Lankford also noted that he had been reviewing the associated election timelines. Discussion followed.

Lankford asked Board members to contact him with any questions regarding the election process or any proposed timeline changes. Discussion followed.

Property Owner Surveys

Lankford discussed the District's efforts to implement a new format for property owner surveys. He commended Amanda Chaviano, the District's Administrative Assistant, and Christian Harris-Miller, the District's Implementation Specialist, for their assistance with updating the surveys. He noted that survey comments would be presented to the Board at the next meeting, as they were not yet available for review at this meeting.

Lankford reviewed the survey graph results and commented on the professionalism and great customer service demonstrated by District staff.

Lawsuit, Arbitration and SOAH Reports

Lankford provided updates on litigation, binding arbitration cases, and matters before the State Office of Administrative Hearings (SOAH).

Executive Session began at 11:21 a.m. The Board returned to open session at 11:32 a.m. No action was taken as a result of Executive Session.

Board Agenda Additions for Future Meetings

- Agenda additions were discussed throughout the meeting.

Board Announcements

- Lankford announced a Community Care fundraiser.

The Board had previously set the following meeting dates:

- 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 meeting adjourned at 11:34 a.m.

Respectfully,

Jon Lux, Chair

Mason Moses, Secretary

Williamson CAD
Statement of Expenditures - Budget vs Actual vs Last Year
For the month Ended April, 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	14,336	82,849	50,664	78%
8030 · Depreciation Expense	5,000		0	0	0	5,000	100%
Total 8000 · Capital Outlay	70,000	0	0	14,336	82,849	55,664	80%
Sub-Total	14,718,600	227,500	1,169,750	4,762,030	5,175,086	10,184,070	68%
6300 · ARB Services							
6310 · ARB - Contract Labor	645,700		0	560	36,135	645,140	100%
6320 · ARB - Supplies	1,100		193	303	264	797	72%
6330 · ARB - Forms, Printing & Ads	26,300		11,710	15,453	13,495	10,847	41%
6340 · ARB - Training/Seminars	0		0	0	0	0	0%
6350 · ARB - Litigation	4,500		0	600	0	3,900	87%
TOTAL 6300 - ARB Services	677,600		11,903	16,916	49,894	660,684	98%
Total	15,396,200	227,500	1,181,653	4,778,946	5,224,980	10,844,754	69%

**Williamson Central Appraisal District
Approved Disbursements**

April 2026

Num	Date	Name	Amount	Memo
32790	04/04/2026	Meeks Family Chem-Dry LLC	-6,500.00	6225 - Carpet cleaning
32791	04/07/2026	Actsoft, Inc.	-400.00	6285 - Computer Licenses
32792	04/07/2026	Amazon Business	-1,610.75	6110, 6140, 6150 - Office, janitorial supplies & minor equipment
32793	04/07/2026	Andrew Re	-450.00	6260 - Binding Arbitration - RBAE-025906 - Trustees of Npab Family Trust
32794	04/07/2026	AT&T	-654.61	6220 - Data plans
32795	04/07/2026	AutoMox	-318.00	6285 - Computer services / licenses
32796	04/07/2026	B&H	-3,084.44	6150 - Minor Equipment
32797	04/07/2026	BIS Consulting	-3,300.00	6260 - Model development project
32798	04/07/2026	Capitol Appraisal Group, LLC	-43,005.00	6260 - Appraisal services
32799	04/07/2026	Central Texas Shredding Inc.	-72.00	6260 - Shredding services
32800	04/07/2026	City of Georgetown	-5,184.68	6220 - Water, electric, sewer, garbage & storm drainage
32801	04/07/2026	Data Foundry, LLC	-1,712.00	6220 - Internet services
32802	04/07/2026	Glenda Williams	-2,000.00	6235 - TLO Expense
32803	04/07/2026	GO2 Partners	-1,812.31	6330 - Special 6x9.5 window envelopes
32804	04/07/2026	Just Appraised Inc	-70,665.00	6285 - Deeds Subscription - annual April - March
32805	04/07/2026	K L Turner Electric Inc	-1,275.00	6225 - Electrical services
32806	04/07/2026	King's Pest Control	-191.00	6225 - Pest service
32807	04/07/2026	Kings III Emergency Communications	-220.50	6225 - Elevator phone
32808	04/07/2026	Lochow Ranch Pond & Lake	-581.55	6225 - Wet pond maintenance
32809	04/07/2026	LPC Services	-885.00	6225 - HVAC services
32810	04/07/2026	Mary Bonnette	-560.00	6310 - ARB hearings
32811	04/07/2026	Minuteman Press	-181.08	6110 - Office supplies
32812	04/07/2026	Nitro Software, Inc	-4,500.00	6285 - Computer licenses
32813	04/07/2026	Northstar Fire Protection of Texas, Inc	-535.00	6225 - Building repair & maintenance
32814	04/07/2026	Paula Wommack	-450.00	6260 - Binding Arbitration - RBAE-038732 - David Legere
32815	04/07/2026	Perdue, Brandon, Fielder, Collins & M	-38,865.00	6260 - Professional services - January
32816	04/07/2026	Prototype IT	-2,976.75	6260 - IT Consulting
32817	04/07/2026	PureVida Water	-142.96	6215 - Lease water filtration system
32818	04/07/2026	Quadient Leasing USA, Inc.	-2,359.92	6215 - Lease meter
32819	04/07/2026	Reiss Dockery	-80.00	6210 - State course reimbursement meals
32820	04/07/2026	Reunion Ranch	-1,000.00	6210 - Deposit Christmas Employee Recognition
32821	04/07/2026	RingCentral Inc.	-3,732.22	6220 - Telephone expenses
32822	04/07/2026	Roberts Printing Co	-1,204.10	6130 - Envelopes - security w/time sensitive-10,000
32823	04/07/2026	Sofia Cifuentes 1	-80.00	6210 - State Courses - reimbursement meals
32824	04/07/2026	Spectrum Enterprise	-1,065.76	6220 - Internet services
32825	04/07/2026	Subvenion	-2,500.00	6260 - Computer consultant
32826	04/07/2026	Texas Dept. of Licensing & Regulatio	-100.00	6210 - Registration Application Fee - LUrioste
32827	04/07/2026	The A List Staffing	-2,256.26	6010 - Employment staffing
32828	04/07/2026	Tyler Technologies	-86,900.00	6280 - TrueRoll Exemption Monitoring (04/01/2026 - 03/31/2027)
32829	04/07/2026	Valbridge Property Advisors	-12,000.00	6260 - Appraisal Fee - Teco Westinghouse
32830	04/07/2026	Variverge	-15,793.22	6130 - Forms & printing
32831	04/07/2026	Visual Edge IT (OH)	-456.26	6215 - Lease copier/printers
32832	04/23/2026	A+ Window Cleaning Services LLC	-494.00	6225 - Window Cleaning

**Williamson Central Appraisal District
Approved Disbursements**

April 2026

Num	Date	Name	Amount	Memo
32833	04/23/2026	Adobe	-2,374.90	6285 - Computer licenses
32834	04/23/2026	ALN Apartment Data, Inc	-237.50	6240 - Publication
32835	04/23/2026	Amanda 1 Rompala	-1,686.48	6210 - ESRI Summit - Reimbursement - meals, lodging, mileage
32836	04/23/2026	Amanda Bayler	-486.82	6210 - Tyler Connect - Reimbursement - mileage, airline fees & meals
32837	04/23/2026	Amazon Business	-3,258.43	6110, 6140, 6150 - Office, janitorial supplies & minor equipment
32838	04/23/2026	Anna Nix	-720.00	6010 - Security Officer - 04/09/2026
32839	04/23/2026	Butler Snow	-3,414.25	6260 - Professional Services - February Expenses
32840	04/23/2026	Card Services Center	-7,676.24	6210=\$5,422.49 - Prof dev 6240=\$884.24 - Publications 6260=\$228.00 - Prof services 6280=\$132.75 - Maintenance 6285=\$1,008.76 - Computer licenses
32841	04/23/2026	Christopher Connelly	-234.93	6210 - Tyler Connect - Reimbursement - Ubers, meal
32842	04/23/2026	Christopher Ryan Meyer	-56.83	6110 - Reimbursement - supplies
32843	04/23/2026	Colleen McElroy	-40.73	6210 - TAAD Conference - Reimbursement - parking, lunch
32844	04/23/2026	CoStar Realty Information, Inc.	-4,976.00	6240 - Publication
32845	04/23/2026	Data Foundry, LLC	-1,712.00	6220 - Internet services
32846	04/23/2026	David Lanier	-720.00	6010 - Security Officer - 04/15/2026
32847	04/23/2026	Elan Financial Services	-232.89	6260 - \$232.89 - prof services
32848	04/23/2026	Erron Dijon Oliver	-1,440.00	6010 - Security Officer
32849	04/23/2026	Hornsby & Company	-8,750.00	6260 - Appraisal services - Kohl's Store (R489772) 25-1296-C480
32850	04/23/2026	Insight Public Sector, Inc	-34,968.00	6280 - Maintenance
32851	04/23/2026	iSolved	-384.20	6030 - HRA monthly admin fee
32852	04/23/2026	Jemiyah Franklin	-720.00	6010 - Security Officer - 04/20/2026
32853	04/23/2026	Jessica Miller	-216.00	6210 - Tyler Connect - Reimbursement - airline fees, meal
32854	04/23/2026	Koetter Fire Protection of Austin LLC	-249.95	6225 - Building repair & maintenance
32855	04/23/2026	Lochow Ranch Pond & Lake	-382.55	6225 - Wet pond maintenance
32856	04/23/2026	LPC Services	-11,195.44	6225 - Preventative Maintenance - HVAC
32857	04/23/2026	McKenna Hendricks	-2,160.00	6010 - Security Officer
32858	04/23/2026	Minuteman Press	-162.55	6110 - Office supplies
32859	04/23/2026	Nichols, Jackson, Dillard, Hager & Srr	-1,150.00	6260 - Professional services
32860	04/23/2026	ODP Business Solutions, LLC	-584.20	6110 - Copier paper
32861	04/23/2026	On Site Services	-100.00	6260 - Employment screening - 2 employee
32862	04/23/2026	Optimum Business (Fiber)	-3,182.25	6220 - Internet services
32863	04/23/2026	Perdue, Brandon, Fielder, Collins & M	-31,894.10	6260 - Professional services - February
32864	04/23/2026	Pictometry International Corp	-2,000.00	6260 - Professional services
32865	04/23/2026	Prototype IT	-2,976.75	6260 - IT Consulting
32866	04/23/2026	PureVida Water	-49.00	6215 - Lease water filtration system
32867	04/23/2026	RingCentral Inc.	-3,796.68	6220 - Telephone expenses
32868	04/23/2026	Rob D Holcomb	-3,400.00	6260 - Binding arbitrations
32869	04/23/2026	Sneha Patel	-58.72	6020, 6210 - Mileage & meal reimbursement
32870	04/23/2026	Spectrum Enterprise	-1,065.76	6220 - Internet services
32871	04/23/2026	Stillwater Landscapes	-886.08	6225 - Grounds maintenance

