

# Travis Central Appraisal District



Board of Director's Meeting  
September 3, 2020  
11:30 a.m.

# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
JAMES VALADEZ  
CHAIRPERSON  
BRUCE GRUBE  
VICE CHAIRPERSON  
THERESA BASTIAN  
SECRETARY/TREASURER



MARYA CRIGLER  
CHIEF APPRAISER

**BOARD MEMBERS**  
TOM BUCKLE  
BRUCE E. FANT  
ANTHONY NGUYEN  
ELEANOR POWELL  
RYAN STEGLICH  
FELIPE ULLOA  
BLANCA ZAMORA GARCIA

**VIA VIDEOCONFERENCE** - The public may hear and view this meeting while in progress online at  
<https://us02web.zoom.us/j/362812703>

## AGENDA

**REGULAR MEETING - THURSDAY, SEPTEMBER 3, 2020 – 11 45AM**

**STAYS IN FILE**

- 1 CALL TO ORDER
- 2 ESTABLISHMENT OF QUORUM
- 3 CITIZENS COMMUNICATION Public comment will be allowed via teleconference, no in-person input will be allowed All public comment will occur at the beginning of the meeting starting at 11 30 AM To speak remotely at this meeting persons must register online at <https://www.traviscad.org/speaker-registration> no later than 1 5 hours prior to the meeting start time Approximately one hour prior to the meeting start time, speakers will receive email instructions on how to login to participate in the meeting Emails will come from outreach@tcadcentral.org
- 4 CONSENT AGENDA - These items may be acted upon by one motion No separate discussion or vote on any of the items will be had unless requested by a Board member
  - a APPROVAL OF THE MINUTES OF THE JUNE 8, 2020 MEETING
  - b TAXPAYER LIAISON REPORT
  - c SECTION 25 25B REPORT
  - d ACCOUNTING STATEMENTS
  - e LINE ITEM TRANSFERS
  - f PERSONNEL REPORT
- 5 REGULAR AGENDA
  - a DISCUSSION AND POSSIBLE ACTION ON ADOPTION OF THE 2021 APPRAISAL DISTRICT BUDGET
  - b DISCUSSION AND POSSIBLE ACTION ON ADOPTION OF THE DISTRICT'S 2021 & 2022 REAPPRAISAL PLAN
  - c DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER AND ARB CHAIR JOINT REPORT ON STATUS OF PROTEST STATUS AND HEARINGS
  - d DISCUSSION AND POSSIBLE ACTION ON NUMBER OF APPRAISAL REVIEW BOARD MEMBERS FOR 2021
  - e DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER REPORT TO INCLUDE COVID-19 APPRAISAL DISTRICT OPERATIONS UPDATE AND 850 EAL RENOVATIONS UPDATE
  - f DISCUSSION AND POSSIBLE ACTION ON ADOPTION OF QUALIFIED REPLACEMENT BENEFIT ARRANGEMENT THROUGH TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM (TCDRS) UNDER IRS SECTION 415
  - g DISCUSSION AND POSSIBLE ACTION ON EXPENSE REIMBURSEMENT FOR APPRAISAL REVIEW BOARD MEMBER WILLIAM FIELDS
  - h DISCUSSION AND POSSIBLE ACTION ON WAIVER OF PENALTY AND INTEREST FOR LAGO VISTA ISD



2 pgs

202081154

- i DISCUSSION AND POSSIBLE ACTION ON LITIGATION AND APPEALS RELATED TO PENDING
- j LAWSUITS AND ANTICIPATED LAWSUITS
- k DISCUSSION AND POSSIBLE ACTION TO ADD ITEMS TO FUTURE AGENDAS
- ADJOURNMENT

**THE BOARD MAY MEET IN EXECUTIVE SESSION TO DELIBERATE ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC 551 001 et seq [THE TEXAS OPEN MEETING ACT] INCLUDING**

- SEC 551 071, Consultation with attorney regarding pending or contemplated litigation settlement offers, and matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas
- SEC 551 072, Deliberations regarding real property
- SEC 551 074, Personnel matters, to deliberate the appointment, employment, evaluation reassignment, duties, discipline or dismissal of the Chief Appraiser or other public officer or employee, or to hear a complaint or charge
- SEC 551 076, Deliberations regarding security devices

***The Travis Central Appraisal District is committed to compliance with the Americans with Disabilities Act Reasonable modifications and equal access to communications will be provided upon request Please call 512 834 9317 extension 313 for information For a sign language interpreter, please call 48 hours prior to meeting***

**CERTIFICATE OF POSTING**

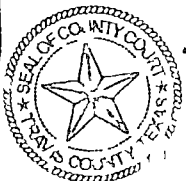
I, Leana Mann, Director of Operations of the Travis Central Appraisal District, do hereby certify that on the 28th day of August 2020, by 12 o'clock pm this Notice of Meeting was posted at the District's Offices, located at 8314 Cross Park Drive, Austin, Texas 78754 This Notice of Meeting was posted in a place readily accessible to the general public at all times for 72 continuous hours prior to the meeting, filed with the Travis County Clerk for posting by the Clerk at the Travis County Courthouse, and posted on the District's website

*Leana Mann*

By  
Printed Name Leana Mann  
Title Director of Operations

Came to hand and posted on a Bulletin Board in the Courthouse  
Austin, Travis County Texas on this the 28th day of

August 2020  
Dana DeBeauvoir  
County Clerk, Travis County, Texas  
By *[Signature]* Deputy  
A MACEDO



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*  
Dana DeBeauvoir, County Clerk  
Travis County, Texas

**202081154**

Aug 28, 2020 09 46 AM  
Fee \$3 00 MACEDOS

# AGENDA ITEM

**#4A**



# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
JAMES VALADEZ  
CHAIRPERSON  
BRUCE GRUBE  
VICE CHAIRPERSON  
THERESA BASTIAN  
SECRETARY/TREASURER



MARYA CRIGLER  
CHIEF APPRAISER

**BOARD MEMBERS**  
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ANTHONY NGUYEN  
ELEANOR POWELL  
RYAN STEGLICH  
FELIPE ULLOA  
BLANCA ZAMORA-GARCIA

## **TCAD - BOARD OF DIRECTORS MINUTES OF THE JUNE 8, 2020 TELECONFERENCE MEETING**

### **1. Call to order**

Meeting called to order by James Valadez at 11:30 a.m. on June 8, 2020.

Due to COVID-19, in accordance with Texas Government Code 418.016, Governor Abbott announced the suspension of various provisions of the Open Meetings Act that require government officials and members of the public to be physically present at a specified meeting location. Pursuant to that suspension, this meeting was held utilizing the Zoom meeting service. Members of the public were not allowed to attend this meeting in person. The public was able hear, view and participate in this meeting while in progress online.

### **2. Establishment of Quorum**

James Valadez, Chairperson	Travis County	Present
Bruce Grube, Vice Chairperson	Travis County	Present
Theresa Bastian, Secretary	Austin ISD	Present
Felipe Ulloa	Austin ISD/City of Austin	Present
Blanca Zamora-Garcia	City of Austin	Absent
Eleanor Powell	City of Austin	Absent
Ryan Steglich	Austin ISD	Present
Tom Buckle	West Travis County	Absent
Anthony Nguyen	East Travis County	Present
Bruce Elfant	Travis Co. Tax Assessor-Collector (Non voting)	Present

Also present were Marya Crigler, Chief Appraiser and Leana Mann, Director of Operations.

### **3. Citizens Communication**

None

### **4. Consent Items**

- Approval of the minutes of the May 29, 2020 meeting
- Taxpayer liaison report
- Section 25.25b report
- Accounting statements
- Line item transfers
- Personnel report

**MOTION:** Approve consent agenda  
**RESULT:** **APPROVED [UNANIMOUS]**  
**MOVER:** Bruce Grube **SECONDER:** Felipe Ulloa

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Ryan Steglich, Anthony Nguyen

ABSENT: Eleanor Powell, Blanca Zamora-Garcia, Tom Buckle

**5A. Discussion and possible action on Chief Appraiser report to include: 2020 protest status report**

Members of the board heard from:  
Marya Crigler, Chief Appraiser

**RESULT: DISCUSSED**

**5B. Discussion and possible action on 2019 financial audit**

Members of the board heard from:  
Brian Thompson, Singleton Clark & Company

**RESULT: DISCUSSED**

**5C. Discussion and possible action on 2021 proposed budget**

Members of the board heard from:  
Marya Crigler, Chief Appraiser  
Leana Mann, Director of Operations

**RESULT: DISCUSSED**

**5D. Discussion and possible action to add items to future agendas**

**RESULT: DISCUSSED**

*Note: Board Members requested the following items be added to the next agenda:*

- *Public hearing on 2021 proposed budget (August)*
- *Public hearing on reappraisal plan (August)*

**5G. Adjournment**

**MOTION:** Adjourn meeting at 12:02 PM  
**RESULT:** **APPROVED [UNANIMOUS]**  
**MOVER:** Theresa Bastian **SECONDER:** Ryan Steglich

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Ryan Steglich, Anthony Nguyen

ABSENT: Eleanor Powell, Blanca Zamora-Garcia, Tom Buckle

Respectfully submitted,

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Theresa Bastian, Secretary

Approved:

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James Valadez, Chairperson

DRAFT

# **AGENDA ITEM**

**#4B**

# Travis Taxpayer Liaison Activity Report

Objective: minimize complaints by working with Property Owners  
to understand and resolve their issues.

Due to COVID-19 ,  
there have been no in-person interviews with Property Owners

Property Owner Contacts	2016 430	2017 653	2018 674	2019 1,576
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## Complaints

## Property Owner Interactions

	ARB Hearings	General Inquiries	Protest Process	e-filing	Exemptions	Change of Address	Agent Appointment	BBP Issues	Open Records	Tax Issues	Total Activities
Jan	0	16	23	0	24	0	5	4	1	21	94
Feb	2	13	5	0	23	1	6	2	0	5	57
March	0	11	12	0	26	0	7	5	0	11	72
April	0	13	13	8	34	0	16	2	0	6	92
May	0	31	61	16	21	3	13	4	2	14	165
June	1	13	30	0	7	1	5	3	4	13	78
July	1	9	27	0	16	0	6	2	1	3	65
Aug	0	21	16	0	12	0	0	1	0	5	55
Sept											
Oct											
Nov											
Dec											
Total	4	127	187	24	163	5	58	23	8	78	678

# Complaint Log

*Due to COVID-19, there have been no in-person interviews.*

*Complaints are written by property owners who wanted to file an official complaint. This log is a summary of those complaints.*

*Their issues were not resolved to their satisfaction.*

*Complete, unedited complaints submitted to Comptroller's Office at year-end*

## **02/11/2020 Warren Mabry PID 832034**

Complaint:

- Having to wait over two hours past scheduled ARB hearing time was unreasonable.
- Believed an allocated 5 minutes was not enough time to present his case.
- Felt ARB panel showed no interest in property owner's evidence.
- Argued market value unfair due to the process used to determine market value was flawed.

Property owner filed for arbitration.

## **02/14/2020 Bobby Green PID 285606**

On 10/15/2019 property owner had an ARB hearing for the year 2018. In that hearing, removed exemptions were reinstated. However, on 01/01/2018, property was only a vacant lot. Exemptions cannot be applied to a vacant lot. The ARB made an error in reinstating the exemptions.. Property owner is demanding exemptions be applied as granted by his hearing. District has refused to reinstate the property exemptions. ARB attorney will write letter to property owner explaining the ARB error. ARB to reschedule a hearing to correct the error. Property owner does not accept there was an error and continues to insist exemptions be reinstated. He is taking his case to the American Statesman.

## **06/26/2020 Jeff Picard PID 120678**

Over the period of June 8<sup>th</sup> through June 26<sup>th</sup> there were numerous emails from property owner complaining about the district making changes to the physical characteristics of his property that he believes were not justified. He believed he did not have an opportunity to have an informal hearing, requested an in-person formal hearing but hearing was changed to a phone hearing without his approval, and he received his notice about his ARB hearing date by email after the hearing date resulting in missing his scheduled hearing. Various efforts made by ARB, customer services and myself to address his issues. He believes the district made a series of errors that should be corrected and he should be granted a hearing. Reviewing his claims did not support his version of events. Since he was

not granted an ARB hearing and physical characteristics not changed, property owner indicated he would be follow-up with complaints to Chief Appraiser, TCAD Board of Directors, and Comptroller's Office..

**07/22/2020 Heinz Grether PID 177598 / 162984 / 162974 / 156484 / 716061**

When submitting protest form, property owner requested an in-person protest hearing and that his notice be sent via email. Property owner claims he received his notice of protest hearing after the set hearing date. Additionally, he complains that the notice changed his hearing from an in-person to a telephone hearing. Although the notice provided instructions about how to change to an in-person hearing, property owner believes since he already requested an in-person hearing, he should not have had to again request the in-person hearing.

# AGENDA ITEM

#4C





# Travis Central Appraisal District

## Section 25.25B Report

Page 1 of 1  
8/31/2020  
12:59:25PM

From: June 04, 2020

To: August 31, 2020

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
936081	2019	BRINTHAUPT TRENTYN WILLIAM & BOULDER RIDGE ESTATES, SPACE 749, SN1 PHH330TX1822223A; SN2 PHH330TX1822223B; HUD#	14413 SHIN ST # 749	\$0	\$74,382
DELETE 2020 DUE TO MOHO DOUBLE ASSESSED WITH PID 918285; SEE 2020 ON THIS ACCOUNT; 7/22/2020 SLH					

EMAILED A COPY TO  
MR. CORDELLE,  
TARB CHAIRPERSON  
VIA TCADARB@GMAIL.COM  
20200831 OAK

DRAFT

# AGENDA ITEM

#4D

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

JAMES VALADEZ  
CHAIRPERSON  
BRUCE GRUBE  
VICE CHAIRPERSON  
THERESA BASTIAN  
SECRETARY/TREASURER



MARYA CRIGLER  
CHIEF APPRAISER

## BOARD MEMBERS

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BRUCE ELFANT  
ANTHONY NGUYEN  
ELEANOR POWELL  
RYAN STEGLICH  
FELIPE ULLOA  
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District  
Board of Directors

FROM: Leana H. Mann  
Director of Operations

DATE: August 31, 2020

SUBJECT: July 2020 Unaudited Financial Statements- Revised

The unaudited financial statements for July 2020 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$6,265,538. Of that, \$416,346 was nonspendable in the form of prepaid expenditures, \$5,226,993 was held in reserves as committed, and \$622,199 unassigned fund balance. The net change in fund balance for the fiscal year to date is \$(6,405,534).
- The reserve balances total \$5,226,993. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 150,000
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 250,000
Reserve for Litigation	\$ 2,956,914
Reserve for Building Repair & Replacement	\$ 1,520,079
Reserve for ARB Operations	\$ -
	<u>\$ 5,226,993</u>

- The District ended the month with a budget surplus of \$1,578,956.
- 850 EAL Holding Corp. is considered a blended component unit of the District. A record of their financial position has been provided for review only.

**Travis Central Appraisal District**  
**Budget to Actual- General Fund**  
**For the month ended July 31, 2020**

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
<b>REVENUE:</b>					
Appraisal assessments	20,193,893	20,193,893	11,779,771	11,779,771	-
Refund of appraisal assessments	-	-	-	-	-
<b>Net appraisal assessments</b>	<b>\$ 20,193,893</b>	<b>\$ 20,193,893</b>	<b>\$ 11,779,771</b>	<b>\$ 11,779,771</b>	<b>\$ -</b>
Investment earnings	250,000	250,000	145,833	73,739	(72,094)
Charges for services	20,000	20,000	11,667	3,813	(7,853)
Miscellaneous revenue	70,000	70,000	40,833	84,833	43,999
<b>TOTAL REVENUE</b>	<b>\$ 20,533,893</b>	<b>\$ 20,533,893</b>	<b>\$ 11,978,104</b>	<b>\$ 11,942,156</b>	<b>\$ (35,949)</b>
<b>EXPENDITURES:</b>					
Personnel Cost	9,389,097	9,389,097	5,476,973	4,377,331	1,099,642
Benefit Cost	3,180,737	3,180,737	1,855,430	1,239,938	615,492
Printing and mailing services	454,300	454,300	265,008	523,279	(258,270)
Operating supplies	181,850	181,850	106,079	307,559	(201,480)
Subscriptions and data purchases	189,779	189,779	110,704	181,247	(70,543)
Training and education	126,655	126,655	73,882	21,480	52,403
Travel expenditures	46,250	46,250	26,979	26,021	958
Utilities	426,735	426,735	248,929	252,397	(3,468)
Legal expenditures	1,335,000	1,335,000	778,750	936,544	(157,794)
Professional services	1,880,061	1,880,061	1,096,702	892,207	204,495
Insurance	82,500	82,500	48,125	41,521	6,604
Aerial photography	524,594	524,594	306,013	527,960	(221,947)
Rentals	134,520	134,520	78,470	90,163	(11,693)
Building and Equipment maintenance	325,765	325,765	190,030	183,361	6,669
Software maintenance	573,938	573,938	334,797	364,031	(29,234)
Other services	288,630	288,630	168,368	85,738	82,629
Capital Outlay	304,288	304,288	177,501	290,441	(112,939)
Debt Service- Principal	325,952	325,952	190,139	-	190,139
Debt Service- Interest	423,242	423,242	246,891	-	423,242
<b>TOTAL EXPENDITURES</b>	<b>20,193,893</b>	<b>20,193,893</b>	<b>11,779,771</b>	<b>10,341,217</b>	<b>1,614,905</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>340,000</b>	<b>340,000</b>	<b>198,333</b>	<b>1,600,939</b>	<b>1,578,956</b>
<b>OTHER FINANCING SOURCES (USES):</b>					
Transfers In	-	-	-	-	-
Transfers out	-	-	-	(5,528,175)	(5,528,175)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,528,175)</b>	<b>(5,528,175)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>340,000</b>	<b>340,000</b>	<b>198,333</b>	<b>(3,927,236)</b>	<b>(3,949,219)</b>
Beginning Fund Balance	11,193,641	11,193,641	11,193,641	11,193,641	11,193,641
Ending Fund Balance	<u><b>\$ 11,533,641</b></u>	<u><b>\$ 11,533,641</b></u>	<u><b>\$ 11,391,974</b></u>	<u><b>\$ 7,266,405</b></u>	<u><b>\$ 7,244,422</b></u>

# Travis Central Appraisal District

## Governmental Fund Balance Sheet

July 31, 2020

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	4,203,996	5,010	4,209,006
Short-term investments	6,561,600	-	6,561,600
Receivables	167,170	-	167,170
Prepaid items	416,346	-	416,346
<b>TOTAL ASSETS</b>	<u>\$ 11,349,112</u>	<u>\$ 5,010</u>	<u>\$ 11,354,122</u>
<b>LIABILITIES</b>			
Accounts payable and accrued expenditures	717,057	1,005,877	1,722,934
Deferred revenue	3,365,649	-	3,365,649
<b>TOTAL LIABILITIES</b>	4,082,707	1,005,877	5,088,583
<b>FUND BALANCES</b>			
Fund balance, committed	5,226,993	-	5,226,993
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	416,346	-	416,346
Fund balance, unassigned	1,623,066	(1,000,867)	622,199
<b>TOTAL FUND BALANCES</b>	7,266,405	(1,000,867)	6,265,538
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u>\$ 11,349,112</u>	<u>\$ 5,010</u>	<u>\$ 11,354,122</u>

Travis Central Appraisal District  
Statement of Revenues and Expenditures  
For the month ended July 31, 2020

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>REVENUES</b>			
Appraisal assessments	\$ 11,779,771	\$ -	\$ 11,779,771
Refund of appraisal assessments	-	-	-
<b>Net appraisal assessments</b>	<u>11,779,771</u>	<u>-</u>	<u>11,779,771</u>
Investment earnings	73,739	(8)	73,731
Charges for services	3,813	(1)	3,813
Miscellaneous revenue	84,833	-	84,833
<b>TOTAL REVENUE</b>	<u>11,942,156</u>	<u>(8)</u>	<u>11,942,148</u>
<b>EXPENDITURES</b>			
Appraisal services			
Payroll and related expenditures	5,617,269	-	5,617,269
Data processing	364,031	-	364,031
Transportation	26,021	-	26,021
Operating supplies	307,559	-	307,559
Rentals	90,163	-	90,163
Legal and professional	1,828,751	-	1,828,751
Utilities and telephone	252,397	-	252,397
Building and equipment maintenance	183,361	-	183,361
Other services	1,381,224	4,452	1,385,677
Capital outlay	290,441	8,002,012	8,292,453
Debt Service- Principal	-	-	-
Debt Service- Interest	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>10,341,217</u>	<u>8,006,465</u>	<u>18,347,681</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>1,600,939</u>	<u>(8,006,473)</u>	<u>(6,405,534)</u>
<b>OTHER FINANCING SOURCES (USES):</b>			
Loan Proceeds			-
Transfers in		5,528,175	5,528,175
Transfers out	(5,528,175)	-	(5,528,175)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>(5,528,175)</u>	<u>5,528,175</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>(3,927,236)</u>	<u>(2,478,298)</u>	<u>(6,405,534)</u>
<b>FUND BALANCE, beginning of year</b>	<u>11,193,641</u>	<u>1,477,431</u>	<u>12,671,072</u>
<b>FUND BALANCE, end of year</b>	<u>\$ 7,266,405</u>	<u>\$ (1,000,867)</u>	<u>\$ 6,265,538</u>

# TRAVIS CENTRAL APPRAISAL DISTRICT

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VICE CHAIRPERSON  
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## BOARD MEMBERS

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RYAN STEGLICH  
FELIPE ULLOA  
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District  
Board of Directors

FROM: Leana H. Mann  
Director of Operations

DATE: August 31, 2020

SUBJECT: June 2020 Unaudited Financial Statements- Revised

The unaudited financial statements for June 2020 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$6,515,800. Of that, \$442,263 was nonspendable in the form of prepaid expenditures, \$5,226,993 was held in reserves as committed, and \$846,544 unassigned fund balance. The net change in fund balance for the fiscal year to date is \$(6,155,272).
- The reserve balances total \$5,226,993. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 150,000
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 250,000
Reserve for Litigation	\$ 2,956,914
Reserve for Building Repair & Replacement	\$ 1,520,079
Reserve for ARB Operations	\$ -
	<u>\$ 5,226,993</u>

- The District ended the month with a budget surplus of \$1,614,765.
- 850 EAL Holding Corp. is considered a blended component unit of the District. A record of their financial position has been provided for review only.

