

# Regular Meeting of the Board of Directors

Thursday, February 19, 2026 11:30 AM

Board Room, 850 East Anderson Lane, Austin, TX 78752

1. **CALL TO ORDER**
2. **ESTABLISHMENT OF A QUORUM**
3. **CITIZENS COMMUNICATION**
4. **DISCUSSION ON REPORT FROM BOARD VACANCY REVIEW COMMITTEE**
5. **DISCUSSION AND POSSIBLE ACTION ON APPOINTMENT OF BOARD MEMBERS TO FILL TWO VACANT APPOINTED POSITIONS ON THE TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS**
6. **EXECUTION OF THE STATEMENT OF OFFICER AND OATH OF OFFICE FOR ALL BOARD MEMBERS**
7. **ELECTION OF OFFICERS FOR THE BOARD OF DIRECTORS: CHAIRPERSON, VICE CHAIRPERSON, AND SECRETARY/TREASURER**
8. **CONSENT AGENDA**
  - 8.a. APPROVAL OF THE MINUTES OF THE DECEMBER 11, 2025 REGULAR MEETING
  - 8.b. SECTION 25.25B REPORT
  - 8.c. ACCOUNTING STATEMENTS
  - 8.d. PERSONNEL REPORT
9. **REGULAR AGENDA**
  - 9.a. DISCUSSION ON REPORT FROM AG ADVISORY BOARD COMMITTEE
  - 9.b. DISCUSSION AND POSSIBLE ACTION ON APPOINTMENT OF AG ADVISORY BOARD MEMBERS
  - 9.c. DISCUSSION AND POSSIBLE ACTION ON APPRAISAL REVIEW BOARD CHAIRPERSON'S REPORT
  - 9.d. DISCUSSION ON REPORT FROM TAXPAYER LIAISON COMMITTEE
  - 9.e. DISCUSSION AND POSSIBLE ACTION ON APPOINTMENT OF TAXPAYER LIAISON OFFICER
  - 9.f. DISCUSSION AND POSSIBLE ACTION ON ANNUAL REVIEW AND ADOPTION OF INVESTMENT POLICY AND INVESTMENT STRATEGIES
  - 9.g. DISCUSSION AND POSSIBLE ACTION ON TRAVIS CENTRAL APPRAISAL DISTRICT'S RECORDS MANAGEMENT POLICY
  - 9.h. DISCUSSION AND POSSIBLE ACTION ON CONTRACT AMENDMENT WITH PRITCHARD AND ABBOTT, INC. FOR APPRAISAL SERVICES FOR THE 2026 TAX YEAR
  - 9.i. DISCUSSION ON 2025 STRATEGIC COMMUNICATION EFFORTS AND 2026 PLANS AND PRIORITIES

9.j. DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER'S REPORT TO INCLUDE: 2025 ANNUAL REPORT, PRELIMINARY RESULTS OF THE 2025 METHODS AND ASSISTANCE PROGRAM (MAP) REVIEW, 2026 HOMESTEAD VERIFICATION PROGRAM, COMMUNITY OUTREACH, AND TAXPAYER EXPERIENCE SNAPSHOT

9.k. DISCUSSION AND POSSIBLE ACTION ON LITIGATION AND APPEALS RELATED TO PENDING AND ANTICIPATED LAWSUITS

9.l. ADJOURNMENT

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Board Secretary



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 4: Discussion on Report from Board Vacancy Review Committee

**Presenter** Board Vacancy Review Committee Members

### **Background Information**

The Board of Directors received two resignations at the end of 2025. Texas Property Tax Code § 6.0301(f) outlines the process for filling a vacancy in an appointed board position.

The taxing entities entitled to vote were notified of the vacancies on December 29, 2025. Each taxing unit can submit up to two nominees to fill the vacancy. The Board of Directors has the authority to choose from the taxing unit nominees to fill the vacancies on the board. The deadline for the taxing units to submit nominations was February 12, 2026.

The taxing units submitted a total of 10 nominations. The 10 nominees will be interviewed on February 17, 2026.

### **Staff Recommendation & Motion Language**

No staff recommendations on this item.

No action is needed on this item.



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 6: Execution of the Statement of Officer and Oath of Office for All Board Members

**Presenter** Davina Barton, Executive Assistant

### **Background Information**

The Board Operating Policies require that all board members take the Statement of Officer (Anti-Bribery Statement) and Oath of Office at the first meeting of each fiscal year.

### **Staff Recommendation & Motion Language**

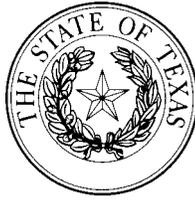
There are no staff recommendations for this item.

No board action is needed for this item.

Rev. 04/2017

This space reserved for office use

Submit to:  
Custodian of election records  
Filing Fee: None



**STATEMENT OF OFFICER**

**Statement**

I, \_\_\_\_\_, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Title of Position to Which Elected/Appointed: \_\_\_\_\_

**Execution**

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Officer

State of \_\_\_\_\_)

County of \_\_\_\_\_)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(seal)

\_\_\_\_\_  
Signature of Notary Public or Other Officer  
Administering Oath

\_\_\_\_\_  
Printed or Typed Name

## Form 2204 - Oath of Office (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

### **Execution and Delivery Instructions**

An Oath of Office that is required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office. The Oath of Office may be administered to you by a person authorized under the provisions of Chapter 602 of the Texas Government Code. Authorized persons commonly used to administer oaths include notaries public and judges.

**Mail:** P.O. Box 12887, Austin, Texas 78711-2887.

**Overnight mail or hand deliveries:** James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

**Fax:** (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.

**Email:** Scanned copies of the executed Oath may be sent to [register@sos.texas.gov](mailto:register@sos.texas.gov). If sent by email, the original Oath should also be mailed to the appropriate address above.

**NOTE:** *Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the “Anti-Bribery Statement”) with the Office of the Secretary of State.*

### **Commentary**

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12.

### ***Officers Required to File Oath of Office with the Secretary of State:***

Gubernatorial appointees

District attorneys

Appellate and district court judges

Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas

Associate judges appointed under subchapter B or C, chapter 201 of the Texas Family Code

Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Texas Water Code, Sections 36.055(d) and 49.055(d)

### ***Officers Not Required to File Oath of Office with the Secretary of State:***

Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.

All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

*As a general rule, city and county officials do not file their oath of office with the Secretary of State—these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.*

**The Office of the Secretary of State does NOT file Statements or Oaths from the following persons:** Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges (*except County Court of Law Judges who file with the Elections Division*), County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD’s). Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions.

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov’t Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer’s qualification so that the commission may be issued.

*Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or [register@sos.texas.gov](mailto:register@sos.texas.gov).*

*Revised 9/2017*

Submit to:  
SECRETARY OF STATE  
Government Filings Section  
P O Box 12887  
Austin, TX 78711-2887  
512-463-6334  
FAX 512-463-5569  
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,  
I, \_\_\_\_\_, do solemnly swear (or affirm), that I will faithfully  
execute the duties of the office of \_\_\_\_\_ of  
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws  
of the United States and of this State, so help me God.

\_\_\_\_\_  
Signature of Officer

Certification of Person Authorized to Administer Oath

State of \_\_\_\_\_

County of \_\_\_\_\_

Sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Affix Notary Seal,  
only if oath  
administered by a  
notary.)

\_\_\_\_\_  
Signature of Notary Public or  
Signature of Other Person Authorized to Administer An  
Oath

\_\_\_\_\_  
Printed or Typed Name



## TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

**Item** 7: Election of Officers for the Board of Directors: Chairperson, Vice Chairperson, and Secretary/Treasurer

**Presenter** N/A

### Background Information

At the first meeting of each year, the Board of Directors elects a Chairperson, Vice Chairperson, and Secretary/Treasurer

### Staff Recommendation & Motion Language

There are no staff recommendations for this item.

*I move to elect [Board member name] as Chairperson, [Board member name] as Vice Chairperson, and [Board member name] as Secretary/Treasurer for 2025 for the Travis Central Appraisal District Board of Directors.*

OR

*I move to elect [Board member name] as the 2026 Chairperson of the Travis Central Appraisal District Board of Directors.*

*I move to elect [Board member name] as the 2026 Vice Chairperson of the Travis Central Appraisal District Board of Directors.*

*I move to elect [Board member name] as the 2026 Secretary/Treasurer of the Travis Central Appraisal District Board of Directors.*



## TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

**Item** 8: Consent Agenda  
**Presenter** Chief Appraiser Leana Mann

### Background Information

The consent agenda is a standing item at each board meeting and includes:

- 8A: Approval of the minutes of the December 11, 2025 meeting
- 8B: Section 25.25B Report
- 8C: Accounting Statements
- 8E: Personnel Report

The consent agenda may be passed with one motion and without any Board discussion. Board members may request that items be pulled from the consent agenda for discussion and/or amendment.

### Staff Recommendation & Motion Language

Staff recommends that all items on the consent agenda be passed.

*I move to pass the items on the consent agenda.*

OR

*I move to pass the items on the consent agenda, without items [list] we pulled for discussion.*

# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
JAMES VALADEZ  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
NICOLE CONLEY  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

**BOARD MEMBERS**  
JETT HANNA  
CELIA ISRAEL  
DICK LAVINE  
SHENGHAO "DANIEL" WANG  
BLANCA ZAMORA-GARCIA

## TCAD - BOARD OF DIRECTORS MINUTES OF THE DECEMBER 11, 2025 MEETING

### 1. Call to order

Meeting called to order by James Valadez at 11:32 a.m. on, December 11, 2025.

### 2. Establishment of Quorum

James Valadez, Chairperson	Appointed	Present
Nicole Conley, Secretary	Appointed	Absent
Debbie Cartwright	Appointed	Present
Blanca Zamora-Garcia	Appointed	Present
Jett Hanna	Elected, Place 1	Present
Shenghao "Daniel" Wang	Elected, Place 2	Present
Dick Lavine	Elected, Place 3	Present
Celia Israel	Travis County Tax Assessor-Collector	Present

Also present were Leana Mann, Chief Appraiser, and Dustin Banks, Sr. In-House Counsel

### 3. Citizens Communication

### 4. Consent Agenda

- a. APPROVAL OF THE MINUTES OF THE OCTOBER 9, 2025 REGULAR MEETING
- b. SECTION 25.25B REPORT
- c. ACCOUNTING STATEMENTS
- d. BUDGET LINE-ITEM TRANSFERS
- e. PERSONNEL REPORT

**MOTION:** Approve the Consent Agenda

**RESULT:** **PASSED [UNANIMOUS]**

**MOVER:** Debbie Cartwright

**SECONDER:** Celia Israel

**AYES:** James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Celia Israel, Dick Lavine, Jett Hanna, Shenghao "Daniel" Wang

**ABSENT:** Nicole Conley

**5A. Recognition of outgoing Board Member, Blanca Zamora-Garcia, for 27 years of service to the Travis Central Appraisal District Board of Directors.**

Members of the board heard from Leana Mann, Chief Appraiser

**RESULT: DISCUSSED**

**5B. Discussion and possible action on Taxpayer Liaison Officer Report.**

Members of the board heard from Betty Thompson, Taxpayer Liaison Officer

**RESULT: DISCUSSED**

**5C. Discussion and action on Appraisal Review Board Chairman Report.**

Members of the board heard from Barry McBee, Appraisal Review Board Chairman

**RESULT: DISCUSSED**

**5D. Discussion on report from Taxpayer Liaison Committee.**

Members of the board heard from Shenghao “Daniel” Wang, Board Member, and James Valadez, Chairperson

**RESULT: DISCUSSED**

**At 12:03 P.M. All THE BOARD moved to executive session; TO DELIBERATE ON ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 *et seq* [THE TEXAS OPEN MEETING ACT] INCLUDING:**

SEC. 551.074; Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief Appraiser or other public officer or employee or to hear a complaint or charge.

**MOTION:** Move to enter Executive Session

**RESULT:** **PASSED [UNANIMOUS]**

**MOVER:** Celia Israel

**SECONDER:** Shenghao “Daniel” Wang

**AYES:** James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Celia Israel, Dick Lavine, Jett Hanna, Shenghao “Daniel” Wang

**ABSENT:** Nicole Conley

At 1:41 PM, the Board resumed the public session and returned to Item 5E.

**5E. Discussion and possible action on interview and appointment of Taxpayer Liaison Officer.**

**RESULT: DISCUSSED IN EXECUTIVE SESSION**

**5F. Discussion on report from Appraisal Review Board Committee.**

Members of the board heard from Jett Hanna, Board Member

**RESULT: DISCUSSED**

**5G. Discussion and possible action on removal of Appraisal Review Board Members that have resigned or failed to meet the policy for ARB attendance.**

Members of the board heard from Betty Thompson, Taxpayer Liaison Officer

**MOTION:** Move to remove Preston Broussard, who has formally resigned, from the Appraisal Review Board, and Karrie Key, who has failed to adhere to the attendance policy of the ARB.

**RESULT: PASSED [UNANIMOUS]**

**MOVER:** Shenghao "Daniel" Wang

**SECONDER:** Blanca Zamora-Garcia

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Celia Israel, Dick Lavine

**5H. Discussion and possible action on the appointment of Appraisal Review Board Chairperson and Secretary for the 2026 tax year.**

Members of the board heard from Betty Thompson, Taxpayer Liaison Officer

**MOTION:** Move to appoint Meg Brooks as ARB Chairperson and Byron Gifford as ARB Secretary for the 2026 tax year.

**RESULT: PASSED [UNANIMOUS]**

**MOVER:** Jett Hanna

**SECONDER:** Blanca Zamora-Garcia

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Celia Israel, Dick Lavine

**5I. Discussion and possible action on the appointment of Appraisal Review Board Members for the two-year term beginning January 1, 2026 through December 31, 2027, conditional on the acceptable results of a Criminal Background Check.**

Members of the board heard from James Valadez, Board Chairperson

**MOTION:** Move to pass resolution 20251211\_5I and appoint the individuals listed in the resolution to the Appraisal Review Board effective January 1, 2026, through December 31, 2027.

**RESULT:** **PASSED [UNANIMOUS]**

**MOVER:** Jett Hanna

**SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Celia Israel, Dick Lavine

**5J. Discussion and possible action on Chief Appraiser's Report to include 2026 field work, Community Outreach, and Taxpayer Experience Snapshot.**

Members of the board heard from Leana Mann, Chief Appraiser

**RESULT:** **DISCUSSED**

**5K. Discussion and possible action on Fiscal Year 2025 Budget Amendment as presented to the Taxing Entities on November 10, 2025**

Members of the board heard from Kat Harvey, Director of Administration, and Leana Mann, Chief Appraiser

**MOTION:** Move to approve the 2025 budget amendment as presented to the taxing entities on November 10, 2025.

**RESULT:** **PASSED [UNANIMOUS]**

**MOVER:** Shenghao "Daniel" Wang

**SECONDER:** Debbie Cartwright

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Celia Israel, Dick Lavine

**5L. Discussion and possible action on contract for professional appraisal services with Pritchard & Abbott, Inc.**

Members of the board heard from Leana Mann, Chief Appraiser, Rodney Kret, Pritchard & Abbott, and Jason Driskell, Pritchard & Abbott

**MOTION:** Move to authorize the purchase of professional appraisal services from Pritchard & Abbott, Inc. for the 2026 tax year.

**RESULT:** **PASSED [UNANIMOUS]**

**MOVER:** Debbie Cartwright

**SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Jett Hanna, Shenghao “Daniel” Wang

ABSENT: Nicole Conley, Celia Israel, Dick Lavine

**5M. Discussion and possible action on RFP 2025-01: Request for Proposals for Construction Manager at Risk (CMAR) Services.**

Members of the board heard from Kat Harvey, Director of Administration, and Leana Mann, Chief Appraiser

**MOTION:** Move to authorize the purchase and contract for construction manager at risk services with Balfour Beatty Construction. I also move to authorize the Chief Appraiser to negotiate the contract on behalf of the Appraisal District.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Shenghao “Daniel” Wang **SECONDER:** Jett Hanna

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Jett Hanna, Shenghao “Daniel” Wang

ABSENT: Nicole Conley, Celia Israel, Dick Lavine

**5N. Discussion and possible action on contract extension with Just Appraised Inc. for SAAS services for deed and exemption processing.**

Members of the board heard from Leana Mann, Chief Appraiser

**MOTION:** Move to authorize the purchase and contract renewal with Just Appraised Inc. for deed and exemption processing automation for the 2026 tax year in the amount of \$160,650.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Shenghao “Daniel” Wang **SECONDER:** Blanca Zamora-Garcia

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Jett Hanna, Shenghao “Daniel” Wang

ABSENT: Nicole Conley, Celia Israel, Dick Lavine

**5O. Discussion and possible action on contract with Just Appraised Inc. for SAAS front desk services to centralize inbound communications, including email and online chat.**

Members of the board heard from Leana Mann, Chief Appraiser

**MOTION:** Move to authorize the purchase and contract with Just Appraised Inc. for Front Desk services for the 2026 tax year in the amount of \$64,800.  
**RESULT:** **PASSED [UNANIMOUS]**  
**MOVER:** Shenghao “Daniel” Wang **SECONDER:** Jett Hanna

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Jett Hanna, Shenghao “Daniel” Wang

ABSENT: Nicole Conley, Celia Israel, Dick Lavine

**5P. Discussion and possible action on Litigation and Appeals related to pending and anticipated lawsuits.**

Members of the board heard from Dustin Banks, Dr. In-House Counsel

**RESULT: DISCUSSED**

**5Q. Adjournment**

**MOTION:** Move to adjourn

**RESULT: PASSED [UNANIMOUS]**

**MOVER:** Blanca Zamora-Garcia

**SECONDER:** Shenghao "Daniel" Wang

AYES: James Valadez, Debbie Cartwright, Blanca Zamora-Garcia, Jett Hanna, Shenghao "Daniel" Wang

ABSENT: Nicole Conley, Celia Israel, Dick Lavine

Respectfully submitted,

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[ ], Secretary

Approved:

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[ ], Chairperson

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
123653	2025	KW TRUST	ABS 739 SUR 2 SPILLMAN J ACR .74 OR LOT 2 BLK 2 MANANA SUBD UNRECORDED	2201 MANANA ST, TX 78730	\$3,602,047	\$3,598,856
REMOVE TAXING UNIT 57 (TRAVIS CO ESD 4) PER REVIEW FOR 2023-2025						
123653	2024	KW TRUST	ABS 739 SUR 2 SPILLMAN J ACR .74 OR LOT 2 BLK 2 MANANA SUBD UNRECORDED	2201 MANANA ST, TX 78730	\$2,000,847	\$1,890,000
REMOVE TAXING UNIT 57 (TRAVIS CO ESD 4) PER REVIEW FOR 2023-2025						
123653	2023	KW TRUST	ABS 739 SUR 2 SPILLMAN J ACR .74 OR LOT 2 BLK 2 MANANA SUBD UNRECORDED	2201 MANANA ST, TX 78730	\$1,624,909	\$1,527,414
REMOVE TAXING UNIT 57 (TRAVIS CO ESD 4) PER REVIEW FOR 2023-2025						
164831	2021	CADENA LUZ BAUTISTA & LEONARDO J	LOT 1 BLK F NORTHWEST BALCONES AMENDED	10201 TALLEYRAN DR, AUSTIN TX 78750	\$562,363	\$562,363
CORRECTED DP FREEZE AMOUNT						
164831	2022	CADENA LUZ BAUTISTA & LEONARDO J	LOT 1 BLK F NORTHWEST BALCONES AMENDED	10201 TALLEYRAN DR, AUSTIN TX 78750	\$914,234	\$914,234
CORRECTED DP FREEZE AMOUNT						
347307	2025	DICKSON THOMAS H & CLASINE V	LOT 29 BLK B SHADY HOLLOW SEC 6 PHS B	3111 SASPARILLA CV, AUSTIN TX 78748	\$562,382	\$562,382
2025 REMOVED NEW VALUES PER RLL 2/10/2026						
376160	2023	HERNANDEZ SELENA ETAL	HIDDEN VALLEY SEC 1 MH COMM, BLOCK A, SPACE 605, SN1 SCH01950611; HUD# TEX0556891	6202 SADDLER LN 605, TX 78724	\$13,358	\$0
MOBILE HOME OWNERSHIP CHANGED IN 2016, REMOVING YEARS 2017-2023 PER EMAIL OF COURT ISSUE. 2/2/2026 RCJ						
376160	2022	HERNANDEZ SELENA ETAL	HIDDEN VALLEY SEC 1 MH COMM, BLOCK A, SPACE 605, SN1 SCH01950611; HUD# TEX0556891	6202 SADDLER LN 605, TX 78724	\$13,358	\$0
MOBILE HOME OWNERSHIP CHANGED IN 2016, REMOVING YEARS 2017-2023 PER EMAIL OF COURT ISSUE. 2/2/2026 RCJ						
376160	2021	HERNANDEZ SELENA ETAL	HIDDEN VALLEY SEC 1 MH COMM, BLOCK A, SPACE 605, SN1 SCH01950611; HUD# TEX0556891	6202 SADDLER LN 605, TX 78724	\$10,448	\$0
MOBILE HOME OWNERSHIP CHANGED IN 2016, REMOVING YEARS 2017-2023 PER EMAIL OF COURT ISSUE. 2/2/2026 RCJ						
376160	2020	HERNANDEZ SELENA ETAL	HIDDEN VALLEY SEC 1 MH COMM, BLOCK A, SPACE 605, SN1 SCH01950611; HUD# TEX0556891	6202 SADDLER LN 605, TX 78724	\$10,448	\$0
MOBILE HOME OWNERSHIP CHANGED IN 2016, REMOVING YEARS 2017-2023 PER EMAIL OF COURT ISSUE. 2/2/2026 RCJ						
376160	2019	HERNANDEZ SELENA ETAL	HIDDEN VALLEY SEC 1 MH COMM, BLOCK A, SPACE 605, SN1 SCH01950611; HUD# TEX0556891	6202 SADDLER LN 605, TX 78724	\$10,448	\$0
MOBILE HOME OWNERSHIP CHANGED IN 2016, REMOVING YEARS 2017-2023 PER EMAIL OF COURT ISSUE. 2/2/2026 RCJ						
376160	2018	HERNANDEZ SELENA ETAL	HIDDEN VALLEY SEC 1 MH COMM, BLOCK A, SPACE 605, SN1 SCH01950611; HUD# TEX0556891	6202 SADDLER LN 605, TX 78724	\$10,448	\$0
MOBILE HOME OWNERSHIP CHANGED IN 2016, REMOVING YEARS 2017-2023 PER EMAIL OF COURT ISSUE. 2/2/2026 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
376160	2017	HERNANDEZ SELENA ETAL	HIDDEN VALLEY SEC 1 MH COMM, BLOCK A, SPACE 605, SN1 SCH01950611; HUD# TEX0556891	6202 SADDLER LN 605, TX 78724	\$10,998	\$0
MOBILE HOME OWNERSHIP CHANGED IN 2016, REMOVING YEARS 2017-2023 PER EMAIL OF COURT ISSUE. 2/2/2026 RCJ						
580151	2024	WASTE CONNECTIONS LONE STAR INC	PERSONAL PROPERTY COMMERCIAL WASTE CONNECTIONS LONE STAR INC (5152)	9904 F M RD 812, TX	\$1,772,565	\$1,772,565
RENDITION ERROR RESULTED IN OVERSTATEMENT OF VALUE						
766514	2025	REYES FERNANDO	AUSTIN PECAN MH PARK, SPACE 65, SN1 CHMS101467; HUD# PFS0338927	2815 E STATE HY 71 65, TX 78617	\$13,189	\$0
PROPERTY WAS MISTAKENLY REINSTATED FOR 2025. REMOVING FOR 2025 SINCE MOVED TO BASTROP COUNTY. 12/12/2025 RCJ						
800135	2022	TURNER CARLY	LOT 1A BLK A LIVE OAK GROVE ADDN RESUB LOT 1 BLK A OF RSB OF PT OF LOT 2	301 CUMBERLAND RD, TX 78704	\$690,330	\$690,330
EXEMPTION REMOVED IN ERROR						
801498	2025	MORGAN MICHAEL T	VILLA DENESE MH PARK, SPACE 30, SN1 TX147641982D; HUD# TEX0256664	4511 LUCKSINGER LN 30, TX 78745	\$5,023	\$0
OWNER MOVED OUT OF PARK 4TH QUARTER 2023. REMOVING 2024-2025. 1/7/2026 RCJ						
801498	2024	MORGAN MICHAEL T	VILLA DENESE MH PARK, SPACE 30, SN1 TX147641982D; HUD# TEX0256664	4511 LUCKSINGER LN 30, TX 78745	\$5,023	\$0
OWNER MOVED OUT OF PARK 4TH QUARTER 2023. REMOVING 2024-2025. 1/7/2026 RCJ						
840123	2025	MARTINEZ GUILLERMO	FRONTIER VALLEY MH PARK, SPACE 39, SN1 926023136; HUD# TXS0523977	1430 FRONTIER VALLEY DR 39, TX 78741	\$5,616	\$0
OWNER MOVED OUT OF MOBILE HOME IN 2021. 1/9/2026 RCJ						
840123	2024	MARTINEZ GUILLERMO	FRONTIER VALLEY MH PARK, SPACE 39, SN1 926023136; HUD# TXS0523977	1430 FRONTIER VALLEY DR 39, TX 78741	\$5,616	\$0
OWNER MOVED OUT OF MOBILE HOME IN 2021. 1/9/2026 RCJ						
840123	2023	MARTINEZ GUILLERMO	FRONTIER VALLEY MH PARK, SPACE 39, SN1 926023136; HUD# TXS0523977	1430 FRONTIER VALLEY DR 39, TX 78741	\$5,616	\$0
OWNER MOVED OUT OF MOBILE HOME IN 2021. 1/9/2026 RCJ						
840123	2022	MARTINEZ GUILLERMO	FRONTIER VALLEY MH PARK, SPACE 39, SN1 926023136; HUD# TXS0523977	1430 FRONTIER VALLEY DR 39, TX 78741	\$5,616	\$0
OWNER MOVED OUT OF MOBILE HOME IN 2021. 1/9/2026 RCJ						
840150	2024	MARTINEZ BUSTOS LUIS	DESSAU FOUNTAIN ESTATES, SPACE 149, SN1 LH14TX9037	508 E HOWARD LN 149, TX 78753	\$103,053	\$0
MOBILE HOME MOVED OFF THE LOT IN 2020 AND TAXED IN BASTROP COUNTY FROM 2021 TO PRESENT. 12/29/2025 RCJ						
840150	2023	MARTINEZ BUSTOS LUIS	DESSAU FOUNTAIN ESTATES, SPACE 149, SN1 LH14TX9037	508 E HOWARD LN 149, TX 78753	\$97,376	\$0
MOBILE HOME MOVED OFF THE LOT IN 2020 AND TAXED IN BASTROP COUNTY FROM 2021 TO PRESENT. 12/29/2025 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
840150	2026	MARTINEZ BUSTOS LUIS	DESSAU FOUNTAIN ESTATES, SPACE 149, SN1 LH14TX9037	508 E HOWARD LN 149, TX 78753	\$96,845	\$0
MOBILE HOME MOVED OFF THE LOT IN 2020 AND TAXED IN BASTROP COUNTY FROM 2021 TO PRESENT. 12/29/2025 RCJ						
840150	2021	MARTINEZ BUSTOS LUIS	DESSAU FOUNTAIN ESTATES, SPACE 149, SN1 LH14TX9037	508 E HOWARD LN 149, TX 78753	\$15,336	\$0
MOBILE HOME MOVED OFF THE LOT IN 2020 AND TAXED IN BASTROP COUNTY FROM 2021 TO PRESENT. 12/29/2025 RCJ						
840150	2022	MARTINEZ BUSTOS LUIS	DESSAU FOUNTAIN ESTATES, SPACE 149, SN1 LH14TX9037	508 E HOWARD LN 149, TX 78753	\$99,667	\$0
MOBILE HOME MOVED OFF THE LOT IN 2020 AND TAXED IN BASTROP COUNTY FROM 2021 TO PRESENT. 1/13/2026 RCJ						
844745	2025	SALCIDO NATALIE	PERSONAL PROPERTY M/H S#63550292V HUD#TEX0370622	9908 THAXTON RD E, TX 78747	\$10,256	\$0
MOBILE HOME SOLD IN 2024. 1/9/2026 RCJ						
869887	2025	GABBANI ANDREW JOSEPH	PERSONAL PROPERTY MH S#CBH023156TXP L#HWC0419931	2300 WEBBERWOOD DR, ELGIN TX 78621	\$103,363	\$0
MOHO REPOCESSED AND REMOVED FROM PROPERTY IN 2024 PER AERIALS AND MOVED OUT OF COUNTY. 1/14/2026 RCJ						
870647	2025	PEREZ RICARDO	OAK RANCH MH COMMUNITY, SPACE 375, SN# CW2015745TXA/B; HUD# NTA1610056/7	12166 LOMA VISTA CIR 375, TX 78617	\$108,950	\$0
MOBILE HOME MOVED TO HAYS COUNTY IN 2024. 12/31/2025 RCJ						
871910	2017	CHANG SHERRY	PERSONAL PROPERTY M/H LABEL# NTA1625303 SERIAL# 125000HB000801A	15204 STORM DR, TX 78734	\$34,367	\$0
MOBILE HOME VALUED ON PROPERTY #150030 AS REAL PROPERTY, SOLD IN 2015. 11/26/2025 RCJ						
886953	2025	RB 281 INC	TRAILS OF OAK HILL MH PARK, SPACE 69, SN# PH3602LA0947A/B; HUD# LOU0057329/30	6112 OLEANDER TRL 69, TX 78735	\$45,078	\$0
MOBILE HOME MOVED TO PID# 994355 FOR 2025. 12/31/2025 RCJ						
893918	2025	MARTINEZ JOSE G	PECAN PARK MH PARK PHS 1, SPACE 97, SN1 HCTXSN4409; HUD# TEX0278701	5701 JOHNNY MORRIS RD 97, AUSTIN TX 78724	\$6,912	\$0
MOHO MOVED OUT OF COUNTY IN 2024, REMOVING FROM 2025 ROLL. 12/12/2025 RCJ						
926848	2025	WALTON ELIZABETH	PERSONAL PROPERTY TINY HOME	1703 LANCER LN A, TX 78733	\$54,791	\$54,791
NOT TINY HOME, IS REGISTERED AS RV, SHOULD NOT BE A MOBILE HOME. 1/2/2025 RCJ						
926848	2024	WALTON ELIZABETH	PERSONAL PROPERTY TINY HOME	1703 LANCER LN A, TX 78733	\$56,019	\$56,019
NOT TINY HOME, IS REGISTERED AS RV, SHOULD NOT BE A MOBILE HOME. 1/2/2025 RCJ						
926848	2023	WALTON ELIZABETH	PERSONAL PROPERTY TINY HOME	1703 LANCER LN A, TX 78733	\$45,860	\$45,860
NOT TINY HOME, IS REGISTERED AS RV, SHOULD NOT BE A MOBILE HOME. 1/2/2025 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
926848	2022	WALTON ELIZABETH	PERSONAL PROPERTY TINY HOME	1703 LANCER LN A, TX 78733	\$46,868	\$0
NOT TINY HOME, IS REGISTERED AS RV, SHOULD NOT BE A MOBILE HOME. 1/2/2025 RCJ						
926848	2021	WALTON ELIZABETH	PERSONAL PROPERTY TINY HOME	1703 LANCER LN A, TX 78733	\$51,772	\$0
NOT TINY HOME, IS REGISTERED AS RV, SHOULD NOT BE A MOBILE HOME. 1/2/2025 RCJ						
926848	2020	WALTON ELIZABETH	PERSONAL PROPERTY TINY HOME	1703 LANCER LN A, TX 78733	\$43,969	\$0
NOT TINY HOME, IS REGISTERED AS RV, SHOULD NOT BE A MOBILE HOME. 1/2/2025 RCJ						
926848	2019	WALTON ELIZABETH	PERSONAL PROPERTY TINY HOME	1703 LANCER LN A, TX 78733	\$43,969	\$0
NOT TINY HOME, IS REGISTERED AS RV, SHOULD NOT BE A MOBILE HOME. 1/2/2025 RCJ						
926848	2018	WALTON ELIZABETH	PERSONAL PROPERTY TINY HOME	1703 LANCER LN A, TX 78733	\$48,562	\$0
NOT TINY HOME, IS REGISTERED AS RV, SHOULD NOT BE A MOBILE HOME. 1/2/2025 RCJ						
926848	2017	WALTON ELIZABETH	PERSONAL PROPERTY TINY HOME	1703 LANCER LN A, TX 78733	\$46,366	\$0
NOT TINY HOME, IS REGISTERED AS RV, SHOULD NOT BE A MOBILE HOME. 1/2/2025 RCJ						
936342	2025	RAMIREZ JUAN	PERSONAL PROPERTY MH S#SSETX06882 L#NTA1187823	2702 CITATION DR, TX 78617	\$37,757	\$0
MOBILE HOME SOLD IN 2024. 1/9/2026 RCJ						
936342	2024	RAMIREZ JUAN	PERSONAL PROPERTY MH S#SSETX06882 L#NTA1187823	2702 CITATION DR, TX 78617	\$42,381	\$0
MOBILE HOME SOLD IN 2024. 1/9/2026 RCJ						
936342	2023	RAMIREZ JUAN	PERSONAL PROPERTY MH S#SSETX06882 L#NTA1187823	2702 CITATION DR, TX 78617	\$34,496	\$0
MOBILE HOME SOLD IN 2020 REMOVING 2021-2026. 1/9/2026 RCJ						
936342	2022	RAMIREZ JUAN	PERSONAL PROPERTY MH S#SSETX06882 L#NTA1187823	2702 CITATION DR, TX 78617	\$35,750	\$0
MOBILE HOME SOLD IN 2020 REMOVING 2021-2026. 1/9/2026 RCJ						
936342	2021	RAMIREZ JUAN	PERSONAL PROPERTY MH S#SSETX06882 L#NTA1187823	2702 CITATION DR, TX 78617	\$18,251	\$0
MOBILE HOME SOLD IN 2020 REMOVING 2021-2026. 1/9/2026 RCJ						
936708	2025	HENRIQUEZ ISIDRO A MELGAR &	OAKCREST COMMUNITY MH PARK, SPACE 276, SN1 CW2016359TXA/B;HUD# NTA1636621/22;	7601 DAFFAN LN 276, AUSTIN TX 78724	\$57,038	\$0
MOBILE HOME MOVED TO BASTROP COUNTY IN 2023. 1/2/2026 RCJ						
936708	2024	HENRIQUEZ ISIDRO A MELGAR &	OAKCREST COMMUNITY MH PARK, SPACE 276, SN1 CW2016359TXA; SN2 CW2016359TXB; HUD# NTA1636621; HUD#2 NTA1636622	7601 DAFFAN LN 276, TX 78724	\$59,319	\$0
MOBILE HOME MOVED TO BASTROP COUNTY IN 2023. 1/2/2026 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
936723	2025	OVIEDO HILDA & ISIDRA M (OWNER)	OAKCREST COMMUNITY MH PARK, SPACE 304, SN1 CLW021265TX; HUD# HWC0348067	7601 DAFFAN LN 304, AUSTIN TX 78724	\$29,371	\$0
MOBILE HOME MOVED TO BASTROP COUNTY IN 2024. 1/26/2026 RCJ						
948540	2025	SILLER JOSE GERARDO	PERSONAL PROPERTY M/H SERIAL# FLE240TX1944012A LABEL# PFS1245861	1127 CHRISTIE DR, TX 78721	\$76,400	\$0
THIS SITUS AND MAILING ADDRESS ARE INCORRECT AND MOHO IS ON ANOTHER ACCOUNT. REMOVING FOR 2023-2025. 1/30/2026 RCJ						
948540	2024	SILLER JOSE GERARDO	PERSONAL PROPERTY M/H SERIAL# FLE240TX1944012A LABEL# PFS1245861	1127 CHRISTIE DR, TX 78721	\$78,043	\$0
THIS SITUS AND MAILING ADDRESS ARE INCORRECT AND MOHO IS ON ANOTHER ACCOUNT. REMOVING FOR 2023-2025. 1/30/2026 RCJ						
948540	2023	SILLER JOSE GERARDO	PERSONAL PROPERTY M/H SERIAL# FLE240TX1944012A LABEL# PFS1245861	1127 CHRISTIE DR, TX 78721	\$52,824	\$0
THIS SITUS AND MAILING ADDRESS ARE INCORRECT AND MOHO IS ON ANOTHER ACCOUNT. REMOVING FOR 2023-2025. 1/30/2026 RCJ						
953136	2025	GOYA GARBINE M & THOMAS J GRAF	UNT 1306 LINDEN CONDOMINIUMS PLUS 0.5984 % INT IN COM AREA	313 W 17TH ST 1306, 78701	\$1,317,362	\$668,481
2025 SET MARKET VALUE TO \$668,481 PER IT'S SALES PRICE PER MM 2/10/2026						
953575	2022	PORTER MATTHEW S	ABS 356 SUR 11 HOPKINS D ACR 1.00	MELBER LN, TX	\$287,227	\$287,227
REMOVE TAXING UNIT 20 PER REVIEW FOR 2022-2025						
953575	2023	PORTER MATTHEW S	ABS 356 SUR 11 HOPKINS D ACR 1.00	MELBER LN, TX	\$287,227	\$287,227
REMOVE TAXING UNIT 20 PER REVIEW FOR 2022-2025						
953575	2024	PORTER MATTHEW S	ABS 356 SUR 11 HOPKINS D ACR 1.00	MELBER LN, TX	\$295,227	\$295,227
REMOVE TAXING UNIT 20 PER REVIEW FOR 2022-2025						
953575	2025	PORTER MATTHEW S	ABS 356 SUR 11 HOPKINS D ACR 1.00	MELBER LN, TX	\$638,236	\$638,236
REMOVE TAXING UNIT 20 PER REVIEW FOR 2022-2025						
960263	2025	SERIES 7710 N FM620	UNIT 13C OFFICES AT FOUR POINTS CONDOMINIUMS UNT 201 PLUS 1.5300 % INT IN COM AREA	7710 N RANCH RD 620 RD 201, 78726	\$2,015,994	\$441,759
INCORRECT NRA						
960547	2022	GEHAN HOMES LTD	CARDINAL CROSSING CONDOMINIUMS UNT 8 0.5747%INT IN COMMON AREA	DUSKY SAP LN 8	\$442,926	\$398,633
DELETE PER REVIEW FOR 2022-2026 / DUPLICATE UNIT ALREADY EXISTS 924982						
960547	2026	BRIGHTLAND HOMES LTD	CARDINAL CROSSING CONDOMINIUMS UNT 8 PLUS 0.5405 % INT IN COM AREA	603 DUSKY SAP LN D	\$367,260	\$367,260
DELETE PER REVIEW FOR 2022-2026 / DUPLICATE UNIT ALREADY EXISTS 924982						
960547	2023	BRIGHTLAND HOMES LTD	CARDINAL CROSSING CONDOMINIUMS UNT 8 PLUS 0.5405 % INT IN COM AREA	603 DUSKY SAP LN D	\$427,845	\$427,845
DELETE PER REVIEW FOR 2022-2026 / DUPLICATE UNIT ALREADY EXISTS 924982						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
960547	2024	BRIGHTLAND HOMES LTD	CARDINAL CROSSING CONDOMINIUMS UNT 8 PLUS 0.5405 % INT IN COM AREA	603 DUSKY SAP LN D	\$376,568	\$376,568
DELETE PER REVIEW FOR 2022-2026 / DUPLICATE UNIT ALREADY EXISTS 924982						
960547	2025	BRIGHTLAND HOMES LTD	CARDINAL CROSSING CONDOMINIUMS UNT 8 PLUS 0.5405 % INT IN COM AREA	603 DUSKY SAP LN D	\$367,260	\$367,260
DELETE PER REVIEW FOR 2022-2026 / DUPLICATE UNIT ALREADY EXISTS 924982						
964057	2022	CLARK DEBORAH R	BOULDER RIDGE ESTATES, SPACE 1044; S# FLE240TX2044828A/B; HUD# PFS1257130/131	14805 ROSETTE WAY #1044, TX 78660	\$128,913	\$0
PROPERTY IS DOUBLE VALUED WITH PID# 949811 FOR 2022. 1/6/2026 RCJ						
975711	2025	LOPEZ DON MARIA DE LOURDES & MACIAS JUAN ANTONIO ESPARZA	PECAN PARK MH PARK PHS 1, SPACE 39, SN1 BEL005213TX; HUD# NTA1711425	5701 JOHNNY MORRIS RD 39, AUSTIN TX 78724	\$75,684	\$0
MOBILE HOME REMOVED FROM LOT TO BASTROP IN 2024. 1/22/2026 RCJ						
987739	2024	MARTINEZ WENDY L VALDEZ & SEBASTIAN RODRIGUEZ GARZA	OAK RANCH MH COMMUNITY, SN1-BL2010504TXA SN2-BL2010504TXB; HUD1-NTA2176340 HUD2-NTA2176341	164 LA FORTUNA DR, DEL VALLE TX 78617	\$180,410	\$0
MOBILE HOME SITUS IS LOCATED IN BASTROP COUNTY. 1/9/2026 RCJ						
988211	2024	MURILLO DAVID M JR	PERSONAL PROPERTY MH 2023 28X56 SN1-BL2010902TXAAC SN2-BL2010902TXBAC; HUD1-NTA2191984 HUD2-NTA2191985	7816 FM S 973, AUSTIN TX 78719	\$140,214	\$0
MOBILE HOME IS A DUPLICATE FROM PID# 988210. 12/31/2025 RCJ						
988689	2025	RODRIGUEZ MA DE JESUS HERNANDEZ &	PERSONAL PROPERTY MOHO 16X56 SN# CRHTX5212, HUD# NTA0517734	18079 SKOG RD, ELGIN TX 78621	\$61,705	\$0
DUPLICATE ENTRY FOR 977351. REMOVING FOR 2024-2025. 1/7/2026 RCJ						
988689	2024	RODRIGUEZ MA DE JESUS HERNANDEZ &	PERSONAL PROPERTY MOHO 16X56 SN# CRHTX5212, HUD# NTA0517734	18079 SKOG RD, ELGIN TX 78621	\$64,643	\$0
DUPLICATE ENTRY FOR 977351. REMOVING FOR 2024-2025. 1/7/2026 RCJ						
995619	2025	LOPEZ BENITEZ OLIVIA	OAKCREST COMMUNITY MH PARK, SPACE 373, SN1 1PTX3198; HUD# TEX0547090	7601 DAFFAN LN 373, AUSTIN TX 78724	\$15,985	\$0
MOBILE HOME REMOVED FROM LOT IN 2024. 1/29/2026 RCJ						
995765	2025	GOMEZ-PATINO RODOLFO	PERSONAL PROPERTY MOHO 32X48 SN# 125000HA010986A/B HUD# NTA2016902/3	5308 ROGERS LN, AUSTIN TX 78724	\$113,818	\$0
MOBILE HOME WAS VALUED ON REAL PROPERTY FOR 2025. REMOVING PP MOHO VALUATION FOR 2025. 1/21/2026 RCJ						
995954	2025	TOY-FAMILY-PROPERTIES LLC	PERSONAL PROPERTY MOHO 14X52 SN# TXFL1AF318604648 HUD# TEX0362769	1200 HURST HOLW, AUSTIN TX 78734	\$7,594	\$0
MOBILE HOME REMOVED IN 2021. 12/29/2025 RCJ						
996048	2025	ALCARAZ ERIKA	MANCHACA MH PARK, SPACE 16, SN1 SSETX12464; HUD# NTA1512065	11919 MENCHACA RD 16, AUSTIN TX 78748	\$81,749	\$0
MOBILE HOME MOVED TO BASTROP COUNTY IN 2024. 1/29/2026 RCJ						

PID	Year	Owner Name	Legal Description	Location	Initial Market Value	Current Market Value
996372	2025	CORTEZ-UGARTE JERRY	OAK RANCH MH COMMUNITY, SPACE 55, SN# FLE240TX1435576A/B; HUD# PFS1143042/3	5836 ARCADIA CIR 55, DELL VALLE TX 78617	\$123,663	\$0
MOHO MOVED TO BASTROP COUNTY IN 2022 PER OWNER. 12/29/2025 RCJ						
996674	2025	LOZANO SOFIA	CHATEAU AT ONION CRK MH PARK, SPACE 99, SN# TXFLX84A/B16859WC11; HUD# RAD1169546/7	7713 BELLEHAVEN CT 99, AUSTIN TX 78744	\$44,038	\$0
MOBILE HOME WAS MOVED TO CALDWELL COUNTY. 1/2/2026 RCJ						
999223	2025	1607 CUERNAVACA LLC	LOT 9,16&17 BLK 51 AUSTIN LAKE HILLS SEC 1	1607 N CUERNAVACA DR, TX 78733	\$2,358,734	\$1,052,966
INCORRECT IMPROVEMENTS						
1000438	2025	GONZALES MARIBEL	PERSONAL PROPERTY MOHO 32X76; SN1/2 OC059811568A/B; HUD#1/2PFS0497530/31	16901 FAGERQUIST RD, DEL VALLE TX 78617	\$79,478	\$0
MOBILE HOME IS LOCATED IN BASTROP COUNTY, PROPERTY IS PARTIALLY LOCATED IN TRAVIS COUNTY. 1/9/2026 RCJ						
1001676	2025	ALBITER TEJADA ANDRES	PERSONAL PROPERTY MOHO 28X72 SN# 12332362A/B, HUD# PFS0655752/3	20815 DELORIO ST, MANOR TX 78653	\$30,804	\$0
MOBILE HOME MOVED TO REAL PROPERTY #205735 PER OWNER. 12/31/2025 RCJ						
1002142	2025	BASSFORD-HULL EVELYN	PERSONAL PROPERTY MOHO 32X60, SN# AH02015695A/B, HUD# PFS0684003/4	4916 BOB WIRE RD, SPICEWOOD TX 78669	\$29,760	\$0
MOBILE HOME VALUED ON RP #487103. 1/22/2026 RCJ						
1002586	2025	SCHNEIDER MARK D	PERSONAL PROPERTY MOHO, 1985 16 X 76, SN# 985680S53594CR; HUD# TEX0365987	10029 MORIN DR, ELGIN TX 78621	\$24,563	\$0
MOBILE HOME IS VALUED ON RP# 209994. 1/29/2026 RCJ						
1002708	2025	RANGEL MIGUEL A NAPOLES	PERSONAL PROPERTY MOHO, 2001 28X56, SN#9T530385NA/B; HUD# ULI1517910/11	117 WEBBERWOOD WAY, ELGIN TX 78621	\$74,527	\$0
MOBILE HOME IS LOCATED IN BASTROP COUNTY AND ON PORTION OF TRAVIS COUNTY LOT IN BASTROP COUNTY. 1/20/2026 RCJ						
1002743	2025	AMARO JOE JIMENEZ	PERSONAL PROPERTY MOHO, 1999 14X48, SN# MSB991452SN42069; HUD# NTA09944690	18011 WERCHAN LANE, COUPLAND TX 78615	\$30,465	\$0
MOBILE HOME MOVED OFF LOT YEARS AGO, REMOVING FROM SYSTEM. 1/13/2026 RCJ						
1002750	2025	TAYLOR DAVID WALTER	PERSONAL PROPERTY MOHO, 1983 14X64, SN# JG4587A; HUD# TEX0171601	3011 MICHOCACAW, DEL VALLE TX 78617	\$18,995	\$0
MOBILE HOME WAS MOVED OUT OF VALUATION. OWNER REQUESTED PUT BACK IN VALUATION AND OUT OF DECEASED HUSBAND'S NAME. 12/5/2025 RCJ						
1003288	2025	SMITH AND NEPHEW INC	PERSONAL PROPERTY COMMERCIAL SMITH AND NEPHEW INC	2100 KRAMER LN 2I-100, AUSTIN TX 78758	\$2,114,400	\$0
DOUBLE ASSESSED WITH 976448, 976449, AND 989394. RECOMMEND INACTIVATING 1003288 AT \$0 FOR 2025. JXC 01/28/26						

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

JAMES VALADEZ  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
NICOLE CONLEY  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

## BOARD MEMBERS

JETT HANNA  
JOHN HAVENSTRITE  
CELIA ISRAEL  
DICK LAVINE  
SHENGHAO "DANIEL" WANG  
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District  
Board of Directors

FROM: Kat Harvey  
Director of Administration

SUBJECT: December 2025 Unaudited Financial Statements

The unaudited financial statements for December 2025 are enclosed. Financial highlights for the month are as follows:

- The District's ending fund balance was \$9,779,997. Of that, \$989,613 was nonspendable in the form of prepaid expenditures, \$2,161,717 was held in reserves as committed fund balance, and \$6,628,668 was unassigned fund balance.
- *The net change in fund balance for the fiscal year to date is \$4,910,263.*
- The reserve balances total \$2,161,717. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 89,594
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 154,192
Reserve for Litigation	\$ 848,377
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
Reserve for Board Elections	\$ 569,554
	<u>\$ 2,161,717</u>

- ***The District ended the month with a budget surplus of \$4,701,263. The surplus will decrease once all legal invoices for 2025 are received.***
- 850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