**Williamson Central Appraisal District
Approved Disbursements**

April 2026

Num	Date	Name	Amount	Memo
32872	04/23/2026	Tex Painting	-4,090.00	6225 - Building repair & maintenance
32873	04/23/2026	Texas Workforce Commission	-3,630.00	6010 - Unemployment benefits
32874	04/23/2026	The A List Staffing	-10,707.14	6010 - Employment staffing
32875	04/23/2026	The Master's Touch, LLC	-64,162.27	6130 - Forms & printing
32876	04/23/2026	TLC Office Systems (Dallas)	-39.00	6215 - Lease copier / printer
32877	04/23/2026	Trooper Elwonger	-1,440.00	6010 - Security officer
32878	04/23/2026	Trusted Tech Team	-35.90	6285 - Computer licenses
32879	04/23/2026	Visual Edge IT (Dallas)	-1,292.00	6215 - Lease copier/printer

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 Information Session	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

PUBLIC Board Election CHECKLIST – *revised June 2026*

<p align="center">PUBLIC BOARD ELECTION</p> <p align="center">Tuesday, November 3, 2026</p>		
Date	Items	Responsibility
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BOARD ELECTION TIMELINE

TAXING UNIT ELECTION

December 2025

Taxing units appoint 2 members to a 4-year term

January 1, 2026

2 Taxing unit appointed members take office

December 2027

Taxing units appoint 3 members to serve a 4-year term

January 1, 2028

3 Taxing unit appointed members take office.

PUBLIC ELECTION

November 2026

3 members elected

January 2027

3 members take office ~ 1 two-year term & 2 four-year terms

November 2028

1 member elected

January 2029

1 member takes office

November 2030

2 members elected

January 2031

2 members take office

January 1, 2027

3 PUBLICLY elected members take office. At the January Board Meeting, the three PUBLICLY elected members will draw lots to determine 1 member to serve a 2-year term to expire 12/31/28 and 2 members to serve a 4-year term to expire 12/31/30.

ELECTION CYCLES

TAXING UNIT Appointed Members

December 2025	2 members
December 2027	3 members
December 2029	2 members
December 2031	3 members
December 2033	2 members
December 2035	3 members
December 2037	2 members

PUBLICLY Elected Members

November 2026	3 members
November 2028	1 member
November 2030	2 members
November 2032	1 member
November 2034	2 members
November 2036	1 member
November 2038	2 members

Members of the Board appointed by the taxing units serve staggered four-year terms beginning on January 1 of every other even-numbered year. The three PUBLICLY elected members of the Board serve staggered four-year terms beginning on January 1 of every other odd-numbered year.

CODING:

SOS = Secretary of State

EA = Elections Administrator

OCT (2025):

- Post Candidate Requirements on website (by 11/3/25) **(SOS) (Form #1-20) ([Web Posting Requirements](#))**

JUNE (2026):

- Post Notice of Candidate Filing Deadline on website within one click of homepage **(by 6/18/26) (SOS) (Form #2-1)**
- Send Notice of Candidate Filing Deadline to Elections Administrator to be posted at their office **(by 6/18/26). (EA / SOS) (Form #2-1)**

JULY (2026):

- See Secretary of State / Elections website “Conducting Your Election” / Form #'s 1-3 & 1-15, etc. & City of Round Rock Elections page. **(SOS)(City of Round Rock) (SOS - [Conducting Your Elections](#)) ([Elections \(Elecciones\) - City of Round Rock](#)) (Form #'s 1-3 & 1-15)**
- Key Date Items **(EA / SOS)**
 - Notify Elections Dept. of intent to contract for election services (do we need to sign another contract? Are the agreement & the contract the same thing?) (Alvin emailed the Elections Department in 2024). **(EA)**
 - Adopt resolution to use Election equipment with the Elections Department **(EA)**
 - Complete boundary review – Shapefile & PDF to Elections / GIS ~ will be requested from Elections Department after requesting to contract with them. Forward request to Amy (M&R Manager). **(EA)**
 - Turn in preliminary ballot content **(EA)**
 - Submit final ballot content **(EA)**
 - Submit Order of Election **(SOS) (Form #1-3)**

JULY (2026): (continued):

- Key Date Items (continued) **(EA / SOS)**
 - Submit Election Service Agreement **(EA) (SOS - [Election Contracts, Joint Election Agreements & Leases For Equipment](#)) (Secs. 31.092, 31.093, 31.094)**
 - If applicable, notify Elections Dept. of intent to cancel election **(EA)**
 - Conduct ballot drawing – submit results to Elections Dept. **(EA)**
 - Order of placement on ballot
 - Draw cards for placement
 - Notify Elections Dept. of candidate withdrawal, if applicable **(SOS) (Form #2-66)**
 - Notify Elections Dept. of cancellation of Election, if applicable **(SOS) (Form #13-2)**
 - Ballot proofing **(EA)**
 - Submit Electronic Ballot approval (Alvin) **(EA)**
 - Submit Notice of Election **(SOS) (Form #1-15)**
 - Order General Election & forward to EA **(SOS) (Form 1-3)**
- Order Election – the order must contain date, offices voting on, location dates & hours for early voting, early voting clerks contact information. **This MUST be posted on agenda for the Board. (SOS) (Form #1-3)**
- The Notice should call for a General Election. **(SOS)**
- The “Notice of Deadline to File an Application for Place on Ballot” to be posted at our office and on our website. Notice to include that positions are at large ~ Places 1, 2 and 3 and that the candidate is to indicate which position they are running for. They run at-large. Must be posted not later than the 30th day before the 1st day on which a candidate may file the application **(June 18, 2026)**. Candidates MUST apply for a specific PLACE on ballot. **(SOS) (Form #2-1) (Application for Place on Ballot – Form #2-33)**
- Candidate’s names may only appear on ballot as an Independent. **(SOS)**
- The application is filed with the County Elections Administrator **(EA)**
- TAC to notify EA on 1/1/27 if elected Board members are ineligible to serve based on delinquent taxes. **(Property Tax Code)**

JULY (2026) (continued):

- The Board must Call the Election ~ Board to direct the Chief Appraiser to cause a Notice of the Election to be published in a local newspaper of general circulation: **(SOS) (Form #1-15)**
 - At least once
 - No earlier than 30 days before the election
 - No later than 10 days before the November election

- Chief Appraiser must keep a copy of Notice along with the name of the newspaper for record. **(SOS) (Form #1-15)**

- Chief Appraiser must also post on CAD bulletin board for meeting notices as well as on the District's website no later than 21 days before the November election. Record time of posting, the state and place of posting in accordance with Elections Code Sect. 4.005. **(SOS) (Form #1-15)**

- Board Chair to sign Election Agreement. This document will need to be notarized. This is done at each election. **(EA)**

- Canvass election results – no later than 14 days after election date AND no earlier than the later of: **(SOS) (Form #11-14)**
 - 3rd day after election ... OR...
 - A date where early voting ballot board has verified all ballots

- Two Board members can constitute a quorum for the meeting to canvass the election and adopt a resolution of the election results and who was elected. This meeting still needs to be properly posted. **(SOS)**

- Votes to be tallied during a Board Meeting. The Board will certify the results making them official. **(SOS) (Form #11-6)**

- Refer to the SOS (Secretary of State) for language to be used regarding the canvassing. **(SOS) (Form #11-14)**

- Newly elected members will take Oath of Office and complete the Statement of Elected Officer documents. TAC to administer the oath if the judge cannot? **(SOS) (Form #23-2 or 2204)**

- Members must be elected by majority vote. The candidate must indicate which position they are running for, or they could be disqualified. A runoff will be required if the candidate doesn't receive at least 50% of the vote. **(SOS)**

- If we have the ability to cancel the election, we must have a quorum to do so. **(SOS) (Form #13-1 & 13-2)**

JULY (2026) (continued):

- Election Steps: **(EA)(SOS)**
 1. Collection of Election Results (by Elections Dept.)
 2. Tabulation & Verification (by Elections Dept.)
 3. Certification of Results (by Elections Dept.)
 4. Canvassing Board Meeting (by WCAD) – At least two Board members constitute a quorum. Board meets to canvass the election and adopt a resolution of the election results of who was elected. Form 11-14 to be completed.
 5. Public Announcement of Results – publicly announce (BOD) the official outcome of the election. A candidate must win by majority vote (more than 50%) or there will be a runoff of the top two candidates.
 6. Documentation & Records – Detailed documentation of election results, including vote totals and ballot measure to be maintained by CAD.

