

at 1:17 FILED o'clock PM

JUL 02 2026

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

BOARD OF DIRECTORS - ENTITY ELECTED

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

BOARD OF DIRECTORS - PUBLICLY ELECTED

MASON MOSES, SECRETARY
HOPE HISLE-PIPER
MIKE SANDERS



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, July 9, 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. Board of Director Recognition
- VI. Consultation with Attorney on Current Litigation
 - A. Lawsuit, Arbitration and SOAH Reports
- VII. Employee Health Insurance Presentation
- VIII. Taxpayer Liaison Officer's Report
 - A. Report on Property Owner Contacts
- IX. Consider Approval of Minutes of the Board of Directors for the:
 - A. Regular Meeting - June 11, 2026
- X. Consideration of Monthly Financials
- XI. 2027 Budget Workshop
 - A. 2027 Budget Review
- XII. Discussion and Possible Action on:
 - A. Assigned Obligated Funds
 - B. Order of General Public Board Election & Review of Process
- XIII. Chief Appraiser's Report
 - A. WCAD Presentations
 - B. Protest Season Update
 - C. Community Portal Update
 - D. Property Owner Surveys
- XIV. Board Agenda Additions for Future Meeting
- XV. Board Announcements
- XVI. Consideration and action on date, place, time for next/future meeting
- XVII. Adjournment

This notice was posted at the:
Appraisal District's Office on 7/2/2026 at 2:00pm

Amanda Chauiano
Appraisal District

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

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
Bhavin Hospitality LLC	Springhill Suites	24-2495-C26	9/30/24	2024	9,193,260	8,300,000	-893,260	7,300,000	<i>AJ in progress</i>
Electric Reliability Council of Texas Inc,	ERCOT	24-2166-C26	9/11/24	2024	47,500,000			35,000,000	
FSC Greenway Apartments Associates Limited Partnership (Bartz Ranch)	Bartz II	24-1897-C368	8/27/24	2024	61,005,087			36,619,325	
Kin, Inc. F/K/A Kohl's Inc. (Kohl's Stores #192, #510, and #1280)	Kohls	25-1557-C395	6/26/25 from 24-2326-C395	2024	12,963,570	11,000,000	-1,963,570	9,300,000	<i>AJ in progress</i>
Kin, Inc. F/K/A Kohl's Inc. (Kohl's Stores #192, #510, and #1280)	Kohls	25-1557-C395	9/4/25	2025	14,229,201	12,250,000	-1,979,201	None	<i>AJ in progress</i>
Lakeside Apartments Round Rock TX LLC, Enclave Apartments Round Rock TX LLC, Lynd Living Legends Apartments LLC, and Lynd Living Legends at Lakeline Apartments LLC	EX Denial case	24-2170-C395	9/11/24	2023	259,783,965			N/A EX Case	
Natasha Bernal et al	Residential	24-2421-C368	9/23/24	2024	4,689,419			None	
Round Rock Ranch Ltd	Land	22-1573-C425 25-1314-C425	8/6/24	2024	7,020,014			None	
SHREE Sai Saar LLC	Best Western Taylor Inn	24-2458-C368	9/26/24	2024	3,500,000			2,100,000	
SHREE Sai Saar LLC	Best Western Taylor Inn	24-2458-C368	8/22/25	2025	3,950,283			2,600,000	
Warner Gardens LP, Armory Warner LLC, & MF Warner LLC et al (The Warner Apartments)	The Warner Apts	24-1622-C368	8/12/24	2024	82,042,188			68,000,000	
WBW Single Land Investment LLC - Series 120, WBW Single Land Investment, LLC - Series 107, and Whitis Mustang Creek Ranch LLC	Land Transitional Residential & Land	24-2430-C368	9/24/24	2024	17,707,536			3,380,717	
					523,584,523				
Perdue, Brandon, Fielder, Collins & Mott LLP		6/25/2026							
<u>CURRENT LAWSUITS COUNT DETAILS</u>									
<u>COUNT BY LAWSUIT NAME</u>		<u>10</u>							
Commercial		6							
Land		2							
Business Personal Property		0							
Residential		1							
Exemption Denial		1							
<u>COUNT BY ACCOUNTS</u>		<u>26</u>							
<u>COUNT BY CAUSE #'S</u>		<u>10</u>							
Commercial		6							
Land		2							
Business Personal Property		0							
Residential		1							
Exemption Denial		1							

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>									
Kin Inc. fka Kohl's Inc (Kohl's Stores #192, #510, and #1280)	Kohls	25-1296-C480	5/28/25 from 20-1305-C368	2020	11,151,819	9,500,000	-1,651,819	6,825,000	AJ 6/15/26
Kin Inc. fka Kohl's Inc (Kohl's Stores #192, #510, and #1280)	Kohls	25-1296-C480	5/28/25 from 20-1305-C368	2021	11,867,329	10,250,000	-1,617,329	6,953,000	AJ 6/15/26
Kin Inc. fka Kohl's Inc (Kohl's Stores #192, #510, and #1280)	Kohls	25-1296-C480	5/28/25 from 20-1305-C368	2022	12,157,899	10,500,000	-1,657,899	None	AJ 6/15/26
Kin Inc. fka Kohl's Inc (Kohl's Stores #192, #510, and #1280)	Kohls	25-1296-C480	5/28/25 from 20-1305-C368	2023	12,873,156	11,000,000	-1,873,156	None	AJ 6/15/26
					48,050,203	41,250,000	-6,800,203		

Williamson Central Appraisal District
Current Lawsuits Tax Year 2025-26

LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
Tack Townhomes LLC	25-1033-C425	2025	14,814,340	13,500,000	-1,314,340	10,000,000	<i>AJ in progress</i>
SR Apartment LLC	25-1034-C395	2025	45,108,965	39,600,000	-5,508,965	35,800,000	<i>AJ in progress</i>
1225 Wolf Crossing LLC	25-1325-C395	2025	12,884,783			11,050,000	
Manhattan Beach Modern LLC & Sackley Staurt Trustee of The Sackley Family Trust	25-1324-C395	2025	11,756,246			8,500,000	
Motion Investment Properties LLC	25-1326-C26	2025	15,647,108			12,000,000	
Shell 195 Real Estate LLC	25-1657-C368	2025	1,042,654			None	
79 Alpha District Development LLC	25-1592-C26	2025	2,189,733			1,700,000	
4807 183A Toll LLC	25-1721-C425	2025	6,416,618			None	
Anchor Equities LTD	25-1747-C425	2025	6,700,000			None	
Robjacs LLC & 1908 Howard Lane LTD	25-1669-C425	2025	2,400,000			1,800,000	
Rock Nest Echo LLC & Rock Nest Jungle LLC	25-1749-C368	2025	2,290,786			None	
Valley View RV Park, LLC	25-1728-C395	2025	10,859,187			4,340,000	
Sonic Development of Central Texas	25-1667-C425	2025	1,282,422			None	
Sonic Development of Central Texas	25-1666-C395	2025	1,751,129			None	
TX Walker Investments LLC	25-1591-C425	2025	1,249,651			None	
Pre Leander Propco LLC (The Chloe Leander Apartments)	25-1771-C395	2025	55,000,000	50,250,000	-4,750,000	43,950,000	<i>AJ in progress</i>
51 Carpenter LLC	25-1784-C395	2025	852,273			None	
Hardeman Family Joint Venture LTD	25-1789-C480	2025	21,500,000			13,050,000	
AVALON WOLF RANCH LP (AVALON WOLF RANCH APARTMENTS)	25-1857-C395	2025	51,000,000			45,000,000	
LANDING AT ROUND ROCK ACQUISITION LLC	25-1852-C425	2025	132,950,000			110,000,000	
CHICK-FIL-A, INC., AS OWNER AND LESSEE	25-1889-C395	2025	5,347,600	4,700,000	-647,600	2,804,329	<i>AJ in progress</i>
CHICK-FIL-A, INC., AS OWNER AND LESSEE	25-1844-C395	2025	32,320,014			18,750,000	
FUND AMBER OAKS, LLC (Camden Amber Oaks)	25-1919-C395	2025	67,637,281	64,100,000	-3,537,281	60,000,000	<i>AJ in progress</i>
KIN, INC. F/K/A KOHL'S INC. (Kohl's Stores #192 and #510)	25-1933-C395	2025	19,121,341	17,600,000	-1,521,341	15,640,761	<i>AJ in progress</i>
UDR RED STONE RANCH LLC (Redstone Ranch)	25-1921-C395	2025	76,078,178	71,000,000	-5,078,178	64,400,000	<i>AJ in progress</i>
RS CEDAR PARK LLC & REP WARNER CP LLC & CEDAR PARK WSS LLC	25-1846-C425	2025	7,691,342	6,899,000	-792,342	6,115,000	<i>AJ in progress</i>

Williamson Central Appraisal District
Current Lawsuits Tax Year 2025-26

LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
APPLE NINE SPE ROUND ROCK, INC. AND APPLE TEN HOSPITALITY OWNERSHIP, INC.	25-1984-C425	2025	19,948,032	18,550,000	-1,398,032	13,280,000	<i>AJ in progress</i>
ARTISAN I LLC & ARTISAN II LLC (Artisan I and II Apartments)	25-1990-C368	2025	75,200,000			57,100,000	
LAS BRISAS LUXURY APARTMENT HOMES LLC (Las Brisas Apartments)	25-1987-C425	2025	76,300,000			64,600,000	
NORTH CREEK LUXURY APARTMENT HOMES LLC (North Creek Apartments)	25-1993-C395	2025	56,897,566	55,500,000	-1,397,566	54,900,000	<i>AJ in progress</i>
US PROPERTY INVESTMENT FUND TX I LP (Onyx183)	25-2015-C395	2025	75,750,000			None	
C&L GROUP, LLC	25-2039-C480	2025	6,116,883			2,700,000	
AUTOZONE TEXAS, L.P., AUTOZONE WEST, INC. AKA AUTOZONE, INC. AS OWNER AND LESSEE	25-2127-C425	2025	29,399,597			20,000,000	
CHALST INVESTMENTS LLC	25-2063-C395	2025	10,174,494			3,100,000	
GALLOPING ROAD WAREHOUSE LLC	25-1961-C368	2025	1,751,039			1,000,000	
LIBERTY HILL LAND PARTNERSHIP LTD	25-1962-C480	2025	17,405,172	14,757,468	-2,647,704	11,843,632	<i>AJ in progress</i>
LIBERTY HILL LAND PARTNERSHIP LTD	25-1963-C395	2025	14,861,915			13,531,222	
LIBERTY HILL LAND PARTNERSHIP LTD	25-1964-C26	2025	2,399,817			None	
LIBERTY HILL LAND PARTNERSHIP LTD	25-1967-C425	2025	4,529,017			None	
LIBERTY HILL LAND PARTNERSHIP LTD	25-1982-C395	2025	8,400,000			None	
NEW HOPE CORPORATE PARK I, LP	25-2008-C395	2025	70,013,650			28,562,182	
ROUND ROCK H-Z HIGHLAND LLC	25-1975-C425	2025	3,498,522			None	
SLATE LEANDER LP (Gramercy at Northline Apartments)	25-2096-C26	2025	71,500,000			56,200,000	
WEHBE NAJIB F	25-1958-C425	2025	922,647			None	
WHITESTONE BOULEVARD LTD	25-1965-C425	2025	12,155,005			10,150,000	
ATX OFFICE OWNER 6 LP	25-2133-C480	2025	70,971,108			17,250,000	
CARR RYAN RE 4 LLC AND CARR RYAN RE 5 LLC	25-2128-C425	2025	14,038,373			11,942,115	
CHESAPEAKE AUSTIN HOMES, LLC (Chesapeake Apartments)	25-2149-C480	2025	14,850,000			12,116,368	
FSC GREENWAY APARTMENTS ASSOCIATES LIMITED PARTNERSHIP (Bartz Ranch)	25-2156-C26	2025	59,395,000			None	
FSC ROCKING HORSE RANCH ASSOCIATES, LLC (Rocking Horse Ranch)	25-2155-C395	2025	71,300,000			None	
LAKELINE STATION OWNER, LLC (Tisdale at Lakeline Station)	25-2152-C368	2025	80,883,949			None	
RISING SPIRIT RV PARK, LLC	25-2139-C368	2025	6,928,420			3,300,000	

Williamson Central Appraisal District
Current Lawsuits Tax Year 2025-26

LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
KFG PALOMA, LLC (AmorRon 6)	25-2165-C368	2025	10,713,418	9,900,000	-813,418	8,100,000	<i>AJ in progress</i>
LARO PROPERTIES, L.P. (2711 Oakmont)	25-2164-C480	2025	8,674,249	8,000,000	-674,249	5,500,000	<i>AJ in progress</i>
LODGE MULTIFAMILY AUSTIN, L.P. (Lantower Round Rock Apartments)	25-2195-C26	2025	65,872,251			None	
RANDALL'S AS OWNER AND LESSEE	25-2201-C425	2025	16,516,727			8,988,443	
RESERVE UNIV LP (Reserve at Round Rock Apartments)	25-2193-C368	2025	49,402,234			41,200,000	
CSC 302 NORTH REALTY, LLC (302 North Apartments)	25-2153-C395	2025	24,482,981			None	
FM1460 STORAGE, LLC	25-2226-C480	2025	9,745,198			6,001,000	
FOREST CREEK MINI STORAGE	25-2231-C480	2025	13,498,661	11,200,000	-2,298,661	10,095,115	<i>AJ in progress</i>
JUNCTION STORAGE, LLC	25-2223-C480	2025	8,182,313			4,101,000	
RANDALLS FOOD & DRUGS LP	25-2204-C395	2025	13,048,607			9,364,662	
SHELL STORAGE, LLC	25-2224-C480	2025	7,810,630			4,301,000	
36 HUNDRED APARTMENTS, LLC	25-2269-C26	2025	81,000,000	77,000,000	-4,000,000	None	<i>AJ in progress</i>
BHAVIN HOSPITALITY LLC	25-2276-C395	2025	9,338,163			None	
BSR LAKELINE APARTMENTS, LLC	25-2273-C425	2025	91,000,000	81,000,000	-10,000,000	None	<i>AJ in progress</i>
CT HOTEL GROUP, LLC	25-2265-C26	2025	6,762,263			None	
OM NAMA AYAPPA, LLC	25-2275-C395	2025	8,067,475			6,620,236	
SUMMIT II AT RIVERY PARK LTD	25-2277-C425	2025	45,846,304	44,000,000	-1,846,304	None	<i>AJ in progress</i>
TRG AVERY CENTRE II OWNER LP	25-2271-C480	2025	56,000,000			None	
AG TWO ASPEN LLC (ASPEN LAKE 2)	25-2289-C480	2025	41,000,000	33,614,526	-7,385,474	30,500,000	<i>AJ in progress</i>
AUSTIN RED HILLS APARTMENTS, LP	25-2110-C395	2025	19,070,890			14,802,288	
BT-OH LLC (ROUND ROCK-PACKAGE CENTER)	25-1985-C395	2025	85,551,725	55,000,000	-30,551,725	41,600,000	<i>AJ in progress</i>
GAMA VENTURES LLC	25-2286-C395	2025	62,786,000			47,500,000	
HI JH ROUND ROCK TEXAS LP (BROADSTONE NORTH RIDGE)	25-2100-C368	2025	82,500,000	73,250,000	-9,250,000	68,950,000	<i>AJ in progress</i>
TRACTOR SUPPLY COMPANY OF TEXAS LP AS OWNER AND LESSEE	25-2293-C395	2025	23,253,526	20,800,000	-2,453,526	15,802,335	<i>AJ in progress</i>
PKC HOLDINGS LLC	25-2202-C425	2025	4,514,222			3,900,000	