**Travis Central Appraisal District**  
 Budget to Actual- Governmental Funds  
 For the month ended December 31, 2025

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
<b>REVENUE:</b>					
Appraisal assessments	32,241,352	32,241,352	32,241,352	32,241,352	-
Refund of appraisal assessments	-	-	-	-	-
<b>Net appraisal assessments</b>	<b>\$ 32,241,352</b>	<b>\$ 32,241,352</b>	<b>\$ 32,241,352</b>	<b>\$ 32,241,352</b>	<b>\$ -</b>
Investment earnings	150,000	150,000	150,000	527,684	377,684
Charges for services	9,000	9,000	9,000	4,338	(4,662)
Miscellaneous revenue	50,000	50,000	50,000	75,174	25,174
<b>TOTAL REVENUE</b>	<b>\$ 32,450,352</b>	<b>\$ 32,450,352</b>	<b>\$ 32,450,352</b>	<b>\$ 32,848,549</b>	<b>\$ 398,197</b>
<b>EXPENDITURES:</b>					
ARB Per diem payments	1,173,125	1,166,160	1,166,160	845,880	320,280
Personnel Cost	12,488,321	13,194,581	13,194,581	13,011,540	183,041
Benefit Cost	5,568,186	5,579,066	5,579,066	5,452,635	126,431
Printing and mailing services	665,200	744,038	744,038	740,737	3,301
Operating supplies	248,183	186,558	186,558	145,570	40,988
Subscriptions and data purchases	340,720	657,465	657,465	487,022	170,443
Training and education	162,666	180,092	180,092	139,338	40,754
Travel expenditures	41,327	53,612	53,612	36,366	17,246
Utilities	495,800	468,500	468,500	400,336	68,164
Legal expenditures	3,625,000	3,389,900	3,389,900	1,984,277	1,405,623
Professional services	4,033,256	3,224,922	3,224,922	1,977,860	1,247,062
Insurance	110,678	107,278	107,278	97,902	9,376
Aerial photography	657,650	703,316	703,316	593,816	109,500
Rentals	154,320	151,285	151,285	141,507	9,778
Building and Equipment maintenance	463,289	324,164	324,164	276,594	47,570
Software maintenance	430,627	444,927	444,927	441,686	3,241
Other services	396,116	446,635	446,635	435,031	11,604
Capital Outlay	438,050	470,015	470,015	168,561	301,454
Debt Service- Principal	654,742	683,482	683,482	509,849	173,633
Debt Service- Interest	94,096	65,356	65,356	51,780	13,577
<b>TOTAL EXPENDITURES</b>	<b>32,241,352</b>	<b>32,241,352</b>	<b>32,241,352</b>	<b>27,938,285</b>	<b>4,303,067</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>209,000</b>	<b>209,000</b>	<b>209,000</b>	<b>4,910,263</b>	<b>4,701,263</b>
<b>OTHER FINANCING SOURCES (USES):</b>					
Transfers In	-	-	-	561,628	(561,628)
Transfers out	-	-	-	(561,628)	561,628
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>209,000</b>	<b>209,000</b>	<b>209,000</b>	<b>4,910,263</b>	<b>4,701,263</b>
Beginning Fund Balance	4,869,734	4,869,734	4,869,734	4,869,734	
Ending Fund Balance	<b>\$ 5,078,734</b>	<b>\$ 5,078,734</b>	<b>\$ 5,078,734</b>	<b>\$ 9,779,997</b>	<b>\$ 4,701,263</b>

# Travis Central Appraisal District

Governmental Fund Balance Sheet

December 31, 2025

	<b>General Fund</b>	<b>Special Revenue Fund</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>			
Cash and cash equivalents	8,024,395	-	8,024,395
Short-term investments	9,511,734	-	9,511,734
Receivables	322,251	-	322,251
Prepaid items	989,613	-	989,613
<b>TOTAL ASSETS</b>	<u>\$ 18,847,993</u>	<u>\$ -</u>	<u>\$ 18,847,993</u>
<b>LIABILITIES</b>			
Accounts payable and accrued expenditures	527,751	-	527,751
Unearned revenue	8,540,245	-	8,540,245
<b>TOTAL LIABILITIES</b>	9,067,996	-	9,067,996
<b>FUND BALANCES</b>			
Fund balance, committed	2,161,717	-	2,161,717
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	989,613	-	989,613
Fund balance, unassigned	6,628,668	-	6,628,668
<b>TOTAL FUND BALANCES</b>	<u>9,779,997</u>	<u>-</u>	<u>9,779,997</u>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u>\$ 18,847,993</u>	<u>\$ -</u>	<u>\$ 18,847,993</u>

# Travis Central Appraisal District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended December 31, 2025

	<b>General Fund</b>	<b>Special Revenue Fund</b>	<b>Total Governmental Funds</b>
<b>REVENUES</b>			
Appraisal assessments	\$ 32,241,352	\$ -	\$ 32,241,352
Refund of appraisal assessments	-	-	-
<b>Net appraisal assessments</b>	<b>32,241,352</b>	<b>-</b>	<b>32,241,352</b>
Investment earnings	527,684	-	527,684
Charges for services	4,338	-	4,338
Miscellaneous revenue	75,174	-	75,174
<b>TOTAL REVENUE</b>	<b>32,848,549</b>	<b>-</b>	<b>32,848,549</b>
<b>EXPENDITURES</b>			
Appraisal services			
Payroll and related expenditures	19,310,055	-	19,310,055
Data processing	441,686	-	441,686
Transportation	36,366	-	36,366
Operating supplies	145,570	-	145,570
Rentals	141,507	-	141,507
Legal and professional	3,962,136	-	3,962,136
Utilities and telephone	400,336	-	400,336
Building and equipment maintenance	276,594	-	276,594
Insurance	97,902	-	97,902
Other services	2,395,944	-	2,395,944
Capital outlay	168,561	-	168,561
Debt Service- Principal	-	509,849	509,849
Debt Service- Interest	-	51,780	51,780
<b>TOTAL EXPENDITURES</b>	<b>27,376,657</b>	<b>561,628</b>	<b>27,938,285</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>5,471,892</b>	<b>(561,628)</b>	<b>4,910,263</b>
<b>OTHER FINANCING SOURCES (USES):</b>			
Transfers in	-	561,628	561,628
Transfers out	(561,628)	-	(561,628)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(561,628)</b>	<b>561,628</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>4,910,263</b>	<b>-</b>	<b>4,910,263</b>
<b>FUND BALANCE, beginning of year</b>	<b>4,869,734</b>	<b>-</b>	<b>4,869,734</b>
<b>FUND BALANCE, end of year</b>	<b>\$ 9,779,997</b>	<b>\$ -</b>	<b>\$ 9,779,997</b>

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

JAMES VALADEZ  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
NICOLE CONLEY  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

## BOARD MEMBERS

JETT HANNA  
JOHN HAVENSTRITE  
CELIA ISRAEL  
DICK LAVINE  
SHENGHAO "DANIEL" WANG  
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District  
Board of Directors

FROM: Kat Harvey  
Director of Administration

SUBJECT: November 2025 Unaudited Financial Statements

The unaudited financial statements for November 2025 are enclosed. Financial highlights for the month are as follows:

- The District's ending fund balance was \$9,634,057. Of that, \$541,452 was nonspendable in the form of prepaid expenditures, \$2,161,717 was held in reserves as committed fund balance, and \$6,930,888 was unassigned fund balance.
- *The net change in fund balance for the fiscal year to date is \$4,764,323*
- The reserve balances total \$2,161,717. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 89,594
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 154,192
Reserve for Litigation	\$ 848,377
Reserve for Building Repair & Replacement	\$ -
Reserve for ARB Operations	\$ -
Reserve for Market Data Purchases	\$ 150,000
Reserve for Board Elections	\$ 569,554
	<u>\$ 2,161,717</u>

- ***The District ended the month with a budget surplus of \$4,567,823.***
- 850 EAL Holding Corp. is considered a blended component unit of the District. This component unit is reported in the financial statements as a Special Revenue Fund on the Governmental Funds Balance Sheet and Statement of Revenue, Expenditures and Changes in Fund Balance.

**Travis Central Appraisal District**  
 Budget to Actual- Governmental Funds  
 For the month ended November 30, 2025

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
<b>REVENUE:</b>					
Appraisal assessments	32,241,352	32,241,352	29,554,573	29,554,573	0
Refund of appraisal assessments	-	-	-	-	-
<b>Net appraisal assessments</b>	<b>\$ 32,241,352</b>	<b>\$ 32,241,352</b>	<b>\$ 29,554,573</b>	<b>\$ 29,554,573</b>	<b>\$ 0</b>
Investment earnings	150,000	150,000	137,500	480,123	342,623
Charges for services	9,000	9,000	8,250	4,147	(4,853)
Miscellaneous revenue	50,000	50,000	45,833	73,020	23,020
<b>TOTAL REVENUE</b>	<b>\$ 32,450,352</b>	<b>\$ 32,450,352</b>	<b>\$ 29,746,156</b>	<b>\$ 30,111,862</b>	<b>\$ 360,790</b>
<b>EXPENDITURES:</b>					
ARB Per diem payments	1,173,125	1,166,160	1,068,980	832,120	236,860
Personnel Cost	12,488,321	13,194,581	12,095,033	12,018,090	76,943
Benefit Cost	5,568,186	5,579,066	5,114,144	4,413,414	700,730
Printing and mailing services	665,200	744,038	682,035	740,390	(58,356)
Operating supplies	248,183	186,558	171,012	132,896	38,116
Subscriptions and data purchases	340,720	657,465	602,676	436,260	166,417
Training and education	162,666	180,092	165,084	124,382	40,702
Travel expenditures	41,327	53,612	49,145	33,742	15,402
Utilities	495,800	468,500	429,458	369,442	60,016
Legal expenditures	3,625,000	3,389,900	3,107,408	1,741,843	1,365,566
Professional services	4,033,256	3,224,922	2,956,179	1,876,778	1,079,400
Insurance	110,678	107,278	98,338	97,902	436
Aerial photography	657,650	703,316	644,706	574,331	70,375
Rentals	154,320	151,285	138,678	128,041	10,636
Building and Equipment maintenance	463,289	324,164	297,150	265,529	31,621
Software maintenance	430,627	444,927	407,850	426,921	(19,071)
Other services	396,116	446,635	409,415	405,268	4,147
Capital Outlay	438,050	470,015	430,847	168,561	262,286
Debt Service- Principal	654,742	683,482	626,525	509,849	116,676
Debt Service- Interest	94,096	65,356	59,910	51,780	8,130
<b>TOTAL EXPENDITURES</b>	<b>32,241,352</b>	<b>32,241,352</b>	<b>29,554,573</b>	<b>25,347,540</b>	<b>4,207,033</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>209,000</b>	<b>209,000</b>	<b>191,583</b>	<b>4,764,323</b>	<b>4,567,823</b>
<b>OTHER FINANCING SOURCES (USES):</b>					
Transfers In	-	-	-	561,628	(561,628)
Transfers out	-	-	-	(561,628)	561,628
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>209,000</b>	<b>209,000</b>	<b>191,583</b>	<b>4,764,323</b>	<b>4,567,823</b>
Beginning Fund Balance	4,869,734	4,869,734	4,869,734	4,869,734	
Ending Fund Balance	<b>\$ 5,078,734</b>	<b>\$ 5,078,734</b>	<b>\$ 5,061,317</b>	<b>\$ 9,634,057</b>	<b>\$ 4,567,823</b>

# Travis Central Appraisal District

Governmental Fund Balance Sheet

November 30, 2025

	<b>General Fund</b>	<b>Special Revenue Fund</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>			
Cash and cash equivalents	3,741,591	-	3,741,591
Short-term investments	9,479,780	-	9,479,780
Receivables	84,770	-	84,770
Prepaid items	<u>541,452</u>	<u>-</u>	<u>541,452</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 13,847,593</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 13,847,593</u></u>
<b>LIABILITIES</b>			
Accounts payable and accrued expenditures	1,526,757	-	1,526,757
Unearned revenue	<u>2,686,779</u>	<u>-</u>	<u>2,686,779</u>
<b>TOTAL LIABILITIES</b>	4,213,536	-	4,213,536
<b>FUND BALANCES</b>			
Fund balance, committed	2,161,717	-	2,161,717
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	541,452	-	541,452
Fund balance, unassigned	<u>6,930,888</u>	<u>-</u>	<u>6,930,888</u>
<b>TOTAL FUND BALANCES</b>	<u>9,634,057</u>	<u>-</u>	<u>9,634,057</u>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u><u>\$ 13,847,593</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 13,847,593</u></u>

# Travis Central Appraisal District

## Statement of Revenues, Expenditures and Changes in Fund Balance

For the month ended November 30, 2025

	<b>General Fund</b>	<b>Special Revenue Fund</b>	<b>Total Governmental Funds</b>
<b>REVENUES</b>			
Appraisal assessments	\$ 29,554,573	\$ -	\$ 29,554,573
Refund of appraisal assessments	-	-	-
<b>Net appraisal assessments</b>	<b>29,554,573</b>	<b>-</b>	<b>29,554,573</b>
Investment earnings	480,123	-	480,123
Charges for services	4,147	-	4,147
Miscellaneous revenue	73,020	-	73,020
<b>TOTAL REVENUE</b>	<b>30,111,862</b>	<b>-</b>	<b>30,111,862</b>
<b>EXPENDITURES</b>			
Appraisal services			
Payroll and related expenditures	17,263,624	-	17,263,624
Data processing	426,921	-	426,921
Transportation	33,742	-	33,742
Operating supplies	132,896	-	132,896
Rentals	128,041	-	128,041
Legal and professional	3,618,621	-	3,618,621
Utilities and telephone	369,442	-	369,442
Building and equipment maintenance	265,529	-	265,529
Insurance	97,902	-	97,902
Other services	2,280,632	-	2,280,632
Capital outlay	168,561	-	168,561
Debt Service- Principal	-	509,849	509,849
Debt Service- Interest	-	51,780	51,780
<b>TOTAL EXPENDITURES</b>	<b>24,785,911</b>	<b>561,628</b>	<b>25,347,540</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>5,325,951</b>	<b>(561,628)</b>	<b>4,764,323</b>
<b>OTHER FINANCING SOURCES (USES):</b>			
Transfers in	-	561,628	561,628
Transfers out	(561,628)	-	(561,628)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(561,628)</b>	<b>561,628</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>4,764,323</b>	<b>-</b>	<b>4,764,323</b>
<b>FUND BALANCE, beginning of year</b>	<b>4,869,734</b>	<b>-</b>	<b>4,869,734</b>
<b>FUND BALANCE, end of year</b>	<b>\$ 9,634,057</b>	<b>\$ -</b>	<b>\$ 9,634,057</b>

TRAVIS CENTRAL APPRAISAL DISTRICT

# Quarterly Investment Report

AS OF DECEMBER 31, 2025



**M E E D E R**

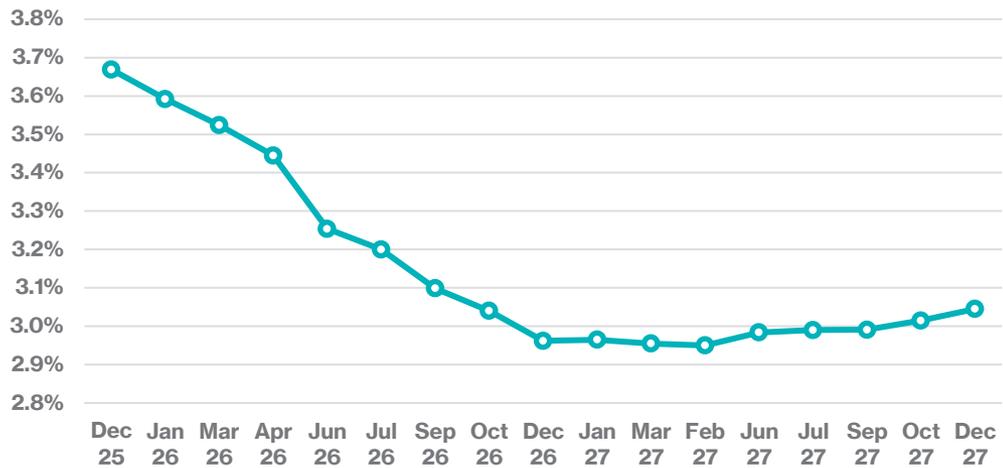
**PUBLIC FUNDS**

# OBSERVATIONS AND EXPECTATIONS

- The futures market is pricing in a December 2025 .25% cut with about a 90% probability
- Q3 GDP is projected by the Atlanta Federal Reserve to have grown 3.9%
- Q4 GDP is expected to be lower due to the longest government shutdown on record
- The labor market has softened by many economic metrics in the second half of 2025
- U.S. Treasury rates were generally lower for the month of November

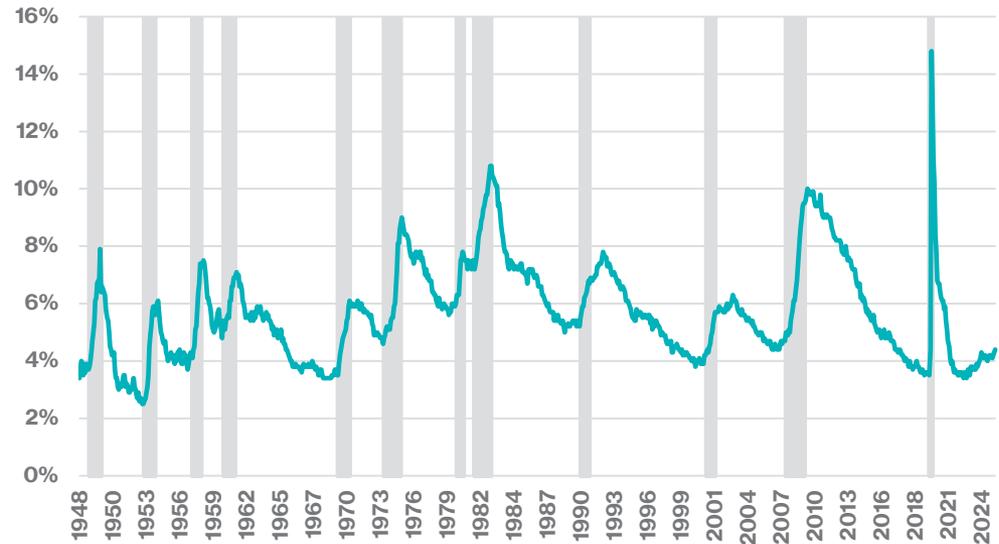
- The Fed Funds futures market is expecting the Fed Funds rate to end 2026 at about 2.95% and 2027 at approximately 3.05%. The Fed is expecting fewer cuts than the market is pricing in.
- The Fed is observing both of their mandates (employment and inflation) closely to determine the path of Fed Funds. They say the risk is more tilted to slower job growth.

Fed Funds Futures Yields



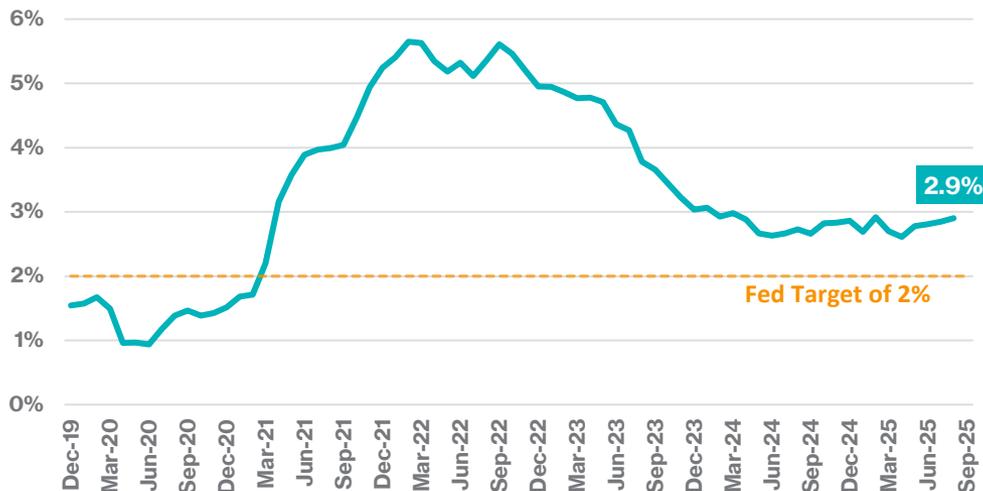
- The current unemployment rate of 4.4% has moved up from earlier this year but remains low by historical standards.
- Lower immigration during 2025 has clouded the conclusions from lower nonfarm payrolls.
- Economists estimate not as many jobs are needed as compared to the previous few years to keep the unemployment rate low.

U.S. Unemployment Rate



SOURCE: BLOOMBERG

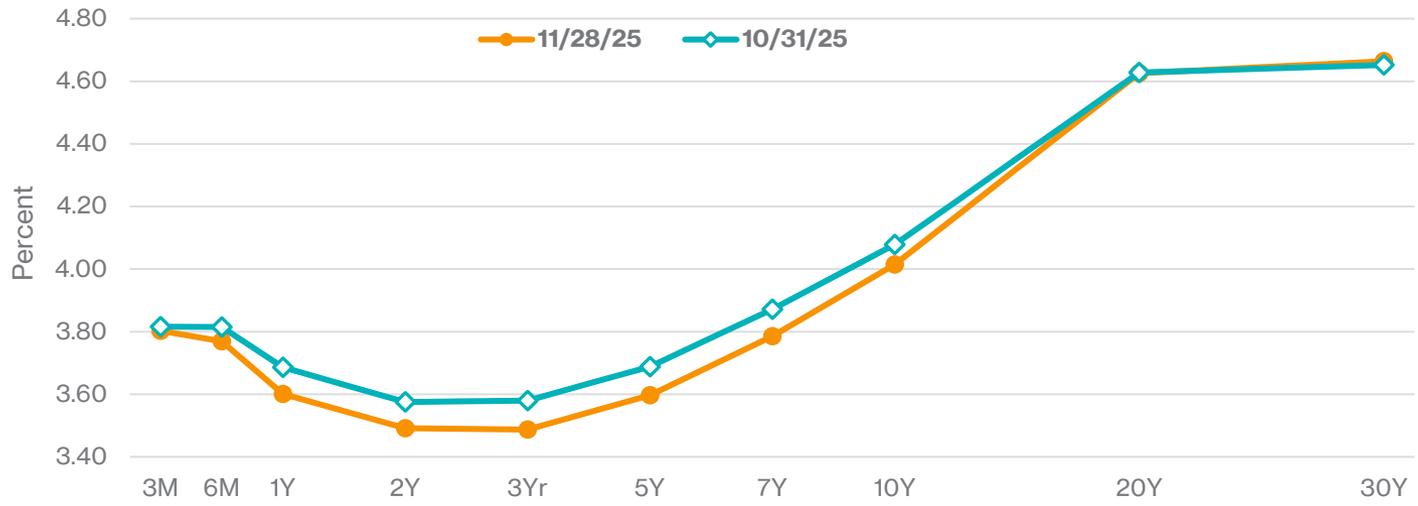
Core PCE YoY



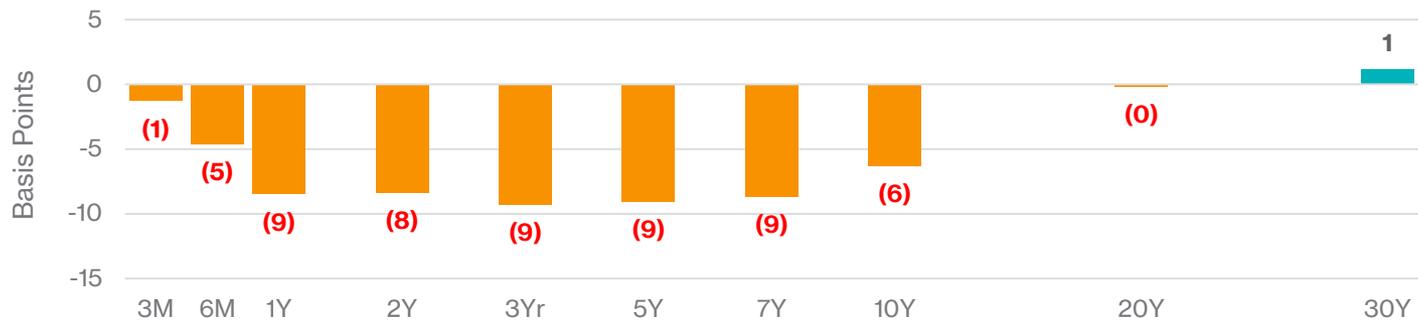
- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge.
- Core excludes food and energy components, which generally make the series less volatile.
- Core PCE YoY is currently at 2.9% and has been above the Fed's 2% target for 55 consecutive months.

SOURCE: BLOOMBERG

### U.S. Treasury Yield Curve Change



### Basis Point Change





## Compliance Certification

The undersigned acknowledge they have reviewed this quarterly investment report for the period ending December 31, 2025. Officials designated as investment officers by this entity's Investment Policy attest that all investments comply with the Texas Public Funds Investment Act and this entity's Investment Policy.

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Leana H. Mann, Deputy Chief Appraiser

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## Portfolio Statistics

**3.75**

Weighted Average Yield to Maturity

**0.00**

Weighted Average Maturity (Years)

**0.00**

Portfolio Effective Duration (Years)

**0.00**

Weighted Average Life (Years)

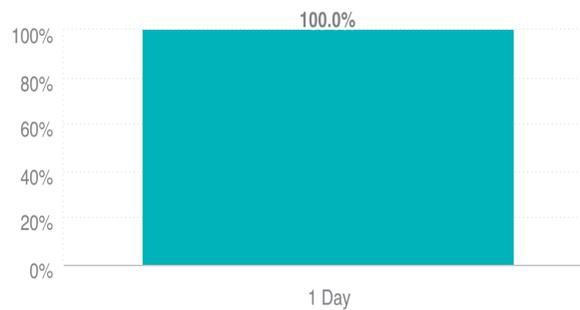
**AAA**

Average Credit Rating

## Portfolio Position

<b>Par Value</b>	\$17,645,577
<b>Principal Cost</b>	\$17,645,577
<b>Book Value</b>	\$17,645,577
<b>Market Value</b>	\$17,645,577
<b>Unrealized Gain/Loss</b>	\$0
<b>Accrued Interest</b>	\$0

## Maturity Distribution



## Sector Allocation



● LGIP	53.90%
● Money Market Funds	43.71%
● Bank Deposits	2.39%

# Quarterly Portfolio Summary

This quarterly report is prepared in compliance with the Investment Policy and the Strategy of this entity and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

## Portfolio as of September 30, 2025

<b>BEGINNING BOOK VALUE</b>	\$15,025,238.76
<b>BEGINNING MARKET VALUE</b>	\$15,025,238.76
<b>UNREALIZED GAIN/(LOSS)</b>	\$0.00
<b>WEIGHTED AVERAGE MATURITY (YEARS)</b>	0.00
<b>WEIGHTED AVERAGE YIELD</b>	4.00

## Portfolio as of December 31, 2025

<b>ENDING BOOK VALUE</b>	\$17,645,577.12
<b>ENDING MARKET VALUE</b>	\$17,645,577.12
<b>INVESTMENT INCOME FOR THE PERIOD</b>	\$154,919.78
<b>UNREALIZED GAIN/(LOSS)</b>	\$0.00
<b>CHANGE IN UNREALIZED GAIN/(LOSS)</b>	\$0.00
<b>WEIGHTED AVERAGE MATURITY (YEARS)</b>	0.00
<b>WEIGHTED AVERAGE YIELD</b>	3.75

## Quarterly Portfolio Summary By Fund

<b>PORTFOLIO MARKET VALUE BY FUND</b>	<b>09/30/2025</b>	<b>12/31/2025</b>	<b>CHANGE</b>	<b>INTEREST EARNED</b>
GENERAL FUND	15,025,238.76	17,645,577.12	2,620,338.36	154,919.78
<b>TOTAL</b>	<b>15,025,238.76</b>	<b>17,645,577.12</b>	<b>2,620,338.36</b>	<b>154,919.78</b>



# Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	421,044.54	421,044.54	421,044.54	2.39%	1	0.48
LGIP	9,511,733.55	9,511,733.55	9,511,733.55	53.90%	1	3.95
Money Market Funds	7,712,799.03	7,712,799.03	7,712,799.03	43.71%	1	3.68
<b>TOTAL</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>100.00%</b>	<b>1</b>	<b>3.75</b>
<b>CASH AND ACCRUED INTEREST</b>						
Purchased Accrued Interest		0.00	0.00			
<b>TOTAL CASH AND INVESTMENTS</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>		<b>1</b>	<b>3.75</b>
<b>TOTAL EARNINGS</b>						
	<b>CURRENT QUARTER</b>					
	154,919.78					

## Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
<b>GENERAL FUND</b>						
Bank Deposits	2	421,044.54	421,044.54	2.39	0.48	1
LGIP	2	9,511,733.55	9,511,733.55	53.90	3.95	1
Money Market Funds	2	7,712,799.03	7,712,799.03	43.71	3.68	1
<b>TOTAL</b>	<b>6</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>100.00</b>	<b>3.75</b>	<b>1</b>
<b>GRAND TOTAL</b>	<b>6</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>100.00</b>	<b>3.75</b>	<b>1</b>



## Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
<b>GENERAL FUND</b>												
<b>BANK DEPOSITS</b>												
6224690401	Wells Fargo Analyzed Bus Chkg+	12/31/2025 12/31/2025	420,933.50	420,933.50 0.00	420,933.50	0.48		1	1.00 420,933.50	0.00 420,933.50	2.39	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	12/31/2025 12/31/2025	111.04	111.04 0.00	111.04	0.43		1	1.00 111.04	0.00 111.04	0.00	NA NA
<b>BANK DEPOSITS TOTAL</b>			<b>421,044.54</b>	<b>421,044.54 0.00</b>	<b>421,044.54</b>	<b>0.48</b>		<b>1</b>	<b>1.00 421,044.54</b>	<b>0.00 421,044.54</b>	<b>2.39</b>	<b>NA</b>
<b>LGIP</b>												
TEXPOOL	TexPool	12/31/2025 12/31/2025	1,616,306.61	1,616,306.61 0.00	1,616,306.61	3.82		1	1.00 1,616,306.61	0.00 1,616,306.61	9.16	AAA
TEXPRIME	TexPool Prime	12/31/2025 12/31/2025	7,895,426.94	7,895,426.94 0.00	7,895,426.94	3.98		1	1.00 7,895,426.94	0.00 7,895,426.94	44.74	AAA
<b>LGIP TOTAL</b>			<b>9,511,733.55</b>	<b>9,511,733.55 0.00</b>	<b>9,511,733.55</b>	<b>3.95</b>		<b>1</b>	<b>1.00 9,511,733.55</b>	<b>0.00 9,511,733.55</b>	<b>53.90</b>	<b>AAA</b>
<b>MONEY MARKET FUNDS</b>												
7556188477S	Wells Fargo Stage- coach Sweep	12/31/2025 12/31/2025	7,709,138.03	7,709,138.03 0.00	7,709,138.03	3.68		1	1.00 7,709,138.03	0.00 7,709,138.03	43.69	NA NA
7556188477	Wells Fargo Commer- cial Chkg PF	12/31/2025 12/31/2025	3,661.00	3,661.00 0.00	3,661.00	0.00		1	1.00 3,661.00	0.00 3,661.00	0.02	NA NA
<b>MONEY MARKET FUNDS TOTAL</b>			<b>7,712,799.03</b>	<b>7,712,799.03 0.00</b>	<b>7,712,799.03</b>	<b>3.68</b>		<b>1</b>	<b>1.00 7,712,799.03</b>	<b>0.00 7,712,799.03</b>	<b>43.71</b>	<b>NA</b>
<b>GENERAL FUND TOTAL</b>			<b>17,645,577.12</b>	<b>17,645,577.12 0.00</b>	<b>17,645,577.12</b>	<b>3.75</b>		<b>1</b>	<b>1.00 17,645,577.12</b>	<b>0.00 17,645,577.12</b>	<b>100.00</b>	<b>AAA</b>
<b>GRAND TOTAL</b>			<b>17,645,577.12</b>	<b>17,645,577.12 0.00</b>	<b>17,645,577.12</b>	<b>3.75</b>		<b>1</b>	<b>1.00 17,645,577.12</b>	<b>0.00 17,645,577.12</b>	<b>100.00</b>	<b>AAA</b>



# Cash Reconciliation Report

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# Transaction Statement

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No activity during current period

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## Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
<b>GRAND TOTAL</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>



## Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
<b>GENERAL FUND</b>									
TEXPOOL	TexPool	2025-12-31	1,616,306.61	1,616,306.61	0.00	0.00	16,129.77	16,129.77	0.00
TEXPRIME	TexPool Prime	2025-12-31	7,895,426.94	7,895,426.94	0.00	0.00	63,991.94	63,991.94	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2025-12-31	420,933.50	420,933.50	0.00	0.00	539.96	539.96	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2025-12-31	111.04	111.04	0.00	0.00	0.31	0.31	0.00
7556188477	Wells Fargo Commercial Chkg PF	2025-12-31	3,661.00	3,661.00	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2025-12-31	7,709,138.03	7,709,138.03	0.00	0.00	74,257.80	74,257.80	0.00
<b>TOTAL</b>			<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>0.00</b>	<b>0.00</b>	<b>154,919.78</b>	<b>154,919.78</b>	<b>0.00</b>
<b>GRAND TOTAL</b>			<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>0.00</b>	<b>0.00</b>	<b>154,919.78</b>	<b>154,919.78</b>	<b>0.00</b>



## Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
<b>GENERAL FUND</b>											
6224690401	Wells Fargo Analyzed Bus Chkg+	420,933.50	416,957.33	420,933.50	12/31/2025	1.00	0.48	539.96	0.00	0.00	539.96
7556188469	Wells Fargo Analyzed Bus Chkg+	111.04	110.73	111.04	12/31/2025	1.00	0.43	0.31	0.00	0.00	0.31
7556188477	Wells Fargo Commercial Chkg PF	3,661.00	9,265.00	3,661.00	12/31/2025	4.90	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	7,709,138.03	10,167,293.86	7,709,138.03	12/31/2025	0.00	3.68	74,257.80	0.00	0.00	74,257.80
TEXPOOL	TexPool	1,616,306.61	1,600,176.84	1,616,306.61	12/31/2025	5.34	3.82	16,129.77	0.00	0.00	16,129.77
TEXPRIME	TexPool Prime	7,895,426.94	2,831,435.00	7,895,426.94	12/31/2025	4.50	3.98	63,991.94	0.00	0.00	63,991.94
<b>TOTAL</b>		<b>17,645,577.12</b>	<b>15,025,238.76</b>	<b>17,645,577.12</b>		<b>2.53</b>	<b>3.75</b>	<b>154,919.78</b>	<b>0.00</b>	<b>0.00</b>	<b>154,919.78</b>
<b>GRAND TOTAL</b>		<b>17,645,577.12</b>	<b>15,025,238.76</b>	<b>17,645,577.12</b>		<b>2.53</b>	<b>3.75</b>	<b>154,919.78</b>	<b>0.00</b>	<b>0.00</b>	<b>154,919.78</b>

## Projected Cashflows

For the Period January 01, 2026 to June 30, 2026

<b>CUSIP</b>	<b>DESCRIPTION</b>	<b>POST DATE</b>	<b>TRANSACTION TYPE</b>	<b>AMOUNT</b>
<b>GRAND TOTAL</b>				



## Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
<b>GENERAL FUND</b>									
TEXPRIME	TexPool Prime 7,895,426.94	3.98	12/31/2025	63,991.94 63,991.94	2,831,435.00 2,831,435.00	5,063,991.94	0.00	5,063,991.94 5,063,991.94	7,895,426.94 7,895,426.94
7556188477S	Wells Fargo Stagecoach Sweep 7,709,138.03	3.68	12/31/2025	74,257.80 74,257.80	10,167,293.86 10,167,293.86	4,355,088.20	(6,813,244.03)	(2,458,155.83) (2,458,155.83)	7,709,138.03 7,709,138.03
6224690401	Wells Fargo Analyzed Bus Chkg+ 420,933.50	0.48	12/31/2025	539.96 539.96	416,957.33 416,957.33	3,976.17	0.00	3,976.17 3,976.17	420,933.50 420,933.50
7556188477	Wells Fargo Commercial Chkg PF 3,661.00	0.00	12/31/2025	0.00 0.00	9,265.00 9,265.00	3,661.00	(9,265.00)	(5,604.00) (5,604.00)	3,661.00 3,661.00
7556188469	Wells Fargo Analyzed Bus Chkg+ 111.04	0.43	12/31/2025	0.31 0.31	110.73 110.73	0.31	0.00	0.31 0.31	111.04 111.04
TEXPOOL	TexPool 1,616,306.61	3.82	12/31/2025	16,129.77 16,129.77	1,600,176.84 1,600,176.84	16,129.77	0.00	16,129.77 16,129.77	1,616,306.61 1,616,306.61
<b>TOTAL</b>		<b>3.75</b>		<b>154,919.78</b> <b>154,919.78</b>	<b>15,025,238.76</b> <b>15,025,238.76</b>	<b>9,442,847.39</b>	<b>(6,822,509.03)</b>	<b>2,620,338.36</b> <b>2,620,338.36</b>	<b>17,645,577.12</b> <b>17,645,577.12</b>
<b>GRAND TOTAL</b>		<b>3.75</b>		<b>154,919.78</b> <b>154,919.78</b>	<b>15,025,238.76</b> <b>15,025,238.76</b>	<b>9,442,847.39</b>	<b>(6,822,509.03)</b>	<b>2,620,338.36</b> <b>2,620,338.36</b>	<b>17,645,577.12</b> <b>17,645,577.12</b>

## Disclosure

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Travis Central Appraisal District

# Investment Report

As of December 31, 2025



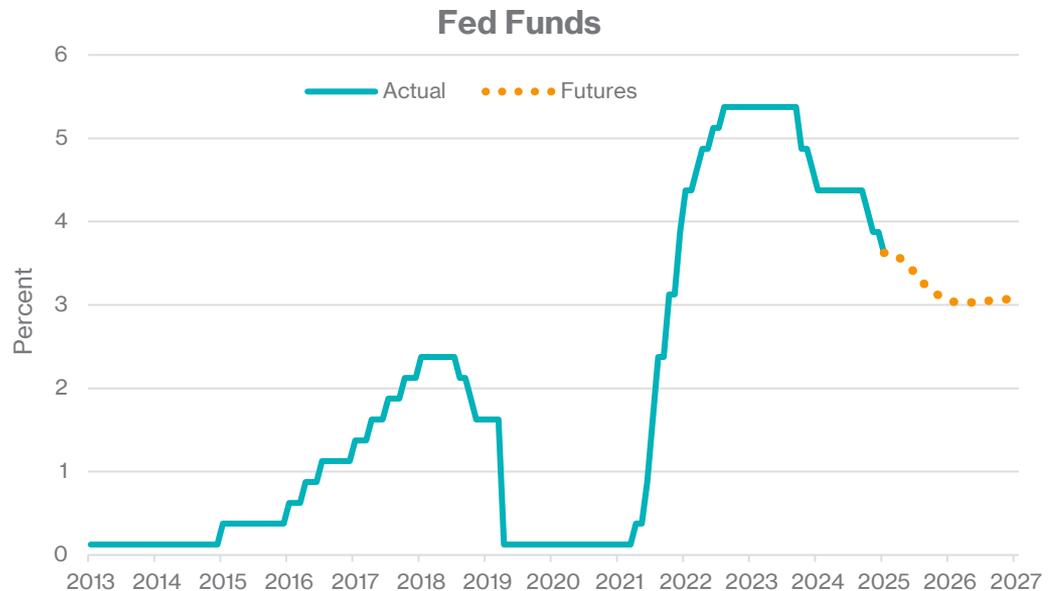
**M E E D E R**

**PUBLIC FUNDS**

# OBSERVATIONS AND EXPECTATIONS

- Interest rates across the yield curve were lower for 2025, except for the 30-Yr T-Bond
- Softening of the labor market was the primary catalyst for lower rates
- GDP continued to grow strongly in Q3 2025, posting a 4.3% rate
- The futures market is projecting the Fed Funds rate to bottom out around 3% in 2026-27
- Inflation remains sticky and above the Fed 2 percent target rate

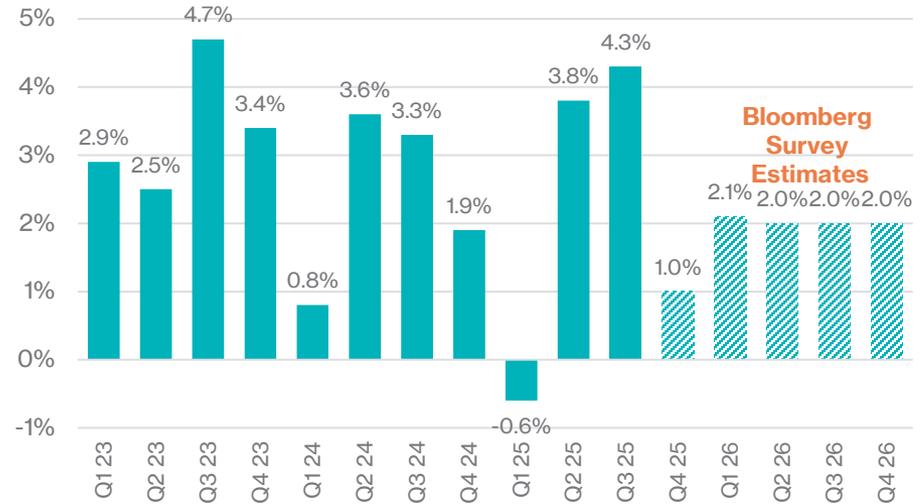
- The Fed Funds futures market is expecting two .25% rate cuts during 2026.
- The Federal Reserve's median Dot Plot shows only one cut for 2026.



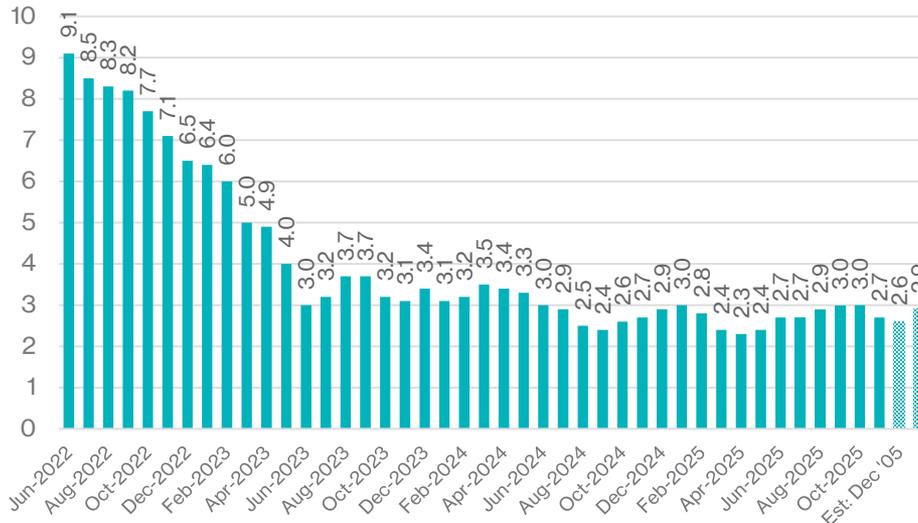
- Economists surveyed by Bloomberg are expecting a slowing of GDP for Q4 2025 due to the federal government shutdown.
- Consumer spending, which comprises about 70% of U.S. economic activity, is projected to remain positive for 2026, especially spending by those in the upper-half of income levels.

SOURCES: BLOOMBERG

### Real GDP QoQ



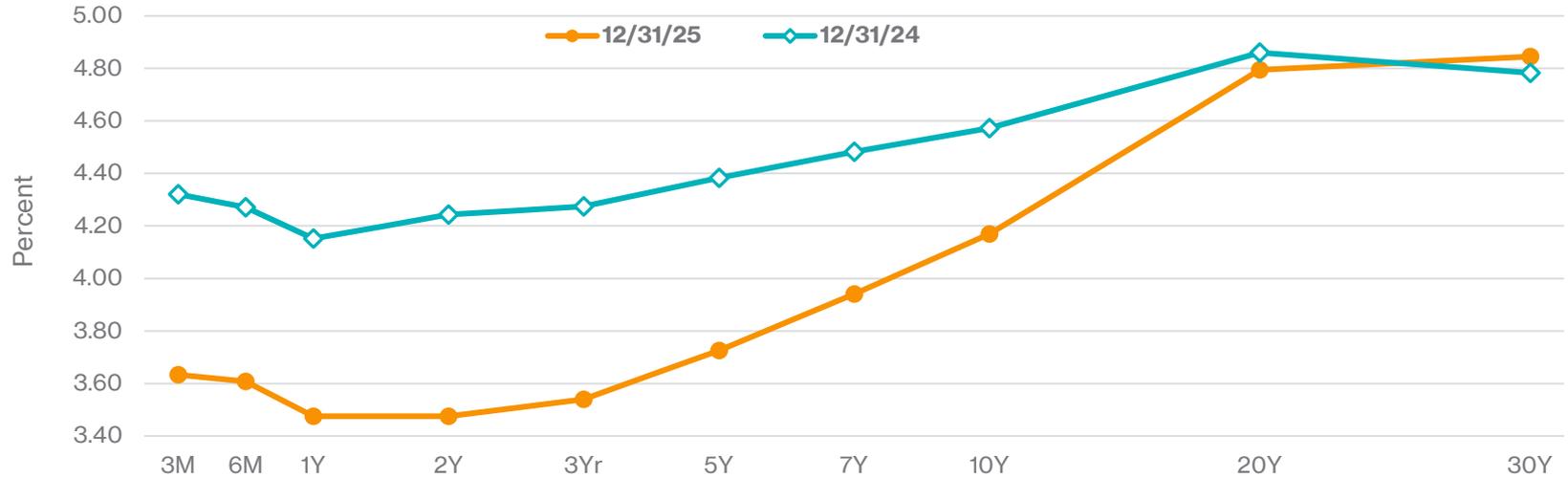
### CPI YoY Percent



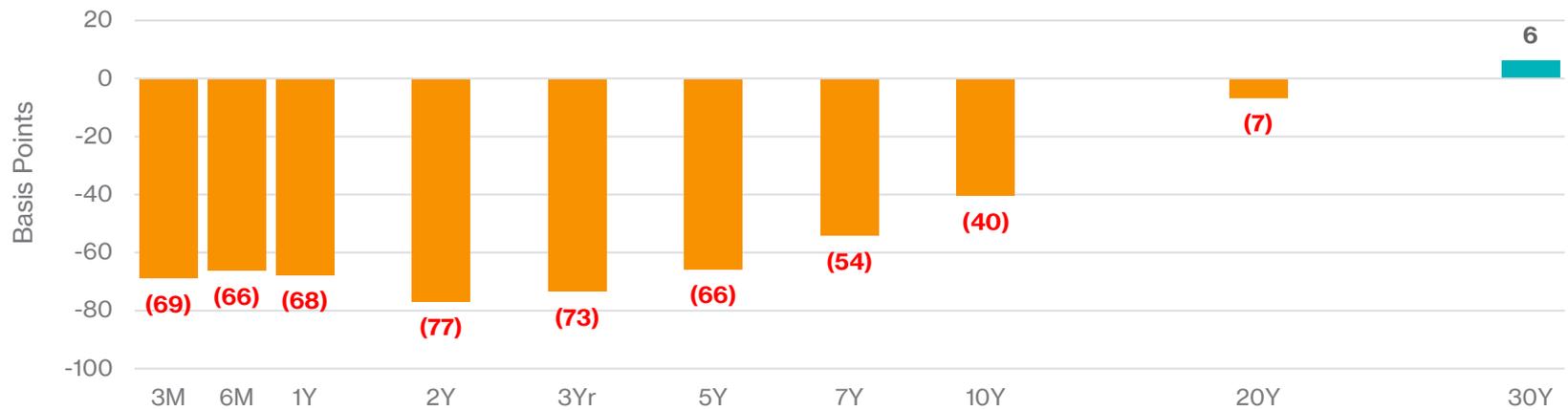
- Inflation remains above the Fed's 2% target on a year-over-year basis.
- Bloomberg's survey of economists predicts inflation will climb in the first part of 2026.