- Generally, a survey will be sent by the Elections Administrator inquiring of our plans to conduct an election. **(EA)**

- Campaign Finance Reports (from Candidates) – Post on WCAD website within 10 days of receipt. Save copy to our files. Redact address and phone # before posting online. These reports must remain posted for 5 years (per HB2626 ~ 88th Legislature). These forms can be found at www.ethics.state.tx.us. **(SOS) Fillable Form C/OH (EA-Campaign Finance Reports | Williamson County, TX)**

OCTOBER (2026):

- “Notice of Drawing for Place on Ballot” – agenda must be posted / 2 members constitute a quorum **(SOS) (Form #3-1)**
 - Done in a public meeting.
 - Done with new deck of cards (*see minutes KG took on 2/26/24 at 11 a.m.*) removing jokers, aces & face cards – Candidate with highest card drawn will be first on the ballot, etc. for places 1, 2 and 3. If a candidate is not present for the drawing, a member of the District’s Admin department will draw a card on their behalf (*See document from May 4, 2024 meeting*)
 - The Secretary or Presiding Officer of the CAD are responsible for conducting the drawing.
 - Must send the Notice of Drawing for Place on Ballot” to Elections Office for posting on their website. Also post on the District’s website.
 - Notify each candidate via email and phone. *We sent certified mail as well in 2024. We will do this again.*

- Post candidate information on the District’s website. **(SOS) (Web Posting Requirements)**

- Proof precinct information sent by Elections office. **(EA)**

OCTOBER (2026) (continued):

- At the Canvassing Board Meeting – the Board Chair to announce the official outcome / winners of each place – Place 1, Place 2, Place 3. **(SOS)**([Canvassing and Post-Election Requirements](#))

NOVEMBER (2026):

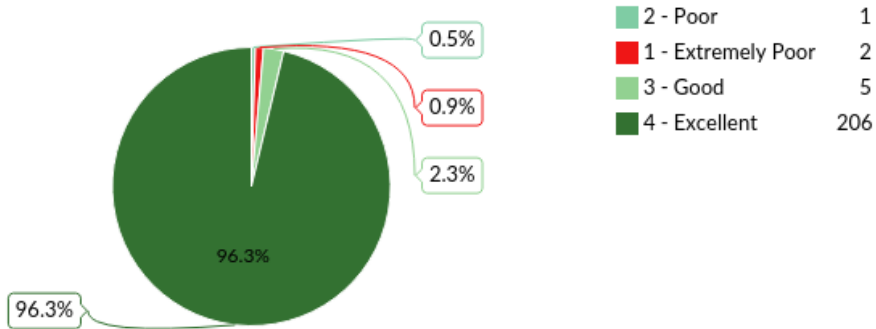
- Order of Events Following Election: **(SOS)**([Canvassing and Post-Election Requirements](#))
 - Election is canvassed at open meeting (2 members = quorum)
 - Certificate of Election is issued to new publicly elected members **(Form #23-1)**
 - Statement of Officer is completed (to be filed locally) **(Form #2201, aka #23-3)**
 - Newly elected officers take Oath of Office (January) **(Form #2204, aka #23-2)**
 - After taking oath, newly sworn officers may assume the duties of their office (January)
- At January (2027) meeting, all publicly elected will draw lots to determine which shall serve a 2-year term and which two will serve a 4-year term. **(SOS)(Legislature)**
- Vacancies are filled by a majority vote of the Board. The person filling the vacancy must meet the qualifications required of an elected Director at a general election. The Director filling the member’s vacant position will serve the remainder of the term. **(Legislature)**
- Certificate of Election – create for each publicly elected member. **(SOS) (Form #23-1)**
- See “Canvassing & Post Election Activities” document. **(SOS) (Canvassing and Post-Election Requirements)**
- Ensure Oath docs listed above are returned prior to start of January meeting and prep docs **(Texas Constitution)**
- Place on the District’s Website under Elections page: **(SOS/EA) (Web Posting Requirements)**
 1. Election Results Summary
 2. Election Results by Precinct
 3. Resolution Number (YEAR-#)
- See Secretary of State Canvassing & Post-Election Procedures. **(SOS) (Canvassing and Post-Election Requirements)**

JANUARY (2027):

- See “Oath Procedures” **(Texas Constitution)**
- Open Government Training – remind new members they have 90 days from date of appointment to obtain this training. **(State Law ~ Government Code: 551.005 & 552.012)**

Knowledgeable

2026 Knowledgeable: CS Staff

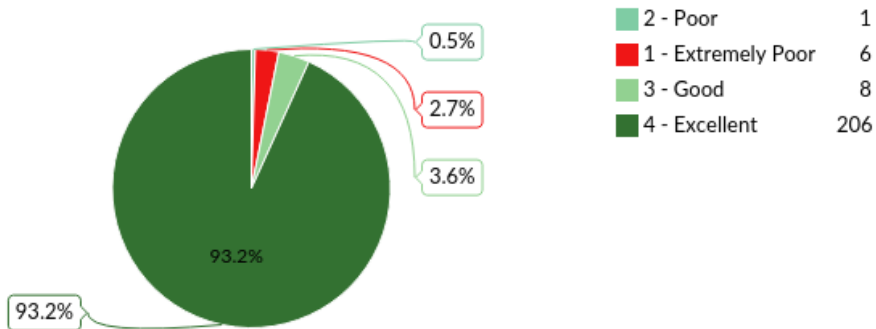


Good+Excellent
98.60%

2026 Knowledgeable: CS Staff cont.

Rating	Count	Percent
4 - Excellent	206	96.3%
3 - Good	5	2.3%
2 - Poor	1	0.5%
1 - Extremely Poor	2	0.9%
Grand Summary:	214	100.0%

2026 Knowledgeable: Appraiser



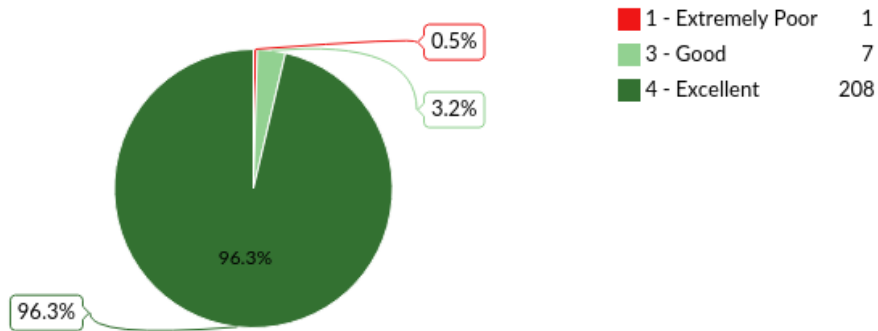
Good+Excellent
96.83%

2026 Knowledgeable: Appraiser cont.

Rating	Count	Percent
4 - Excellent	206	93.2%
3 - Good	8	3.6%
2 - Poor	1	0.5%
1 - Extremely Poor	6	2.7%
Grand Summary:	221	100.0%

Professional and Attentive

2026 Professional & Attentive: Customer Service Staff

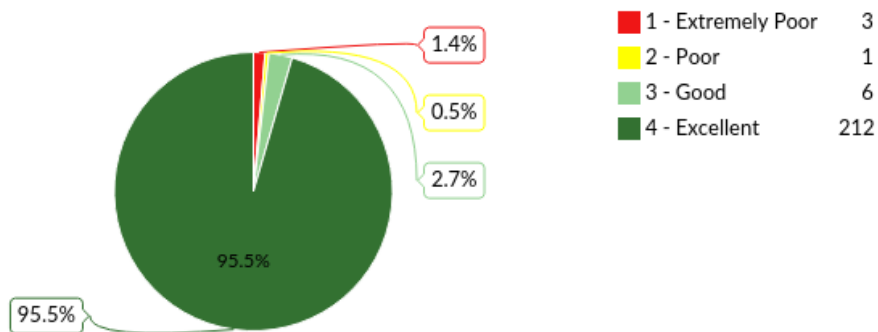


Good+Excellent
99.54%

2026 Professional & Attentive: Customer Service Staff cont.

Rating	Count	Percent
4 - Excellent	208	96.3%
3 - Good	7	3.2%
1 - Extremely Poor	1	0.5%
Grand Summary:	216	100.0%