**Travis Central Appraisal District**  
Budget to Actual- General Fund  
For the month ended June 30, 2020

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
<b>REVENUE:</b>					
Appraisal assessments	20,193,893	20,193,893	10,096,947	10,096,947	-
Refund of appraisal assessments	-	-	-	-	-
<b>Net appraisal assessments</b>	<b>\$ 20,193,893</b>	<b>\$ 20,193,893</b>	<b>\$ 10,096,947</b>	<b>\$ 10,096,947</b>	<b>\$ -</b>
Investment earnings	250,000	250,000	125,000	71,572	(53,428)
Charges for services	20,000	20,000	10,000	3,367	(6,633)
Miscellaneous revenue	70,000	70,000	35,000	82,221	47,221
<b>TOTAL REVENUE</b>	<b>\$ 20,533,893</b>	<b>\$ 20,533,893</b>	<b>\$ 10,266,947</b>	<b>\$ 10,254,107</b>	<b>\$ (12,840)</b>
<b>EXPENDITURES:</b>					
Personnel Cost	9,389,097	9,389,097	4,694,549	3,589,405	1,105,143
Benefit Cost	3,180,737	3,180,737	1,590,369	1,052,196	538,173
Printing and mailing services	454,300	454,300	227,150	360,407	(133,257)
Operating supplies	181,850	181,850	90,925	264,687	(173,762)
Subscriptions and data purchases	189,779	189,779	94,890	165,628	(70,738)
Training and education	126,655	126,655	63,328	20,922	42,405
Travel expenditures	46,250	46,250	23,125	25,984	(2,859)
Utilities	426,735	426,735	213,368	207,411	5,957
Legal expenditures	1,335,000	1,335,000	667,500	911,005	(243,505)
Professional services	1,880,061	1,880,061	940,031	685,973	254,057
Insurance	82,500	82,500	41,250	36,728	4,522
Aerial photography	524,594	524,594	262,297	527,960	(265,663)
Rentals	134,520	134,520	67,260	78,174	(10,914)
Building and Equipment maintenance	325,765	325,765	162,883	157,631	5,251
Software maintenance	573,938	573,938	286,969	321,517	(34,548)
Other services	288,630	288,630	144,315	67,432	76,883
Capital Outlay	304,288	304,288	152,144	207,901	(55,757)
Debt Service- Principal	325,952	325,952	162,976	-	162,976
Debt Service- Interest	423,242	423,242	211,621	-	423,242
<b>TOTAL EXPENDITURES</b>	<b>20,193,893</b>	<b>20,193,893</b>	<b>10,096,947</b>	<b>8,680,962</b>	<b>1,627,605</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>340,000</b>	<b>340,000</b>	<b>170,000</b>	<b>1,573,145</b>	<b>1,614,765</b>
<b>OTHER FINANCING SOURCES (USES):</b>					
Transfers In	-	-	-	-	-
Transfers out	-	-	-	(5,099,068)	(5,099,068)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,099,068)</b>	<b>(5,099,068)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>340,000</b>	<b>340,000</b>	<b>170,000</b>	<b>(3,525,923)</b>	<b>(3,484,302)</b>
Beginning Fund Balance	11,193,641	11,193,641	11,193,641	11,193,641	11,193,641
Ending Fund Balance	<b>\$ 11,533,641</b>	<b>\$ 11,533,641</b>	<b>\$ 11,363,641</b>	<b>\$ 7,667,718</b>	<b>\$ 7,709,339</b>



# Travis Central Appraisal District

## Governmental Fund Balance Sheet

June 30, 2020

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	4,376,677	5,009	4,381,686
Short-term investments	6,559,653	-	6,559,653
Receivables	1,898,458	-	1,898,458
Prepaid items	442,263	-	442,263
<b>TOTAL ASSETS</b>	<u>\$ 13,277,052</u>	<u>\$ 5,009</u>	<u>\$ 13,282,061</u>
<b>LIABILITIES</b>			
Accounts payable and accrued expenditures	560,860	1,156,927	1,717,788
Deferred revenue	5,048,473	-	5,048,473
<b>TOTAL LIABILITIES</b>	5,609,334	1,156,927	6,766,261
<b>FUND BALANCES</b>			
Fund balance, committed	5,226,993	-	5,226,993
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	442,263	-	442,263
Fund balance, unassigned	1,998,462	(1,151,918)	846,544
<b>TOTAL FUND BALANCES</b>	7,667,718	(1,151,918)	6,515,800
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u>\$ 13,277,052</u>	<u>\$ 5,009</u>	<u>\$ 13,282,061</u>

Travis Central Appraisal District  
Statement of Revenues and Expenditures  
For the month ended June 30, 2020

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>REVENUES</b>			
Appraisal assessments	\$ 10,096,947	\$ -	\$ 10,096,947
Refund of appraisal assessments	-	-	-
<b>Net appraisal assessments</b>	<u>10,096,947</u>	<u>-</u>	<u>10,096,947</u>
Investment earnings	71,572	(7)	71,565
Charges for services	3,367	(1)	3,366
Miscellaneous revenue	82,221	-	82,221
<b>TOTAL REVENUE</b>	<u>10,254,107</u>	<u>(8)</u>	<u>10,254,099</u>
<b>EXPENDITURES</b>			
Appraisal services			
Payroll and related expenditures	4,641,601	-	4,641,601
Data processing	321,517	-	321,517
Transportation	25,984	-	25,984
Operating supplies	264,687	-	264,687
Rentals	78,174	-	78,174
Legal and professional	1,596,978	-	1,596,978
Utilities and telephone	207,411	-	207,411
Building and equipment maintenance	157,631	-	157,631
Other services	1,179,078	4,452	1,183,530
Capital outlay	207,901	7,723,957	7,931,858
Debt Service- Principal	-	-	-
Debt Service- Interest	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>8,680,962</u>	<u>7,728,409</u>	<u>16,409,372</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>1,573,145</u>	<u>(7,728,417)</u>	<u>(6,155,272)</u>
<b>OTHER FINANCING SOURCES (USES):</b>			
Loan Proceeds			-
Transfers in		5,099,068	5,099,068
Transfers out	(5,099,068)	-	(5,099,068)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>(5,099,068)</u>	<u>5,099,068</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>(3,525,923)</u>	<u>(2,629,349)</u>	<u>(6,155,272)</u>
<b>FUND BALANCE, beginning of year</b>	<u>11,193,641</u>	<u>1,477,431</u>	<u>12,671,072</u>
<b>FUND BALANCE, end of year</b>	<u>\$ 7,667,718</u>	<u>\$ (1,151,918)</u>	<u>\$ 6,515,800</u>

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

JAMES VALADEZ  
CHAIRPERSON  
BRUCE GRUBE  
VICE CHAIRPERSON  
THERESA BASTIAN  
SECRETARY/TREASURER



MARYA CRIGLER  
CHIEF APPRAISER

## BOARD MEMBERS

TOM BUCKLE  
BRUCE ELFANT  
ANTHONY NGUYEN  
ELEANOR POWELL  
RYAN STEGLICH  
FELIPE ULLOA  
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District  
Board of Directors

FROM: Leana H. Mann  
Director of Operations

DATE: August 31, 2020

SUBJECT: May 2020 Unaudited Financial Statements- Revised

The unaudited financial statements for May 2020 are attached. Financial highlights for the month are as follows:

- The District's ending fund balance was \$6,818,332. Of that, \$500,621 was nonspendable in the form of prepaid expenditures, \$5,226,993 was held in reserves as committed, and \$1,090,718 unassigned fund balance. The net change in fund balance for the fiscal year to date is \$(5,852,740).
- The reserve balances total \$5,226,993. Detail account balances for each reserve account are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 150,000
Reserve for Network Infrastructure	\$ 350,000
Reserve for Technology Enhancements	\$ 250,000
Reserve for Litigation	\$ 2,956,914
Reserve for Building Repair & Replacement	\$ 1,520,079
Reserve for ARB Operations	\$ -
	<u>\$ 5,226,993</u>

- The District ended the month with a budget surplus of \$1,292,840.
- 850 EAL Holding Corp. is considered a blended component unit of the District. A record of their financial position has been provided for review only.

**Travis Central Appraisal District**  
**Budget to Actual- General Fund**  
**For the month ended May 31, 2020**

	Budgeted Amounts			Actual Amounts	Variance Fav (Unfav)
	Original	Amended	YTD		
<b>REVENUE:</b>					
Appraisal assessments	20,193,893	20,193,893	8,414,122	8,414,122	-
Refund of appraisal assessments	-	-	-	-	-
<b>Net appraisal assessments</b>	<b>\$ 20,193,893</b>	<b>\$ 20,193,893</b>	<b>\$ 8,414,122</b>	<b>\$ 8,414,122</b>	<b>\$ -</b>
Investment earnings	250,000	250,000	104,167	69,019	(35,148)
Charges for services	20,000	20,000	8,333	2,175	(6,159)
Miscellaneous revenue	70,000	70,000	29,167	79,326	50,159
<b>TOTAL REVENUE</b>	<b>\$ 20,533,893</b>	<b>\$ 20,533,893</b>	<b>\$ 8,555,789</b>	<b>\$ 8,564,642</b>	<b>\$ 8,853</b>
<b>EXPENDITURES:</b>					
Personnel Cost	9,389,097	9,389,097	3,912,124	2,963,102	949,022
Benefit Cost	3,180,737	3,180,737	1,325,307	872,634	452,674
Printing and mailing services	454,300	454,300	189,292	270,581	(81,289)
Operating supplies	181,850	181,850	75,771	145,329	(69,558)
Subscriptions and data purchases	189,779	189,779	79,075	156,984	(77,909)
Training and education	126,655	126,655	52,773	20,186	32,587
Travel expenditures	46,250	46,250	19,271	26,387	(7,116)
Utilities	426,735	426,735	177,806	183,809	(6,002)
Legal expenditures	1,335,000	1,335,000	556,250	937,211	(380,961)
Professional services	1,880,061	1,880,061	783,359	573,878	209,481
Insurance	82,500	82,500	34,375	24,974	9,401
Aerial photography	524,594	524,594	218,581	527,960	(309,379)
Rentals	134,520	134,520	56,050	59,258	(3,208)
Building and Equipment maintenance	325,765	325,765	135,735	121,381	14,354
Software maintenance	573,938	573,938	239,141	281,771	(42,630)
Other services	288,630	288,630	120,263	58,639	61,624
Capital Outlay	304,288	304,288	126,787	152,944	(26,157)
Debt Service- Principal	325,952	325,952	135,813	-	135,813
Debt Service- Interest	423,242	423,242	176,351	-	423,242
<b>TOTAL EXPENDITURES</b>	<b>20,193,893</b>	<b>20,193,893</b>	<b>8,414,122</b>	<b>7,377,026</b>	<b>1,283,987</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>340,000</b>	<b>340,000</b>	<b>141,667</b>	<b>1,187,616</b>	<b>1,292,840</b>
<b>OTHER FINANCING SOURCES (USES):</b>					
Transfers In	-	-	-	-	-
Transfers out	-	-	-	(4,027,055)	(4,027,055)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(4,027,055)</b>	<b>(4,027,055)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>340,000</b>	<b>340,000</b>	<b>141,667</b>	<b>(2,839,439)</b>	<b>(2,734,215)</b>
Beginning Fund Balance	11,193,641	11,193,641	11,193,641	11,193,641	11,193,641
Ending Fund Balance	<u><b>\$ 11,533,641</b></u>	<u><b>\$ 11,533,641</b></u>	<u><b>\$ 11,335,308</b></u>	<u><b>\$ 8,354,202</b></u>	<u><b>\$ 8,459,426</b></u>

# Travis Central Appraisal District

## Governmental Fund Balance Sheet

May 31, 2020

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	2,406,936	5,005	2,411,941
Short-term investments	7,557,244	-	7,557,244
Receivables	202,650	-	202,650
Prepaid items	500,621	-	500,621
<b>TOTAL ASSETS</b>	<u>\$ 10,667,451</u>	<u>\$ 5,005</u>	<u>\$ 10,672,456</u>
<b>LIABILITIES</b>			
Accounts payable and accrued expenditures	630,424	1,540,875	2,171,298
Deferred revenue	1,682,824	-	1,682,824
<b>TOTAL LIABILITIES</b>	2,313,249	1,540,875	3,854,123
<b>FUND BALANCES</b>			
Fund balance, committed	5,226,993	-	5,226,993
Fund Balance, restricted	-	-	-
Fund balance, nonspendable	500,621	-	500,621
Fund balance, unassigned	2,626,588	(1,535,870)	1,090,718
<b>TOTAL FUND BALANCES</b>	8,354,202	(1,535,870)	6,818,332
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u>\$ 10,667,451</u>	<u>\$ 5,005</u>	<u>\$ 10,672,456</u>

Travis Central Appraisal District  
Statement of Revenues and Expenditures  
For the month ended May 31, 2020

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>REVENUES</b>			
Appraisal assessments	\$ 8,414,122	\$ -	\$ 8,414,122
Refund of appraisal assessments	-	-	-
<b>Net appraisal assessments</b>	<u>8,414,122</u>	<u>-</u>	<u>8,414,122</u>
Investment earnings	69,019	(3)	69,016
Charges for services	2,175	(1)	2,174
Miscellaneous revenue	79,326	-	79,326
<b>TOTAL REVENUE</b>	<u>8,564,642</u>	<u>(3)</u>	<u>8,564,639</u>
<b>EXPENDITURES</b>			
Appraisal services			
Payroll and related expenditures	3,835,735	-	3,835,735
Data processing	281,771	-	281,771
Transportation	26,387	-	26,387
Operating supplies	145,329	-	145,329
Rentals	59,258	-	59,258
Legal and professional	1,511,089	-	1,511,089
Utilities and telephone	183,809	-	183,809
Building and equipment maintenance	121,381	-	121,381
Other services	1,059,324	4,452	1,063,776
Capital outlay	152,944	7,035,900	7,188,844
Debt Service- Principal	-	-	-
Debt Service- Interest	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>7,377,026</u>	<u>7,040,352</u>	<u>14,417,378</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>1,187,616</u>	<u>(7,040,355)</u>	<u>(5,852,740)</u>
<b>OTHER FINANCING SOURCES (USES):</b>			
Loan Proceeds			-
Transfers in		4,027,055	4,027,055
Transfers out	(4,027,055)	-	(4,027,055)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>(4,027,055)</u>	<u>4,027,055</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>(2,839,439)</u>	<u>(3,013,301)</u>	<u>(5,852,740)</u>
<b>FUND BALANCE, beginning of year</b>	<u>11,193,641</u>	<u>1,477,431</u>	<u>12,671,072</u>
<b>FUND BALANCE, end of year</b>	<u>\$ 8,354,202</u>	<u>\$ (1,535,870)</u>	<u>\$ 6,818,332</u>



**Quarterly Investment Report**  
**June 30, 2020**

# Re-Open, Re-Close, Repeat

Rising virus cases and risk aversion go together. The broad resurgence of Covid-19 cases, as governments and businesses attempt to reopen and regain some normalcy, is a constant threat to the economy and the all-important consumer spending which drives it. But the government and businesses have to keep trying to re-open. Unfortunately, when the re-open was attempted in June, a major resurgence of the virus occurred and every such reversal tends to threaten the longevity of the ultimate rebound.

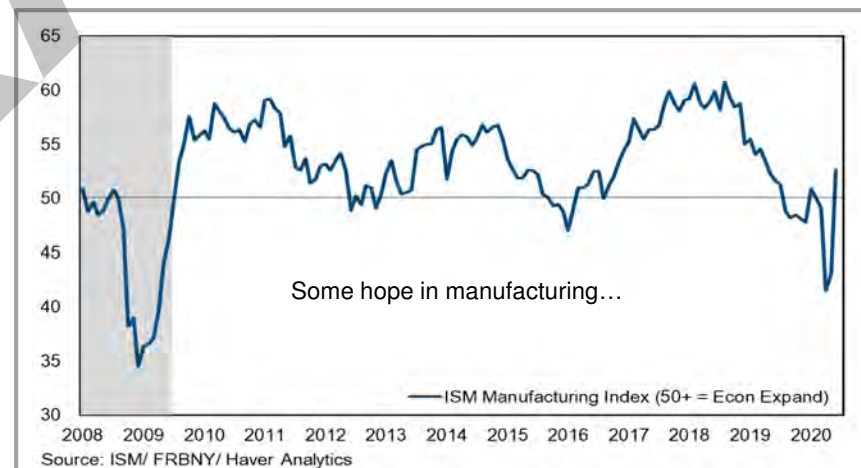
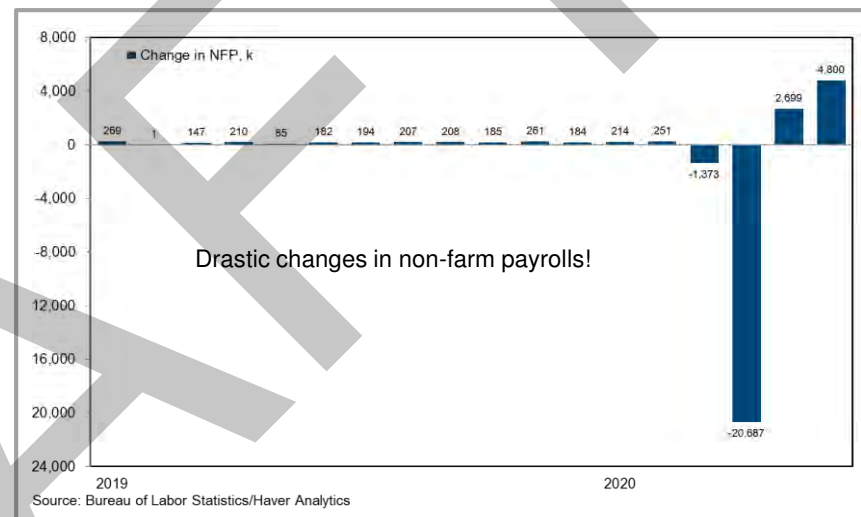
The debate on the V recovery has subtly changed to the depth of a U shape. It is clear that the overall recovery will be bumpier and more complex than anticipated. Before the strong resurgence of Covid-19 cases in June, we temporarily saw a major resurgence in the economy that would seem to indicate that it will be possible to get things moving again once somewhat normalized.

The hope of re-opening brought personal spending back by a record 8.2% after a disastrous decline in April. It was a mirrored comparison to income, which rose in April and declined in May. It appears when consumers get money they spend it! Retail spending hit a record 17.7% increase in May before its backtracking in June. This is a cycle that will probably repeat itself in future months.

Manufacturing made surprising gains as did housing permits and starts. It is retail and service industries which continue to falter.

Obviously payrolls have been the hardest hit, but in June the economy did add 4.8 million jobs – the largest gain on record and the unemployment rate dropped to 11.1% (from 15%). Even more important the underemployment number dropped from 21.2% to 18%. Job separation continues to stay high, but it was offset with an inflow of jobs re-added with the re-opening. The slow rate of re-openings, or a major resurgence of the virus, will raise the risk of a slower job growth for the rest of 2020.

Meanwhile, Congress continues to CARE(S) with stimulus programs for small business and households and that is expected to continue as we begin to approach WWII levels.





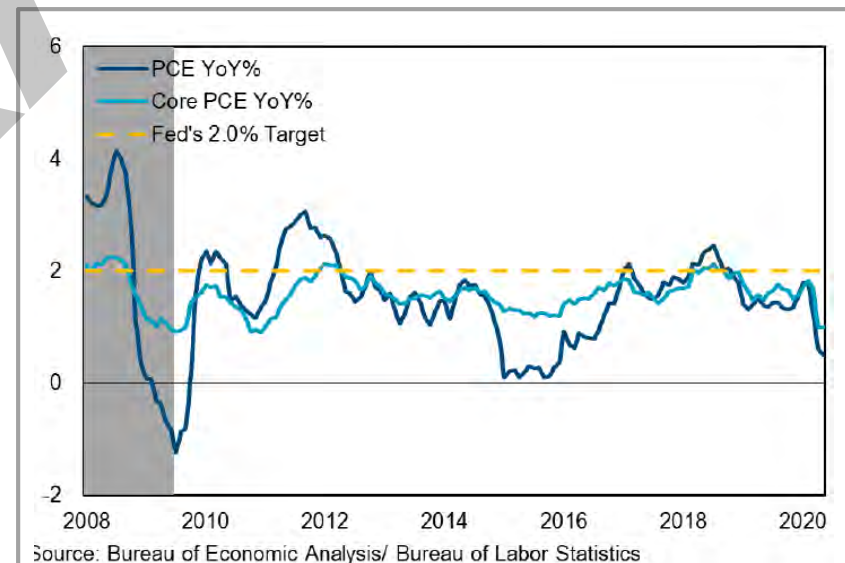
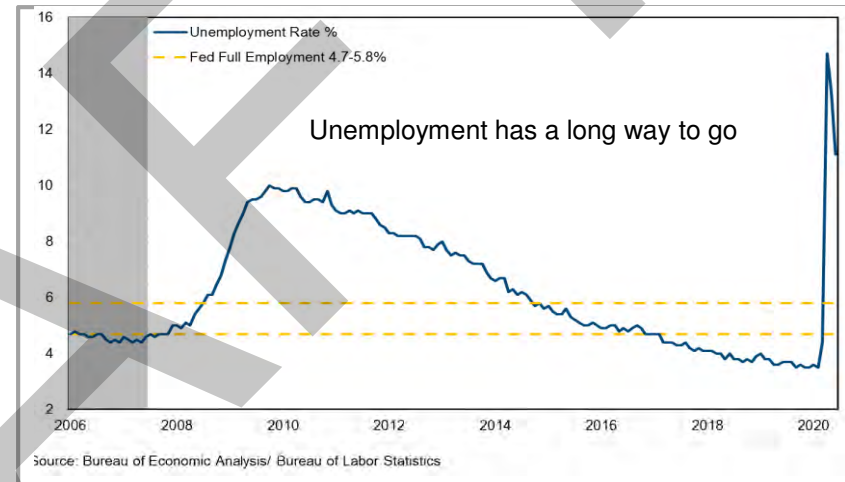
# Monetary and Fiscal Efforts

Along with Congress' support efforts, the Fed's FOMC is taking unprecedented actions to combat the impact of the virus. Despite the fact that market liquidity has improved, they have rolled out more programs to support business and move funds into the economy. St. Louis Fed President Bullard has been speaking a lot about the possible wave of bankruptcies, which would then feed into a wider financial crisis. The extreme support for business and government does raise the question of an asset bubble as a possible side effect from the measures. The Fed is trying to prevent a replay of the financial crisis (and conditions in March) when traders wouldn't buy at any price, but appear to be buying everything in sight.

The Fed's PMCCF (Primary Market Corporate Credit Facility), rolled out in June, has again raised these questions as the Fed is trying to provide a backstop for corporate debt to eligible issuers. The Fed will now buy whole corporate issues and up to 25% of bonds in syndicate. The program is designed to minimize disruptions, which have been felt by even highly rated companies that need liquidity in order to pay off maturing debt and sustain themselves, until economic conditions normalize. Their *Secondary Market* support will also buy individual bonds and ETFs in the secondary market.

Obviously, the Fed is pushing to keep liquidity in all markets. (Even China is officially calling for a strong market!) The same type of support was rolled out earlier for local and state governments. The Fed wants to keep interest rates low, though on record, and not take the overnight rates negative, it does appear to want the whole curve as flat as possible to sustain borrowing. These purchases and the lower rates may be one of the factors driving investors into the stock market and driving a healthy bullish move. Investors are driven to find any yield.

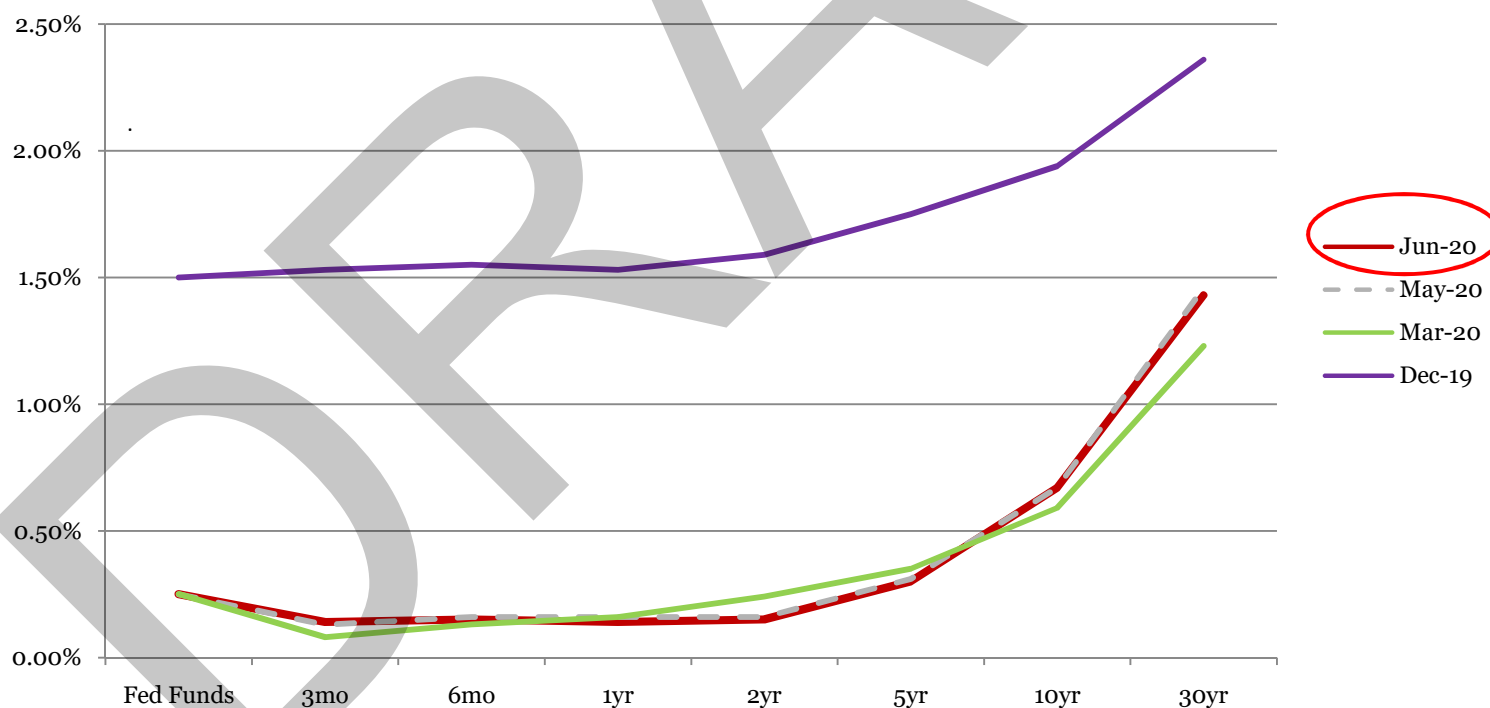
These purchases have inevitably led to the topic of YCT (Yield Curve Targets), a topic which has been raised at the FOMC. The controversial process has been proven to control governmental rates (such as after WWI) and even pass that impact through to corporate rates. But without a clear and proven exit strategy, it appears to be a scary *QE Forever* type approach, which could compromise normal market movements and normal debt management operations and goals. It is a trend worth watching.