Williamson Central Appraisal District
Current Lawsuits Tax Year 2025-26

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REGENCY DELL RANCH APARTMENTS, LLC (Regency at Dell Ranch)	25-2355-C480	2025	52,500,000			None	
MLVI MARTHA'S VINEYARD APARTMENTS, LLC (The Flats on San Felipe)	25-2353-C26	2025	48,750,000			None	
USCMF GLENHAVEN AT STAR RANCH LLC (Glenhaven at Star Ranch)	25-2354-C395	2025	82,000,000			None	
MADISON DELL RANCH APARTMENTS, LLC (Madison at Dell Ranch)	25-2356-C26	2025	38,900,000			None	
ROUND ROCK HOTELS LLC	25-2369-C425	2025	7,734,430			None	
KALAHARI RESORT & KR ACQUISITIONS LLC	25-2130-C368	2025	610,654,064			None	
PROPHET CAPITAL MANAGEMENT LTD	25-2120-C395	2025	9,918,074			None	
PROPHET CAPITAL MANAGEMENT LTD	25-2120-C395	2024	10,996,145			N/A - Ag only	
JANDAVE SERVICES INC	25-2185-C26	2025	5,560,000			4,750,000	
ABBEY-GEORGETOWN SLPO, LLC	25-2391-C368	2025	55,620,324			50,631,000	
COSTCO WHOLESALE CORP.	25-2394-C395	2025	3,760,821			1,578,616	
AVBH LAKELINE CROSSING LLC	25-2344-C480	2025	96,744,186			None	
BRI 1869 PARMER LLC	25-2335-C395	2025	270,000,000			None	
JARRELL XPRESS INC.	25-2440-C425	2025	4,984,791			None	
MAGNOLIA GEORGETOWN, LLC	25-2446-C395	2025	79,704,000	75,750,000	-3,954,000	58,801,878	AJ in progress
A-A-A STORAGE ROUND ROCK LLC	25-2447-C368	2025	8,826,205			7,000,000	
BRIDGE-GEORGETOWN PARK LTD. (Georgetown Park Apartments)	25-2451-C425	2025	20,500,000			None	
CRP WP ALTA WESTINGHOUSE OWNER LP (Alta Westinghouse)	25-2452-C395	2025	31,662,336			None	
TPA ASSOCIATES INDIAN CREEK LLC (Indian Creek)	25-2457-C480	2025	39,722,513			30,150,000	
JC WHITESTONE LLC	25-2262-C368	2025	3,139,915			2,383,000	
TACK PARTNERS LLC	25-2263-C395	2025	1,715,486	1,550,577	-164,909	None	AJ in progress
2828 PROPERTIES LLC	25-2493-C26	2025	4,650,000			None	
EL POSO GROUP LLC	25-2504-C395	2025	7,716,073			5,000,000	
ELECTRIC RELIABILITY COUNCIL OF TEXAS INC	25-2486-C425	2025	49,431,578			None	
HCFD-ROUND ROCK, LTD.	25-2483-C425	2025	36,000,000			26,000,000	
HOME RENT 2 LLC; AND FUNDRISE SFR PORTFOLIO TRS, LLC	25-2473-C395	2025	41,767,078	38,900,000	-2,867,078	None	AJ in progress
N MAIN STORAGE, LLC	25-2225-C480	2025	14,074,205			6,201,000	

Williamson Central Appraisal District
Current Lawsuits Tax Year 2025-26

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QT SOUTH LLC AND QUICKTRIP CORPORATION	25-2485-C425	2025	59,364,269			None	
US 183 STORAGE, LP	25-2482-C395	2025	16,185,975	13,750,000	-2,435,975	12,000,000	AJ in progress
CB PORTFOLIO OWNER LLC	25-2525-C368	2025	6,102,963			3,768,370	
EASTGROUP PROPERTIES, LP	25-2554-C26	2025	86,881,443			74,065,203	
FPG ASPEN LAKE OWNER LP (ASPEN LAKE OFFICE BUILDING)	25-2460-C368	2025	63,300,000			26,300,000	
KCP RE, LLC	25-2479-C368	2025	16,116,755			None	
C)	25-2327-C425	2025	105,920,000			None	
SYNERGY CENTER LTD & AUSTIN SKYVIEW LP	25-2503-C425	2025	26,379,122			None	
4681 INVESTMENTS LLC	25-2567-C26	2025	9,976,859			None	
A-S 64 CR 119-HWY 79 LP	25-2559-C395	2025	33,746,414			22,950,000	
CENTERPOINT PROPERTIES TRUST (Centerpoint Properties)	25-2578-C395	2025	28,260,000			22,000,000	
CS1031 MOB TX V DST	25-2576-C26	2025	5,000,000			None	
GROUP 1 REALTY INC	25-2572-C480	2025	34,511,582			22,250,000	
GROUP 1 REALTY INC	25-2577-C425	2025	22,828,406			None	
LGW COMMERCIAL LLC and CONNOR COMMERCIAL LLC	25-2573-C480	2025	5,468,334			4,125,905	
SALEHOUN FAMILY LIMITED PARTNERSHIP	25-2575-C425	2025	17,704,000			None	
TLO TX3 INVESTMENTS, LLC	25-2591-C26	2025	26,667,862			17,800,000	
TS 1201 SOUTH BELL BLVD LLC (Calloway's Nursery)	25-2574-C480	2025	2,277,422			2,000,000	
GCLC LTD	25-2553-C425	2025	9,300,000	7,930,000	-1,370,000	4,000,000	AJ in progress
MENGAN REALTY LLC SERIES A	25-2515-C395	2025	11,487,515			None	
ALTA BERRY CREEK, LP (Alta Berry Creek Apartments)	25-2466-C395	2025	50,303,747			None	
PS LPT PROPERTIES INVESTORS (Public Storage 29218)	25-2511-C425	2025	13,115,480			None	
REFUEL OPERATING COMPANY LLC	25-2546-C425	2025	24,303,008			None	
GATTIS INVESTMENTS LLC	25-2306-C480	2025	1,039,852			906,000	
JARRELL 1300 LLC	25-2308-C425	2025	1,677,740			None	
201 HIGHLAND-TAYLOR, LLC	25-2654-C26	2025	8,999,999			7,273,334	
CHANDLER CREEK PARTNERS, LLC	25-1894-C425	2025	41,000,000	34,750,000	-6,250,000	20,500,000	AJ in progress

Williamson Central Appraisal District
Current Lawsuits Tax Year 2025-26

LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
MME & ASSOCIATES LLC	25-2644-C425	2025	7,566,068			None	
PPF AMLI 13500 LYNDHURST STREET, LLC	25-1893-C368	2025	99,000,000	86,500,000	-12,500,000	49,500,000	<i>AJ in progress</i>
LION CUBS LLC	25-2616-C425	2025	5,050,635			4,175,000	
RIA EVENT CENTER LLC	25-2610-C425	2025	3,354,244			None	
FIRST ROUND ROCK CAPITAL FUNDING, LLC	25-2459-C425	2025	14,279,683			8,794,000	
PROPERTIES AT PLAZA CREEK LP	25-2569-C425	2025	12,656,217			9,500,000	
WARNER GARDENS LP, ARMORY WARNER LLC, & MF WARNER LLC ET AL (The Warner Apartments)	25-2665-C480	2025	77,000,000			70,699,129	
COLUMBIA/ST DAVID'S HEALTHCARE	25-2701-C425	2025	8,811,156			None	
ST DAVID'S HEALTHCARE PARTNERSHIP LP LLP	25-2698-C425	2025	11,239,577			None	
WESTWOOD TOWNHOMES	25-2296-C480	2025	17,859,340			15,053,947	
CP1890 PROPERTIES LLC (WHITESTONE SPACE CONDOMINIUMS)	25-2615-C395	2025	1,227,007			700,000	
GARY CORSON JR.	25-2709-C395	2025	2,798,595			1,540,968	
CP HOTEL GROUP LLC (Springhill Suites by Marriot Austin Cedar Park)	25-2747-C395	2025	9,028,263			None	
5433 SOUTH CONGRESS LLC	25-2669-C368	2025	1,784,324			None	
BLESSING STONEGATE LP	25-2664-C26	2025	823,779			None	
J LINDSEY PROPERTIES LLC	25-2651-C425	2025	1,926,889			1,200,000	
LEWIS BLESSING LP	25-2652-C425	2025	12,877,501			10,976,256	
MHC ROUND ROCK BLESSING LLC	25-2662-C425	2025	3,806,910			None	
MHC ROUND ROCK BLESSING LLC	25-2666-C395	2025	9,232,469			None	
ELH LAND OWNER LLC (GRAND OAKS AT LIBERTY HILL MOBILE PARK)	25-2759-C395	2025	31,035,882			20,070,000	
CARE INN OF SEGUIN, LLC (SAN GABRIEL REHABILITATION)	25-2762-C425	2025	10,519,823			None	
EXETER 2200 CHISHOLM TRIAL LP, EXETER 2150 CHISHOLM TRIAL LP, EXETER 2100 CHISHOLM TRIAL LP, EXETER 2050 CHISHOLM TRIAL LP, AND EXETER CHISHOLM TRAIL POND LP	25-2764-C480	2025	123,546,533			None	
JRVRG 1, LLC; JRVRG 2, LLC; JRVRG 3, LLC; JRVRG 4, LLC; JRVRG 5, LLC; JRVRG 6, LLC	25-2768-C480	2025	50,286,195			None	
RETAMA MANOR DEL RIO, LLC (FALCON RIDGE REHABILITATION)	25-2761-C425	2025	10,196,030			6,200,000	

Williamson Central Appraisal District
Current Lawsuits Tax Year 2025-26

LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
SJS INVESTMENTS AND HOLDING LLC	25-2758-C395	2025	4,764,051	4,325,000	-439,051	None	<i>AJ in progress</i>
AUSTIN WAREHOUSE LLC	25-2420-C395	2025	10,933,417			4,640,000	
HARJIT KAUR & DALJIT SINGH	25-2767-C480	2025	1,126,562	1,025,000	-101,562	None	<i>AJ in progress</i>
MT 972 PROPERTIES, LLC	25-2777-C425	2025	10,880,100			None	
UTOPIA VILLAGES, LP	25-2765-C26	2025	5,287,805			None	
CHARLES E HENRY & LINDA G HENRY	25-2804-C368	2025	5,746,327			None	
SPRINGWOODS RETAIL LLC (13201 Pond Springs Road)	25-2824-C395	2025	5,932,054	5,150,000	-782,054	None	<i>AJ in progress</i>
LLC	25-2893-C395	2025	12,677,215			9,500,000	
HARMONY PROPERTIES LLC	25-2862-C395	2025	6,135,130			3,000,000	
SRI N SRI LLC	25-2738-C368	2025	6,559,377	6,000,000	-559,377	3,500,000	<i>AJ in progress</i>
TDG NORTHPOINT CRYSTAL FALLS, LP	25-2869-C425	2025	6,289,778			None	
THORNDAL THRALL STORAGE LLC	25-2703-C425	2025	1,596,032			None	
PINK ELEPHANT PROPERTIES, L.L.C.	25-2902-C425	2025	5,413,839			None	
420 US 79 LTD	25-2855-C395	2025	8,402,422			None	
CEDAR PARK TEXAS LAND PARTNERS LLC	25-2976-C480	2025	6,144,000	5,333,000	-811,000	None	<i>AJ in progress</i>
MANN GANGA LLC	25-2880-C425	2025	2,949,219			None	
SOUTH TEXAS LAND LIMITED PARTNERSHIP	25-2899-C480	2025	5,901,436			4,400,000	
FERGUSON ENTERPRISES LLC (FERGUSON INDUSTRIAL)	25-2981-C480	2025	17,892,000			14,750,000	
2001 SCENIC PROPERTIES LLC (Eden Supportive Living)	25-3084-C368	2025	8,163,419			None	
GREENS AUSTIN LLC (CubeSmart No. 6992)	25-3082-C395	2025	17,012,856			None	
VTJ LLC (706 Leander Drive)	25-3071-C425	2025	8,379,130			None	
LEWIS BLESSING LP	25-2684-C425	2025	554,598			None	
BRADY BROTHERS LLC	25-3083-C395	2025	2,601,698			None	
ST. DAVIDS HEALTHCARE PARTNERSHIP LP LLP	25-2766-C368	2025	15,395,000			8,000,000	
HUTTO HOSPITALITY LLC	25-2879-C480	2025	5,113,617			None	
130 REGIONAL WATER SUPPLY CORPORATION	25-3383-C368	2024	26,465,004			None	
GULF RC VENTURES LLC	25-3469-C425	2025	4,278,198			N/A - Ag only	
KAYMAC V LTD.	25-3434-C395	2025	5,811,683			2,500,000	

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Current Lawsuits Tax Year 2025-26

LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
WHITE STONE SQUARE, LLC	25-3498-C368	2025	20,364,104			9,500,000	
TC COMMERCIAL PROPERTIES LLC	26-0121-C425	2025	13,660,058			None	
CITIGROUP TECHNOLOGY, INC	26-0117-C425	2025	123,734,108			93,400,000	
ST DAVID'S HEALTHCARE PARTNERSHIP LP LLP	25-2690-C395	2025	70,884,752	70,250,000	-634,752	66,000,000	<i>AJ in progress</i>
MRP GEORGETOWN, LP (Radius at Wolf Ranch Apartments)	26-0571-C26	2025	58,086,337			None	
Greatt Realty Investments LLC	26-1315-C368	2026	220,000			None	
Avigail Ruth Adaky, et al.	26-1363-C480	2026	5,849,819			None	
Henri J. Knipper, et al	26-1373-C368	2025	2,394,331			None	
Henri J. Knipper, et al	26-1373-C368	2026	2,016,950			None	
Dessau Aviation, Inc.	26-1699-C26	2023	175,000			None	
Dessau Aviation, Inc.	26-1699-C26	2024	150,000			None	
	194		5,732,919,211				
Lawsuits by Cause Number:	194						
Lawsuits by Accounts	529						

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Current Lawsuits Tax Year 2025-26

LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
<u>FINALIZED LAWSUITS</u>							
AVERY OAKS LP	25-2066-C425	2025	52,500,000	49,500,000	-3,000,000	45,500,000	AJ 5/18/26
MHC ROUND ROCK BLESSING LLC	25-2663-C425	2025	1,006,841	957,000	-49,841	909,568	AJ 5/28/26
COTTONWOOD CREEK CAPITAL LLC (1120 COTTONWOOD CREEK)	25-2083-C26	2025	7,139,024	5,400,000	-1,739,024	4,700,000	AJ 5/28/26
CARLOS LOOP LLC	25-2686-C26	2025	8,214,312	7,900,000	-314,312	1,276,000	AJ 5/29/26
BREP LA FRONTERA, LLC, et al.	25-1896-C26	2025	66,000,000	63,000,000	-3,000,000	33,000,000	AJ 5/29/26
MAIN ST COMMONS SENIOR LP	25-2558-C425	2025	5,399,616	5,000,000	-399,616	4,500,000	AJ 6/1/26
MANGUM PROPERTIES LLC & PARWOOD INVESTMENT PROPERTIES LLC	25-1966-C480	2025	5,432,991	5,250,000	-182,991	4,400,000	AJ 6/1/26
RR 2101 LAMAR LTD	25-1973-C425	2025	2,416,231	2,100,000	-316,231	None	AJ 6/1/26
VISWADEEP MANAGEMENT LLC and WILLIAMS DR VENTURES LLC	25-2555-C395	2025	20,368,892	17,300,000	-3,068,892	12,755,677	AJ 6/3/26
SUGAR CREEK CENTER LLC	25-2678-C480	2025	12,076,333	11,200,000	-876,333	8,000,000	AJ 6/1/26
MGCC Texas Enterprises LLC	25-1665-C395	2025	1,667,954	1,475,000	-192,954	None	AJ 6/3/26
PARLIAMENT SQUARE PROPERTIES	25-1773-C480	2025	2,276,192	1,950,000	-326,192	1,625,000	AJ 5/11/26
CCNB LIMITED PARTNERSHIP	25-2404-C368	2025	1,749,680	1,600,000	-149,680	1,533,000	AJ 5/11/26
TPI SUMMERSET, LTD., TPI WESTWIND, LTD., TPI-COUNTRY PLACE, LTD. AND TPI-SUNCHASE, LTD.	25-2101-C395	2025	87,525,725	80,000,000	-7,525,725	61,800,000	AJ 6/8/26
IH35 SH130, LP	25-2509-C480	2025	4,085,705	4,085,705	0	N/A - Ag only	AJ 5/19/26
LEWIS HERITAGE GROVE LLC	25-2670-C425	2025	18,570,079	17,500,000	-1,070,079	17,000,000	AJ 6/1/26
BM22 LLC & AUSTIN15 LLC	25-2301-C26	2025	1,751,863	1,751,863	0	None	Nonsuit 6/12/26
RT 29 DEVELOPMENT LLC & 2800 PALM VALLEY LLC	25-2501-C26	2025	7,253,205	6,250,000	-1,003,205	4,750,000	AJ 6/12/26
UCA HOLDINGS LLC SERIES 3000 JOE DIMAGGIO	25-1974-C480	2025	7,522,725	6,900,000	-622,725	6,000,000	AJ 6/15/26
Chandler Creek LP	25-1944-C480	2025	7,174,783	6,100,000	-1,074,783	5,300,000	AJ 6/15/26
ARL DEVELOPMENT LLC AND ISHAV PROPERTIES LLC	25-1925-C368	2025	11,487,850	10,450,000	-1,037,850	5,830,000	AJ 6/16/26
JPTH LLC	25-1885-C26	2025	3,200,000	2,950,000	-250,000	2,550,000	AJ 6/22/26
COLUMBIA/ST DAVID'S HEALTHCARE	25-2700-C425	2025	103,550,000	95,000,000	-8,550,000	None	AJ 6/20/26
PROPERTY RESERVE INC (GATEWAY 35 COMMERCE CENTER 2)	25-2121-C395	2025	23,770,000	23,400,000	-370,000	23,400,000	AJ 6/23/26
CHANDLER CREEK PARCEL J&K LP	25-1981-C425	2025	284,807	239,950	-44,857	None	AJ 6/20/26

Williamson Central Appraisal District
Current Lawsuits Tax Year 2025-26

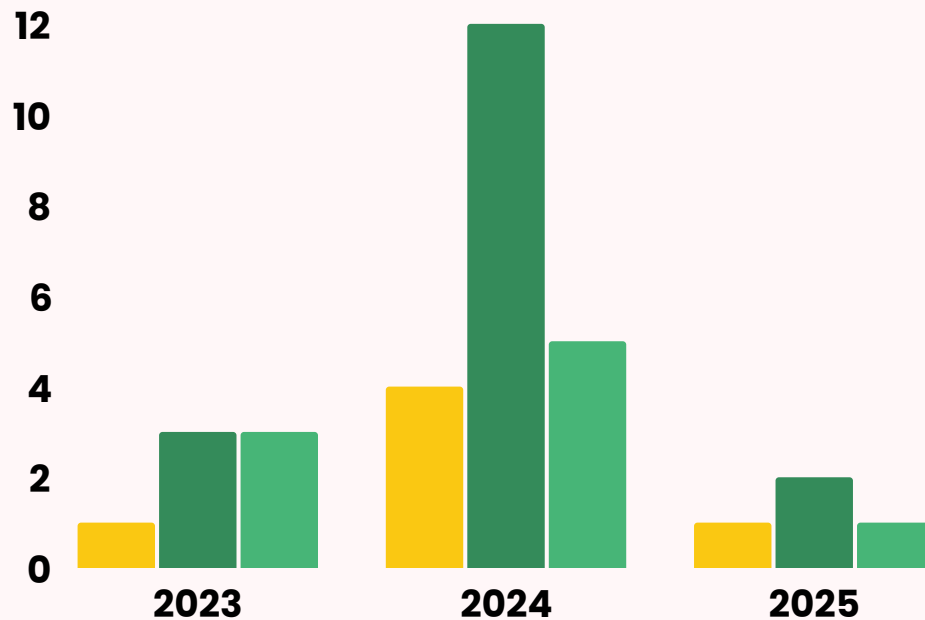
LAWSUIT NAME	CAUSE NO.	TAX YEAR	MKT AMOUNT INVOLVED	FINAL AMOUNT	AMOUNT DIFFERENCE	PL'S OFFER	DATE FINAL
ABHAS INC	25-2161-C425	2025	3,157,008	2,850,000	-307,008	1,060,000	AJ 6/20/26
JF & RL LLC	25-2186-C395	2025	1,927,000	1,835,000	-92,000	1,700,000	AJ 6/23/26
DOOR HOSPITALITY CEDAR LLC	25-2022-C395	2025	5,810,338	5,305,000	-505,338	4,500,000	AJ 6/23/26
BRYSON RIDGE CROSSING, LLC	25-3635-C480	2025	9,459,637	8,600,000	-859,637	7,626,429	AJ 6/24/26
NNN AGP OPP II OWNER II LLC (ASPEN LAKE THREE)	25-2288-C480	2025	40,000,000	34,285,474	-5,714,526	30,500,000	AJ 6/23/26
BRECKENRIDGE SFR HUTTO LLC	25-2853-C480	2025	2,029,226	1,771,732	-257,494	None	AJ 6/23/26
CHANDLER CREEK PARCEL J&K LP	25-1980-C395	2025	913,894	677,271	-236,623	None	AJ 6/29/26
CHANDLER CREEK PARCEL J&K LP	25-2854-C395	2025	2,139,797	1,859,990	-279,807	None	AJ 6/29/26
Lawsuits by Cause Number:	33		527,861,708	484,443,985	-43,417,723		
Lawsuits by Accounts	59						

BAs with Property Details

Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	ARB Order Value	Property Owner Value	Midpoint Value	Results	Settlement Value
RBAE-049821	R481482	2026	Land/Ag	SHAW JAYSON C & KASEY LOWRANCE	Settlement Period	\$ 559,518.00	\$ 381,043.00	\$ 470,281.00		
RBAE-049595	R402335	2026	Residential	UNAVAILABLE	Settlement Period	\$ 679,616.00	\$ 660,000.00	\$ 669,808.00		
RBAE-049625	R374371	2026	Commercial	TREETOP OWLS PROPERTIES LLC	Settlement Period	\$ 1,575,000.00	\$ 1,425,000.00	\$ 1,500,000.00		
RBAE-049522	R044429	2026	Residential	BUTLER VINCENT JOSEPH & JULI ANN	Settlement Period	\$ 465,041.00	\$ 380,000.00	\$ 422,521.00		
RBAE-050454	R037910	2026	Residential	MICHAEL SEMMELMANN & MICAH SEMMELMANN TRUSTEES OF THE SEMMELMANN LIVING TRUST	Settlement Period	\$ 1,600,000.00	\$ 1,100,000.00	\$ 1,350,000.00		
RBAE-049565	R012707	2026	Residential	CHERRY STEPHEN (TOD)	Settlement Period	\$ 233,691.00	\$ 155,196.00	\$ 194,444.00		
RBAE-049693	R442879	2026	Residential	ZHAO DU & SIXIANG XIE	Settlement Period	\$ 694,250.00	\$ 560,000.00	\$ 627,125.00		
RBAE-050274	R041925	2026	Commercial	OCHO DUMAS LLC	Settlement Period	\$ 1,022,048.00	\$ 826,000.00	\$ 924,024.00		
RBAE-049794	R582108	2026	Residential	LOOS TIMOTHY S (TOD) & CYNTHIA D (TOD)	Settlement Period	\$ 752,996.00	\$ 700,000.00	\$ 726,498.00		
RBAE-049623	R507749	2026	Commercial	RICHARDS JOSH	Settlement Period	\$ 943,821.00	\$ 850,000.00	\$ 896,911.00		
RBAE-050275	R086316	2026	Commercial	MCNUTT BUSINESS PARK LLC	Settlement Period	\$ 3,140,000.00	\$ 2,050,000.00	\$ 2,595,000.00		
RBAE-049524	R078111	2026	Residential	PANDY TRUST	Hearing Scheduled	\$ 352,666.00	\$ 310,000.00	\$ 331,333.00		
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		
RBAE-049859	R321847	2026	Commercial	CHERRY PAUL (TOD)	Settlement Period	\$ 306,984.00	\$ 150,000.00	\$ 228,492.00		
RBAE-050462	R059899	2026	Residential	GOLDEN MATTHEW & SONIE	Settlement Period	\$ 739,401.00	\$ 655,000.00	\$ 697,201.00		
RBAE-049664	R034001	2026	Commercial	CB POOLS INVESTMENTS LLC	Settlement Period	\$ 1,000,000.00	\$ 735,000.00	\$ 867,500.00		
RBAE-049741	R018956	2026	Commercial	TAYTEX INC	Settlement Period	\$ 572,625.00	\$ 434,000.00	\$ 503,313.00		
RBAE-049624	R014927	2026	Commercial	2ND ST TAYLOR LLC	Settlement Period	\$ 1,023,986.00	\$ 945,000.00	\$ 984,493.00		
RBAE-050276	R071267	2026	Commercial	EPR-RAM INC	Settlement Period	\$ 1,200,000.00	\$ 1,027,000.00	\$ 1,113,500.00		
RBAE-049662	R470314	2026	Commercial	JD SWANSON	Settlement Period	\$ 750,207.00	\$ 637,000.00	\$ 693,604.00		

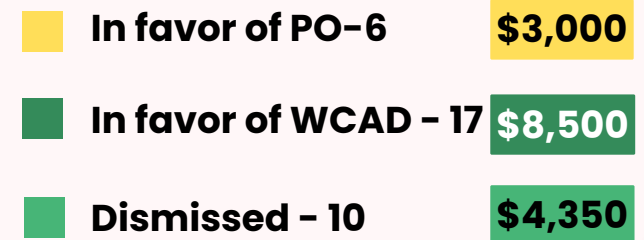
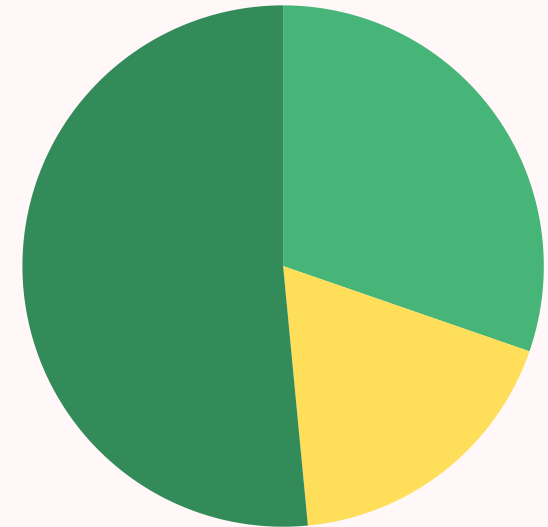
Request #	QuickRefID	Tax Year	Department	Property Owner	Arbitration Status	ARB Order Value	Property Owner Value	Midpoint Value	Results	Settlement Value
				PROPERTIES LP						
RBAE-049858	R013541	2026	Commercial	CHERRY PAUL (TOD)	Settlement Period	\$ 729,681.00	\$ 350,000.00	\$ 539,841.00		
RBAE-049680	R458632	2026	Commercial	15930 GREAT OAKS LLC	Settlement Period	\$ 815,000.00	\$ 694,000.00	\$ 754,500.00		
RBAE-050083	R518019	2026	Residential	WIGHTMAN ALYSIA GAIL (TOD)	Settlement Period	\$ 751,644.00	\$ 720,000.00	\$ 735,822.00		
RBAE-050428	R440243	2026	Commercial	204 COMMERCIAL DRIVE STORAGE OWNER LLC	Settlement Period	\$ 3,482,033.00	\$ 1,744,823.00	\$ 2,613,428.00		
RBAE-049663	R014999	2026	Commercial	RICHARDS JOSH	Settlement Period	\$ 990,000.00	\$ 870,000.00	\$ 930,000.00		
RBAE-050092	R609196	2026	Residential	VANDANAPU RAJESH & GOWRI SWAPNA	Settlement Period	\$ 535,000.00	\$ 392,000.00	\$ 463,500.00		
RBAE-049728	R589523	2026	Residential	WELLS CHRISTOPHER & KAREN	Settlement Period	\$ 395,453.00	\$ 345,000.00	\$ 370,227.00		
RBAE-049797	R441347	2026	Residential	DANIELS AMANDA & MICHAEL VITO	Settled	\$ 442,634.00	\$ 400,000.00	\$ 421,317.00	Settlement	\$ 410,666.00
RBAE-049562	R037906	2026	Residential	TOBIAS AMY NICOLE & MATTHEW BRIAN	Settled	\$ 1,158,424.00	\$ 777,777.00	\$ 968,101.00	Settlement	\$ 965,000.00

Paul Johnson LBA Overview



Pending LBA: 9

Intent to file letters: 54 (approximate)



Williamson Central Appraisal District

Board of Directors Meeting

1st Draft

Minutes of June 11, 2026

Lora Weber, Vice Chair, called the regular meeting of the Williamson Central Appraisal District Board of Directors to order Thursday, June 11, 2026, at 9:00 a.m. Board members present; Lora Weber, Mason Moses, Harry Gibbs, Lisa Birkman, Hope Hisle-Piper and Larry Gaddes. Quorum declared. Jon Lux, Michael Wei and Mike Sanders were absent.

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

Pledges of Allegiance

Receipt of Public Comments

There were no public comments.

2025 Financial Audit Presentation

Kevin Randolph, with the financial auditing firm, Eide Bailly presented the District's 2025 financial audit. He noted that the District may assign portions of its fund balance for future expenditures as deemed appropriate by the Board. Randolph commended District staff for their cooperation throughout the audit process and specifically expressed appreciation to Kimberly Gamboa, Finance and Human Resources Manager, for her assistance.