2026 Professional & Attentive: Appraiser



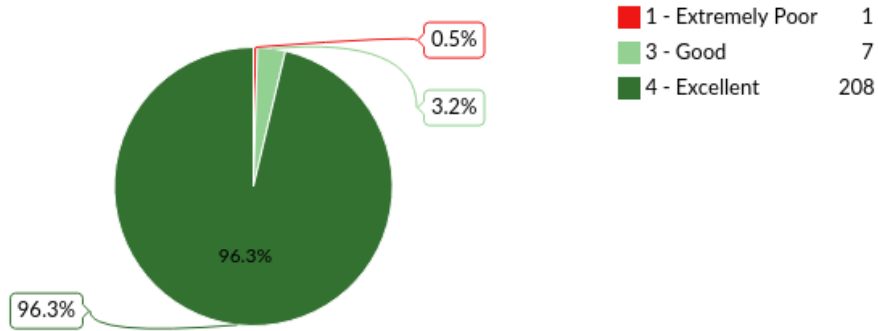
Good+Excellent
98.20%

2026 Professional & Attentive: Appraiser cont.

Rating	Count	Percent
4 - Excellent	212	95.5%
3 - Good	6	2.7%
2 - Poor	1	0.5%
1 - Extremely Poor	3	1.4%
Grand Summary:	222	100.0%

Promptness of Service

2026 Promptness of Service: Customer Service Staff

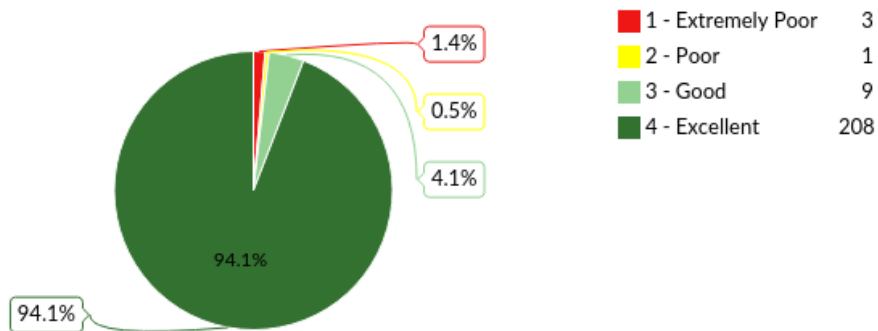


Good+Excellent
99.54%

2026 Promptness of Service: Customer Service Staff cont.

Rating	Count	Percent
4 - Excellent	208	96.3%
3 - Good	7	3.2%
1 - Extremely Poor	1	0.5%
Grand Summary:	216	100.0%

2026 Promptness of Service: Appraiser



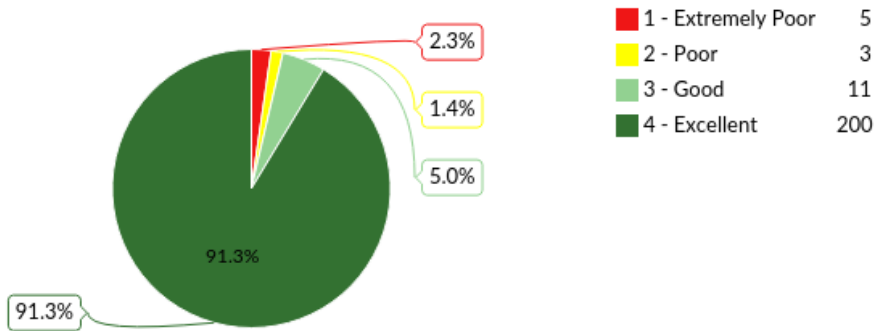
Good+Excellent
98.19%

2026 Promptness of Service: Appraiser cont.

Rating	Count	Percent
4 - Excellent	208	94.1%
3 - Good	9	4.1%
2 - Poor	1	0.5%
1 - Extremely Poor	3	1.4%
Grand Summary:	221	100.0%

Explanation of Value

2026 Explanation of Value



Good+Excellent
96.35%

2026 Explanation of Value cont.

Rating	Count	Percent
4 - Excellent	200	91.3%
3 - Good	11	5.0%
2 - Poor	3	1.4%
1 - Extremely Poor	5	2.3%
Grand Summary:	219	100.0%

Start time	Protest Reason	How can we improve your future experience?	In reference to your feedback written in the box above (if applicable), was your feedback:
6/3/2026	Property value	Its all good.	Positive
5/28/2026	Property value	It is good	Positive
5/28/2026	Both	all good	Positive
5/28/2026	Both	The information we received wasn't accurate or realistic with the market value.	Negative
5/28/2026	Both	He explained things well even if I disagreed with the compatability index values.	Positive
5/28/2026	Both	Everything was great from the moment I walked in.	Positive
5/28/2026	Both	Take the true comps and pay attention to value. I feel this process is pretty much a racket.	Feedback
5/28/2026	Property taxes	She was wonderful and listened to me thoroughly. She made sure that everything looks good and appraised according to market.	Positive
5/28/2026	Both	I had prompt service and a good experience. I appreciate his expertise.	Positive
5/28/2026	Property taxes	Everyone was very helpful and respectful.	Positive
5/28/2026	Property value	Appraiser was not giving respect.	Negative
5/28/2026		Excellent.	Positive
5/28/2026	Property taxes	He was great. Very meticulous.	Positive
5/28/2026	Property value	Look at my notes on my chart. I will never fix condition.	Feedback
5/28/2026	Both	Great customer service!	Positive
5/28/2026	Property taxes	Update tax code to use current market value trends & not just 1 month in the current year.	Positive
5/28/2026	Property value	Customer service rep was a bit snooty - understand you don't know my property but what was said seemed a little out of context like referring to my property on the west side vs the east. Customer Service needs compassion.	Positive
5/27/2026	Property value	Thanks for listening and helping me out	Positive
5/27/2026	Both	She made my first experience so easy. She is wonderful.	Positive
5/27/2026	Both	he was very helpful as well with customer service.	Positive
5/27/2026	Property value	He was great.	Positive
5/27/2026	Property value	I prefer a panel of government employees. The panel (lone in particular) was negative from the moment I walked in.	Negative
5/27/2026	Property value	Everything was great, quick friendly service.	Positive
5/27/2026	Both	all good	Positive
5/27/2026	Property value	Help her with her esignature pad. You can't see the signature when you sign.	Feedback
5/27/2026	Property taxes	She was very polite and engaging. She explained everything very well.	Positive
5/27/2026	Property taxes	Help with appraisee suggested comp comparisons	Feedback
5/27/2026	Both	Better website experience	Feedback
5/27/2026	Both	An excellent representative & polite.	Positive
5/27/2026	Property value	Honor CD sales prince... strong indication of market value!	Negative
5/27/2026	Both	Please provide more ways to submit evidence: pics, letters, etc.	Feedback
5/27/2026	Both	Lower taxes so we don't have to move!	Positive

5/27/2026	Both	It was wonderful! He explained well for me to understand my property value!	Positive
5/27/2026	Both	Everything was very smooth & painless. He was great.	Positive
5/27/2026	Both	Schedule online myself	Feedback
5/27/2026		Everything was excellent.	Positive
5/27/2026	Both	He was knowledgeable and friendly. Even though my comps were not very good, he showed me how to better prepare for next year.	Positive
5/27/2026	Both	Using same comps for the same model in same subdivision to have the accurate market value under equal and uniform Texas provision.	Positive
5/27/2026	Property value	Informal session was very professional. Formal session was rushed and curt.	Positive
5/27/2026	Property value	Great job!	Positive
5/27/2026	Property value	All good	Positive
5/27/2026	Property value	Good experience.	Positive
5/27/2026	Both	Look for (??) compliant areas that have issues. This affects home values.	Feedback
5/27/2026	Both	He was not listening and didn't ask for proof even if I was giving him.	Negative
5/27/2026		This is my last time to protest myself! Tax sys is so bad, and tax office is not helping. Will hire company for all future protests.	Negative
5/27/2026	Property value	Someone to escort the visitors to the state member's desk so the state member's time can be saved. scalable.	Feedback
5/27/2026	Property taxes	Representatives should explain like She did, thank you.	Positive
5/27/2026		Very efficient process!	Positive
5/27/2026	Both	Take into acct how old some of these homes are & are not worth the appraised amount! (She was amazing!)	Positive
5/27/2026	Both	Experience excellent	Positive
5/27/2026	Property value	Sophia did a great job	Positive
5/27/2026	Both	She is great! Couldn't have a better experience for the first time protest.	Positive
5/27/2026	Both	No complaints.	Positive
5/27/2026	Property value	Very friendly and helpful. They both demonstrated a sincere effort to help me to meet my needs. Thank you.	Positive
5/27/2026	Both	Not a fair treatment in determining the property value - needs improvement in the system.	Negative
5/27/2026	Property value	He was super awesome & informative. Thank you so much for helping me understand!	Positive
5/27/2026	Property value	Hire more appraisers like Tien.	Positive
5/27/2026	Property value	He didn't even listen to what I had to say - never once looked at evidence. He was a waste of time.	Negative
5/27/2026	Both	The comparability index makes no sense. The homes I was compared to are newer and upgraded.	Negative
5/27/2026	Property value	He was excellent, professional, and knowledgeable, friendly. You're lucky to have him. Great customer service.	Positive
5/27/2026	Both	Well done.	Positive
5/27/2026	Both	Provide access to sales database.	Feedback
5/27/2026	Property taxes	Would have loved a more favorable outcome but understand the numbers and the process. She was great.	Positive
5/27/2026		Very helpful and friendly	Positive