# Is Flatter Better?

- Fed actions and market fears around the world have caused Treasury and agency rates to remain at the lower (dismal) levels seen for the last three months.
- Fear increases the demand for safe havens and the safest are the U.S. Treasury and the USD dollar. The purchasing of short-term securities to wait out the virus has driven prices up and rates down. Without any change in outlook, this will not change with the resurgence or perhaps even the waning of the virus.
- The market remains slightly optimistic as seen in the longer end of the curve (higher rates), but the curve is very flat out to the two year.
- Expect rates to stay low for possibly throughout 2020 as the globe fights – and destroys – this virus. Since it may last a long while, the value beyond the two year is worth considering. The IMF has essentially downgraded the world and expects only a negative 4.9% growth rate in 2020 – although they do call for a 5.4% growth in 2021 at this point



End of Month Rates - Full Yield Curve – Fed Funds to 30yr

Travis Central Appraisal District, Texas

Quarterly Investment Report

April – June 2020

Portfolio Summary Management Report

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

Portfolio as of March 31, 2020

Beginning Book Value	\$ 16,148,496
Beginning Market Value	\$ 16,148,496
Unrealized Gain/Loss	\$ 0

WAM at Beginning Period Date<sup>1</sup> 1 day

Portfolio as of June 30, 2020

Ending Book Value	\$ 11,419,301
Ending Market Value	\$ 11,419,301
Investment Income for the period	\$ 15,314
Unrealized Gain/Loss	\$ 0
<b>Change in Unrealized Gain/Loss</b>	<b>\$ 0</b>

WAM at Ending Period Date<sup>1</sup> 1 day

Change in Market Value<sup>2</sup> \$ (4,729,195)

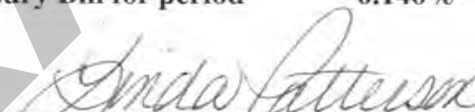
Average Yield to Maturity for period

0.487%

Average Yield 3 month Treasury Bill for period

0.140%

Leana H. Mann, Director of Operations  
Travis Central Appraisal District

  
Ms. Linda Patterson, President  
Patterson & Associates, Registered Investment Advisor

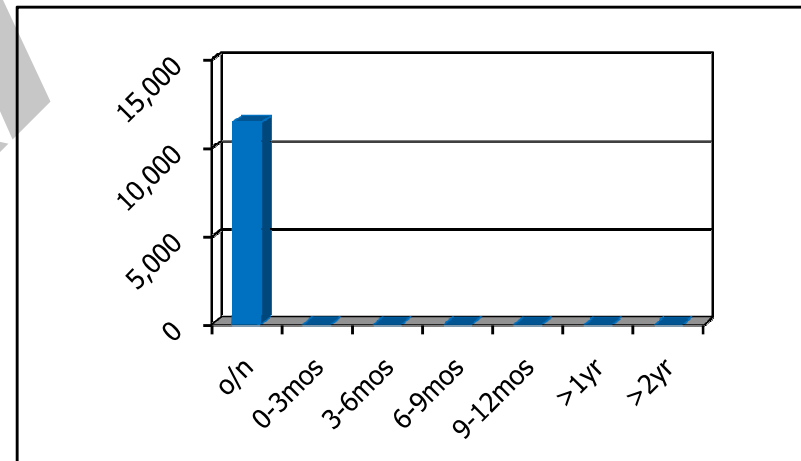
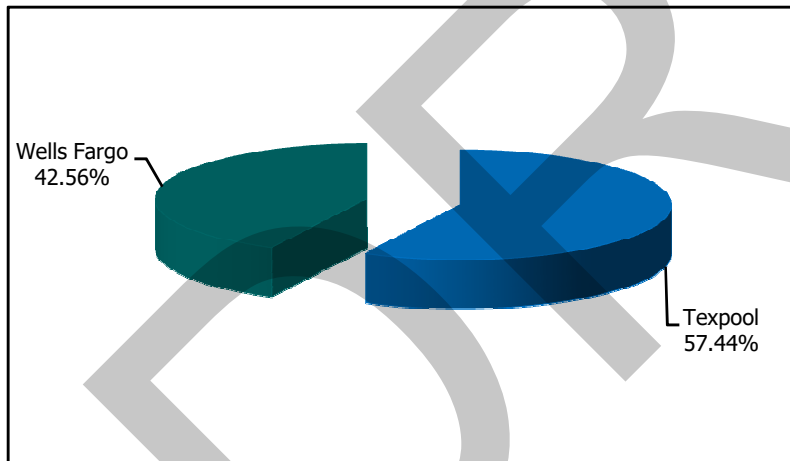
<sup>1</sup> WAM, represents weighted average maturity.

<sup>2</sup> Change in Market Value" is required data, but will primarily reflect the receipts and expenditures of the District's funds from quarter to quarter.

# Your Portfolio

As of June 30, 2020

- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. They do reflect our expectation of continuing low rates but also our attempts to use all authorized maturities to capture yield available. As Fed actions are introduced some normalcy will return as different market sectors respond. This is what we are watching for and acting on.





**Travis Central Appraisal Dist.**  
**Portfolio Management**  
**Portfolio Summary**  
**June 30, 2020**

Patterson & Associates  
 901 S. MoPac  
 Suite 195  
 Austin, TX 78746  
 -

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Texpool/Texpool Prime	6,559,653.38	6,559,653.38	6,559,653.38	57.44	1	1	0.423
Wells Fargo Bank	4,859,647.33	4,859,647.33	4,859,647.33	42.56	1	1	0.060
<b>Investments</b>	<b>11,419,300.71</b>	<b>11,419,300.71</b>	<b>11,419,300.71</b>	<b>100.00%</b>	<b>1</b>	<b>1</b>	<b>0.269</b>

Total Earnings	June 30 Month Ending	Fiscal Year To Date
Current Year	2,558.24	69,104.25

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Travis Central Appraisal District of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

\_\_\_\_\_  
 Leana Mann, Director of Operations



Travis Central Appraisal Dist.  
Summary by Type  
June 30, 2020  
Grouped by Fund

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
<b>Fund: 850 EAL Holding Corp.</b>						
Wells Fargo Bank	1	5,009.50	5,009.50	0.04	0.160	1
Subtotal	1	5,009.50	5,009.50	0.04	0.160	1
<b>Fund: General Fund</b>						
Texpool/Texpool Prime	2	6,559,653.38	6,559,653.38	57.44	0.423	1
Wells Fargo Bank	4	4,854,637.83	4,854,637.83	42.51	0.060	1
Subtotal	6	11,414,291.21	11,414,291.21	99.95	0.269	1
Total and Average	7	11,419,300.71	11,419,300.71	100.00	0.269	1



INVESTMENT PROFESSIONALS

Travis Central Appraisal Dist.  
Fund 850 - 850 EAL Holding Corp.  
Investments by Fund  
June 30, 2020

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Wells Fargo Bank										
61442	10006	Wells Fargo Choice IV Comm Ckg	01/01/2020	5,009.50	5,009.50	5,009.50	0.160	0.157	0.160	1
Subtotal and Average				5,009.50	5,009.50	5,009.50		0.158	0.160	1
Total Investments and Average				5,009.50	5,009.50	5,009.50		0.158	0.160	1

**Fund GEN - General Fund  
Investments by Fund  
June 30, 2020**

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Texpool/Texpool Prime</b>										
900001	10000	Texpool	10/01/2019	2,144,505.82	2,144,505.82	2,144,505.82	0.217	0.213	0.216	1
900001A	10001	Texpool Prime	10/01/2019	4,415,147.56	4,415,147.56	4,415,147.56	0.524	0.516	0.524	1
<b>Subtotal and Average</b>				<b>6,559,653.38</b>	<b>6,559,653.38</b>	<b>6,559,653.38</b>		<b>0.418</b>	<b>0.423</b>	<b>1</b>
<b>Wells Fargo Bank</b>										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	127,936.11	127,936.11	127,936.11	0.160	0.157	0.160	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	4,693.56	4,693.56	4,693.56	0.160	0.157	0.160	1
88477	10005	Wells Fargo Commercial Chkg PF	10/01/2019	35,913.00	35,913.00	35,913.00				1
8477	10002	Wells Fargo Stagecoach Sweep	10/01/2019	4,686,095.16	4,686,095.16	4,686,095.16	0.058	0.056	0.057	1
<b>Subtotal and Average</b>				<b>4,854,637.83</b>	<b>4,854,637.83</b>	<b>4,854,637.83</b>		<b>0.059</b>	<b>0.060</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>11,414,291.21</b>	<b>11,414,291.21</b>	<b>11,414,291.21</b>		<b>0.265</b>	<b>0.269</b>	<b>1</b>





Travis Central Appraisal Dist.  
Interest Earnings  
Sorted by Fund - Fund  
April 1, 2020 - June 30, 2020  
Yield on Average Book Value

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
<b>Fund: 850 EAL Holding Corp.</b>												
61442	10006	850	RR2	5,009.50	5,003.76	271,813.67		0.160	0.008	5.74	0.00	5.74
<b>Subtotal</b>				<b>5,009.50</b>	<b>5,003.76</b>	<b>271,813.67</b>			<b>0.008</b>	<b>5.74</b>	<b>0.00</b>	<b>5.74</b>
<b>Fund: General Fund</b>												
900001	10000	GEN	RRP	2,144,505.82	2,142,833.91	2,143,561.54		0.217	0.313	1,671.91	0.00	1,671.91
900001A	10001	GEN	RRP	4,415,147.56	9,569,434.31	6,509,173.61		0.524	0.783	12,713.25	0.00	12,713.25
8477	10002	GEN	RR2	4,686,095.16	4,058,575.94	3,091,759.41		0.058	0.112	864.42	0.00	864.42
90401	10003	GEN	RR2	127,936.11	116,586.31	142,686.25		0.160	0.160	56.92	0.00	56.92
88469	10004	GEN	RR2	4,693.56	4,788.70	4,376.11		0.160	0.159	1.74	0.00	1.74
88477	10005	GEN	RR2	35,913.00	251,273.00	80,470.66				0.00	0.00	0.00
<b>Subtotal</b>				<b>11,414,291.21</b>	<b>16,143,492.17</b>	<b>11,972,027.58</b>			<b>0.513</b>	<b>15,308.24</b>	<b>0.00</b>	<b>15,308.24</b>
<b>Total</b>				<b>11,419,300.71</b>	<b>16,148,495.93</b>	<b>12,243,841.25</b>			<b>0.502</b>	<b>15,313.98</b>	<b>0.00</b>	<b>15,313.98</b>



**Travis Central Appraisal Dist.**  
**Texas Compliance Change in Val Report**  
**Sorted by Fund**  
**April 1, 2020 - June 30, 2020**

Patterson & Associates  
 901 S. MoPac  
 Suite 195  
 Austin, TX 78746  
 -

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Fund: 850 EAL Holding Corp</b>									
10006	WFCHIV	850	01/01/2020	5.74	5,003.76	4,178,330.15	4,178,324.41	5.74	5,009.50
61442	5,009.50	0.160	/ /	5.74	5,003.76	4,178,330.15	4,178,324.41	5.74	5,009.50
<b>Sub Totals For: Fund: 850 EAL Holding Corp</b>				5.74	5,003.76	4,178,330.15	4,178,324.41	5.74	5,009.50
				5.74	5,003.76	4,178,330.15	4,178,324.41	5.74	5,009.50
<b>Fund: General Fund</b>									
10000	TXPOOL	GEN	10/01/2019	1,671.91	2,142,833.91	1,671.91	0.00	1,671.91	2,144,505.82
900001	2,144,505.82	0.216	/ /	1,671.91	2,142,833.91	1,671.91	0.00	1,671.91	2,144,505.82
10001	TXPRIM	GEN	10/01/2019	12,713.25	9,569,434.31	12,713.25	5,167,000.00	-5,154,286.75	4,415,147.56
900001A	4,415,147.56	0.524	/ /	12,713.25	9,569,434.31	12,713.25	5,167,000.00	-5,154,286.75	4,415,147.56
10002	WFSW	GEN	10/01/2019	864.42	4,058,575.94	7,986,474.23	7,357,206.92	627,519.22	4,686,095.16
8477	4,686,095.16	0.057	/ /	1,748.09	4,058,575.94	7,986,474.23	7,357,206.92	627,519.22	4,686,095.16
10003	WFABCP	GEN	10/01/2019	56.92	116,586.31	1,628,680.82	1,617,331.02	11,349.80	127,936.11
90401	127,936.11	0.160	/ /	56.92	116,586.31	1,628,680.82	1,617,331.02	11,349.80	127,936.11
10004	WFABCP	GEN	10/01/2019	1.74	4,788.70	34,162.82	34,257.96	-95.14	4,693.56
88469	4,693.56	0.160	/ /	1.74	4,788.70	34,162.82	34,257.96	-95.14	4,693.56
10005	WFCCAP	GEN	10/01/2019	0.00	251,273.00	11,089,004.70	11,304,364.70	-215,360.00	35,913.00
88477	35,913.00	0.000	/ /	0.00	251,273.00	11,089,004.70	11,304,364.70	-215,360.00	35,913.00
<b>Sub Totals For: Fund: General Fund</b>				15,308.24	16,143,492.17	20,752,707.73	25,480,160.60	-4,729,200.96	11,414,291.21
				16,191.91	16,143,492.17	20,752,707.73	25,480,160.60	-4,729,200.96	11,414,291.21
<b>Report Grand Totals:</b>				15,313.98	16,148,495.93	24,931,037.88	29,658,485.01	-4,729,195.22	11,419,300.71
				16,197.65	16,148,495.93	24,931,037.88	29,658,485.01	-4,729,195.22	11,419,300.71

Portfolio TCAD



**Monthly Investment Report**  
**May 31, 2020**

# Re-Opening Brings New Concerns

The gates of the global shutdown – both socially and economically – are slowly opening and with that opening comes optimism that the worst is past, but also concerns for a resurgence of the virus and of what we will see economically when the gates open.

The first and second quarters of 2020 are proving to be one of the worst ever for global growth. GDP indexes have fallen off a cliff with the US plummeting 5%. The US, however, still looks stronger than other major economies like France's GDP at -5.8%.

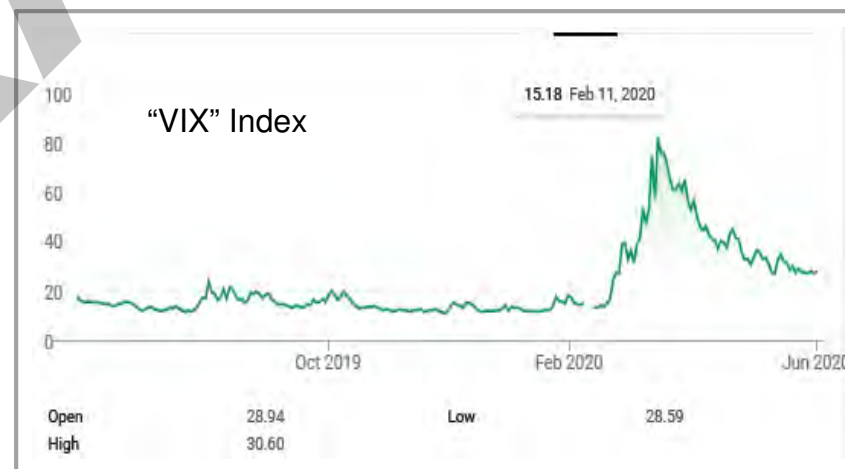
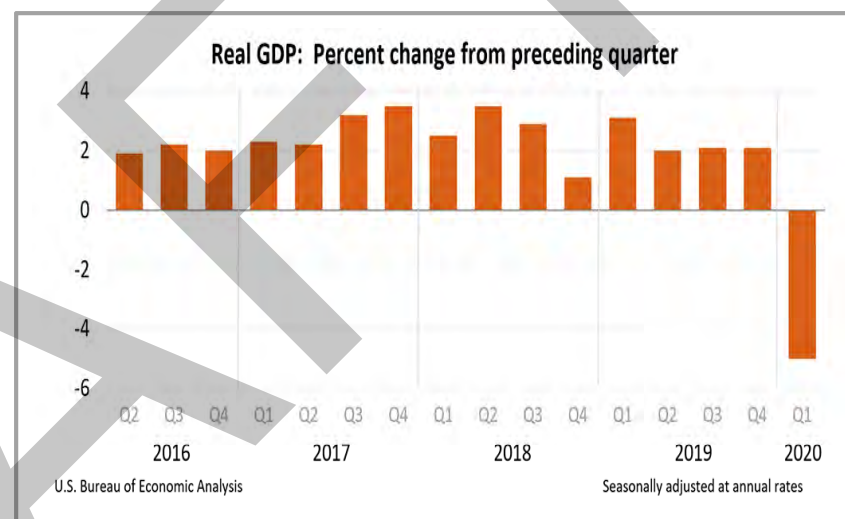
Every indicator has been not so slowly trending down, although manufacturing has started showing some life in May as businesses tentatively open. Also, new home sales have been rising unexpectedly as people are lured by the very low mortgage rates. Still, personal income is down and personal saving is difficult when many folks need their savings to pay ongoing bills. Without consumer spending (retail down 8.7%), small businesses continue to be decimated and business investment remains stagnant. With over 40.8 million people unemployed, it is difficult to get the engines running again. The only remedy is to get the economies open.

Re-opening efforts, though at a lower level and with severe restrictions, are occurring globally. China and Europe are opening despite some resurgence of the virus. The results, with altered behaviors and crippling finances, remain to be seen.

What is not in question is the result of the much needed stimuli. The massive monetary and fiscal stimuli to key sectors were necessary and probably will continue in various forms, but the debt incurred with them could be a barrier to growth going forward – not to mention the moral hazard of *free* money.

The EU and Japan have both initiated new sovereign bond programs to pay for future stimulus programs. EU's better-late-than-never bond program of €750 billion will be in the form of loans and grants. It is planned, but not approved by the members, which may show some further cracks in the EU structure. Another status quo altered.

Every change brings uncertainty and that contributes to more market volatility. The *fear factor* index appears to be moderating.



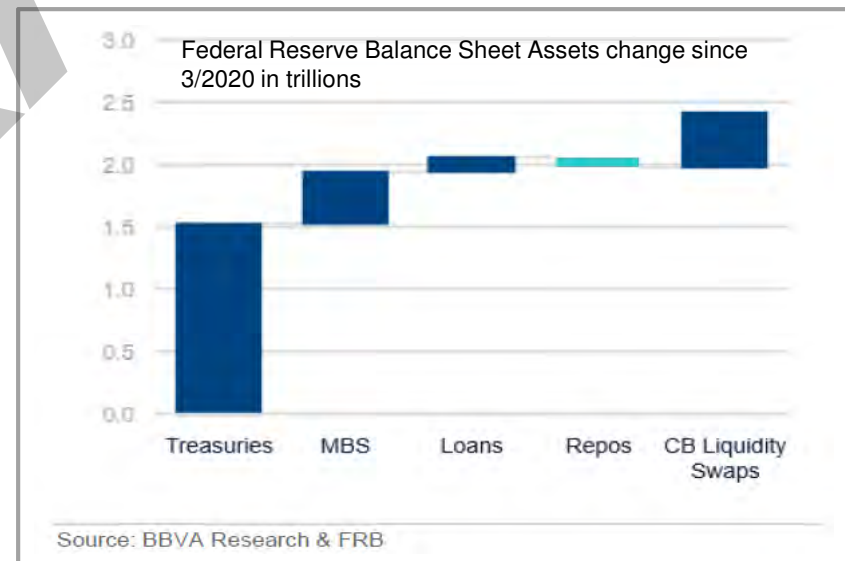
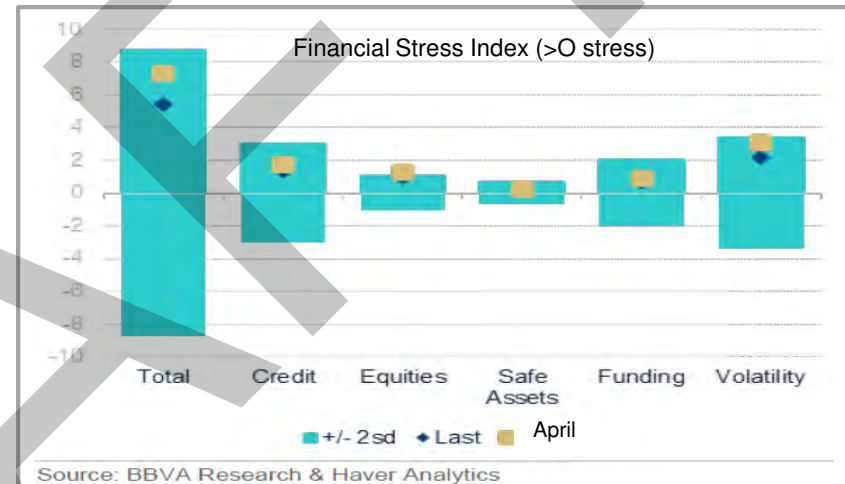
The VIX index measures volatility borne of uncertainty!

# Monetary and Fiscal Efforts

The stimulus programs' effectiveness can only be judged over time. But the efforts have been monumental. The Congressional CARES Act and PPP programs have been primary supports for workers and business. Liquidity facilities for companies and local governments are helping a recovery for a post-Covid world. The pace however remains highly uncertain. Massive increases in the Fed's balance sheet, fiscal deficits and public debt reduce policy flexibility for the next downturn. A government acting as borrower, lender, payer and insurer is costly and inefficient. The efficiency will determine whether we see a V, U or L recovery as well as paint the future. Governments cannot use the pandemic as an excuse for ongoing inefficient policies or protectionism (which has been growing around the world).