SOURCES: BLOOMBERG

### U.S. Treasury Yield Curve Change



### Basis Point Change



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## Portfolio Summary

**3.75**

Weighted Average Yield to Maturity

**0.00**

Weighted Average Maturity (Years)

**0.00**

Portfolio Effective Duration (Years)

**0.00**

Weighted Average Life (Years)

**AAA**

Average Credit Rating

## Portfolio Position

**Par Value** \$17,645,577

**Principal Cost** \$17,645,577

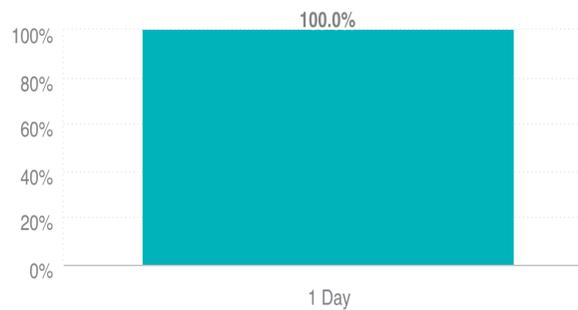
**Book Value** \$17,645,577

**Market Value** \$17,645,577

**Unrealized Gain/Loss** \$0

**Accrued Interest** \$0

## Maturity Distribution



## Sector Allocation



● LGIP	53.90%
● Money Market Funds	43.71%
● Bank Deposits	2.39%

# Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	421,044.54	421,044.54	421,044.54	2.39%	1	0.48
LGIP	9,511,733.55	9,511,733.55	9,511,733.55	53.90%	1	3.95
Money Market Funds	7,712,799.03	7,712,799.03	7,712,799.03	43.71%	1	3.68
<b>TOTAL</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>100.00%</b>	<b>1</b>	<b>3.75</b>
<b>CASH AND ACCRUED INTEREST</b>						
Purchased Accrued Interest		0.00	0.00			
<b>TOTAL CASH AND INVESTMENTS</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>		<b>1</b>	<b>3.75</b>
<b>TOTAL EARNINGS</b>						
		<b>CURRENT MONTH</b>				
		45,657.22				

## Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
<b>GENERAL FUND</b>						
Bank Deposits	2	421,044.54	421,044.54	2.39	0.48	1
LGIP	2	9,511,733.55	9,511,733.55	53.90	3.95	1
Money Market Funds	2	7,712,799.03	7,712,799.03	43.71	3.68	1
<b>TOTAL</b>	<b>6</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>100.00</b>	<b>3.75</b>	<b>1</b>
<hr/>						
<b>GRAND TOTAL</b>	<b>6</b>	<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>100.00</b>	<b>3.75</b>	<b>1</b>



## Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
<b>GENERAL FUND</b>												
<b>BANK DEPOSITS</b>												
6224690401	Wells Fargo Analyzed Bus Chkg+	12/31/2025 12/31/2025	420,933.50	420,933.50 0.00	420,933.50	0.48		1	1.00 420,933.50	0.00 420,933.50	2.39	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	12/31/2025 12/31/2025	111.04	111.04 0.00	111.04	0.43		1	1.00 111.04	0.00 111.04	0.00	NA NA
<b>BANK DEPOSITS TOTAL</b>			<b>421,044.54</b>	<b>421,044.54 0.00</b>	<b>421,044.54</b>	<b>0.48</b>		<b>1</b>	<b>1.00 421,044.54</b>	<b>0.00 421,044.54</b>	<b>2.39</b>	<b>NA</b>
<b>LGIP</b>												
TEXPOOL	TexPool	12/31/2025 12/31/2025	1,616,306.61	1,616,306.61 0.00	1,616,306.61	3.82		1	1.00 1,616,306.61	0.00 1,616,306.61	9.16	AAA
TEXPRIME	TexPool Prime	12/31/2025 12/31/2025	7,895,426.94	7,895,426.94 0.00	7,895,426.94	3.98		1	1.00 7,895,426.94	0.00 7,895,426.94	44.74	AAA
<b>LGIP TOTAL</b>			<b>9,511,733.55</b>	<b>9,511,733.55 0.00</b>	<b>9,511,733.55</b>	<b>3.95</b>		<b>1</b>	<b>1.00 9,511,733.55</b>	<b>0.00 9,511,733.55</b>	<b>53.90</b>	<b>AAA</b>
<b>MONEY MARKET FUNDS</b>												
7556188477S	Wells Fargo Stage- coach Sweep	12/31/2025 12/31/2025	7,709,138.03	7,709,138.03 0.00	7,709,138.03	3.68		1	1.00 7,709,138.03	0.00 7,709,138.03	43.69	NA NA
7556188477	Wells Fargo Commer- cial Chkg PF	12/31/2025 12/31/2025	3,661.00	3,661.00 0.00	3,661.00	0.00		1	1.00 3,661.00	0.00 3,661.00	0.02	NA NA
<b>MONEY MARKET FUNDS TOTAL</b>			<b>7,712,799.03</b>	<b>7,712,799.03 0.00</b>	<b>7,712,799.03</b>	<b>3.68</b>		<b>1</b>	<b>1.00 7,712,799.03</b>	<b>0.00 7,712,799.03</b>	<b>43.71</b>	<b>NA</b>
<b>GENERAL FUND TOTAL</b>			<b>17,645,577.12</b>	<b>17,645,577.12 0.00</b>	<b>17,645,577.12</b>	<b>3.75</b>		<b>1</b>	<b>17,645,577.12</b>	<b>0.00 17,645,577.12</b>	<b>100.00</b>	<b>AAA</b>
<b>GRAND TOTAL</b>			<b>17,645,577.12</b>	<b>17,645,577.12 0.00</b>	<b>17,645,577.12</b>	<b>3.75</b>		<b>1</b>	<b>17,645,577.12</b>	<b>0.00 17,645,577.12</b>	<b>100.00</b>	<b>AAA</b>



# Cash Reconciliation Report

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## Transaction Statement

**NO ACTIVITY DURING  
CURRENT PERIOD**

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## Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
<b>GRAND TOTAL</b>		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



## Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
<b>GENERAL FUND</b>									
TEXPOOL	TexPool	2025-12-31	1,616,306.61	1,616,306.61	0.00	0.00	5,236.59	5,236.59	0.00
TEXPRIME	TexPool Prime	2025-12-31	7,895,426.94	7,895,426.94	0.00	0.00	26,716.70	26,716.70	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2025-12-31	420,933.50	420,933.50	0.00	0.00	171.50	171.50	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2025-12-31	111.04	111.04	0.00	0.00	0.05	0.05	0.00
7556188477	Wells Fargo Commercial Chkg PF	2025-12-31	3,661.00	3,661.00	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2025-12-31	7,709,138.03	7,709,138.03	0.00	0.00	13,532.38	13,532.38	0.00
<b>TOTAL</b>			<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>0.00</b>	<b>0.00</b>	<b>45,657.22</b>	<b>45,657.22</b>	<b>0.00</b>
<b>GRAND TOTAL</b>			<b>17,645,577.12</b>	<b>17,645,577.12</b>	<b>0.00</b>	<b>0.00</b>	<b>45,657.22</b>	<b>45,657.22</b>	<b>0.00</b>



## Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
<b>GENERAL FUND</b>											
6224690401	Wells Fargo Analyzed Bus Chkg+	420,933.50	418,426.32	420,933.50	12/31/2025	1.00	0.48	171.50	0.00	0.00	171.50
7556188469	Wells Fargo Analyzed Bus Chkg+	111.04	110.99	111.04	12/31/2025	1.00	0.43	0.05	0.00	0.00	0.05
7556188477	Wells Fargo Commercial Chkg PF	3,661.00	0.00	3,661.00	12/31/2025	4.90	0.00	0.00	0.00	0.00	0.00
7556188477S	Wells Fargo Stagecoach Sweep	7,709,138.03	3,354,049.83	7,709,138.03	12/31/2025	0.00	3.68	13,532.38	0.00	0.00	13,532.38
TEXPOOL	TexPool	1,616,306.61	1,611,070.02	1,616,306.61	12/31/2025	5.34	3.82	5,236.59	0.00	0.00	5,236.59
TEXPRIME	TexPool Prime	7,895,426.94	7,868,710.24	7,895,426.94	12/31/2025	4.50	3.98	26,716.70	0.00	0.00	26,716.70
<b>TOTAL</b>		<b>17,645,577.12</b>	<b>13,252,367.40</b>	<b>17,645,577.12</b>		<b>2.53</b>	<b>3.75</b>	<b>45,657.22</b>	<b>0.00</b>	<b>0.00</b>	<b>45,657.22</b>
<hr/>											
<b>GRAND TOTAL</b>		<b>17,645,577.12</b>	<b>13,252,367.40</b>	<b>17,645,577.12</b>		<b>2.53</b>	<b>3.75</b>	<b>45,657.22</b>	<b>0.00</b>	<b>0.00</b>	<b>45,657.22</b>

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**Investing involves risk. Past performance is no guarantee of future results. Debt and fixed income securities are subject to credit and interest rate risk. The investment return and principal value of an investment will fluctuate so that an investors shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted.**

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Travis Central Appraisal District

# Investment Report

As of November 30, 2025



**M E E D E R**

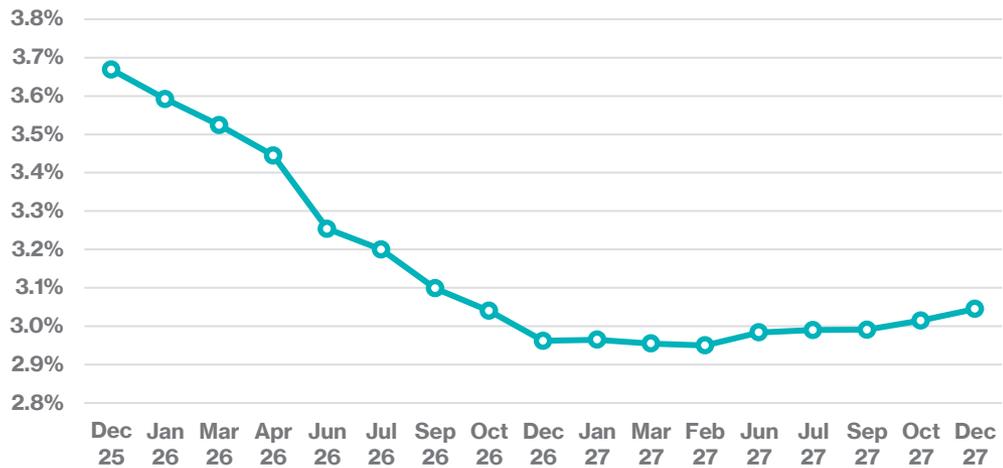
**PUBLIC FUNDS**

# OBSERVATIONS AND EXPECTATIONS

- The futures market is pricing in a December 2025 .25% cut with about a 90% probability
- Q3 GDP is projected by the Atlanta Federal Reserve to have grown 3.9%
- Q4 GDP is expected to be lower due to the longest government shutdown on record
- The labor market has softened by many economic metrics in the second half of 2025
- U.S. Treasury rates were generally lower for the month of November

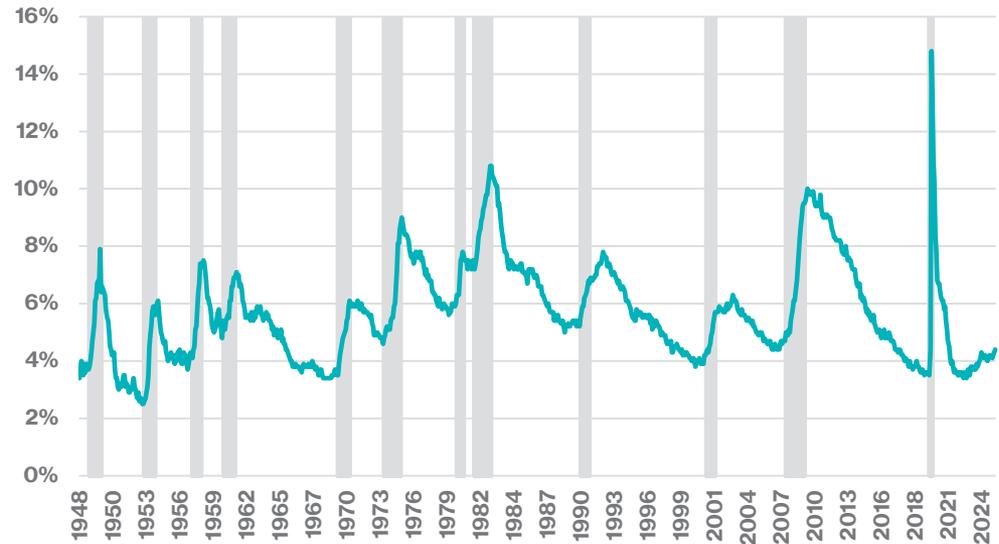
- The Fed Funds futures market is expecting the Fed Funds rate to end 2026 at about 2.95% and 2027 at approximately 3.05%. The Fed is expecting fewer cuts than the market is pricing in.
- The Fed is observing both of their mandates (employment and inflation) closely to determine the path of Fed Funds. They say the risk is more tilted to slower job growth.

Fed Funds Futures Yields



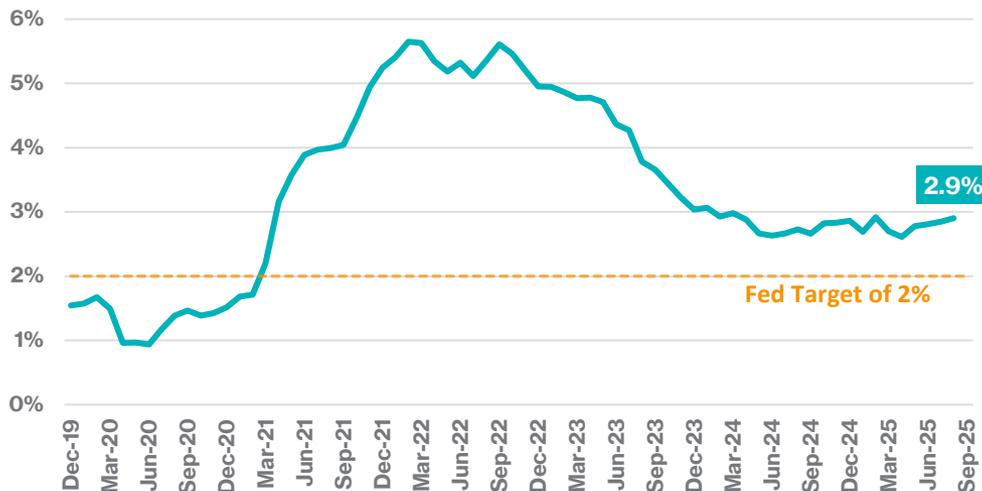
- The current unemployment rate of 4.4% has moved up from earlier this year but remains low by historical standards.
- Lower immigration during 2025 has clouded the conclusions from lower nonfarm payrolls.
- Economists estimate not as many jobs are needed as compared to the previous few years to keep the unemployment rate low.

U.S. Unemployment Rate



SOURCE: BLOOMBERG

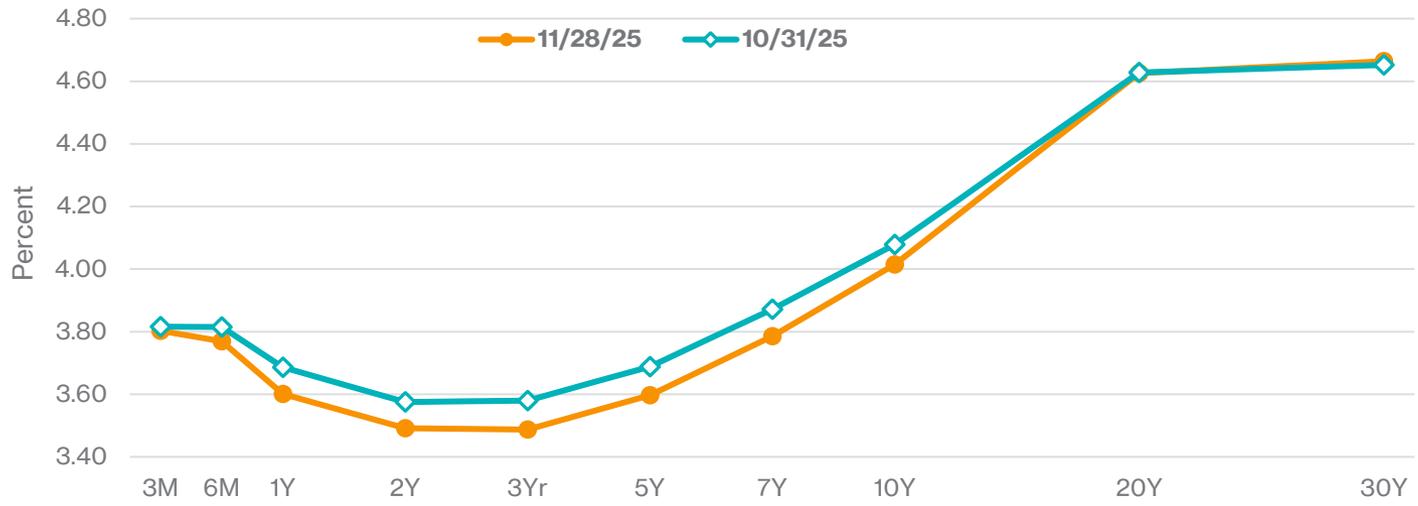
Core PCE YoY



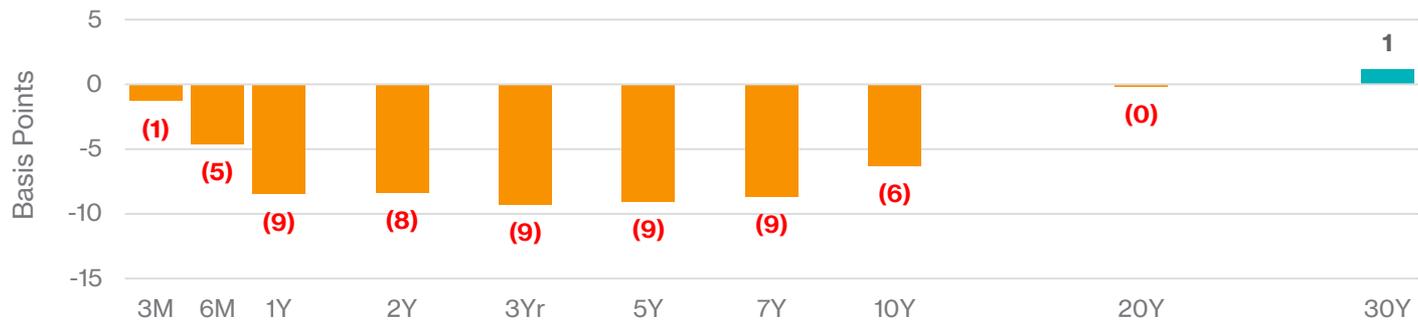
- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge.
- Core excludes food and energy components, which generally make the series less volatile.
- Core PCE YoY is currently at 2.9% and has been above the Fed's 2% target for 55 consecutive months.

SOURCE: BLOOMBERG

### U.S. Treasury Yield Curve Change



### Basis Point Change



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## Portfolio Summary

**3.96**

Weighted Average Yield to Maturity

**0.00**

Weighted Average Maturity (Years)

**0.00**

Portfolio Effective Duration (Years)

**0.00**

Weighted Average Life (Years)

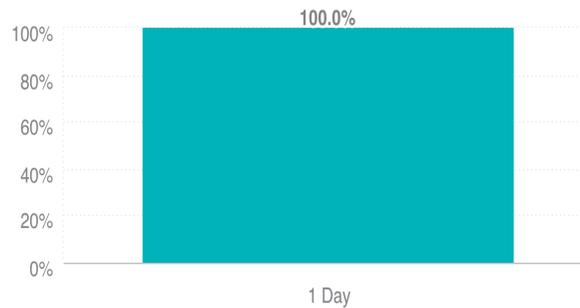
**AAA**

Average Credit Rating

## Portfolio Position

<b>Par Value</b>	\$13,252,367
<b>Principal Cost</b>	\$13,252,367
<b>Book Value</b>	\$13,252,367
<b>Market Value</b>	\$13,252,367
<b>Unrealized Gain/Loss</b>	\$0
<b>Accrued Interest</b>	\$0

## Maturity Distribution



## Sector Allocation



● LGIP	71.53%
● Money Market Funds	25.31%
● Bank Deposits	3.16%

# Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	418,537.31	418,537.31	418,537.31	3.16%	1	0.48
LGIP	9,479,780.26	9,479,780.26	9,479,780.26	71.53%	1	4.13
Money Market Funds	3,354,049.83	3,354,049.83	3,354,049.83	25.31%	1	3.90
<b>TOTAL</b>	<b>13,252,367.40</b>	<b>13,252,367.40</b>	<b>13,252,367.40</b>	<b>100.00%</b>	<b>1</b>	<b>3.96</b>

**CASH AND ACCRUED INTEREST**

Purchased Accrued Interest		0.00	0.00			
<b>TOTAL CASH AND INVESTMENTS</b>	<b>13,252,367.40</b>	<b>13,252,367.40</b>	<b>13,252,367.40</b>		<b>1</b>	<b>3.96</b>

**TOTAL EARNINGS**

<b>CURRENT MONTH</b>
66,639.65

## Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
<b>GENERAL FUND</b>						
Bank Deposits	2	418,537.31	418,537.31	3.16	0.48	1
LGIP	2	9,479,780.26	9,479,780.26	71.53	4.13	1
Money Market Funds	1	3,354,049.83	3,354,049.83	25.31	3.90	1
<b>TOTAL</b>	<b>5</b>	<b>13,252,367.40</b>	<b>13,252,367.40</b>	<b>100.00</b>	<b>3.96</b>	<b>1</b>
<hr/>						
<b>GRAND TOTAL</b>	<b>5</b>	<b>13,252,367.40</b>	<b>13,252,367.40</b>	<b>100.00</b>	<b>3.96</b>	<b>1</b>



## Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
<b>GENERAL FUND</b>												
<b>BANK DEPOSITS</b>												
6224690401	Wells Fargo Analyzed Bus Chkg+	11/30/2025 11/30/2025	418,426.32	418,426.32 0.00	418,426.32	0.48		1	1.00 418,426.32	0.00 418,426.32	3.16	NA NA
7556188469	Wells Fargo Analyzed Bus Chkg+	11/30/2025 11/30/2025	110.99	110.99 0.00	110.99	0.47		1	1.00 110.99	0.00 110.99	0.00	NA NA
<b>BANK DEPOSITS TOTAL</b>			<b>418,537.31</b>	<b>418,537.31 0.00</b>	<b>418,537.31</b>	<b>0.48</b>		<b>1</b>	<b>1.00 418,537.31</b>	<b>0.00 418,537.31</b>	<b>3.16</b>	<b>NA</b>
<b>LGIP</b>												
TEXPOOL	TexPool	11/30/2025 11/30/2025	1,611,070.02	1,611,070.02 0.00	1,611,070.02	4.04		1	1.00 1,611,070.02	0.00 1,611,070.02	12.16	AAA
TEXPRIME	TexPool Prime	11/30/2025 11/30/2025	7,868,710.24	7,868,710.24 0.00	7,868,710.24	4.15		1	1.00 7,868,710.24	0.00 7,868,710.24	59.38	AAA
<b>LGIP TOTAL</b>			<b>9,479,780.26</b>	<b>9,479,780.26 0.00</b>	<b>9,479,780.26</b>	<b>4.13</b>		<b>1</b>	<b>1.00 9,479,780.26</b>	<b>0.00 9,479,780.26</b>	<b>71.53</b>	<b>AAA</b>
<b>MONEY MARKET FUNDS</b>												
7556188477S	Wells Fargo Stage- coach Sweep	11/30/2025 11/30/2025	3,354,049.83	3,354,049.83 0.00	3,354,049.83	3.90		1	1.00 3,354,049.83	0.00 3,354,049.83	25.31	NA NA
<b>MONEY MARKET FUNDS TOTAL</b>			<b>3,354,049.83</b>	<b>3,354,049.83 0.00</b>	<b>3,354,049.83</b>	<b>3.90</b>		<b>1</b>	<b>1.00 3,354,049.83</b>	<b>0.00 3,354,049.83</b>	<b>25.31</b>	<b>NA</b>
<b>GENERAL FUND TOTAL</b>			<b>13,252,367.40</b>	<b>13,252,367.40 0.00</b>	<b>13,252,367.40</b>	<b>3.96</b>		<b>1</b>	<b>13,252,367.40</b>	<b>0.00 13,252,367.40</b>	<b>100.00</b>	<b>AAA</b>
<b>GRAND TOTAL</b>			<b>13,252,367.40</b>	<b>13,252,367.40 0.00</b>	<b>13,252,367.40</b>	<b>3.96</b>		<b>1</b>	<b>13,252,367.40</b>	<b>0.00 13,252,367.40</b>	<b>100.00</b>	<b>AAA</b>

# Cash Reconciliation Report

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## Transaction Statement

**NO ACTIVITY DURING  
CURRENT PERIOD**

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## Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
<b>GRAND TOTAL</b>		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



## Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
<b>GENERAL FUND</b>									
TEXPOOL	TexPool	2025-11-30	1,611,070.02	1,611,070.02	0.00	0.00	5,264.22	5,264.22	0.00
TEXPRIME	TexPool Prime	2025-11-30	7,868,710.24	7,868,710.24	0.00	0.00	26,481.91	26,481.91	0.00
6224690401	Wells Fargo Analyzed Bus Chkg+	2025-11-30	418,426.32	418,426.32	0.00	0.00	165.00	165.00	0.00
7556188469	Wells Fargo Analyzed Bus Chkg+	2025-11-30	110.99	110.99	0.00	0.00	0.11	0.11	0.00
7556188477S	Wells Fargo Stagecoach Sweep	2025-11-30	3,354,049.83	3,354,049.83	0.00	0.00	34,728.41	34,728.41	0.00
<b>TOTAL</b>			<b>13,252,367.40</b>	<b>13,252,367.40</b>	<b>0.00</b>	<b>0.00</b>	<b>66,639.65</b>	<b>66,639.65</b>	<b>0.00</b>
<b>GRAND TOTAL</b>			<b>13,252,367.40</b>	<b>13,252,367.40</b>	<b>0.00</b>	<b>0.00</b>	<b>66,639.65</b>	<b>66,639.65</b>	<b>0.00</b>



## Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
<b>GENERAL FUND</b>											
6224690401	Wells Fargo Analyzed Bus Chkg+	418,426.32	417,910.76	418,426.32	11/30/2025	1.00	0.48	165.00	0.00	0.00	165.00
7556188469	Wells Fargo Analyzed Bus Chkg+	110.99	110.88	110.99	11/30/2025	1.00	0.47	0.11	0.00	0.00	0.11
7556188477S	Wells Fargo Stagecoach Sweep	3,354,049.83	5,268,386.56	3,354,049.83	11/30/2025	0.00	3.90	34,728.41	0.00	0.00	34,728.41
TEXPOOL	TexPool	1,611,070.02	1,605,805.80	1,611,070.02	11/30/2025	5.34	4.04	5,264.22	0.00	0.00	5,264.22
TEXPRIME	TexPool Prime	7,868,710.24	7,842,228.33	7,868,710.24	11/30/2025	4.50	4.15	26,481.91	0.00	0.00	26,481.91
<b>TOTAL</b>		<b>13,252,367.40</b>	<b>15,134,442.33</b>	<b>13,252,367.40</b>		<b>3.35</b>	<b>3.96</b>	<b>66,639.65</b>	<b>0.00</b>	<b>0.00</b>	<b>66,639.65</b>
<b>GRAND TOTAL</b>		<b>13,252,367.40</b>	<b>15,134,442.33</b>	<b>13,252,367.40</b>		<b>3.35</b>	<b>3.96</b>	<b>66,639.65</b>	<b>0.00</b>	<b>0.00</b>	<b>66,639.65</b>

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**Travis Central Appraisal District**  
**A/R- Jurisdiction Outstanding Invoices - Month End Reconciliation (10410)**  
**Through January 5, 2026**

Customer ID	Customer Name	Due Date	Number	Invoice Date	Invoice Description	Total
4N	Pilot Knob MUD No. 4	8/23/2025	9310	7/24/2025	4N - Q1&Q2-25 P&I_Inv 9310	9.91
9L	Travis County WCID No. 17- Serene Hills DA	10/1/2025	9446	9/1/2025	Q4-25 Jurisdiction Invoices (10.01-12.31.25)	3,285.96
17	Travis County WCID No. 17	10/1/2025	9326	9/1/2025	Q4-25 Jurisdiction Invoices (10.01-12.31.25)	7,134.75
3C	Travis County WCID No. 17- Steiner Ranch	10/1/2025	9362	9/1/2025	Q4-25 Jurisdiction Invoices (10.01-12.31.25)	7,176.16
						<b><u>17,606.78</u></b>

**Travis Central Appraisal District**  
Statement of Revenues and Expenditures  
01 - ARB  
From 1/1/2025 Through 12/31/2025

	Total Budget Amended	YTD Budget	Actual	Budget Variance	Percent of Total Budget Final
Expenditures					
Per Diem Expenditures					
Per Diem Payments	1,166,160.00	1,173,125.00	845,880.00	327,245.00	27.46%
Total Per Diem Expenditures	1,166,160.00	1,173,125.00	845,880.00	327,245.00	27.46%
Supplies					
Operating Supplies	5,000.00	5,000.00	4,576.04	423.96	8.47%
Total Supplies	5,000.00	5,000.00	4,576.04	423.96	8.48%
Services					
Training & Education	10,000.00	10,000.00	4,750.00	5,250.00	52.50%
Attorney & Court Costs	35,000.00	35,000.00	27,730.00	7,270.00	20.77%
Total Services	45,000.00	45,000.00	32,480.00	12,520.00	27.82%
Capital Expenditures					
Capital Equipment	6,965.00	0.00	6,965.00	(6,965.00)	0.00%
Total Capital Expenditures	6,965.00	0.00	6,965.00	(6,965.00)	0.00%
Total Expenditures	1,223,125.00	1,223,125.00	889,901.04	333,223.96	27.24%
Excess (Deficiency) of Revenues over (Under) Expenditures	<u>(1,223,125.00)</u>	<u>(1,223,125.00)</u>	<u>(889,901.04)</u>	<u>(333,223.96)</u>	<u>27.24%</u>

## Travis Appraisal Review Board Cost per Hearing- 2025

ARB Expenditures through 12/31/2025	\$ 889,901.04
Number of ARB Hearings 1/1/2025-12/31/2025 <i>(excludes topline agreements)</i>	24,959
<b>FY 2025 Cost per Hearing</b>	<b>\$ 35.65</b>
<b>FY 2024 Cost per Hearing</b>	<b>\$ 32.30</b>
<b>Current Cost per Hearing</b>	<b>\$ 35.65</b>
<b>\$ Increase (Reduction) in Cost per Hearing</b>	<b>\$ 3.35</b>
<b>% Increase (Reduction) in Cost per Hearing</b>	<b>10.4%</b>

## Travis Appraisal Review Board Cost per Hearing- 2026

ARB Expenditures through 02/12/26 \$ 14,572.41

Number of ARB Hearings 1/1/2026-2/12/26 -  
(excludes topline agreements)

**FY 2026 Cost per Hearing N/A**

**FY 2024 Cost per Hearing \$ 32.30**

**Current Cost per Hearing N/A**

**\$ Increase (Reduction) in Cost per Hearing #VALUE!**

**% Increase (Reduction) in Cost per Hearing #VALUE!**

<b>Personnel Changes:</b>				
<b>Name</b>	<b>Action</b>	<b>Date</b>	<b>Job Title</b>	<b>Division</b>
Amie Herrera	Promotion	01/02/2026	Printing & Mailing Manager	Admin
Michael Bonnett	Promotion	01/09/2026	Sr. Residential Appraiser	Residential
George Horsley	Promotion	01/09/2026	Sr. Residential Appraiser	Residential
Soraya Samansareesak	Promotion	01/09/2026	Sr. Residential Appraiser	Residential
Roya Rokni	New Hire	01/26/2026	Paralegal	Appeals
Ralph Rumps	Separation	02/04/2026	Residential Appraiser	Residential
Bryan Oh	New Hire	02/09/2026	Residential Appraiser	Residential
Brody Brogamen	New Hire	02/09/2026	Residential Appraiser	Residential
Cynthia Polanco	New Hire	02/09/2026	Compliance Analyst	Admin

**Current Openings:**

<b>Job Posting#</b>	<b>Posting Date</b>	<b>Position</b>	<b>Division</b>	<b># of Positions</b>
TLO2026Appt	Dec-2025	Taxpayer Liaison Officer	Admin	1
2026142301	Feb-2026	Commercial Appraiser	Commercial	2
2026142300	Feb-2026	BPP Team Lead	Commercial	1
Temp Service		Facilities Support	Admin	1
Temp Service		Customer Service Rep	Customer Service	3
Temp Service		Appraisal Support Clerk	Appraisal Support	1



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 9A: Discussion on Report from Ag Advisory Board Committee

**Presenter** Ag Advisory Board Committee

### **Background Information**

The Ag Advisory Board Committee will provide an update on their work to the full board.

The Board of Directors established a committee to review applicants for reappointment and new appointments for the District's Ag Advisory Board. Committee members met on February 2, 2026 to interview the two applicants for reappointment, and one new applicant.

### **Staff Recommendation & Motion Language**

No staff recommendations on this item.

No action is needed on this item.



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 9B: Discussion and possible action on appointment of Ag Advisory Board

**Presenter** Chief Appraiser Leana Mann

### **Background Information**

Texas Property Tax Code Section 6.12 requires that the Chief Appraiser, with the advice and consent of the board of directors, appoint an agricultural advisory board composed of three or more members. The members must be landowners within Travis County whose land qualifies for appraisal under Subchapter C, D, E, or H, Chapter 23. The agricultural advisory board is tasked with advising the Chief Appraiser on the valuation and use of land that may be designated for agricultural use or that may be open space agricultural or timber land within the District.

Employees and officers of the CAD are not eligible for appointment. Members of the Agricultural Advisory Board serve on a voluntary basis and are not eligible for compensation.

Members of the agricultural advisory board serve for staggered terms of two years.

### **Staff Recommendation & Motion Language**

Staff recommends that Larry Mellenbruch and Tim Van Ackeren be reappointed and Patrick Smith be newly appointed to the Agricultural Advisory Board for a two-year term beginning January 1, 2026 through December 31, 2027.

*I move to reappoint Larry Mellenbruch and Tim Van Ackeren be reappointed and Patrick Smith be newly appointed to the Travis Central Appraisal District Agricultural Advisory Board for a two-year term beginning January 1, 2026 through December 31, 2027.*

## TCAD 2026 AG ADVISORY BOARD MEMBERS SUMMARY

Pending Reappointment	Existing Members
January 1, 2026 – December 31, 2027	January 1, 2025 – December 31, 2026
Larry Mellenbruch	Dan Dierschke
Tim Van Ackeren	Cliff Kessler
Patrick Smith ( <i>New Appointment</i> )	Linda Hall

**Mr. Larry Mellenbruch** lives in eastern Travis County and is a farmer and rancher. He has been in the farming and ranching business for the last 60 years. He is a retired electrical engineer and is a member of the Texas Farm Bureau and the Texas Southwestern Cattle Raisers Association. He is familiar with farming and ranching practices, economics of agricultural and environmental issues related to land in the area.

**Mr. Tim Van Ackeren** is the owner of OGS Pipeline, LLC, Van Ackeren Farms, Ltd, and Cedar Valley Feeding Co. Mr. Van Ackeren has been farming and raising cattle for 45 years, 19 years spent ranching in western Travis County. He also serves as the Director of SW Travis County Groundwater Conservation District and as a Director of the Hamilton Pool Road Matters. Mr. Van Ackeren was appointed to the Agriculture Advisory Board in 2022.

**Mr. Patrick Smith** is a local farmer in Travis County. His family has owned and operated a family farm for 60 years. Mr. Smith is also a licensed irrigator, retired school teacher, and coach. His current farming operations consist of grain, hay and cotton leases in Travis County. Mr. Smith is seeking a new appointment to the Agriculture Advisory Board in 2026.

**Mr. Dan Dierschke** is a fifth generation Texas agricultural producer. He and his wife, Marilyn, have produced beef and hay near Austin, Texas for the last 45 years. He has been involved in many organizations such as Cattlemen’s Beef Board, Texas Beef Council, Texas Farm Bureau, U.S. Meat Export Federation, Technical Subcommittee on Farm and Land Preservation for USDA’s National Resources and Conservation Service, just to name a few. Mr. Dierschke has also served two terms appointed by the governor on the Texas Farm and Ranch Land Preservation Council and as an advisor on the U.S. Trade for animals and animal products. He has been on the TCAD Agricultural Advisory Board since 2000.

**Mr. Cliff Kessler** farms in eastern Travis County. He is retired from the Travis Central Appraisal District after 25 years of service. He is also involved in the Texas Farm Bureau, Aqua Water Supply Corporation, Emergency Services District 13 and Blackland Prairie Concerned Citizens Association. Before retiring, he had farmed in Travis County for 35 years. He has been on the TCAD Agricultural Advisory Board since 2010.

**Ms. Linda Hall**, born and raised in Travis County, has been a ranching in Travis County for 45 years. She is also involved in the Texas Farm Bureau and many community activities. She is familiar with farming and ranching practices, economics of agriculture and environmental issues related to land in the area. She has been on the TCAD Agricultural Advisory Board since 2017.



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 9C: Discussion and Possible Action on Appraisal Review Board Chairperson's Report

**Presenter** Meg Brooks, ARB Chairperson

### **Background Information**

ARB Chair Meg Brooks will brief the Board of Directors on activities of the ARB.

### **Staff Recommendation & Motion Language**

There are no staff recommendations for this item.

No board action is needed for this item.



TO: Travis Central Appraisal District Board of Directors

FROM: Meg Brooks, Chair, Travis Appraisal Review Board

DATE: February 19, 2026

Byron Gifford and I would like to thank you for the opportunity to serve as officers of the Travis Appraisal Review Board for 2026.

We have selected Marshall McDade to be the Assistant Secretary and be the third person in the office to answer mail, questions and other duties. Byron Gifford will continue to do scheduling of members for panels, among other duties.

We have also selected our Executive Committee to help with training, hearing procedures, bylaws, scripts and operations.

Our calendar will be very similar to last year.

We had our first training session with the new members on February 12 to watch the required Open Meeting and Public Information Act videos. We have added another half day to the new member training in March and will have a full day of mock hearings in May for each new member. We have scheduled speakers training on ethics, mass appraisal and USPAP, conducting hearings, exemptions and legal issues, and possibly commercial hearings. We are also planning to have more extensive training for panel chairs.

We look forward to a busy Spring and Summer.



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 9D: Discussion on Report from TLO Committee

**Presenter** Deborah Cartwright, TLO Committee Member

### **Background Information**

Members of the TLO Committee will provide an update on their work to the full Board of Directors.

The TLO Committee met on February 9, 2026 to interview applicants for the TLO position. The Committee interviewed 7 applicants.

### **Staff Recommendation & Motion Language**

No staff recommendations on this item.

No action is needed on this item.



## TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

**Item** 9E: Discussion on Report from TLO Committee

**Presenter** N/A

### Background Information

Texas Property Tax Code, § 6.052 provides that the Board of Directors of an appraisal district in a county with a population of more than 120,000 shall appoint a taxpayer liaison officer who shall serve at the pleasure of the Board.

The Board of Directors Taxpayer Liaison Committee posted the TLO position and interviewed qualified candidates.

*Note: The Board of Directors may go into executive session to discuss the hiring of the TLO under Texas Government Code § 551.074 Personnel Matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief Appraiser or other public officer or employee;*

### Staff Recommendation & Motion Language

No staff recommendations on this item.

*I move to appoint \_\_\_\_\_ as the Travis Central Appraisal District's Taxpayer Liaison Officer, and for District administrative staff to complete the hiring and onboarding process.*



## TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

**Item** 9F: Annual Review and Adoption of Investment Policy

**Presenter** Kat Harvey, Director of Administration

### Background Information

Government Code Chapter 2256, known as the Public Funds Investment Act (PFIA), requires that the Board of Directors review and adopt a written investment policy regarding the investment of its funds and funds under its control.

The Investment Policy was last reviewed and adopted by the Board of Directors on January 28, 2025.

The proposed changes include:

- Section VI: Authorized Dealers and Institutions
  - Per the Public Funds Investment Act, broker/dealers are no longer required to certify to a review of the policy; only local government pools and SEC-registered investment advisers must certify to a review of the policy.
  - Meeder Investments is our current investment adviser and annually reviews the investment policy prior to submitting the policy to the Board of Directors for their annual review and adoption.
- Section VIII: Suitable and Authorized Investments
  - Updated the maximum maturity for commercial paper to 365 days, reflective of what is in the Public Funds Investment Act
- Exhibit B: Authorized Broker/Dealers
  - Updated Broker/Dealer listing provided by Investment Advisory firm

### Staff Recommendation & Motion Language

Staff recommends that the investment policy changes be adopted by the Board of Directors

*I move to pass Resolution 20260219-9F Resolution to Adopt Investment Policy, Investment Strategy, Broker/Dealer List, and Training Providers.*

# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
VACANT  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
NICOLE CONLEY  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

**BOARD MEMBERS**  
BRUCE ELFANT  
JETT HANNA  
CELIA ISRAEL  
DICK LAVINE  
SHENGHAO "DANIEL" WANG

## **RESOLUTION 20260219-9F**

### Resolution to Adopt Investment Policy, Investment Strategy, Broker/Dealer List, and Training Providers

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRAVIS CENTRAL APPRAISAL DISTRICT, ADOPTING THE TRAVIS CENTRAL APPRAISAL DISTRICT INVESTMENT POLICY AND INVESTMENT STRATEGIES ATTACHED HERETO AS EXHIBIT "A", BROKER/DEALER LIST ATTACHED HERETO AS EXHIBIT "B", AND AUTHORIZED TRAINING PROVIDERS ATTACHED HERETO AS EXHIBIT "C"; DECLARING THAT THE BOARD OF DIRECTORS HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY, INVESTMENT STRATEGIES, AUTHORIZED BROKER/DEALER LIST, AND AUTHORIZED TRAINING PROVIDERS OF THE DISTRICT AND THAT THE ATTACHED EXHIBITS RECORD ANY CHANGES TO EITHER THE INVESTMENT POLICY, INVESTMENT STRATEGIES, BROKER/DEALER LIST, OR TRAINING PROVIDERS AND PROVIDES FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code, the Travis Central Appraisal District by resolution adopt an investment policy, and

**WHEREAS**, Section 2256.005, Texas Government Code requires the governing body to review the investment policy and investment strategies not less than annually and to adopt a resolution or board order stating the review has been completed and records any changes made to either the investment policy or investment strategies.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TRAVIS CENTRAL APPRAISAL DISTRICT:**

**SECTION 1.** That the Travis Central Appraisal District Investment Policy attached hereto as Exhibit "A" be and the same is hereby adopted and shall govern the investment policies and investment strategies for the District, and shall define the authority of the investment officer of the District from and after the effective date of this resolution.

**SECTION 2.** That the Board of Directors of the Travis Central Appraisal District has completed its review of the investment policy and investment strategies and any changes made to either the investment policy or investment strategies are recorded in Exhibit "A" hereto.

**SECTION 3.** That all provisions of the resolutions of the Travis Central Appraisal District in conflict with the provisions of this Resolution are, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

**SECTION 4.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

**SECTION 5.** That this resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the Board of Directors of the Travis Central Appraisal District on this 19th day of February 2026.

TRAVIS CENTRAL APPRAISAL DISTRICT:

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[ ], Chairperson  
Board of Directors

ATTEST:

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[ ], Secretary  
Board of Directors



# **Travis Central Appraisal District**

## **Investment Policy and Strategy**



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# TRAVIS CENTRAL APPRAISAL DISTRICT INVESTMENT POLICY

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## ARTICLE I: PURPOSE AND NEED FOR POLICY

Chapter 2256 of the Government Code, as amended from time to time by the Texas State Legislature (“Public Funds Investment Act”) requires each governmental entity to adopt rules governing its investment practices and to define the authority of the investment official. The Investment Policy addresses the methods, procedures and practices which must be exercised to ensure effective and prudent fiscal management of the Travis Central Appraisal District’s (the District) funds. It is the policy of the District to invest public funds in a manner which will provide the highest yield with the maximum security while meeting the daily cash flow demands of the district and conforming to all state statutes governing the investment of public funds, including by not by way of limitation, the Public Funds Investment Act, Chapter 2256, Government Code.

## ARTICLE II: SCOPE

This investment policy applies to all financial assets of the District. These funds are accounted for in the District’s Comprehensive Annual Financial Report and include the following:

- (1) Operating funds
- (2) Reserve and deposit funds
- (3) Debt service Funds
- (4) Any new fund created by the District unless specifically exempted from this policy by the District or by law.

This investment policy shall apply to all transactions involving the financial assets and related activity of all the foregoing funds.

## ARTICLE III: GENERAL OBJECTIVES

The primary objectives, in priority order, of investment activities shall be preservation and safety of principal, liquidity, public trust, diversification and yield.

- A. **PRESERVATION AND SAFETY OF PRINCIPAL:** Safety of capital is the foremost objective of the District. Investments shall be undertaken in a manner that seeks to ensure the safety of capital in the overall portfolio. The objective will be to manage credit risk and interest rate risk.

- **CREDIT RISK**-**THE DISTRICT WILL MINIMIZE CREDIT** risk, the risk of loss due to the failure of the security issuer or backer, by:
    - Limiting investments to the highest credit quality securities
    - Pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisers with which the District will do business, and
    - diversifying the investment portfolio so that potential losses on individual securities will be minimized.
  
  - **Interest Rate Risk**- The District will minimize the risk that the market value of securities in the portfolio will fall due to changes in general interest rate, by:
    - Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity, and
    - investing operating funds primarily in short-term securities, money market mutual funds, or investment pools.
- B. **LIQUIDITY:** The investment portfolio shall retain sufficient liquidity to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands. A portion of the portfolio also may be placed in money market mutual funds or local government investment pools which offer same-day liquidity for short-term funds. Investments that are designated by the Board of Directors of the District to fund future projects may be placed in longer-term securities that will mature as funds are needed in order to maximize earnings.
- C. **YIELD:** The investment portfolio shall be designed with the objective of attaining a market yield throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Yield is of secondary importance compared to safety and liquidity objectives described above. The core investments are limited to low credit risk securities in anticipation of earning a fair return relative to the risk being assumed. Securities shall not be sold prior to maturity with the following exceptions:
- A security with declining credit may be sold early to minimize loss of principal
  - a security swap would improve the quality, yield, or target duration in the portfolio
  - or liquidity needs of the portfolio require that the security be sold.

- D. **PUBLIC TRUST:** All participants in the District's investment process shall seek to act responsibly as custodians of the public trust. Investment officials shall avoid any transactions which might impair public confidence in the District's ability to function as a government entity effectively.

## ARTICLE IV: ACHIEVING INVESTMENT YIELD OBJECTIVES

Investment selection for all funds shall be based on legality, appropriateness, liquidity, and risk/return considerations. Although the District will adopt a "buy and hold" approach, at times the portfolio may be pro-actively managed to enhance overall interest income. Active management will take place within the context of the "Prudent Person Rule".

- A. **Methods of Obtaining Market Price-** The methods/sources to be used to obtain the independent market price of investments for reporting shall be from sources deemed reliable by the Investment Officer, including primary or regional broker/dealers, established financial institutions providing portfolio management/accounting services, third-party safekeeping reports, financial publications such as the *Wall Street Journal*, investment adviser, and market information vendors such as Bloomberg and market pricing services.
- B. **Benchmark Yield -** As a general guideline, the District's cash management portfolio shall be designed with the objective of regularly meeting the average return on three-month U.S. Treasury Bills. This index is considered a benchmark for short term risk-free investment transactions and compares to the District's cash flow needs and maximum weighted average maturity objective.

## ARTICLE V: STANDARD OF CARE

- A. **PRUDENCE:** The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price change, provided deviations from expectations are reported in a timely fashion and the liquidity and the sale of securities when carried out in accordance with the terms of this policy. The governing body of the District retains ultimate responsibility as fiduciaries of the assets of the entity.

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the

management of their own affairs, but for investment, considering the probable safety of their capital as well as the probable income derived.

- B. CAPABILITY OF INVESTMENT MANAGEMENT:** The District shall provide periodic training in investments for the investment officers and personnel through courses and seminars offered by professional organizations and associations in order to ensure the quality and capability of the District's investment personnel making investment decisions in compliance with the Public Funds Investment Act. The Board will approve the training providers.
- C. ETHICS AND CONFLICTS OF INTEREST:** Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officers shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual or firm with whom business is conducted on behalf of the District. They must also disclose any personal relation within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the District.

For the purposes of this policy, an investment officer or employee has a personal business relationship with a business organization which must be disclosed to the Texas Ethics Commission if:

1. The investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
2. fund received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or
3. the investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer.

Investment officers of the District shall refrain from personal and business activities involving any of the District's custodians, depositories, broker/dealers or investment advisors which may influence the officer's ability to conduct his duties in an unbiased manner.

- D. DELEGATION OF INVESTMENT AUTHORITY:** Authority to manage the investment program is granted to the investment officer(s), as designated by the

Chief Appraiser, and approved by the Board of Directors of the District and derived from the following: Public Funds Investment Act, Chapter 2256. *Responsibility for the operation of the investment program is hereby delegated to the investment officer, who shall act in accordance with established written procedures and internal controls for the operation of the investment program consistent with this investment policy. Procedures should include reference to: safekeeping, delivery vs. payment, investment accounting, repurchase agreements, wire transfer agreements, and collateral/depository agreements. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the investment officer. The investment officer shall be responsible for all transactions undertaken and shall establish a system of internal controls to regulate the activities of subordinate officials.* The District may also utilize a non-discretionary registered investment adviser to assist the Investment officers in all aspects of the portfolio.

- E. **INVESTMENT TRAINING:** The Director of Finance, Finance Officer and all investment officers shall attend at least one ten-hour training session relating to their investment responsibilities within the first 12 months after assuming their duties. In addition to this ten-hour requirement, each investment officer shall receive not less than ten hours of instruction in their investment responsibilities at least once during each two-year fiscal period that begins January 1<sup>st</sup> and consists of the two consecutive fiscal years after that date. The investment training session shall be provided by an independent source approved by the Board. For purposes of this policy, an “independent source” from which investment training shall be obtained shall include a professional organization, an institute of higher learning or any other sponsor other than a Business Organization with whom the District may engage in an investment transaction. Such training shall include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with the Public Funds Investment Act. A list will be maintained of the number of hours and conferences attended for each investment official and a report of such information will be provided to the governing board. The independent sources for authorized training will be the providers listed in Exhibit C.