5/27/2026		Thanks for educating me!	Positive
5/27/2026	Property value	She was great. Wait for ARB was quite long. Adjusted sales price not well explained.	Positive
5/27/2026	Property taxes	felt understood and	Positive
5/27/2026	Property value	Explain how my appraised value went up in a down market? Why can WCAD use outliers on the high side?	Negative
5/27/2026	Property value	Service was great and well explained	Positive
5/27/2026	Property value	She was excellent!!!	Positive
5/27/2026	Both	I live in the (??) and they assigned a neighbor code that has 10 mile comps.	Negative
5/27/2026		Data collection on the WCAD side is poor, they ignored my argument completely.	Negative
5/27/2026	Both	Excellent interaction with her.	Positive
5/27/2026		Very professional (??)	Positive
5/27/2026		Print MRA market info, try to print both sides to save paper.	Feedback
5/27/2026		Nothing, hire more people like her.	Positive
5/27/2026		The representative explained everything in a clear and courteous manner.	Positive
5/27/2026	Property value	Excellent experience, fully explained value and process. Very professional and friendly.	Positive
5/27/2026	Both	It was very clear and quick.	Positive
5/27/2026	Property taxes	Was a great experience.	Positive
5/27/2026	Both	He was amazing to work with. Thank you!	Positive
5/27/2026	Property value	Computer systems more reliable.	Positive
5/27/2026	N/A	Explain to seniors how property taxes work in Texas.	Positive
5/27/2026		Very pleasant experience.	Positive
5/27/2026	Property value	It was great	Positive
5/27/2026	Property value	He was very professional. Represents the county very well.	Positive
5/27/2026	Property value	It was actually fun :)	Positive
5/27/2026	Property taxes	Y'all were friendly and helpful - thank you.	Positive
5/27/2026	Both	Our property is unfairly rated as an R6, which was changed from an R5 starting this year. Please change our "R" class rating back to an "R5" class. He is awesome!! :) He did an excellent job! All 5 stars!	Negative
5/27/2026	Property value	This was an AG audit and He did a great job!	Positive
5/27/2026	Property taxes	She was fantastic! She took the time to explain everything to me since we have just moved here from Nevada. Made the experience very positive and easy.	Positive
5/27/2026	Both	Board trained by tax office so no way to win appeal. Board is friends with appraiser joking with them. Sad. Board does not use common sense or good judgement. Board member said would have to take away trans tax to all so easy just leave in place for all.	Negative
5/27/2026	Property value	She was great. Very helpful and kind.	Positive
5/27/2026	Both	During our online protest, there should be a way to attach files or (??) text.	Feedback
5/27/2026	Both	She was kind, professional, respectful, responsive, and (??). She did a great job explaining everything!	Positive
5/27/2026	Property value	Both were very friendly, personable, helpful and knowledgeable.	Positive

5/27/2026	Both	Website + mailed appraisals are not very clear about informal protests in-person. This would really help a lot of people.	Feedback
5/27/2026	Both	Since the error was due to the third party error on our exemption, it would have been nice if we were notified of this error so we didn't have to come in for protest.	Positive
5/27/2026	Both	After evaluating the info I provided specific to my property, he provided a final value agreement that was mutually acceptable. Continue to focus on good customer service.	Positive
5/27/2026	Property value	In a different year, markets decline was reflected in appraisal however home builders "gave" 25k to 75k per home sale (mortgage buy downs, incentives, etc not reflected in comps)	Feedback
5/27/2026	N/A	Have appraiser available for customers during office hours.	Positive
5/27/2026	Property value	I have documentation that shows the valuation process is arbitrary. This problem does not give property owners confidence in the system. I welcome an opportunity to discuss further.	Negative
5/27/2026	Property taxes	Process was simple to follow and CS rep + appraisal staff was very friendly and knowledgeable. See no need to change. 5 star service!	Positive
5/27/2026	Property value	Staff are courteous and professional but process produces invalid results for rural mobile homes. My value should be between \$225k + \$300k, not \$400k	Positive
5/27/2026	Property value	It was all good, especially enjoyed him.	Positive
5/27/2026	Property value	He in the land dept is kind and fair, great to work with.	Positive
5/20/2026	Both	Everyone did great	Positive
5/15/2026	Property taxes	It should have gone down more. I needed more photos.	Negative
5/15/2026	Property value	It would be nice to know what higher indexes are (lower too) and what they mean. Why is my exact floor plan in some Sun City areas not valid comps? Why is price per sq ft not important? The computer aspect is not consumer friendly!	Feedback
5/15/2026	Property value	Keep doing what you're doing! She greeted me with a smile and was extremely nice during check-in. He was professional & personable - excellent customer service!	Positive
5/15/2026	Property value	My property has been listed for sale more than a year and prices/values are sinking fast and it is most similar to houses on my street or next that also sold low and are statistically out of range, but so is my house. They should be fair comparables but not allowed.	Negative
5/15/2026	Property value	Service was quick!	Positive
5/15/2026	Property value	The ability to replace comps online	Feedback
5/15/2026	Property taxes	Be more in line with real estate and bank assessments.	Feedback
5/15/2026	Both	No puede ser mejor. It couldn't be better	Positive
5/15/2026	Property value	More virtual appointments.	Positive
5/15/2026		She was awesome! Very knowledgeable.	Positive
5/15/2026		He is awesome and knowledgeable!	Positive
5/15/2026	Both	She was very informative and professional.	Positive

5/15/2026	Property value	He was very helpful and shared his knowledge. Thank you.	Positive
5/15/2026	Both	Be as willing to walk with me as well as you were today	Feedback
5/15/2026	Both	Same	Positive
5/15/2026		Very good	Positive
5/15/2026	Property value	Great explanation from appraiser	Positive
5/15/2026	Property value	Process is smooth. All information is clearly explained.	Positive
5/15/2026	Property value	Everything went smoothly.	Positive
5/15/2026	Property value	She was helpful in explaining that evidence needed was the actual MLS listing not just the sales price.	Positive
5/15/2026	Both	Have dialogue during hearing ARB	Feedback
5/15/2026	Property taxes	Easy to work with. Thank you.	Positive
5/15/2026	Both	Extending time allotment would be beneficial - He did a great job explaining and "crunching" numbers in allotted time.	Positive
5/15/2026	Property taxes	Everything OK, people are very worm here, thanks	Positive
5/15/2026	Property value	Appraiser is very knowledgeable & have lots of patience. She is amazing.	Positive
5/15/2026	Both	None. Great job!	Positive
5/15/2026	Both	Provide more info ahead on how the values are determined.	Positive
5/15/2026	Property taxes	Give more compare (??) sale properties in the CAD evidence.	Feedback
5/15/2026	Both	Needed a manager to do her job. Waited 10 mins for her to go get her too.	Negative
5/15/2026	Property taxes	Maybe improve the info available on the website.	Feedback
5/15/2026	Property value	Allow current comps (closed April of current year)	Negative
5/15/2026	Both	It was great!	Positive
5/15/2026	Property taxes	He did an excellent job of explaining the process	Positive
5/15/2026	Both	She was excellent! Friendly and professional, very knowledgeable! Thanks for your help!	Positive
5/15/2026	Property value	Both people I worked with were very professional and helpful. Great experience!	Positive
5/15/2026	Property value	Excellent employee experience.	Positive
5/15/2026	Both	The website I struggled with. Had to look at a number of tabs to find where the protest form was.	Feedback
5/15/2026	Both	Lower our taxes. They are too high. Your employees are great, your taxes are not!	Feedback
5/15/2026	Both	Fair	Positive
5/11/2026	Property value	All excellent	Positive
5/11/2026	Both	She did excellent job.	Positive
5/11/2026	Property value	Appraiser was very professional, did a great job!	Positive
5/11/2026	Property value	She helped to review and help to find better comps and fix the right value.	Positive
5/11/2026	Both	Appreciate the process but not the verdict for the resident.	Positive
5/11/2026	Both	My sales price was 20,000 lower than the offered value. This was based on 01/26 but my sale was on 04/30/26.	Positive
5/11/2026	Both	Education on tax grid materials, how can homeowners know how appraisal office calculates value.	Positive
5/11/2026	Both	Property value should be considered based on current market trends.	Feedback
5/11/2026	Property value	great experience	Positive