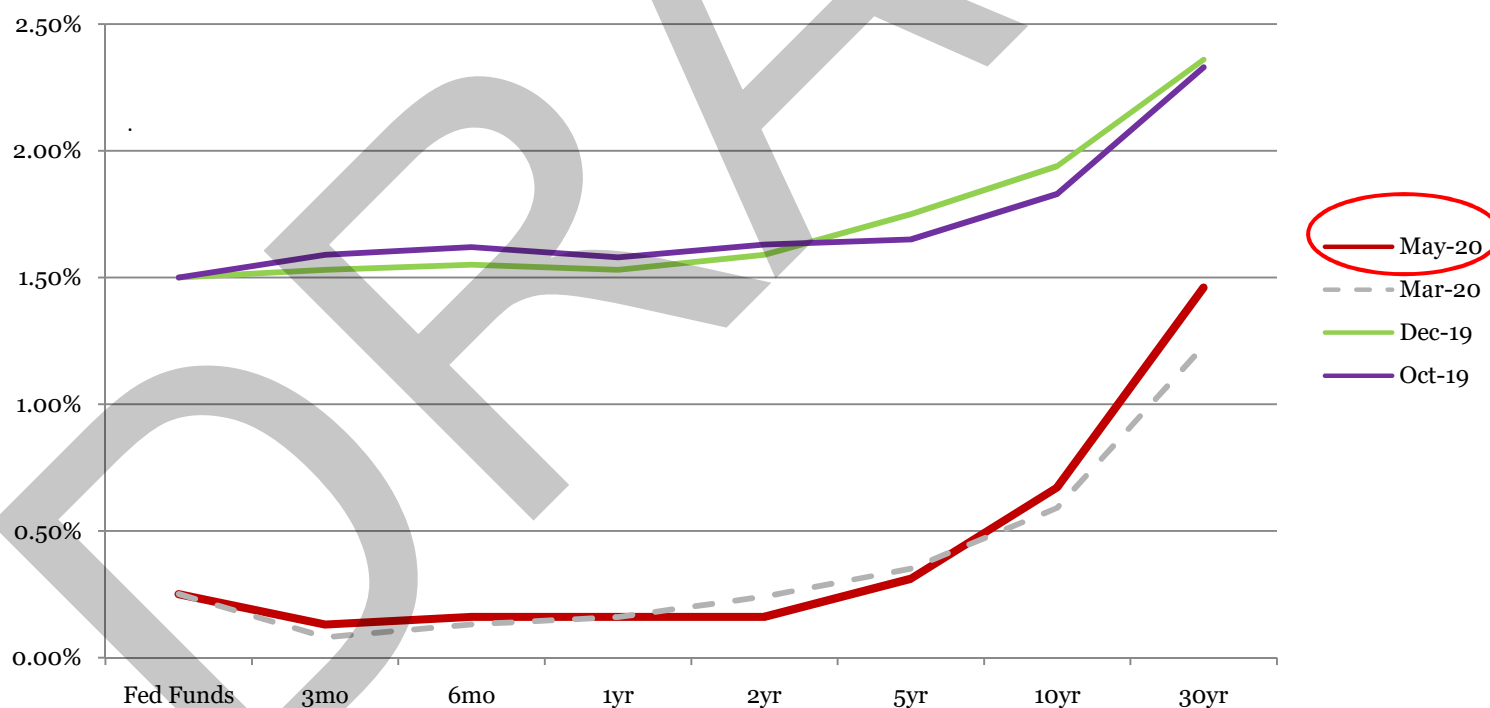
- The Federal Reserve has been a primary economic and psychological support and the Chairman's recent comments indicate they are not done. The Chair, known for his candor, has said *"it may not be the final chapter given that the path ahead is both highly uncertain and subject to significant downside risk."* The Fed has implemented multiple programs and continues to improvise.
- The Treasury is to borrow \$3T in the 2Q to support the rescue on top of the \$477B in the 1Q and an anticipated \$677B in the 2Q.
- Expanded overnight and term repo to provide market liquidity.
- Lowered the discount window rate for banks borrowing.
- Reduces the cost of swap lines to major banks to support liquidity.
- Created a CP funding facility for corporations and governments.
- Created a main street lending – municipal facility program.

But the balance sheet has exploded as a result. Monetarily, the Fed could set rates below zero. Many economists believe this could happen although the Chair has clearly indicated otherwise. It is unlikely because of the distortions effected in other countries like EU and Japan. The programs there have not been seen as successful. The Fed Funds rate will likely remain at its current level until the pandemic is behind us. The market may, however, continue its nascent optimism and move to a greater *risk-on* stance raising short-end rates slightly. One can only watch, see and hope.



# A Tale of Two Curves

- Fed actions and market fears around the world have caused Treasury and agency rates to remain at the levels seen for the last two months.
- Fear increases the demand for safe havens and the safest are the U.S. Treasury and the USD dollar. The purchasing of short-term securities to wait out the virus has driven prices up and rates down. Without any change in outlook this will not change.
- The market remains slightly optimistic as seen in the longer end of the curve (higher rates), but the curve is very flat out to the two year.
- Expect rates to stay low for at least the next several months as the globe fights – and destroys – this virus. Since it may last a long while, the value beyond the two year is worthwhile considering.

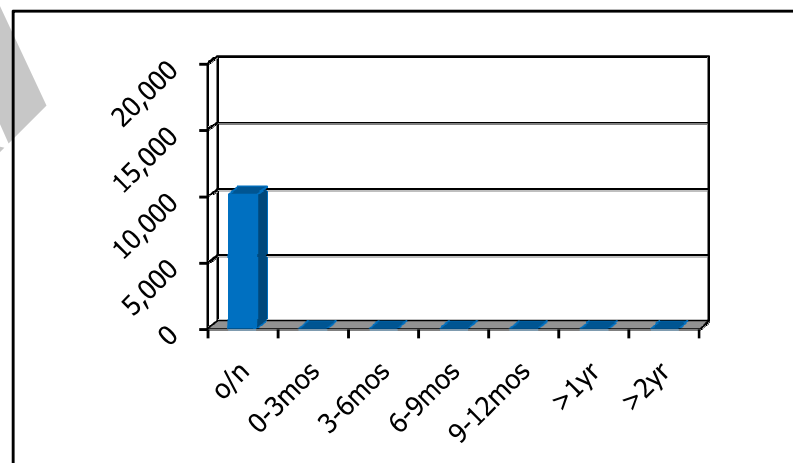
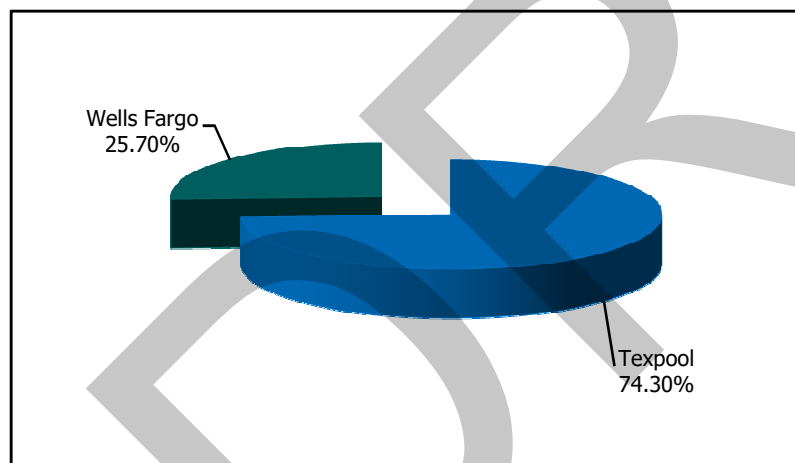


End of Month Rates - Full Yield Curve - Fed Funds to 30yr

# Your Portfolio

As of April 30, 2020

- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. They do reflect our expectation of continuing low rates but also our attempts to use all authorized maturities to capture yields available. As Fed actions are introduced some normalcy will return as different market sectors respond. This is what we are watching for and acting on.





**Travis Central Appraisal Dist.  
Portfolio Management  
Portfolio Summary  
May 31, 2020**

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Texpool/Texpool Prime	7,557,244.08	7,557,244.08	7,557,244.08	74.30	1	1	0.616
Wells Fargo Bank	2,613,562.20	2,613,562.20	2,613,562.20	25.70	1	1	0.086
<b>Investments</b>	<b>10,170,806.28</b>	<b>10,170,806.28</b>	<b>10,170,806.28</b>	<b>100.00%</b>	<b>1</b>	<b>1</b>	<b>0.480</b>

Total Earnings	May 31	Month Ending	Fiscal Year To Date
Current Year		4,934.72	66,546.01

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Travis Central Appraisal District of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

\_\_\_\_\_  
Leana Mann, Director of Operations





Travis Central Appraisal Dist.  
Summary by Type  
May 31, 2020  
Grouped by Fund

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
<b>Fund: 850 EAL Holding Corp.</b>						
Wells Fargo Bank	1	5,004.98	5,004.98	0.05	0.150	1
Subtotal	1	5,004.98	5,004.98	0.05	0.150	1
<b>Fund: General Fund</b>						
Texpool/Texpool Prime	2	7,557,244.08	7,557,244.08	74.30	0.616	1
Wells Fargo Bank	4	2,608,557.22	2,608,557.22	25.65	0.086	1
Subtotal	6	10,165,801.30	10,165,801.30	99.95	0.480	1
Total and Average	7	10,170,806.28	10,170,806.28	100.00	0.480	1



Travis Central Appraisal Dist.  
Fund 850 - 850 EAL Holding Corp.  
Investments by Fund  
May 31, 2020

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Wells Fargo Bank										
61442	10006	Wells Fargo Choice IV Comm Ckg	01/01/2020	5,004.98	5,004.98	5,004.98	0.150	0.147	0.150	1
Subtotal and Average				5,004.98	5,004.98	5,004.98		0.148	0.150	1
Total Investments and Average				5,004.98	5,004.98	5,004.98		0.148	0.150	1

**Fund GEN - General Fund  
Investments by Fund  
May 31, 2020**

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Texpool/Texpool Prime</b>										
900001	10000	Texpool	10/01/2019	2,144,124.37	2,144,124.37	2,144,124.37	0.269	0.264	0.268	1
900001A	10001	Texpool Prime	10/01/2019	5,413,119.71	5,413,119.71	5,413,119.71	0.753	0.742	0.753	1
<b>Subtotal and Average</b>				<b>7,557,244.08</b>	<b>7,557,244.08</b>	<b>7,557,244.08</b>		<b>0.607</b>	<b>0.616</b>	<b>1</b>
<b>Wells Fargo Bank</b>										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	125,353.28	125,353.28	125,353.28	0.160	0.157	0.160	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	5,009.76	5,009.76	5,009.76	0.160	0.157	0.160	1
88477	10005	Wells Fargo Commercial Chkg PF	10/01/2019	0.00	0.00	0.00				1
8477	10002	Wells Fargo Stagecoach Sweep	10/01/2019	2,478,194.18	2,478,194.18	2,478,194.18	0.082	0.081	0.082	1
<b>Subtotal and Average</b>				<b>2,608,557.22</b>	<b>2,608,557.22</b>	<b>2,608,557.22</b>		<b>0.085</b>	<b>0.086</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>10,165,801.30</b>	<b>10,165,801.30</b>	<b>10,165,801.30</b>		<b>0.473</b>	<b>0.480</b>	<b>1</b>



Travis Central Appraisal Dist.  
Interest Earnings  
Sorted by Fund - Fund  
May 1, 2020 - May 31, 2020  
Yield on Average Book Value

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
<b>Fund: 850 EAL Holding Corp.</b>												
61442	10006	850	RR2	5,004.98	5,004.35	759,676.54		0.150	0.001	0.63	0.00	0.63
<b>Subtotal</b>				<b>5,004.98</b>	<b>5,004.35</b>	<b>759,676.54</b>			<b>0.001</b>	<b>0.63</b>	<b>0.00</b>	<b>0.63</b>
<b>Fund: General Fund</b>												
900001	10000	GEN	RRP	2,144,124.37	2,143,635.57	2,143,682.87		0.269	0.268	488.80	0.00	488.80
900001A	10001	GEN	RRP	5,413,119.71	7,408,904.32	6,506,086.45		0.753	0.763	4,215.39	0.00	4,215.39
8477	10002	GEN	RR2	2,478,194.18	3,864,190.24	3,016,157.55		0.082	0.083	212.28	0.00	212.28
90401	10003	GEN	RR2	125,353.28	123,151.35	124,717.43		0.160	0.160	16.94	0.00	16.94
88469	10004	GEN	RR2	5,009.76	5,009.08	5,009.15		0.160	0.160	0.68	0.00	0.68
<b>Subtotal</b>				<b>10,165,801.30</b>	<b>13,544,890.56</b>	<b>11,795,653.45</b>			<b>0.493</b>	<b>4,934.09</b>	<b>0.00</b>	<b>4,934.09</b>
<b>Total</b>				<b>10,170,806.28</b>	<b>13,549,894.91</b>	<b>12,555,330.00</b>			<b>0.463</b>	<b>4,934.72</b>	<b>0.00</b>	<b>4,934.72</b>



**Monthly Investment Report**  
**June 30, 2020**

# Re-Open, Re-Close, Repeat

Rising virus cases and risk aversion go together. The broad resurgence of Covid-19 cases, as governments and businesses attempt to reopen and regain some normalcy, is a constant threat to the economy and the all-important consumer spending which drives it. But the government and businesses have to keep trying to re-open. Unfortunately, when the re-open was attempted in June, a major resurgence of the virus occurred and every such reversal tends to threaten the longevity of the ultimate rebound.

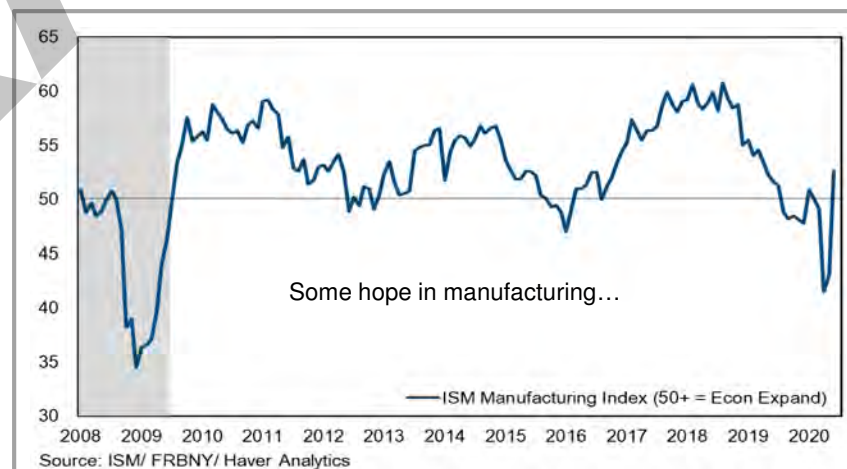
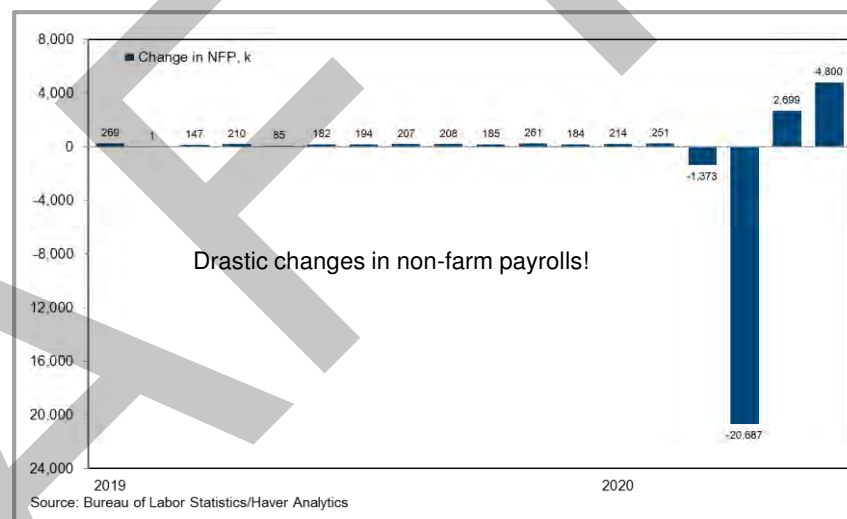
The debate on the V recovery has subtly changed to the depth of a U shape. It is clear that the overall recovery will be bumpier and more complex than anticipated. Before the strong resurgence of Covid-19 cases in June, we temporarily saw a major resurgence in the economy that would seem to indicate that it will be possible to get things moving again once somewhat normalized.

The hope of re-opening brought personal spending back by a record 8.2% after a disastrous decline in April. It was a mirrored comparison to income, which rose in April and declined in May. It appears when consumers get money they spend it! Retail spending hit a record 17.7% increase in May before its backtracking in June. This is a cycle that will probably repeat itself in future months.

Manufacturing made surprising gains as did housing permits and starts. It is retail and service industries which continue to falter.

Obviously payrolls have been the hardest hit, but in June the economy did add 4.8 million jobs – the largest gain on record and the unemployment rate dropped to 11.1% (from 15%). Even more important the underemployment number dropped from 21.2% to 18%. Job separation continues to stay high, but it was offset with an inflow of jobs re-added with the re-opening. The slow rate of re-openings, or a major resurgence of the virus, will raise the risk of a slower job growth for the rest of 2020.

Meanwhile, Congress continues to CARE(S) with stimulus programs for small business and households and that is expected to continue as we begin to approach WWII levels.



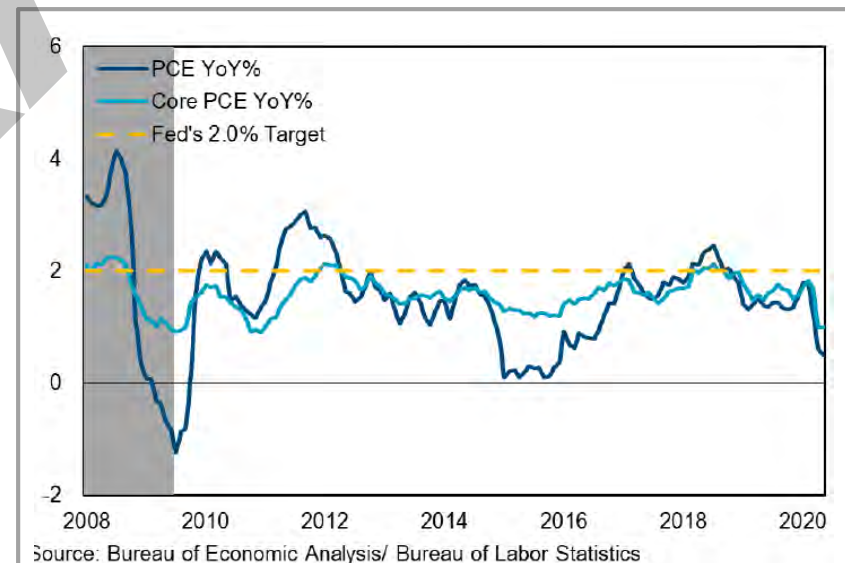
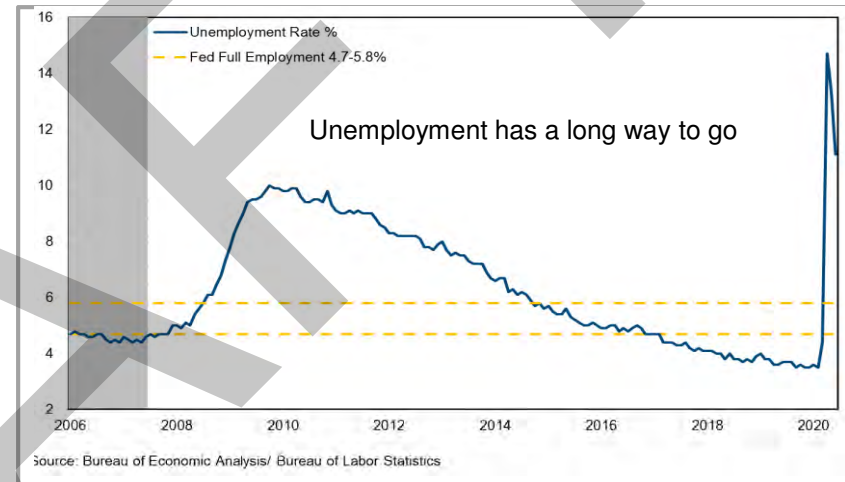
# Monetary and Fiscal Efforts

Along with Congress' support efforts, the Fed's FOMC is taking unprecedented actions to combat the impact of the virus. Despite the fact that market liquidity has improved, they have rolled out more programs to support business and move funds into the economy. St. Louis Fed President Bullard has been speaking a lot about the possible wave of bankruptcies, which would then feed into a wider financial crisis. The extreme support for business and government does raise the question of an asset bubble as a possible side effect from the measures. The Fed is trying to prevent a replay of the financial crisis (and conditions in March) when traders wouldn't buy at any price, but appear to be buying everything in sight.

The Fed's PMCCF (Primary Market Corporate Credit Facility), rolled out in June, has again raised these questions as the Fed is trying to provide a backstop for corporate debt to eligible issuers. The Fed will now buy whole corporate issues and up to 25% of bonds in syndicate. The program is designed to minimize disruptions, which have been felt by even highly rated companies that need liquidity in order to pay off maturing debt and sustain themselves, until economic conditions normalize. Their *Secondary Market* support will also buy individual bonds and ETFs in the secondary market.

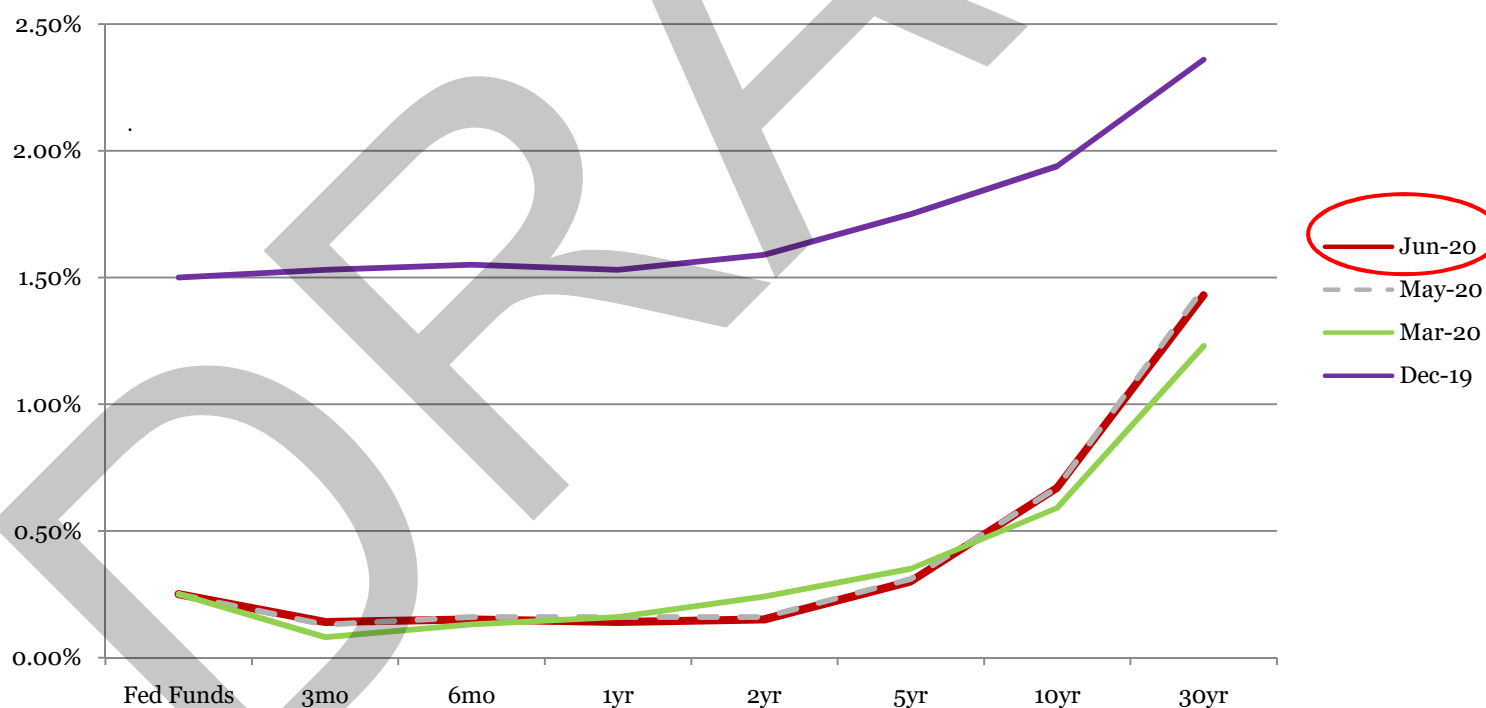
Obviously, the Fed is pushing to keep liquidity in all markets. (Even China is officially calling for a strong market!) The same type of support was rolled out earlier for local and state governments. The Fed wants to keep interest rates low, though on record, and not take the overnight rates negative, it does appear to want the whole curve as flat as possible to sustain borrowing. These purchases and the lower rates may be one of the factors driving investors into the stock market and driving a healthy bullish move. Investors are driven to find any yield.

These purchases have inevitably led to the topic of YCT (Yield Curve Targets), a topic which has been raised at the FOMC. The controversial process has been proven to control governmental rates (such as after WWI) and even pass that impact through to corporate rates. But without a clear and proven exit strategy, it appears to be a scary *QE Forever* type approach, which could compromise normal market movements and normal debt management operations and goals. It is a trend worth watching.