Texas County & District Retirement Systems Presentation

Tim Krause, with Texas County & District Retirement System (TCDRS), provided an overview of the District's retirement plan. He explained that District employees are eligible to contribute at the highest allowable employee contribution rate and reviewed plan benefits and eligibility requirements.

Krause reported that in 2020 the District elected to adopt a higher contribution rate to help reduce the unfunded liability and provide greater rate stability in future years. The current elected rate is 19.1 percent. He advised the Board that any modifications to the retirement plan must be approved by December 15. Lankford noted that the District's retirement benefits consistently receive favorable ratings in the District's employee Top Workplace surveys. Discussion followed.

Taxpayer Liaison Officer's Report

Report on Property Owner Contacts

Glenda Williams, the Taxpayer Liaison Officer (TLO), presented a report summarizing her interactions with property owners and provided updates on related matters. Board members expressed appreciation for Williams' dedication and responsiveness in addressing taxpayer concerns.

2027 Budget Workshop

2027 Budget Review

Lankford reviewed revisions made to the District's proposed 2027 budget since the Board's previous meeting. He reminded the Board that Sanders had requested the organizational chart be revised to separately identify taxing units and publicly elected Board members, and confirmed that this update had been made.

Lankford introduced the District's new budgeting software, ClearGov, noting that this was the Board's first opportunity to review budget information in the new system. He advised that additional updates and refinements were still being made within the software.

Lankford discussed the District's vehicle allowance budget item and reported that a statewide survey of appraisal districts had been conducted for comparison purposes. Discussion followed.

The Board requested that a potential \$500 increase for the Taxpayer Liaison Officer be included in the proposed budget for future consideration. Members agreed that the matter would be discussed further before a final decision is made. The Board also reviewed the training budget for the Taxpayer Liaison Officer. Williams stated that she would evaluate the annual conference agenda before determining whether to attend. Additional budget updates were discussed.

Lankford also discussed the possibility of including a two percent merit increase in the proposed budget.

Entity Budget Overview Meetings

Lankford reminded Board members that following approval of the proposed budget, he, Deputy Chief Appraiser Chris Connelly, and Kimberly Gamboa would meet with representatives of the District's twelve largest taxing entities to review the budget. Budget information would be distributed electronically to all remaining taxing units.

Building Short-Lived Items

Lankford reviewed the District's building short-lived asset replacement plan. He explained that reserve funds are designated annually to address major building component replacements as the facility ages.

He reported that two HVAC units had reached the end of their useful lives and required replacement at a total cost of \$27,867. Funding for the replacements would be drawn from the building reserve account.

Major Equipment Replacement Items

Lankford reviewed proposed major equipment replacements, including three computer servers that are approaching end-of-life status. He noted that increased demand associated with artificial intelligence technologies has significantly increased server memory costs.

He also discussed the need for additional outdoor security cameras, with an estimated cost of approximately \$18,000.

2025 Financial Audit Report

Moses moved to approve the 2025 Financial Audit Report as presented. Birkman seconded. The motion carried unanimously.

Texas County & District Retirement Systems

Birkman moved to approve paying the Texas County & District Retirement System elected higher rate of 19.1%. Moses seconded. The motion carried unanimously.

Building Short Lived Items

Moses moved to approve utilizing building reserve monies to replace two HVAC units as presented in the 2026 building short lived items spreadsheet for a total cost of \$27,867. Hisle-Piper seconded. The motion carried unanimously.

Major Equipment Replacement Items

Birkman moved to approve utilizing the technology short lived items reserve to replace major equipment as described for a total cost of \$97,625. Gibbs seconded. The motion carried unanimously.

Approval of 2027 Proposed Budget

Moses moved to approve the 2027 Williamson Central Appraisal District proposed budget in the amount of \$15,909,442 to include a two percent merit increase. Hisle-Piper seconded. The motion carried unanimously.

Resolution Calling Public Election for November 3, 2026 for the Purpose of Electing Board of Directors (Resolution #2026-04)

Lankford advised the Board that formal action was required to initiate the process for the upcoming public election.

Birkman moved to order a public election be held on November 3, 2026 to fill three places on the Williamson Central Appraisal District Board of Directors. Gibbs seconded. The motion carried unanimously.

Updated Policy for Appraisal Review Board Members

Mary Bonnette, Chair of the Appraisal Review Board (ARB), presented a proposed revision to the ARB member policy. Bonnette reviewed the District's four-day workweek schedule with flex Friday's and explained that ARB proceedings on Fridays are generally limited to hearings involving property tax agents. She proposed establishing an on-call system for Fridays, under which designated ARB members would receive \$50 per day for being available. If an on-call member is required to report for duty, the applicable per diem payment would apply, and the \$50 on-call payment would not be paid in addition to the per diem. Bonnette stated that a schedule would be prepared for each Friday assignment.

Lankford reviewed the District's Friday appeal process and expressed support for the proposal, noting that it would improve operational efficiency and save taxpayer dollars. He added that full Friday panels would still be necessary during peak appeal periods later in the season. Lankford and staff would coordinate with Bonnette when panels were needed on site. He indicated that the Board's policy would be formally updated during the next policy revision cycle. Discussion followed.

Gibbs moved to approve the revised policy regarding Friday on-call assignments for Appraisal Review Board members. Hisle-Piper seconded the motion. The motion carried unanimously.

The Board recessed for a break at 10:31 a.m. The meeting was reconvened at 10:36 a.m.

Chief Appraiser Compensation Analysis Subcommittee Report

Moses reported that he and Gibbs had served as the Board's subcommittee for the Chief Appraiser compensation analysis. Weber commended the subcommittee for the thoroughness of its work.

Moses reviewed the purpose of the analysis, emphasizing the importance of maintaining compensation that is competitive within the marketplace. He noted that the review was overdue and ideally should have been completed approximately eighteen months earlier. The subcommittee compared compensation data from appraisal districts across Texas with characteristics similar to those of Williamson Central Appraisal District.

Moses stated that the analysis considered Lankford's experience, performance, and the organizational value of maintaining stability in the Chief Appraiser position. Members also discussed the potential operational challenges associated with turnover in that role. Discussion followed.

The Board reviewed Lankford's employment contract. Moses recommended that any compensation adjustments remain within the parameters of the existing agreement. The possibility of increasing the District's contribution to Lankford's deferred compensation plan was also discussed.

Executive Session began at 10:48 a.m. The Board returned to open session at 11:02 a.m.

Chief Appraiser Compensation

Moses moved to award the Chief Appraiser a 5% performance bonus and in accordance with Section 4.1.6.2 of the employment contract, to provide a discretionary deferred compensation contribution of \$20,000, and to award performance-based compensation under Section 4.1.7 equal to Mr. Lankford's TCDRS contribution. Moses subsequently amended his motion to increase the discretionary deferred compensation contribution to \$60,000. Discussion followed.

Moses summarized the intent of his motion, explaining that it included the contractual 5% performance bonus. He stated that the deferred compensation contribution was intended to reflect both the employee contribution for the current year and to acknowledge the Board's delay in completing the compensation review. Of the proposed \$60,000 contribution, \$40,000 would serve as a one-time payment to address prior years, while \$20,000 would represent the annual contribution going forward. Moses confirmed that the Chief Appraiser's annual compensation would total \$319,436, with an additional one-time \$40,000 contribution for the current year.

Moses then withdrew his original motion.

Moses made a new motion to approve the 5% performance bonus provided for in the contract; award an additional discretionary contribution of \$20,000 to the deferred compensation plan; provide performance-based compensation under Section 4.1.7 equal to the TCDRS member contribution; and make a one-time additional contribution of \$40,000 to the deferred compensation plan in recognition of the length of time required to complete the compensation review process. The motion established total annual compensation at \$319,436, with total compensation for the current year, including the one-time contribution, totaling \$359,436.

Hisle-Piper seconded the motion. During discussion, the Board confirmed that sufficient funds were available within the budget to cover the expense. Moses noted that the Board was overdue in updating the Chief Appraiser's compensation. Larry recused himself from the vote. The motion carried.

Review of the Chief Appraiser Compensation Policy & Review Process

This item was discussed earlier in the meeting in conjunction with the Chief Appraiser Compensation Analysis Subcommittee Report. No further discussion or action was taken.

Consider approval of minutes of the Board of Directors for the regular meeting – May 14, 2026.

Moses moved to approve the May 14, 2026 minutes as presented. Birkman seconded. The motion carried unanimously.

Consideration of Monthly Financials

The April 2026 financials and expenditures were reviewed and filed for audit.

Chief Appraiser's Report

WCAD Presentations

Lankford reported that, since the Board's previous meeting, he had met with several of the District's taxing entities as part of the District's annual outreach efforts to discuss property values and appraisal trends. He noted that he had recently provided presentations to the Commissioners Court and the Cities of Georgetown and Round Rock and was scheduled to present to the City of Taylor later that day.

Lankford stated that the presentations had been well received and shared that members of the Commissioners Court had expressed appreciation for the professionalism and service provided by the District and its staff.

Protest Season Update

Lankford presented a report detailing the District's progress during the current protest season. He reported that, despite experiencing a high volume of protests, the District remains ahead of prior years in processing and resolving protests.

Public Board of Directors Election Process

Lankford provided an update regarding the upcoming public election for the Board of Directors and reviewed a timeline previously presented to the Board. He discussed the numerous administrative tasks and coordination efforts undertaken by District staff in preparation for the election and presented a month-by-month checklist outlining key deadlines and responsibilities.

Lankford reminded the Board that candidates are required to complete and submit the Acknowledgement of Duties form as part of the application process. He reported that one request for candidate filing materials had been received to date. The District will continue to accept candidate applications and will delay submitting them to the Elections Office until the filing period opens, as the Elections Office is not yet prepared to accept the filings.

Lankford also reviewed the Board election budget and noted that the District will have a more accurate estimate of election-related costs later in the year as additional information becomes available.

Property Owner Surveys

Lankford reviewed and displayed the results of the Property Owner Surveys. He indicated that individual training will be provided as needed for staff if any issues are noted.

Lawsuit, Arbitration and SOAH Reports

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

2026 WCAD Christmas Party

Lankford encouraged Board members to attend the District's 2026 Christmas Party. The party is scheduled to take place on Saturday, December 19th in the evening at Reunion Ranch outside of Georgetown.

Board Agenda Additions for Future Meetings

- 2027 Proposed Budget

Board Announcements

- Gaddes shared correspondence with the members pertaining to the announcement of his resignation as the Williamson County Tax Assessor Collector. He indicated that he had taken another job as Deputy Executive Director with the Texas Department of Motor Vehicles. Gaddes announced that the Williamson County Commissioners had accepted his resignation and that the responsibility lies to them to appoint Gaddes's successor. He reviewed the replacement process. Gaddes was invited to a future Board meeting in order for the District and Board to recognize him for his service.

The Board had previously set the following meeting dates:

- 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 11:45 a.m.

Respectfully,

Lora Weber, Vice Chair

Mason Moses, Secretary

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

	Current Annual Budget	Plus Reserve Funds	Current Monthly Expense	YTD Expenses	Last Year YTD Expenses	Budget Balance	% Remaining
6000 · General - Personnel							
6010 · Salaries Expense	7,988,000		812,921	3,129,023	2,954,738	4,858,977	61%
6020 · Auto Allowance	406,600		44,347	165,879	156,005	240,721	59%
6030 · Group Health Insurance	944,200		74,925	369,578	353,497	574,622	61%
6035 · Health Reimbursement Account		227,500	8,452	53,031	26,008	174,469	77%
6040 · Retirement Contribution	1,528,700		155,460	609,799	574,690	918,901	60%
6060 · Worker's Compensation Insurance	9,200		0	5,510	4,647	3,691	40%
6070 · Payroll Taxes - FICA	122,600		11,628	45,390	42,772	77,210	63%
Total 6000 · General - Personnel	10,999,300	227,500	1,107,732	4,378,209	4,112,357	6,848,591	61%
6100 · Materials/Supplies							
6110 · Office Supplies	18,000		1,266	6,228	4,932	11,772	65%
6120 · Postage	273,900		495	228,421	150,671	45,479	17%
6130 · Forms, Printing & Reproduction	101,500		2,274	61,910	59,428	39,590	39%
6140 · Janitorial Supplies	8,500		435	3,177	2,754	5,323	63%
6150 · Minor Equipment / Furniture	96,900		18,147	54,722	54,339	42,178	44%
6160 · Computer Supplies Expense	17,700		0	1,166	488	16,534	93%
Total 6100 · Materials/Supplies	516,500	0	22,617	355,624	272,612	160,876	31%
6200 · General - Services							
6210 · Professional Development	159,100		8,075	57,149	57,912	101,951	64%
6215 · Equipment Lease/Rental	42,000		1,954	17,896	14,708	24,104	57%
6220 · Utilities	230,700		14,824	91,220	92,082	139,480	60%
6225 · Building Repair & Maintenance	189,600		25,005	81,665	120,288	107,935	57%
6235 - TLO Expense	19,000		2,000	10,000	7,250	9,000	47%
6236 · Board of Directors Expenses	184,000		131	1,110	1,913	182,890	99%
6240 · Publications	180,800		5,951	87,038	81,969	93,762	52%
6250 · Contingency Emergency	500		0	0	0	500	100%
6260 · Professional Services	1,369,900		130,425	359,389	1,237,090	1,010,511	74%
* 6280 · Maintenance	475,400	25,875	88	401,864	284,781	99,411	20%
6285 · Computer Licenses/Services	252,600		8,600	236,347	170,249	16,253	6%
6290 · Business Insurance	29,200		0	0	0	29,200	100%
Total 6200 · General - Services	3,132,800	25,875	197,053	1,343,677	2,068,242	1,814,998	57%
6800 · General - Debt Service							
6810 · Building Payment	0		0	0	0	0	0%
Total 6800 · General - Debt Service	0	0	0	0	0	0	0%

Williamson CAD
Statement of Expenditures - Budget vs Actual vs Last Year
For the month Ended May, 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	88,982	50,664	78%
8030 · Depreciation Expense	5,000		0	0	0	5,000	100%
Total 8000 · Capital Outlay	70,000	0	0	14,336	88,982	55,664	80%
Sub-Total	14,718,600	253,375	1,327,402	6,091,847	6,542,193	8,880,128	59%
6300 · ARB Services							
6310 · ARB - Contract Labor	645,700		40,063	40,623	93,405	605,078	94%
6320 · ARB - Supplies	1,100		77	381	301	719	65%
6330 · ARB - Forms, Printing & Ads	26,300		589	16,042	15,398	10,258	39%
6340 · ARB - Training/Seminars	0		0	0	0	0	0%
6350 · ARB - Litigation	4,500		262	4,065	0	436	10%
TOTAL 6300 - ARB Services	677,600		40,992	61,109	109,105	616,491	91%
Total	15,396,200	253,375	1,368,393	6,152,956	6,651,337	9,496,619	61%

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Williamson Central Appraisal District
Approved Disbursements