## **ARTICLE VI: AUTHORIZED DEALERS AND INSTITUTIONS**

The governing body of the District must, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the District (PFIA 256.025). That list will be maintained by the investment officers or adviser.

- A. All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the investment officer with the following:

1. Annual audited financial statements;
2. Proof of Financial Industry Regulatory Authority (FINRA) certification, unless it is a bank; and
3. the District's questionnaire.

Local government pools and SEC registered investment advisers utilized by the District must certify to a review of the policy. Should the District choose to utilize a registered investment adviser, the compliance files of the approved broker dealer list will be maintained by the adviser.

## **ARTICLE VII: SAFEKEEPING AND CUSTODY**

- A. **DISTRICT OWNED SECURITIES, INDEPENDENT THIRD-PARTY SAFEKEEPING:** Securities owned by the District will be held by a third-party custodian designated by the District and held in the District's name as evidenced by safekeeping receipts of the institution with which those securities are deposited.
- B. **Securities pledged to the District** (Collateral) will be held in an independent third-party institution outside the holding company of the depository as approved by the District. Securities will be evidenced by safekeeping receipts and a monthly report from the custodian.
- C. **DELIVERY VS. PAYMENT:** All security trades will be executed by deliver vs. payment (DVP) to ensure that securities are deposited in the District's designated financial institution prior to the release of District funds. This is a requirement for all investment transactions, except local government investment pools, CDs, and mutual fund transactions.
- D. **INTERNAL CONTROLS:** The investment officer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the District are protected from loss, theft or misuse. Internal controls are considered reasonable protections, not absolute. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the investment officer shall establish a process for an annual independent review by an external auditor to assure compliance with policies and procedures. The internal controls shall address the following points:

- Control of collusion

- Separation of transaction authority from accounting and recordkeeping, or applicable oversight by the Chief Appraiser and the Board of Directors, as applicable
- Custodial safekeeping
- Clear delegation of authority to subordinate staff members
- Written confirmation of transactions for investments and wire transfers

In conjunction with the annual independent audit, a compliance audit of management controls on investments and adherence to the Investment Policy and the Investment Strategy shall be performed by the Investment Officers. District's independent auditor shall review all quarterly reports.

The District shall comply with all required legal provisions and Generally Accepted Accounting Principles (GAAP) relating to investment accounting. The accounting principles are those contained in the pronouncement of authoritative bodies including but not necessarily limited to, the Governmental Accounting Standards Board (GASB), the American Institute of Certified Public Accountants (AICPA), and the Financial Accounting Standards Board (FASB).

- E. **COMPETITIVE BIDDING:** The District requires at least three competitive offers or bids for all individual security purchases and sales (excluding transactions with money market mutual funds and local government investment pools, which are deemed to be made at prevailing market rates).
- F. **EFFECT OF LOSS OF REQUIRED RATING:** If a holding's credit quality rating falls below the minimum required by policy or law, the District shall take all prudent measures that are consistent with its investment policy to liquidate the holding.

The investment officer should actively monitor rating changes and liquidate any unauthorized investments per this policy and consistent with PFIA 2256.005(b)(4)(F). If an investment rating changes the status of an investment from an authorized to an unauthorized investment, the investment officer shall take all prudent measures that are consistent with this investment policy to liquidate the investment that does not have the required minimum rating.

G. Monitoring FDIC Status for Mergers and Acquisitions

A merger or acquisition of brokered CDs into one bank reduces FDIC coverage. The Investment Officer shall monitor, on no less than a weekly basis, the status and ownership of all banks issuing brokered CD securities owned by the District based upon information from the FDIC (fdic.gov). If any bank has been acquired or merged with another bank in which brokered CDs are owned by the District, the Investment Officer or Adviser shall immediately liquidate any brokered CD which places the District above the FDIC insurance level.

- H. The District is not required to liquidate investments that were authorized investments at the time of purchase (PFIA 2256.017). If an investment in the District's portfolio becomes an unauthorized investment due to changes in the Investment Policy or the Public Funds Investment Act, the investment officers shall review the investment and determine whether it would be more prudent to hold the investment until its maturity, or to redeem the investment. Liquidation is not required but reinvestment of proceeds in policy authorized securities is required.
- I. An investment that requires a minimum rating under this subchapter does not qualify as an authorized investment during the period the investment does not have the minimum rating. An entity shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating. Investment Officers shall consider the time remaining until maturity of the investment, the quality of the investment, and the quality and amounts of any collateral which may be security the investment in determining the appropriate steps to take. Only investments listed in this section are authorized.

### **ARTICLE VIII: SUITABLE AND AUTHORIZED INVESTMENTS**

District funds may be invested in only the following securities or investment types.

- A. Obligations of the United States or its agencies and instrumentalities, excluding mortgage-backed securities, with a maximum stated maturity of five (5) years;
- B. Direct obligations of the State of Texas or its agencies and instrumentalities with a maximum maturity of five (5) years;
- C. Other general obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States with a maximum maturity of five (5) years;
- D. Obligations of other US states or their respective agencies and instrumentalities with a maximum maturity of five (5) years;
- E. AAA-rated investment pools in Texas which strive to maintain a \$1 net asset value and invest in instruments and follow practices allowed by current law. The pool must meet all requirements under the Public Funds Investment Act Section 2256.016;
- F. Depository Certificates of Deposits issued by a depository institution that has its main office or branch office in Texas with a maximum maturity of 2 years:
  - a. Certificates of Deposits must be:
    - i. Guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or their successors; or
    - ii. Secured by collateral obligations as set by this policy.
  - b. Certificates of Deposit placed by and through depository institutions in Texas which contractually agree to spread/place all the funds in federally

insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) Act.

- G. Share certificates of Texas credit unions fully insured by the National Credit Union Share Insurance Fund with a maximum maturity of 2 years.
- H. Authorized no-load money market mutual funds meeting the requirements of Government Code 2256.014, as amended.
- I. A1/P1 commercial paper not to exceed 365 days to stated maturity.
- J. Certificates of deposit, which are guaranteed or issued by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor and are secured by obligations of the United States or its agencies and instrumentalities that have a market value of not less than the principal amount of the certificates.
- K. FDIC insured or collateralized interest-bearing accounts in any bank in Texas.

## **ARTICLE IX: COLLATERAL**

The District's depository bank shall comply with Chapter 2257 of the Government Code, Collateral for Public Funds, as required in the District's depository contract. Collateralization will be required on all time and deposit funds in the institution.

### A. Market Value

The market value of pledged collateral must be equal to or greater than 102% of the principal and accrued interest for cash balances in excess of the Federal Deposit Insurance Corporation (FDIC insurance coverage). The District will approve the custodial institution for collateral safekeeping. The investment officer will approve release of all pledged collateral. The securities comprising the collateral will be marked to market on no less than a monthly basis and the District will be sent reports monthly.

### B. Collateral Substitutions

Collateralized securities often require substitution of collateral. The investment officer of the District must approve individual or blanket substitutions. The substitution will be approved if its value is equal to or greater than the required collateral value.

### C. Collateral Value Reduction

Should the collateral's market value exceed the required amount, the pledging bank may request approval from the investment officer to reduce the collateral. Collateral reductions may be permitted only if the collateral's market value exceeds the required amount and new securities are received before release of existing securities.

The authorized collateral will include only:

- Obligations of the US Government, its agencies and instrumentalities including mortgage-backed securities and CMO which pass the bank test.
- Municipal and state obligations rated A or better

- Letters of Credit from the FHLB.

Letters of Credit are acceptable collateral for Certificates of Deposit (CD). Upon the discretion of the District, a Letter of Credit can be acceptable collateral for District funds held by the District's bank depository. Preference will be given in all cases to pledged securities.

## ARTICLE X: INVESTMENT PARAMETERS

**Maximum Maturities:** To the extent possible, the District shall attempt to match its investments with anticipated cash flow requirements dependent on market conditions. Unless matched to a specific cash flow, the District will not directly invest in securities maturing more than five (5) years from the date of purchase. The District's maximum weighted average maturity of the total portfolio will not exceed twenty-four (24) months consistent with investment objectives.

Because of inherent difficulties in accurately forecasting cash flow requirements, a portion of the portfolio should be continuously invested in readily available funds such as LGIPs or money market mutual funds to ensure that appropriate liquidity is maintained to meet ongoing obligations.

## ARTICLE XI: INVESTMENT REPORTING

- A. **METHODS:** The investment officer or adviser shall prepare an investment report at least quarterly, including a management summary that provides an analysis of the status of the current investment portfolio and transactions made over the last quarter. The quarterly investment shall meet all reporting requirements of the Public Funds Investment Act Section 2256.023 and shall be submitted to the District's Board of Director's no less than quarterly.
- B. **PERFORMANCE STANDARDS:** The investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio should obtain a market average yield during a market/economic environment of stable interest rates. The 3-month Treasury Bill for the comparable period will be the risk benchmark for the portfolio and reported quarterly.
- C. **MARKING TO MARKET:** The market value of the portfolio shall be calculated at least quarterly based on independent prices and the quarterly report shall contain that information.

- D. **Reporting:** The investment officer shall be responsible for the recording of all investment transactions and the maintenance of the investment records with reconciliation of the accounting records and of investments carried out by an accountant. Information to maintain the investment program and the reporting requirements, including pricing or marking to market the portfolio, may be derived from independent sources such as: broker/dealer research reports, financial on-line market quotes, direct communication with broker/dealers, market pricing services, investment software for maintenance of portfolio records, or external financial consulting services relating to investments.
- E. **REVIEW BY INDEPENDENT AUDITOR:** Quarterly reports must be formally reviewed at least annually by an independent auditor and reported to the Board.

## **ARTICLE XII: INVESTMENT POLICY ADOPTION**

The Travis Central Appraisal District investment policy and strategies shall be adopted by resolution of the Board of Directors of the Travis Central Appraisal District. The policy and strategies shall be reviewed and adopted by resolution annually by the Board of Directors. Any changes made to the current policy should be listed in the resolution. Even if no changes are made to the policy and strategies, the Board of Directors must still review and adopt a resolution on an annual basis.

## **ARTICLE XIII: INVESTMENT STRATEGY STATEMENTS**

The District may maintain one commingled portfolio for investment purposes which incorporates the specific uses and the unique characteristics of the funds in the portfolio. The investment strategy has as its primary objective assurance that anticipated liabilities are matched and adequate investment liquidity provided. The District shall pursue a conservative portfolio management strategy based on a buy-and-hold philosophy. This may be accomplished by creating a ladder maturity structure with some extension for yield enhancement. The maximum maturity of any security will be five (5) years and the maximum dollar weighted average maturity of twenty-four (24) months will be calculated using the stated final maturity date of each security.

The District will be structured to react to and benefit from anticipated market conditions and to achieve a reasonable yield. Relative value among asset groups shall be analyzed and pursued as part of the investment program within the restrictions set forth by the investment policy.

The District maintains portfolio(s) strategy which address five specific investment objectives designed to address the unique characteristics of the fund group represented in the portfolio.

## A. OPERATING FUNDS

**SUITABILITY-** All investments authorized in the Investment Policy are suitable for Operating Funds because of their high credit quality and marketability.

**PRESERVATION AND SAFETY OF PRINCIPAL-** All investments shall be high credit quality securities with no perceived default risk.

**LIQUIDITY-** Investment strategies for the pooled operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity.

**MARKETABILITY-** Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

**DIVERSIFICATION-** Maturities shall be staggered monthly to provide for cash flow needs based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

**YIELD-** The District's objective is to attain a competitive market yield for comparable securities and portfolio constraints.

## B. RESERVE AND DEPOSIT FUNDS

**SUITABILITY-** All investments authorized in the Investment Policy are suitable for reserve and deposit funds due to their high credit quality and marketability.

**PRESERVATION AND SAFETY OF PRINCIPAL-** All investments shall be high credit quality securities with no perceived default risk.

**LIQUIDITY-** Liquidity is not normally required in these funds therefore the investment strategy for reserve and deposit funds have as their primary objective the ability to generate a dependable revenue stream to the appropriate reserve fund from investments with a low degree of volatility. Investments should be of high quality, with short-to-intermediate-term maturities.

**MARKETABILITY-** Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

**DIVERSIFICATION-** Maturities may be staggered to provide cash flow needs based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

**YIELD-** The District's objective is to attain a competitive market yield for comparable securities and portfolio constraints.

### **C. DEBT SERVICE FUNDS**

**SUITABILITY-** All investments authorized in the Investment Policy are suitable for debt service funds.

**PRESERVATION AND SAFETY OF PRINCIPAL-** All investments shall be high credit quality securities with no perceived default risk.

**LIQUIDITY-** Investment strategies for debt service funds have as their primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Securities purchased shall not have a stated final maturity date which exceeds the debt service payment date until each successive payment date is fully funded.

**MARKETABILITY-** Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

**DIVERSIFICATION-** Maturities shall be matched to provide debt service funding dates. Investment risks will be reduced through diversification among authorized investments.

**YIELD-** The District's objective is to attain a competitive market yield for comparable securities and portfolio constraints.

# **Travis Central Appraisal District**

## **AUTHORIZED PERSONNEL**

Leana H. Mann, Chief Appraiser, Investment Officer

Kathrine Harvey, Director of Administration

# Travis Central Appraisal District AUTHORIZED BROKER/DEALERS



## Approved Broker/Dealer List 12/31/2025

Broker/Dealer	Broker/Dealer
Academy Securities <sup>2</sup>	Loop Capital Markets <sup>2</sup>
Alamo Capital <sup>2</sup>	MarketAxess Corporation
Arbor Research & Trading, LLC	Mizuho Securities <sup>1</sup>
Bank of America/Merrill Lynch <sup>1</sup>	Moreton Capital Markets
Barclays Capital Inc. <sup>1</sup>	Morgan Stanley <sup>1</sup>
Blaylock Van, LLC <sup>2</sup>	Multi-Bank Securities <sup>2</sup>
BMO Capital Markets <sup>1</sup>	Oppenheimer
BNY Capital Markets	Piper Sandler & Co
BOK Financial	PNC Capital Markets LLC
Brean Capital	Raymond James
Cantor Fitzgerald & Co. <sup>1</sup>	RBC Securities <sup>1</sup>
CastleOak Securities <sup>2</sup>	Rice Financial
Citigroup Global Markets Inc. <sup>1</sup>	Robert W. Baird
D.A. Davidson	Santander US Capital Markets <sup>1</sup>
Daiwa Capital Markets <sup>1</sup>	Siebert Williams Shank <sup>2</sup>
FHN Financial	Stephens Inc
Goldman Sachs & Co. <sup>1</sup>	Stifel Nicolaus
Great Pacific <sup>2</sup>	StoneX Group Inc.
Hilltop Securities	TD Securities <sup>1</sup>
Huntington Bank	Truist Securities Inc.
InspereX (formerly InCapital)	UBS Financial <sup>1</sup>
Jane Street	UMB Financial Services
Jefferies <sup>1</sup>	U.S. Bancorp Investments
JPMorgan Securities <sup>1</sup>	Wells Fargo <sup>1</sup>
Keybank Capital Markets	

Note: Direct issuers of CP and CDs are considered to be approved counterparties if approved as an issuer.

<sup>1</sup> Primary Government Securities Dealer

<sup>2</sup> Minority, Woman owned, or Service Disabled-Veteran owned Enterprise

### Important Disclosures

This list is current as of the effective date only and is subject to change without notice. This list is for informational purposes only, and may not be relied upon for any other purpose. The list does not imply counterparty approval for derivatives of any type. This information is confidential and may not be distributed without prior written consent of Meeder Public Funds, Inc.

# **Travis Central Appraisal District**

## **AUTHORIZED TRAINING PROVIDERS**

Government Treasurer's Organization of Texas (GTOT)

Government Finance Officers Association (GFOA)

Texas Association of Appraisal Districts (TAAD)

Texas Association of Assessing Officers (TAAO)

University of North Texas

Texas State University

Texas Municipal League

Regional Education Centers



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 9G: Discussion and Possible Action on Travis Central Appraisal District's Records Management Policy

**Presenter** Trisha Dangerfield-Bell, TCAD Records Management Officer

### **Background Information**

The Records Management Policy was last reviewed and adopted by the Board of Directors in August of 2014.

The proposed changes include:

- Updating policy to reflect the current Chief Appraiser
- Section 4: Records Management Officer
  - Identify the Records Management Officer (RMO) as the employee designated by the Chief Appraiser to perform the Records Management Officer duties. Currently, this position is held by Trisha Dangerfield-Bell.
- Updated policy to reflect changes in law since the last adoption.
- Stylistic and minor wording changes

### **Staff Recommendation & Motion Language**

Staff recommends that the records management policy changes be adopted by the Board of Directors

*I move to pass Resolution 20260219-9G Resolution to Adopt Records Management Policy.*

# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
VACANT  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
NICOLE CONLEY  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

**BOARD MEMBERS**  
BRUCE ELFANT  
JETT HANNA  
CELIA ISRAEL  
DICK LAVINE  
SHENGHAO "DANIEL" WANG

## **RESOLUTION 20260219-9G**

### Resolution to Adopt Records Management Policy

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRAVIS CENTRAL APPRAISAL DISTRICT, ADOPTING THE TRAVIS CENTRAL APPRAISAL DISTRICT RECORDS MANAGEMENT POLICY.**

**WHEREAS**, Title 6, Subtitle C, Local Government Code (Local Government Records Act), provides that each local government must establish an active and continuing records management program; and

**WHEREAS**, the Travis Central Appraisal District ("TCAD") desires to adopt a plan for that purpose and to prescribe policies and procedures consistent with the Local Government Records Act and in the interests of cost-effective and efficient record keeping;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TCAD:**

**SECTION 1.** The TCAD Records Management Policy attached hereto as Exhibit "A" is hereby adopted and shall govern the records management policies for TCAD and shall identify the Records Management Officer of TCAD.

**SECTION 2.** The Board of Directors of TCAD has completed its review of the Records Management Policy, and any changes made are recorded in Exhibit "A" attached hereto.

**SECTION 3.** That all provisions of the resolutions of TCAD in conflict with the provisions of this Resolution are, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

**SECTION 4.** If any word, sentence, paragraph, subdivision, clause, phrase, or section of this Resolution be adjudged or held to be void, unlawful, or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution, which shall remain in full force and effect.

**SECTION 5.** That this resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the Board of Directors of TCAD on this 19th day of February 2026.

TRAVIS CENTRAL APPRAISAL DISTRICT:

\_\_\_\_\_  
[ ], Chairperson  
Board of Directors

ATTEST:

\_\_\_\_\_  
[ ], Secretary  
Board of Directors

DRAFT



## TRAVIS CENTRAL APPRAISAL DISTRICT Records Management Policy

**WHEREAS**, Chapter 201, Texas Local Government Code (Local Government Records Act), as amended, requires each local government to establish an active and continuing records management program; and

**WHEREAS**, the Texas State Library and Archives Commission (TSLAC) is the state agency charged with administering the Local Government Records Act, including the issuance of records retention schedules applicable to appraisal districts; and

**WHEREAS**, the Travis Central Appraisal District (“TCAD”) desires to adopt and maintain a records management policy consistent with current law, best practices, and modern electronic records standards;

**NOW THEREFORE**, the Travis Central Appraisal District adopts the following Records Management Policy:

**SECTION 1. DEFINITION OF RECORDS.** All information created or received by TCAD or its officers, employees, contractors, or agents in the transaction of official business, regardless of medium or physical form including paper, electronic records, email, databases, text messages, instant messages, audio or video recordings, cloud-based records, metadata, and any other information recording medium is a TCAD record as defined by the Local Government Records Act and shall be created, maintained, retained, and disposed of only in accordance with applicable law and this policy.

**SECTION 2. RECORDS AS PUBLIC PROPERTY.** All records are the property of TCAD. No officer, employee, or agent has any personal or property right in such records. The unauthorized destruction, removal, alteration, concealment, or use of records is prohibited and may subject the individual to civil or criminal penalties under Texas law.

**SECTION 3. POLICY.** TCAD shall maintain an active, continuing, and compliant records management program covering the creation, maintenance, security, retention, preservation, and lawful disposition of records. This policy applies to all records regardless of format, storage location, or system, including third-party or cloud-based systems.

**SECTION 4. RECORDS MANAGEMENT OFFICER.** The employee designated by the Chief Appraiser and filed with the TSLAC, shall serve as TCAD's Records Management Officer (RMO) pursuant to Texas Local Government Code § 203.025 and shall:

- (a) administer the records management program;
- (b) ensure compliance with retention schedules and destruction requirements;
- (c) designate records liaisons as needed;
- (d) ensure appropriate controls over electronic records; and
- (e) suspend destruction of records subject to litigation, audit, open records requests, or legal hold.

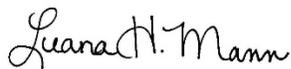
**SECTION 5. RECORDS RETENTION SCHEDULES.** TCAD adopts and incorporates by reference all applicable records retention schedules issued by TSLAC for appraisal districts, including but not limited to Schedule TX and any successor or supplemental schedules. Records shall not be destroyed unless authorized by an applicable retention schedule and all legal prerequisites to destruction have been satisfied.

**SECTION 6. ELECTRONIC RECORDS.** Electronic records shall be retained for the full retention period required by law and shall remain accessible, readable, and reproducible for that period. TCAD may use electronic storage systems, including cloud-based solutions, provided they comply with TSLAC rules and ensure record integrity, security, and auditability.

**SECTION 7. ELECTRONIC RECORDS.** Records destruction shall be conducted only after expiration of the applicable retention period, completion of required approvals, and verification that no legal hold applies. Destruction shall be documented in accordance with TSLAC requirements.

**SECTION 8. CONFLICT WITH LAW.** In the event of any conflict between this policy and applicable state or federal law, the law shall control.

Approved by:



Leana Mann  
Chief Appraiser  
Travis Central Appraisal District



## TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS

**Item** 9H: Discussion and possible action on contract amendment with Pritchard and Abbott, Inc. for appraisal services for the 2026 tax year

**Presenter** Leana Mann, Chief Appraiser

### **Background Information**

Texas Property Tax Code 25.01(b) empowers the Chief Appraiser, with approval of the Board of Directors, to contract with a private appraisal firm to perform appraisal services for the CAD.

(b) "The chief appraiser with the approval of the board of directors of the district may contract with a private appraisal firm to perform appraisal services for the district, subject to his approval. A contract for private appraisal services is void if the amount of compensation to be paid the private appraisal firm is contingent on the amount of or increase in appraised, assessed, or taxable value of property appraised by the appraisal firm."

The Board of Directors approved the contract with Pritchard & Abbott, Inc. on December 11, 2025. During contract negotiations, TCAD discovered approximately 600 additional accounts that we would like the third-party firm to appraise.

The original contract totals \$150,000 per year. The addendum for the additional accounts totals \$40,500.

### **Staff Recommendation & Motion Language**

The District recommends approving the contract addendum with Pritchard & Abbott, Inc. for appraisal services for the 2026 tax year.

*I move to authorize the approval of the contract addendum with Pritchard & Abbott, Inc. for professional appraisal services for the 2026 tax year.*



# PRITCHARD & ABBOTT, INC.

## VALUATION AND IT CONSULTANTS

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6950 EMPIRE CENTRAL DRIVE / HOUSTON, TEXAS 77040 / PHONE: (832) 243-9600 / WWW.PANDAI.COM

February 4, 2026

Ms. Leana Mann, Chief Appraiser  
Travis Central Appraisal District  
850 East Anderson Lane  
Austin, Texas 78752

**RE: ADDENDUM BETWEEN THE TRAVIS CENTRAL APPRAISAL DISTRICT AND PRITCHARD & ABBOTT, INC. FOR ADDITIONAL PROFESSIONAL APPRAISAL SERVICES**

Dear Ms. Mann:

Pritchard & Abbott, Inc. is contracted with the Travis Central Appraisal District for the valuation of assigned Mineral, Industrial, Utility, and Business Personal Property. This letter is being sent to the Appraisal District and should be considered the "**ADDENDUM**" to the tax year 2026 "**Contract for Professional Appraisal Services**".

Travis Central Appraisal District has requested for Pritchard & Abbott, Inc. to appraise an additional **658** accounts that were omitted from the original list of accounts. The additional list of accounts is attached as "**Exhibit A**". The proposed fee to appraise these additional properties is **\$40,500.00**. All terms and obligations stipulated in the "**Contract for Professional Appraisal Services**" will be applied to these additional accounts, with the exception of the quarterly revised billing amount.

The revised annual contract will increase to **\$190,500.00** and the quarterly billing amount will be **\$47,625.00**.

Acceptance of this "**ADDENDUM**" will be executed by signature of both Pritchard & Abbott, Inc. and Travis Central Appraisal District.

Respectfully Submitted,

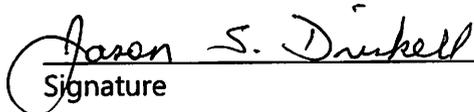
Jason S. Driskell, RPA  
District Manager – Houston  
Pritchard & Abbott, Inc.

att.

In witness whereof, the parties have caused a duly authorized representative to execute this "ADDENDUM" on the date set forth below.

Pritchard & Abbott, Inc.:

Jason S. Driskell  
Printed Name of Authorized Representative

  
Signature

District Manager – Houston  
Title

February 4, 2026  
Date

Travis Central Appraisal District:

Leana Mann  
Printed Name of Authorized Representative

\_\_\_\_\_  
Signature

Chief Appraiser  
Title

\_\_\_\_\_  
Date

**Exhibit A**

<b>PID</b>	<b>OWNER ID</b>	<b>OWNER NAME</b>	<b>DBA</b>
976627	1974163	AMAZON LOGISTICS, INC	AMAZON LOGISTICS INC
976629	1974163	AMAZON LOGISTICS, INC	AMAZON LOGISTICS INC
1004656	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976635	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976632	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976651	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976653	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
911138	1944726	AMERICAN TOWER CORP	AMERICAN TOWER CORP
989392	1974106	APPLIED MATERIALS INC	APPLIED MATERIALS INC
1004596	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004594	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004600	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004599	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004597	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004604	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004598	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004601	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004592	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004593	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004602	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004595	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004603	1944735	AT&T HOLDINGS	AT&T HOLDINGS
950583	1944743	AT&T SERVICES INC	AT&T SERVICES INC
964127	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976661	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976667	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976662	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976664	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976663	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976617	1974121	CYPRESS TECHNOLOGIES CORP	CYPRESS TECHNOLOGIES CORP
964145	1974126	ENCORE MEDICAL LP	DJO SURGICAL
976679	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
976678	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
976675	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
976677	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
976681	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
976680	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
989375	2006579	FIBERLIGHT LLC	FIBERLIGHT LLC
989369	2006579	FIBERLIGHT LLC	FIBERLIGHT LLC
989372	2006579	FIBERLIGHT LLC	FIBERLIGHT LLC
989370	2006579	FIBERLIGHT LLC	FIBERLIGHT LLC
1004641	2038522	GLOBAL TEL*LINK CORP	GLOBAL TEL*LINK CORP
976622	1974132	ICU MEDICAL INC	ICU MEDICAL INC
976684	1974194	MAGELLAN CRUDE OIL PIPELINE LP	MAGELLAN CRUDE OIL PIPELINE LP
976690	1974194	MAGELLAN CRUDE OIL PIPELINE LP	MAGELLAN CRUDE OIL PIPELINE LP
976688	1974194	MAGELLAN CRUDE OIL PIPELINE LP	MAGELLAN CRUDE OIL PIPELINE LP
976687	1974194	MAGELLAN CRUDE OIL PIPELINE LP	MAGELLAN CRUDE OIL PIPELINE LP
976689	1974194	MAGELLAN CRUDE OIL PIPELINE LP	MAGELLAN CRUDE OIL PIPELINE LP
976685	1974194	MAGELLAN CRUDE OIL PIPELINE LP	MAGELLAN CRUDE OIL PIPELINE LP
976686	1974194	MAGELLAN CRUDE OIL PIPELINE LP	MAGELLAN CRUDE OIL PIPELINE LP
976594	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
976604	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
976605	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
976606	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
976598	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
976599	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
976601	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
976603	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
976602	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
976592	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
976600	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
996421	1974180	3M COMPANY	3M COMPANY
1004659	1974180	3M COMPANY	3M COMPANY
950906	1974099	ADVANCED MICRO DEVICES INC	ADVANCED MICRO DEVICE INC
989556	1974099	ADVANCED MICRO DEVICES INC	ADVANCED MICRO DEVICE INC
517958	1974101	AIR PRODUCTS & CHEMICALS INC	AIR PRODUCTS & CHEMICALS INC
989788	1974164	AMAZON.COM SERVICES LLC	AMAZON COM SERVICES
989789	1974164	AMAZON.COM SERVICES LLC	AMAZON COM SERVICES
989784	1974164	AMAZON.COM SERVICES LLC	AMAZON COM SERVICES
989786	1974164	AMAZON.COM SERVICES LLC	AMAZON COM SERVICES
989793	1974164	AMAZON.COM SERVICES LLC	AMAZON COM SERVICES
989785	1974164	AMAZON.COM SERVICES LLC	AMAZON COM SERVICES
976628	1974163	AMAZON LOGISTICS, INC	AMAZON LOGISTICS INC
976626	1974163	AMAZON LOGISTICS, INC	AMAZON LOGISTICS, INC

## Exhibit A

976633	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976637	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976640	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976636	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976642	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976641	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976638	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976639	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976645	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976634	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976650	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976647	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976649	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976648	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976644	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976652	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
976643	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
1004658	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
989398	1974164	AMAZON.COM SERVICES LLC	AMAZON.COM SERVICES LLC
516559	2006563	AMERICAN TOWER MANAGEMENT	AMERICAN TOWER
943800	1944726	AMERICAN TOWER CORP	AMERICAN TOWER CORP
928291	1944726	AMERICAN TOWER CORP	AMERICAN TOWER CORPORATION
943803	1944726	AMERICAN TOWER CORP	AMERICAN TOWER CORPORATION
516550	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
516548	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
557971	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
516549	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
516558	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
516553	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
516560	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
516557	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
516561	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
516555	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
516551	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP
516552	2006560	AMERICAN TOWER LP TX	AMERICAN TOWER LP #4019
791951	2006558	AMERICAN TOWERS, INC. TX	AMERICAN TOWERS INC
989390	1974105	APPLIED BIOSYSTEMS LLC	APPLIED BIOSYSTEMS LLC
989391	1974106	APPLIED MATERIALS INC	APPLIED MATERIALS INC
1004654	1974106	APPLIED MATERIALS INC	APPLIED MATERIALS INC
1004652	1974106	APPLIED MATERIALS INC	APPLIED MATERIALS INC
1004653	1974106	APPLIED MATERIALS INC	APPLIED MATERIALS INC
976577	1974042	ASCENSION ORTHOPEDICS INC	ASCENSION ORTHOPEDICS INC
976578	1974042	ASCENSION ORTHOPEDICS INC	ASCENSION ORTHOPEDICS INC
989031	1974042	ASCENSION ORTHOPEDICS INC	ASCENSION ORTHOPEDICS INC
989367	2006577	AT & T DIGITAL LIFE	AT & T DIGITAL LIFE
1004569	1944735	AT&T HOLDINGS	AT & T HOLDINGS
1004585	1944735	AT&T HOLDINGS	AT & T HOLDINGS
1004571	1944735	AT&T HOLDINGS	AT & T HOLDINGS
1004572	1944735	AT&T HOLDINGS	AT & T HOLDINGS
1004570	1944735	AT&T HOLDINGS	AT & T HOLDINGS
1004575	1944735	AT&T HOLDINGS	AT & T HOLDINGS
1004576	1944735	AT&T HOLDINGS	AT & T HOLDINGS
1004577	1944735	AT&T HOLDINGS	AT & T HOLDINGS
1004568	1944735	AT&T HOLDINGS	AT & T HOLDINGS
939952	1944746	AT&T MOBILITY LLC	AT & T MOBILITY
939992	1944746	AT&T MOBILITY LLC	AT & T MOBILITY
746978	1944746	AT&T MOBILITY LLC	AT & T MOBILITY LLC
392657	1944746	AT&T MOBILITY LLC	AT & T MOBILITY LLC
392660	1944746	AT&T MOBILITY LLC	AT & T MOBILITY LLC
582236	2038517	AT&T DATACOMM	AT&T DATACOMM INC
1004634	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004633	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004629	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004622	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004618	1944735	AT&T HOLDINGS	AT&T HOLDINGS
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1004626	1944735	AT&T HOLDINGS	AT&T HOLDINGS
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1004635	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004627	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004588	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004608	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004587	1944735	AT&T HOLDINGS	AT&T HOLDINGS
1004625	1944735	AT&T HOLDINGS	AT&T HOLDINGS

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1004589	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004631	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004637	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004590	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004586	1944735 AT&T HOLDINGS	AT&T HOLDINGS
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1004607	1944735 AT&T HOLDINGS	AT&T HOLDINGS
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1004636	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004610	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004605	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004620	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004609	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004624	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004611	1944735 AT&T HOLDINGS	AT&T HOLDINGS
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1004591	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004630	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004616	1944735 AT&T HOLDINGS	AT&T HOLDINGS
1004615	1944735 AT&T HOLDINGS	AT&T HOLDINGS
781835	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
392664	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
781838	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
746142	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
723921	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
557817	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
454935	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
514839	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
448285	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
766605	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
454938	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
392667	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
746140	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
448278	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
392696	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
448271	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
976722	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
781837	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
791905	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
781831	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
781830	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
841941	1944746 AT&T MOBILITY LLC	AT&T MOBILITY
392655	1944746 AT&T MOBILITY LLC	AT&T MOBILITY #10078205
468027	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
516568	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
704463	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
487694	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
516618	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
516572	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
704472	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
577366	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
392656	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
514833	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
516593	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
392688	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
516576	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
557975	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
535281	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
516607	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
514831	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
516619	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
704455	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
516605	1944746 AT&T MOBILITY LLC	AT&T MOBILITY LLC
861359	1944743 AT&T SERVICES INC	AT&T SERVICES INC
520139	1944743 AT&T SERVICES INC	AT&T SERVICES INC
907010	1944743 AT&T SERVICES INC	AT&T SERVICES INC
577435	1944743 AT&T SERVICES INC	AT&T SERVICES INC
520152	1944743 AT&T SERVICES INC	AT&T SERVICES INC
746980	1944743 AT&T SERVICES INC	AT&T SERVICES INC TX
791955	1944743 AT&T SERVICES INC	AT&T SERVICES INC TX0346
746976	1944743 AT&T SERVICES INC	AT&T SERVICES INC XP 2940-5500
746968	1944743 AT&T SERVICES INC	AT&T SERVICES INC XP 3614-SS

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520151	1944743	AT&T SERVICES INC	AT&T SERVICES INC XP3079
952533	2006576	ATC EDGE LLC	ATC EDGE LLC
952535	2006576	ATC EDGE LLC	ATC EDGE LLC
816435	2006556	ATC ON AIR PLUS LLC TX	ATC ON AIR 310253
908251	2006553	ATC PONDEROSA B-1 LLC TX	ATC PONDEROSA B-I LLC
1004647	2038531	ATC SEQUOIA LLC	ATC SEQUOIA LLC
891281	2006553	ATC PONDEROSA B-1 LLC TX	ATC SITE # 204138
876225	2006553	ATC PONDEROSA B-1 LLC TX	ATC SITE # 204251
952358	2006575	ATC WIFI LLC	ATC WIFI LLC
1008024	1944688	ATMOS ENERGY/MID-TEX DISTRIBUTION	ATMOS ENERGY/MID-TEX DISTRIBUTION
976665	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
989400	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
989401	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
989407	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
989402	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
989404	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
989409	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
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989408	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
964126	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976671	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
989406	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976666	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976660	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976670	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976668	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976672	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
989403	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976669	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
989405	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
989411	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
937934	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
937935	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
941453	1944771	ATMOS ENERGY/MID-TEX PIPELINE	ATMOS ENERGY/MID-TEX PIPELINE
976612	1974111	AVANT TECHNOLOGY INC	AVANT TECHNOLOGY INC
976611	1974083	AVIAT US INC	AVIAT US INC
976409	1974061	BAE SYSTEMS SHARED SERVICES	BAE SYSTEMS SHARED SERVICES INC
700302	2038519	BESTLINE COMMUNICATIONS	BESTLINE COMMUNICATIONS LP
976615	1974113	BIOMAT USA INC	BIOMAT USA INC
976614	1974113	BIOMAT USA INC	BIOMAT USA INC
976613	1974113	BIOMAT USA INC	BIOMAT USA INC
977893	1974113	BIOMAT USA INC	BIOMAT USA INC
905569	1974079	BLUEBONNET ELECTRIC COOP INC	BLUEBONNET ELECTRIC COOP INC
539059	2006578	APOGEE TELECOM INC	BOLDYN NETWORKS HIGHER ED
883416	2006536	CELLTEX SITE SERVICES LTD	CELLTEX SITE SERVICES LTD
1005592	2039464	CENTRIC FIBER	CENTRIC FIBER
1005593	2039464	CENTRIC FIBER	CENTRIC FIBER
1005589	2039464	CENTRIC FIBER	CENTRIC FIBER
1005591	2039464	CENTRIC FIBER	CENTRIC FIBER
1005590	2039464	CENTRIC FIBER	CENTRIC FIBER
922983	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS
907822	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907825	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
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907813	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907809	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907819	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907806	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907826	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907810	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907807	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907824	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907827	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907805	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907812	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907808	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907828	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
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907820	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907815	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907804	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
907816	1944704	CENTURYLINK COMMUNICATIONS	CENTURYLINK COMMUNICATIONS LLC
723953	1944746	AT&T MOBILITY LLC	CINGULAR WIRELESS LLC
792244	1944746	AT&T MOBILITY LLC	CINGULAR WIRELESS LLC
723925	1944746	AT&T MOBILITY LLC	CINGULAR WIRELESS LLC

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950891	1974117 CIRRUS LOGIC INC	CIRRUS LOGIC INC
989574	1974117 CIRRUS LOGIC INC	CIRRUS LOGIC INC
922809	1974089 CISCO SYSTEMS	CISCO SYSTEMS
739669	1974089 CISCO SYSTEMS	CISCO SYSTEMS INC
724841	1974089 CISCO SYSTEMS	CISCO SYSTEMS INC
989764	1974193 COMCAST IP SERVICES II, LLC	COMCAST IP SERVICES II LLC
989758	1974193 COMCAST IP SERVICES II, LLC	COMCAST IP SERVICES II LLC
437062	1974119 COMMEMORATIVE BRANDS INC	COMMEMORATIVE BRANDS INC
828688	2006535 CCTM1 LLC	CROWN CASTLE #822809
937912	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
937915	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
937919	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
922494	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
937914	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
922495	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
922482	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
922485	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
922493	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
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922484	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
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937918	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
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922489	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
922501	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
937916	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
922497	1974062 CROWN CASTLE FIBER	CROWN CASTLE FIBER
472344	2006535 CCTM1 LLC	CROWN COMMUNICATIONS
514918	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC
472345	2006535 CCTM1 LLC	CROWN COMMUNICATIONS INC
514917	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC
472346	2006535 CCTM1 LLC	CROWN COMMUNICATIONS INC
1004566	2006535 CCTM1 LLC	CROWN COMMUNICATIONS INC
514920	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC
514921	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC
487739	2006535 CCTM1 LLC	CROWN COMMUNICATIONS INC #800118
487741	2006535 CCTM1 LLC	CROWN COMMUNICATIONS INC #800598
472348	2006535 CCTM1 LLC	CROWN COMMUNICATIONS INC #805451
472347	2006535 CCTM1 LLC	CROWN COMMUNICATIONS INC #805459
472349	2006535 CCTM1 LLC	CROWN COMMUNICATIONS INC #805517
514916	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #814351
514898	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #814401
514915	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #814565
514914	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #814575
514913	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #814768
514912	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #814786
514911	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815166
514910	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815317
514909	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815376
514907	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815417
514908	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815542
514906	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815561
514905	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815576
514904	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815586
514903	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815662
514902	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815667
514897	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815908
514901	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #815968
514900	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #816173
514896	2006537 CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #816225

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514899	2006537	CROWN CASTLE GT COMPANY LLC	CROWN COMMUNICATIONS INC #816250
487742	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #832325
487743	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #832328
487744	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #838454
514919	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #838456
487745	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #838457
487746	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #838458
487747	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #854308
487748	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #854310
487749	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #854311
487750	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #854315
487751	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #854316
487752	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #854329
487753	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #859027
487754	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #859031
487755	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #868108
487756	2006535	CCTM1 LLC	CROWN COMMUNICATIONS INC #868111
929027	1974123	DELL MARKETING USA LP	DELL MARKETING LP
1004655	1974123	DELL MARKETING USA LP	DELL MARKETING LP
1003530	1974123	DELL MARKETING USA LP	DELL MARKETING LP
1003531	1974123	DELL MARKETING USA LP	DELL MARKETING LP
1003529	1974123	DELL MARKETING USA LP	DELL MARKETING LP
1003521	2038528	DELL PRODUCTS LP	DELL PRODUCTS LP
1003520	2038528	DELL PRODUCTS LP	DELL PRODUCTS LP
1003517	2038529	DELL USA LP	DELL USA LP
1003518	2038529	DELL USA LP	DELL USA LP
1003515	2038529	DELL USA LP	DELL USA LP
937932	1974126	ENCORE MEDICAL LP	DJO SURGICAL
989396	1974126	ENCORE MEDICAL LP	DJO SURGICAL
950819	1974072	EAST BLACKLAND SOLAR 1 LLC	EAST BLACKLAND SOLAR 1 LLC
905567	1974059	HIGH END SYSTEMS, INC	ELECTRONIC THEATRE CONTROLS INC
905568	1974059	HIGH END SYSTEMS, INC	ELECTRONIC THEATRE CONTROLS INC
819858	2006538	EMMIS AUSTIN RADIO BROADCASTIN	EMMIS AUSTIN RADIO BROADCASTING
1003548	1974126	ENCORE MEDICAL LP	ENOVIS
1003546	1974126	ENCORE MEDICAL LP	ENOVIS
989557	1944695	ENTERPRISE TEXAS PIPELINE LLC	ENTERPRISE TEXAS PIPELINE LLC
963785	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
963784	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
950839	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
950837	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
950831	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
950836	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
950833	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
950841	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
949628	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
950840	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
950834	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
950838	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
950835	1974186	FIBERLIGHT LLC	FIBERLIGHT LLC
989374	2006579	FIBERLIGHT LLC	FIBERLIGHT LLC
989373	2006579	FIBERLIGHT LLC	FIBERLIGHT LLC
989371	2006579	FIBERLIGHT LLC	FIBERLIGHT LLC
719209	1974128	FLARE INDUSTRIES	FLARE INDUSTRIES
739591	1974082	FLEXTRONICS AMERICA LLC	FLEXTRONICS
739641	1974082	FLEXTRONICS AMERICA LLC	FLEXTRONICS
724710	1974082	FLEXTRONICS AMERICA LLC	FLEXTRONICS AMERICA LLC
1004871	1604400	FLEXTRONICS HALLMARK	FLEXTRONICS HALLMARK
977392	1974082	FLEXTRONICS AMERICA LLC	FLEXTRONICS HALLMARK
1006921	1604400	FLEXTRONICS HALLMARK	FLEXTRONICS HALLMARK
874550	1974041	FLINT HILLS RESOURCES CORPUS CHRIST	FLINT HILLS RESOURCES LP
436830	1974184	NXP SEMICONDUCTOR USA INC	FREESCALE SEMICONDUCTOR INC - TCEQ
436829	1974184	NXP SEMICONDUCTOR USA INC	FREESCALE SEMICONDUCTOR INC - TCEQ
769101	2006541	GTP TOWERS I LLC	G T P TOWERS I LLC
769103	2006541	GTP TOWERS I LLC	G T P TOWERS I LLC
489582	2038516	GC PIVOTAL LLC	GC PIVOTAL LLC
977160	2038522	GLOBAL TEL*LINK CORP	GLOBAL TEL*LINK CORP
940510	1974057	GOOGLE FIBER NORTH AMERICA INC	GOOGLE FIBER NORTH AMERICA INC
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940512	1974192	GOOGLE FIBER TEXAS LLC	GOOGLE FIBER TEXAS LLC
987701	1974192	GOOGLE FIBER TEXAS LLC	GOOGLE FIBER TEXAS LLC
976683	1974192	GOOGLE FIBER TEXAS LLC	GOOGLE FIBER TEXAS LLC
747923	1974090	GRANDE COMMUNICATIONS	GRANDE COMMUNICATIONS

## Exhibit A

747916	1974090	GRANDE COMMUNICATIONS	GRANDE COMMUNICATIONS
747915	1974090	GRANDE COMMUNICATIONS	GRANDE COMMUNICATIONS
939853	1974090	GRANDE COMMUNICATIONS	GRANDE COMMUNICATIONS
943817	2006541	GTP TOWERS I LLC	GTP TOWERS I LLC
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950889	1974049	HEWLETT PACKARD ENTERPRISE COMPANY	HEWLETT PACKARD ENTERPRISE COMP
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950828	1974144	LUMINEX CORP	LUMINEX COR
989562	1974144	LUMINEX CORP	LUMINEX CORP
989561	1974144	LUMINEX CORP	LUMINEX CORP
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950815	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SERVICES
725418	1944744	MCI COMMUNICATIONS SERVICES	MCI COMMUNICATIONS SVCS INC

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950825	1944759	MCI METRO ACCESS TRANS SVCS LLC	MCI METRO ACCESS TRANS SVCS
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699493	1974088	MCLEODUSA TELECOM SERVICES INC	MCLEODUSA TELCOMMUNICATIONS SERV TXAUSTINSWITCH CU
989563	1974189	MICHAEL ANGELO'S GOURMET FOODS	MICHAEL ANGELOS GOURMET FOODS
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514514	2038524	AT&T MESSAGING SERVICES INC	SOUTHWESTERN BELL MESSAGING SERVICES
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432113	1944724	CELLCO PARTNERSHIP	VERIZON WIRELESS
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1004583	1944735	AT&T HOLDINGS	

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1004578	1944735 AT&T HOLDINGS	
1004582	1944735 AT&T HOLDINGS	
1004584	1944735 AT&T HOLDINGS	
1004581	1944735 AT&T HOLDINGS	
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1004580	1944735 AT&T HOLDINGS	
1004579	1944735 AT&T HOLDINGS	
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989376	2006579 FIBERLIGHT LLC	
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941569		PEDERNALES ELECTRIC COOP INC
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941578		PEDERNALES ELECTRIC COOP INC
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725392		PEDERNALES ELECTRIC CO-OP INC
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942174		ZAYO GROUP LLC
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942176		ZAYO GROUP LLC
942177		ZAYO GROUP LLC
942178		ZAYO GROUP LLC
926888		ULTRA CLEAN TECHNOLOGY
941968		ULTRA CLEAN TECHNOLOGY
387214		WAYNE FUELING SYSTEMS LLC
950820		TESLA INC
724375		TWC DIGITAL PHONE LLC
739718		TWE-ADVANCE/NEWHOUSE PTNRSHIP
937930		TELESCENT INC
437258		SAMSUNG AUSTIN (TCEQ) PRE-2006 ASSETS
436078		SILICON LABORATORIES INC
783220		WEBBERVILLE SAND & GRAVEL - TCEQ



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 9I: Discussion on 2025 Strategic Communications Efforts and 2026 Plans and Priorities

**Presenter** Cynthia Martinez, Chief Strategy Officer

### **Background Information**

The Chief Strategy Officer will provide a summary of communication efforts in 2025 and discuss the 2026 plans and priorities.

### **Staff Recommendation & Motion Language**

There are no staff recommendations for this item.

No board action is needed for this item.



# 2025 STRATEGIC COMMUNICATIONS REPORT





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# EXECUTIVE SUMMARY

In 2025, the Travis Central Appraisal District advanced a strategic communications effort focused on transparency, equity, and public education. Through coordinated traditional media, digital initiatives, and community outreach, the District strengthened public understanding of the property tax system while reinforcing trust in its role as a steward of taxpayer information.

A key indicator of success was the District's continued ability to manage complex and sensitive issues. More than 170 earned media placements throughout the year positioned the District as a reliable source of accurate, educational information, even amid politically charged discussions involving budgets, valuations, and disaster response.

Additionally, digital communications remained central to engaging local property owners. The District's website served as the primary source of property tax information. Expanded use of video content, improved digital accessibility aligned with WCAG standards, and strengthened cybersecurity protections ensured that information was both accessible and reliable.

Community outreach was a continued strength in 2025, with District staff participating in 54 in-person and virtual events across Travis County. Internal capacity was strengthened by continuing to develop an internal contact team, while partnerships with taxing entities, nonprofit organizations, and professional associations further extended the reach and credibility of District messaging.

Strategic initiatives in 2025 focused on improving both taxpayer experience and operational effectiveness. Notably, the District made measurable progress in reducing the exemption deficit by pairing data-driven analysis with targeted outreach in communities where eligible property owners were least likely to be participating. This work was conducted alongside the first year of a state-mandated exemption audit and still resulted in a net increase in countywide exemptions, underscoring the effectiveness of proactive taxpayer education. The District also demonstrated responsiveness during the July 2025 floods by delivering coordinated disaster relief services in Sandy Creek, combining accurate appraisal practices with compassionate, community-based assistance.

These efforts were complemented by several organizational achievements, including statewide recognition for transparency and workplace culture. Together, these honors reflect an agency that values accountability, public trust, and employee engagement.