# Is Flatter Better?

- Fed actions and market fears around the world have caused Treasury and agency rates to remain at the lower (dismal) levels seen for the last three months.
- Fear increases the demand for safe havens and the safest are the U.S. Treasury and the USD dollar. The purchasing of short-term securities to wait out the virus has driven prices up and rates down. Without any change in outlook, this will not change with the resurgence or perhaps even the waning of the virus.
- The market remains slightly optimistic as seen in the longer end of the curve (higher rates), but the curve is very flat out to the two year.
- Expect rates to stay low for possibly throughout 2020 as the globe fights – and destroys – this virus. Since it may last a long while, the value beyond the two year is worth considering. The IMF has essentially downgraded the world and expects only a negative 4.9% growth rate in 2020 – although they do call for a 5.4% growth in 2021 at this point



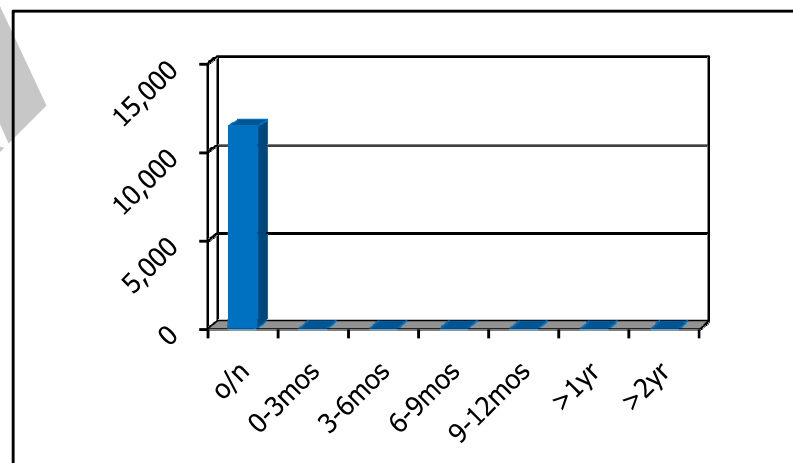
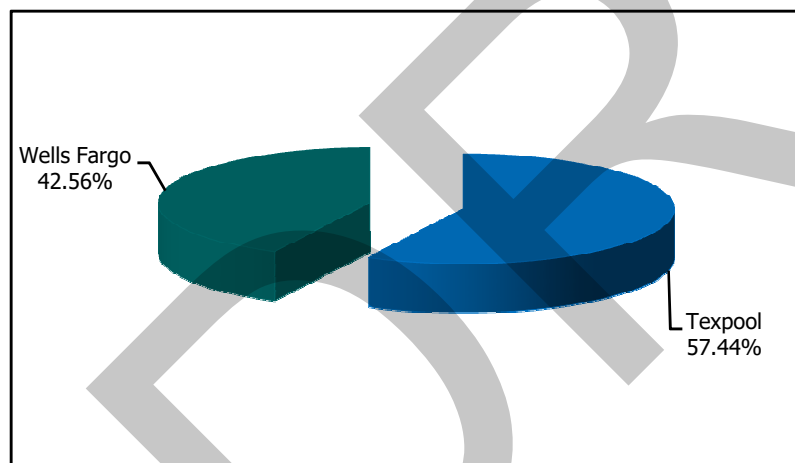
End of Month Rates - Full Yield Curve – Fed Funds to 30yr



# Your Portfolio

As of June 30, 2020

- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. They do reflect our expectation of continuing low rates but also our attempts to use all authorized maturities to capture yield available. As Fed actions are introduced some normalcy will return as different market sectors respond. This is what we are watching for and acting on.





**Travis Central Appraisal Dist.  
Portfolio Management  
Portfolio Summary  
June 30, 2020**

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Texpool/Texpool Prime	6,559,653.38	6,559,653.38	6,559,653.38	57.44	1	1	0.423
Wells Fargo Bank	4,859,647.33	4,859,647.33	4,859,647.33	42.56	1	1	0.060
	<b>11,419,300.71</b>	<b>11,419,300.71</b>	<b>11,419,300.71</b>	<b>100.00%</b>	<b>1</b>	<b>1</b>	<b>0.269</b>
<b>Investments</b>							

Total Earnings	June 30	Month Ending	Fiscal Year To Date
Current Year		2,558.24	69,104.25

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Travis Central Appraisal District of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

\_\_\_\_\_  
Leana Mann, Director of Operations



Travis Central Appraisal Dist.  
Summary by Type  
June 30, 2020  
Grouped by Fund

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
<b>Fund: 850 EAL Holding Corp.</b>						
Wells Fargo Bank	1	5,009.50	5,009.50	0.04	0.160	1
Subtotal	1	5,009.50	5,009.50	0.04	0.160	1
<b>Fund: General Fund</b>						
Texpool/Texpool Prime	2	6,559,653.38	6,559,653.38	57.44	0.423	1
Wells Fargo Bank	4	4,854,637.83	4,854,637.83	42.51	0.060	1
Subtotal	6	11,414,291.21	11,414,291.21	99.95	0.269	1
Total and Average	7	11,419,300.71	11,419,300.71	100.00	0.269	1



INVESTMENT PROFESSIONALS

Travis Central Appraisal Dist.  
Fund 850 - 850 EAL Holding Corp.  
Investments by Fund  
June 30, 2020

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Wells Fargo Bank										
61442	10006	Wells Fargo Choice IV Comm Ckg	01/01/2020	5,009.50	5,009.50	5,009.50	0.160	0.157	0.160	1
Subtotal and Average				5,009.50	5,009.50	5,009.50		0.158	0.160	1
Total Investments and Average				5,009.50	5,009.50	5,009.50		0.158	0.160	1

**Fund GEN - General Fund  
Investments by Fund  
June 30, 2020**

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Texpool/Texpool Prime</b>										
900001	10000	Texpool	10/01/2019	2,144,505.82	2,144,505.82	2,144,505.82	0.217	0.213	0.216	1
900001A	10001	Texpool Prime	10/01/2019	4,415,147.56	4,415,147.56	4,415,147.56	0.524	0.516	0.524	1
<b>Subtotal and Average</b>				<b>6,559,653.38</b>	<b>6,559,653.38</b>	<b>6,559,653.38</b>		<b>0.418</b>	<b>0.423</b>	<b>1</b>
<b>Wells Fargo Bank</b>										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	127,936.11	127,936.11	127,936.11	0.160	0.157	0.160	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	4,693.56	4,693.56	4,693.56	0.160	0.157	0.160	1
88477	10005	Wells Fargo Commercial Chkg PF	10/01/2019	35,913.00	35,913.00	35,913.00				1
8477	10002	Wells Fargo Stagecoach Sweep	10/01/2019	4,686,095.16	4,686,095.16	4,686,095.16	0.058	0.056	0.057	1
<b>Subtotal and Average</b>				<b>4,854,637.83</b>	<b>4,854,637.83</b>	<b>4,854,637.83</b>		<b>0.059</b>	<b>0.060</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>11,414,291.21</b>	<b>11,414,291.21</b>	<b>11,414,291.21</b>		<b>0.265</b>	<b>0.269</b>	<b>1</b>



Travis Central Appraisal Dist.  
Interest Earnings  
Sorted by Fund - Fund  
June 1, 2020 - June 30, 2020  
Yield on Average Book Value

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: 850 EAL Holding Corp.												
61442	10006	850	RR2	5,009.50	5,004.98	34,498.58		0.160	0.159	4.52	0.00	4.52
Subtotal				5,009.50	5,004.98	34,498.58			0.159	4.52	0.00	4.52
Fund: General Fund												
900001	10000	GEN	RRP	2,144,505.82	2,144,124.37	2,144,137.08		0.217	0.216	381.45	0.00	381.45
900001A	10001	GEN	RRP	4,415,147.56	5,413,119.71	4,679,853.97		0.524	0.527	2,027.85	0.00	2,027.85
8477	10002	GEN	RR2	4,686,095.16	2,478,194.18	2,670,278.55		0.058	0.058	126.98	0.00	126.98
90401	10003	GEN	RR2	127,936.11	125,353.28	127,394.49		0.160	0.160	16.76	0.00	16.76
88469	10004	GEN	RR2	4,693.56	5,009.76	5,202.69		0.160	0.159	0.68	0.00	0.68
88477	10005	GEN	RR2	35,913.00	0.00	1,197.10				0.00	0.00	0.00
Subtotal				11,414,291.21	10,165,801.30	9,628,063.89			0.323	2,553.72	0.00	2,553.72
Total				11,419,300.71	10,170,806.28	9,662,562.47			0.322	2,558.24	0.00	2,558.24



**Monthly Investment Report**  
**July 31, 2020**

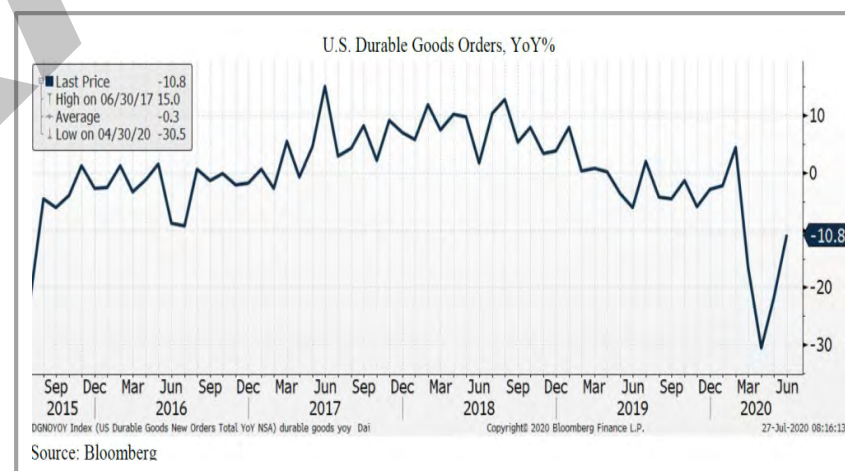
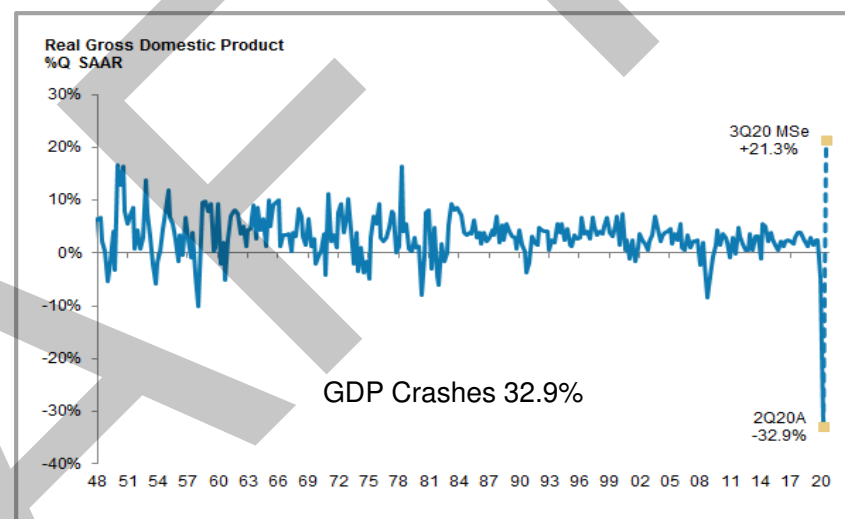
# The Struggle Continues

There has been a lack of significant economic movement in the month as the economy started to re-open, but the re-opening created a resurgence of the Covid virus. Some feeble spurts of market and economic growth appear each time we re-open the economy but then we slow again. This will undoubtedly continue as we struggle to return to some new normalcy and fits and starts take a bumpy and complex road.

A dramatic drop in 2Q GDP (32.9%) clearly shows the slow level of economic activity, as well as the level of stimulus pouring into the economy – in the US and around the world. The IMF has noted that the richest countries worldwide will spend ~17% of their GDP by year end.

As expected the Federal Reserve, at its July meeting, opted to keep its policy unchanged, pledging to keep overnight rates at zero through 2021. The Fed had acted quickly and decisively during the last five months, deploying all the normal tools at its disposal to aide the economy. Now, rather than immediately expanding its tool kit, the Committee seems to be giving a subtle nod (or push?) to Congress to act and bridge the gap for businesses and individuals. The Fed will continue with its liquidity and lending programs but may also be contemplating new ideas, which could be discussed further in Sept (the next FOMC meeting) and possibly floated to the market later this fall at Jackson Hole.

Congress goes on vacation in August (of course) and both parties have stimulus goals on the table. Remember that the May package was \$3.7T and a new package when completed could be higher still. This will require the printing presses to continue to churn. The parties appear to agree on the direct stimulus to families, but are far apart on unemployment benefits. Benefits are of course intended to provide financial support, but benefits that match or exceed one's previous earnings can actually create an incentive to remain unemployed particularly in the service sector. Then reconnecting with workers proves difficult. Officials don't want to make it more difficult for businesses to reopen without a willing and able labor pool.





# Monetary and Fiscal Efforts

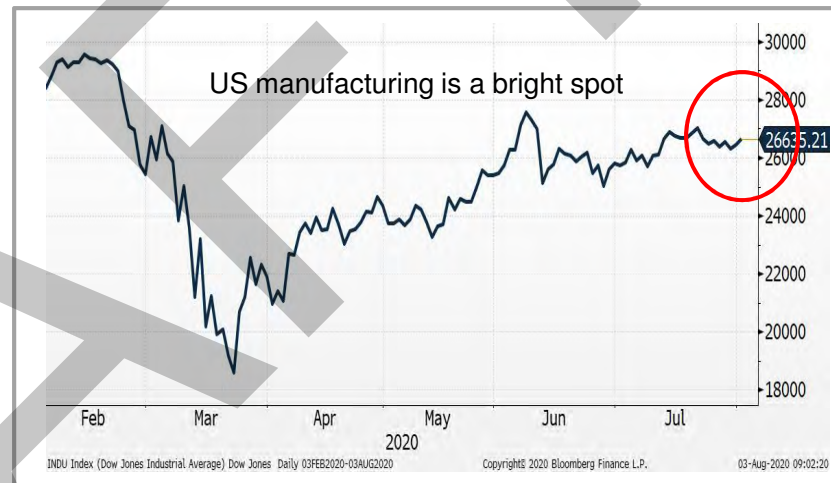
The market volatility, which can be seen so clearly in the equity markets – and basis point by basis point in fixed income markets - is a daily reminder of the fluctuating data releases as well as the pace and anticipation of the stimulus talks.

International data, as well as that from the US, did point to weak growth throughout the month with the greatest optimism coming from housing, durable goods, payrolls and especially manufacturing. Manufacturers will only produce if they see some longer term use of their products. Within the recent readings, we have seen a rise in the backlog of orders, employment increases and a surge in new orders – the highest jump since September 2018. The ISM manufacturing index, which is the purchasing managers view of future new orders, has risen strongly in the past two months. Even China's comparable (Caxin) manufacturing index rose last month marking the third consecutive month of expansion and their highest reading since 2011!

The housing activity is clearly a partial reflection of the extremely low mortgage rates available to those with savings to commit. Existing home sales had a record monthly gain and are expected to continue on those low mortgage rates. This is a two-sided benefit however.

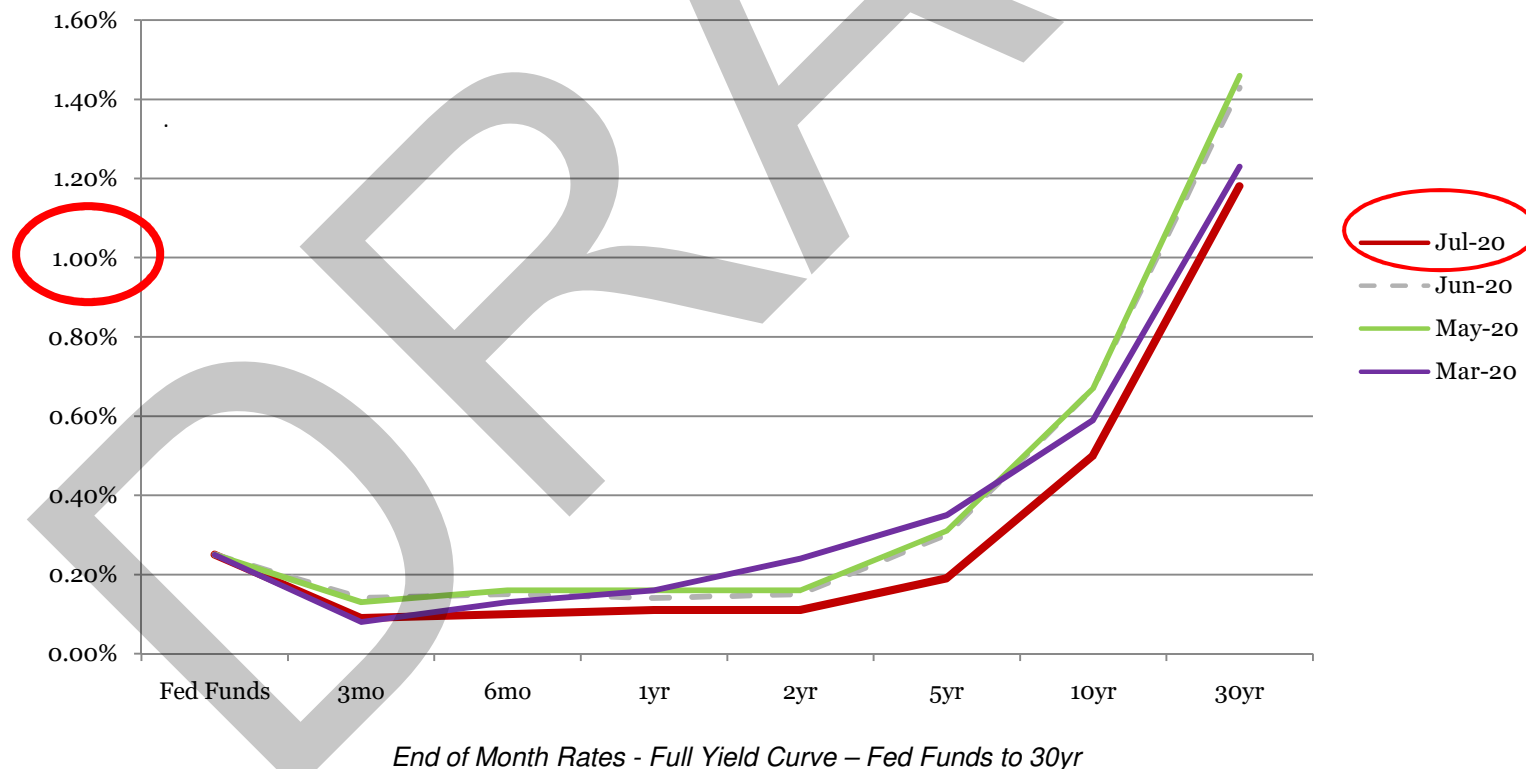
As we have noted many times, Americans are not savers compared to many populations. The savings oriented baby-boomers are being replaced by those more interested in immediate gratification. This quarter US spending jumped substantially (with record jumps in May and June), this while simultaneously personal income fell in both months. Consumption is down slightly and consumers do not see the reason to wait because inflation is no where to be seen. With spending outpacing income, the savings rate declined from 24% to 19% this month – just as people should be learning that personal reserves can be critical in dangerous times.

Inflation will not be arriving any time soon with the flood of money being created. Core CPI came in slightly higher this month with some travel related recovery but so far the stable component – rent – has had a notable decline. Good for consumers but not really good for the economy.



# A Dismal Change in the Y Axis

- The graph below shows the ugly truth of the yield curve as it also fights the virus. Changes in short rates has to be measured in basis points.
- Fed actions and market fears around the world have caused Treasury and agency rates to remain at the lower (dismal) levels seen for the last five months. The Fed has stated its intention to stay at 0.00% Fed Funds through 2021.
- Fear increases the demand for safe havens and the safest are the U.S. Treasury and the USD dollar. The purchasing of short-term securities to wait out the virus, has driven prices up and rates down.
- The 2 year now yields 0.11% and the 5-year and 10-year notes in real terms are negative in yield (-1.24% and -1.02% respectively). Looking back on 2008-2010 as possible guide posts, the Treasury extends its maturities (from Bills) in the short term inside the 2-year, may be zero bound for a long time. Adding the jaw-dropping level of direct stimulus this time and the level of debt accumulating, it will be awhile before rates rise.

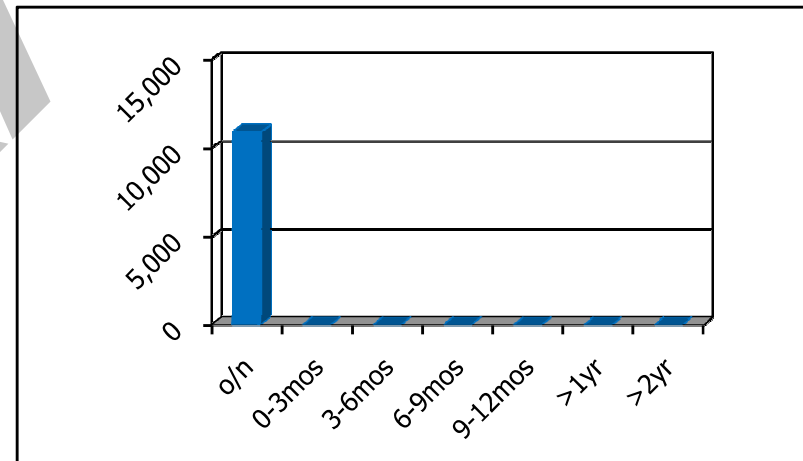
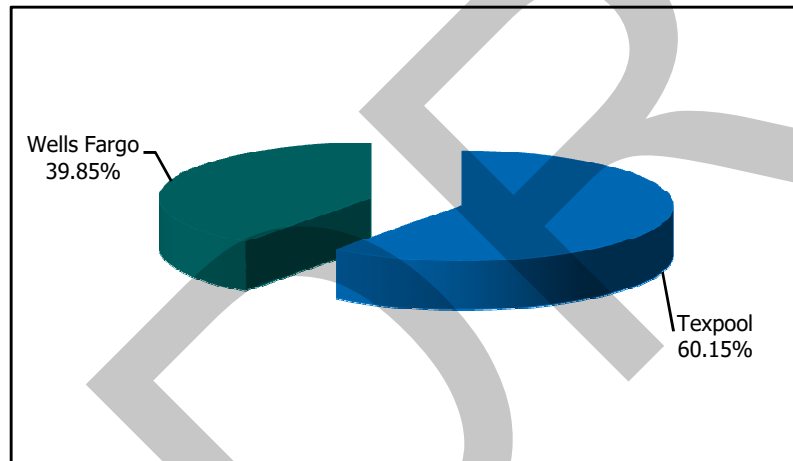


# Your Portfolio

As of July 31, 2020



- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions. These are unusual times and where extensions can be made it is important to make them for any value in the markets.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. Liquidity will not be attractive but as the curve flattens it also is sometimes the only sector available as year end expenditures loom. Our expectation is of continuing low rates but we will attempt to find value in all authorized sectors to capture yield available.
- Hopefully Fed actions will return us to some normalcy and a vaccine will be found. This is what we are watching for and acting on.