Num	Date	Name	Amount	Memo
32880	05/14/2026	Actsoft, Inc.	-400.00	6285 - Computer Licenses
32881	05/14/2026	ALN Apartment Data, Inc	-237.50	6240 - Publication
32882	05/14/2026	Alvin Lankford	-156.22	6210 - Tyler Connect Conference - Reimbursement - Meals & parking
32883	05/14/2026	Amazon Business	-1,692.62	6110, 6150 - Office supplies & minor equipment
32884	05/14/2026	Amy Kahn	-2,750.00	6310 - ARB Mtgs
32885	05/14/2026	Andrew Koester	-3,750.00	6310 - ARB Mtgs
32886	05/14/2026	AT&T	-485.18	6220 - Data Plans
32887	05/14/2026	AutoMox	-318.00	6285 - Computer services / licenses
32888	05/14/2026	Brenda Oliver	-2,750.00	6310 - ARB Mtgs
32889	05/14/2026	City of Georgetown	-5,953.78	6220 - Water, electric, sewer, garbage & storm drainage
32890	05/14/2026	Coletta Ruggiero	-4,607.50	6310 - ARB Mtgs
32891	05/14/2026	CoStar Realty Information, Inc.	-4,976.00	6240 - Publication
32892	05/14/2026	David Lanier	-720.00	6010 - Security Officer - 04/22/2026
32893	05/14/2026	David Parma	-760.00	6310 - ARB Meeting
32894	05/14/2026	Donna Cannon	-3,520.00	6310 - ARB Mtgs
32895	05/14/2026	Erron Dijon Oliver	-1,452.00	6110 - Security officer
32896	05/14/2026	GenServe, LLC	-310.00	6225 - Generator service
32897	05/14/2026	Glenda Williams	-2,000.00	6235 - TLO Expense
32898	05/14/2026	IDville	-1,085.18	6110 - Security badges
32899	05/14/2026	James Griner	-1,207.84	6210 - TAAO Spring Boards - reimbursement - mileage, lodging, meals
32900	05/14/2026	Jarrett Gilbert	-720.00	6010 - Security Officer - 04/28/26
32901	05/14/2026	Jemiyah Franklin	-720.00	6010 - Security Officer - 04/29/2026
32902	05/14/2026	Jonathon Martinez	-720.00	6010 - Security Officer - 05/04/2026
32903	05/14/2026	Jose Orta	-1,710.00	6310 - ARB Meetings
32904	05/14/2026	K L Turner Electric Inc	-1,625.00	6225 - Building repair & maintenance
32905	05/14/2026	Kim Peterson	-1,375.00	6310 - ARB Mtgs
32906	05/14/2026	Kurt Iverson	-1,100.00	6310 - ARB Mtgs
32907	05/14/2026	Lavern E Curry	-990.00	6310 - ARB Mtgs
32908	05/14/2026	Layne Richter	-1,615.00	6310 - ARB hearings
32909	05/14/2026	Lochow Ranch Pond & Lake	-393.55	6225 - Wet pond maintenance
32910	05/14/2026	Louise McGinley	-1,710.00	6310 - ARB hearings
32911	05/14/2026	LPC Services	-905.00	6225 - Building repair & maintenance - HVAC
32912	05/14/2026	Maggie O'Malley	-2,185.00	6310 - ARB Meetings
32913	05/14/2026	Mainstream Services Inc	-16,000.00	6225 - Building repair & maintenance
32914	05/14/2026	Marvely Perez	-1,425.00	6310 - ARB hearings
32915	05/14/2026	Mary Bonnette	-4,620.00	6310 - ARB Mtgs
32916	05/14/2026	Minuteman Press	-16.10	6320 - Office supplies
32917	05/14/2026	Newmark Valuation & Advisory, LLC	-6,500.00	6260 - Market Value Report 2025 - Cause #25-2092-C480
32918	05/14/2026	Northstar Fire Protection of Texas, Inc	-2,515.00	6225 - Annual fire inspection

**Williamson Central Appraisal District
Approved Disbursements**

Num	Date	Name	Amount	Memo
32919	05/14/2026	Paul Schmuck	-1,710.00	6310 - ARB Meetings
32920	05/14/2026	Peter Vargas	-1,615.00	6310 - ARB hearings
32921	05/14/2026	Quadient Leasing USA, Inc.	-1,506.81	6215 - Lease folder/inserter
32922	05/14/2026	Quadient, Inc	-175.75	6110 - Office supplies
32923	05/14/2026	Reymundo Rodriguez	-720.00	6010 - Security Officer - 04/28/26
32924	05/14/2026	Rob D Holcomb	-400.00	6260 - Binding arbitration - RBAE-037034 - Charles Martin
32925	05/14/2026	Schneider Geospatial, LLC	-50,312.00	6280 - Assigned Funds (\$25,875) - Maintenance (\$24,437)
32926	05/14/2026	Stephen R Heimberg	-1,870.00	6310 - ARB Mtgs
32927	05/14/2026	Stillwater Landscapes	-886.08	6225 - Grounds maintenance
32928	05/14/2026	Subvenion	-2,500.00	6260 - Computer consultant
32929	05/14/2026	The A List Staffing	-12,506.52	6010 - Employment staffing
32930	05/14/2026	The Master's Touch, LLC	-1,161.39	6130, 6330 - Forms & printing
32931	05/14/2026	TLC Office Systems (Dallas)	-39.00	6215 - Lease copier / printer
32932	05/14/2026	Trooper Elwonger	-720.00	6010 - Security Officer - 05/05/26
32933	05/14/2026	Visual Edge IT (Dallas)	-1,292.00	6215 - Lease copier/printer
32934	05/14/2026	Visual Edge IT (OH)	-524.81	6215 - Lease copier/printers
32935	05/14/2026	Zachary Wallace	-720.00	6010 - Security Officer - April 30, 2026
32936	05/14/2026	ZOHO Corporation	-293.16	6285 - Computer licenses
32937	05/27/2026	Brian Franks	-720.00	6010 - Security Officer - 05/13/2026
32938	05/27/2026	Card Services Center	-11,246.36	6110=\$958.18 - Office supplies
				6150=\$3,999.96 - Minor equipment
				6210=\$5,123.31 - Prof dev
				6236=\$131.09 - Board expense
				6240=\$35.24 - Publications
				6260=\$478.00 - Prof services
				6285=\$520.58 - Computer licenses
32939	05/27/2026	Cesar Salinas	-720.00	6010 - Security Office - 05/19/2026
32940	05/27/2026	Data Foundry, LLC	-1,712.00	6220 - Internet services
32941	05/27/2026	Amazon Business	-558.60	6110, 6150 - Office supplies & minor equipment
32942	05/27/2026	Anna Nix	-720.00	6010 - Security Officer - 05/12/2026
32943	05/27/2026	AutoMox	-318.00	6285 - Computer services / licenses
32944	05/27/2026	David Lanier	-720.00	6010 - Security Officer - 05/18/2026
32945	05/27/2026	Dell	-4,807.11	6150 - Minor equipment
32946	05/27/2026	Erron Dijon Oliver	-640.00	6010 - Security Officer - 05/07/2026
32947	05/27/2026	Hornsby & Company	-13,750.00	6260 - Appraisal services - Aspen Lake 2 & 3
32948	05/27/2026	iSolved	-384.20	6030 - HRA monthly admin fee
32949	05/27/2026	Jemiyah Franklin	-720.00	6010 - Security Officer - 05/14/2026
32950	05/27/2026	LPC Services	-826.55	6225 - Building repair & maintenance
32951	05/27/2026	MCA	-458.37	6285 - Computer Licenses

Williamson Central Appraisal District
Approved Disbursements

Num	Date	Name	Amount	Memo
32952	05/27/2026	Optimum Business (Fiber)	-3,182.25	6220 - Internet services
32953	05/27/2026	Patsky Gomez	-720.00	6010 - Security Officer - 05/11/26
32954	05/27/2026	PDQ/SmartDeploy	-1,650.00	6285 - Computer licenses
32955	05/27/2026	Perdue, Brandon, Fielder, Collins & Mott	-35,117.00	6260 - Professional services - March
32956	05/27/2026	Prototype IT	-2,976.75	6260 - IT Consulting
32957	05/27/2026	RingCentral Inc.	-3,796.68	6220 - Telephone expenses
32958	05/27/2026	The A List Staffing	-13,170.18	6010 - Employment staffing
32959	05/27/2026	Trusted Tech Team	-35.90	6285 - Computer licenses
32960	05/27/2026	Tyler Technologies	-15,455.00	6280 - Field Mobile Maintenance & Support (07/01/2026 - 06/30/202)

BOARD PUBLIC ELECTION

***ALL DATES PERTAIN TO A NOVEMBER ELECTION

Pre-Election Activities:

1. Post Notice of Deadline to File an application for place on ballot -- **MAY – INTERNAL**
 - a. Form #2-1
 - b. Due to be posted by 6/18/26
 - c. Post at Annex / bulletin board / website
2. Resolution Calling Election --- **JUNE BOARD MEETING**
 - a. Resolution Calling Public Election for November 3, 2026 for the Purpose of Electing Board of Directors (Resolution #2026-04)
3. Election Agreement – signed by Chair – must be notarized --- comes from the Elections Administrator --- **INTERNAL**
4. Order of General Public Election --- **JULY BOARD MEETING**
(requirements outlined in Section 3.006)
 - a. Must be posted on agenda
 - b. Form #1-3
 - c. To E.A. 60 days before election day (due 9/3/26)
 - d. *Same as “Call” the election*
5. Notice of Drawing for Place on Ballot --- **SEPTEMBER BOARD MEETING**
 - a. Form #3-1
 - b. Last done in February 2024
6. Notice of General Election --- **OCTOBER BOARD MEETING**
 - a. Post on website / in newspaper / on bulletin board
 - b. No earlier than 30 days before election (10/3/26)
 - c. No later than 10 days before election (10/24/26)
 - d. Form #1-15f
 - e. Chris Jackson recommended having a resolution signed

Post-Election Activities:

1. Canvass the Election --- **NOVEMBER BOARD MEETING**
 - a. No later than 14 days after the November election
 - b. Draft resolution for Board signature

2. Qualifying for Office --- **NOVEMBER BOARD MEETING**
 - a. Certificate of Election
 - b. Statement of Elected Officer
 - c. Oath of Office

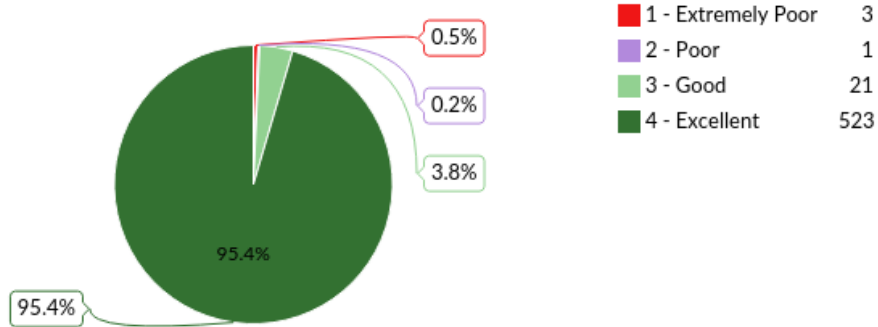
PUBLIC BOARD ELECTION

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

Promptness of Service

2026 Promptness of Service: Customer Service Staff

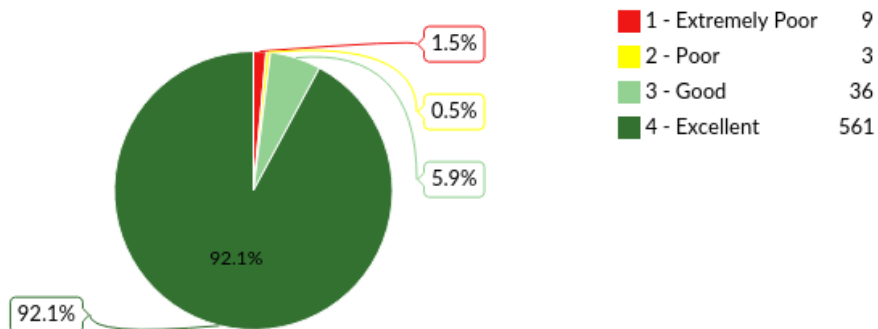


Good+Excellent
99.27%

2026 Promptness of Service: Customer Service Staff cont.

Rating	Count	Percent
4 - Excellent	523	95.4%
3 - Good	21	3.8%
2 - Poor	1	0.2%
1 - Extremely Poor	3	0.5%
Grand Summary:	548	100.0%

2026 Promptness of Service: Appraiser



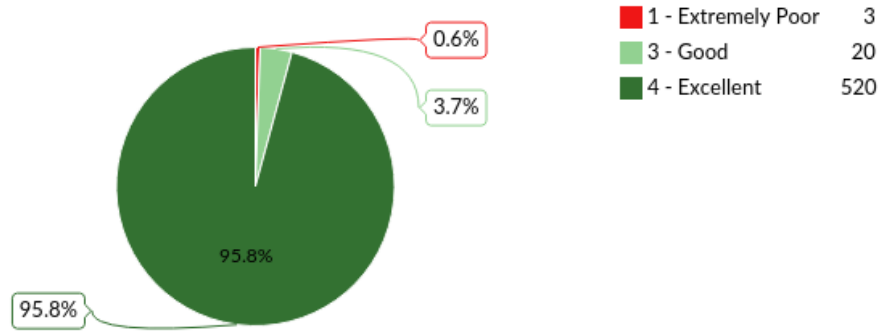
Good+Excellent
98.03%

2026 Promptness of Service: Appraiser cont.

Rating	Count	Percent
4 - Excellent	561	92.1%
3 - Good	36	5.9%
2 - Poor	3	0.5%
1 - Extremely Poor	9	1.5%
Grand Summary:	609	100.0%

Professional and Attentive

2026 Professional & Attentive: Customer Service Staff

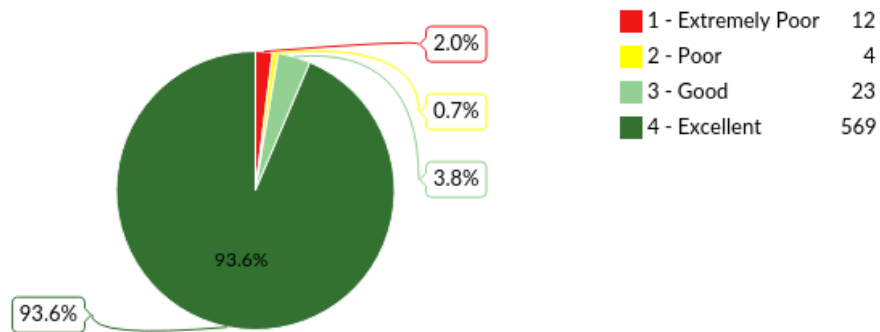


Good+Excellent
99.45%

2026 Professional & Attentive: Customer Service Staff cont.

Rating	Count	Percent
4 - Excellent	520	95.8%
3 - Good	20	3.7%
1 - Extremely Poor	3	0.6%
Grand Summary:	543	100.0%