Building on the successes of 2025, the District's 2026 goals emphasize advancing digital accessibility, further closing the homestead exemption gap, and expanding education for public-sector employees and small business owners. Guided by these priorities, TCAD remains committed to clear communication, equitable access to information, and responsive public service to support a fair and accessible property tax system.



# TRADITIONAL MEDIA

Our ongoing efforts to cultivate positive relationships with the local media have established the District as a reliable, reputable resource, enabling us to preempt negative coverage and avoid being drawn into political controversies.

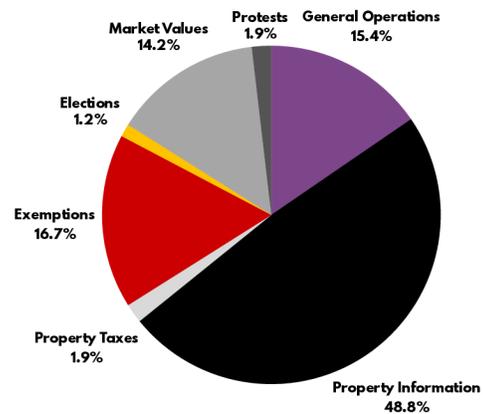
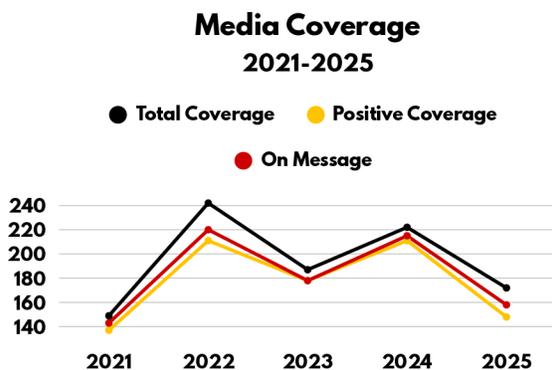
Our accomplishments in 2025 include:

## FOR THE THIRD YEAR IN A ROW, SECURING ZERO NEGATIVE MEDIA STORIES OR INQUIRIES REGARDING THE TAXPAYER EXPERIENCE DURING THE PROTEST PROCESS

For the third consecutive year, the District recorded zero negative media stories or inquiries related to the taxpayer experience during the property tax protest process. This achievement reflects the District’s continued success in transforming what has traditionally been a challenging and frustrating experience into one that is transparent, consistent, and easy to understand. The outcome underscores the effectiveness of internal communication, staff training, and professionalism, particularly in managing complex or difficult interactions with taxpayers and the public.

## SECURING 174 PIECES OF MEDIA COVERAGE, WITH 86 PERCENT POSITIVE TONE AND 92 PERCENT ON MESSAGE

The District secured 174 media placements during the year, with 86 percent of coverage carrying a positive tone and 92 percent remaining on message. While these figures represent a decline from 2024, they demonstrate the District’s ongoing ability to respond effectively to media inquiries and provide accurate, educational information for taxpayers. Instances of negative coverage were largely tied to reporting on the July 2025 floods, during which media outlets often associated the District with broader Travis County disaster response efforts. Neutral or off-message coverage primarily centered on school district budget discussions, paid placements, and incorrect depictions of District operations.





# TRADITIONAL MEDIA

## NAVIGATING MEDIA COVERAGE SURROUNDING POLITICALLY SENSITIVE AND CONTROVERSIAL ISSUES

Throughout the year, the District managed media coverage related to a range of complex and politically sensitive issues, including taxing entity budget deliberations, the Appraisal Review Board's valuation of Tesla, public officials' use of homestead exemptions, and developer activity across Travis County. While these topics are frequently associated with political debate and public scrutiny, the District consistently educated reporters on its statutory role and limitations. As a result, media coverage remained factually accurate, balanced, and focused on the District's responsibilities within the property tax system.

### Tens of thousands of Travis County homeowners will need to verify property tax breaks

KUT 90.5 | By Audrey McGlinchy



### Travis County appraisal notices on way to property owners. What can residents expect?

By Shonda Novak, *Austin American-Statesman*  
April 11, 2025



### Financial help could be on the way for Sandy Creek residents ahead of potential tax hike

by Vincent Martorano | Sun, September 14, 2025 at 4:27 PM  
Updated Sun, September 14, 2025 at 4:38 PM





# DIGITAL MEDIA

The District's website remains the primary digital channel property owners use to get information on the property tax system and appraisal district issues.

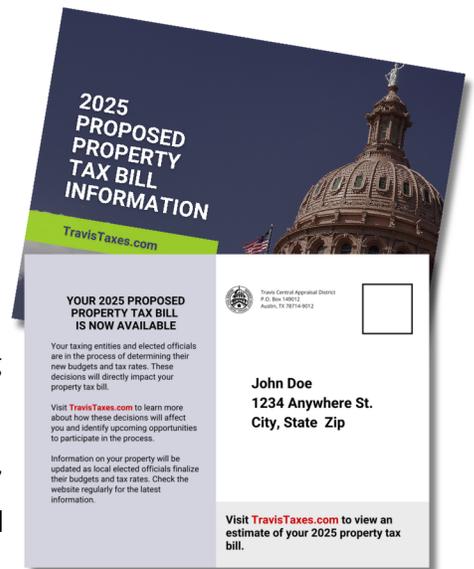
Our digital accomplishments in 2025 include:

## **INCREASED PUBLIC UNDERSTANDING OF THE PROPERTY TAX SYSTEM WITH THE LAUNCH OF A PROPERTY TAX TRANSPARENCY WORKSHEET**

The District enhanced taxpayer education efforts with the launch of the Property Tax Transparency Worksheet, a new tool designed to help potential homebuyers better understand a property's tax liability before purchase. It is common for new property owners to experience confusion or frustration in their first year of ownership, particularly regarding property taxes. The worksheet was developed to address this issue proactively by providing realtors and prospective buyers with clear, property-specific information on current tax liability. By promoting transparency at the point of sale, the District aims to reduce misunderstandings, improve taxpayer satisfaction, and support more informed homebuying decisions.

## **CONTINUED PUBLIC EDUCATION ON THE IMPORTANCE OF TAX RATES AND BUDGET DECISIONS**

For the second consecutive year, the District mailed informational postcards to homesteaded properties throughout Travis County, even though this outreach is no longer required by state law. These postcards directed property owners to [TravisTaxes.com](https://TravisTaxes.com), encouraging them to review budget information and engage in the local taxing entity decision-making process. This continued investment in taxpayer education reflects the District's commitment to civic awareness and transparency. In 2025, [TravisTaxes.com](https://TravisTaxes.com) recorded more than 26.7 million page views, representing a 1.15% increase over 2024, and demonstrating sustained public interest in tax rate and budget information.



## **INCREASED THE USE OF VIDEO RESOURCES FOR TAXPAYER EDUCATION**

The District increased its use of video-based educational content to better meet taxpayer needs and preferences. New videos were developed to support the exemption verification process, introduce the Property Tax Transparency Worksheet, explain the appraisal process, and highlight the work of the appraisal district. These resources provided taxpayers with accessible, on-demand information in a clear and engaging format, helping to reduce confusion and improve overall understanding of the property tax system.



# DIGITAL MEDIA

## STRENGTHENED WEBSITE SECURITY AND RELIABILITY

The District maintained a strong focus on website reliability, successfully protecting it against more than 60,000 attempted attacks throughout the year. These proactive security measures ensured uninterrupted access to online information, resulting in 99.9% website uptime for property owners.

## STRENGTHENED DIGITAL ACCESSIBILITY BY IMPROVING COMPLIANCE WITH WCAG 2.1 LEVEL AA GUIDELINES

The District continued efforts to improve digital accessibility by working toward compliance with WCAG 2.1 Level AA guidelines. This included website development enhancements, the addition of closed captions and transcripts to video content, and targeted staff training to ensure accessibility best practices are incorporated into ongoing communications. These efforts support equitable access to information for all users, including individuals with disabilities, and reinforce the District's commitment to inclusive public service.

The screenshot shows a live video stream of a meeting. On the left, a video player displays a group of people seated around a conference table. On the right, a live caption overlay provides a transcript of the meeting. The caption text includes: "conference about pensions and that if after 30 years hard to 35 retired at 65, you get 99% of salary. Is really good page benefit. The other comments on this, okay? We will need action on this today. Correct. That's correct. Okay. I moved to adopt the plan year. 2026 agreement is presented with a required contribution rate of 10.94%. Been moved from the mascot, right seconded by Mr. Levine any further discussion hearing none, we'll take a vote, all those in favor. All those opposed that motion passes unanimously, we will move on to item, Four B of our regular agenda, discussion and possible action on the review and Adoption of Finance policy. Good afternoon, everyone. We're going to go over the finance policy for 2025. I did have the pages on the other Can you go back one? So all proposed changes are highlighted in yellow, on pages, 19 through 65 of your packet. so, the". A green checkmark is visible at the bottom right of the caption area. Below the video player, the text "Travis Central Appraisal District Video Archive / Login / Powered by Swagit" is displayed.

*The District's website added live captions to its stream of Board of Directors meetings earlier this year.*



# COMMUNITY OUTREACH

The District continued to engage in community outreach efforts that characterize the agency as a valuable community partner.

Our accomplishments for 2025 include:

## **INCREASED COMMUNITY ENGAGEMENT THROUGHOUT TRAVIS COUNTY**

The District participated in 54 community outreach events in 2025, engaging with residents to increase understanding of the property tax system. These efforts resulted in in-person engagement with more than 1,948 residents, while an additional 6,202 individuals were reached through virtual events and replays. Feedback from community outreach participants indicated strong satisfaction with our events, with an average rating of 4.44 out of 5. Participants consistently cited staff knowledge, clarity of information, and approachability as key strengths.

## **CONTINUING TO DEVELOP THE INTERNAL CONTACT TEAM**

The District continued to strengthen our internal infrastructure by expanding our contact team to 30 dedicated staff members. Collectively, staff devoted more than 285 hours to outreach and educational activities in 2025. Ensuring that every department is included in our outreach efforts has enhanced messaging consistency, strengthened staff expertise in public engagement, and increased the District's ability to respond effectively to community needs.

## **HOSTING A PILOT EDUCATION PROGRAM WITH THE CITY OF JONESTOWN**

TCAD hosted a pilot educational program in partnership with the City of Jonestown to improve public employees' understanding of the property tax system. The program provided an overview of the protest process and how taxpayers can effectively navigate informal meetings and hearings with the Appraisal Review Board. This collaborative initiative laid the groundwork for future partnerships with other entities to expand property tax education among public-sector professionals.





# STRATEGIC INITIATIVES

The past year marked the continued development and launch of several key strategic initiatives aimed at positioning the District as a valuable community partner and trusted source of information.

In 2025, our strategic initiatives included:

## **STREAMLINED PROCESSES FOR UPDATING AND MAINTAINING MANUFACTURED HOUSING RECORDS**

The District worked with the Texas Department of Housing and Community Affairs (TDHCA) and the Travis County Tax Office to streamline processes for updating and maintaining manufactured housing records. Property owners with manufactured homes often face challenges navigating multiple agencies to update ownership, location, or title information, resulting in inconsistent or conflicting records across agencies. By aligning procedures and improving coordination among the three agencies, the District helped ensure that property owners receive clear, consistent information regardless of the point of contact. These improvements reduce administrative burden for taxpayers, improve data accuracy across systems, and enhance the overall customer service experience for manufactured housing owners.

## **DEVELOPED RELATIONSHIPS WITH NEW COMMUNITY PARTNERS**

The District continued to build and strengthen relationships with external partners, including new partnerships with the Austin Board of Realtors, Rebuild Sandy Creek, Round Mountain Baptist Church, Travis County Veterans Services, and Life Anew Restorative Justice, to better connect District services with the communities they serve. These partnerships help bridge the gap between the District's functions and the public we serve by expanding trusted channels for information sharing and education.

## **IMPROVED RELATIONSHIPS WITH OUR TAXING ENTITIES AND ELECTED OFFICIALS BY ADDRESSING CONSTITUENT CONCERNS AND COMPLAINTS**

By developing relationships with our taxing entities and government officials, the District has promoted interagency cooperation, improved taxpayer communication, and streamlined taxpayer services. In 2025, the District worked with our taxing entities and elected officials to resolve 26 taxpayer concerns that escalated to their offices, a majority of which concerned exemptions and the exemption verification process.



# STRATEGIC INITIATIVES

## RECOGNIZED FOR TRANSPARENCY AND WORKPLACE CULTURE

The District was awarded several distinctions during the year, including two Transparency Stars from the Texas Comptroller of Public Accounts and the Top Workplaces Award from the *Austin American-Statesman*. Transparency Stars recognize government entities that demonstrate a strong commitment to openness by making key information about operations, finances, and governance easily accessible to the public. Earning two Transparency Stars reflects the District's ongoing efforts to exceed baseline transparency requirements and reinforce public trust through clear, accessible reporting.



For the third consecutive year, the District was recognized as a Top Workplace by the *Austin American-Statesman*. This award is based on employee feedback and highlights the District's positive organizational culture, employee engagement, and commitment to professional development.



Together, these recognitions underscore the District's dedication to both public accountability and fostering a supportive, high-performing workplace.

## CONTINUED TO IMPROVE OPERATIONS THROUGH THE TAXPAYER SATISFACTION PROJECT

The District utilized its Taxpayer Satisfaction Project as a data-driven diagnostic tool to bridge the gap between internal operations and taxpayer experience. By identifying taxpayer pain points in navigating the property tax system, the project acts as a roadmap for targeted staff training and organizational development.

Analyzing qualitative feedback from taxpayer interactions has helped the District identify opportunities for additional staff training, particularly regarding conflict resolution. This dual focus on operational efficiency and professional development has transformed the feedback loop into a continuous improvement cycle aimed at increasing transparency and reducing the friction inherent in the property tax process.



# STRATEGIC INITIATIVES

## **REDUCED THE EXEMPTION DEFICIT IN TRAVIS COUNTY & NAVIGATED THE VERIFICATION PROCESS**

The District made significant progress in reducing the exemption deficit in Travis County through a focused, data-driven approach and expanded community engagement. Recognizing that many eligible property owners are not claiming their exemptions and overpaying their property taxes, the District has prioritized improving awareness and access to exemption information. Through internal data analysis, the District has identified geographic priorities, enabling staff to target outreach efforts where need is greatest. By hosting workshops, public presentations, and outreach events throughout Travis County, the District helped property owners understand eligibility requirements and the application process, reducing confusion and increasing participation. Expanded use of plain-language materials, multilingual resources, and online tools further improved access.

In addition, these measures were implemented while balancing the first year of a state-mandated exemption audit, which was expected to remove thousands of exemptions from Travis County properties. A coordinated messaging campaign raised awareness of this requirement and facilitated taxpayer responses.

Still, the District was able to net an increase of 1,291 homestead exemptions countywide.

More information on the District's work on the exemption deficit is available on page 12 of this report.

## **PROVIDED DISASTER RELIEF IN SANDY CREEK**

Following the devastating July 2025 floods, the District executed a multi-departmental relief initiative in Sandy Creek, combining field inspections with extensive community outreach. By deploying over a dozen staff members for 300+ hours of blockwalking, phone banking, and local "office hours" at community hubs, the District successfully assisted displaced residents with disaster exemption applications and ensured that tax assessments accurately reflect property damage. This proactive, compassionate approach bridged the gap between data-driven appraisals and direct humanitarian support, ensuring the local property tax system remained fair and responsive throughout the community's recovery.

More information on the District's work in Sandy Creek is available on page 13 of this report.



# REDUCING THE EXEMPTION DEFICIT

The District made significant progress in reducing the exemption deficit in Travis County through a focused, data-driven strategy that emphasized accuracy and accessibility. By analyzing internal exemption data and U.S. Census estimates, the District identified geographic areas that informed a strategic allocation of staff time and outreach resources. As a result, outreach efforts were no longer broad and generalized, but intentionally directed to communities with the greatest demonstrated need.

Building on these insights, the District expanded its community engagement efforts to ensure that information reached property owners in clear, practical, and actionable ways. Staff conducted in-person workshops, participated in neighborhood meetings, and delivered public presentations designed to walk residents through exemption eligibility and application requirements. These events provided opportunities for direct interaction, allowing property owners to ask questions, correct misunderstandings, and receive assistance in real time.

In addition, these measures were implemented while balancing the first year of a state-mandated exemption audit. While this audit was expected to remove thousands of ineligible exemptions from Travis County properties, a coordinated messaging campaign raised awareness of this requirement and facilitated taxpayer responses.

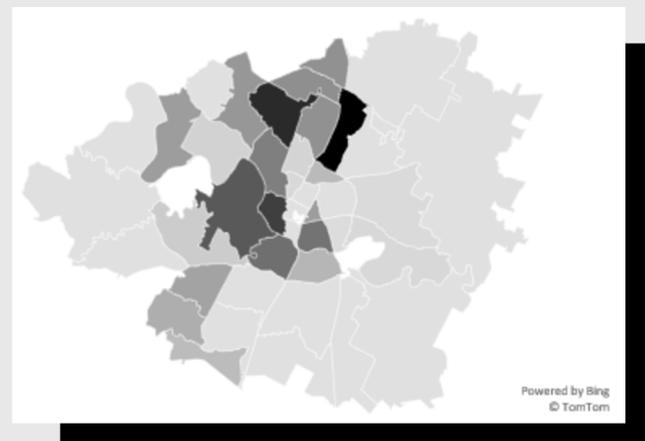
As a result, at the end of the year, the District netted an increase of 1,291 homestead exemptions countywide.

Together, these coordinated efforts strengthened public understanding of exemptions and improved equitable access to tax relief. By pairing targeted data analysis with community-centered outreach, the District reduced confusion, increased participation, and helped ensure that more eligible property owners received the exemptions to which they are entitled.

*The exemption deficit heat map highlights areas of Travis County where community outreach is needed.*



*The exemption verification heat map highlights geographic areas most impacted by the removal of exemptions.*





# DISASTER ASSISTANCE IN SANDY CREEK

In the wake of the devastating July 2025 floods, the District launched a comprehensive effort to support the Sandy Creek community through fieldwork, community outreach events, targeted mailings, blockwalking, phone banking, and internal data reviews. The efforts spanned multiple departments, including administration, customer service, residential, commercial, and appraisal support.

The District began its efforts by compiling public data from Travis County and local disaster relief organizations to identify 549 properties likely affected by the floods. A dedicated team of appraisers spent several days in the area conducting field inspections to ensure that our records for the 2026 tax year accurately reflect the current condition of the land and structures. During their efforts, appraisers met with property owners to raise awareness of temporary disaster exemptions and upcoming community outreach events.

Recognizing that many property owners were displaced, the District leveraged partnerships with the Round Mountain Baptist Church, Round Mountain Community Center, Rebuild Sandy Creek, and the Austin Disaster Relief Network to connect with nearly every affected property owner – either in person or by phone – to assist with disaster exemption applications.

Additionally, by conducting internal reviews of fieldwork assessments and exemption applications, the District has worked to ensure that affected property owners are taxed accurately in both 2025 and 2026.

Overall, the District held 8 community outreach events in the area, including local “office hours” that allowed property owners to speak with District staff at their convenience and in their neighborhood. More than a dozen staff members spent more than 300 hours in Sandy Creek assisting property owners with their property tax issues in person.

Ultimately, these initiatives reflect the District’s commitment to providing both accurate assessments and compassionate service. By meeting neighbors in their churches, community centers, and on their doorsteps, the District has ensured that the community’s recovery is supported by a fair and responsive tax system.



**PROPERTY TAX RELIEF FOR DISASTER VICTIMS**

**If you suffered property damage from the severe storms and flooding in July 2025, you may be eligible for property tax relief.**

If your property suffered damage that totals a minimum of 15% of the property’s improvement value, you may be eligible for a temporary disaster-related exemption on your property taxes.

To learn more about the exemption and the application process, visit [traviscad.org/disasters](https://traviscad.org/disasters). Applications must be submitted by **Monday, October 20, 2025**.

Travis Central Appraisal District  
P.O. Box 490212  
Austin, TX 78714-9012

**John Doe**  
1234 Anywhere St.  
City, State Zip

Visit [traviscad.org/disasters](https://traviscad.org/disasters) to learn more and apply for a disaster-related exemption by **October 20, 2025**.



You have gone above and beyond to help the disaster victims - I am greatly impressed.

-Tom Gardner  
Chairman of the Board,  
Round Mountain Baptist Church  
Board Member,  
Austin Disaster Relief Network



# 2026 GOALS

To build off the successes of 2025, the District's goals for 2026 include:

## **CONTINUING TO DEVELOP A COMMUNICATIONS PROTOCOL WITH LOCAL GOVERNMENT OFFICIALS TO CONNECT WITH THE DISTRICT TO HANDLE CONSTITUENT CONCERNS**

The District will continue to develop a reliable protocol that enables local officials and their staff to efficiently connect with the District regarding constituent concerns. This structured approach will streamline how inquiries are received, tracked, and resolved, improving the overall taxpayer experience while allowing the District to identify recurring or systemic issues. By providing consistent updates on case outcomes, the protocol will strengthen external relationships, enhance transparency, and ensure elected officials have accurate information when assisting their constituents.

## **ADVANCING WEBSITE ACCESSIBILITY AND WCAG COMPLIANCE**

The District will continue efforts to update our website to ensure compliance with Web Content Accessibility Guidelines (WCAG), in advance of the April 2026 federal compliance deadline. These ongoing improvements will focus on usability, accessibility features, and content clarity to ensure all users, including individuals with disabilities, can fully access District information and services. This work builds on existing digital accessibility initiatives and reflects the District's commitment to equitable public service and regulatory compliance. Key items of concern needing to be addressed in 2026 include the website chat function, visible focus, online forms, and pdf remediation.

## **CONTINUING TO CLOSE THE HOMESTEAD EXEMPTION DEFICIT THROUGHOUT TRAVIS COUNTY**

The District will continue to analyze the homestead exemption deficit across Travis County to identify areas where additional educational outreach is needed. This data-driven approach will be used to guide targeted community outreach, partnerships, and relationship development with external stakeholders. By focusing efforts where the need is greatest, the District aims to increase exemption participation, improve taxpayer equity, and ensure eligible homeowners receive the benefits available to them under state law.

## **EXPANDING EDUCATION PROGRAMS FOR PUBLIC-SECTOR EMPLOYEES**

The District will continue developing its education program for public-sector employees, building on pilot initiatives and intergovernmental partnerships. These efforts will focus on improving understanding of the property tax system, appraisal processes, exemptions, and the distinct roles of appraisal districts and taxing entities.



# 2026 GOALS

## **EARNING TRANSPARENCY STARS FROM THE OFFICE OF THE COMPTROLLER IN TRADITIONAL FINANCES AND CONTRACTS & PROCUREMENT**

The District will pursue Transparency Stars recognitions in the areas of Traditional Finances and Contracts & Procurement, reinforcing our commitment to fiscal accountability and public trust. This initiative will involve reviewing existing disclosures, enhancing the accessibility of financial and procurement information, and ensuring compliance with best practices for government transparency. Achieving these designations will demonstrate the District's dedication to openness and responsible stewardship of public resources.

## **BUILDING INFRASTRUCTURE TO IDENTIFY AND CONNECT WITH PROPERTIES AS THEY BECOME ELIGIBLE FOR THE DESTROYED BY FIRE EXEMPTION**

In response to changes in state law, the District will develop the internal infrastructure needed to identify properties eligible for the destroyed by fire exemption. This effort will include outreach to local taxing entities and fire departments to assess how information is provided to property owners following these incidents.

## **INCREASING "OFFICE HOURS" THROUGHOUT TRAVIS COUNTY**

To further enhance accessibility and customer service, the District plans to expand in-person "office hours" throughout Travis County. These opportunities will allow property owners to receive direct assistance in their communities, reducing barriers to service and providing personalized support outside of traditional office settings. This initiative reflects the District's continued commitment to meeting taxpayers where they are.

## **LAUNCHING A PILOT RENDITION CLINIC PROGRAM FOR SMALL BUSINESS OWNERS**

The District will launch a pilot rendition clinic program designed to assist small business owners with understanding and completing the personal property rendition process. The clinic will focus on education, compliance, and proactive assistance to help business owners navigate a complex process. This initiative aims to improve accuracy, reduce confusion, and foster positive relationships with the small business community.

## **MANAGING COMMUNICATIONS FOR THE 2026 ELECTION FOR OUR BOARD OF DIRECTORS**

The District will manage the public relations components of the 2026 Board of Directors election, ensuring accurate, timely, and neutral information is communicated to the public and potential candidates. This includes educating media outlets and taxpayers on the election process, the District's statutory role, and relevant timelines. Effective communication will support transparency, minimize confusion, and maintain public confidence throughout the election cycle.



# ADDENDUM

	2019		2020		2021		2022		2023		2024		2025		2026	
	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
<b>Traditional Media</b>																
Total Coverage	30	104	125	260	150	149	150	242	150	187	150	222	150	174	150	150
Positive Coverage	50%	79%	60%	80%	75%	92%	80%	87%	80%	95%	80%	95%	80%	86%	85%	85%
On Message	50%	90%	60%	92%	75%	96%	80%	91%	80%	95%	80%	97%	80%	92%	85%	85%
<b>Digital Media</b>																
Social Media Reach	NA	154,020	160,000	327,620	NA											
Total Website Visits	NA	2,286,972	2,300,000	2,625,751	2,500,000	3,020,171	2,750,000	3,374,650	2,750,000	3,411,066	2,750,000	3,115,027	2,750,000	3,151,161	2,750,000	2,750,000
Total Website Visitors	NA	1,252,950	1,300,000	1,456,814	1,300,000	1,337,305	1,300,000	1,454,733	1,300,000	1,309,162	1,300,000	1,268,908	1,300,000	1,162,411	1,300,000	1,300,000
Exemptions Page Visits	NA	NA	NA	NA	NA	100,859	125,000	251,836	150,000	192,988	150,000	157,498	150,000	189,606	150,000	150,000
Protests Page Visits	NA	NA	NA	NA	NA	67,634	75,000	182,429	100,000	165,811	100,000	111,208	100,000	110,926	100,000	100,000
Website Resource Downloads	NA	NA	NA	NA	NA	NA	NA	NA	2500	41,924	25000	34,316	25000	37,853	25000	25000
<b>Community Outreach</b>																
Events Attended	NA	NA	1	2	5	6	7	7	9	13	10	50	25	54	25	25
People Reached (in Person)	NA	NA	50	NA	100	NA	250	NA	400	624	500	2200	750	1948	750	750
People Reached (Replays)	NA	NA	NA	NA	NA	NA	NA	NA	1000	7827	2000	645	2000	6202	2000	2000



## **TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS AGENDA ITEM DETAILS**

**Item** 9J: Chief Appraiser's Report

**Presenter** Leana Mann, Chief Appraiser

### **Background Information**

The Chief Appraiser will provide an update on the current operations of the CAD, including:

- 2025 Annual Report
- Preliminary Results of the 2025 Methods and Assistance Program (MAP) Review
- 2026 Homestead Verification Program
- Community Outreach
- Taxpayer Experience Snapshot

### **Staff Recommendation & Motion Language**

There are no staff recommendations for this item.

No board action is needed for this item.

# **2025** ANNUAL REPORT



January 15, 2025

# A MESSAGE FROM THE CHIEF APPRAISER

I am pleased to present the 2025 Annual Report for the Travis Central Appraisal District. This annual report provides general information regarding Texas property tax appraisals and Travis Central Appraisal District (Travis CAD) statistics. It highlights the results of our appraisal operations, taxpayer assistance, appeals process, and financial stewardship.

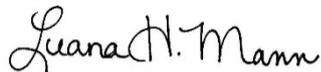
My team is committed to providing timely and accurate appraisal services that ensure fair and equitable treatment for all Travis County residents and property owners. We are proud to have received “Meets All” ratings on our 2025 Methods and Assistance Program (MAP) Review from the Comptroller’s Property Tax Assistance Division (PTAD), which confirms that commitment. I acknowledge and thank my entire staff for this outstanding achievement.

Their hard work and dedication have resulted in the timely certification of our appraised values to the taxing units. The property taxes generated from these appraisals provide an essential source of revenue to support Travis County, school districts, cities, and special districts.

The Travis Central Appraisal District strives to be one of the premier governmental organizations in the State of Texas. Our goal is to maximize the level of public service we provide and to serve Travis County taxpayers with professionalism and integrity in all aspects of our operations.

Thank you for taking the time to review this Annual Report. I hope it provides insight into the operations of the Travis Central Appraisal District.

Sincerely,



Leana Mann, RPA, CCA, CGFO  
Chief Appraiser





# TRAVIS CENTRAL APPRAISAL DISTRICT

## OUR MISSION

*The mission of the Travis Central Appraisal District is to provide accurate appraisals of all property in Travis County at one hundred percent market value, equally and uniformly, in a professional, ethical, economical, and courteous manner, working to ensure that each taxpayer pays only their fair share of the property tax burden.*

## OUR VISION

*The Travis Central Appraisal District will act in accordance with the highest principles of professional conduct, ethics, accountability, efficiency, openness, skill, and integrity. We approach our activities with a deep sense of purpose and responsibility.*

## OUR VALUES

- **Appraise-** fairly, efficiently, and effectively, balancing the needs of both taxpayers and the taxing units by adhering to the Texas Property Tax Code, USPAP, and generally accepted appraisal standards.
- **Educate-** taxpayers of their rights, remedies, and responsibilities.
- **Communicate-** collaboratively with and encourage communication among the taxing units, taxpayer public, and the agency.
- **Service-** provide exceptional customer service that is accessible, responsible, and transparent.
- **Performance-** demand integrity, accountability, and high standards from all staff and strive continuously for excellence and efficiency.



**T** RANSPARENT  
**C** OURTEOUS  
**A** CCOUNTABLE  
**D** EDICATED

## STRATEGIC GOALS

1. *Develop appraisals that reflect market value and ensure fairness and uniformity.*
2. *Collect, create, and maintain accurate data.*
3. *Ensure that the district maintains a highly educated, motivated, and skilled workforce.*
4. *Provide customer service that is courteous, professional, and accurate.*



# TRAVIS CENTRAL APPRAISAL DISTRICT

## 2025 Annual Report

### BOARD OF DIRECTORS

**Mr. James Valadez**

Chair

Expires 12/31/2027

**Ms. Deborah Cartwright**

Vice Chair

Expires 12/31/2025

**Ms. Nicole Conley**

Secretary

Expires 12/31/2027

**Mr. John Havenstrite**

Expires 12/31/2027

**Mr. Jett Hanna**

Place 1

Expires 12/31/2026

**Ms. Blanca Zamora-Garcia**

Expires 12/31/2025

**Mr. Shenghao "Daniel" Wang**

Place 2

Expires 12/31/2026

**Ms. Celia Israel**

Travis County Tax Assessor/Collector

Permanent

**Mr. Dick Lavine**

Place 3

Expires 12/31/2026

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### OUR LEADERSHIP

Leana Mann, RPA, CCA, CGFO

Chief Appraiser



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# FOREWORD

Texas local governments rely heavily on property taxes to fund their operations. Statewide, more than 4,000 separate taxing jurisdictions impose property taxes. These include counties, school districts, cities, and special-purpose districts, including junior colleges, hospitals, water and wastewater utilities, flood control, and emergency services.

In addition to property taxes, the Texas Constitution and the Texas Legislature empower local governments to impose, levy, and collect other taxes and fees to supplement their operations.

The Texas Constitution sets out five basic rules for property taxes <sup>(1)</sup>:

- Taxation must be equal and uniform. No single property or type of property should pay more than its fair share.
- Generally, all property must be taxed on its current market value—the price it would sell for when both buyer and seller seek the best price and neither is under pressure to buy or sell. The Texas Constitution provides certain exceptions to this rule, such as the use of “productivity values” for agricultural and timber land. This means that the land is taxed based on the value of what it produces, such as crops and livestock, rather than its sale value.
- Each property in a county must have a single appraised value. The various local governments to which you pay property taxes cannot assign different values to your property; all must use the same value. This is guaranteed by the use of county appraisal districts.
- All property is taxable unless federal or state law exempts it from taxation. These exemptions may exclude all or part of the property value.
- Property owners have a right to reasonable notice of increases in their appraised property value.

Appraisal districts are political subdivisions of the State of Texas and are responsible for appraising property within their respective counties. Taxing entities use those appraised values to set their ad valorem tax rates and levy property taxes. The governing bodies of taxing units, such as school boards, commissioners courts, city councils, and special-purpose district boards of directors, derive the tax rate using the values provided by the appraisal district. Taxable value is a property’s appraised value minus all applicable exemptions, deductions, and limitations. The tax rate is the level of taxation imposed by a taxing unit on taxable property within its boundaries.

The local government’s tax assessor applies the tax rate to the taxable value in its jurisdiction to compute the tax due on each property. <sup>(2)</sup>

1 Texas Comptroller of Public Account – Texas Property Tax System

2 Texas Comptroller of Public Accounts Biennial Property Tax Report-Tax Years 2018 and 2019, Issued December 2020



# UNDERSTANDING THE LOCAL PROPERTY TAX PROCESS



There are three main parts to the property tax system in Texas:

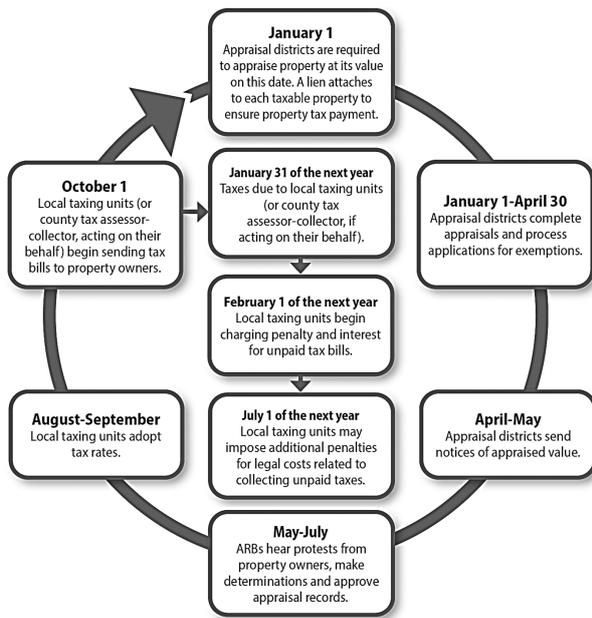
- An appraisal district in each county sets the value of property each year. The chief appraiser is the chief administrator and operates the appraisal office.
- A citizen board, called the Appraisal Review Board (ARB), hears any disagreements between a property owner and the appraisal district about a property's value. In Travis County, the members of the Appraisal Review Board are appointed by the District's Board of Directors.
- Local taxing units, including cities, counties, schools, and special districts, decide how much money they will spend by adopting a budget. The units set tax rates to raise the revenue needed to fund their budgets. The adopted budgets and the tax rates set to fund the budgets determine the total amount of taxes that a person will pay.

The property tax year has four stages: appraising taxable property, protesting the appraised values, adopting the tax rates, and collecting the taxes. The following represents a summary of the process:

1. A large part of each appraisal district's job is to estimate what a property is worth on January 1. What a property is used for on January 1, market conditions at that time, and who owns the property on that date determine whether the property is taxed, its value, and who is responsible for paying the tax. The appraisal district also processes applications for property tax exemptions and special valuation appraisals.
2. After the May 15 protest deadline, the Appraisal Review Board begins hearing protests from property owners. When the ARB finishes its work, the appraisal district gives each taxing unit a list of taxable property through a certified appraisal roll.
3. In August or September, the elected officials of each taxing unit adopt tax rates for their operations and debt payments. Several taxing units tax a property. Every property is taxed by the county and the local school district. A property owner may pay taxes to a city and to special districts such as hospital districts, junior colleges, water districts, and others.
4. Tax collection starts around October 1 as tax bills go out. Taxpayers have until January 31 of the following calendar year to pay their taxes. On February 1, penalty and interest charges begin to accrue on most unpaid tax bills. Tax collectors may start legal action to collect unpaid taxes on February 1.



# PROPERTY TAX CALENDAR



<b>Appraisal Phase (Jan. 1 through May 15)</b>	
Jan. 1 – April 30	Property is appraised and exemption applications are processed
April – May 1	Notices of appraised value are sent
May 15	Appraisal record prepared and submitted to the ARB
<b>Equalization Phase (May 15 through July 25)</b>	
May 15 – July 20	Protests and challenges are heard and determined
July 20	Appraisal records are approved
July 25	Appraisal roll is certified
<b>Assessment Phase (July 25 through Oct. 1)</b>	
July 25	Appraisal roll received by taxing units
July 25 – Sept. 30	Tax rates are adopted and taxes are levied (calculated)
Oct. 1	Tax bills begin to be sent to taxpayers
<b>Collection Phase (Oct. 1 through Jan. 31)</b>	
Oct. 1 – Jan. 31	Current taxes are collected
Feb. 1	Penalties and interest begin to accrue
July 1	Additional penalties may be added for legal costs

## ROLE OF THE APPRAISAL DISTRICT

Each Texas county is served by an appraisal district that determines the value of all taxable property. Generally, a local government that collects property taxes, such as a county, city, or school district, is a member of the appraisal district. A board of directors, comprised of individuals appointed by the member governments and elected by taxpayers, presides over the appraisal district.

The appraisal district is considered a political subdivision and must follow applicable laws such as the Open Meetings Act and the Public Information Act. Meetings are generally open to the public and information generated by the appraisal district is, in most cases, also available to the public.

The appraisal district board of directors hires a chief appraiser, approves contracts, and sets policies. The chief appraiser is the chief administrator of the appraisal district. The chief appraiser may employ and compensate professional, clerical, and other personnel as provided by the appraisal district budget. The chief appraiser's primary duty is to discover, list, review, and appraise all taxable property in the appraisal district using generally accepted appraisal techniques.



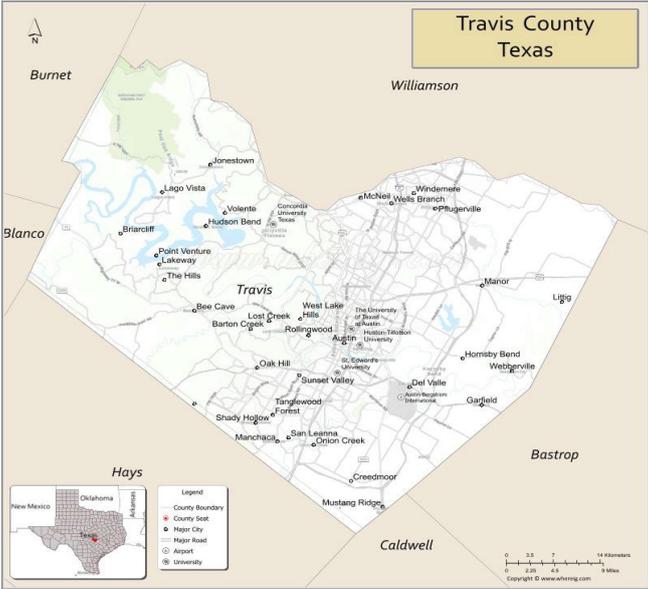
# TRAVIS CENTRAL APPRAISAL DISTRICT

The Travis Central Appraisal District (TCAD) was established in 1979 by the 66th Texas Legislature through Senate Bill 621, known as the PEVETO Bill, which created the Texas Property Tax Code.

TCAD is responsible for appraising property subject to ad valorem taxation within Travis County, Texas. The District is governed by a nine-member board of directors composed of five members appointed by the taxing units, three members elected by the voters of Travis County during the general election for state and county officers, and the Travis County Tax Assessor-Collector. This structure was established under Section 6.0301 of the Texas Tax Code, which applies to appraisal districts in counties with a population of 75,000 or more. Elected directors serve four-year terms beginning January 1 of each odd-numbered year and appointed directors serve four-year terms beginning January 1 of each even-numbered year.

The District was formed in 1981 and formally began operations in 1982, pursuing its mission to provide accurate appraisals of all property in Travis County at one hundred percent of market value, equally and uniformly, in a professional, ethical, economical, and courteous manner, working to ensure that each taxpayer pays only their fair share of the property tax burden. As stipulated under the Texas Property Tax Code, the District serves the citizens and taxpayers of Travis County and the taxing entities that lie within Travis County.

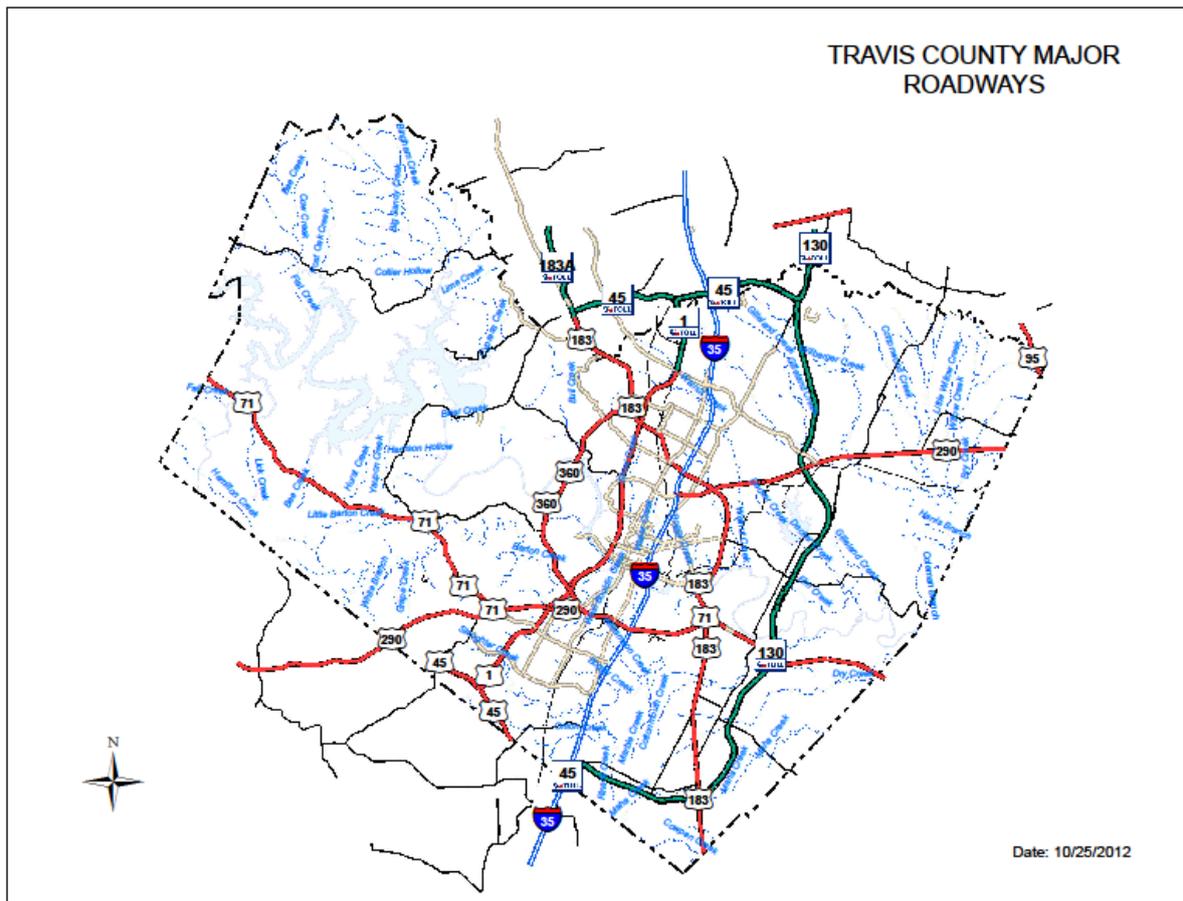
Travis County, established in 1840, is located in south central Texas astride the Balcones Fault, the boundary between the Edwards Plateau to the west and the Blackland Prairies to the east. Its county seat, Austin, is the capital of Texas. Travis County's population continues to grow at a steady pace, increasing an average of 1.9% each year since 2010. The 2024 population of Travis County was estimated at 1,363,767, an increase of 1.2% from the 2023 estimate.