**Travis Central Appraisal Dist.  
Portfolio Management  
Portfolio Summary  
July 31, 2020**

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Texpool/Texpool Prime	6,561,599.73	6,561,599.73	6,561,599.73	60.15	1	1	0.349
Wells Fargo Bank	4,346,640.64	4,346,640.64	4,346,640.64	39.85	1	1	0.050
	<b>10,908,240.37</b>	<b>10,908,240.37</b>	<b>10,908,240.37</b>	<b>100.00%</b>	<b>1</b>	<b>1</b>	<b>0.230</b>
<b>Investments</b>							

Total Earnings	July 31	Month Ending	Fiscal Year To Date
Current Year		2,167.22	71,271.47

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the Travis Central Appraisal District of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

\_\_\_\_\_  
Leana Mann, Director of Operations



Travis Central Appraisal Dist.  
Summary by Type  
July 31, 2020  
Grouped by Fund

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
<b>Fund: 850 EAL Holding Corp.</b>						
Wells Fargo Bank	1	5,010.18	5,010.18	0.05	0.160	1
Subtotal	1	5,010.18	5,010.18	0.05	0.160	1
<b>Fund: General Fund</b>						
Texpool/Texpool Prime	2	6,561,599.73	6,561,599.73	60.15	0.349	1
Wells Fargo Bank	4	4,341,630.46	4,341,630.46	39.80	0.050	1
Subtotal	6	10,903,230.19	10,903,230.19	99.95	0.230	1
Total and Average	7	10,908,240.37	10,908,240.37	100.00	0.230	1



INVESTMENT PROFESSIONALS

Travis Central Appraisal Dist.  
Fund 850 - 850 EAL Holding Corp.  
Investments by Fund  
July 31, 2020

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Wells Fargo Bank										
61442	10006	Wells Fargo Choice IV Comm Ckg	01/01/2020	5,010.18	5,010.18	5,010.18	0.160	0.157	0.160	1
Subtotal and Average				5,010.18	5,010.18	5,010.18		0.158	0.160	1
Total Investments and Average				5,010.18	5,010.18	5,010.18		0.158	0.160	1

**Fund GEN - General Fund  
Investments by Fund  
July 31, 2020**

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Texpool/Texpool Prime</b>										
900001	10000	Texpool	10/01/2019	2,144,884.90	2,144,884.90	2,144,884.90	0.208	0.205	0.208	1
900001A	10001	Texpool Prime	10/01/2019	4,416,714.83	4,416,714.83	4,416,714.83	0.418	0.412	0.417	1
<b>Subtotal and Average</b>				<b>6,561,599.73</b>	<b>6,561,599.73</b>	<b>6,561,599.73</b>		<b>0.345</b>	<b>0.349</b>	<b>1</b>
<b>Wells Fargo Bank</b>										
90401	10003	Wells Fargo Analyzed Bus Chkg+	10/01/2019	131,015.60	131,015.60	131,015.60	0.160	0.157	0.160	1
88469	10004	Wells Fargo Analyzed Bus Chkg+	10/01/2019	8,694.36	8,694.36	8,694.36	0.160	0.157	0.160	1
88477	10005	Wells Fargo Commercial Chkg PF	10/01/2019	0.00	0.00	0.00				1
8477	10002	Wells Fargo Stagecoach Sweep	10/01/2019	4,201,920.50	4,201,920.50	4,201,920.50	0.046	0.045	0.045	1
<b>Subtotal and Average</b>				<b>4,341,630.46</b>	<b>4,341,630.46</b>	<b>4,341,630.46</b>		<b>0.049</b>	<b>0.050</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>10,903,230.19</b>	<b>10,903,230.19</b>	<b>10,903,230.19</b>		<b>0.227</b>	<b>0.230</b>	<b>1</b>



Travis Central Appraisal Dist.  
Interest Earnings  
Sorted by Fund - Fund  
July 1, 2020 - July 31, 2020  
Yield on Average Book Value

Patterson & Associates  
901 S. MoPac  
Suite 195  
Austin, TX 78746  
-

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
<b>Fund: 850 EAL Holding Corp.</b>												
61442	10006	850	RR2	5,010.18	5,009.50	5,009.52		0.160	0.160	0.68	0.00	0.68
<b>Subtotal</b>				<b>5,010.18</b>	<b>5,009.50</b>	<b>5,009.52</b>			<b>0.160</b>	<b>0.68</b>	<b>0.00</b>	<b>0.68</b>
<b>Fund: General Fund</b>												
900001	10000	GEN	RRP	2,144,884.90	2,144,505.82	2,144,518.05		0.208	0.208	379.08	0.00	379.08
900001A	10001	GEN	RRP	4,416,714.83	4,415,147.56	4,415,198.12		0.418	0.418	1,567.27	0.00	1,567.27
8477	10002	GEN	RR2	4,201,920.50	4,686,095.16	5,110,117.25		0.046	0.046	201.64	0.00	201.64
90401	10003	GEN	RR2	131,015.60	127,936.11	130,625.64		0.160	0.160	17.75	0.00	17.75
88469	10004	GEN	RR2	8,694.36	4,693.56	5,854.88		0.160	0.161	0.80	0.00	0.80
88477	10005	GEN	RR2	0.00	35,913.00	34,754.52				0.00	0.00	0.00
<b>Subtotal</b>				<b>10,903,230.19</b>	<b>11,414,291.21</b>	<b>11,841,068.44</b>			<b>0.215</b>	<b>2,166.54</b>	<b>0.00</b>	<b>2,166.54</b>
<b>Total</b>				<b>10,908,240.37</b>	<b>11,419,300.71</b>	<b>11,846,077.96</b>			<b>0.215</b>	<b>2,167.22</b>	<b>0.00</b>	<b>2,167.22</b>



Travis Central Appraisal District

Budget-to-Actual

01 - ARB

From 1/1/2020 Through 5/31/2020

	Budgeted Amount- Total Budget	Budgeted Amount- YTD	Actual	Variance with Final Budget (Over) Under	Percent of Total Budget Remaining
Expenditures					
Payroll Costs					
Salaries	1,172,175.00	488,406.25	84,837.96	403,568.29	92.76%
Total Payroll Costs	1,172,175.00	488,406.25	84,837.96	403,568.29	92.76%
Supplies					
Operating Supplies	750.00	312.50	1,803.48	(1,490.98)	(140.46)%
Books/Publ/Subs/Data Bases	900.00	375.00	9.57	365.43	98.94%
Total Supplies	1,650.00	687.50	1,813.05	(1,125.55)	(9.88)%
Services					
Training & Education	7,500.00	3,125.00	7,200.00	(4,075.00)	4.00%
Attorney & Court Costs	20,000.00	8,333.35	10,172.00	(1,838.65)	49.14%
Total Services	27,500.00	11,458.35	17,372.00	(5,913.65)	36.83%
Total Expenditures	1,201,325.00	500,552.10	104,023.01	396,529.09	91.34%
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,201,325.00)	(500,552.10)	(104,023.01)	396,529.09	(91.34)%

**Travis Central Appraisal District**  
Standard General Ledger  
From 5/1/2020 Through 5/31/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
10110	General-Chase Bank			Current Balance	1,550.00	
30110	Fund Balance-Unassigned			Current Balance	5,452,938.21	
40101	Salaries			Current Balance	82,942.50	
		5/29/2020	ARB Payments (04.14.20-04.16.20)	ARB Payments (04.14.20-04.16.20)	316.88	
		5/29/2020	ARB Payroll PPE 04.10.20 (0.5 days @ \$170/day)	ARB Payroll PPE 04.10.20 (0.5 days @ \$170/day)		255.00
		5/29/2020	ARB Payroll PPE 04.10.20 (0.5 days @ \$180/day)	ARB Payroll PPE 04.10.20 (0.5 days @ \$180/day)		450.00
		5/29/2020	ARB Payroll PPE 04.10.20 (0.5 days @ \$190/day)	ARB Payroll PPE 04.10.20 (0.5 days @ \$190/day)		95.00
		5/29/2020	ARB Payroll PPE 04.10.20 (0.5 days @ \$200/day)	ARB Payroll PPE 04.10.20 (0.5 days @ \$200/day)		100.00
		5/29/2020	ARB Payroll PPE 04.10.20 (1 days @ \$225/day)	ARB Payroll PPE 04.10.20 (1 days @ \$225/day)		450.00
		5/29/2020	ARB Payroll PPE 04.10.20 (9.5 days @ \$275/day)	ARB Payroll PPE 04.10.20 (9.5 days @ \$275/day)		2,612.50
		5/29/2020	ARB Payroll- PPE 05.22.20 (0.5 days @ \$225/day)	ARB Payroll- PPE 05.22.20 (0.5 days @ \$225/day)	112.50	
		5/29/2020	ARB Payroll- PPE 05.22.20 (1 day @ \$180/day)	ARB Payroll- PPE 05.22.20 (1 day @ \$180/day)	180.00	
		5/29/2020	ARB Payroll- PPE 05.22.20 (1 day @ \$225/day)	ARB Payroll- PPE 05.22.20 (1 day @ \$225/day)	225.00	
		5/29/2020	ARB Reimbursement Requests (03.03.20-05.07.20)- Approved by BOD 05.29.20	ARB Reimbursement Requests (03.03.20-05.07.20)- Approved by BOD 05.29.20	5,023.58	
				Period Totals	5,857.96	3,962.50
				Subtotal 5/2020	84,837.96	
				Transaction Total	5,857.96	3,962.50
Balance 40101	Salaries				84,837.96	
40220	Operating Supplies			Current Balance	1,773.73	

**Travis Central Appraisal District**  
Standard General Ledger  
From 5/1/2020 Through 5/31/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		5/1/2020	Office Supplies - ARB, Admin, IT	Staples Gummed Clasp Envelopes, 6x9	29.75	
				Period Totals	29.75	0.00
				Subtotal 5/2020	1,803.48	
				Transaction Total	29.75	0.00
Balance 40220	Operating Supplies				1,803.48	
40231	Books, Publications, Subscriptions & Databases			Current Balance	6.38	
		5/29/2020	Google Storage Subscription-May 2020	Google Storage Subscription-May 2020	3.19	
				Period Totals	3.19	0.00
				Subtotal 5/2020	9.57	
				Transaction Total	3.19	0.00
Balance 40231	Books, Publications, Subscriptions & Databases				9.57	
40330	Education & Training			Current Balance	7,200.00	
40510	Legal & Attorney			Current Balance	10,172.00	
Report Opening/Current Balance					5,556,582.82	0.00

Travis Central Appraisal District  
Standard General Ledger  
From 5/1/2020 Through 5/31/2020

<u>Account Code</u>	<u>Account Title</u>	<u>Effective Date</u>	<u>Document Description</u>	<u>Transaction Description</u>	<u>Debit</u>	<u>Credit</u>
Report Transaction Totals					5,890.90	3,962.50
Report Current Balances					5,562,473.72	3,962.50
Report Difference					5,558,511.22	

Travis Central Appraisal District

Budget-to-Actual

01 - ARB

From 1/1/2020 Through 6/30/2020

	Budgeted Amount- Total Budget	Budgeted Amount- YTD	Actual	Variance with Final Budget (Over) Under	Percent of Total Budget Remaining
Expenditures					
Payroll Costs					
Salaries	1,172,175.00	586,087.50	105,532.96	480,554.54	91.00%
Temporary/Contract	0.00	0.00	587.98	(587.98)	0.00%
Total Payroll Costs	1,172,175.00	586,087.50	106,120.94	479,966.56	90.95%
Supplies					
Operating Supplies	750.00	375.00	1,940.39	(1,565.39)	(158.72)%
Books/Publ/Subs/Data Bases	900.00	450.00	12.76	437.24	98.58%
Total Supplies	1,650.00	825.00	1,953.15	(1,128.15)	(18.37)%
Services					
Training & Education	7,500.00	3,750.00	7,350.00	(3,600.00)	2.00%
Attorney & Court Costs	20,000.00	10,000.02	12,247.00	(2,246.98)	38.77%
Total Services	27,500.00	13,750.02	19,597.00	(5,846.98)	28.74%
Total Expenditures	1,201,325.00	600,662.52	127,671.09	472,991.43	89.37%
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,201,325.00)	(600,662.52)	(127,671.09)	472,991.43	(89.37)%

**Travis Central Appraisal District**  
Standard General Ledger  
From 6/1/2020 Through 6/30/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
10110	General-Chase Bank			Current Balance	1,550.00	
30110	Fund Balance-Unassigned			Current Balance	5,452,938.21	
40101	Salaries			Current Balance	84,837.96	
		6/12/2020	ARB Payroll PPE 06.05.2020 (0.5 days @ \$200/day)	ARB Payroll PPE 06.05.2020 (0.5 days @ \$200/day)	200.00	
		6/12/2020	ARB Payroll PPE 06.05.2020 (1 day @ \$160/day)	ARB Payroll PPE 06.05.2020 (1 day @ \$160/day)	480.00	
		6/12/2020	ARB Payroll PPE 06.05.2020 (3 days @ \$300/day)	ARB Payroll PPE 06.05.2020 (3 days @ \$300/day)	600.00	
		6/12/2020	ARB Payroll PPE 06.05.2020 (8 days @ \$225/day)	ARB Payroll PPE 06.05.2020 (8 days @ \$225/day)	1,800.00	
		6/12/2020	ARB Payroll PPE 06.05.2020 (8.5 days @ \$225/day)	ARB Payroll PPE 06.05.2020 (8.5 days @ \$225/day)	1,912.50	
		6/12/2020	ARB Payroll PPE 06.05.2020 (8.5 days @ \$275/day)	ARB Payroll PPE 06.05.2020 (8.5 days @ \$275/day)	2,337.50	
		6/26/2020	ARB Payroll PPE 06.19.20 (0 days @ \$170/day)	ARB Payroll PPE 06.19.20 (0 days @ \$170/day)	120.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (0 days @ \$180/day)	ARB Payroll PPE 06.19.20 (0 days @ \$180/day)	120.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (0 days @ \$190/day)	ARB Payroll PPE 06.19.20 (0 days @ \$190/day)	120.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (0.5 days @ \$150/day)	ARB Payroll PPE 06.19.20 (0.5 days @ \$150/day)	1,350.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (0.5 days @ \$160/day)	ARB Payroll PPE 06.19.20 (0.5 days @ \$160/day)	880.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (0.5 days @ \$170/day)	ARB Payroll PPE 06.19.20 (0.5 days @ \$170/day)	1,125.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (0.5 days @ \$180/day)	ARB Payroll PPE 06.19.20 (0.5 days @ \$180/day)	260.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (0.5 days @ \$200/day)	ARB Payroll PPE 06.19.20 (0.5 days @ \$200/day)	380.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (1 days @ \$150/day)	ARB Payroll PPE 06.19.20 (1 days @ \$150/day)	150.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (1.5 days @ \$200/day)	ARB Payroll PPE 06.19.20 (1.5 days @ \$200/day)	340.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (10 days @ \$225/day)	ARB Payroll PPE 06.19.20 (10 days @ \$225/day)	2,250.00	

**Travis Central Appraisal District**  
Standard General Ledger  
From 6/1/2020 Through 6/30/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		6/26/2020	ARB Payroll PPE 06.19.20 (10 days @ \$275/day)	ARB Payroll PPE 06.19.20 (10 days @ \$275/day)	2,750.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (2 days @ \$200/day)	ARB Payroll PPE 06.19.20 (2 days @ \$200/day)	880.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (4 days @ \$200/day)	ARB Payroll PPE 06.19.20 (4 days @ \$200/day)	840.00	
		6/26/2020	ARB Payroll PPE 06.19.20 (8 days @ \$225/day)	ARB Payroll PPE 06.19.20 (8 days @ \$225/day)	1,800.00	
			Period Totals		20,695.00	0.00
			Subtotal 6/2020		105,532.96	
			Transaction Total		20,695.00	0.00
Balance 40101	Salaries				105,532.96	
40108	Season & Temporary			Opening Balance	0.00	
		6/26/2020	Temporary Staffing- Wk. Ending 06.26.20	Temporary Staffing- Wk. Ending 06.26.20	587.98	
			Period Totals		587.98	0.00
			Subtotal 6/2020		587.98	
			Transaction Total		587.98	0.00
Balance 40108	Season & Temporary				587.98	
40220	Operating Supplies			Current Balance	1,803.48	
		6/8/2020	Business Cards for ARB Chairman	Business Cards- ARB	51.14	
		6/28/2020	Office Supplies - Admin	Avery Medium Emboxxed White Tent Cards	22.79	
		6/28/2020	Office Supplies - Admin	Tent Card Holder, 2 x 3.5	25.99	
		6/28/2020	Office Supplies - Admin	Tent Card Holder, 2.5 x 8.5, Clear	36.99	

**Travis Central Appraisal District**  
Standard General Ledger  
From 6/1/2020 Through 6/30/2020

<u>Account Code</u>	<u>Account Title</u>	<u>Effective Date</u>	<u>Document Description</u>	<u>Transaction Description</u>	<u>Debit</u>	<u>Credit</u>
				Period Totals	136.91	0.00
				Subtotal 6/2020	1,940.39	
				Transaction Total	136.91	0.00
Balance 40220	Operating Supplies				1,940.39	
40231	Books, Publications, Subscriptions & Databases			Current Balance	9.57	
		6/19/2020	Google Storage Subscription-June 2020	Google Storage Subscription-June 2020	3.19	
				Period Totals	3.19	0.00
				Subtotal 6/2020	12.76	
				Transaction Total	3.19	0.00
Balance 40231	Books, Publications, Subscriptions & Databases				12.76	
40330	Education & Training			Current Balance	7,200.00	
		6/23/2020	ARB Comptroller Training	ARB Comptroller Training	150.00	
				Period Totals	150.00	0.00
				Subtotal 6/2020	7,350.00	
				Transaction Total	150.00	0.00
Balance 40330	Education & Training				7,350.00	



**Travis Central Appraisal District**  
Standard General Ledger  
From 6/1/2020 Through 6/30/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
40510	Legal & Attorney			Current Balance	10,172.00	
		6/29/2020	ARB Attorney Fees- February 2020	ARB Attorney Fees- February 2020	2,075.00	
				Period Totals	2,075.00	0.00
				Subtotal 6/2020	12,247.00	
				Transaction Total	2,075.00	0.00
Balance 40510	Legal & Attorney				12,247.00	
Report Opening/Current Balance					5,558,511.22	0.00
Report Transaction Totals					23,648.08	0.00
Report Current Balances					5,582,159.30	0.00
Report Difference					5,582,159.30	

Travis Central Appraisal District

Budget-to-Actual

01 - ARB

From 1/1/2020 Through 7/31/2020

	Budgeted Amount- Total Budget	Budgeted Amount- YTD	Actual	Variance with Final Budget (Over) Under	Percent of Total Budget Remaining
Expenditures					
Payroll Costs					
Salaries	1,172,175.00	683,768.75	246,762.96	437,005.79	78.95%
Temporary/Contract	0.00	0.00	19,285.52	(19,285.52)	0.00%
Total Payroll Costs	1,172,175.00	683,768.75	266,048.48	417,720.27	77.30%
Supplies					
Operating Supplies	750.00	437.50	2,086.93	(1,649.43)	(178.26)%
Books/Publ/Subs/Data Bases	900.00	525.00	12.76	512.24	98.58%
Total Supplies	1,650.00	962.50	2,099.69	(1,137.19)	(27.25)%
Services					
Training & Education	7,500.00	4,375.00	7,350.00	(2,975.00)	2.00%
Attorney & Court Costs	20,000.00	11,666.69	12,247.00	(580.31)	38.77%
Total Services	27,500.00	16,041.69	19,597.00	(3,555.31)	28.74%
Total Expenditures	1,201,325.00	700,772.94	287,745.17	413,027.77	76.05%
Excess (Deficiency) of Revenues over (Under) Expenditures	(1,201,325.00)	(700,772.94)	(287,745.17)	413,027.77	(76.05)%

**Travis Central Appraisal District**  
Standard General Ledger  
From 7/1/2020 Through 7/31/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
10110	General-Chase Bank			Current Balance	1,550.00	
30110	Fund Balance-Unassigned			Current Balance	5,452,938.21	
40101	Salaries			Current Balance	105,532.96	
		7/10/2020	ARB Payroll PPE 07.03.20 (1 days @ \$150/day)	ARB Payroll PPE 07.03.20 (1 days @ \$150/day)	1,500.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (1 days @ \$160/day)	ARB Payroll PPE 07.03.20 (1 days @ \$160/day)	480.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (1.5 days @ \$160/day)	ARB Payroll PPE 07.03.20 (1.5 days @ \$160/day)	240.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (2 days @ \$150/day)	ARB Payroll PPE 07.03.20 (2 days @ \$150/day)	300.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (2 days @ \$160/day)	ARB Payroll PPE 07.03.20 (2 days @ \$160/day)	640.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (2.5 days @ \$150/day)	ARB Payroll PPE 07.03.20 (2.5 days @ \$150/day)	3,750.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (3 days @ \$160/day)	ARB Payroll PPE 07.03.20 (3 days @ \$160/day)	480.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (4 days @ \$160/day)	ARB Payroll PPE 07.03.20 (4 days @ \$160/day)	3,200.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (8 days @ \$170/day)	ARB Payroll PPE 07.03.20 (8 days @ \$170/day)	5,440.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (8 days @ \$180/day)	ARB Payroll PPE 07.03.20 (8 days @ \$180/day)	1,440.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (8 days @ \$200/day)	ARB Payroll PPE 07.03.20 (8 days @ \$200/day)	1,600.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (9 days @ \$170/day)	ARB Payroll PPE 07.03.20 (9 days @ \$170/day)	7,650.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (9 days @ \$180/day)	ARB Payroll PPE 07.03.20 (9 days @ \$180/day)	1,620.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (9 days @ \$190/day)	ARB Payroll PPE 07.03.20 (9 days @ \$190/day)	1,710.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (9 days @ \$200/day)	ARB Payroll PPE 07.03.20 (9 days @ \$200/day)	9,000.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (9 days @ \$225/day)	ARB Payroll PPE 07.03.20 (9 days @ \$225/day)	4,050.00	
		7/10/2020	ARB Payroll PPE 07.03.20 (9 days @ \$275/day)	ARB Payroll PPE 07.03.20 (9 days @ \$275/day)	2,475.00	

**Travis Central Appraisal District**  
Standard General Ledger  
From 7/1/2020 Through 7/31/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		7/24/2020	ARB Payroll PPE 07.17.20 (0.5 days @ \$150/day)	ARB Payroll PPE 07.17.20 (0.5 days @ \$150/day)	75.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (0.5 days @ \$160/day)	ARB Payroll PPE 07.17.20 (0.5 days @ \$160/day)	240.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (0.5 days @ \$180/day)	ARB Payroll PPE 07.17.20 (0.5 days @ \$180/day)	90.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (1 days @ \$160/day)	ARB Payroll PPE 07.17.20 (1 days @ \$160/day)	320.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (10 days @ \$160/day)	ARB Payroll PPE 07.17.20 (10 days @ \$160/day)	12,800.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (10 days @ \$170/day)	ARB Payroll PPE 07.17.20 (10 days @ \$170/day)	1,700.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (10 days @ \$200/day)	ARB Payroll PPE 07.17.20 (10 days @ \$200/day)	4,000.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (10 days @ \$225/day)	ARB Payroll PPE 07.17.20 (10 days @ \$225/day)	4,500.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (10 days @ \$275/day)	ARB Payroll PPE 07.17.20 (10 days @ \$275/day)	2,750.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (10.5 days @ \$200/day)	ARB Payroll PPE 07.17.20 (10.5 days @ \$200/day)	2,100.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (2.5 days @ \$160/day)	ARB Payroll PPE 07.17.20 (2.5 days @ \$160/day)	400.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (3 days @ \$150/day)	ARB Payroll PPE 07.17.20 (3 days @ \$150/day)	450.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (3 days @ \$160/day)	ARB Payroll PPE 07.17.20 (3 days @ \$160/day)	960.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (3.5 days @ \$170/day)	ARB Payroll PPE 07.17.20 (3.5 days @ \$170/day)	595.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (4 days @ \$150/day)	ARB Payroll PPE 07.17.20 (4 days @ \$150/day)	1,800.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (4 days @ \$160/day)	ARB Payroll PPE 07.17.20 (4 days @ \$160/day)	1,280.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (4 days @ \$170/day)	ARB Payroll PPE 07.17.20 (4 days @ \$170/day)	1,360.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (4.5 days @ \$150/day)	ARB Payroll PPE 07.17.20 (4.5 days @ \$150/day)	1,350.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (4.5 days @ \$200/day)	ARB Payroll PPE 07.17.20 (4.5 days @ \$200/day)	900.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (5 days @ \$150/day)	ARB Payroll PPE 07.17.20 (5 days @ \$150/day)	1,500.00	