5/11/2026	Property taxes	UNREASONABLE	Negative
5/11/2026		He was kind, thoughtful, helpful. Makes me glad I moved to Williamson County, thanks!	Positive
5/11/2026	Both	Appraiser was really great. Other appraiser was excellent. Went above & beyond.	Positive
5/11/2026	Both	She provided professional service and is very courteous. She is an excellent agent.	Positive
5/11/2026	Both	For layman, it's difficult to understand property value. Market value should be primary criteria in tax evaluation.	Feedback
5/11/2026		Called 512-930-3787: option 4 "homestead exemption help" was a recorded loop, option 7 "customer representative" was "invalid selection". Update phone prompts AND add a human rep.	Negative
5/11/2026	Property value	The seating arrangement in Appraiser office for the property owner needs improvement. Very hard to seat & look at monitor sideways for 15-30 mins.	Feedback
5/11/2026	Property value	He did a great job explaining my Ag info to me.	Positive
5/11/2026	Property value	Provide more useful information on the comparable sales report.	Feedback
5/4/2026	Property value	Based on my experience today, I believe everything went very well.	Positive
5/4/2026	Both	Great service and informative. Online had scheduling problems.	Positive
5/4/2026	Both	Both were very helpful. My situation is extremely difficult and they handled it with compassion and empathy.	Positive
5/4/2026	Property value	Keep doing what you're doing	Positive
5/4/2026	Both	When calculating property value, look at sold properties not purchased from the builder.	Positive
5/4/2026	Property taxes	No comments - everyone is very helpful.	Positive
5/4/2026	Property value	Tax me on what I paid for the property at the foreclosure auction.	Positive
5/4/2026	Both	Perhaps it was the weather, however having the name appear with a marked station like the tax assessor's office would help the clerks. Right now they must holler around the wall to get one's attention. Please consider this for those who are hard of hearing :)	Feedback
5/4/2026		Fire these people, use AI, save money for people/state, no need for WCAD, extremely arrogant and dumb.	Negative
5/4/2026	Property value	Not make this like a car buying experience.	Negative
5/4/2026	Property value	Very prompt service.	Positive
5/4/2026	Property value	Friendly and patient in explaining details.	Positive
5/4/2026	Both	Very helpful people! Applied for homestead!	Positive
5/4/2026	Property taxes	Go back to the old ways.	Feedback
5/4/2026	Both	It was awesome! I was expecting DMV slog - this was fast, both were courteous and professional.	Positive
5/4/2026	Property taxes	Lower property taxes.	Feedback
5/4/2026	Both	Reduce taxes and have more realistic value.	Positive
5/4/2026	Both	Our agent was kind and courteous and gave us information that helped very much.	Positive
5/4/2026	Property value	Nothing!	Positive
5/4/2026		She was very informative and helpful for next year's filing.	Positive

4/28/2026	Property taxes	The online appraisal system did not work. I tried to accept the revised appraisal, but it was grayed out and could not be used. He had to send me a separate email to accept the appraisal.	Feedback
4/28/2026	Both	Thank you, everyone we spoke with was wonderful and accommodating. 4 employees interacted with us through the process. All wonderful.	Positive
4/28/2026	Both	If you could increase the file size limit on the website.	Feedback
4/28/2026		I hope that WCAD can use MLS data to measure the market value.	Feedback
4/28/2026	Property value	All staff professional, courteous, and knowledgeable. Prompt timing for appointment.	Positive
4/28/2026	Both	Maybe a short video of the process. Every person I spoke with was friendly and great!	Positive
4/28/2026	Both	We loved her, she did great.	Positive
4/28/2026	Property taxes	She was awesome to work with! So friendly and helpful!	Positive
4/28/2026	Both	I was unable to upload documents or give reason for online protest and it was auto-rejected.	Negative
4/28/2026		Try to listen to the customer.	Negative
4/28/2026	Property taxes	Bad comps. Will not take in current evidence.	Negative
4/28/2026	Both	Property value should be based on SC-FT, not the whole house because some houses are big, some are small, cannot be the same.	Feedback
4/28/2026	Property taxes	She was very knowledgeable and extremely patient. Thank you so much!	Positive
4/28/2026	Property taxes	Make the protest experience online, maybe a zoom call.	Positive
4/28/2026	Property taxes	Train everyone like Christina.	Positive
4/28/2026	Property value	It was a great experience. Very helpful.	Positive
4/28/2026	Property taxes	More informative appraiser.	Negative
4/28/2026	Both	She was very helpful and fast.	Positive
4/28/2026	Property value	He was very personable and courteous.	Positive
4/28/2026	Property value	Offer more virtual appointments.	Positive
4/28/2026	Property taxes	he was very helpful and made a lot of sense!	Positive
4/28/2026		Very nice and easy :)	Positive
4/28/2026		Excellent service.	Positive
4/28/2026	Property taxes	Difficulty with initial call center. No pauses, language barrier.	Negative
4/28/2026		She was awesome to work with.	Positive
4/28/2026	Both	Please follow your own "weighted sales value". Your numbers are way above your weighted sales value, this is unfortunate for us.	Negative
4/28/2026	Property value	She would (??) to see the true value. She is super knowledgeable.	Positive
4/28/2026	Property taxes	Excellent service and promptness	Positive
4/28/2026	Both	Great data sharing.	Positive
4/23/2026	Property value	All good!	Positive
4/21/2026	Property taxes	I wonder if online appointments could be available - would cut out driving. Just a thought.	Feedback
4/21/2026		She was so patient and explained so that I could understand. Ty!!!	Positive
4/21/2026	Both	They were all very nice and helpful.	Positive

4/21/2026		The website explaining the process is very confusing and in multiple sites. Hard to navigate.	Negative
4/21/2026	Property value	The website explaining the process is very confusing and in multiple sites. Hard to navigate.	Negative
4/21/2026	Both	Cannot think of anything.	Positive
4/21/2026	Property value	Calling comps I brought as outliers when their survey is not right.	Negative
4/21/2026		All good	Positive
4/21/2026	Property value	Thank you for your patience and kindness!	Positive
4/21/2026		She was a pleasure and very helpful. Board was horrible.	Positive
4/21/2026	Both	Everyone was excellent.	Positive
4/21/2026	Both	Was exceptional.	Positive
4/21/2026	Property value	Was exceptional.	Positive
4/21/2026	Both	Surprisingly happy with how informative She was and so helpful.	Positive
4/21/2026	Both	Good	Positive
4/21/2026	Both	Appraiser can (??) evidence instead of saying the evidence provided (??) sufficient.	Negative
4/21/2026		Thank you	Positive
4/21/2026	Both	Make sure people know they need MLS#, price, closed date before coming.	Feedback
4/21/2026		Great service. Thank you.	Positive
4/21/2026		Great people pleasure to work with them.	Positive
4/21/2026		ARB Board showed little genuine interest. The process was perfunctory. Just a rubber stamp.	Negative
4/21/2026	Both	ARB Board showed little genuine interest. The process was perfunctory. Just a rubber stamp.	Negative
4/21/2026	Both	We felt that everything was handled in a professional way.	Positive
4/21/2026	Both	Appraiser was new and still in training. I was provided with the technical detail I wanted in proper form. Everyone was timely and courteous!	Positive
4/21/2026	Property value	Make online 15 days instead of 5 so I do not have to drive in.	Negative
4/21/2026	Both	Website could be better and have saved me the trip	Feedback
4/21/2026	Property value	Great experience	Positive
4/20/2026	Both	Keep up the good work.	Positive
4/20/2026	Both	Everything was explained in a way I was able to understand. Both ladies were very patient and respectful.	Positive
4/20/2026	Property taxes	Extremely helpful and very fair-minded	Positive
4/20/2026	Property value	Great experience for first time.	Positive
4/20/2026	Property value	Both were very helpful, very professional! Made the process/visit very easy.	Positive
4/20/2026	Property value	Cannot think of a thing. Due to me not having paperwork and coming during lunch, I had to return three times. Every single person was so nice and professional. Great experience.	Positive
4/20/2026	Both	Train the employee to become more professionally ready	Negative
4/20/2026	Property taxes	Denial of exemption protest	Positive
4/20/2026	Both	It was very hard for me to call back to the customer service supervisor to make an appointment. Only able to leave a message.	Negative