# TRAVIS COUNTY DEMOGRAPHIC

Travis County is located in south central Texas astride the Balcones Fault, the boundary between the Edwards Plateau to the west and the Blackland Prairies to the east. The county seat, Austin, is also the capital of Texas.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
County	03	TRAVIS COUNTY	0.333824	0.042021	0.375845



## TRAVIS COUNTY DEMOGRAPHICS

Established: January 25, 1840  
 County Seat: Austin  
 2020 Population: 1,290,188  
 2024 Est Population: 1,363,767  
 Square Miles: 1,022  
 Jurisdictions: 15 Schools  
                   1 Junior College  
                   21 Cities  
                   107 Special Districts

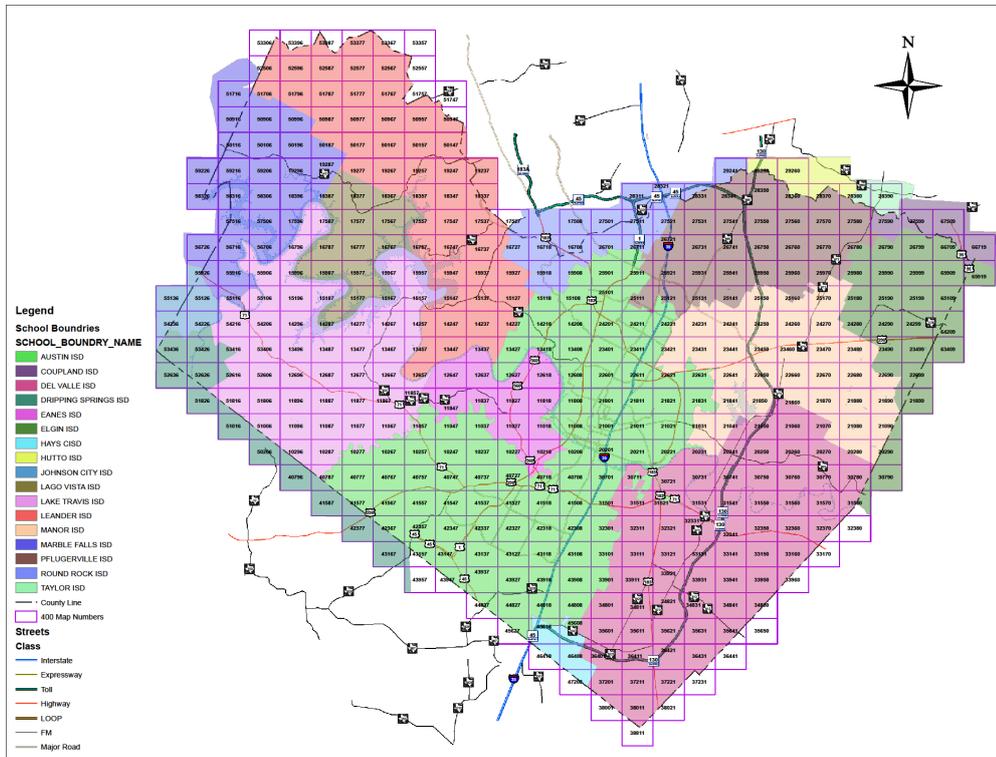


# TRAVIS COUNTY SCHOOL DISTRICTS

Travis County has 6 school districts wholly contained within its boundaries and 9 school districts that are shared across county lines. Austin ISD is the largest school district in Travis County and one of the largest school districts in the state.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
School	01	AUSTIN ISD	0.802200	0.123000	0.925200
School	06	DEL VALLE ISD	0.618900	0.330000	0.948900
School	07	LAKE TRAVIS ISD	0.712200	0.327500	1.039700
School	08	EANES ISD	0.712200	0.120000	0.832200
School	1A	HAYS CONSOLIDATED ISD	0.786900	0.487700	1.274600
School	16	LAGO VISTA ISD	0.696900	0.320000	1.016900
School	19	PFLUGERVILLE ISD	0.786900	0.320000	1.106900
School	2A	ELGIN ISD	0.468200	0.755200	1.223400
School	22	COUPLAND ISD	0.692200	0.500000	1.192200
School	3A	MARBLE FALLS ISD	0.670200	0.215300	0.885500
School	34	MANOR ISD	0.711300	0.370100	1.081400
School	38	DRIPPING SPRINGS ISD	0.755200	0.350000	1.105200
School	4A	JOHNSON CITY ISD	0.666900	0.193900	0.860800
School	5A	ROUND ROCK ISD	0.710100	0.183000	0.893100
School	69	LEANDER ISD	0.756900	0.330000	1.086900

## SCHOOL BOUNDARIES



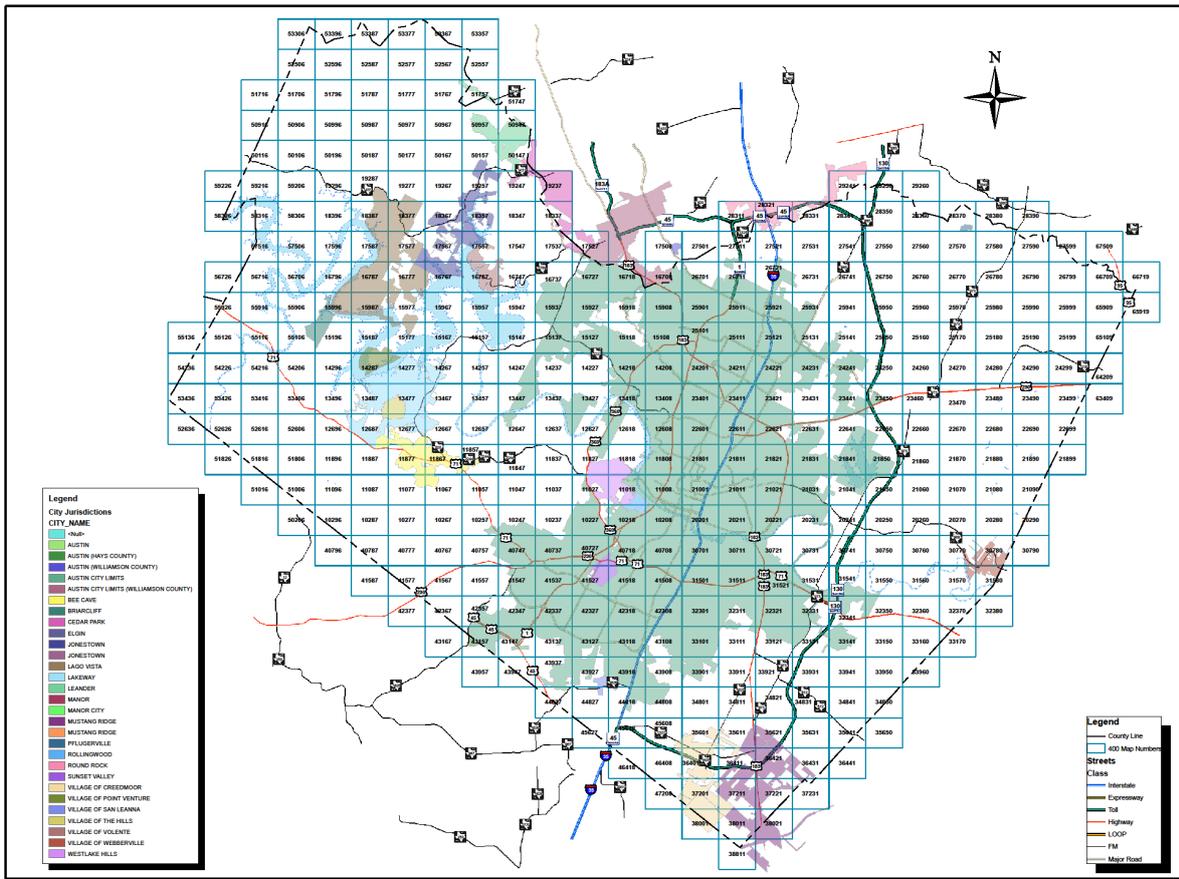
## TRAVIS COUNTY CITIES

Travis County has 21 cities within its boundaries, including the state capital of Austin. Austin is the fourth-largest city in the state and the thirteenth-largest city in the United States. Residents of the area include a diverse mix of government employees, college students and staff, musicians, high-tech workers, and businesspeople.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
City	02	CITY OF AUSTIN	0.410282	0.113735	0.524017
City	05	CITY OF MANOR	0.510346	0.343354	0.853700
City	09	CITY OF WEST LAKE HILLS	0.119084	0.057699	0.176783
City	11	CITY OF ROLLINGWOOD	0.107029	0.095010	0.202039
City	12	VILLAGE OF SAN LEANNA	0.249800	-	0.249800
City	2F	CITY OF ROUND ROCK	0.256757	0.115243	0.372000
City	20	CITY OF PFLUGERVILLE	0.250000	0.285000	0.535000
City	21	CITY OF LAKEWAY	0.117075	0.052565	0.169640
City	3F	CITY OF CEDAR PARK	0.193554	0.166446	0.360000
City	40	CITY OF CREEDMOOR	0.450000	-	0.450000
City	49	CITY OF LAGO VISTA	0.245816	0.174184	0.420000
City	5F	CITY OF ELGIN	0.501934	0.117362	0.619296
City	5G	VILLAGE OF VOLENTE	0.077800	-	0.077800
City	5H	VILLAGE OF WEBBERVILLE	0.061095	0.089435	0.150530
City	50	CITY OF JONESTOWN	0.344800	0.053300	0.398100
City	55	VILLAGE OF BRIARCLIFF	0.075900	-	0.075900
City	6F	CITY OF LEANDER	0.273604	0.143678	0.417282
City	61	CITY OF MUSTANG RIDGE	0.213909	0.056866	0.270775
City	7E	VILLAGE OF THE HILLS	0.069330	0.022670	0.092000
City	7F	VILLAGE OF POINT VENTURE	0.085828	-	0.085828
City	83	CITY OF BEE CAVE	0.010911	0.009089	0.020000



# CITY BOUNDARIES



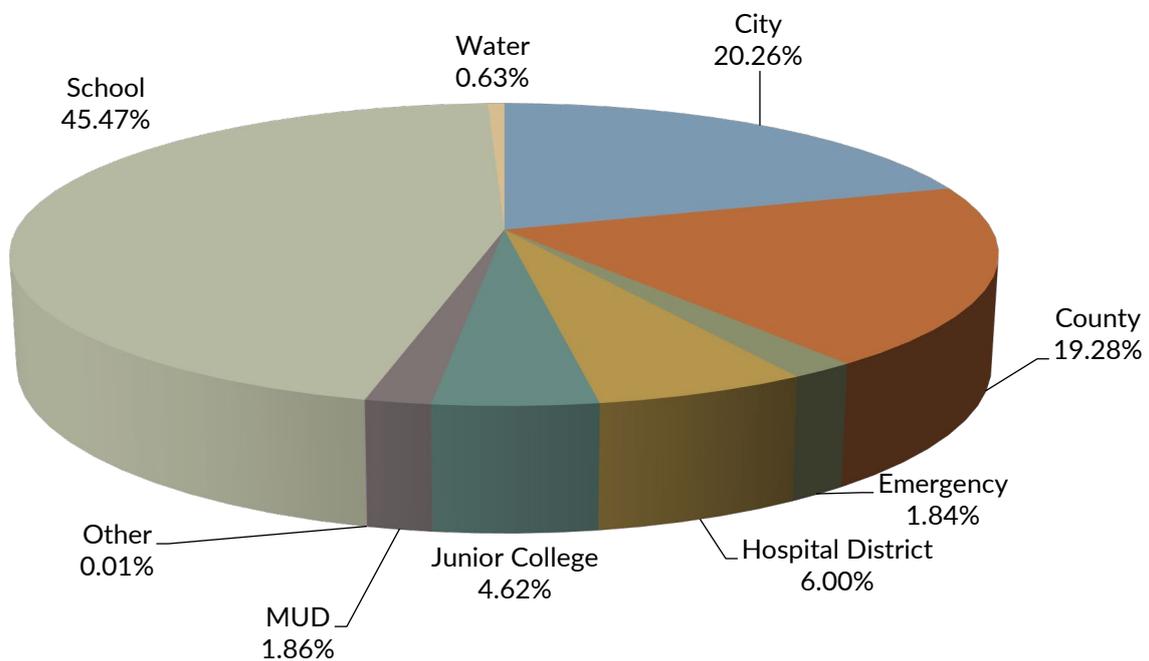
# PROPERTY TAXES AT WORK

Property taxes are taxes that are assessed locally, collected locally, and used locally. You pay your property taxes to the local tax collector. The tax collector distributes the funds to schools, cities, and other local governments. Local governments spend the funds on schools, roads, hospitals, police departments, fire departments, and other programs.



## DISTRIBUTION OF PROPERTY TAXES

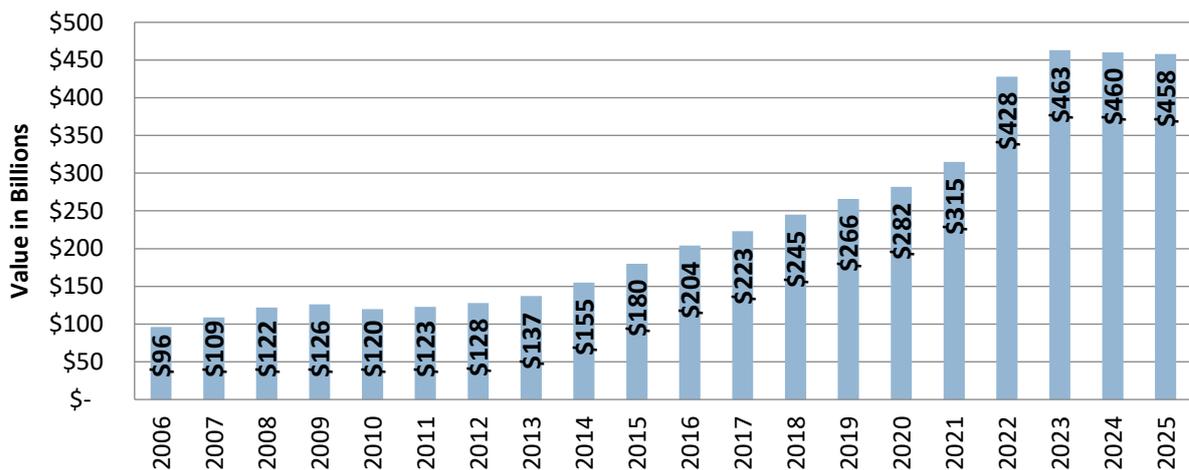
### Budget by Taxing Unit Type



# 20 YEAR HISTORY OF APPRAISAL ROLL VALUES

2025 was the second year Travis County experienced a decline in the overall appraisal roll since 2010.

Year	Total Appraisal Roll	Appraisal Roll in Billions	Change from Prior Year	Percent Change
2006	\$ 95,938,443,366	\$ 96	\$ 13,562,426,336	16.46%
2007	\$ 108,849,163,598	\$ 109	\$ 12,910,720,232	13.46%
2008	\$ 121,880,175,682	\$ 122	\$ 13,031,012,084	11.97%
2009	\$ 125,920,708,866	\$ 126	\$ 4,040,533,184	3.32%
2010	\$ 120,247,416,959	\$ 120	\$ (5,673,291,907)	-4.51%
2011	\$ 123,196,201,548	\$ 123	\$ 2,948,784,589	2.45%
2012	\$ 128,176,409,480	\$ 128	\$ 4,980,207,932	4.04%
2013	\$ 136,609,794,659	\$ 137	\$ 8,433,385,179	6.58%
2014	\$ 154,513,882,900	\$ 155	\$ 17,904,088,241	13.11%
2015	\$ 179,776,622,324	\$ 180	\$ 25,262,739,424	16.35%
2016	\$ 203,900,582,596	\$ 204	\$ 24,123,960,272	13.42%
2017	\$ 223,147,520,227	\$ 223	\$ 19,246,937,631	9.44%
2018	\$ 245,338,206,315	\$ 245	\$ 22,190,686,088	9.94%
2019	\$ 266,184,989,892	\$ 266	\$ 20,846,783,577	8.50%
2020	\$ 281,851,353,216	\$ 282	\$ 15,666,363,324	5.89%
2021	\$ 314,594,449,350	\$ 315	\$ 32,743,096,134	11.62%
2022	\$ 428,452,895,722	\$ 428	\$ 113,858,446,372	36.19%
2023	\$ 463,332,450,474	\$ 463	\$ 34,879,554,752	8.14%
2024	\$ 460,159,726,555	\$ 460	\$ (3,172,723,919)	-0.68%
2025	\$ 458,487,049,912	\$ 458	\$ (1,672,676,643)	-0.36%



# 2025 APPRAISAL INFORMATION

## TRAVIS COUNTY CERTIFIED TOTALS

2025 03	Adjusted Certified Totals	TRAVIS COUNTY		TRAVIS CAD As of Roll # 7
		NOT UNDER REVIEW	UNDER REVIEW	TOTAL
<b>REAL PROPERTY &amp; MFT HOMES</b>	(Count) (449,073)	(Count) (6)	(Count) (449,079)	
Land HS Value	88,419,963,547	1,591,570	88,421,555,117	
Land NHS Value	91,826,220,957	807,971	91,827,028,928	
Land Ag Market Value	8,293,712,021	0	8,293,712,021	
Land Timber Market Value	0	0	0	
<b>Total Land Value</b>	<b>188,539,896,525</b>	<b>2,399,541</b>	<b>188,542,296,066</b>	
Improvement HS Value	135,285,105,189	2,040,133	135,287,145,322	
Improvement NHS Value	110,164,263,875	0	110,164,263,875	
<b>Total Improvement</b>	<b>245,449,369,064</b>	<b>2,040,133</b>	<b>245,451,409,197</b>	
<b>Market Value</b>	<b>433,989,265,589</b>	<b>4,439,674</b>	<b>433,993,705,263</b>	
<b>BUSINESS PERSONAL PROPERTY</b>	(38,742)	(5)	(38,747)	
Market Value	24,465,254,943	27,286,174	24,492,541,117	
<b>OIL &amp; GAS / MINERALS</b>	(5)	(0)	(5)	
Market Value	803,532	0	803,532	
<b>OTHER (Intangibles)</b>	(0)	(0)	(0)	
Market Value	0	0	0	
	(Total Count) (487,820)	(Total Count) (11)	(Total Count) (487,831)	
<b>TOTAL MARKET</b>	<b>458,455,324,064</b>	<b>31,725,848</b>	<b>458,487,049,912</b>	
Ag Productivity	30,207,175	0	30,207,175	
Ag Loss (-)	8,263,504,846	0	8,263,504,846	
Timber Productivity	0	0	0	
Timber Loss (-)	0	0	0	
<b>APPRAISED VALUE</b>	<b>450,191,819,218</b>	<b>31,725,848</b>	<b>450,223,545,066</b>	
	100.0%	0.0%	100.0%	
HS CAP Limitation Value (-)	9,328,230,278	1,694,650	9,329,924,928	
CB CAP Limitation Value (-)	1,550,901,031	158,071	1,551,059,102	
<b>NET APPRAISED VALUE</b>	<b>439,312,687,909</b>	<b>29,873,127</b>	<b>439,342,561,036</b>	
Total Exemption Amount	110,725,513,394	9,581,759	110,735,095,153	
<b>NET TAXABLE</b>	<b>328,587,174,515</b>	<b>20,291,368</b>	<b>328,607,465,883</b>	
<b>TAX LIMIT/FREEZE ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>LIMIT ADJ TAXABLE (I&amp;S)</b>	<b>328,587,174,515</b>	<b>20,291,368</b>	<b>328,607,465,883</b>	
<b>CHAPTER 312 ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>CHAPTER 313 ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>LIMIT ADJ TAXABLE (M&amp;O)</b>	<b>328,587,174,515</b>	<b>20,291,368</b>	<b>328,607,465,883</b>	

APPROX TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 \$1,235,054,730. = 328,607,465,883 \* (0.375845 / 100)



EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
<b>Homestead Exemptions</b>						
HS-Local	32,585,378,833	259,563	387,410	3	32,585,766,243	259,566
HS-State	0	0	0	0	0	0
HS-Prorated	159,038,776	2,197	0	0	159,038,776	2,197
OV65-Local	10,001,116,932	73,164	288,440	2	10,001,403,372	73,166
OV65-State	0	0	0	0	0	0
OV65-Prorated	5,803,204	56	0	0	5,803,204	56
OV65S-Local	481,632,933	3,650	0	0	481,632,933	3,650
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	455,628,159	3,534	0	0	455,628,159	3,534
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DPS-Local	3,971,759	31	0	0	3,971,759	31
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVCH	264,672	2	0	0	264,672	2
DVHS	2,061,824,937	3,671	0	0	2,061,824,937	3,671
DVHS-Prorated	89,644,840	351	0	0	89,644,840	351
DVHSS	159,362,178	306	0	0	159,362,178	306
DVHSS-Prorated	124,965	2	0	0	124,965	2
DVHSS-UD	2,344,807	7	0	0	2,344,807	7
FRSS	2,399,799	5	0	0	2,399,799	5
<b>Subtotal for Homestead Exemptions</b>	<b>46,008,536,794</b>	<b>346,539</b>	<b>673,850</b>	<b>5</b>	<b>46,009,210,644</b>	<b>346,544</b>
<b>Disabled Veterans Exemptions</b>						
DV1	9,896,113	1,133	0	0	9,896,113	1,133
DV1S	310,000	63	0	0	310,000	63
DV2	5,624,560	633	0	0	5,624,560	633
DV2S	236,765	33	0	0	236,765	33
DV3	8,999,994	975	0	0	8,999,994	975
DV3S	353,922	43	0	0	353,922	43
DV4	22,764,724	3,454	0	0	22,764,724	3,454
DV4S	1,384,676	237	0	0	1,384,676	237
<b>Subtotal for Disabled Veterans Exemptions</b>	<b>49,570,754</b>	<b>6,571</b>	<b>0</b>	<b>0</b>	<b>49,570,754</b>	<b>6,571</b>



EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
<b>Special Exemptions</b>						
AB	0	8	0	0	0	8
Community Land Trust	36,000	64	0	0	36,000	64
EX-11.35 1	97,046	8	0	0	97,046	8
EX-11.35 1 PRORATED	0	0	0	0	0	0
EX-11.35 2	355,203	8	0	0	355,203	8
EX-11.35 2 PRORATED	0	0	0	0	0	0
EX-11.35 3	371,187	7	0	0	371,187	7
EX-11.35 3 PRORATED	0	0	0	0	0	0
EX-11.35 4 PRORATED	0	0	0	0	0	0
EX-11.35 4	1,601,066	29	0	0	1,601,066	29
FR	2,109,203,929	224	8,907,909	1	2,118,111,838	225
GIT	0	1	0	0	0	1
HT	456,199,237	473	0	0	456,199,237	473
LH	0	5	0	0	0	5
LH-PRORATED	521,989,003	109	0	0	521,989,003	109
MASSS	3,316,491	8	0	0	3,316,491	8
PC	183,695,964	146	0	0	183,695,964	146
SO	178,207,419	10,868	0	0	178,207,419	10,868
<b>Subtotal for Special Exemptions</b>	<b>3,455,072,545</b>	<b>11,958</b>	<b>8,907,909</b>	<b>1</b>	<b>3,463,980,454</b>	<b>11,959</b>



EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
<b>Absolute Exemptions</b>						
EX	370,356	1	0	0	370,356	1
EX-Prorated-PRORATED	3,627,157	1	0	0	3,627,157	1
EX-Prorated	0	0	0	0	0	0
EX-XD	25,205,094	5	0	0	25,205,094	5
EX-XD-PRORATED	0	0	0	0	0	0
EX-XG	48,184,285	14	0	0	48,184,285	14
EX-XG-PRORATED	0	0	0	0	0	0
EX-XI	253,789,160	34	0	0	253,789,160	34
EX-XI-PRORATED	0	0	0	0	0	0
EX-XJ	1,315,475,621	206	0	0	1,315,475,621	206
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XJ-PRORATED-	180,953	3	0	0	180,953	3
EX-XL	420,933	3	0	0	420,933	3
EX-XL-PRORATED	0	0	0	0	0	0
EX-XN	0	0	0	0	0	0
EX-XN-PRORATED	0	0	0	0	0	0
EX-XO	212,573	26	0	0	212,573	26
EX-XO-PRORATED	1,287	1	0	0	1,287	1
EX-XR	14,871,925	89	0	0	14,871,925	89
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	110,974,284	47	0	0	110,974,284	47
EX-XU-PRORATED	3,404,859	1	0	0	3,404,859	1
EX-XU-PRORATED-	45,392,248	1	0	0	45,392,248	1
EX-XV	58,486,443,238	10,602	0	0	58,486,443,238	10,602
EX-XV-PRORATED	24,593,302	10	0	0	24,593,302	10
EX-XV-PRORATED-	289,860,422	130	0	0	289,860,422	130
EX366	5,646,216	4,950	0	0	5,646,216	4,950
<b>Subtotal for Absolute Exemptions</b>	<b>60,628,653,913</b>	<b>16,124</b>	<b>0</b>	<b>0</b>	<b>60,628,653,913</b>	<b>16,124</b>
<b>Other Exemptions</b>						
BM	504,518,635	36	0	0	504,518,635	36
CC	67,204,722	38	0	0	67,204,722	38
FTZ	11,956,031	4	0	0	11,956,031	4
<b>Subtotal for Other Exemptions</b>	<b>583,679,388</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>583,679,388</b>	<b>78</b>
<b>Total:</b>	<b>110,725,513,394</b>	<b>381,270</b>	<b>9,581,759</b>	<b>6</b>	<b>110,735,095,153</b>	<b>381,276</b>



**New Value**

Total New Market Value: \$7,751,393,423  
Total New Taxable Value: \$7,029,794,223

**JETI**

**Chapter 313**

**TIF/TIRZ**

New Market Value: \$0                      New Market Value: \$0                      New Market Value: \$926,869,434  
New Taxable Value: \$0                      New Taxable Value: \$0                      New Taxable Value: \$868,088,633

**Exemption Loss**

**New Absolute Exemptions**

Exemption	Description	Count	Last Year Market Value
EX	Exempt	1	0
EX-11.35 1	Level I Damage Assessment Rating	8	1,712,613
EX-11.35 2	Level II Damage Assessment Rating	8	2,913,951
EX-11.35 3	Level III Damage Assessment Rating	7	2,427,143
EX-11.35 4	Level IV Damage Assessment Rating	29	5,219,160
EX-XG	11.184 Primarily performing charitable functions	1	4,786,235
EX-XJ	11.21 Private schools	6	22,650,910
EX-XO	11.254 Motor vhc for income prod and personal u...	5	1,949
EX-XR	11.30 Nonprofit water or wastewater corporation	1	41,475
EX-XU	11.23 Miscellaneous Exemptions	21	158,688,236
EX-XV	Other Exemptions (including public property, reli...	720	1,921,289,662
EX366	HB366 Exempt (Special Exemption)	17	0
<b>Absolute Exemption Value Loss:</b>		<b>824</b>	<b>2,119,731,334</b>

**New Partial Exemptions**

Exemption	Description	Count	Partial Exemption Amt
AB	Abatement (Special Exemption)	4	0
BM	Biomedical	2	3,524,644
CC	Childcare	18	28,504,759
DP	Disability	56	7,547,215
DV1	Disabled Veterans 10% - 29%	41	266,465
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	3	15,000
DV2	Disabled Veterans 30% - 49%	41	361,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	2	15,000
DV3	Disabled Veterans 50% - 69%	84	882,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	6	58,922
DV4	Disabled Veterans 70% - 100%	251	2,666,337
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	5	18,000
DVHS	Disabled Veteran Homestead	388	126,962,637
DVHSS	Disabled Veteran Homestead Surviving Spouse	7	3,187,100
DVHSS-UD	Disabled Veteran Homestead Surviving Spouse - ...	1	165,749
FR	FREEPORT	75	222,015,086
FTZ	Foreign Trade Zone	1	4,696,940
HS	Homestead	10093	1,307,607,423
HT	Historical (Special Exemption)	462	437,228,550
LIH	Public property for housing indigent persons (Spe...	110	521,893,065
MASSS	Member Armed Services Surviving Spouse (Speci...	1	274,882



**New Partial Exemptions**

Exemption	Description	Count	Partial Exemption Amt
OV65	Over 65	1497	199,206,191
OV65S	OV65 Surviving Spouse	32	4,273,653
PC	Pollution Control (Special Exemption)	1	406,513
SO	Solar (Special Exemption)	1579	40,417,825
Partial Exemption Value Loss:		<b>14,760</b>	<b>2,912,195,456</b>
Total NEW Exemption Value			<b>5,031,926,790</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amt
DP	Disability	3275	22,470,816
DPS	DISABLED Surviving Spouse	18	145,866
OV65	Over 65	66324	456,722,698
OV65S	OV65 Surviving Spouse	2956	20,092,816
Increased Exemption Value Loss:		<b>72,573</b>	<b>499,432,196</b>
Total Exemption Value Loss:			<b>5,531,358,986</b>

**New Special Use (Ag/Timber)**

Count	2024 Market Value	2025 Special Use	Loss
33	22,294,156	229,306	-22,064,850

**New Annexations/Deannexations**

	Count			Market Value				Taxable Value
<b>Average Homestead Value</b>								
Category	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable	
A Only	254,621	684,254	135,425	502,497	97,604	514,130	390,409	
A & E	256,001	684,625	135,325	502,635	97,499	513,765	389,994	

**Property Under Review - Lower Value Used**

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
11	31,725,848	361,783,857	256,958,062



Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	366,357		2,666,495,815	224,428,065,798	169,380,215,578
B	Multifamily Residential	12,636		1,935,530,439	54,632,079,122	53,530,014,222
C1	Vacant Lots and Tracts	31,585		0	6,261,809,972	5,799,332,742
D1	Qualified Open-Space Land	4,584	208,659.87	0	8,293,712,021	29,801,428
D2	Farm or Ranch Improvements on Qualified	258		325,892	11,506,728	9,586,819
E	Rural Land, Not Qualified for Open-Space Land	6,896		34,275,974	3,790,822,190	2,986,920,914
F1	Commercial Real Property	10,972		807,889,446	62,973,629,218	62,207,799,261
F2	Industrial Real Property	5,466		1,352,134,622	11,532,008,625	11,336,647,090
G1	Oil and Gas	5		0	803,532	790,811
J1	Water Systems	5		0	530,065	530,065
J2	Gas Distribution Systems	15		0	416,250,502	416,250,502
J3	Electric Companies (Including Co-ops)	89		0	322,924,594	322,805,922
J4	Telephone Companies (Including Co-ops)	27		0	123,301,393	123,233,786
J5	Railroads	8		0	37,896,049	37,359,086
J6	Pipelines	148		0	95,714,444	94,105,759
J7	Cable Companies	50		0	449,971,768	449,971,768
J8	Other Type of Utility	2		0	128,054,631	128,054,631
J9	Railroad Rolling Stock	1		0	5,838,534	5,838,534
L1	Commercial Personal Property	31,046		0	10,478,488,584	10,142,258,038
L2	Industrial and Manufacturing Personal Property	950		0	11,450,950,106	8,975,637,471
M1	Mobile Homes	11,937		1,453,203	771,050,720	697,112,944
M2	Other Tangible Personal Property	1		0	38,435	30,748
O	Residential Inventory	8,983		571,729,005	1,520,611,475	1,433,770,043
S	Special Inventory	534		0	499,397,721	499,397,721
XB	Income Producing Tangible Personal	4,971		0	5,730,536	0
XD	Improving Property for Housing with Volunteer	6		0	25,205,094	0
XG	Primarily Performing Charitable Functions (§11.	15		0	48,184,285	0
XI	Youth Spiritual, Mental and Physical	36		0	253,789,160	0
XJ	Private Schools (§11.21)	222		0	1,315,475,621	0
XL	Organizations Providing Economic	3		0	420,933	0
XO	Motor Vehicles for Income Production and	16		0	130,624	0
XR	Nonprofit Water or Wastewater Corporation	90		0	14,871,925	0
XU	Miscellaneous Exemptions (§11.23)	51		0	110,974,284	0
XV	Other Totally Exempt Properties (Including	10,915	422.05	381,559,027	58,486,811,223	0
	<b>Totals:</b>		<b>209,081.91</b>	<b>7,751,393,423</b>	<b>458,487,049,912</b>	<b>328,607,465,883</b>



# ALL JURISDICTION CERTIFIED VALUES

Entity ID	Entity Name	Entity Type	Total Market	Total Taxable
1864723	ALTESSA MUD	MUD	\$ 21,800,152	\$ 20,280,808
1439214	ANDERSON MILL LIMITED DISTRICT	MUD	\$ 26,505,082	\$ 22,205,900
1097	AUSTIN COMM COLL DIST	Junior College	\$ 374,684,708,910	\$ 297,803,749,252
1895742	AUSTIN DOWNTOWN PUBLIC IMPROVE	Public Improvement District	\$ 21,453,221,925	\$ 16,401,793,028
1001	AUSTIN ISD	School	\$ 263,064,428,670	\$ 188,281,507,770
1895743	BACKYARD PID	Public Improvement District	\$ 7,964,136	\$ 7,964,136
1364190	BASTROP-TRAVIS COUNTIES ESD NO 1	Emergency	\$ 878,893,767	\$ 693,805,142
1890601	BELLA FORTUNA PID	Public Improvement District	\$ 96,618,845	\$ 95,656,345
1329420	BELVEDERE MUD	MUD	\$ 456,995,319	\$ 429,947,871
1895751	BRIARWOOD MUD	MUD	\$ 29,110,839	\$ 29,083,648
1895767	BURNET CO IMPROVEMENT DIST NO 1	Public Improvement District	\$ 2,036,936	\$ 1,106,813
1895756	CENTEX DRAINAGE DISTRICT	Water	\$ 455,897	\$ 455,897
1002	CITY OF AUSTIN	City	\$ 304,810,328,632	\$ 217,125,539,630
1122	CITY OF BEE CAVE	City	\$ 4,100,918,392	\$ 3,245,567,189
1046	CITY OF CEDAR PARK	City	\$ 2,152,568,412	\$ 1,838,061,641
1065	CITY OF CREEDMOOR	City	\$ 330,136,123	\$ 203,929,352
1075	CITY OF ELGIN	City	\$ 544,767,863	\$ 436,095,366
1078	CITY OF JONESTOWN	City	\$ 1,476,709,728	\$ 1,135,791,055
1071	CITY OF LAGO VISTA	City	\$ 3,140,712,017	\$ 2,507,837,336
1036	CITY OF LAKEWAY	City	\$ 9,026,027,808	\$ 8,213,383,159
1090	CITY OF LEANDER	City	\$ 3,977,601,086	\$ 3,635,747,176
1004	CITY OF MANOR	City	\$ 3,101,706,001	\$ 2,712,757,389
1096	CITY OF MUSTANG RIDGE	City	\$ 594,919,494	\$ 447,517,196
1035	CITY OF PFLUGERVILLE	City	\$ 14,734,535,700	\$ 12,422,393,261
1018	CITY OF ROLLINGWOOD	City	\$ 1,855,125,035	\$ 1,656,001,249
1031	CITY OF ROUND ROCK	City	\$ 868,758,263	\$ 776,799,257
1020	CITY OF SUNSET VALLEY	City	\$ 694,399,008	\$ 521,763,174
1008	CITY OF WEST LAKE HILLS	City	\$ 4,088,646,626	\$ 3,517,507,850
1015	COTTONWD CREEK MUD NO 1	MUD	\$ 567,082,595	\$ 531,262,156
1037	COUPLAND ISD	School	\$ 138,081,390	\$ 11,870,720
1895769	CREEDMOOR MUD	MUD	\$ 10,422,723	\$ 9,129,124
1016	CYPRESS RANCH WCID NO 1	Water	\$ 312,389,850	\$ 295,760,189
1005	DEL VALLE ISD	School	\$ 31,530,010,957	\$ 23,915,364,661
1057	DRIPPING SPRINGS ISD	School	\$ 317,973,856	\$ 26,551,343
1895759	DURANGO PID (IMP AREA #1)	Public Improvement District	\$ 58,139,642	\$ 57,408,147
1895774	DURANGO PID (IMP AREA #2)	Public Improvement District	\$ 4,545,393	\$ 4,545,393
1049	E SIXTH ST PUB IMP DIST	Public Improvement District	\$ 578,280,613	\$ 572,997,136



Entity ID	Entity Name	Entity Type	Total Market	Total Taxable
1007	EANES ISD	School	\$ 29,283,974,851	\$ 23,681,349,250
1027	ELGIN ISD	School	\$ 2,320,280,486	\$ 1,067,458,691
1895745	ENTRADA GLEN PID	Public Improvement District	\$ 136,071,636	\$ 133,233,013
1671480	ESTANCIA HILL COUNTRY PID	Public Improvement District	\$ 525,228,893	\$ 457,455,314
1009	HAYS CONSOLIDATED ISD	School	\$ 642,748,219	\$ 296,989,105
1895768	HERO WAY WEST MUD	MUD	\$ 3,807,189	\$ 12,319
1039	HURST CREEK MUD	MUD	\$ 1,056,419,753	\$ 788,705,529
1607165	INDIAN HILLS PID	Public Improvement District	\$ 34,008,866	\$ 20,725,432
1059	JOHNSON CITY ISD	School	\$ 209,988,793	\$ 23,799,973
1306817	KELLY LANE WCID NO 1	Water	\$ 402,761,746	\$ 377,850,034
1306818	KELLY LANE WCID NO 2	Water	\$ 332,503,919	\$ 315,261,801
1023	LAGO VISTA ISD	School	\$ 5,787,746,245	\$ 3,629,153,838
1814277	LAGOS PID	Public Improvement District	\$ 181,046,466	\$ 165,367,142
1895746	LAGOS PID IMPROVEMENT AREA #1	Public Improvement District	\$ 111,447,423	\$ 100,661,017
1761821	LAKE POINTE MUD	MUD	\$ 924,197,811	\$ 842,530,178
1006	LAKE TRAVIS ISD	School	\$ 30,892,400,876	\$ 19,891,378,247
1895765	LAKESIDE MEADOWS PID (IMP AREA #1)	Public Improvement District	\$ 49,708,500	\$ 43,893,465
1332603	LAKESIDE MUD NO 3	MUD	\$ 359,687,426	\$ 341,472,370
1875672	LAKESIDE MUD NO 5	MUD	\$ 135,741,733	\$ 115,859,877
1131	LAKESIDE WCID NO 1	Water	\$ 263,677,139	\$ 251,899,906
1134	LAKESIDE WCID NO 2A	MUD	\$ 376,063,166	\$ 342,742,859
1135	LAKESIDE WCID NO 2B	Water	\$ 236,341,544	\$ 216,142,365
1136	LAKESIDE WCID NO 2C	Water	\$ 604,231,426	\$ 548,038,621
1137	LAKESIDE WCID NO 2D	Water	\$ 450,183,592	\$ 422,118,018
1040	LAKEWAY MUD	MUD	\$ 2,145,289,617	\$ 2,040,518,025
1397701	LAZY NINE MUD NO 1A	MUD	\$ 293,807,600	\$ 255,787,467
1397702	LAZY NINE MUD NO 1B	MUD	\$ 1,119,293,757	\$ 1,065,227,336
1397703	LAZY NINE MUD NO 1C	MUD	\$ 208,935	\$ 1,428
1397704	LAZY NINE MUD NO 1D	MUD	\$ 8,652	\$ 1,119
1397705	LAZY NINE MUD NO 1E	MUD	\$ 25,675,014	\$ -
1098	LEANDER ISD	School	\$ 22,357,504,786	\$ 16,067,146,556
1895758	LONGVIEW 71 PID IMPROVEMENT AREA #1	Public Improvement District	\$ 37,675,879	\$ 36,907,611
1685385	LOST CREEK LIMITED DISTRICT	MUD	\$ 1,678,207,575	\$ 1,602,954,905
1895780	LUND FARM MUD	MUD	\$ 985,303	\$ 7,893
1890621	MANOR HEIGHTS PID (IMP AREA #1)	Public Improvement District	\$ 92,088,243	\$ 91,172,977
1890633	MANOR HEIGHTS PID (IMP AREA #2)	Public Improvement District	\$ 76,749,769	\$ 70,595,311
1895754	MANOR HEIGHTS PID (IMP AREA #3)	Public Improvement District	\$ 117,841,946	\$ 109,413,377
1895764	MANOR HEIGHTS PID (IMP AREA #4)	Public Improvement District	\$ 37,446,624	\$ 36,260,285
1890652	MANOR HEIGHTS PID (MIA)	Public Improvement District	\$ 144,802,606	\$ 134,402,184



## All jurisdiction certified values in Travis County

Entity ID	Entity Name	Entity Type	Total Market	Total Taxable
1053	MANOR ISD	School	\$ 18,231,114,837	\$ 11,585,621,752
1042	MARBLE FALLS ISD	School	\$ 2,208,781,525	\$ 1,156,661,403
1895747	MARTIN TRACT PID	Public Improvement District	\$ 28,127,569	\$ 24,921,713
1895778	MEADOWLARK PRESERVE	Public Improvement District	\$ 9,406,875	\$ 9,406,775
1099	MOORES CROSSING MUD	MUD	\$ 429,327,904	\$ 285,916,766
1895781	MUSTANG RIDGE MUD	MUD	\$ 5,898,704	\$ 5,898,704
1895770	MUSTANG VALLEY PID	Public Improvement District	\$ 9,544,577	\$ 7,045,437
1127	NE TCRD DIST NO 4 (WELLS PT)	Road	\$ 670,266,105	\$ 614,114,910
1111	NE TRAVIS CO ROAD DIST NO 2	Road	\$ 2,369,958,072	\$ 2,031,141,489
1033	NE TRAVIS CO UTILITY DIST	MUD	\$ 525,944,559	\$ 497,044,857
1879798	NEW SWEDEN MUD NO 1	MUD	\$ 19,915,390	\$ 695,953
1396104	NORTH AUSTIN MUD NO 1	MUD	\$ 184,587,304	\$ 175,494,763
1123	NORTHTOWN MUD	MUD	\$ 1,631,935,456	\$ 1,391,226,146
1109	NW TCRD NO 2 TWN CTR	Road	\$ 12,592,771	\$ 12,592,771
1636256	ONION CREEK METRO PARK DIST	Other	\$ 503,674,767	\$ 315,505,109
1895779	PERSIMMON PID MIA	Public Improvement District	\$ 2,026,520	\$ 1,866,672
1026	PFLUGERVILLE ISD	School	\$ 36,784,162,644	\$ 26,080,708,044
1672423	PILOT KNOB MUD NO 1	MUD	\$ 6,996,052	\$ 2,262,751
1604242	PILOT KNOB MUD NO 2	MUD	\$ 387,831,977	\$ 376,189,537
1597862	PILOT KNOB MUD NO 3	MUD	\$ 882,891,537	\$ 862,434,760
1597864	PILOT KNOB MUD NO 4	MUD	\$ 13,302,416	\$ 1,183,285
1636020	PILOT KNOB MUD NO 5	MUD	\$ 38,247,478	\$ 34,516,080
1332144	PRESIDENTIAL GLEN MUD	MUD	\$ 469,469,558	\$ 457,730,265
1761831	RIVER PLACE LIMITED DISTRICT	MUD	\$ 1,149,298,186	\$ 999,328,937
1116	RNCH @ CYPRSS CRK MUD 1	MUD	\$ 170,107,312	\$ 166,595,521
1857921	ROSE HILL PID	Public Improvement District	\$ 354,699,619	\$ 345,970,923
1072	ROUND ROCK ISD	School	\$ 15,335,434,030	\$ 12,259,120,910
1074	SENNA HILLS MUD	MUD	\$ 528,710,773	\$ 499,862,835
1052	SHADY HOLLOW MUD	MUD	\$ 623,626,856	\$ 606,882,101
1676767	SOUTH CONGRESS PID	Public Improvement District	\$ 199,769,174	\$ 161,463,096
1558193	SOUTHEAST TRAVIS CO MUD NO 1	MUD	\$ 166,862,628	\$ 161,967,627
1558195	SOUTHEAST TRAVIS CO MUD NO 2	MUD	\$ 10,353,240	\$ 899,260
1636027	SOUTHEAST TRAVIS CO MUD NO 3	MUD	\$ 12,270,031	\$ 295,103
1636028	SOUTHEAST TRAVIS CO MUD NO 4	MUD	\$ 8,281,093	\$ 8,281,093
1895744	SPANISH OAKS PID	Public Improvement District	\$ 11,350,110	\$ 4,619,250
1373279	SUNFIELD MUD NO 1	MUD	\$ 39,489,189	\$ 29,240,553
1373280	SUNFIELD MUD NO 2	MUD	\$ 16,051,365	\$ 171,928
1373281	SUNFIELD MUD NO 3	MUD	\$ 2,392,178	\$ 7,724
1082	SW TRAVIS CO RD DIST NO 1	Road	\$ 141,357,581	\$ 133,952,405
1013	TANGLEWD FOREST LTD DIST	MUD	\$ 719,328,446	\$ 634,025,341
1772331	TESSERA ON LAKE TRAVIS PID (IMP AREA #1)	Public Improvement District	\$ 151,921,903	\$ 143,584,530



Entity ID	Entity Name	Entity Type	Total Market	Total Taxable
1772333	TESSERA ON LAKE TRAVIS PID (IMP AREA #2)	Public Improvement District	\$ 136,918,327	\$ 129,221,015
1895753	TESSERA ON LAKE TRAVIS PID (IMP AREA #3)	Public Improvement District	\$ 31,044,222	\$ 30,504,126
1698761	TESSERA ON LAKE TRAVIS PID (MIA)	Public Improvement District	\$ 40,978,208	\$ 40,435,574
1895757	THE GROVE AT MUSTANG RIDGE PID	Public Improvement District	\$ 1,278,217	\$ 1,278,217
1014	TRAVIS CO BCCP	MUD	\$ 21,318,242,806	\$ 16,126,125,479
1389381	TRAVIS CO BEE CAVE ROAD DIST NO 1	Road	\$ 399,125,636	\$ 385,035,610
1066	TRAVIS CO ESD NO 1	Emergency	\$ 9,489,186,243	\$ 6,960,352,906
1086	TRAVIS CO ESD NO 10	Emergency	\$ 4,253,670,286	\$ 3,739,307,214
1079	TRAVIS CO ESD NO 11	Emergency	\$ 8,245,464,532	\$ 5,716,144,064
1108	TRAVIS CO ESD NO 12	Emergency	\$ 9,421,018,840	\$ 6,894,182,439
1332608	TRAVIS CO ESD NO 13	Emergency	\$ 1,025,412,703	\$ 371,489,477
1107	TRAVIS CO ESD NO 14	Emergency	\$ 1,546,852,105	\$ 1,089,617,528
1727173	TRAVIS CO ESD NO 15	Emergency	\$ 8,256,655,568	\$ 5,704,285,251
1807956	TRAVIS CO ESD NO 16	Emergency	\$ 5,756,148,695	\$ 4,269,541,011
1891104	TRAVIS CO ESD NO 17	Emergency	\$ 8,218,377,293	\$ 7,454,776,240
1129	TRAVIS CO ESD NO 2	Emergency	\$ 29,688,653,100	\$ 25,361,992,495
1011	TRAVIS CO ESD NO 3	Emergency	\$ 7,684,884,278	\$ 6,206,870,116
1085	TRAVIS CO ESD NO 4	Emergency	\$ 15,536,659,469	\$ 13,044,743,280
1084	TRAVIS CO ESD NO 5	Emergency	\$ 3,785,143,722	\$ 3,206,219,480
1080	TRAVIS CO ESD NO 6	Emergency	\$ 31,692,116,158	\$ 27,412,852,354
1010	TRAVIS CO ESD NO 7	Emergency	\$ 9,481,882,051	\$ 6,950,142,976
1112	TRAVIS CO ESD NO 8	Emergency	\$ 6,795,099,065	\$ 5,216,590,035
1058	TRAVIS CO ESD NO 9	Emergency	\$ 16,178,290,761	\$ 14,087,621,446
1635977	TRAVIS CO IMPROVEMENT DIST NO 1	Public Improvement District	\$ 79,150,063	\$ 46,419,342
1062	TRAVIS CO MUD NO 10	MUD	\$ 322,795,179	\$ 252,589,158
1274977	TRAVIS CO MUD NO 11	MUD	\$ 561,815,379	\$ 525,723,788
1274978	TRAVIS CO MUD NO 12	MUD	\$ 639,228,958	\$ 597,046,144
1274981	TRAVIS CO MUD NO 13	MUD	\$ 832,620,844	\$ 782,183,189
1047	TRAVIS CO MUD NO 14	MUD	\$ 302,990,844	\$ 293,922,113
1091	TRAVIS CO MUD NO 15	MUD	\$ 1,023,392,396	\$ 841,062,749
1396736	TRAVIS CO MUD NO 16	MUD	\$ 353,428,654	\$ 339,657,513
1574082	TRAVIS CO MUD NO 17	MUD	\$ 537,809,155	\$ 510,747,155
1574543	TRAVIS CO MUD NO 18	MUD	\$ 373,006,305	\$ 362,309,458
1727347	TRAVIS CO MUD NO 19	MUD	\$ 526,793,897	\$ 505,433,683
1106	TRAVIS CO MUD NO 2	MUD	\$ 492,469,623	\$ 455,573,950
1727348	TRAVIS CO MUD NO 20	MUD	\$ 435,870,488	\$ 414,058,248
1574074	TRAVIS CO MUD NO 21	MUD	\$ 940,325,503	\$ 868,699,296
1729857	TRAVIS CO MUD NO 22	MUD	\$ 423,993,492	\$ 380,395,339
1720114	TRAVIS CO MUD NO 23	MUD	\$ 571,604,684	\$ 544,709,991
1720115	TRAVIS CO MUD NO 24	MUD	\$ 21,289,330	\$ 2,369,531
1807970	TRAVIS CO MUD NO 25	MUD	\$ 14,890,115	\$ 12,820,898
1895741	TRAVIS CO MUD NO 26	MUD	\$ 84,409,147	\$ 82,527,101
1895771	TRAVIS CO MUD NO 28	MUD	\$ 14,714,984	\$ 376,587
1115	TRAVIS CO MUD NO 3	MUD	\$ 1,433,614,923	\$ 1,174,687,128
1130	TRAVIS CO MUD NO 4	MUD	\$ 224,099,759	\$ 224,061,092



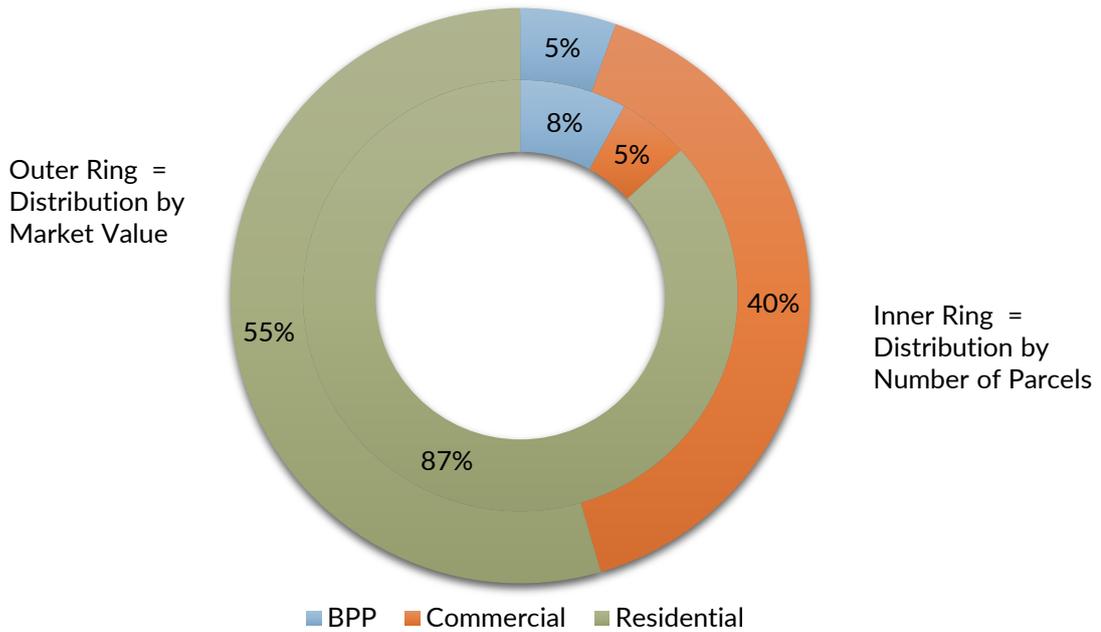
Entity ID	Entity Name	Entity Type	Total Market	Total Taxable
1012	TRAVIS CO MUD NO 5	MUD	\$ 828,014,474	\$ 765,957,239
1029	TRAVIS CO MUD NO 6	MUD	\$ 207,175,095	\$ 192,672,136
1044	TRAVIS CO MUD NO 7	MUD	\$ 20,890,713	\$ 373,885
1061	TRAVIS CO MUD NO 8	MUD	\$ 267,617,736	\$ 239,604,960
1073	TRAVIS CO MUD NO 9	MUD	\$ 21,239,521	\$ 2,787,883
1081	TRAVIS CO RFP DIST NO 6	Fire District	\$ 133,779	\$ 133,779
1100	TRAVIS CO WCID 17 COMANCHE TRAILS (DA)	Water	\$ 329,702,200	\$ 292,359,920
1064	TRAVIS CO WCID 17 FLINTROCK (DA)	Water	\$ 555,112,529	\$ 534,481,489
1481361	TRAVIS CO WCID 17 SERENE HILLS (DA)	Water	\$ 526,324,152	\$ 495,416,753
1088	TRAVIS CO WCID 17 SOUTHVIEW (DA)	Water	\$ 63,901,377	\$ 53,776,421
1043	TRAVIS CO WCID 17 STEINER RANCH (DA)	Water	\$ 4,274,651,284	\$ 3,779,152,801
1017	TRAVIS CO WCID NO 10	Water	\$ 7,848,969,952	\$ 6,863,732,211
1024	TRAVIS CO WCID NO 17	Water	\$ 13,123,297,084	\$ 10,717,326,323
1025	TRAVIS CO WCID NO 18	Water	\$ 1,555,180,130	\$ 1,381,972,808
1054	TRAVIS CO WCID NO 19	Water	\$ 434,692,140	\$ 379,313,319
1056	TRAVIS CO WCID NO 20	Water	\$ 909,872,069	\$ 811,244,877
1038	TRAVIS CO WCID POINT VENTURE	Water	\$ 452,709,081	\$ 430,773,180
1003	TRAVIS COUNTY	County	\$ 458,487,049,912	\$ 328,607,465,883
1034	TRAVIS COUNTY HEALTHCARE DISTRICT	Hospital District	\$ 458,476,678,247	\$ 325,507,660,001
1895773	TRIADA MUD	MUD	\$ 9,969,627	\$ 6,332,922
1895748	TURNERS CROSSING PID	Public Improvement District	\$ 229,211,509	\$ 218,162,119
1895760	TURNERS CROSSING PID (IMP AREA #2)	Public Improvement District	\$ 100,543,767	\$ 100,138,686
1083	VILLAGE OF BRIARCLIFF	City	\$ 625,657,410	\$ 589,531,179
1103	VILLAGE OF POINT VENTURE	City	\$ 467,043,619	\$ 418,360,411
1019	VILLAGE OF SAN LEANNA	City	\$ 174,595,880	\$ 129,252,511
1102	VILLAGE OF THE HILLS	City	\$ 986,622,785	\$ 728,026,429
1076	VILLAGE OF VOLENTE	City	\$ 542,165,343	\$ 429,289,977
1077	VILLAGE OF WEBBERVILLE	City	\$ 106,876,673	\$ 53,791,893
1895755	VISTA MUD	MUD	\$ 38,258,552	\$ 26,979,169
1051	WELLS BRANCH MUD	MUD	\$ 2,257,339,069	\$ 1,857,335,136
1092	WEST TRAVIS CO MUD NO 6	MUD	\$ 1,390,532,876	\$ 1,233,711,364
1093	WEST TRAVIS CO MUD NO 7	MUD	\$ 6,229,437	\$ 6,225,686
1094	WEST TRAVIS CO MUD NO 8	MUD	\$ 270,879,548	\$ 257,202,126
1607164	WHISPER VALLEY PID	Public Improvement District	\$ 302,591,258	\$ 230,059,404
1104	WILBARGER CRK MUD NO 1	MUD	\$ 437,384,311	\$ 397,131,874
1105	WILBARGER CRK MUD NO 2	MUD	\$ 27,381,299	\$ 3,662,213
1895775	WILDHORSE PID (IMP AREA #2)	Public Improvement District	\$ 5,663,571	\$ 3,622,233
1400491	WILLIAMSON/TRAVIS MUD NO 1	MUD	\$ 205,046,291	\$ 198,311,458
1032	WMSN CO WSID DIST 3	Water	\$ 126,895,099	\$ 118,332,151