**Travis Central Appraisal District**  
Standard General Ledger  
From 7/1/2020 Through 7/31/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		7/24/2020	ARB Payroll PPE 07.17.20 (5 days @ \$160/day)	ARB Payroll PPE 07.17.20 (5 days @ \$160/day)	4,000.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (5.5 days @ \$150/day)	ARB Payroll PPE 07.17.20 (5.5 days @ \$150/day)	825.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (5.5 days @ \$160/day)	ARB Payroll PPE 07.17.20 (5.5 days @ \$160/day)	880.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (6 days @ \$160/day)	ARB Payroll PPE 07.17.20 (6 days @ \$160/day)	2,880.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (6.5 days @ \$150/day)	ARB Payroll PPE 07.17.20 (6.5 days @ \$150/day)	975.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (6.5 days @ \$160/day)	ARB Payroll PPE 07.17.20 (6.5 days @ \$160/day)	1,040.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (7 days @ \$150/day)	ARB Payroll PPE 07.17.20 (7 days @ \$150/day)	4,200.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (7 days @ \$160/day)	ARB Payroll PPE 07.17.20 (7 days @ \$160/day)	3,360.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (7 days @ \$170/day)	ARB Payroll PPE 07.17.20 (7 days @ \$170/day)	1,190.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (7 days @ \$180/day)	ARB Payroll PPE 07.17.20 (7 days @ \$180/day)	1,260.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (7 days @ \$190/day)	ARB Payroll PPE 07.17.20 (7 days @ \$190/day)	2,660.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (7.5 days @ \$150/day)	ARB Payroll PPE 07.17.20 (7.5 days @ \$150/day)	1,125.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (7.5 days @ \$160/day)	ARB Payroll PPE 07.17.20 (7.5 days @ \$160/day)	1,200.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (7.5 days @ \$170/day)	ARB Payroll PPE 07.17.20 (7.5 days @ \$170/day)	1,275.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (7.5 days @ \$180/day)	ARB Payroll PPE 07.17.20 (7.5 days @ \$180/day)	1,350.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (8 days @ \$150/day)	ARB Payroll PPE 07.17.20 (8 days @ \$150/day)	1,200.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (8 days @ \$160/day)	ARB Payroll PPE 07.17.20 (8 days @ \$160/day)	1,280.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (8 days @ \$180/day)	ARB Payroll PPE 07.17.20 (8 days @ \$180/day)	1,440.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (8 days @ \$200/day)	ARB Payroll PPE 07.17.20 (8 days @ \$200/day)	1,600.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (8.5 days @ \$160/day)	ARB Payroll PPE 07.17.20 (8.5 days @ \$160/day)	1,360.00	

**Travis Central Appraisal District**  
Standard General Ledger  
From 7/1/2020 Through 7/31/2020

Account Code	Account Title	Effective Date	Document Description	Transaction Description	Debit	Credit
		7/24/2020	ARB Payroll PPE 07.17.20 (8.5 days @ \$170/day)	ARB Payroll PPE 07.17.20 (8.5 days @ \$170/day)	1,445.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (9 days @ \$150/day)	ARB Payroll PPE 07.17.20 (9 days @ \$150/day)	1,350.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (9 days @ \$160/day)	ARB Payroll PPE 07.17.20 (9 days @ \$160/day)	5,760.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (9 days @ \$170/day)	ARB Payroll PPE 07.17.20 (9 days @ \$170/day)	1,530.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (9 days @ \$200/day)	ARB Payroll PPE 07.17.20 (9 days @ \$200/day)	1,800.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (9.5 days @ \$150/day)	ARB Payroll PPE 07.17.20 (9.5 days @ \$150/day)	1,425.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (9.5 days @ \$160/day)	ARB Payroll PPE 07.17.20 (9.5 days @ \$160/day)	3,040.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (9.5 days @ \$170/day)	ARB Payroll PPE 07.17.20 (9.5 days @ \$170/day)	3,230.00	
		7/24/2020	ARB Payroll PPE 07.17.20 (9.5 days @ \$190/day)	ARB Payroll PPE 07.17.20 (9.5 days @ \$190/day)	1,805.00	
				Period Totals	141,230.00	0.00
				Subtotal 7/2020	246,762.96	
				Transaction Total	141,230.00	0.00
Balance 40101	Salaries				246,762.96	
40108	Season & Temporary			Current Balance	587.98	
		7/3/2020	Temporary Staffing- Wk. Ending 07.03.20	Temporary Staffing- Wk. Ending 07.03.20	3,551.15	
		7/10/2020	Temporary Staffing- Wk. Ending 07.10.20	Temporary Staffing- Wk. Ending 07.10.20	3,855.05	
		7/17/2020	Temporary Staffing- Wk. Ending 07.17.20	Temporary Staffing- Wk. Ending 07.17.20	5,538.08	
		7/19/2020	Temporary Staffing Wk Ending 07.19.20	Temporary Staffing Wk Ending 07.19.20	451.68	
		7/24/2020	Temporary Staffing- Wk. Ending 07.24.20	Temporary Staffing- Wk. Ending 07.24.20	5,301.58	

**Travis Central Appraisal District**  
Standard General Ledger  
From 7/1/2020 Through 7/31/2020

<u>Account Code</u>	<u>Account Title</u>	<u>Effective Date</u>	<u>Document Description</u>	<u>Transaction Description</u>	<u>Debit</u>	<u>Credit</u>
				Period Totals	18,697.54	0.00
				Subtotal 7/2020	19,285.52	
				Transaction Total	18,697.54	0.00
Balance 40108	Season & Temporary				19,285.52	
40220	Operating Supplies			Current Balance	1,940.39	
		7/17/2020	Office & Cleaning Supplies	Office Supplies- ARB	146.54	
				Period Totals	146.54	0.00
				Subtotal 7/2020	2,086.93	
				Transaction Total	146.54	0.00
Balance 40220	Operating Supplies				2,086.93	
40231	Books, Publications, Subscriptions & Databases			Current Balance	12.76	
40330	Education & Training			Current Balance	7,350.00	
40510	Legal & Attorney			Current Balance	12,247.00	
Report Opening/Current Balance					5,582,159.30	0.00
Report Transaction Totals					160,074.08	0.00
Report Current Balances					5,742,233.38	0.00

Travis Central Appraisal District  
Standard General Ledger  
From 7/1/2020 Through 7/31/2020

<u>Account Code</u>	<u>Account Title</u>	<u>Effective Date</u>	<u>Document Description</u>	<u>Transaction Description</u>	<u>Debit</u>	<u>Credit</u>
Report Difference					5,742,233.38	



Travis Central Appraisal District  
Jurisdiction Past Due Report  
As of August 31, 2020

Juris ID	Jurisdiction	Due Date	Invoice		Invoice Description	Amount Due
			Number	Invoice Date		
16	Lago Vista Independent School District	7/1/2020	5670	6/1/2020	P&I Invoices- Q4 2019 & Q1 2020 Past Due Payments	1,450.96
1F	Tanglewood Forest Limited District	7/1/2020	5559	6/1/2020	Q3 2020 Jurisdiction Invoices	930.14
21	City of Lakeway	7/1/2020	5565	6/1/2020	Q3 2020 Jurisdiction Invoices	8,915.23
2H	N.E. Travis County Utility District	7/1/2020	5574	6/1/2020	Q3 2020 Jurisdiction Invoices	2,053.89
2K	Presidential Glen MUD	7/1/2020	5576	6/1/2020	Q3 2020 Jurisdiction Invoices	708.06
3F	City of Cedar Park	7/1/2020	5590	6/1/2020	Q3 2020 Jurisdiction Invoices	5,295.79
5A	Round Rock Independent School District	7/1/2020	5614	6/1/2020	Q3 2020 Jurisdiction Invoices	125,691.47
5H	Village of Webberville	7/1/2020	5619	6/1/2020	Q3 2020 Jurisdiction Invoices	86.18
7D	Lake Pointe MUD No. 5	7/1/2020	5642	6/1/2020	Q3 2020 Jurisdiction Invoices	701.45
7F	Village of Point Venture	7/1/2020	5644	6/1/2020	Q3 2020 Jurisdiction Invoices	302.43
8E	Ranch at Cypress Creek MUD No. 1	7/1/2020	5655	6/1/2020	Q3 2020 Jurisdiction Invoices	413.26
9D	Lakeside WCID No. 1	7/1/2020	5662	6/1/2020	Q3 2020 Jurisdiction Invoices	1,320.08
9N		7/1/2020	5669	6/1/2020	Q3 2020 Jurisdiction Invoices	0.85

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## TRAVIS CENTRAL APPRAISAL DISTRICT

### Capital Expenditures- Q2 2020

June 30, 2020

#### 100- General Fund

2/7/2020 ArcGIS Desktop Concurrent Use License	14,848.54
2/19/2020 Automated Phone Solution for Informal Offers - Professional Services	30,767.56
2/27/2020 IP Office Licensing	1,168.80
3/16/2020 Cisco ASA5525-FPWR + 750 AnnyConnect Licenses	2,499.98
3/19/2020 Synology Redundant Power Expansion for Rack Station	1,987.00
3/19/2020 Xima Chronicall Chat Licensing	10,449.60
4/7/2020 Automated Phone Solution for Informal Offers	51,734.18
4/15/2020 Remote Phone Solution - Software Licensing & Professional Services	30,867.67
4/28/2020 Lenovo ThinkPad Laptop	1,047.99
5/20/2020 Xima Chronicall Chat Licensing	2,441.48
6/3/2020 Cisco Catalyst C4510R+E Switches (Qty: 4)	7,361.00
6/5/2020 Wall Mount Vertical Rack, Power Strips, Mounting Hardware, Smart UPS	1,433.95
6/23/2020 Smart UPS Mountable Racks for Data Closets - 850 EAL (Qty: 5)	10,944.95
6/30/2020 Cisco SFP-10G-SL (Qty: 12), Cisco Line Cards (Qty: 2)	4,994.28
6/30/2020 Compunetix Conference Manager- ARB Phone Hearings Solution	35,353.92

\$ 207,900.90

#### 900- 850 EAL

1/31/2020 850 EAL Renovations- January 2020	392,605.00
1/31/2020 850 EAL Architectural Fees- January 2020	15,502.93
1/31/2020 JV1502- Invoices Paid on Behalf of 850 EAL	754.80
2/13/2020 Building Permit Fee- Reimbursement to Balfour Beatty	954.77
2/29/2020 850 EAL Architectural Fees- February 2020	54,142.00
2/29/2020 850 EAL Renovation Costs- February 2020	1,116,435.11
2/29/2020 850 EAL Renovation Costs- February 2020	89,162.41
2/29/2020 850 EAL Renovation Costs- February 2020	94,375.70
2/29/2020 AR- Asbestos Notification Fee Paid for 850 EAL Holding Corp.	1,700.00
3/23/2020 850 EAL Furniture- Design Services	5,130.00
3/25/2020 850 EAL Renovation Costs- April 2020	21,467.36
3/31/2020 850 EAL Renovation Costs- April 2020	39,822.12
3/31/2020 850 EAL Architectural Fees- March 2020	16,355.00
3/31/2020 850 EAL Renovation Costs- March 2020	1,468,091.13
3/31/2020 850 EAL Renovations- March 2020	225,552.00
4/21/2020 850 EAL Renovation Costs- April 2020	259,023.20
4/25/2020 850 EAL Architect Fees- April 2020	11,559.30

## TRAVIS CENTRAL APPRAISAL DISTRICT

### Capital Expenditures- Q2 2020

June 30, 2020

4/30/2020 850 EAL Renovation Costs- April 2020	126,807.30
4/30/2020 850 EAL Renovation Cost- April 2020	1,648,008.34
4/30/2020 850 EAL Renovation Cost- April 2020	183,112.04
5/15/2020 System Generated Check/Voucher	4,424.68
5/15/2020 System Generated Check/Voucher	14,089.70
5/15/2020 850 EAL Renovation Costs- April 2020	27,524.32
5/28/2020 850 EAL Renovations- May 2020	29,754.37
5/31/2020 850 EAL Renovation Costs- May 2020	962,604.93
5/31/2020 850 EAL Renovation Cost- May 2020	17,853.76
5/31/2020 Change order to Remove Old Door Control Devices	1,116.00
5/31/2020 Professional Services for Slab/Concrete Testing	286.00
5/31/2020 850 EAL Architectural Fees- May 2020	20,476.35
6/2/2020 850 EAL Final Project Cost- Report Preparation for Remediation	988.75
6/18/2020 850 EAL Renovation Costs- June 2020	121,143.80
6/22/2020 Additional Cubicles for 850 EAL	76,185.40
6/30/2020 850 EAL Renovations- June 2020	274,026.79
6/30/2020 850 EAL Renovation Cost- June 2020	2,864.20
6/30/2020 Change Order to Move ARB Break Room Keypad	8,530.98
6/30/2020 Architectural Fees for 850 EAL- June 2020	17,107.58

\$ 7,349,538.12

# AGENDA ITEM

**#4E**

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

JAMES VALADEZ  
CHAIRPERSON  
BRUCE GRUBE  
VICE CHAIRPERSON  
THERESA BASTIAN  
SECRETARY/TREASURER



MARYA CRIGLER  
CHIEF APPRAISER

## BOARD MEMBERS

TOM BUCKLE  
BRUCE ELFANT  
ANTHONY NGUYEN  
ELEANOR POWELL  
RYAN STEGLICH  
FELIPE ULLOA  
BLANCA ZAMORA-GARCIA

TO: Travis Central Appraisal District  
Board of Directors

FROM: Leana H. Mann  
Director of Operations

DATE: August 31, 2020

RE: Agenda Item 4E- Budget Line Item Transfers

---

I would like to request that the Board of Directors make the following line item transfers to the 2020 budget as presented on the following page. The line item transfers below do not require any additional funds from the taxing jurisdictions, nor will they impact the amount of unspent funds at the end of the year.

Respectfully submitted,

Leana H. Mann, CGFO  
Director of Operations

Increases		Decreases	
40107	Overtime	\$ 4,500	40101 Salaries \$ (431,800)
40101	Salaries	35,000	40108 Temporary Staffing (40,000)
40118	Unemployment Insurance	2,100	40530 Appraisal Services (200,000)
40210	Printing- Evidence Packets	87,500	40540 Professional Services (1,205)
40212	Postage & Freight	50,000	40720 Liability Insurance (5,850)
40213	Postage & Freight- Special Services	93,000	40760 Vehicle Fuel (400)
40214	Shipping Charges	3,500	
40222	Operating Supplies- Equipment	92,000	
40223	Op. Supplies- Software (Mail Chimp)	24,200	
40224	Furniture & Equipment under \$1000	40,000	
40420	Telephone	40,000	
40513	Arbitration Refunds	200,000	
40520	Accounting & Audit	1,205	
40710	Property Insurance	5,250	
40750	Deed Copies	600	
40761	Vehicle Maintenance	400	
		<u>\$ 679,255</u>	<u>\$ (679,255)</u>

# AGENDA ITEM

**#4F**



<b>Personnel Changes:</b>					
<b>Name</b>	<b>Action</b>	<b>Date</b>	<b>Job Title</b>	<b>Division</b>	<b>Comments</b>
Tammy Dale	Assignment Ended	05/26/2020	CSR	Customer Service	
Daviion Johnson	Assignment Ended	05/27/2020	CSR	Customer Service	
Gabriel Gentry	Temp	06/09/2020	CSR	Customer Service	
Hannah Shipp	Temp	06/15/2020	Clerk	Appraisal Support	
Tien Van	Resignation	06/19/2020	Appraiser	Residential Appraisal	
Tamala Crowder	Temp	06/23/2020	CSR	Customer Service	
Derek Hopkins	Temp	06/26/2020	Clerk	Appraisal Support	
Kathrine Harvey	New Hire	06/30/2020	Clerk	Appraisal Support	
Jeffery Culp	Resignation	07/02/2020	Manager	Residential Appraisal	
Ruby Cabrerra	Resignation	07/08/2020	Clerk	Appraisal Support	
Erica Pena	Temp	07/13/2020	Clerk	Appraisal Support	
Jessee Benitez	Customer Service	07/17/2020	CSR	Customer Service	
Kathrine Harvey	Promotion	07/31/2020	Team Lead	Appraisal Support	
Brittany Styers	Promotion	07/31/2020	Manager	Customer Service	
Eileen Berke	Resignation	08/07/2020	Director	Customer Service & Appraisal Support	
Zach Dye	Promotion	08/07/2020	Manager	Residential Appraisal	
Tanya DeLeon	Promotion	08/07/2020	Manager	Appraisal Support	

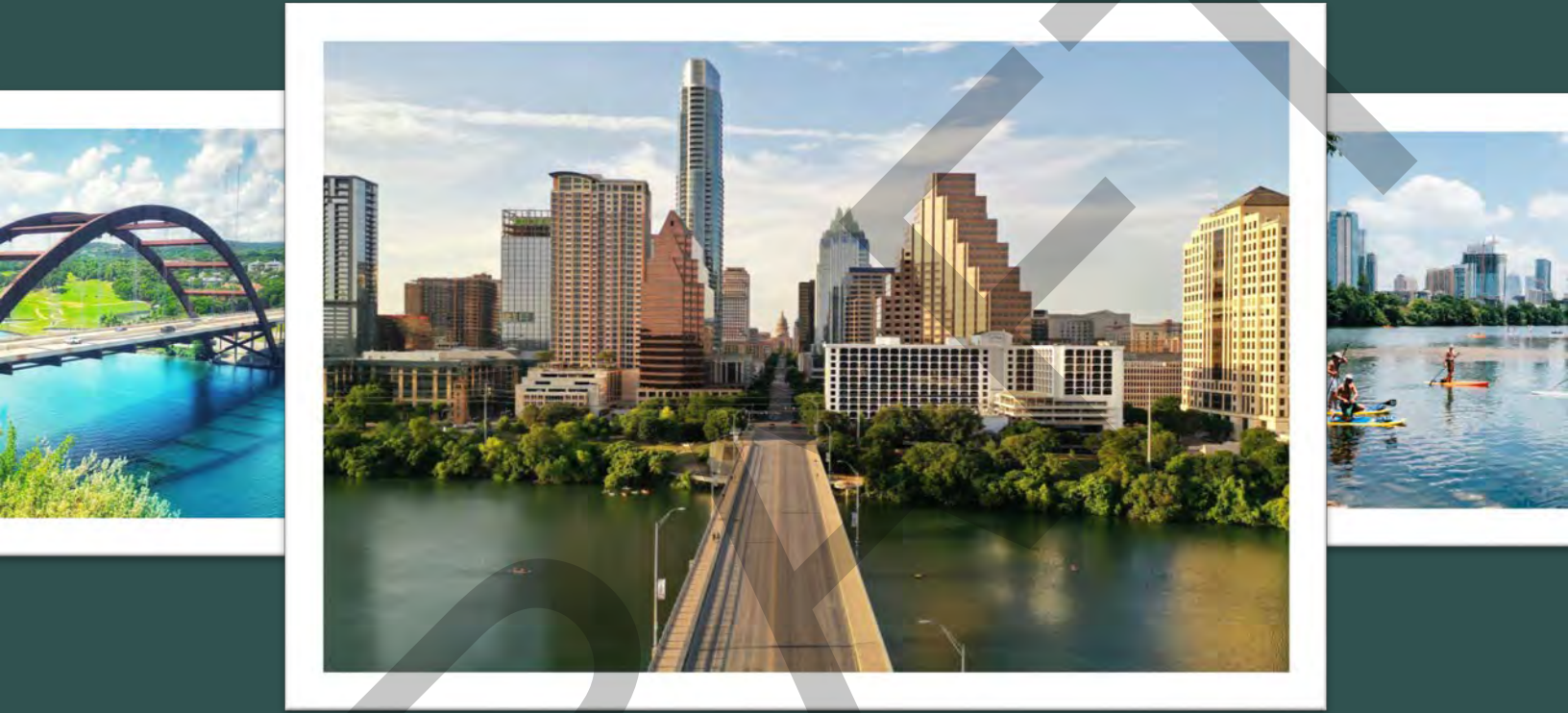
**Current Openings:**

Job Posting#	Date Posted	Position	Division	# of Positions
2020145301-06	1/7/2020	Appraiser	Residential Appraisal	7
2020142301	1/7/2020	BPP Appraiser	Commercial/BPP Appraisal	2
	2/4/2020	IT Manager	IT	1
	2/19/2020	Commercial Appraiser	Commercial/BPP Appraisal	1
Temp Service	1/10/2020	Clerk	Appraisal Support	3
2020142303	8/5/2020	Team Lead	Commercial/BPP Appraisal	1

# AGENDA ITEM

*#5A*

# TRAVIS CENTRAL APPRAISAL DISTRICT 2021



## Fiscal Year 2021 Proposed Budget

Travis County, Texas

Prepared by:

Travis CAD Finance  
Department

# Travis Central Appraisal District

*The activities of the Travis Central Appraisal District are governed by the legislature, and the administrative rules adopted by the Comptroller's Property Tax Assistance Division.*

## Our Mission

*The mission of the Travis Central Appraisal District is to provide accurate appraisal 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

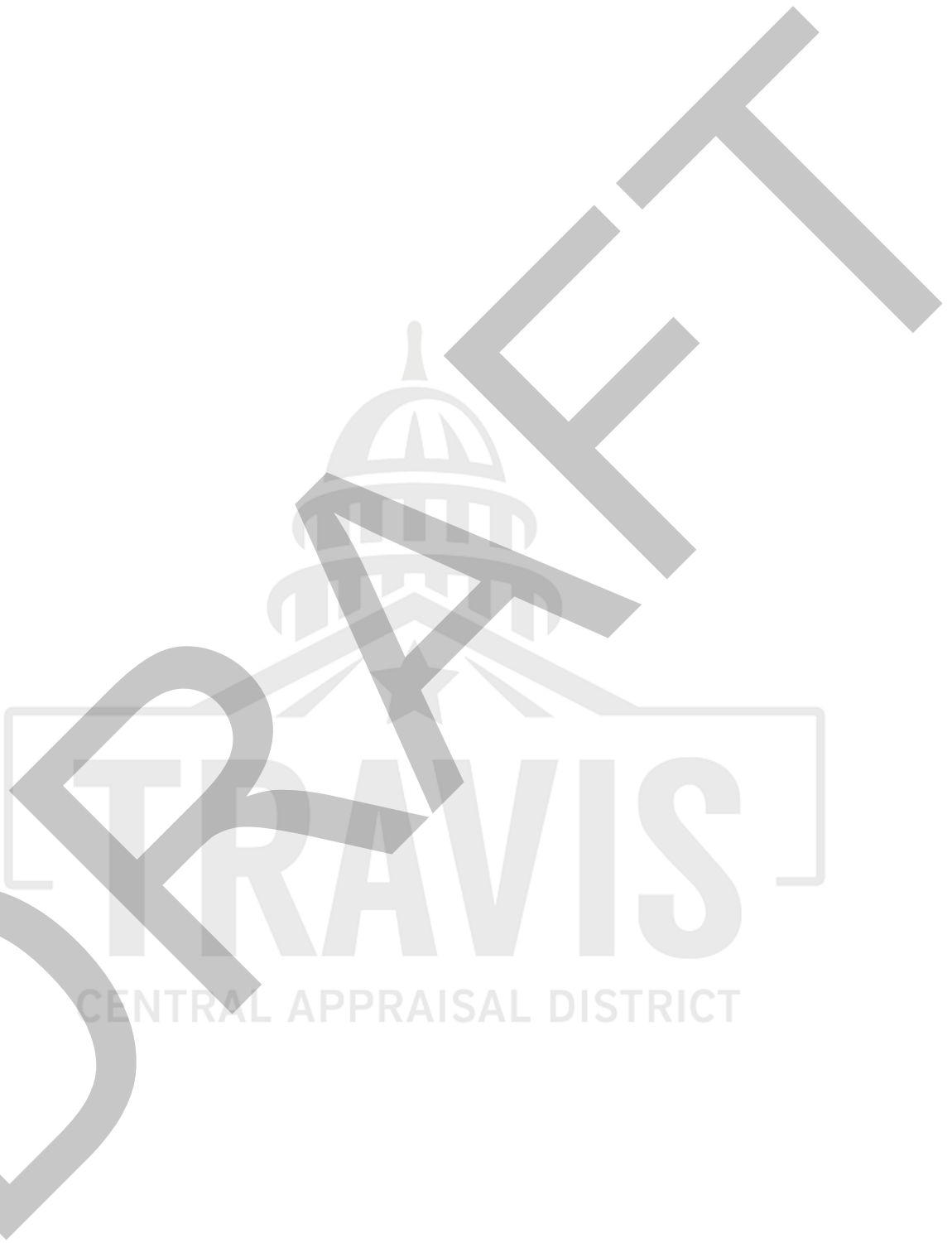
*The Travis Central Appraisal District will act in accordance with the highest principles of professional conduct, ethics, accountability, efficiency, openness, skill and integrity. We approach our activities with a deep sense of purpose and responsibility.*

## 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.

## Strategic Goals

1. *Develop appraisals that reflect market value and ensure fairness and uniformity*
2. *Be efficient in business processes and ensure that mission critical tasks are completed in a timely manner with a high level of accuracy*
3. *Collect, create and maintain accurate data*
4. *Ensure that the district maintains a highly educated, motivated and skilled workforce*
5. *Provide customer service that is courteous, professional and accurate*





# Travis Central Appraisal District

Proposed Budget

Fiscal Year 2021

## Board of Directors

Mr. James Valadez, Chair  
Travis County

Mr. Bruce Grube, Vice-Chair  
Travis County

Ms. Theresa Bastian, Secretary  
Austin ISD

Mr. Tom Buckle  
West Travis County

Mr. Anthony Nguyen  
East Travis County

Ms. Eleanor Powell  
City of Austin

Mr. Ryan Steglich  
Austin ISD

Mr. Felipe Ulloa  
Austin ISD/City of Austin

Ms. Blanca Zamora-Garcia  
City of Austin

Mr. Bruce Elfant  
Travis County Tax Assessor/Collector

Ms. Marya Crigler, RPA  
Chief Appraiser

Prepared by the TCAD Finance Department

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*Appraisal Review Board:*

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## Introductory Section

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

JAMES VALADEZ  
CHAIRPERSON  
BRUCE GRUBE  
VICE CHAIRPERSON  
THERESA BASTIAN  
SECRETARY/TREASURER



MARYA CRIGLER  
CHIEF APPRAISER

## BOARD MEMBERS

TOM BUCKLE  
BRUCE ELFANT  
ANTHONY NGUYEN  
ELEANOR POWELL  
RYAN STEGLICH  
FELIPE ULLOA  
BLANCA ZAMORA-GARCIA

August 17, 2020

Travis County Taxpayers,  
Travis CAD Board of Directors,  
Presiding Officers of all Taxing Entities, and  
Ms. Marya Crigler, Chief Appraiser,  
Travis Central Appraisal District:

I am pleased to present the proposed budget for the Travis Central Appraisal District (the District) for fiscal year 2021. The proposed budget for 2021 totals \$20,193,893, which represents a 0.00% increase over the 2020 adopted budget. The District, along with the taxing entities that fund us, are facing unprecedented times. We recognize the budget constraints that the recent COVID-19 pandemic has placed on our taxing entities. The District has made great efforts to keep the 2021 proposed budget at a 0.00% increase. The proposed and five previous years' budget history compare as follows:

Year	Budget Amount	Percentage Increase
2016	\$ 17,492,994	2.00%
2017	\$ 18,103,517	3.49%
2018	\$ 18,827,658	4.00%
2019	\$ 19,486,627	3.50%
2020	\$ 20,193,893	3.63%
2021	\$ 20,193,893	0.00%

## LOCAL ECONOMY

2019 saw the global economy record its weakest growth rate since the global financial crisis a decade ago. Unease caused by rising trade barriers and associated uncertainty weighed on business sentiment and activity globally, according to the International Monetary Fund. The U.S. economy grew at a 2.3% rate in 2019 which is well below the 3% growth target set by the White House. An inverted yield curve, long-term demographic trends of an aging society, and trade

barriers between the U.S. and China, Canada and Mexico contributed to the slowed economic growth. Texas, however, saw 4.4% growth in gross domestic product which ranked highest in the nation. More specifically, commercial real estate development contributed \$54.15 billion to the state's economy, making Texas the top state in the U.S. for CRE development contribution to state GDP. After interest rate increases in 2018, the Federal Reserve reversed course and cut rates three times throughout 2019 which helped keep capitalization rates low and commercial real estate pricing at all-time highs. With volatility in global financial markets and most economists expecting the U.S. economy's continued expansion, appetite for local commercial real estate investment remains strong. Part of the reason for this strong outlook is the substantial amount of capital available for real estate acquisition.