4/20/2026	Property value	Explain tax codes	Negative
4/20/2026		Great team!	Positive
4/20/2026	Property value	They were both professional and kind	Positive
4/20/2026	Property value	They were both professional and kind	Positive
4/20/2026	Property value	Excellent service	Positive
4/20/2026	Property taxes	Went smoothly	Positive
4/20/2026	Property taxes	Experience was great. Keep up the good work!	Positive
4/20/2026	Property taxes	Experience with the staff was great. A notice on recommended documents, i.e. sales, neighbors' appraisals, etc. would be great.	Positive
4/20/2026	Both	Appraiser spoke 4 sentences, non human style, might as well have been an AI bot.	Negative
4/20/2026	N/A	Excellent. She answered all my questions about exemptions. She is very personable and explained her answers well.	Positive
4/20/2026	Property taxes	Good	Positive
4/20/2026		She is the best!	Positive
4/20/2026	Property value	Excellent!	Positive
4/20/2026		She was shadowing Him but was very much a part of the process.	Positive
4/20/2026	Property value	She was great! Very patient.	Positive
4/20/2026		This guy need a raise!!!	Positive
4/20/2026	Property value	All contact with employees here exceeded expectations!! Liz and He are great ambassadors for this office. PS He is a great entertainer	Positive
4/20/2026	Both	Don't use homogeneous neighborhood land valuations. My property is smaller than comps yet valued the same.	Negative
4/20/2026	Both	It was great!	Positive
4/20/2026	Property value	He was very attentive, professional, and knowledgeable. He explained everything in detail about my home value.	Positive
4/20/2026		Incredible experience!	Positive
4/20/2026	Property value	Incredible experience!	Positive
4/20/2026	Property taxes	Excellent, professional service	Positive
4/20/2026	Property taxes	Accept information as to Ag Use - sine 1949. Nothing changed - no need for trip in to WCAD. Could have looked on google and seen still in Ag.	Negative
4/20/2026	Both	Jason was wonderfully cordial and helpful. Thanks, Jason!	Positive

4/17/2026	Property value	<p>On your online form "How to Prepare for Protest Hearing: Real Property" let home owners know that they should look first for comps within the same neighborhood code. A very useful tip that the first person I talked to did not provide! Land value methodology is unrealistic, no one when buying a home calculates the value per square foot or even for a 1 acre lot and then adjusts what they are willing to pay for a comparable home based upon the extra percentage of incremental land! When a lot is slightly larger and if as in my case, the lot is a 1.49 acre lot and most of that is a drainage ditch, no one including myself values the extra deep drainage ditch as additional value. In addition, when doing comps, Wilco does not factor in the condition of landscaping or grass vs. weeds which makes a substantial difference in valuation and cost to bring those two homes to the same valuation and appeal to a buyer. It would take well over \$100,000 to bring my home up to the much more common landscaping standards seen in most lawns in my neighborhood. Wilco needs to make these distinctions when valuing properties and not use a cookie cutter approach as these distinctions do affect what a buyer will pay and a buyer does not assume a 1.2 acre lot increases what they are willing to pay for the land value by an extra 20%. And even if they were willing to pay a little more, the dollar value for the additional incremental acreage would not be at the same value as the 1 acre lot and would be substantially discounted as the lot size increased.</p>	Negative
4/9/2026	Property taxes	<p>the virtual hearing process needs to be fixed. I was waiting over an hour before having to call the customer service line to get someone connected with me.</p>	Positive

**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>									
SR Apartments LLC	Rushcreek at Star Ranch	24-2208-C395	9/13/24	2024	45,040,538	36,500,000	-8,540,538	32,600,000	AJ 5/26/26
					45,040,538	36,500,000	-8,540,538		

**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
<u>FINALIZED LAWSUITS</u>							
2195CR105 LLC	25-1653-C480	2025	2,053,875	2,053,875	0	1,825,000	<i>Nonsuit 5/5/26</i>
FPG TOH OWNER LP (TOWER OF THE HILL)	25-2461-C480	2025	47,000,000	32,000,000	-15,000,000	21,700,000	<i>AJ 5/1/26</i>
CAMDEN PROPERTY TRUST (Camden La Frontera)	25-2054-C480	2025	64,817,748	62,250,000	-2,567,748	53,500,000	<i>AJ 4/22/26</i>
N MAYS GEORGETOWN OWNER LLC (CAROLINE AT GEORGETOWN)	25-2092-C480	2025	67,192,379	57,000,000	-10,192,379	56,210,000	<i>AJ 5/7/26</i>
TECO-WESTINGHOUSE MOTOR CO (TX-WILLIAMSON COUNTY)	25-1983-C480	2025	55,644,101	43,850,000	-11,794,101	35,300,000	<i>AJ 5/7/26</i>
AMU ENTERPRISE LLC	25-1765-C395	2025	2,652,558	2,000,000	-652,558	1,900,000	<i>AJ 5/11/26</i>
JJABC LP	25-1772-C26	2025	794,179	750,000	-44,179	720,000	<i>AJ 5/11/26</i>
BLUE SPRINGS BUSINESS PARK, LLC	25-2582-C395	2025	18,159,979	16,250,000	-1,909,979	10,479,000	<i>AJ 5/11/26</i>
Mayfair Equities LLC	25-1645-C395	2025	1,596,716	1,425,000	-171,716	1,375,000	<i>AJ 5/11/26</i>
LTTG Inc	25-1642-C395	2025	2,090,000	2,015,000	-75,000	1,900,000	<i>AJ 5/11/26</i>
JD Swanson Properties LP	25-1641-C395	2025	812,079	775,000	-37,079	775,000	<i>AJ 5/11/26</i>
FABIAN HERNANDEZ	25-2746-C395	2025	3,127,268	3,000,000	-127,268	2,850,000	<i>AJ 5/11/26</i>
SOP 11200 LAKELINE BLVD, LLC (Parkline at Lakeline)	25-2154-C425	2025	19,105,117	13,500,000	-5,605,117	11,000,000	<i>AJ 4/22/26</i>
BOARDWALK ROUND ROCK, L.P.	25-2322-C395	2025	39,135,250	36,000,000	-3,135,250	34,202,139	<i>AJ 5/11/26</i>
DKC PROPERTY INVESTMENTS INC	25-2410-C26	2025	3,445,975	3,325,000	-120,975	3,217,000	<i>AJ 5/11/26</i>
Talbot Commons LLC	25-1659-C26	2025	1,559,241	1,475,000	-84,241	1,250,000	<i>AJ 5/11/26</i>
FUND BRUSHY CREEK, LLC (Camden Brushy Creek)	25-2056-C26	2025	54,421,548	52,000,000	-2,421,548	49,580,000	<i>AJ 5/6/26</i>
Joshua L Richards	25-1556-C26	2025	1,615,000	1,550,000	-65,000	1,535,000	<i>AJ 5/11/26</i>
FAIRWAYS AT STAR RANCH I LLC & FAIRWAYS AT STAR RANCH II LLC (Fairways at Star Ranch I and II Apartments)	25-1988-C395	2025	69,750,000	66,000,000	-3,750,000	57,500,000	<i>AJ 4/27/26</i>
UDR LAKELINE VILLAS LLC (Lakeline Villas)	25-1920-C26	2025	65,250,000	61,500,000	-3,750,000	55,900,000	<i>AJ 4/29/26</i>
SOUTHWESTERN UNIVERSITY	25-1586-C480	2024	26,805,900	26,805,900	0	<i>N/A - Ag only</i>	<i>AJ 5/7/26</i>
Harbor Hospice Land Investors of Austin LP	25-1618-C26	2025	4,121,561	4,075,000	-46,561	3,900,000	<i>AJ 5/11/26</i>
COSTCO WHOLESALE CORP.	25-2396-C26	2025	18,349,280	16,500,000	-1,849,280	13,375,000	<i>AJ 5/11/26</i>
LIMIN PROPERTIES LTD	25-2189-C368	2025	5,281,761	4,881,761	-400,000	4,535,000	<i>AJ 5/11/26</i>
HWY Property LLC	25-1638-C368	2025	5,229,420	5,050,000	-179,420	4,900,000	<i>AJ 5/11/26</i>
SKF MAYS LLC	25-2205-C480	2025	2,009,883	1,825,000	-184,883	1,550,000	<i>AJ 5/11/26</i>