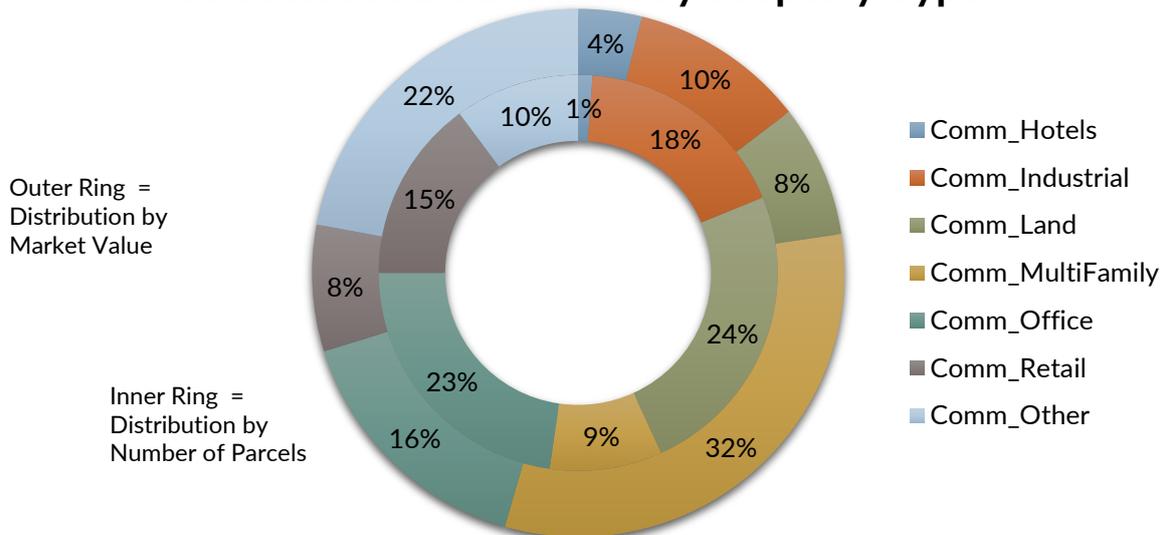
# VALUE DISTRIBUTIONS

Property Type	Count	Market Value
BPP	38,752	\$ 24,493,344,649
Commercial	25,758	\$ 184,160,878,176
Residential	423,321	\$ 249,832,827,087
<b>Total</b>	<b>487,831</b>	<b>\$ 458,487,049,912</b>

## Distribution by General Property Type



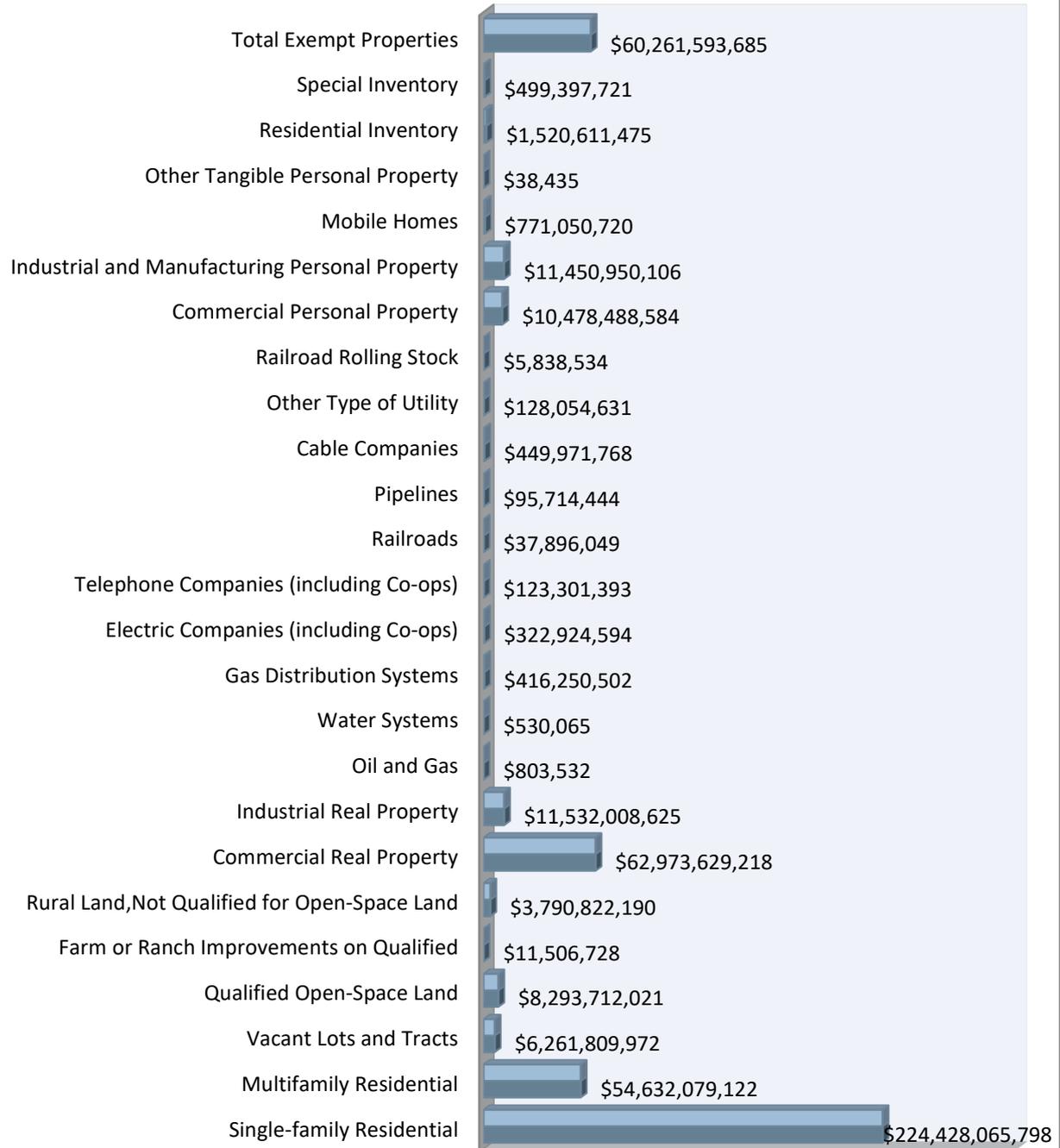
## Commercial Distribution by Property Type



# STATE PROPERTY CATEGORIES

State Cd	State Cd Desc	Prop Count	New Market Value	Market Value	Taxable Value
A	Single-family Residential	366,357	\$ 2,666,495,815	\$ 224,428,065,798	\$ 169,380,215,578
B	Multifamily Residential	12,636	\$ 1,935,530,439	\$ 54,632,079,122	\$ 53,530,014,222
C1	Vacant Lots and Tracts	31,585	\$ -	\$ 6,261,809,972	\$ 5,799,332,742
D1	Qualified Open-Space Land	4,584	\$ -	\$ 8,293,712,021	\$ 29,801,428
D2	Farm or Ranch Improvements on Qualified	258	\$ 325,892	\$ 11,506,728	\$ 9,586,819
E	Rural Land,Not Qualified for Open-Space Land	6,896	\$ 34,275,974	\$ 3,790,822,190	\$ 2,986,920,914
F1	Commercial Real Property	10,972	\$ 807,889,446	\$ 62,973,629,218	\$ 62,207,799,261
F2	Industrial Real Property	5,466	\$ 1,352,134,622	\$ 11,532,008,625	\$ 11,336,647,090
G1	Oil and Gas	5	\$ -	\$ 803,532	\$ 790,811
J1	Water Systems	5	\$ -	\$ 530,065	\$ 530,065
J2	Gas Distribution Systems	15	\$ -	\$ 416,250,502	\$ 416,250,502
J3	Electric Companies (including Co-ops)	89	\$ -	\$ 322,924,594	\$ 322,805,922
J4	Telephone Companies (including Co-ops)	27	\$ -	\$ 123,301,393	\$ 123,233,786
J5	Railroads	8	\$ -	\$ 37,896,049	\$ 37,359,086
J6	Pipelines	148	\$ -	\$ 95,714,444	\$ 94,105,759
J7	Cable Companies	50	\$ -	\$ 449,971,768	\$ 449,971,768
J8	Other Type of Utility	2	\$ -	\$ 128,054,631	\$ 128,054,631
J9	Railroad Rolling Stock	1	\$ -	\$ 5,838,534	\$ 5,838,534
L1	Commercial Personal Property	31,046	\$ -	\$ 10,478,488,584	\$ 10,142,258,038
L2	Industrial and Manufacturing Personal Property	950	\$ -	\$ 11,450,950,106	\$ 8,975,637,471
M1	Mobile Homes	11,937	\$ 1,453,203	\$ 771,050,720	\$ 697,112,944
M2	Other Tangible Personal Property	1	\$ -	\$ 38,435	\$ 30,748
O	Residential Inventory	8,983	\$ 571,729,005	\$ 1,520,611,475	\$ 1,433,770,043
S	Special Inventory	534	\$ -	\$ 499,397,721	\$ 499,397,721
X	Total Exempt Properties	16,325	\$ 381,559,027	\$ 60,261,593,685	\$ -
		<b>508,880</b>	<b>\$ 7,751,393,423</b>	<b>\$ 458,487,049,912</b>	<b>\$ 328,607,465,883</b>





# TOP TEN TAXPAYERS

## Top Ten 2025 Ad Valorem Taxpayers in Travis County

	Taxpayer Name	Market Value	% of Total County Market Value	Taxable Value	% of Total County Taxable Value
1	Tesla Inc.	\$5,929,968,195	1.29%	\$5,649,599,293	1.72%
2	Colorado River Project LLC	\$4,311,276,652	0.94%	\$4,296,812,334	1.31%
3	Columbia/St Davids Healthcare	\$770,816,152	0.17%	\$770,351,918	0.23%
4	Samsung Austin Semiconductor	\$673,353,703	0.15%	\$575,876,269	0.18%
5	Amazon.com Services LLC	\$528,134,977	0.12%	\$528,134,977	0.16%
6	Legacy Guadalupe LLC	\$484,825,153	0.11%	\$484,825,153	0.15%
7	BPP Alphabet MF Riata LP	\$484,351,065	0.11%	\$484,311,506	0.15%
8	Waller Creek Eleven Ltd	\$465,000,000	0.10%	\$465,000,000	0.14%
9	110 E 2nd Series	\$445,777,433	0.10%	\$445,777,433	0.14%
10	HEB LP	\$419,015,234	0.09%	\$416,528,148	0.13%
	<b>TRAVIS COUNTY TOTAL</b>	<b>\$ 458,487,049,912</b>	<b>100.00%</b>	<b>\$ 328,607,465,883</b>	<b>100.00%</b>
* Sum of all properties/accounts for the principal taxpayer					



# EXEMPTIONS

The general residence homestead exemption applies to owner-occupied residential properties. It removes a portion of the property's value from taxation, resulting in a lower tax bill for the homestead property.

If you qualify for the Over 65 exemption, a property tax “ceiling” automatically limits school taxes to the amount you paid in the year you first qualified for the exemption.

100% disabled veterans are eligible for 100% exemptions on their residence homestead. Documentation from the Department of Veterans Affairs must be submitted indicating 100 percent disability compensation due to a service-connected disability AND a rating of 100 percent disabled or a determination of individual unemployability from the VA.

taxingUnitName	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
ACC DIST - WMSN CO		1%		\$ 75,000		
ANDERSON MILL LIMITED DISTRICT		20%		\$ 10,000		\$ 10,000
AUSTIN COMM COLL DIST		1%		\$ 75,000		\$ 75,000
AUSTIN ISD	\$ 140,000		\$ 60,000	\$ 25,000	\$ 60,000	\$ 15,000
BLUE GOOSE ROAD DISANNEXED		20%		\$ 192,000		\$ 192,000
CITY OF AUSTIN		20%		\$ 192,000		\$ 192,000
CITY OF AUSTIN/HAYS CO				\$ 51,000		
CITY OF AUSTIN/WMSN CO				\$ 51,000		\$ 51,000
CITY OF BEE CAVE		20%		\$ 65,000		\$ 65,000
CITY OF CEDAR PARK		1%		\$ 30,000		\$ 20,000
CITY OF ELGIN				\$ 15,000		\$ 15,000
CITY OF JONESTOWN		20%		\$ 8,000		\$ 8,000
CITY OF LAGO VISTA		20%				
CITY OF LAKEWAY				\$ 50,000		
CITY OF LEANDER		1%		\$ 10,000		\$ 10,000
CITY OF MANOR				\$ 10,000		
CITY OF MUSTANG RIDGE				\$ 5,000		
CITY OF PFLUGERVILLE				\$ 50,000		\$ 50,000
CITY OF ROLLINGWOOD				\$ 3,000		
CITY OF ROUND ROCK				\$ 22,000		\$ 3,000
CITY OF SUNSET VALLEY		10%		\$ 3,000		\$ 3,000
CITY OF WEST LAKE HILLS				\$ 4,000		
COTTONWD CREEK MUD NO 1				\$ 5,000		\$ 5,000
COUPLAND ISD	\$ 140,000		\$ 60,000		\$ 60,000	
DEL VALLE ISD	\$ 140,000		\$ 60,000		\$ 60,000	
DOWNTOWN PUB IMP DIST				\$ 70,000		
DRIPPING SPRINGS ISD	\$ 140,000		\$ 60,000		\$ 60,000	
E SIXTH ST PUB IMP DIST				\$ 70,000		\$ 70,000
EANES ISD	\$ 140,000		\$ 60,000	\$ 20,000	\$ 60,000	\$ 20,000
ELGIN ISD	\$ 140,000		\$ 60,000		\$ 60,000	
HAYS CONSOLIDATED ISD	\$ 140,000		\$ 60,000		\$ 60,000	
HURST CREEK MUD		20%		\$ 10,000		\$ 10,000
JOHNSON CITY ISD	\$ 140,000		\$ 60,000		\$ 60,000	



taxingUnitName	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
LAGO VISTA ISD	\$ 140,000	20%	\$ 60,000		\$ 60,000	
LAKE TRAVIS ISD	\$ 140,000	20%	\$ 60,000		\$ 60,000	
LAKESIDE WCID NO 2B				\$ 100,000		
LAKEWAY MUD				\$ 5,000		
LAZY NINE MUD NO 1B				\$ 10,000		\$ 10,000
LEANDER ISD	\$ 140,000		\$ 60,000	\$ 3,000	\$ 60,000	\$ 3,000
LOST CREEK DISANNEXED		20%		\$ 192,000		\$ 192,000
LOST CREEK LIMITED DISTRICT				\$ 4,000		
LOST CREEK MUD				\$ 4,000		
MANOR ISD	\$ 140,000		\$ 60,000	\$ 25,000	\$ 60,000	\$ 15,000
MARBLE FALLS ISD	\$ 140,000		\$ 60,000	\$ 3,000	\$ 60,000	
NORTH AUSTIN MUD NO 1		5%		\$ 25,000		\$ 40,000
NORTHTOWN MUD		5%		\$ 25,000		\$ 25,000
PFLUGERVILLE ISD	\$ 140,000		\$ 60,000	\$ 9,100	\$ 60,000	
RIVER PLACE DISANNEXED		20%		\$ 192,000		\$ 192,000
RIVER PLACE LIMITED DISTRICT		10%		\$ 25,000		\$ 25,000
RIVER PLACE MUD		10%		\$ 25,000		
RNCH @ CYPRSS CRK MUD 1				\$ 15,000		\$ 15,000
ROUND ROCK ISD	\$ 140,000		\$ 60,000		\$ 60,000	\$ 3,000
TANGLEWD FOREST LTD DIST		10%		\$ 50,000		\$ 15,000
TRAVIS CO BCCP		20%		\$ 65,000		\$ 65,000
TRAVIS CO BEE CAVE ROAD DIST NO 1		20%		\$ 143,220		\$ 143,220
TRAVIS CO ESD NO 4		20%		\$ 400,000		\$ 400,000
TRAVIS CO ESD NO 9				\$ 4,000		
TRAVIS CO MUD NO 10		15%		\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 15				\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 18				\$ 21,000		\$ 21,000
TRAVIS CO MUD NO 2				\$ 5,000		\$ 5,000
TRAVIS CO MUD NO 8						\$ 15,000
TRAVIS CO RFP DIST NO 6		\$ 5,000		\$ 3,000		\$ 3,000
TRAVIS CO WCID NO 10				\$ 4,000		
TRAVIS CO WCID NO 15		20%		\$ 15,000		
TRAVIS CO WCID NO 17		10%		\$ 15,000		\$ 15,000
TRAVIS CO WCID NO 18				\$ 30,000		
TRAVIS COUNTY		20%		\$ 143,220		\$ 143,220
TRAVIS COUNTY HEALTHCARE DISTRICT		20%		\$ 185,200		\$ 185,200
VILLAGE OF POINT VENTURE		10%				
VILLAGE OF SAN LEANNA				\$ 25,000		
VILLAGE OF THE HILLS		20%		\$ 25,000		\$ 25,000
VILLAGE OF VOLENTE				\$ 45,000		\$ 45,000
VILLAGE OF WEBBERVILLE		5%				
WELLS BRANCH MUD		20%		\$ 125,000		\$ 125,000
WEST TRAVIS CO MUD NO 8		20%		\$ 115,000		
WILLIAMSON/TRAVIS MUD NO 1				\$ 15,000		\$ 15,000
WMSN-TR CO WCID NO 1F				\$ 15,000		
WMSN-TR CO WCID NO 1G				\$ 15,000		

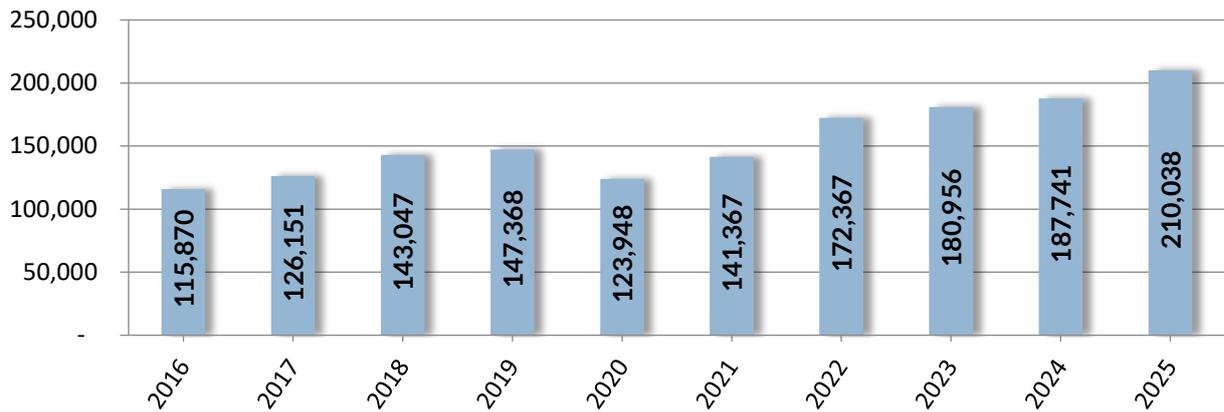
Non-profit organizations that are eligible for property tax exemptions include, but are not limited to, certain charitable organizations, youth development organizations, religious organizations, non-profit private schools, charitable hospitals, cemeteries, and veterans' organizations. Property owners with mineral property worth less than \$500 or business personal property worth less than \$2,500 are exempt from property taxes. No exemption application is required.



# TAXPAYER APPEALS

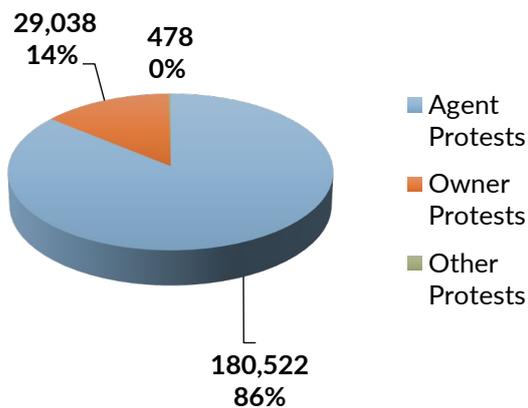
Taxpayers have the right to appeal their property's valuation. The Appraisal Review Board considers all evidence presented by the property owner and the Appraisal District Office at formal hearings. They then rule on the value of the property in question.

## 10 Year History of Property Appeals

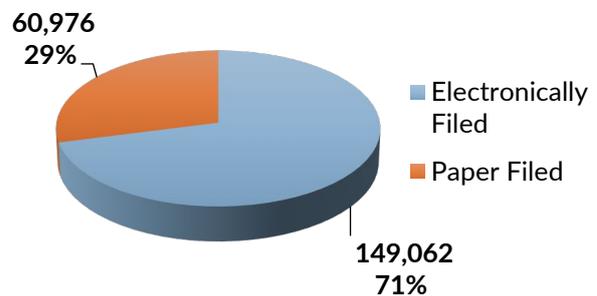


Taxpayer protests can be filed by the property owner or an authorized agent for the property owner. Protests can be filed electronically via the public portal or by submitting a paper protest form.

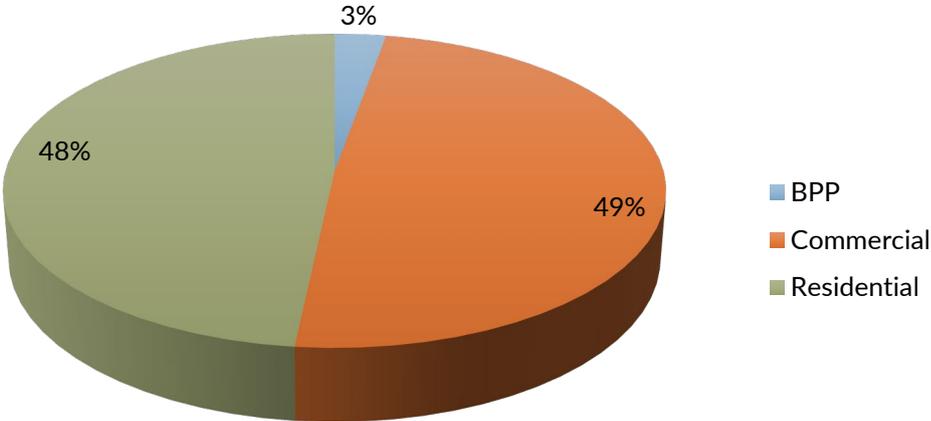
### Distribution of 2025 Appeals by Filing Type



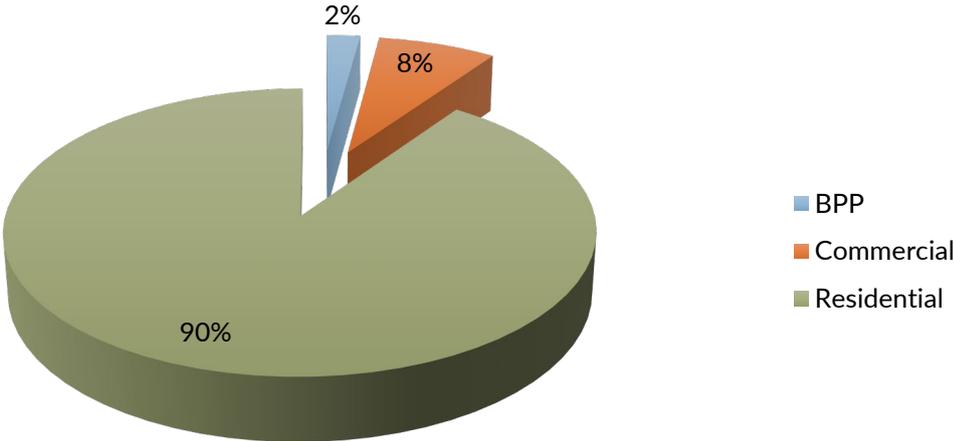
### Distribution of 2025 Appeals by Filing Method



# Distribution of 2025 Appeals by Market Value

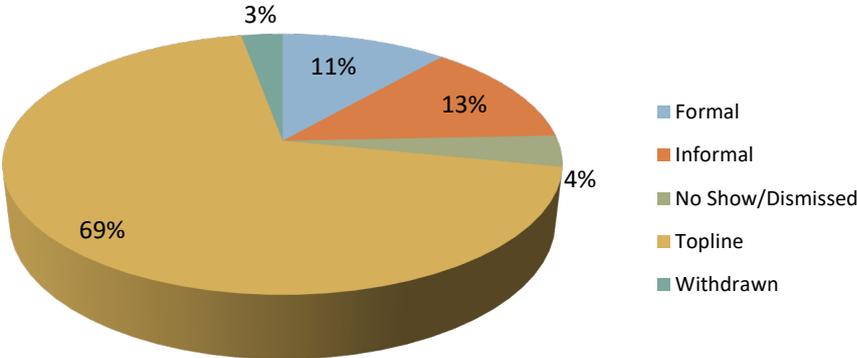


# Distribution of 2025 Appeals By Number of Appeals Filed



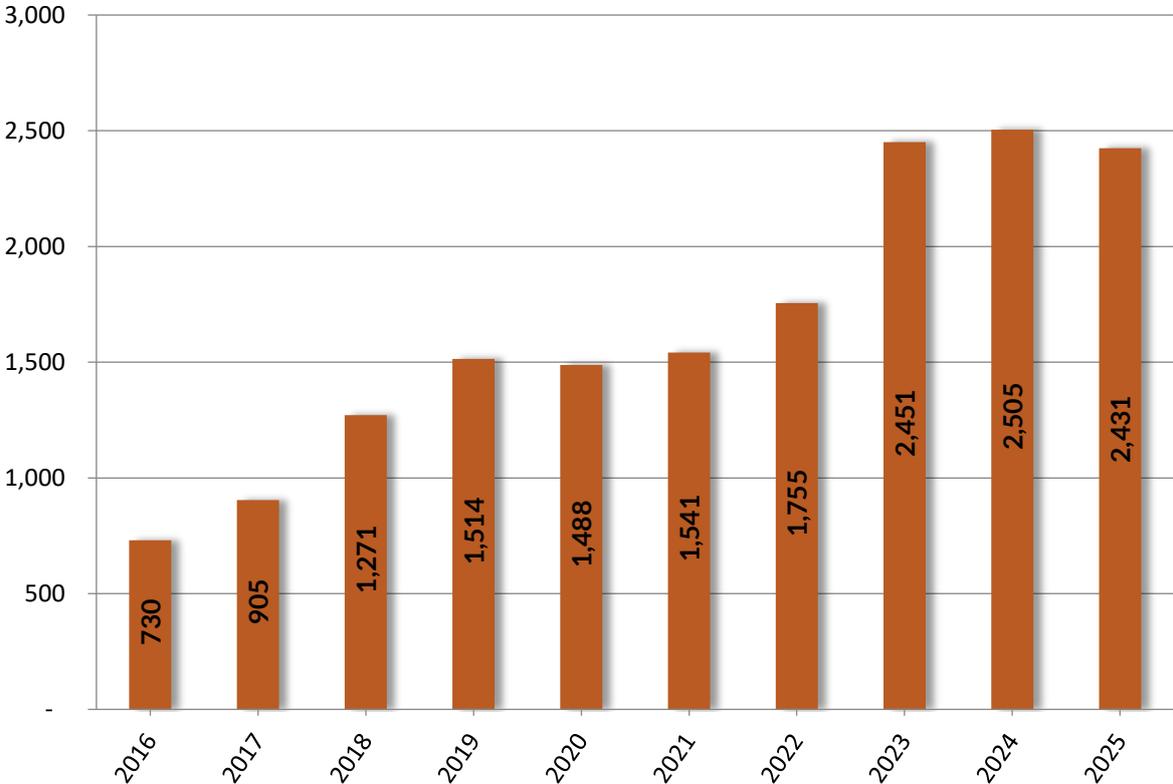
Taxpayers who file an appeal are first given an opportunity to meet informally with an appraiser. If the property owner is unable to reach a value agreement with the appraiser, they can take their protest to the Appraisal Review Board for a formal hearing.

### Resolution



Taxpayers dissatisfied with the Appraisal Review Board formal hearing determination may appeal the decision to arbitration, State Office of Administrative Hearings, or District Court.

### 10 Year History of Property Lawsuits



# COMPTROLLER PTAD STUDIES

Annually, the Comptroller’s Property Tax Assistance Division performs either a School District Property Value Study (SDPVS) or Methods and Assistance Program (MAP) review of each appraisal district.

The purpose of the PVS is to determine the median level of appraisal for the appraisal district and to determine the taxable value for each ISD for school funding purposes. Travis CAD received its most recent PVS review in 2024 and the results are presented below.

## 2024 PROPERTY VALUE STUDY

Category	Number of Ratios **	2024 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w /in (+/-) 10 % of Median	% Ratios w /in (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	4,732	235,522,725,978	1.00	7.59	72.97	95.22	1.01
B. MULTI-FAMILY RESIDENCES	213	53,343,002,349	0.98	8.82	73.71	93.9	1
C1. VACANT LOTS	326	6,389,871,891	1.00	26.81	33.74	63.8	1.11
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	12,600,482	*	*	*	*	*
E. RURAL-NON-QUAL	89	3,904,258,631	1.00	25.29	33.71	55.06	1.03
F1. COMMERCIAL REAL	296	65,056,883,854	1.00	12.56	58.78	86.82	0.97
F2. INDUSTRIAL REAL	0	11,868,116,960	*	*	*	*	*
G. OIL, GAS, MINERALS	0	0	*	*	*	*	*
J. UTILITIES	11	1,293,091,172	*	*	*	*	*
L1. COMMERCIAL PERSONAL	242	9,230,689,623	0.98	6.85	80.17	95.04	1.01
L2. INDUSTRIAL PERSONAL	0	9,357,479,935	*	*	*	*	*
M. OTHER PERSONAL	0	752,722,623	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	1,648,641,467	*	*	*	*	*
S. SPECIAL INVENTORY	0	493,311,014	*	*	*	*	*
OVERALL	5,909	398,873,395,979	1.00	9.18	69.94	92.44	1.01



## 2025 METHODS AND ASSISTANCE PROGRAM REVIEW

Travis CAD received its most recent MAP review in 2025. The review determines whether appraisal districts meet minimum requirements for appraisal duties and reviews specifically for governance, taxpayer assistance, operating procedures, and appraisal standards and methodology. Travis CAD passed all mandatory requirements and received a “Meets All” rating in all areas of review.

Texas Comptroller of Public Accounts  
 2024-25 Final Methods and Assistance Program Review  
 Travis Central Appraisal District  
 Current MAP Cycle Chief Appraiser(s): Leana Mann  
 Previous MAP Cycle Chief Appraiser(s): Marya Crigler

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

Mandatory Requirements	PASS/FAIL
Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code?	PASS
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district’s most recent reappraisal plan current?	PASS
Are the appraisal district’s appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district’s written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets All

### Appraisal District Ratings:

- Meets All – The total point score is 100
- Meets – The total point score ranges from 90 to less than 100
- Needs Some Improvement - The total point score ranges from 85 to less than 90
- Needs Significant Improvement – The total point score ranges from 75 to less than 85
- Unsatisfactory – The total point score is less than 75

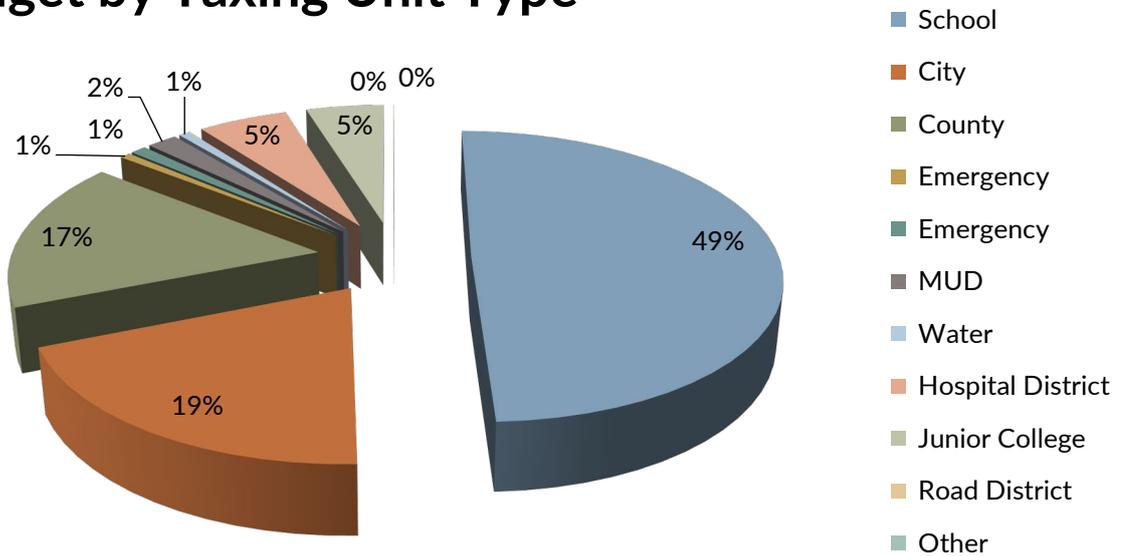
Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total “Yes” Points	Total Score (Total “Yes” Questions/Total Questions) x 100
Governance	17	17	100
Taxpayer Assistance	16	16	100
Operating Procedures	24	24	100
Appraisal Standards, Procedures and Methodology	28	28	100



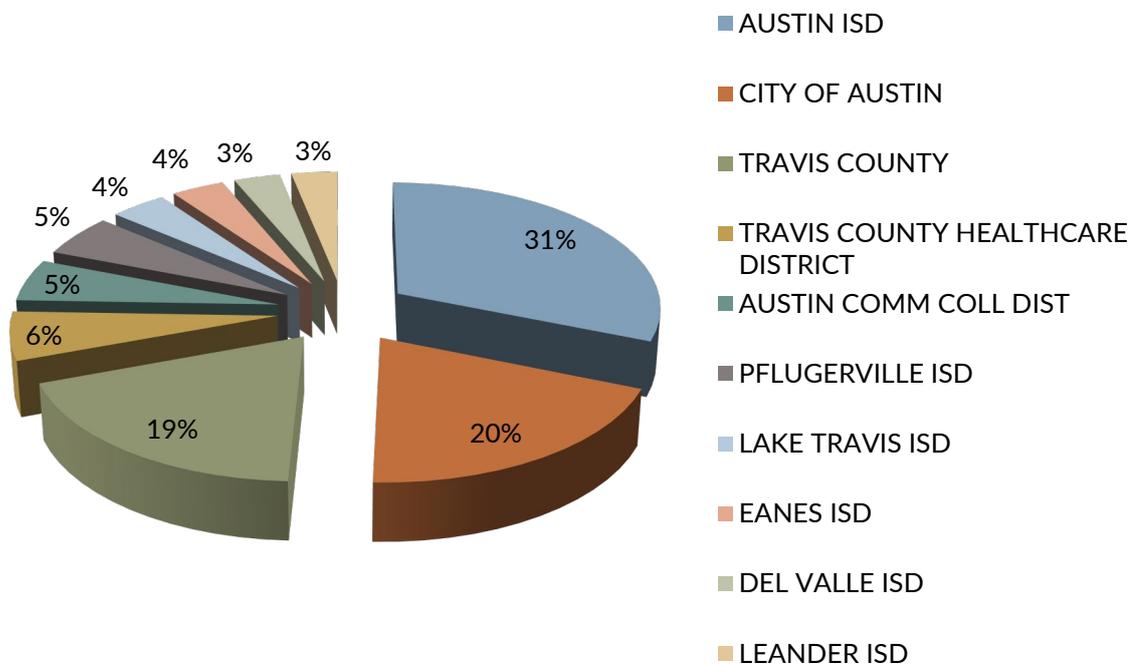
# APPRAISAL DISTRICT FINANCES

Local taxing units pay appraisal district expenses based on their share of the total property tax levy for all taxing units in the appraisal district.

## Budget by Taxing Unit Type



## Top 10 Contributing Taxing Units



The District’s financial statements are audited annually by a CPA in accordance with generally accepted auditing standards. The audit results are presented to the Board of Directors.

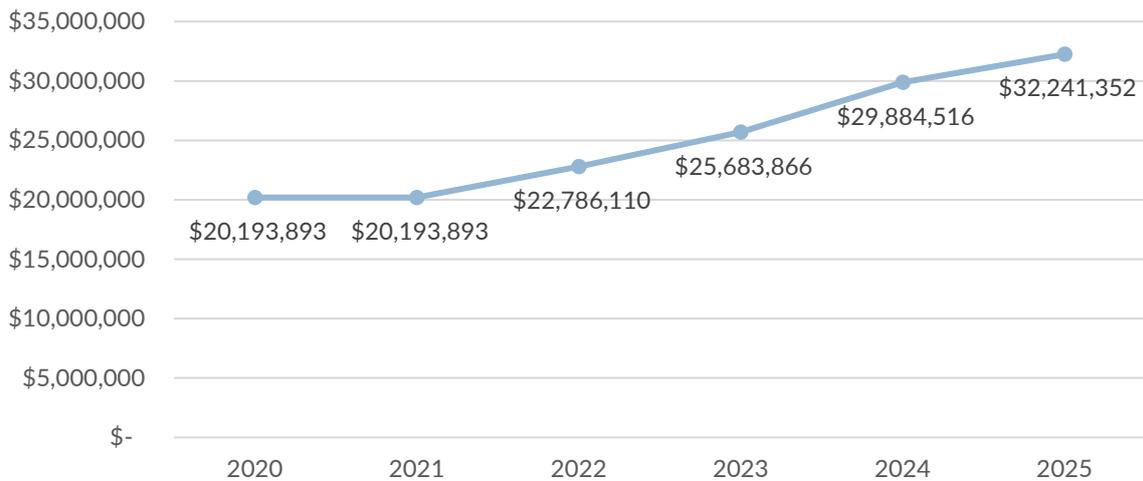
The appraisal district budget is prepared and presented to the Board of Directors and all taxing units in preliminary form no later than June 15<sup>th</sup> of the preceding budget year. After a public hearing is held, the Board formally adopts the district budget no later than September 15<sup>th</sup>. The budget outlines goals, objectives, programs to be accomplished, operating and maintenance expenditures, personnel breakdown with staffing levels and salary ranges, and capitalized equipment to be purchased.

Below is a summary of the major revenue sources and major expenditure categories by fiscal year for FY 2025, along with budget histories for the previous five years.

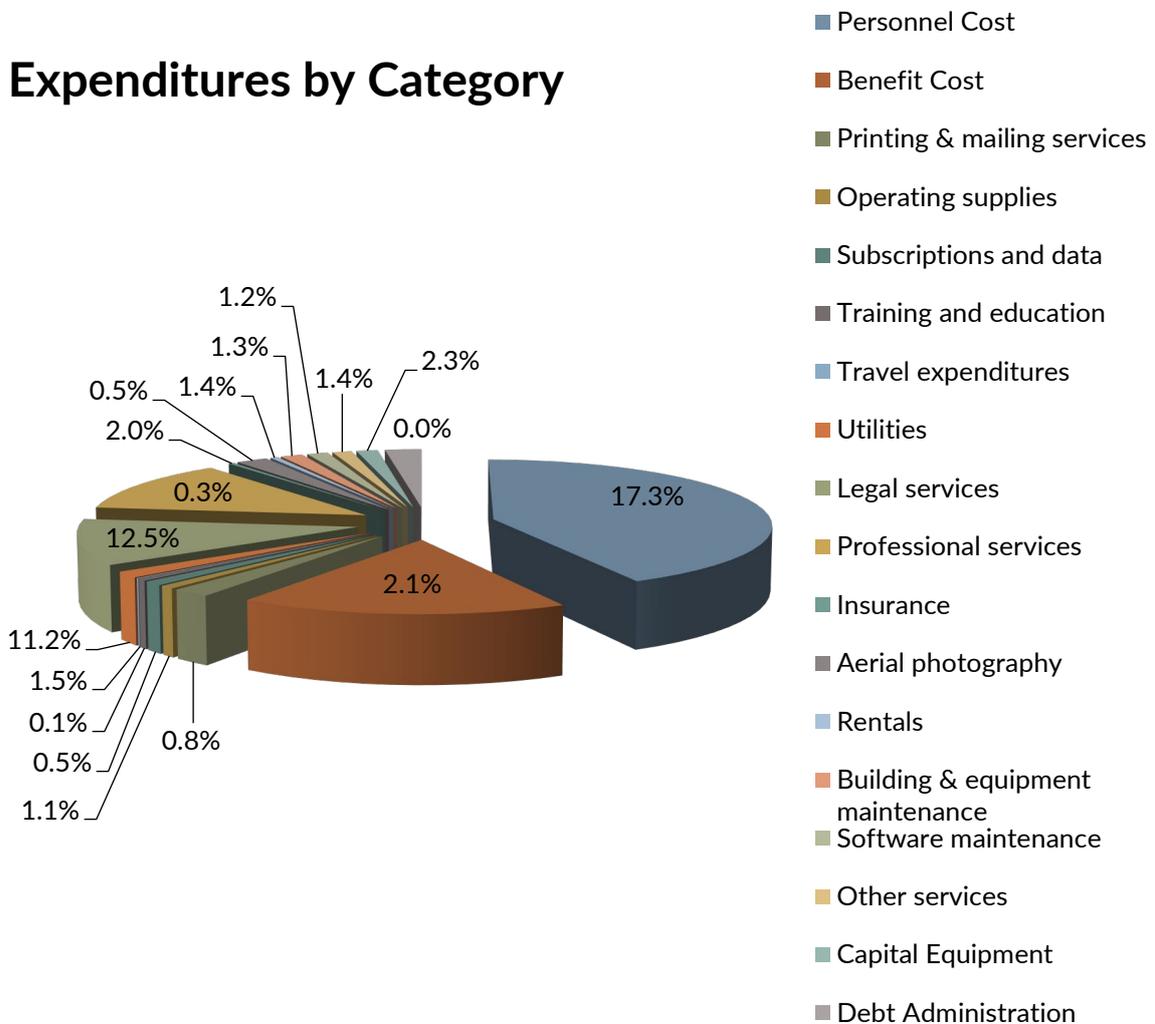
<b>Budget Comparison FY 2025 &amp; Past 5 Years</b>						
	<b>2025 Adopted</b>	<b>2024 Adopted</b>	<b>2023 Adopted</b>	<b>2022 Adopted</b>	<b>2021 Adopted</b>	<b>2020 Adopted</b>
Appraisal assessments	\$ 29,884,516	\$ 29,884,516	\$ 25,683,866	\$ 22,786,110	\$ 20,193,893	\$ 20,193,893
Other revenue	209,000	209,000	182,500	182,500	365,000	340,000
<b>Total budgeted revenues</b>	<b>\$ 30,093,516</b>	<b>\$ 30,093,516</b>	<b>\$ 25,866,366</b>	<b>\$ 22,968,610</b>	<b>\$ 20,558,893</b>	<b>\$ 20,533,893</b>
<b>Expenditures by Category:</b>						
Personnel Cost	13,661,446	12,892,155	12,561,356	11,138,355	9,471,645	9,389,097
Benefit Cost	5,568,186	4,817,439	4,493,676	4,143,506	3,315,329	3,180,737
Printing & mailing services	665,200	809,700	665,819	850,950	733,250	454,300
Operating supplies	248,183	226,800	195,500	159,285	172,050	181,850
Subscriptions and data	340,720	352,310	286,560	415,426	328,460	189,779
Training and education	162,666	151,790	120,790	111,115	112,365	126,655
Travel expenditures	41,327	26,450	16,950	10,750	11,250	46,250
Utilities	495,800	555,860	607,797	624,147	421,779	426,735
Legal services	3,625,000	2,042,500	1,715,000	983,500	1,293,000	1,335,000
Professional services	4,033,256	5,111,986	1,821,189	1,350,369	1,565,356	1,880,061
Insurance	110,678	86,678	74,000	77,000	69,000	82,500
Aerial photography	657,650	579,260	802,297	442,297	442,297	524,594
Rentals	154,320	153,320	150,870	169,370	175,850	134,520
Building & equipment maintenance	463,289	444,290	379,418	405,984	429,486	325,765
Software maintenance	430,627	350,467	462,100	515,735	610,347	573,938
Other services	396,116	411,697	407,775	373,760	270,970	288,630
Capital Equipment	438,050	122,976	173,931	265,723	22,265	304,288
Debt Administration	748,838	748,838	748,838	748,838	749,194	749,194
<b>Total Expenditures</b>	<b>\$ 32,241,352</b>	<b>\$ 29,884,516</b>	<b>\$ 25,683,866</b>	<b>\$ 22,786,110</b>	<b>\$ 20,193,893</b>	<b>\$ 20,193,893</b>



## Total Budgeted Expenditures by Year



## Expenditures by Category



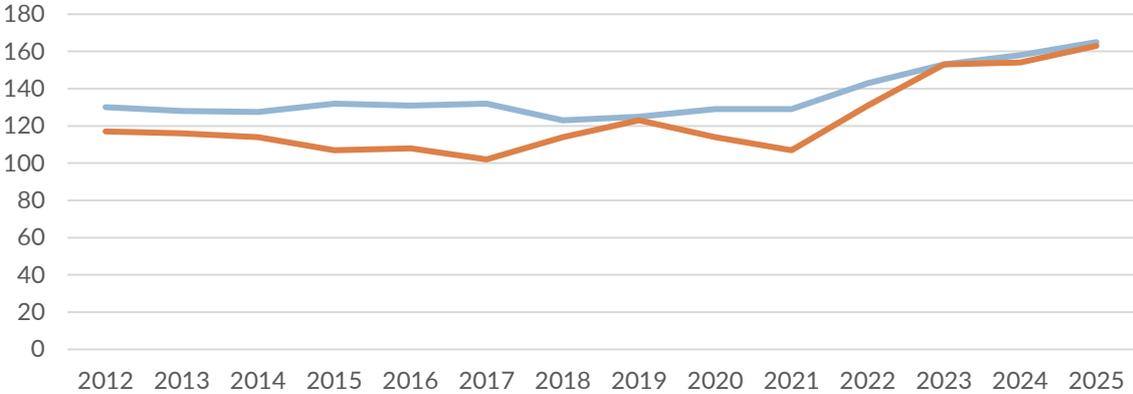
# CAD STAFFING

## Key District Personnel- 2025

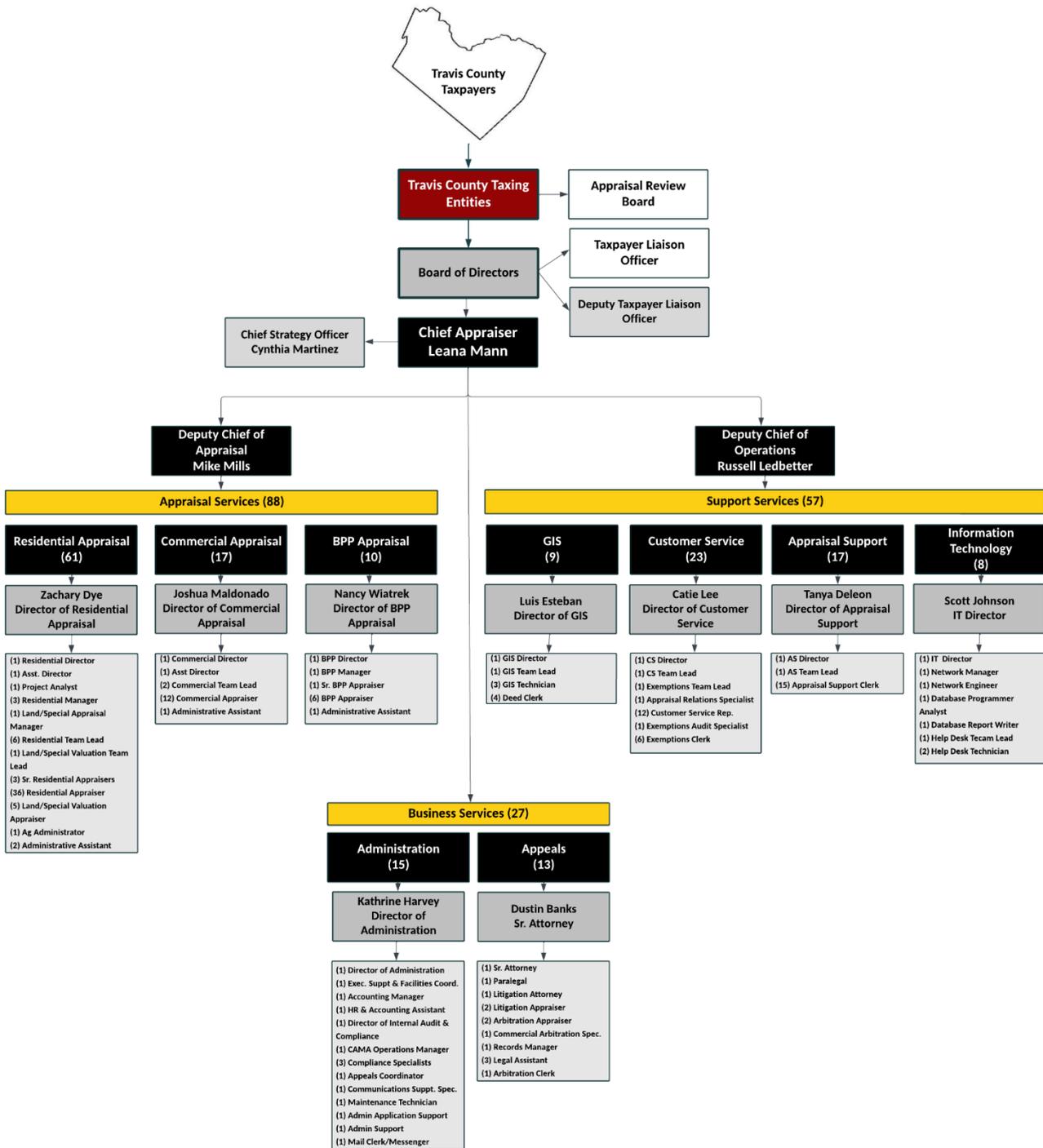
Chief Appraiser	Leana Mann
Deputy Chief of Appraisal	Mike Mills
Deputy Chief of Operations	Russell Ledbetter
In-house Counsel	Dustin Banks
Chief Strategy Officer	Cynthia Martinez
Director of Administration	Kathrine Harvey
Director of GIS	Luis Esteban
Director of Customer Service	Catie Lee
Director of Appraisal Support	Tanya Deleon
Director Personal Property Appraisal	Nancy Wiatrek
Director Commercial Appraisal	Joshua Maldonado
Assistant Director Commercial Appraisal	Daniel Maziotti
Director Residential Appraisal	Zachary Dye
Assistant Director Residential Appraisal	Jazmin Gonzalez

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
# of Budgeted Personnel	130	128	127.5	132	131	132	123	125	129	129	143	153	158	165
Actual Personnel	117	116	114	107	108	102	114	123	114	107	131	153	154	163
Variance	13	12	13.5	25	23	30	9	2	15	22	12	0	4	2

Personnel Comparison



# ORGANIZATION CHART



# CAD COMPARISON

A useful statistic is the comparison of the CAD budget to the total taxes levied by the taxing entities. This reflects the cost to generate a dollar of property tax revenue, which, in turn, indicates appraisal and operating efficiency.