2026 Professional & Attentive: Appraiser



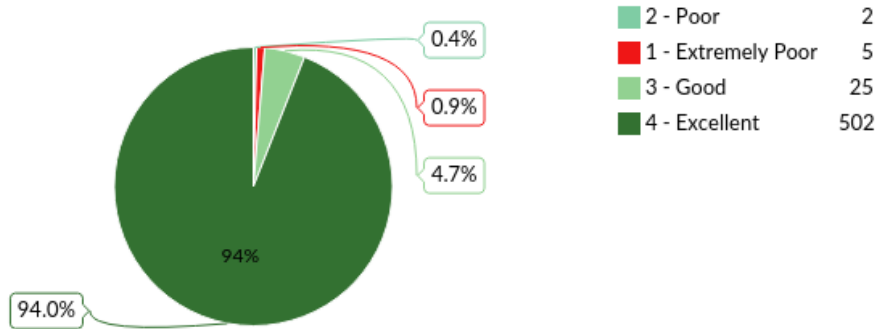
Good+Excellent
97.37%

2026 Professional & Attentive: Appraiser cont.

Rating	Count	Percent
4 - Excellent	569	93.6%
3 - Good	23	3.8%
2 - Poor	4	0.7%
1 - Extremely Poor	12	2.0%
Grand Summary:	608	100.0%

Knowledgeable

2026 Knowledgeable: CS Staff

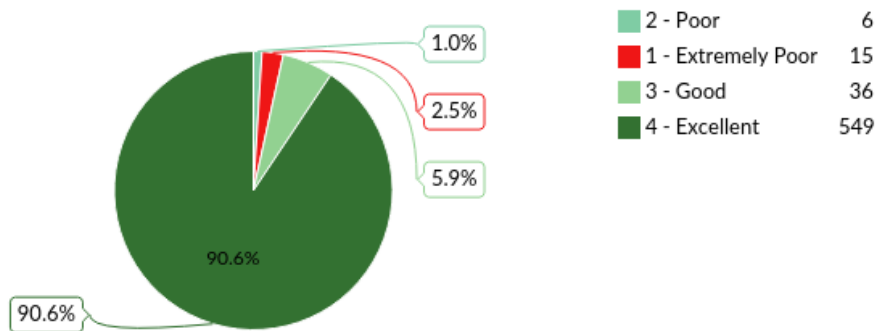


Good+Excellent
98.69%

2026 Knowledgeable: CS Staff cont.

Rating	Count	Percent
4 - Excellent	502	94.0%
3 - Good	25	4.7%
2 - Poor	2	0.4%
1 - Extremely Poor	5	0.9%
Grand Summary:	534	100.0%

2026 Knowledgeable: Appraiser



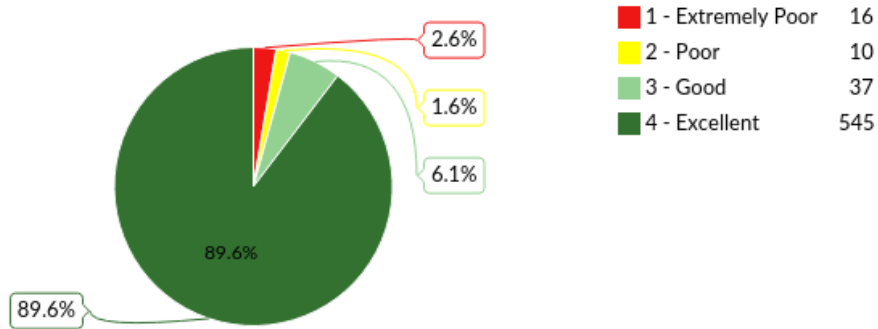
Good+Excellent
96.53%

2026 Knowledgeable: Appraiser cont.

Rating	Count	Percent
4 - Excellent	549	90.6%
3 - Good	36	5.9%
2 - Poor	6	1.0%
1 - Extremely Poor	15	2.5%
Grand Summary:	606	100.0%

Explanation of Value

2026 Explanation of Value



Good+Excellent
95.72%

2026 Explanation of Value cont.

Rating	Count	Percent
4 - Excellent	545	89.6%
3 - Good	37	6.1%
2 - Poor	10	1.6%
1 - Extremely Poor	16	2.6%
Grand Summary:	608	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:
1	6/29/2026		Appraiser was professional and knowledgeable about the properties we discussed. He was also a good listener as to the information I had to present. I appreciate the courtesy he displayed in our discussions.	Positive
2	6/25/2026	Both	Default to electronic notifications (email) for appraisal value and contest sign up. She was amazing though, professional and patient.	Positive/Feedback
3	6/25/2026	Both	All good.	Positive
4	6/25/2026	Both	Better online explanation of exemptions & laws.	Feedback
5	6/25/2026		Provide more data when we protest online.	Positive
6	6/25/2026	Both	The offer was not honored.	Negative
7	6/25/2026		Appraiser was very good! He helped as much as he can.	Positive
8	6/25/2026		She greeted me with a smile and appraiser was kind, professional, and went above and beyond to educate me more on the process.	Positive
9	6/25/2026		Excellent no need for improvement.	Positive
10	6/25/2026	Both	This was an appreciated experience.	Positive
11	6/25/2026		All good!	Positive
12	6/25/2026		It was great thank you	Positive
13	6/25/2026		Appraiser was very knowledgeable and patient with me while I was working to gather my docs. Thank you.	Positive
14	6/25/2026		Amazing service!	Positive
15	6/25/2026		Very helpful. Very surprised to even say I enjoyed my meeting. Professional and polite - hard to ask for more!	Positive
16	6/25/2026		Good experience, agent was pleasant. Not thrilled with value but that was out of her control.	Positive
17	6/25/2026		Well done, not long wait, up front and appraiser was exceptionally helpful and professional.	Positive
18	6/25/2026	Both	I received a sales report and should have received a value report.	Feedback
19	6/25/2026		Excellent experience - informative and friendly engagement.	Positive
20	6/25/2026		Appraiser was very knowledgeable, competent, helpful, caring, in short: professional.	Positive
21	6/25/2026		Everything was good.	Positive
22	6/25/2026	Both	Very organized process (and fast). Appraiser was very professional and fair and although she couldn't include the comps I brought, she did find another property that was more accurate.	Positive
23	6/25/2026		Appraiser is very professional, instructs and advises. Love working with her!	Positive
24	6/25/2026		If hearing is scheduled the very first of the day, or immediately after lunch, it should be conducted ON TIME!	Negative
25	6/25/2026	Both	Fasten improve the internet.	Positive
26	6/25/2026	Both	Took a long time to be seen.	Negative
27	6/25/2026	Both	Informative - loved it.	Positive
28	6/25/2026		The appraisal district should disclose the source of their data for every comp.	Feedback
29	6/25/2026	Both	Excellent service, courteous, knowledgeable.	Positive
30	6/25/2026	Both	A better job in comparing home values e.g.	Feedback
31	6/25/2026	Both	Love Wilco, thanks <3	Positive

32	6/25/2026	Both	Be respectful	Negative
33	6/25/2026	Both	Appraiser was a pleasure to work with!	Positive
34	6/25/2026		On comparable sales report it didn't have sale price but you have the price the story information not on notice.	Feedback
35	6/25/2026		Keep up the great work.	Positive
36	6/25/2026	Both	Appraiser was awesome. She was willing to work with me and come up with an acceptable property value.	Positive
37	6/25/2026		The properties next are classified as R4 vs R5 of mine and I compared to houses 7 miles away. Fix classification.	Feedback
38	6/25/2026		They are simply running a business based on other third party companies.	Negative
39	6/25/2026		Appraiser was excellent. Very professional and encouraging and positive.	Positive
40	6/25/2026		Receptionist was very pleasant and helpful.	Positive
41	6/25/2026		You took my AG off, so I was upset.	Negative
42	6/25/2026	Both	If you are not using price per square foot in comparing multiply properties, then you are just making guesses at what a house is worth.	Negative
43	6/25/2026		Material provided before the hearing does not indicated price per square foot is not considered.	Negative
44	6/25/2026		It was a very good experience.	Positive
45	6/25/2026	Both	I would appreciate a more consistent and transparent review process. Different appraisers appear to evaluate similar evidence differently, which can lead to inconsistent outcomes. In my case, I provided comparable property data supporting an unequal appraisal claim, yet the decision did not adequately address those comparisons. Clear explanations of how evidence is weighted and more uniform standards across appraisers would improve confidence in the fairness of the process.	Positive
46	6/25/2026		He was excellent.	Positive
47	6/25/2026		Letting people know what to bring ahead of time. I was a new sale and nobody told me I needed a specific document, yet I had my comps. Pretty much feel I was not provided the appropriate information despite all the hoops Williamson County makes you jump through.	Negative
48	6/24/2026	Both	Currently sold price comps that are used are higher. I was able to find comps that sold for much less in SRR, but somehow they did not match the comps criteria. May be criteria needs to be revisited.	Feedback

			Negative
	6/24/2026	My frustration has nothing to do with the advisor, she did the best she could. My frustration is with the process and the assessment. The instructions were not clear and I was not advised that I could request more information or that there even was more information to request. What I did was the best job with what I had including spending a lot of time personally trying to pull my own data. Unfortunately when I submitted my data I was told "well we use an equation" or "in this instance we use neighborhood data" or "in this instance we use county data". This just isn't fair. I am not trying to get out of paying my taxes but the value that is being assigned to things in a down market is skewed and based on my understanding unreasonable. My understanding could be off, but the assessed value on my pool is out of line with your direct data, and further inconsistent with reality. It's also inconsistent with reality on any home improvement project. You simply do not get the money that you spend back, and it is unfair to assess it in the manner that it is currently being assessed. In my case, a \$56k discrepancy using your data. The other problem with the process is that for me to fight this further, I would have to pay personal costs and spend a significant amount of time ultimately to be told well this is our formula, or we apply our perspective to the data you submit. For what? \$1000 reduction maybe? You have a system that appears to offer options but ultimately penalizes the home owner if they even choose to ask for a middle ground settlement. In the end, I may very well be wrong. I might not have all the facts, but instead of helping a member of the community the process alienates vs educates and that's a shame. I'm very disappointed in the process and while I may have been heard technically, I don't think I was heard or understood as a reasonable tax payer.	
49	6/24/2026	Need appraisers to understand the values of homes. May be they don't have any experience in how hold homes are valued compared to recent sales	Negative
50	6/24/2026	Both	Positive
51	6/24/2026	Appraiser was very helpful and patient explaining things clearly.	Positive
52	6/24/2026	It was a great experience.	Positive
53	6/23/2026	Great person and was open to help.	Positive
54	6/23/2026	This was a good process overall	Positive
55	6/17/2026	Both	Feedback
56	6/17/2026	Both	Feedback
57	6/17/2026	Both	Positive
58	6/17/2026	NO SUGGESTIONS AT THIS TIME. STAFF WERE GREAT.	Positive
59	6/17/2026	Have better-trained employees who are knowledgeable & not egotistic. Third year dealing with him. And he is as egotistic & arrogant as ever.	Negative
60	6/17/2026	Both	Positive
61	6/17/2026	No improvement needed. WCAD is great, as usual.	Positive
62	6/17/2026	One of the most unprofessional, arrogant, and egotistical person. Does not like to be proven wrong. And the review board is a sham. They will do just what he says even if it is illogical.	Negative
63	6/17/2026	Both	Positive
64	6/17/2026	Both	Positive
65	6/17/2026	Both	Feedback

66	6/17/2026		Hire more staff like her.	Positive
67	6/17/2026	Both	Positive experience, professional, personable.	Positive
				Feedback
68	6/17/2026		I understand comps are important in appraising prop values but if no equal comps exist, it seems unfair to still use unequal comps.	
69	6/17/2026	Both	Very professional.	Positive
70	6/17/2026		Very professional and understanding.	Positive
	6/17/2026		I had some trouble finding everything but eventually figured it all out - so it was probably me! (online) i.e. - validating the time/location of my appointment.	Positive
71				
72	6/17/2026	Both	Changed my email to another to be able to protest my second property. Otherwise I could not protest online.	Feedback
73	6/17/2026	Both	Keep up friendliness + helpfulness! :)	Positive
74	6/17/2026		Offer online reviews.	Positive
	6/17/2026		They are exceptional! They should train all your new employees. Best experience!	Positive
75				
76	6/17/2026		Very informative, gave me tools for next visit like MLS.	Positive
	6/17/2026		Reception was pleasant and helpful. Appraiser was professional and explained clearly.	Positive
77				
78	6/17/2026	Both	Excellent addition of ChiveTV in the waiting area! No notes!	Positive
	6/17/2026	Both	Provide evidence that you have beforehand to me because I do not have access to MLS.	N/A
79				
80	6/17/2026		Please disclose sales prices in TX	N/A
	6/17/2026		1. Allow mobile homes to depreciate. 2. Base market value off of manuraoures prices. 3. She was nice, thank you!	Positive
81				
82	6/17/2026	Both	It all went well.	Positive
	6/17/2026		No improvement needed. Appraiser was absolutely amazing. She is so knowledgeable, kind, and so professional. She is a gem here!	Positive
83				
84	6/17/2026		Very friendly.	Positive
85	6/17/2026		Great job!	Positive
	6/17/2026	Both	Appraiser was extremely knowledgeable, professional, courteous, and kind throughout a difficult process. She helped explain the process clearly. The entire experience was positive. The state is lucky to have an employee as valuable as her.	Positive
86				
87	6/17/2026		Please do considering only 3 for the comparison on the website overall.	Positive
88	6/16/2026		I appreciate the time and fair consideration from WCAD.	Positive
	6/16/2026		Better and prompter service. I was waiting too long and could not make appraisal meeting.	Negative
89				
	6/16/2026		The online system for uploading documents is not good. Upload button is hidden, only 1 doc at a time. Too many page navigations for what should be a very easy process.	Negative
90				
91	6/16/2026	Both	N/A all good this year again! :)	Positive
92	6/16/2026		Excellent job very easy to fix.	Positive
	6/16/2026		Have more appraisers like her. Very professional and thorough. to work with her again.	Positive
93				
94	6/16/2026	Both	No improvements necessary.	Positive
95	6/16/2026		Clear + defined process. Satisfied.	Positive
96	6/16/2026		This was easier than I thought it would be, thank you!	Positive
97	6/16/2026		Thanks for being so informative + thorough	Positive
98	6/16/2026	Both	Appraiser was great + she explained everything in detail!	Positive
99	6/16/2026		Free tacos	Positive