**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
JAIME ROBERTO FERNANDEZ & REYNALDO LEON	25-1770-C480	2025	2,930,119	2,450,000	-480,119	2,000,000	AJ 5/11/26
DOOR HOSPITALITY LAKELINE LLC	25-2023-C368	2025	5,540,700	5,400,000	-140,700	3,736,056	AJ 5/11/26
DPS Georgetown 2000 LLC	25-1720-C480	2025	4,268,814	4,000,000	-268,814	None	AJ 5/11/26
SUN DEVELOPMENT LP	25-2207-C480	2025	901,610	875,000	-26,610	None	AJ 5/11/26
CFT NV DEVELOPMENTS LLC	25-1766-C480	2025	1,731,020	1,625,000	-106,020	1,575,000	AJ 5/11/26
OIKOS AUSTIN REALTY LLC	25-2412-C480	2025	3,529,140	3,440,000	-89,140	3,351,000	AJ 5/12/26
TIGER AUSTIN AQUARIUM LP, TIGER AUSTIN ROUND ROCK LP, AND BRE/ESA P PORTFOLIO TXNC PROPERTIES LP(Extended Stay)	25-3086-C480	2025	22,502,387	20,904,283	-1,598,104	20,269,647	AJ 5/12/26
100 TK LLC	25-2745-C480	2025	9,600,000	7,550,000	-2,050,000	5,200,000	AJ 5/11/26
AUTOZONE TEXAS, L.P., AUTOZONE WEST, INC. AKA AUTOZONE, INC. AS OWNER AND LESSEE	25-1884-C480	2025	11,371,144	10,200,000	-1,171,144	7,895,976	AJ 5/14/26
RAINBOW PLAZA PARTNERS LP	25-3080-C480	2025	1,423,585	1,360,000	-63,585	1,100,000	AJ 5/19/26
NG Estate Hutto LLC	25-1646-C425	2025	3,450,000	3,225,000	-225,000	2,950,000	AJ 5/18/26
CFT NV DEVELOPMENTS LLC	25-1767-C425	2025	2,114,296	1,500,000	-614,296	1,475,000	AJ 5/18/26
CFT NV DEVELOPMENTS LLC	25-1768-C425	2025	1,954,667	1,450,000	-504,667	1,325,000	AJ 5/18/26
ROBERT L POWELL	25-2408-C425	2025	3,499,613	3,335,000	-164,613	3,290,000	AJ 5/18/26
AGAP LIBERTY HILL LLC (LIBERTY HILL- L096- AND-96)	25-2357-C368	2025	11,209,100	9,845,000	-1,364,100	9,294,000	AJ 5/14/26
ST DAVID'S HEALTHCARE PARTNERSHIP LP LLP	25-2695-C368	2025	5,353,415	5,050,000	-303,415	4,500,000	AJ 5/19/26
TREATY CREEK INVESTMENTS, LLC	25-2319-C368	2025	1,730,123	1,600,000	-130,123	1,425,000	AJ 5/11/26
CRP/SRE CEDAR PARK II OWNER LP (Vera Cedar Park Apartments)	25-2097-C480	2025	54,468,104	50,000,000	-4,468,104	43,713,000	AJ 5/20/26
BM22 LLC & AUSTIN15 LLC	25-2301-C26	2025	9,350	9,350	0	None	Partial Nonsuit 4/24/26
TEXAS ALPHA INVESTMENTS LP	25-2209-C368	2025	2,629,100	2,000,000	-629,100	1,900,000	AJ 5/25/26
ST DAVID'S HEALTHCARE PARTNERSHIP LP LLP	25-2727-C368	2025	44,000,000	43,000,000	-1,000,000	37,000,000	AJ 5/25/26
Halmar & Airport LLC	25-1691-C395	2025	2,460,442	2,300,000	-160,442	2,200,000	AJ 5/26/26
Strategic Entertainment Group	25-1600-C368	2025	10,431,930	7,200,000	-3,231,930	6,400,000	AJ 5/25/26
Lawsuits by Cause Number:	49		789,129,477	706,175,169	-82,954,308		
Lawsuits by Accounts	106						

BAs with Property Details

Request #	QuickRefID	Tax Year	Department	Property Owner	Hearing Date	Arbitration Status	ARB Order Value	Property Owner Value	Midpoint Value	Results	Award Value
RBAP-049193	R019177	2025	Land/Ag	GROBA MARK D	31-Jul-2026	Hearing Scheduled	\$ 776,911.00	\$ 300,000.00	\$ 538,456.00		
RBAE-035110	R031694	2025	Land/Ag	WATERSTONE TYLERVILLE LP	02-Jun-2026	Hearing Scheduled	\$ 1,345,834.00	\$ 700,000.00	\$ 1,022,917.00		
RBAE-047224	R306661	2025	Commercial	KAYMAC I LTD	08-May-2026	Determination	\$ 2,542,903.00	\$ 1,600,000.00	\$ 2,071,452.00	In favor of PO	\$ 1,975,000.00
RBAE-037034	R022292	2025	Residential	MARTIN CHARLES S & PAULINE VILLANUEVA	05-May-2026	Determination	\$ 73,078.00	\$ 41,758.00	\$ 57,418.00	In favor of PO	\$ 41,758.00
RBAE-042948	R584466	2025	Commercial	JRB AUSTIN LIBERTY HILL LLC	05-May-2026	Determination	\$ 2,533,552.00	\$ 1,789,998.00	\$ 2,161,775.00	In favor of WCAD	\$ 2,850,000.00
RBAE-047228	R067528	2025	Commercial	KAYMAC II LTD	08-May-2026	Determination	\$ 3,304,459.00	\$ 2,965,643.00	\$ 3,135,051.00	In favor of WCAD	\$ 3,150,000.00
RBAP-038888	R065469	2025	Residential	BIRGANI ABRAHAM	21-May-2026	Determination	\$ 424,199.00	\$ 200,000.00	\$ 312,100.00	In favor of WCAD	\$ 366,000.00
RBAE-047226	R310807	2025	Commercial	KAYMAC I LTD	08-May-2026	Determination	\$ 3,645,378.00	\$ 2,209,013.00	\$ 2,927,196.00	In favor of WCAD	\$ 3,000,000.00

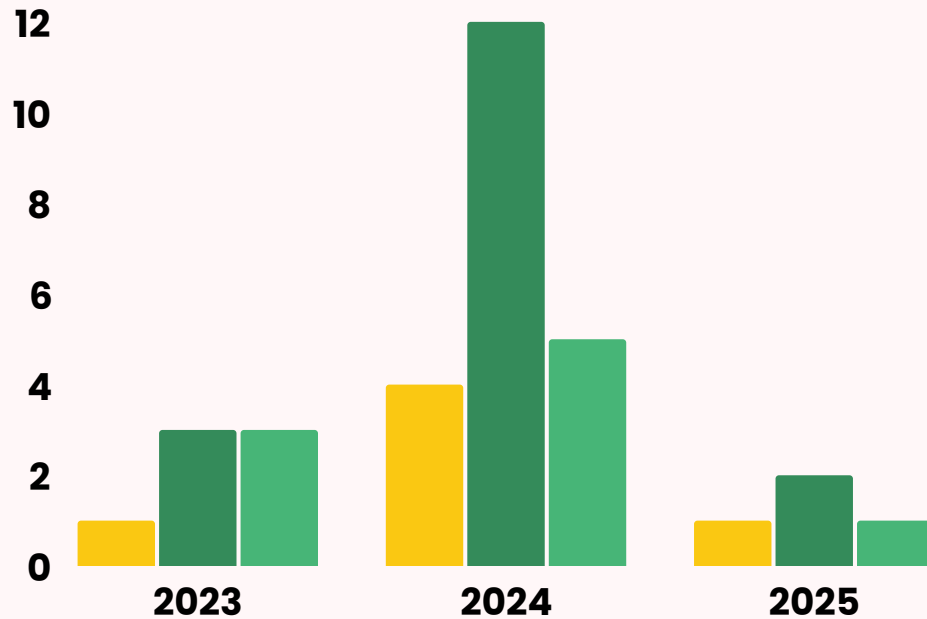
2025 CLOSED SINCE LAST BOD/PENDING

BAs with Property Details

Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	ARB Order Value	Property Owner Value	Midpoint Value
RBAE-049624	R014927	2026	Commercial	2ND ST TAYLOR LLC	Settlement Period	\$ 1,023,986.00	\$ 945,000.00	\$ 984,493.00
RBAE-049662	R470314	2026	Commercial	JD SWANSON PROPERTIES LP	Settlement Period	\$ 750,207.00	\$ 637,000.00	\$ 693,604.00
RBAE-049524	R078111	2026	Residential	PANDY TRUST	Settlement Period	\$ 352,666.00	\$ 310,000.00	\$ 331,333.00
RBAE-049664	R034001	2026	Commercial	CB POOLS INVESTMENTS LLC	Settlement Period	\$ 1,000,000.00	\$ 735,000.00	\$ 867,500.00
RBAE-049663	R014999	2026	Commercial	RICHARDS JOSH	Settlement Period	\$ 990,000.00	\$ 870,000.00	\$ 930,000.00
RBAE-049565	R012707	2026	Residential	CHERRY STEPHEN (TOD)	Settlement Period	\$ 233,691.00	\$ 155,196.00	\$ 194,444.00
RBAE-049522	R044429	2026	Residential	BUTLER VINCENT JOSEPH & JULI ANN	Settlement Period	\$ 465,041.00	\$ 380,000.00	\$ 422,521.00
RBAE-049625	R374371	2026	Commercial	TREETOP OWLS PROPERTIES LLC	Settlement Period	\$ 1,575,000.00	\$ 1,425,000.00	\$ 1,500,000.00
RBAE-049595	R402335	2026	Residential	UNAVAILABLE	Settlement Period	\$ 679,616.00	\$ 660,000.00	\$ 669,808.00
RBAE-049562	R037906	2026	Residential	TOBIAS AMY NICOLE & MATTHEW BRIAN	Settlement Period	\$ 1,158,424.00	\$ 777,777.00	\$ 968,101.00
RBAE-049623	R507749	2026	Commercial	RICHARDS JOSH	Settlement Period	\$ 943,821.00	\$ 850,000.00	\$ 896,911.00
RBAE-049507	R039019	2026	Residential	NALLEY JONATHAN & JILL	Settlement Period	\$ 359,962.00	\$ 173,000.00	\$ 266,481.00
RBAE-049564	R466441	2026	Residential	Stephen Cherry	Settlement Period	\$ 510,157.00	\$ 400,000.00	\$ 455,079.00

2026 RBA'S

Paul Johnson LBA Overview



Pending LBA: 6

Intent to file letters: 50 (approximate)