<b>Budget as a % of Total Levy</b>			
			Budget as a % of Market
	2024 Total Levy	2024 Budget	Value
Dallas	\$ 8,575,220,130	\$ 37,006,000	0.4315%
<b>Travis</b>	<b>\$ 6,355,794,233</b>	<b>\$ 29,884,516</b>	<b>0.4702%</b>
Tarrant	\$ 5,939,901,241	\$ 29,428,906	0.4954%
Bexar	\$ 5,004,768,292	\$ 25,901,200	0.5175%
Collin	\$ 4,041,384,400	\$ 29,794,600	0.7372%
Midland	\$ 692,813,073	\$ 5,751,307	0.8301%
Harris	\$ 13,474,911,409	\$117,413,324	0.8713%
Fort Bend	\$ 2,553,899,587	\$ 24,416,922	0.9561%
Denton	\$ 1,961,780,200	\$ 20,347,802	1.0372%
El Paso	\$ 1,591,272,568	\$ 22,038,298	1.3849%

Another helpful statistic for weighing appraisal district performance is comparing the appraisal district budget to the total market value. This measures the CAD's operating efficiency based on how much it costs to produce a market value appraisal roll. Travis CAD has the lowest budget as a percent of total market value compared to other similar metro CADs.

<b>Budget as a % of Market Value</b>			
			Budget as a % of Market
	2024 Market Value	2024 Budget	Value
<b>Travis</b>	<b>\$ 460,159,726,555</b>	<b>\$ 29,884,516</b>	<b>0.0065%</b>
Dallas	\$ 568,904,986,950	\$ 37,006,000	0.0065%
Tarrant	\$ 360,142,946,141	\$ 29,428,906	0.0082%
Bexar	\$ 314,349,625,944	\$ 25,901,200	0.0082%
Denton	\$ 235,733,571,726	\$ 20,347,802	0.0086%
Collin	\$ 317,888,814,988	\$ 29,794,600	0.0094%
Midland	\$ 58,598,656,590	\$ 5,751,307	0.0098%
Harris	\$ 900,859,605,278	\$117,413,324	0.0130%
Fort Bend	\$ 169,797,203,099	\$ 24,416,922	0.0144%
El Paso	\$ 91,957,540,705	\$ 22,038,298	0.0240%



As of the most recent Comptroller’s Operations Survey (2024), Travis CAD had the third-highest market value in the state.

<b>Top 10 Texas CADs by Market Value</b>			
	<b>2024 Market Value</b>	<b>Market Value (Billions)</b>	<b>% of Total State Market Value</b>
Harris	\$ 900,859,605,278	\$ 901	<b>16.1088%</b>
Dallas	\$ 568,904,986,950	\$ 569	<b>10.1729%</b>
<b>Travis</b>	<b>\$ 460,159,726,555</b>	<b>\$ 460</b>	<b>8.2284%</b>
Tarrant	\$ 360,142,946,141	\$ 360	<b>6.4399%</b>
Collin	\$ 317,888,814,988	\$ 318	<b>5.6843%</b>
Bexar	\$ 314,349,625,944	\$ 314	<b>5.6211%</b>
Denton	\$ 235,733,571,726	\$ 236	<b>4.2153%</b>
Fort Bend	\$ 169,797,203,099	\$ 170	<b>3.0362%</b>
El Paso	\$ 91,957,540,705	\$ 92	<b>1.6443%</b>
Midland	\$ 58,598,656,590	\$ 59	<b>1.0478%</b>
<b>State Total</b>	<b>\$ 5,592,359,505,018</b>	<b>\$ 5,592</b>	



# APPRAISAL DISTRICT WORKLOAD

## Appraisal Functions

The appraisal functions for the Travis Central Appraisal District are divided into three departments—Commercial Appraisal, Residential Appraisal, and Business Personal Property Appraisal. Within these three departments, there are a total of 80 full-time employees. Of those staff members, 38 are Registered Professional Appraisers (RPAs) through the Texas Department of Licensing and Regulation (TDLR), and an additional 42 are registered with TDLR and working toward their RPA designation.

### Appraisal Phase

During the appraisal phase, appraisers conduct field inspections and aerial reviews of properties to discover any new property and list all characteristics of new and existing properties. These steps are the foundation of determining a market value for each property within Travis County. The staff also determine a property's situs, or where it will be taxable. The appraisal district sends a notice of appraised value to each property owner listing their property's market value for the tax year, along with other information required by the Texas Property Tax Code to be included in the Notice of Appraised Value. Travis CAD then compiles a formal list of all taxable property, known as the appraisal records, and delivers the records to the Appraisal Review Board before beginning the next phase of the cycle.

### Equalization Phase

During the equalization phase, property owners can protest their appraisal on the basis that their market value is excessive or they were unequally appraised, determination of situs, the denial of any exemptions, denial of special-use appraisal, determination of a change of use on previously qualified agricultural or timber land, determination of ownership, failure of the ARB or appraisal district to send required notices, or any other action that applies to and adversely affects the property owner. Appraisers will meet informally with property owners and agents to discuss a protest and try to resolve any concerns. If a property owner and appraiser cannot reach an agreement, the owner may have their protest heard by the Appraisal Review Board, an independent body of citizens that hears property owner protests and makes a determination on each protest.



*Note: The other two phases of the appraisal cycle do not pertain to the appraisal functions and are not reported here.*

# COMMERCIAL APPRAISAL

The Commercial Appraisal Department is responsible for appraising all commercial properties within Travis County, including all multi-family properties of five units and larger, retail, office, industrial, and lodging properties. This department must gather data pertaining to the quality, classification, and value of complex commercial properties. They are responsible for scheduling that allows for the systematic processing of commercial protests in a timely manner, which will allow the District to certify timely, as well as perform appraisals, data collection, sales analysis, and estimates for construction costs for various types of commercial properties.

Commercial Appraisal					
Performance Metric/Task:		2023	2024	2025	% Inc (Dec)
Field-work	Field Work Inspections	N/A	4,710	5,034	6.9%
	Permits Processed	5,200	5,036	5,105	1.4%
NOAV	Total Noticed Properties	20,827	24,141	20,923	-13.3%
	Properties noticed by April 15th	20,013	20,539	17,358	-15.5%
	% Noticed by April 15th	96.1%	85.1%	83.0%	-2.4%
Protest	Total Protests	15,205	15,694	15,846	1.0%
	Formal Hearings	5,122	4,759	3,805	-20.0%
	Informal Meetings Conducted	1,222	295	1,313	345.1%
	Joint Motion Agreements/Toplines	8,215	9,250	10,366	12.1%
	% of Protests Toplined	62.3%	58.9%	65.4%	11.0%



# RESIDENTIAL APPRAISAL

The Residential Appraisal Department is responsible for the fair and equitable appraisal of all residential property in Travis County, including houses, mobile homes, duplexes, triplexes, fourplexes, and residential condominiums. This department is responsible for applying generally accepted appraisal methods to estimate the value of all residential property in Travis County and producing an accurate residential appraisal roll. This department is also responsible for the scheduling that allows for the systematic processing of residential protests in a timely manner, which will allow the District to certify timely. This department values all land and builder’s inventory and places productivity (usually called Ag) values on properties.

Residential Appraisal					
Performance Metric/Task:		2023	2024	2025	% Inc (Dec)
Fieldwork	Field Work Inspections	43,580	92,378	97,779	5.8%
	New Construction	5,486	3,321	4,347	30.9%
	Permits Processed	30,380	24,524	29,533	20.4%
	Sales Transactions	14,469	12,160	12,090	-0.6%
NOAV	Total Noticed Properties	400,287	404,402	408,880	1.1%
	Properties noticed by April 15th	218,085	387,715	393,204	1.4%
	% Noticed by April 15th	54.5%	95.9%	93.2%	-2.8%
Protests	Total Protests	160,197	168,127	189,382	12.6%
	Formal Hearings	25,418	19,743	19,459	-1.4%
	Informal Agreements Reached	4,400	26,061	24,939	-4.3%
	Informal Meetings Conducted	48,295	16,460	20,637	25.4%
	Joint Motion Agreements/Toplines	95,999	115,130	133,748	16.2%
Special Valuation Applications		543	639	509	-20.3%



# BUSINESS PERSONAL PROPERTY APPRAISAL

The Business and Personal Property (BPP) Appraisal Department is responsible for the fair and equitable appraisal of all business and personal property in Travis County. This department is responsible for valuing all personal property accounts, including equipment, inventory, furniture, fixtures, and vehicles. They are also responsible for administering abatements, special inventory, and freeport exemptions. Additionally, they oversee contract appraisals for utilities, transportation, and minerals.

<b>Business Personal Property</b>					
<b>Performance Metric/Task:</b>		<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>% Inc (Dec)</b>
<b>NOAV</b>	Total Noticed Properties	34,961	34,200	31,421	-8.1%
	Properties noticed by June 1st	17,924	11,799	12,765	8.2%
	% Noticed by June 1st	51.3%	34.5%	40.6%	17.7%
<b>Protests</b>	Total Protests	4,817	5,104	4,605	-9.8%
	Formal Hearings	425	530	661	24.7%
	Informal Agreements Reached	1,568	1,846	1,579	-14.5%
	Informal Meetings Conducted	3,022	1,908	2,193	14.9%
	Joint Motion Agreements/Toplines	339	472	505	7.0%
<b>Renditions</b>	Renditions Mailed	35,875	34,793	33,829	-2.8%
	Renditions Processed	23,657	23,892	23,743	-0.6%
	Rendition Extension Request Processed	3,478	2,968	3,814	28.5%
	% of Renditions Filed with Extension Request	14.7%	12.4%	16.1%	29.8%
Fieldwork: Total Field Checks		8,906	8,597	16,236	88.9%
Special Inventory Tax		726	758	576	-24.0%



## Property Owner Outreach and Support Functions

The property owner outreach and support functions are comprised of the Communications Department and the Customer Service Department. There are 24 full-time employees performing property owner outreach and support functions. The public outreach is managed by the District's Chief Strategy Officer and the property owner support functions are managed by the Customer Service Director.

### PROPERTY OWNER OUTREACH

The property owner outreach is designed to provide beneficial information to property owners about the property tax system and the Travis Central Appraisal District's processes and procedures. These educational opportunities are provided through public outreach events and through messaging available on the District's public website.

Property Owner Outreach					
Performance Metric/Task:		2023	2024	2025	% Inc (Dec)
Traditional Media	Total Coverage	187	222	174	-21.6%
	Positive Coverage	95%	95%	86%	-9.5%
	On Message	95%	97%	92%	-5.2%
Digital Media	Total Website Visits	3,411,066	1,268,908	3,151,161	148.3%
	Exemptions Page Visits	192,988	157,498	189,606	20.4%
	Protests Page Visits	165,811	111,208	110,926	-0.3%
	Website Resource Downloads	41,924	34,316	37,853	10.3%
Outreach Events	Outreach events attended	13	50	54	8.0%
	Outreach- People Reached (In Person)	624	2,200	1,948	-11.5%
	Outreach- People Reached (Replays)	7,827	645	6,202	861.6%



# CUSTOMER SERVICE

The Customer Service Department is responsible for representing the District in frequent contact with the public. This department assists property owners, property tax professionals, attorneys, and the general public with any request. The customer service department administers homestead, disabled veteran, and over-65 exemptions, and is responsible for ensuring that exemptions are fairly and consistently granted in accordance with the Texas Property Tax Code.

Customer Service					
Performance Metric/Task:		2023	2024	2025	% Inc (Dec)
Property Owner Assistance	Calls Answered	66,180	65,665	66,950	2.0%
	Emails Answered	34,661	31,548	32,545	3.2%
	In Person Transactions	10,381	10,330	12,044	16.6%
	In-Person Wait Time	5.22 minutes	7.06 minutes	4.85 minutes	-31.3%
Exemptions Processed		65,443	30,602	43,698	42.8%



# Support Services

The support services functions for the Travis Central Appraisal District are divided into five departments—Administration, Legal, Information Technology, Geographic Information Systems, and Appraisal Support. These five support departments contain 57 full-time employees. Within these departments, there are 11 Registered Professional Appraisers (RPA) through the Texas Department of Licensing and Regulation (TDLR), with an additional 7 staff members registered with TDLR and working towards their RPA designation.

## ADMINISTRATION

The Administration Department plans, organizes, directs, and controls the business support functions related to human resources, budget, finance, purchasing, payroll, facilities maintenance, records management, and mail services. Additional responsibilities include conducting staff training/CLE, legislative bill tracking and analysis, as well as notarizing and translating forms and documents.

<b>Finance</b>				
Performance Metric/Task:	2023	2024	2025	% Inc (Dec)
GFOA Certificate of Achievement for Excellence in Financial Reporting	Yes	Yes	Yes	N/A
GFOA Distinguished Budget Award	Yes	Yes	Yes	N/A
GFOA Award for Popular Annual Financial Report	Yes	Yes	Yes	N/A
GTOT Investment Policy Certificate of Distinction	Yes	Yes	Yes	N/A
Vendor Payments Issues (Checks & ACH)	3,572	3,833	3,861	0.7%
Purchase Orders Issued	235	262	196	-25.2%



# LEGAL

The Legal Department manages post-administrative appeals, including lawsuits, arbitrations, SOAH hearings, mediations, and settlement conferences (internally and those of outside counsel); preparation and review of expert reports; filing and answering lawsuits; preparing and answering discovery, motions, and judgments; and providing legal advice on day-to-day issues arising out of issues involving the Texas Property Tax Code, exemption application, contracts, open meetings, and public information requests. The litigation appraisers handle all arbitrations and coordinate valuation efforts for use in SOAH hearings, mediations, and settlement conferences involving real property.

<b>Legal</b>				
Performance Metric/Task:	2023	2024	2025	% Inc (Dec)
Lawsuits Filed (Cause Number)	2,451	2,512	2,431	-3.2%
Lawsuits Filed (Property ID)	4,285	4,388	4,112	-6.3%
Number of Agreed Judgements (by Cause Number)	757	582	647	11.2%
Number of Agreed Judgements (by Property ID)	1,356	1,217	1,480	21.6%
Settlement Conferences Held (Days)	97	95	93	-2.1%



# INFORMATION TECHNOLOGY

The Information Technology Department's function is to manage the activities of the information technology environment, including the network, security, database, and CAMA software administration. This department is highly technical in all areas for troubleshooting, evaluating, and recommending changes to current and future network requirements to meet the District's needs. The IT department works closely with management and the District's software vendor to help design and implement new software features and programming changes, including changes required by legislative mandate. This department coordinates supplement processing with entities and District staff, works with various departments of the taxing units to electronically exchange information, and provides data/information for all taxing units as requested. The IT department also processes record requests requiring computer-generated information.

IT				
Performance Metric/Task:	2023	2024	2025	% Inc (Dec)
Help Desk Ticket Count	1,911	1,898	1,406	-25.9%
Servers Supported	44	49	51	4.1%
System Uptime	100.0%	100.0%	99.6%	-0.4%



# GEOGRAPHIC INFORMATION SYSTEMS (GIS)

The GIS Department’s function is to set up new real estate accounts as recorded on subdivision plats, condominium declarations, and deed records recorded at the Travis County clerk’s office. It is also the GIS Department's responsibility to maintain up-to-date ownership and mailing addresses for these properties. Ownership records are recorded and received from the Travis County Clerk and District Clerk offices. Mailing address changes are received from the property owners and the United States Postal Service. The GIS Department is also responsible for maintaining current taxing entity records. The annexation and de-annexation information is received from the various taxing entities.

<b>Geographic Information Systems (GIS)</b>				
<b>Performance Metric/Task:</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>% Inc (Dec)</b>
Deed Transactions	33,827	33,736	28,885	-14.4%
New Condos	396	291	230	-21.0%
New Units	5,575	4,137	3,380	-18.3%
New Subdivision	264	239	193	-19.2%
New Lots	3,017	4,843	6,018	24.3%
Total Number of Clerk Filed documents Reviewed by Staff	N/A	147,264	118,391	-19.6%
Property Merges Processed	253	588	686	16.7%
Property Splits Processed	548	600	460	-23.3%



## APPRAISAL SUPPORT

The Appraisal Support Department is responsible for accurately entering data, ensuring protests are entered in a timely manner, verifying that all required forms are executed appropriately, scheduling protest hearings, and ensuring that customers receive prompt attention and accurate information.

<b>Appraisal Support</b>				
<b>Performance Metric/Task:</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>% Inc (Dec)</b>
Appointment of Agents Processed	90,200	77,560	68,194	-12.1%
Rendition Data Entry	23,700	21,460	17,993	-16.2%
Builder Plans Processed	7,200	5,750	3,405	-40.8%
Solar Exemptions Processed	3,100	3,280	1,678	-48.8%
Special Inventory Tax Statements Entered	8,200	8,500	4,985	-41.4%



# VISIT OR CONTACT US

## Office Location

Travis Central Appraisal District  
850 E. Anderson Lane  
Austin, Texas 78752

## Mailing Address

P.O. Box 149012  
Austin, TX 78714-9012

## Customer Inquiries and Assistance

Phone: (512) 834-9138  
Email: [CSinfo@tcadcentral.org](mailto:CSinfo@tcadcentral.org)  
Website: [www.traviscad.org](http://www.traviscad.org)

## Business Hours

M, W, F – 7:45am-4:45pm  
Tu, Th – 9:00am – 4:45pm

## Directions

### From North Austin

From north Austin go south on IH 35. Take the 183/Saint Johns Ave exit which will be exit number 240A-239. Turn left at the light onto highway 183 South staying on the frontage road. Make a U turn at the first available intersection onto East Anderson Lane. Our office at 850 East Anderson Lane will be on the right. If you reach the intersection of IH-35 and US-183, you have gone too far.

### From South Austin

From south Austin go north on IH 35. Take the 183/Saint John's Ave exit which will be exit number 240A - 239. Turn right on Hwy 183 staying on the frontage road. Make a U turn at the first available intersection onto East Anderson Lane. Our office at 850 East Anderson Lane will be on the right. If you reach the intersection of IH-35 and US-183, you have gone too far.

### From East Austin

From east Austin, head west on Hwy 183 and take the I-35/Lamar Blvd/TX-275 Loop exit. Our office at 850 East Anderson Lane will be on the right. If you reach the intersection of IH-35 and US-183, you have gone too far.

### From West Austin

From west Austin, head east on Hwy 183 and take the US 290/Cameron Road exit. Make a U-turn onto East Anderson Lane. Our office at 850 East Anderson Lane will be on the right. If you reach the intersection of IH-35 and US-183, you have gone too far.



2025 REPORT

# METHODS AND ASSISTANCE PROGRAM



KELLY HANCOCK

ACTING COMPTROLLER OF PUBLIC ACCOUNTS

**Texas Comptroller of Public Accounts**  
**2024-25 Final Methods and Assistance Program Review**  
**Travis Central Appraisal District**  
**Current MAP Cycle Chief Appraiser(s): Leana Mann**  
**Previous MAP Cycle Chief Appraiser(s): Marya Crigler**

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

Mandatory Requirements	PASS/FAIL
Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code?	PASS
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets All

**Appraisal District Ratings:**

Meets All – The total point score is 100

Meets – The total point score ranges from 90 to less than 100

Needs Some Improvement - The total point score ranges from 85 to less than 90

Needs Significant Improvement – The total point score ranges from 75 to less than 85

Unsatisfactory – The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	17	17	100
Taxpayer Assistance	16	16	100
Operating Procedures	24	24	100
Appraisal Standards, Procedures and Methodology	28	28	100

**Texas Comptroller of Public Accounts**  
**2024-25 Final Methods and Assistance Program Tier 1 Review**  
**Travis Central Appraisal District**

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required to review appraisal districts' governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology. Each appraisal district is reviewed every other year. This report details the results of the review for the appraisal district named above.

**GOVERNANCE**

	<b>Review Question</b>	<b>Answer</b>	<b>Recommendation</b>
1.	Does the appraisal district board of directors regularly evaluate the chief appraiser?	Yes	No Recommendation
2.	Is the chief appraiser certified as a registered professional appraiser as prescribed by Occupations Code Section 1151.160 or do they hold a professional designation as required by Tax Code Section 6.05(c)?	Yes	No Recommendation
3.	Has the chief appraiser completed a Chief Appraiser Institute prescribed by Occupations Code Section 1151.164 as required by Tax Code Section 6.05(c)?	Yes	No Recommendation
4.	Have the appraisal district board members and appraisal review board members completed Open Meetings training pursuant to Government Code Section 551.005?	Yes	No Recommendation
5.	Has the chief appraiser calculated the number of votes to which each taxing unit is entitled and delivered written notice of the voting entitlement before Oct. 1 of the most recent odd-numbered year as described in Tax Code Section 6.03(e) or if the appraisal district falls under Tax Code Section 6.031, have they received nominating resolutions by Dec. 31?	Yes	No Recommendation

Review Question		Answer	Recommendation
6.	Before Oct. 30, did the chief appraiser prepare a ballot, listing the candidates whose names were timely submitted and deliver a copy to each taxing unit that is entitled to vote in accordance with Tax Code Section 6.03(j)?	Yes	No Recommendation
7.	Did the appraisal district receive nominating resolutions before Dec. 15 and did the chief appraiser submit the results to the governing body of each taxing unit entitled to vote and the candidates before Dec. 31 as required by Tax Code Section 6.03(k)?	Yes	No Recommendation
8.	Did the appraisal district board of directors meet at least quarterly in the previous year and with a quorum present at every meeting as required by Tax Code Section 6.04(b) and Government Code Chapter 551?	Yes	No Recommendation
9.	Do the appraisal district board of directors' meeting agendas match what was discussed in the meetings and was the meeting held at the time, place and date listed on the agenda?	Yes	No Recommendation
10.	Was the most recent written reappraisal plan adopted by the appraisal district's board of directors by the Sept. 15 deadline as required by Tax Code Section 6.05(i)?	Yes	No Recommendation
11.	Did the appraisal district board of directors provide notice of the public hearing at which the most recent reappraisal plan was adopted, pursuant to Tax Code Section 6.05(i)?	Yes	No Recommendation
12.	Was the appraisal district's most recent preliminary budget produced and delivered to the taxing units and appraisal district board of directors according to the requirements of Tax Code Section 6.06(a)?	Yes	No Recommendation

Review Question		Answer	Recommendation
13.	Did the appraisal district prepare and post the most recent budget notice according to the requirements of Tax Code Section 6.062?	Yes	No Recommendation
14.	Did the appraisal district board of directors provide notice of and host a public hearing for the most recent budget and approve the budget before Sept. 15 according to the requirements of Tax Code Section 6.06(b)?	Yes	No Recommendation
15.	Did the appraisal district board of directors hold a public meeting to discuss the receipt of notice under Government Section 403.302(k)?	N/A	No Recommendation
16.	Has the chief appraiser appointed a qualified agricultural appraisal advisory board and has that board met at least once within the previous year, as required by Tax Code Section 6.12?	Yes	No Recommendation
17.	Did the chief appraiser distribute the farm and ranch survey instructional guide to the members of agricultural appraisal advisory board as required by Government Code Section 403.3022(e) and provide information to the board regarding how to access the informational session provided under Government Code Section 403.3022(c) in the previous year?	Yes	No Recommendation
18.	Are allocation statements sent to each taxing unit and allocations received as described in Tax Code Section 6.06(e)?	Yes	No Recommendation

#### TAXPAYER ASSISTANCE

Review Question		Answer	Recommendation
19.	Is the information on the appraisal district's website up to date?	Yes	No Recommendation

Review Question		Answer	Recommendation
20.	Does the appraisal district maintain contact with the public by providing written publications and annual reports as described in IAAO's <i>Standard on Communication and Outreach</i> ?	Yes	No Recommendation
21.	Does the appraisal district publicize the notices required by Tax Code Sections 11.44(b), 22.21, 23.43(f), 23.54(g) and 23.75(g) in a manner designed to reasonably notify all property owners?	Yes	No Recommendation
22.	Does the appraisal district publish the notice of protest and appeal procedures as required by Tax Code Section 41.70?	Yes	No Recommendation
23.	Does the appraisal district have an effective procedural manual as described in IAAO's <i>Standard on Communication and Outreach</i> ?	Yes	No Recommendation
24.	Does the appraisal district have a procedure for receiving and responding to open records requests that complies with Government Code Chapter 552 and is the procedure being followed?	Yes	No Recommendation
25.	Does the appraisal district have a process for the periodic review of each residence homestead exemption to confirm that the recipient of the exemption still qualifies for the exemption as required by Tax Code Section 11.43(h-1)?	Yes	No Recommendation
26.	Does the appraisal district follow their procedures to address residence homestead exemptions that are applied for after Jan. 1 according to Tax Code Section 11.42(f)?	Yes	No Recommendation
27.	Does the residence homestead exemption application used by the appraisal district comply with Comptroller Rule 9.415?	Yes	No Recommendation

Review Question		Answer	Recommendation
28.	Does the appraisal district notify property owners when denying, modifying or cancelling exemptions as described in Tax Code Sections 11.43(h) and 11.45(d)?	Yes	No Recommendation
29.	Does the appraisal district follow the procedure described in Tax Code Section 11.43(q) when cancelling residence homestead exemptions for individuals who are 65 years of age or older?	N/A	No Recommendation
30.	Does the appraisal district follow their procedures to address heir property claimed as an individual's residence homestead?	Yes	No Recommendation
31.	Did the chief appraiser deliver notices of denial of applications for open-space land designation that include a brief explanation of the procedures for protesting the denials and full explanations of the reasons for the denials in the current or prior year, as required by Tax Code Section 23.57(d)?	Yes	No Recommendation
32.	Did the chief appraiser deliver appropriate exemption application forms in the current year to persons who in the preceding year were allowed exemptions requiring annual applications, as required by Tax Code Section 11.44(a)?	Yes	No Recommendation
33.	Does the appraisal district comply with the requirements for granting solar and wind power energy devices exemptions under Tax Code Section 11.27?	Yes	No Recommendation
34.	Does the appraisal district comply with the requirements for granting charitable organization exemptions under Tax Code Section 11.18?	Yes	No Recommendation

Review Question		Answer	Recommendation
35.	Does the appraisal district maintain the information required in Tax Code Section 11.432 for manufactured homes to qualify as a residence homestead?	Yes	No Recommendation
36.	Did the appraisal district provide written notices of changes of account numbers of appraisal records in the previous year as required by Tax Code Section 25.02(c)?	N/A	No Recommendation

### OPERATING PROCEDURES

Review Question		Answer	Recommendation
37.	Did the appraisal district timely submit its response the Comptroller's most recent appraisal district operations survey?	Yes	No Recommendation
38.	Does the appraisal district have comprehensive and workable written procedures concerning disaster recovery and mitigation?	Yes	No Recommendation
39.	Have appraisal district employees with access to a local government computer system or database completed a cybersecurity training program certified under Government Code Section 2054.519 or offered under Section 2054.519(f) in the previous fiscal year as required by Government Code Section 2054.5191(a-1)?	Yes	No Recommendation
40.	Has the appraisal district verified and reported the completion of a cybersecurity training program by employees of the appraisal district to the Texas Department of Information Resources as required by Government Code Section 2054.5191(b)(1) by August 31 of the previous fiscal year?	Yes	No Recommendation

Review Question		Answer	Recommendation
41.	Did the appraisal district send copies of the most recent reappraisal plan to the presiding officers of the governing body of each taxing unit participating in the appraisal district and to the Comptroller's office by the date described in Tax Code Section 6.05(i)?	Yes	No Recommendation
42.	Did the appraisal district hold an informal conference before the hearing on the protest with each property owner who filed a notice of protest with the appraisal review board and requested an informal conference in the previous year as required by Tax Code Section 41.445?	Yes	No Recommendation
43.	Does the appraisal district process regular binding arbitration requests as described in Tax Code Section 41A.05 and Comptroller Rules?	Yes	No Recommendation
44.	Did the appraisal district correct the appraisal roll and other appropriate records as necessary to reflect the final determination of the binding arbitration and certify the change to the assessor for each affected taxing unit no later than the 45th day after the date an appeal is finally determined as required by Tax Code Sections 42.41(a)(1) and (2)?	Yes	No Recommendation
45.	Not later than April 30 of the most recent year, did the appraisal district prepare and certify to the assessor for each county, municipality and school district participating in the appraisal district an estimate of the taxable value of property in that taxing unit as described by Tax Code Section 26.01(e)?	Yes	No Recommendation

Review Question		Answer	Recommendation
46.	Did the chief appraiser prepare and certify the two most recent appraisal rolls or a certified estimate of the taxable value in the taxing unit to the assessor for each taxing unit participating in the appraisal district as described in Tax Code Sections 26.01(a) and (a-1)?	Yes	No Recommendation
47.	Are changes made to the appraisal roll under Tax Code Section 25.25 coded by the appropriate subsection that authorizes the change?	Yes	No Recommendation
48.	Are corrections of the appraisal roll presented to the appraisal district's board of directors and appraisal review board as described in Tax Code Section 25.25(b)?	Yes	No Recommendation
49.	Are the changes identified as Tax Code Section 25.25(c) changes to the appraisal roll permissible in accordance with Tax Code Section 25.25(c)?	Yes	No Recommendation
50.	Does the chief appraiser submit the completed appraisal records to the appraisal review board for review and determination of protests as described in Tax Code Section 25.22?	Yes	No Recommendation
51.	Do the appraisal review board's orders of determination comply with the requirements of Tax Code Sections 41.47(c)(1) and (2) and the Comptroller's model hearing procedures as they relate to Tax Code Section 5.103(b)(2)?	Yes	No Recommendation
52.	Does the appraisal district provide evidence during appraisal review board hearings?	Yes	No Recommendation
53.	Does the chief appraiser deliver required documentation to the property owner/agent requested under Tax Code Section 41.461 at least 14 days before the hearing on the protest?	Yes	No Recommendation

Review Question		Answer	Recommendation
54.	Has the appraisal district created and maintained a publicly available and searchable online database containing information regarding ARB hearings as required by Tax Code Section 41.13?	Yes	No Recommendation
55.	Are agent authorization forms on file and complete in accordance with Tax Code Section 1.111(b)?	Yes	No Recommendation
56.	Are Category D and Category E properties correctly categorized according to the Comptroller's <i>Texas Property Tax Assistance Property Classification Guide</i> ?	Yes	No Recommendation
57.	Do the appraisal records include the required descriptive information for manufactured homes as stated in Tax Code Section 25.03?	Yes	No Recommendation
58.	Did the appraisal district submit the two most recent electronic property transaction submissions to the Comptroller's office timely?	Yes	No Recommendation
59.	Did the appraisal district submit the two most recent electronic appraisal rolls to the Comptroller's office timely?	Yes	No Recommendation
60.	Did the appraisal district report the total tax rate imposed by each taxing unit within its jurisdiction to the Comptroller's office by Oct. 15 or Nov. 15 of the previous year as required by Tax Code Section 5.091 and prescribed by the Electronic Appraisal Roll Submission (EARS) manual?	Yes	No Recommendation

### APPRAISAL STANDARDS, PROCEDURES AND METHODOLOGY

Review Question		Answer	Recommendation
61.	Have the physical inspection dates in the appraisal records been updated within the previous six years as discussed in IAAO's <i>Standard on Mass Appraisal of Real Property</i> ?	Yes	No Recommendation

Review Question		Answer	Recommendation
62.	Did the appraisal district complete and produce written mass appraisal reports in the previous two years as required by USPAP Standard 6?	Yes	No Recommendation
63.	Do the appraisal district's contracts contain the items described in IAAO's <i>Standard on Contracting for Assessment Services</i> ?	Yes	No Recommendation
64.	Does the appraisal district follow a procedure or process for reviewing, verifying or evaluating the work of their appraisal services and mapping contractors?	Yes	No Recommendation
65.	Are deeds and other ownership documents processed within 90 days of recording?	Yes	No Recommendation
66.	Does the appraisal district gather available real estate transfer documents and use available third-party sources in gathering sales information, according to IAAO's <i>Standard on Verification and Adjustment of Sales</i> , Sections 3.1 through 3.4?	Yes	No Recommendation
67.	Do sold and unsold "like" properties within the same market area have similar noticed values?	Yes	No Recommendation
68.	Does the appraisal district use the same or similar appraisal methods and techniques in appraising the same or similar kinds of property as required by Tax Code Section 23.01(b)?	Yes	No Recommendation
69.	Does the appraisal district have a process to determine whether there is clear and convincing evidence to change the appraised value to market value as required by Tax Code Section 23.01(e) in the tax year after a value is lowered under Tax Code Subtitle F?	Yes	No Recommendation
70.	Does the appraisal district run ratio studies by market area and neighborhood, property class, or stratum?	Yes	No Recommendation

<b>Review Question</b>		<b>Answer</b>	<b>Recommendation</b>
71.	Are the appraisal district's cost schedules and appraisal models used in such a way that adjustments are made for neighborhood factors and property specific factors?	Yes	No Recommendation
72.	Has the appraisal district adjusted its residential property cost schedules based on sales data, ratio studies, local conditions or market factors within the previous two years?	Yes	No Recommendation
73.	Has the appraisal district adjusted its commercial property cost schedules based on sales data, ratio studies, local conditions or market factors within the previous two years?	Yes	No Recommendation
74.	Does the appraisal district apply the rendition penalty for taxpayers who do not render timely according to Tax Code Section 22.28 and are penalties waived when necessary, as described in Tax Code Section 22.30?	Yes	No Recommendation
75.	Has the chief appraiser established procedures for the equitable and uniform appraisal of residential inventory for taxation as required by Tax Code Section 23.12?	Yes	No Recommendation
76.	Does the appraisal district perform multiple quality control steps to ensure the accuracy and uniformity of property valuations?	Yes	No Recommendation
77.	Does the appraisal district gather income and expense data and calculate values using the income approach for multi-family property?	Yes	No Recommendation
78.	Does the appraisal district gather income and expense data and calculate values using the income approach for office property?	Yes	No Recommendation
79.	Does the appraisal district gather income and expense data and calculate values using the income approach for retail property?	Yes	No Recommendation

Review Question		Answer	Recommendation
80.	Does the appraisal district gather income and expense data and calculate values using the income approach for warehouse /mini storage property?	Yes	No Recommendation
81.	Are exempt and nonexempt multi-family low-income properties appraised in accordance with Tax Codes Section 23.215 and 11.1825(q)?	Yes	No Recommendation
82.	Are net to land calculations for agricultural use land designated as dry and irrigated cropland reproducible from the appraisal district's records and is the appraisal district following its dry and/or irrigated cropland schedule?	Yes	No Recommendation
83.	Are net to land calculations for agricultural use land designated as native pasture reproducible from the appraisal district's appraisal records and is the appraisal district following its native pasture schedule?	Yes	No Recommendation
84.	Does the appraisal district perform property inspections as a result of receiving wildlife management use appraisal applications?	Yes	No Recommendation
85.	Does the appraisal district perform property inspections as a result of receiving agricultural use appraisal applications?	Yes	No Recommendation
86.	Does the appraisal district have completed applications and required documentation on file for properties granted agricultural use appraisal?	Yes	No Recommendation
87.	Is the appraisal district following its current guidelines for degree of intensity standards when granting special valuation appraisal for agricultural and/or timberland use?	Yes	No Recommendation

Review Question		Answer	Recommendation
88.	Does the appraisal district make an entry on the appraisal records when agricultural applications are received after April 30 and deliver written notice of imposition of the penalty as described in Tax Code Sections 23.431 and 23.541?	Yes	No Recommendation



# Travis Central Appraisal District

## HOMESTEAD VERIFICATION PROGRAM STATUS- 2026

### Percent Complete



### Audited Exemptions by Qualifying Year



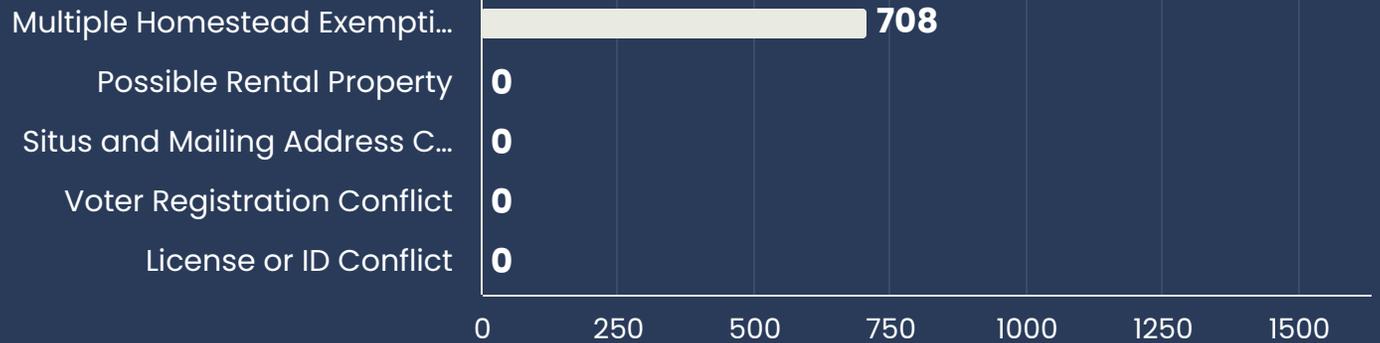
**78,221**  
Scope of Audit

**77,862**  
Exemptions Reviewed

**7,761**  
Pending Additional  
Documents from Property  
Owner

**708**  
Exemptions Removed

### Exemption Removal Reasons



### Audit Status





# TRAVIS CENTRAL APPRAISAL DISTRICT

## COMMUNITY OUTREACH

### COMMUNITY OUTREACH CALENDAR

#### JANUARY 2025

- 7 Webinar: Your Property Tax Bill**  
Travis Central Appraisal District
- 8 Monthly Benefits Clinic**  
Austin VA/City of Austin

#### FEBRUARY 2025

- 1 Exemption Clinic**  
Del Valle Library
- 8 Homestead Exemptions**  
Del Valle Community Coalition
- 12 Monthly Benefits Clinic**  
Austin VA/City of Austin
- 27 Webinar: BPP Explained**  
Travis Central Appraisal District

#### MARCH 2025

- 1 Property Tax 101 Town Hall**  
Circle C HOA
- 4 TCAD 101 for Property Owners**  
Rotary Club of Austin
- 12 Monthly Benefits Clinic**  
Austin VA/City of Austin
- 19 Webinar: Homestead Exemptions**  
Travis Central Appraisal District
- 29 Exemption Clinic**  
Pflugerville Public Library

#### APRIL 2025

- 9 Monthly Benefits Clinic**  
Austin VA/City of Austin

#### APRIL 2025 (Continued)

- 12 Community Impact Day**  
Austin Black Real Estate Professionals
- 14 Community Resource Fair**  
Austin Police Department
- 16 How to Protest Your Appraisal**  
Austin Board of Realtors
- 19 Notices & The Protest Process**  
Anderson Community Development Corp.
- 22 Webinar: Notices & The Protest Process**  
Travis Central Appraisal District
- 23 How to Protest Your Appraisal**  
Austin Board of Realtors
- 23 Agriculture & Wildlife Valuations**  
Travis County
- 24 Notices & The Protest Process**  
Realty Austin/Mueller Residential
- 26 How to Protest Your Appraisal**  
Austin Board of Realtors
- 30 How to Protest Your Appraisal**  
Austin Board of Realtors

#### MAY 2025

- 12 Webinar: Notices & Protests**  
City of Jonestown
- 14 Monthly Benefits Clinic**  
Austin VA/City of Austin
- 21 Better Together Resource Fair**  
Department of Veterans Affairs



# TRAVIS CENTRAL APPRAISAL DISTRICT

## COMMUNITY OUTREACH

### COMMUNITY OUTREACH CALENDAR

#### JUNE 2025

- 6 TCAD 101 for Real Estate Professionals**  
Stanberry Realtors
- 18 Legislative Recap**  
Texas Women in Public Finance - Austin
- 21 Homeowner Resource Fair**  
Frost Bank

#### JULY 2025

- 9 Monthly Benefits Clinic**  
Austin VA/City of Austin

#### AUGUST 2025

- 1 Pflugerville Tax Office Reopening**  
Travis County Tax Office
- 2 Last Minute Exemption Clinic**  
Pflugerville Public Library
- 13 Webinar: Navigating TravisTaxes.com**  
Travis Central Appraisal District
- Monthly Benefits Clinic**  
Austin VA/City of Austin
- 20 TCAD 101 for Real Estate Professionals**  
Patten Title
- 21 TCAD 101 for Real Estate Professionals**  
Travis Central Appraisal District
- 23 Del Valle Day**  
Del Valle Community Coalition

#### SEPTEMBER 2025

- 13 Sandy Creek Fest**  
Rebuild Sandy Creek
- 20 Sandy Creek Exemption Clinic**  
Travis Central Appraisal District
- 24 TCAD 101 for Property Owners**  
Austin Neighborhoods Council
- 27 Disaster Recovery Clinic**  
Travis County

#### OCTOBER 2025

- 1 Bridge Assistance Clinic**  
American Red Cross
- 8 Monthly Benefits Clinic**  
Austin VA/City of Austin
- 18 Boo the Flu**  
Sendero Health
- 20 Community Resource Fair**  
Austin Police Department





# TRAVIS CENTRAL APPRAISAL DISTRICT

## COMMUNITY OUTREACH

### COMMUNITY OUTREACH CALENDAR

#### NOVEMBER 2025

- 3 TCAD 101 for Property Owners**  
Anderson MLK Neighborhood Association
- 8 Sandy Creek Property Tax Office Hours**  
Travis Central Appraisal District
- 10 Veterans Day Celebration**  
City of Austin
- TCAD 101 for Property Owners**  
Crestview Neighborhood Association
- 13 Sandy Creek Property Tax Office Hours**  
Travis Central Appraisal District
- 15 Community Connections Resource Fair**  
Austin Energy
- Brown Santa**  
Travis County Sheriff
- 18 Sandy Creek Property Tax Office Hours**  
Travis Central Appraisal District

#### DECEMBER 2025

- 12 Agricultural Valuations**  
Texas A&M Extension
- 13 Sandy Creek Property Tax Clinic**  
Travis Central Appraisal District





# TRAVIS CENTRAL APPRAISAL DISTRICT

## COMMUNITY OUTREACH

### COMMUNITY OUTREACH CALENDAR

#### JANUARY 2026

#### FEBRUARY 2026

- 7 Property Tax Townhall**  
Circle C HOA
- 11 Get to Know Your Veteran Benefits**  
Austin VA Clinic
- 11 Taxing Entities & Property Taxes**  
River Ridge Neighborhood
- 21 Pflugerville Exemption Clinic**  
Travis Central Appraisal District
- 25 Webinar: Renditions**  
Travis Central Appraisal District
- 27 Del Valle Office Hours**  
Travis Central Appraisal District

#### MARCH 2026

- 9 Del Valle Office Hours**  
Travis Central Appraisal District
- 11 TCAD 101 for Property Owners**  
Rotary Club of South Austin
- 19 Del Valle Office Hours**  
Travis Central Appraisal District

#### APRIL 2026

- 8 Notices & Protests**  
Patten Title
- 9 Notices & Protests**  
Mueller Residential Group

#### APRIL 2026 (CONTINUED)

- 15 How to Protest Your Appraisal**  
Austin Board of Realtors
- 18 Sandy Creek Protest Seminar**  
Travis Central Appraisal District
- 22 How to Protest Your Appraisal**  
Austin Board of Realtors
- 25 How to Protest Your Appraisal**  
Austin Board of Realtors
- 29 Notices & Protests**  
City of Austin
- 30 Notices & Protests**  
Del Valle Community Coalition

#### MAY 2026

- 2 Notices & Protests**  
Del Valle Community Coalition
- TBD Webinar: Notices & Protests**  
Travis Central Appraisal District

#### JUNE 2026

#### JULY 2026



# TRAVIS CENTRAL APPRAISAL DISTRICT

## COMMUNITY OUTREACH

### COMMUNITY OUTREACH CALENDAR

#### AUGUST 2026

**13 Budgets & Tax Rates**

Del Valle Community Coalition

**15 Budgets & Tax Rates**

Del Valle Community Coalition

**TBD Webinar: Navigating TravisTaxes.com**

Travis Central Appraisal District

**TBD Last Minute Exemption Clinic**

Travis Central Appraisal District

#### SEPTEMBER 2026

#### OCTOBER 2026

**TBD Boo the Flu**

Sendero Health

#### NOVEMBER 2026

**TBD Veterans Day Celebration**

City of Austin

**TBD Community Connections Resource Fair**

Austin Energy

#### DECEMBER 2026

**15 Property Taxes & Tax Bills**

Del Valle Community Coalition

**19 Property Taxes & Tax Bills**

Del Valle Community Coalition





# TRAVIS CENTRAL APPRAISAL DISTRICT

## TAXPAYER EXPERIENCE SNAPSHOT

### CUSTOMER SERVICE

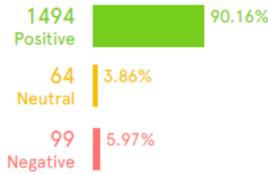
Average In-Person Wait Time	6:32 minutes
Average Phone Wait Time	5:38 minutes
Average Exemption Processing Time	18 days
Yes, my inquiry was resolved.	91.4%
I am satisfied with the time it took to resolve my issue.	81.4%
My TCAD representative was knowledgeable about my issue.	89.3%
My TCAD representative was professional and courteous.	92%



### TAXPAYER SATISFACTION: 2025 YEAR IN REVIEW

# 4.55

CSAT



<b>Average In-Person Wait Time</b>	6:40 minutes
<b>Average Phone Wait Time</b>	13 minutes
<b>Average Exemption Processing Time</b>	51 days