100	6/16/2026		More down to earth people like this Appraiser. He was fair and understanding.	Positive
101	6/16/2026		Good experience	Positive
	6/16/2026		Be honest. Stop manipulating imaginary figures. Use the facts from real sales. Hire intelligent people. The reviewer shouldn't be in the ARB meeting. The ARB people need to listen + talk. They didn't say anything! The reviewer did all the talking, the reviewer is not the ARB.	Negative
102	6/16/2026	Both	Great job, friendly, put me at ease right away!	Positive
103	6/16/2026		Unfamiliar w/ area, subdivision, and method of establishing comparable properties.	Negative
104	6/16/2026		Select better comparable properties.	Feedback
105	6/16/2026	Both	Be fair in property value.	Negative
106	6/12/2026		Explained well + very thoughtful.	Positive
107	6/12/2026		Very knowledgeable, excellent service.	Positive
108	6/12/2026	Both	Everything was great.	Positive
109	6/12/2026	Both	Experience was good. Did great job.	Positive
110	6/12/2026		No improvement needed. Appraiser was very knowledgeable and friendly.	Positive
111	6/12/2026		Please acknowledge the diligent work of the appraiser-- She is an exemplary member of the Williamson County work force.	Positive
112	6/12/2026		Transparency	Feedback
113	6/12/2026		Excellent.	Positive
114	6/12/2026		Service was excellent all around.	Positive
115	6/12/2026	Both	Everything went smoothly and so informative.	Positive
116	6/12/2026		Appraiser was rude when unnecessary. She told me it was "my fault" I paid too much! Not necessary + rude for no reason.	Negative
117	6/12/2026		Give actual info on what is (??). Need info on (???)	Negative
118	6/12/2026		I would like to thank Appraiser for her excellent customer service. She was professional, knowledgeable, patient, and very helpful throughout the review process. She took the time to listen, answer my questions, review carefully my documents. I truly appreciate her assistance and positive attitude.	Positive
119	6/12/2026		Ability to choose time slot. Difficult to figure out.	Positive
120	6/12/2026		Better data - disclosure. Thank you :)	Positive
121	6/12/2026		Amazing staff as always. I truly appreciate the empathy and compassion. Thank you!!	Positive
122	6/12/2026		Appraiser was professional + she's delightful to work with.	Positive
123	6/12/2026		Customer Service provides excellent customer service. Appraiser provided TERRIBLE customer service.	Positive/Negative
124	6/12/2026		The appraiser did an excellent job. She is a credit to your office.	Positive
125	6/12/2026	Both	Appraiser did a fantastic job. Very professional, very fair. We didn't get what we wanted but understand why. Thank you for your time.	Positive
126	6/12/2026		Appraiser was wonderful & very helpful. Very professional & explained things very well.	Positive
127	6/12/2026	Both	Post online better information on how the market value is calculated and how exemptions are impacted.	Feedback
128	6/12/2026		Appraiser was very knowledgeable.	Positive
129	6/12/2026		It would help to group all our property together.	Feedback
130	6/12/2026			

131	6/12/2026	Both	Matched last year, fast, friendly, and professional	Positive
132	6/12/2026		Be more realistic about actual sales values today.	Feedback
133	6/12/2026	Both	Very professional, very helpful; thank you!	Positive
134	6/12/2026		Notify customers what they may need to address concerns like proof + what that looks like.	Feedback
135	6/12/2026		Our only problem was that we never received our hearing notice by email. I called and found out when it was scheduled.	Positive
136	6/12/2026	Both	I think you need more mobile homes to compare for accurate appraisal amounts.	Feedback
137	6/12/2026		More information on what to bring to the protest.	Feedback
138	6/12/2026		Appraiser listened to data provided & reassessed based on the data. Thank you!!!	Positive
139	6/12/2026	Both	Appraiser assisted me -- she was extremely helpful, knowledgeable, and kind. I feel that I better understand the process of valuing property after her explanation and help.	Positive
140	6/12/2026		Appraiser was helpful and knowledgeable.	Positive
141	6/12/2026	Both	Everything OK -- TAX!	Positive
142	6/12/2026		More transparency on what is considered a similar property equity-wise.	Feedback
143	6/12/2026		You guys are fantastic	Positive
144	6/12/2026	Both	Excellent service, no improvement needed at this time!	Positive
145	6/12/2026	Both	Fantastic!	Positive
146	6/12/2026	Both	Truly professional, excellent service!	Positive
147	6/12/2026	Both	Unfair: my house has 4 comparable houses w/ more SQ than my house's on the same street, other houses have 4 comparable houses w/ less, and when you do the assessment, you should be fair, for the 5 homes that you use, you should have 50% houses w/ more SQ, 50% has less SQ! Thanks!	Negative
148	6/12/2026		All good!	Positive
149	6/12/2026	Both	She was excellent	Positive
150	6/12/2026		Front desk great. Appraiser seemed frustrated when asked questions, but did answers and explanations, thank you for walking with us through.	Positive
151	6/12/2026	Both	Appraiser made the process very straightforward & did great explaining everything.	Positive
152	6/12/2026		Was top notch all around!	Positive
153	6/12/2026		The appraiser and formal hearing conflicts on the value. and ARB board is not knowledgeable.	Negative
154	6/12/2026		Appraiser is very helpful and explained to me everything in detail. She picked a helpful comp and guided for next year process as well. I am very happy with her in this process.	Positive
155	6/12/2026		Ensure that client's (my) package of information is scanned properly and fully prior to hearing.	Negative
156	6/12/2026		I wish we could have chosen the time & date of our appointment.	Feedback
157	6/12/2026		Appraiser was very professional and friendly and knowledgeable.	Positive
158	6/12/2026	Both	Would be beneficial to have more info on how comps are determined.	Feedback
159	6/12/2026		Keep this Appraiser happy and employed. Great experience and very friendly!	Positive
160	6/12/2026		Reduce tax and people pay tax when they sell property.	Feedback / N/A

161	6/12/2026	Both	Appraiser negative + combative from the get go. Nothing he could do. Then lowered value by \$30k. Also we lost my agent form that appointed me agent.	Feedback/Negative
162	6/12/2026		Not a lot to improve. Maybe scan driver's license at front to not require bringing the notice.	Positive/Feedback
163	6/12/2026		She was amazing. Outside of the tax protest meeting, I found it hard to get information about the meeting location, because the website wasn't working correctly.	Positive/Feedback
164	6/12/2026	Both	She was very professional, patient, kind, and extremely knowledgeable. Thank you!	Positive
165	6/12/2026		Very informative!! I appreciated her patience and how well she explained everything.	Positive
166	6/12/2026		Appraiser was most helpful. She puts me at ease and tries to find a property that can help lower my house value.	Positive
167	6/12/2026	Both	Hire more people like this Appraiser!	Positive
168	6/12/2026	Both	I did not get a fair hearing. The data is not correct and the formulas for property values are not accurate. The district rep was not honest in his rebuttal. NOT REALITY.	Negative
169	6/12/2026		I still think the property appraisal process needs to be a little bit more consistent while comparing properties.	Feedback
170	6/12/2026		Nice	Positive
171	6/12/2026		Was great!	Positive
172	6/12/2026	Both	Appraiser incentivized to not reduce taxes, we don't get access to tool they have access.	Negative
173	6/12/2026	Both	Thank you for your professional manner and attention to detail; we appreciate you.	Positive
174	6/12/2026		Excellent service.	Positive
175	6/12/2026	Both	Our experience was excellent.	Positive
176	6/12/2026		Appraiser was great + really explained the process well. I better understand the assessment + how it was made.	Positive
177	6/12/2026		NA - very helpful.	Positive
178	6/12/2026	Both	Free cookies	Positive
179	6/12/2026	Both	Appraiser explained the process better than anyone in the past. The folk here are so nice and professional. Thank you!	Positive
180	6/12/2026	Both	It was smooth and quick.	Positive
181	6/12/2026	Both	What exactly a residential owner bring to get property value changed. Property with greater SFT are valued less and lesser SFT are valued more. Not fair.	Negative
182	6/12/2026		Everyone was so kind + professional!	Positive
183	6/12/2026		Appraiser needs remedial education in Wilco rules for property valuation, and to spend some time in charm school. I do not appreciate being bullied by him and being told to "sell my land" if I didn't "want" it, only to have the arb board and your own staff validate my position. This was a terrible experience.	Negative
184	6/12/2026	Both	No one can found EXACTLY comparable house.	Negative
185	6/12/2026	Both	Get rid of computer check in at lobby and use people.	Feedback
186	6/12/2026		Very kind + professional w/ a great sense of humor.	Positive
187	6/12/2026	Both	Find an equitable formula to determine value of property.	Feedback
188	6/12/2026	Both	Appraisal value should be determined on actual base. The value shouldn't be more than possible net value that county can pay if the owner wants to sell to the county.	Positive

189	6/12/2026	Both	Give the appraiser greater flexibility to lower percentage. Find a valid + reliable system to determine value.	Feedback
190	6/12/2026		All good!	Positive
191	6/12/2026		Excellent service. Thank you!	Positive
192	6/12/2026		I had no issues. I regret that I don't remember any names. Both people were super nice and personable.	Positive
193	6/12/2026	Both	The appraiser provided me with the 2026 sales grid explanation at my request. However that grid is super complex. How can a taxpayer discern it? Simplify.	Negative/Feedback
194	6/5/2026		Include a text in the email that talks about review available to further specify that there is a settlement offer after express that has a deadline to be accepted	Positive/Feedback
195	6/5/2026		The website is less than intuitive. Customer service was excellent.	Positive
196	6/5/2026		I had a great experience and learned a great deal in the process.	Positive
197	6/4/2026		Excellent appraiser	Positive
198	6/4/2026	Both	Thank you, Appraiser!	Positive
199	6/4/2026		regardless of timing, a sales contract should be honored.	N/A
200	6/4/2026		Appraiser was very knowledgeable about the matter and very patient to explain in detail.	Positive
201	6/4/2026		Get neighborhood map (colored online & better explain neighborhoods.) She was great!	Positive/Feedback
202	6/4/2026		Excellent experience. Appraiser was professional, knowledgeable, and friendly.	Positive
203	6/4/2026	Both	Appraiser was awesome! Thank you!	Positive
204	6/4/2026		Appreciate the patience and attention to details	Positive
205	6/4/2026		My first time here but was a good experience. My appraiser was phenomenal!	Positive
206	6/4/2026	Both	Prior years appraiser would double check other comp properties and attempt to find a small adjustment. She didn't seem to want to even look.	Negative
207	6/4/2026		Comparables should be broader.	Negative
208	6/4/2026		Appraiser was helpful. Receptionist at front was helpful.	Positive
209	6/4/2026		I had a good experience. The appraiser was open to my comps.	Positive
210	6/4/2026		All great	Positive
211	6/4/2026		I wish WCAD had sent me a document explaining clearly ahead of time the things I needed to know to make a good argument - like how to calculate the right sq footage, etc...	Feedback
212	6/4/2026		Everything was great. We were very satisfied.	Positive
213	6/4/2026		Everything was awesome!!	Positive
214	6/4/2026	Both	Appraiser was great. This was my first time having to protest and it was painless. Thanks!	Positive
215	6/4/2026		Continue to be open to property owners and their concerns. Excellent service. Thank you!	Positive
216	6/4/2026	Both	Personnel very helpful and friendly.	Positive
217	6/4/2026		Online processing.	Feedback
218	6/4/2026	Both	Wish I had been told to bring photos of inside of 121 year old house - only to prove 2nd floor not livable.	Feedback
219	6/4/2026		Website was difficult to navigate or taking the time off work could have been avoided. She was helpful but the whole process feels like a scam.	Feedback
220	6/4/2026	Both	She was very kind and helpful.	Positive

221	6/4/2026	Both	Don't overprice my home value and waste my time and yours.	Negative
222	6/4/2026		Very knowledgeable, patient, kind, and quick!	Positive
223	6/4/2026		I have had an excellent experience. The process was smooth and the appraiser was knowledgeable and friendly.	Positive
224	6/4/2026		I received excellent service. She listened and consulted with superior and was able to help.	Positive
225	6/4/2026		Positive experience, clean explanation.	Positive
226	6/4/2026		Thank you for a smooth experience, appraiser!	Positive
227	6/4/2026		Process was easy!	Positive
228	6/3/2026		Excellent service	Positive
229	The following were discussed at the previous meeting:			
230	6/3/2026	Property value	Its all good.	Positive
231	5/28/2026	Property value	It is good	Positive
232	5/28/2026	Both	all good	Positive
233	5/28/2026	Both	The information we received wasn't accurate or realistic with the market value.	Negative
234	5/28/2026	Both	He explained things well even if I disagreed with the compatability index values.	Positive
235	5/28/2026	Both	Everything was great from the moment I walked in.	Positive
236	5/28/2026	Both	Take the true comps and pay attention to value. I feel this process is pretty much a racket.	Feedback
237	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
238	5/28/2026	Both	I had prompt service and a good experience. I appreciate his expertise.	Positive
239	5/28/2026	Property taxes	Everyone was very helpful and respectful.	Positive
240	5/28/2026	Property value	Appraiser was not giving respect.	Negative
241	5/28/2026		Excellent.	Positive
242	5/28/2026	Property taxes	He was great. Very meticulous.	Positive
243	5/28/2026	Property value	Look at my notes on my chart. I will never fix condition.	Feedback
244	5/28/2026	Both	Great customer service!	Positive
245	5/28/2026	Property taxes	Update tax code to use current market value trends & not just 1 month in the current year.	Positive
246	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
247	5/27/2026	Property value	Thanks for listening and helping me out	Positive
248	5/27/2026	Both	She made my first experience so easy. She is wonderful.	Positive
249	5/27/2026	Both	he was very helpful as well with customer service.	Positive
250	5/27/2026	Property value	He was great.	Positive
251	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
252	5/27/2026	Property value	Everything was great, quick friendly service.	Positive
253	5/27/2026	Both	all good	Positive
254	5/27/2026	Property value	Help her with her esignature pad. You can't see the signature when you sign.	Feedback
255	5/27/2026	Property taxes	She was very polite and engaging. She explained everything very well.	Positive
256	5/27/2026	Property taxes	Help with appraisee suggested comp comparisons	Feedback
257	5/27/2026	Both	Better website experience	Feedback

258	5/27/2026	Both	An excellent representative & polite.	Positive
259	5/27/2026	Property value	Honor CD sales price... strong indication of market value!	Negative
260	5/27/2026	Both	Please provide more ways to submit evidence: pics, letters, etc.	Feedback
261	5/27/2026	Both	Lower taxes so we don't have to move!	Positive
262	5/27/2026	Both	It was wonderful! He explained well for me to understand my property value!	Positive
263	5/27/2026	Both	Everything was very smooth & painless. He was great.	Positive
264	5/27/2026	Both	Schedule online myself	Feedback
265	5/27/2026		Everything was excellent.	Positive
266	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
267	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
268	5/27/2026	Property value	Informal session was very professional. Formal session was rushed and curt.	Positive
269	5/27/2026	Property value	Great job!	Positive
270	5/27/2026	Property value	All good	Positive
271	5/27/2026	Property value	Good experience.	Positive
272	5/27/2026	Both	Look for (??) compliant areas that have issues. This affects home values.	Feedback
273	5/27/2026	Both	He was not listening and didn't ask for proof even if I was giving him.	Negative
274	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
275	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
276	5/27/2026	Property taxes	Representatives should explain like She did, thank you.	Positive
277	5/27/2026		Very efficient process!	Positive
278	5/27/2026	Both	Take into acct how old some of these homes are & are not worth the appraised amount! (She was amazing!)	Positive
279	5/27/2026	Both	Experience excellent	Positive
280	5/27/2026	Property value	She did a great job	Positive
281	5/27/2026	Both	She is great! Couldn't have a better experience for the first time protest.	Positive
282	5/27/2026	Both	No complaints.	Positive
283	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
284	5/27/2026	Both	Not a fair treatment in determining the property value - needs improvement in the system.	Negative
285	5/27/2026	Property value	He was super awesome & informative. Thank you so much for helping me understand!	Positive
286	5/27/2026	Property value	Hire more appraisers like her.	Positive
287	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
288	5/27/2026	Both	The comparability index makes no sense. The homes I was compared to are newer and upgraded.	Negative
289	5/27/2026	Property value	He was excellent, professional, and knowledgeable, friendly. You're lucky to have him. Great customer service.	Positive
290	5/27/2026	Both	Well done.	Positive
291	5/27/2026	Both	Provide access to sales database.	Feedback

292	5/27/2026	Property taxes	Would have loved a more favorable outcome but understand the numbers and the process. She was great.	Positive
293	5/27/2026		Very helpful and friendly	Positive
294	5/27/2026		Thanks for educating me!	Positive
295	5/27/2026	Property value	She was great. Wait for ARB was quite long. Adjusted sales price not well explained.	Positive
296	5/27/2026	Property taxes	felt understood and	Positive
297	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
298	5/27/2026	Property value	Service was great and well explained	Positive
299	5/27/2026	Property value	She was excellent!!!	Positive
300	5/27/2026	Both	I live in the (??) and they assigned a neighbor code that has 10 mile comps.	Negative
301	5/27/2026		Data collection on the WCAD side is poor, they ignored my argument completely.	Negative
302	5/27/2026	Both	Excellent interaction with her.	Positive
303	5/27/2026		Very professional (??)	Positive
304	5/27/2026		Print MRA market info, try to print both sides to save paper.	Feedback
305	5/27/2026		Nothing, hire more people like her.	Positive
306	5/27/2026		The representative explained everything in a clear and courteous manner.	Positive
307	5/27/2026	Property value	Excellent experience, fully explained value and process. Very professional and friendly.	Positive
308	5/27/2026	Both	It was very clear and quick.	Positive
309	5/27/2026	Property taxes	Was a great experience.	Positive
310	5/27/2026	Both	He was amazing to work with. Thank you!	Positive
311	5/27/2026	Property value	Computer systems more reliable.	Positive
312	5/27/2026	N/A	Explain to seniors how property taxes work in Texas.	Positive
313	5/27/2026		Very pleasant experience.	Positive
314	5/27/2026	Property value	It was great	Positive
315	5/27/2026	Property value	He was very professional. Represents the county very well.	Positive
316	5/27/2026	Property value	It was actually fun :)	Positive
317	5/27/2026	Property taxes	Y'all were friendly and helpful - thank you.	Positive
318	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
319	5/27/2026	Property value	This was an AG audit and He did a great job!	Positive
320	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
321	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
322	5/27/2026	Property value	She was great. Very helpful and kind.	Positive
323	5/27/2026	Both	During our online protest, there should be a way to attach files or (??) text.	Feedback
324	5/27/2026	Both	She was kind, professional, respectful, responsive, and (??). She did a great job explaining everything!	Positive
325	5/27/2026	Property value	Both were very friendly, personable, helpful and knowledgeable.	Positive

				Feedback
326	5/27/2026	Both	Website + mailed appraisals are not very clear about informal protests in-person. This would really help a lot of people.	
	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
327				
	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
328				
	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
329				
	5/27/2026	N/A	Have appraiser available for customers during office hours.	Positive
330				
	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
331				
	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
332				
	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
333				
	5/27/2026	Property value	It was all good, especially enjoyed him.	Positive
334				
	5/27/2026	Property value	He in the land dept is kind and fair, great to work with.	Positive
335				
	5/20/2026	Both	Everyone did great	Positive
336				
	5/15/2026	Property taxes	It should have gone down more. I needed more photos.	Negative
337				
	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
338				
	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
339				
	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
340				
	5/15/2026	Property value	Service was quick!	Positive
341				
	5/15/2026	Property value	The ability to replace comps online	Feedback
342				
	5/15/2026	Property taxes	Be more in line with real estate and bank assessments.	Feedback
343				
	5/15/2026	Both	No puede ser mejor. It couldn't be better	Positive
344				
	5/15/2026	Property value	More virtual appointments.	Positive
345				
	5/15/2026		She was awesome! Very knowledgeable.	Positive
346				
	5/15/2026		He is awesome and knowledgeable!	Positive
347				
	5/15/2026	Both	She was very informative and professional.	Positive
348				
	5/15/2026	Property value	He was very helpful and shared his knowledge. Thank you.	Positive
349				
	5/15/2026	Both	Be as willing to walk with me as well as you were today	Feedback
350				
	5/15/2026	Both	Same	Positive
351				
	5/15/2026		Very good	Positive
352				

353	5/15/2026	Property value	Great explanation from appraiser	Positive
354	5/15/2026	Property value	Process is smooth. All information is clearly explained.	Positive
355	5/15/2026	Property value	Everything went smoothly.	Positive
356	5/15/2026	Property value	She was helpful in explaining that evidence needed was the actual MLS listing not just the sales price.	Positive
357	5/15/2026	Both	Have dialogue during hearing ARB	Feedback
358	5/15/2026	Property taxes	Easy to work with. Thank you.	Positive
359	5/15/2026	Both	Extending time allotment would be beneficial - He did a great job explaining and "crunching" numbers in allotted time.	Positive
360	5/15/2026	Property taxes	Everything OK, people are very worm here, thanks	Positive
361	5/15/2026	Property value	Appraiser is very knowledgeable & have lots of patience. She is amazing.	Positive
362	5/15/2026	Both	None. Great job!	Positive
363	5/15/2026	Both	Provide more info ahead on how the values are determined.	Positive
364	5/15/2026	Property taxes	Give more compare (??) sale properties in the CAD evidence.	Feedback
365	5/15/2026	Both	Needed a manager to do her job. Waited 10 mins for her to go get her too.	Negative
366	5/15/2026	Property taxes	Maybe improve the info available on the website.	Feedback
367	5/15/2026	Property value	Allow current comps (closed April of current year)	Negative
368	5/15/2026	Both	It was great!	Positive
369	5/15/2026	Property taxes	He did an excellent job of explaining the process	Positive
370	5/15/2026	Both	She was excellent! Friendly and professional, very knowledgeable! Thanks for your help!	Positive
371	5/15/2026	Property value	Both people I worked with were very professional and helpful. Great experience!	Positive
372	5/15/2026	Property value	Excellent employee experience.	Positive
373	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
374	5/15/2026	Both	Lower our taxes. They are too high. Your employees are great, your taxes are not!	Feedback
375	5/15/2026	Both	Fair	Positive
376	5/11/2026	Property value	All excellent	Positive
377	5/11/2026	Both	She did excellent job.	Positive
378	5/11/2026	Property value	Appraiser was very professional, did a great job!	Positive
379	5/11/2026	Property value	She helped to review and help to find better comps and fix the right value.	Positive
380	5/11/2026	Both	Appreciate the process but not the verdict for the resident.	Positive
381	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
382	5/11/2026	Both	Education on tax grid materials, how can homeowners know how appraisal office calculates value.	Positive
383	5/11/2026	Both	Property value should be considered based on current market trends.	Feedback
384	5/11/2026	Property value	great experience	Positive
385	5/11/2026	Property taxes	UNREASONABLE	Negative
386	5/11/2026		He was kind, thoughtful, helpful. Makes me glad I moved to Williamson County, thanks!	Positive
387	5/11/2026	Both	Appraiser was really great. Other appraisaer was excellent. Went above & beyond.	Positive
388	5/11/2026	Both	She provided professional service and is very courteous. She is an excellent agent.	Positive

389	5/11/2026	Both	For layman, it's difficult to understand property value. Market value should be primary criteria in tax evaluation.	Feedback
390	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
391	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
392	5/11/2026	Property value	He did a great job explaining my Ag info to me.	Positive
393	5/11/2026	Property value	Provide more useful information on the comparable sales report.	Feedback
394	5/4/2026	Property value	Based on my experience today, I believe everything went very well.	Positive
395	5/4/2026	Both	Great service and informative. Online had scheduling problems.	Positive
396	5/4/2026	Both	Both were very helpful. My situation is extremely difficult and they handled it with compassion and empathy.	Positive
397	5/4/2026	Property value	Keep doing what you're doing	Positive
398	5/4/2026	Both	When calculating property value, look at sold properties not purchased from the builder.	Positive
399	5/4/2026	Property taxes	No comments - everyone is very helpful.	Positive
400	5/4/2026	Property value	Tax me on what I paid for the property at the foreclosure auction.	Positive
401	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
402	5/4/2026		Fire these people, use AI, save money for people/state, no need for WCAD, extremely arrogant and dumb.	Negative
403	5/4/2026	Property value	Not make this like a car buying experience.	Negative
404	5/4/2026	Property value	Very prompt service.	Positive
405	5/4/2026	Property value	Friendly and patient in explaining details.	Positive
406	5/4/2026	Both	Very helpful people! Applied for homestead!	Positive
407	5/4/2026	Property taxes	Go back to the old ways.	Feedback
408	5/4/2026	Both	It was awesome! I was expecting DMV slog - this was fast, both were courteous and professional.	Positive
409	5/4/2026	Property taxes	Lower property taxes.	Feedback
410	5/4/2026	Both	Reduce taxes and have more realistic value.	Positive
411	5/4/2026	Both	Our agent was kind and courteous and gave us information that helped very much.	Positive
412	5/4/2026	Property value	Nothing!	Positive
413	5/4/2026		She was very informative and helpful for next year's filing.	Positive
414	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
415	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
416	4/28/2026	Both	If you could increase the file size limit on the website.	Feedback
417	4/28/2026		I hope that WCAD can use MLS data to measure the market value.	Feedback

418	4/28/2026	Property value	All staff professional, courteous, and knowledgeable. Prompt timing for appointment.	Positive
419	4/28/2026	Both	Maybe a short video of the process. Every person I spoke with was friendly and great!	Positive
420	4/28/2026	Both	We loved her, she did great.	Positive
421	4/28/2026	Property taxes	She was awesome to work with! So friendly and helpful!	Positive
422	4/28/2026	Both	I was unable to upload documents or give reason for online protest and it was auto-rejected.	Negative
423	4/28/2026		Try to listen to the customer.	Negative
424	4/28/2026	Property taxes	Bad comps. Will not take in current evidence.	Negative
425	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
426	4/28/2026	Property taxes	She was very knowledgeable and extremely patient. Thank you so much!	Positive
427	4/28/2026	Property taxes	Make the protest experience online, maybe a zoom call.	Positive
428	4/28/2026	Property taxes	Train everyone like her.	Positive
429	4/28/2026	Property value	It was a great experience. Very helpful.	Positive
430	4/28/2026	Property taxes	More informative appraiser.	Negative
431	4/28/2026	Both	She was very helpful and fast.	Positive
432	4/28/2026	Property value	He was very personable and courteous.	Positive
433	4/28/2026	Property value	Offer more virtual appointments.	Positive
434	4/28/2026	Property taxes	he was very helpful and made a lot of sense!	Positive
435	4/28/2026		Very nice and easy :)	Positive
436	4/28/2026		Excellent service.	Positive
437	4/28/2026	Property taxes	Difficulty with initial call center. No pauses, language barrier.	Negative
438	4/28/2026		She was awesome to work with.	Positive
439	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
440	4/28/2026	Property value	She would (??) to see the true value. She is super knowledgeable.	Positive
441	4/28/2026	Property taxes	Excellent service and promptness	Positive
442	4/28/2026	Both	Great data sharing.	Positive
443	4/23/2026	Property value	All good!	Positive
444	4/21/2026	Property taxes	I wonder if online appointments could be available - would cut out driving. Just a thought.	Feedback
445	4/21/2026		She was so patient and explained so that I could understand. Ty!!!	Positive
446	4/21/2026	Both	They were all very nice and helpful.	Positive
447	4/21/2026		The website explaining the process is very confusing and in multiple sites. Hard to navigate.	Negative
448	4/21/2026	Property value	The website explaining the process is very confusing and in multiple sites. Hard to navigate.	Negative
449	4/21/2026	Both	Cannot think of anything.	Positive
450	4/21/2026	Property value	Calling comps I brought as outliers when their survey is not right.	Negative
451	4/21/2026		All good	Positive
452	4/21/2026	Property value	Thank you for your patience and kindness!	Positive
453	4/21/2026		She was a pleasure and very helpful. Board was horrible.	Positive
454	4/21/2026	Both	Everyone was excellent.	Positive
455	4/21/2026	Both	Was exceptional.	Positive
456	4/21/2026	Property value	Was exceptional.	Positive

457	4/21/2026	Both	Surprisingly happy with how informative She was and so helpful.	Positive
458	4/21/2026	Both	Good	Positive
459	4/21/2026	Both	Appraiser can (??) evidence instead of saying the evidence provided (??) sufficient.	Negative
460	4/21/2026		Thank you	Positive
461	4/21/2026	Both	Make sure people know they need MLS#, price, closed date before coming.	Feedback
462	4/21/2026		Great service. Thank you.	Positive
463	4/21/2026		Great people pleasure to work with them.	Positive
464	4/21/2026		ARB Board showed little genuine interest. The process was perfunctory. Just a rubber stamp.	Negative
465	4/21/2026	Both	ARB Board showed little genuine interest. The process was perfunctory. Just a rubber stamp.	Negative
466	4/21/2026	Both	We felt that everything was handled in a professional way.	Positive
467	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
468	4/21/2026	Property value	Make online 15 days instead of 5 so I do not have to drive in.	Negative
469	4/21/2026	Both	Website could be better and have saved me the trip	Feedback
470	4/21/2026	Property value	Great experience	Positive
471	4/20/2026	Both	Keep up the good work.	Positive
472	4/20/2026	Both	Everything was explained in a way I was able to understand. Both ladies were very patient and respectful.	Positive
473	4/20/2026	Property taxes	Extremely helpful and very fair-minded	Positive
474	4/20/2026	Property value	Great experience for first time.	Positive
475	4/20/2026	Property value	Both were very helpful, very professional! Made the process/visit very easy.	Positive
476	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
477	4/20/2026	Both	Train the employee to become more professionally ready	Negative
478	4/20/2026	Property taxes	Denial of exemption protest	Positive
479	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
480	4/20/2026	Property value	Explain tax codes	Negative
481	4/20/2026		Great team!	Positive
482	4/20/2026	Property value	They were both professional and kind	Positive
483	4/20/2026	Property value	They were both professional and kind	Positive
484	4/20/2026	Property value	Excellent service	Positive
485	4/20/2026	Property taxes	Went smoothly	Positive
486	4/20/2026	Property taxes	Experience was great. Keep up the good work!	Positive
487	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
488	4/20/2026	Both	Appraiser spoke 4 sentences, non human style, might as well have been an AI bot.	Negative
489	4/20/2026	N/A	Excellent. She answered all my questions about exemptions. She is very personable and explained her answers well.	Positive
490	4/20/2026	Property taxes	Good	Positive

491	4/20/2026		She is the best!	Positive
492	4/20/2026	Property value	Excellent!	Positive
493	4/20/2026		She was shadowing Him but was very much a part of the process.	Positive
494	4/20/2026	Property value	She was great! Very patient.	Positive
495	4/20/2026		This guy need a raise!!!	Positive
496	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
497	4/20/2026	Both	Don't use homogeneous neighborhood land valuations. My property is smaller than comps yet valued the same.	Negative
498	4/20/2026	Both	It was great!	Positive
499	4/20/2026	Property value	He was very attentive, professional, and knowledgeable. He explained everything in detail about my home value.	Positive
500	4/20/2026		Incredible experience!	Positive
501	4/20/2026	Property value	Incredible experience!	Positive
502	4/20/2026	Property taxes	Excellent, professional service	Positive
503	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
504	4/20/2026	Both	Jason was wonderfully cordial and helpful. Thanks, Jason!	Positive
505	4/17/2026	Property value	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.	Negative
506	4/9/2026	Property taxes	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.	Positive