Locally, economic growth in Austin is expected to continue outpacing much of the rest of the country due in part to its diversified economy and its ability to draw a substantial amount of domestic and international capital. Austin was one of only two U.S. markets to land on this year's Global Momentum Index which identifies a number of economic growth drivers, including talent attraction, the expansion of innovation hubs and better urban planning. The Texas capital was named the top city for overall real estate prospects in this year's Urban Land Institute annual industry survey, "Emerging Trends in Real Estate 2020." UIL's report credited Austin's deep talent pool and a commitment to business and real estate development for helping it rise in rank from the sixth spot last year. The population continued to swell at historic rates in 2019 and unemployment rates remained near two-decade lows. Wells Fargo Securities senior economist Sarah House predicted that the local economy will climb by 5% next year, down from 6% in 2019 but well above her 2020 national forecast of 1.8%.

Austin once again has topped the U.S News & World Report's ranking of the best places to live in the United States. With a diverse and well educated workforce, no state income taxes and a business friendly climate, there are no signs of a slowdown in Austin's popularity and growth, solidifying its boomtown status.

## Where Does Austin Rank?

It's no wonder that Austin is a popular landing spot for corporate headquarters and individuals alike. Austin consistently ranks high across a broad spectrum of studies including:

- No. 1 Best Place to Live in the USA – 3<sup>rd</sup> year in a row (*U.S. News, April 2019*)
- No. 1 Best State Capital to Live in – 3<sup>rd</sup> year in a row (*WalletHub, February 2020*)

### economic trends

#### ▲ POPULATION

According to the most recent U.S. Census, Austin was the fastest growing large city and is expected to reach a population of 4.5 million by 2050.

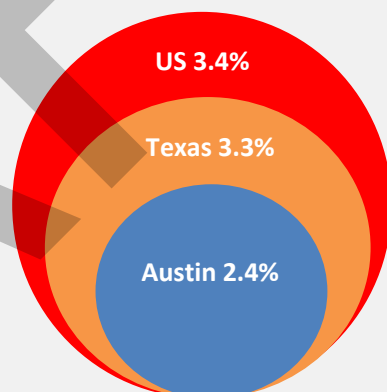
#### ▲ AUSTIN BUSINESS CYCLE INDEX

Grew at 6.0% annually, marking a decade of consecutive expansion.

#### ▼ UNEMPLOYMENT

Austin's unemployment rate was 2.4% at yearend 2019, well below the national and state level.

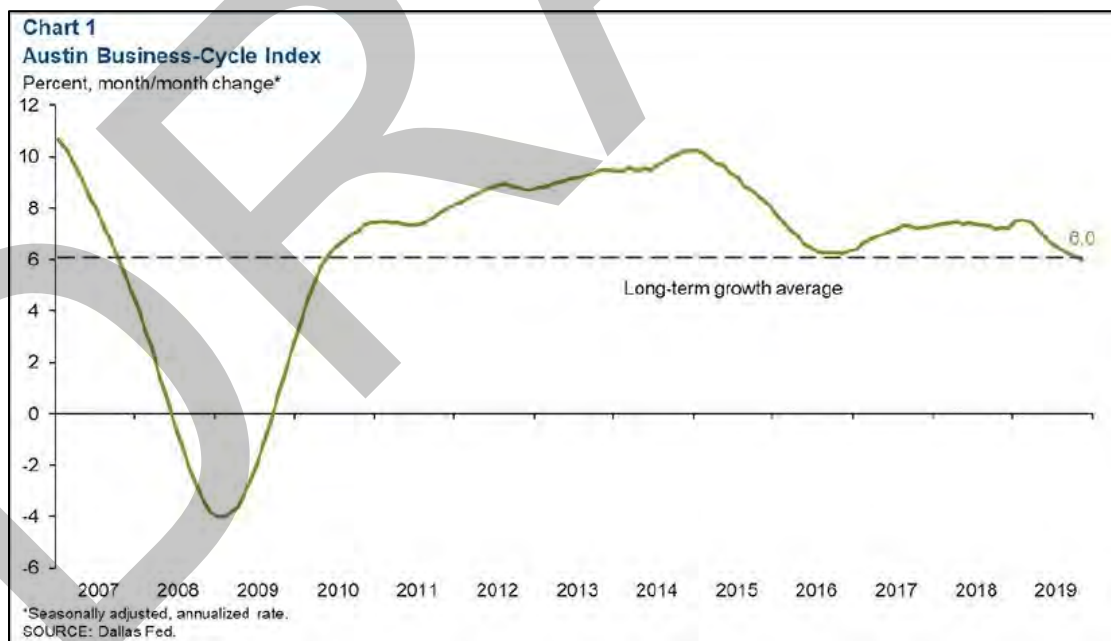
### Unemployment Rates



- No. 1 Tech Town (*CompTIA, December 2019*)
- No. 1 Job Market – 2<sup>nd</sup> year in a row (*The Wall Street Journal, February 2020*)
- No. 1 Population Growth Among Large Cities – 8<sup>th</sup> year in a row (*U.S. Census Bureau, April 2019*)
- No. 1 U.S. Market for Real Estate Investment (*PwC & Urban Land Institute, September 2019*)
- No. 1 State for contributions to state GDP created by CRE development (*NAIOP, February 2020*)
- No. 1 Growth of \$1 Million Business (*LendingTree, July 2019*)
- No. 2 Fastest Job Growth Rate in the U.S. (*Bureau of Labor Statistics, January 2020*)
- No. 3 Unemployment Rate in Texas (*Texas Workforce Commission, January 2020*)
- No. 3 Best Cities for Science, Technology, Engineering, Math Jobs (*WalletHub, January 2020*)
- No. 4 Most Pet Friendly City (*WalletHub, August 2019*)
- No. 19 Global Momentum Index, Top 20 Cities in the World (*JLL, January 2020*)

## Economy

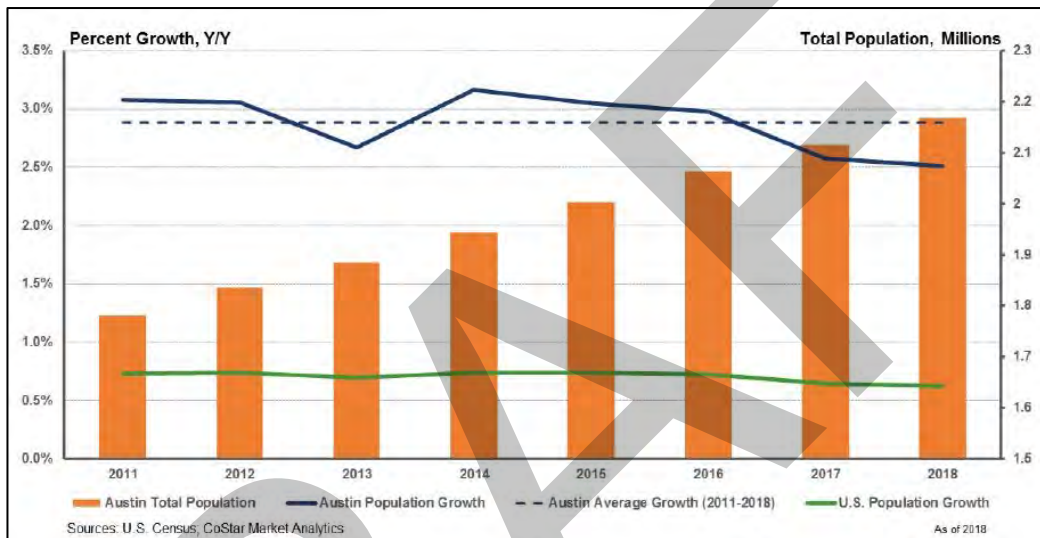
Austin's Business-Cycle Index Growth Rate was 6.0% annually marking a decade of consecutive expansion.





## Population Growth

Austin's 2.5% population growth rate topped all large U.S. markets according to the most recent study published by the U.S. Census Bureau. Of the roughly 53,000 people added to Austin's population from July 1, 2017 to July 1, 2018, 16,000 were attributable to natural population growth and about 37,000 attributable to people moving to Austin, or roughly 100 people per day. Travis County, along with five other Texas counties, ranked in the Top 10 counties in numeric growth over the past decade. Travis County added nearly 250,000 people over that time span and Austin's population growth is expected to remain strong. The Texas State Demographer's Office is projecting Austin's total population to reach more than 4.5 million by 2050.



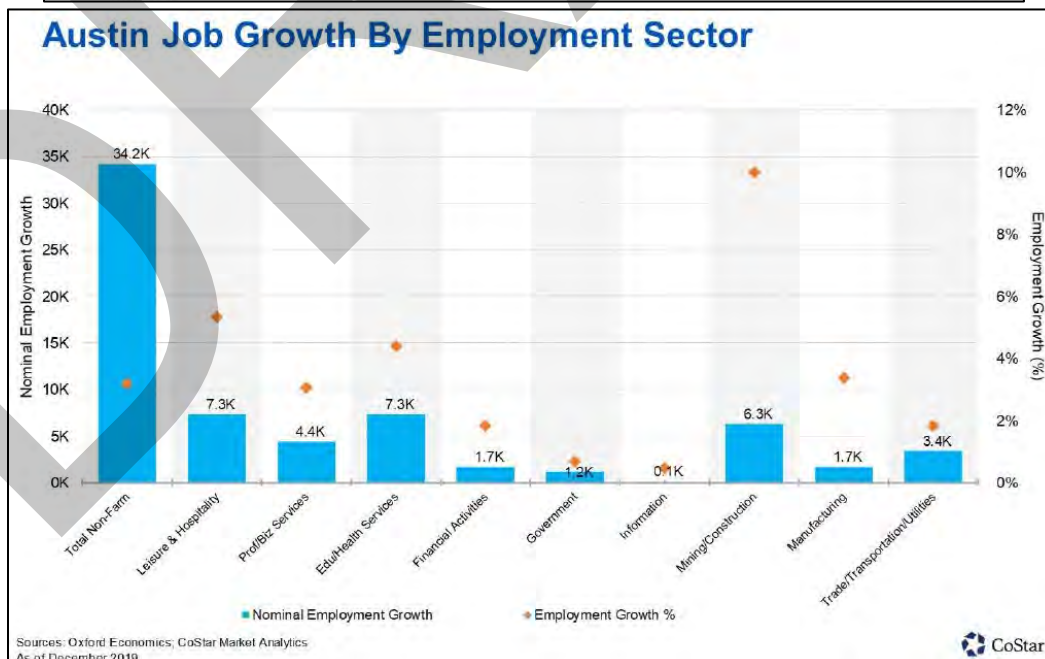
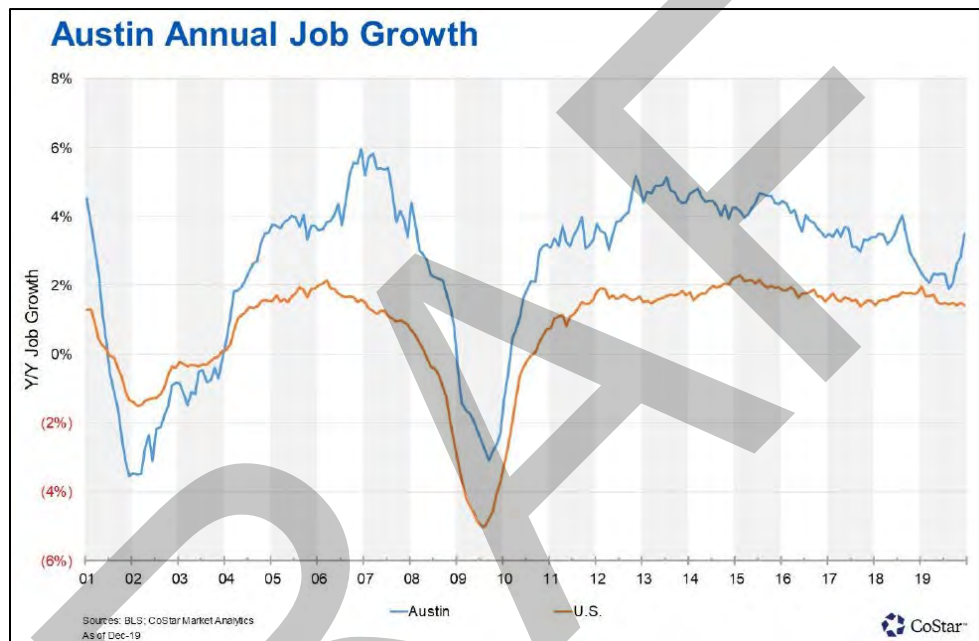
### Top 10 Counties in Numeric Growth, 2010 to 2019

Rank	State	County	April 1, 2010 (Estimated Base)	July 1, 2019	Numeric Growth
1	Arizona	Maricopa County	3,817,365	4,485,414	668,049
2	Texas	Harris County	4,093,176	4,713,325	620,149
3	Washington	King County	1,931,287	2,252,782	321,495
4	Nevada	Clark County	1,951,268	2,266,715	315,447
5	Texas	Tarrant County	1,810,664	2,102,515	291,851
6	Texas	Bexar County	1,714,781	2,003,554	288,773
7	California	Riverside County	2,189,765	2,470,546	280,781
8	Texas	Dallas County	2,367,430	2,635,516	268,086
9	Texas	Collin County	781,419	1,034,730	253,311
10	Texas	Travis County	1,024,444	1,273,954	249,510

Source: U.S. Census Bureau

## Job Growth

Austin has been ranked the top market for jobs in the U.S. for the second year in a row, according to The Wall Street Journal. Led by the expansion of large tech companies including Apple, Google, Facebook and Amazon, the tech industry grew by more than 7% annually. Austin continues to be a desired location for relocating company headquarters as well as startups. The Austin economy saw the construction sector expand by more than 10% over the past year as residential and commercial construction remains in high demand. According to the Bureau of Labor Statistics, Austin added more than 34,000 jobs over the past year, good for the second fastest growth rate in the country at 3.5%. Wages grew at 5% which ranked third in the nation.

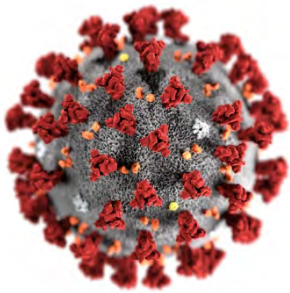




## FACTORS AFFECTING FINANCIAL CONDITIONS

The District, as well as the taxing entities of Travis County who fund our budget, are experiencing an unprecedented COVID-19 pandemic. The District recognizes the budget constraints that all of our taxing entities will experience in the coming years and we have worked diligently to keep our proposed 2021 budget at a 0.00% increase. Due to the downturn in the economy, the market value of real estate will undoubtedly be impacted by the COVID-19 pandemic. Just how much is yet to be determined. The District will monitor the market and economy and reflect any changes in the market value of properties in the 2021 notices of appraised value.

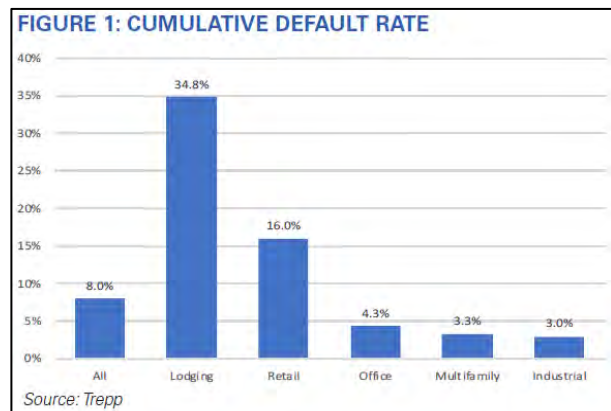
### COVID-19 Pandemic



Though the state legislated effective date of appraisal is January 1 of every year, our world looks much different than it did just a few months ago. What was expected to be another lucrative year for Commercial Real Estate in the U.S. has come to an abrupt halt due to the Coronavirus outbreak.

In Austin, many commercial leasing transactions have been put on hold and large listings pulled off the market as investors take a wait-and-see approach to the commercial real estate market and the global economy as a whole. Due to social distancing and shelter-in-place ordinances, many businesses have had to adjust their way of doing business or are shuttering completely while waiting out the pandemic. The Texas Workforce Commission reported receiving 700,000 jobless claims in recent weeks, more than it received in all of 2019, and those numbers are expected to continue to rise. Some industry sectors, such as grocery suppliers and those providing the public with essential services and goods, have actually boosted pay and extended overtime hours for employees. Walmart recently announced its plans to hire another 15,000 employees in Texas to meet increased customer demand.

Not all asset types will be affected equally, however. Lodging and retail are expected to be hit the hardest by the pandemic as revenues in those property types have already begun to spiral down dramatically. The cancelation of many events in Austin including South by Southwest and Rodeo Austin have had a huge impact on revenues in those industries which rely heavily on these events and the tourists spending they bring to the local economy. An impact study conducted by Trepp Bank Research forecasts a cumulative default rate across commercial mortgages overall will rise to 8%, up from the current 0.4% default rate. The effect on the lodging sector is expected to be most immediate and severe with a cumulative default rate near 35%. Office, multifamily and the industrial sector will see less dramatic distress as indicated in the chart labeled Figure 1: Cumulative Default Rate.



The industrial sector, in fact, may benefit from the Coronavirus outbreak. CoStar recorded nearly 800 Industrial lease signings across the U.S. totaling over 14 million square feet between March 16 and April 1. Online retailers, shipping companies and government agencies have rushed to find warehouse and logistics space in order to meet the spike in demand in online ordering, as well as added demand for pickup and delivery from closed bricks-and-mortar stores and food providers.

There is no doubt the COVID-19 pandemic has and will continue to have a large impact on Commercial Real Estate values in the coming months. The depth of an economic downturn will largely depend on how quickly the pandemic is put under control, according to local economist Angelos Angelou. “The difference in Austin is once the economy begins to recover, we’re going to be one of the cities to recover first,” Angelou said in an interview with the Austin Business Journal. For the most part, Austin managed to avoid the sharp economic downturn of the Great Recession and is regarded as one of the most recession-proof cities in the Nation. In a recent analysis conducted by SmartAsset, a financial tech company, Austin ranked 5<sup>th</sup> most recession-resistant city in the U.S. Austin’s strong showing is supported by its strong job growth, low unemployment rate, a diverse economy and an extremely low percentage of public relying on assistance programs. TCAD, along with economist, politicians and world health officials, will continue to closely follow the developments and effects of COVID-19 throughout 2020.

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## COVID-19 Pandemic Timeline

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- 12/31/19: China informs World Health Organization (WHO) about cluster of 41 patients with a strange respiratory illness
- 1/1/20: **TCAD effective date of appraisal**
- 1/7/20: China identifies new type of corona virus (Novel Coronavirus)
- 1/11/20: First recognized death from Coronavirus (19) reported in China.
- 1/13/20: First recognized coronavirus outside China reported in Thailand.
- 1/20/20: **First USA case reported in the State of Washington**
- 1/23/20: China quarantine of Wuhan province occurs, other provinces soon follow
- 1/30/20: WHO declares global public-health emergency
- 1/31/20: **US begins travel restrictions of those who have been in China within two weeks of return**
- 2/2/2020: First death outside China recorded (Philippines)
- 2/11/20: WHO officially designates virus Covid-19
- 2/19/20: Outbreak in Iran
- 2/21/20: Italy outbreak
- 2/29/20: **First US death reported**
- 3/3/20: Spain outbreak
- 3/4/20: **First case confirmed in Texas**
- 3/8/20: Italy officially orders all residents to shelter in place

- 3/11/20: **WHO officially declares Covid-19 a pandemic**
- 3/11/20: Same day US bans all travel from 26 European countries
- 3/13/20: **Austin, Texas confirms first case**
- 3/13/20: National emergency declared in US
- 3/17/20: Leaked federal report indicates virus is expected to last more than 18 months and may have multiple waves
- 3/19/20: China reports first day of no new cases from locally spread infections
- 3/23/20: NYC, USA reports 21,000 confirmed cases
- 3/26/20: USA reaches 82,404 cases, becomes the highest number of cases in the world, surpassing China's 81,782 cases
- 3/31/20: One-third of the world's population under some form of restriction (shelter in place, official quarantine, lockdown enforced by police or military presence)
- 4/2/20: 1,000,000 cases worldwide, Spain experiences 950 deaths in single day, the highest rate in any day yet
- 4/7/20: **US confirmed cases 362,955, Texas cases 7,276, Austin cases 502**
- 4/7/20: 1,365,000 confirmed cases globally with 996,000 active (292,500 recoveries and 76,500 deaths)

## ACKNOWLEDGMENTS

The preparation of the proposed budget could not have been accomplished without the dedication of the management team of the Travis Central Appraisal District. I would like to express my appreciation to all who assisted in this effort. An acknowledgment to Matthew Markert, Director of Commercial and Personal Property Appraisal, for preparing the market analysis. Finally, I would like to acknowledge the Chief Appraiser, Marya Crigler, and the Board of Directors of the Travis Central Appraisal District, who have supported the finance staff in our goal of excellence in budgeting, financial management, and reporting.

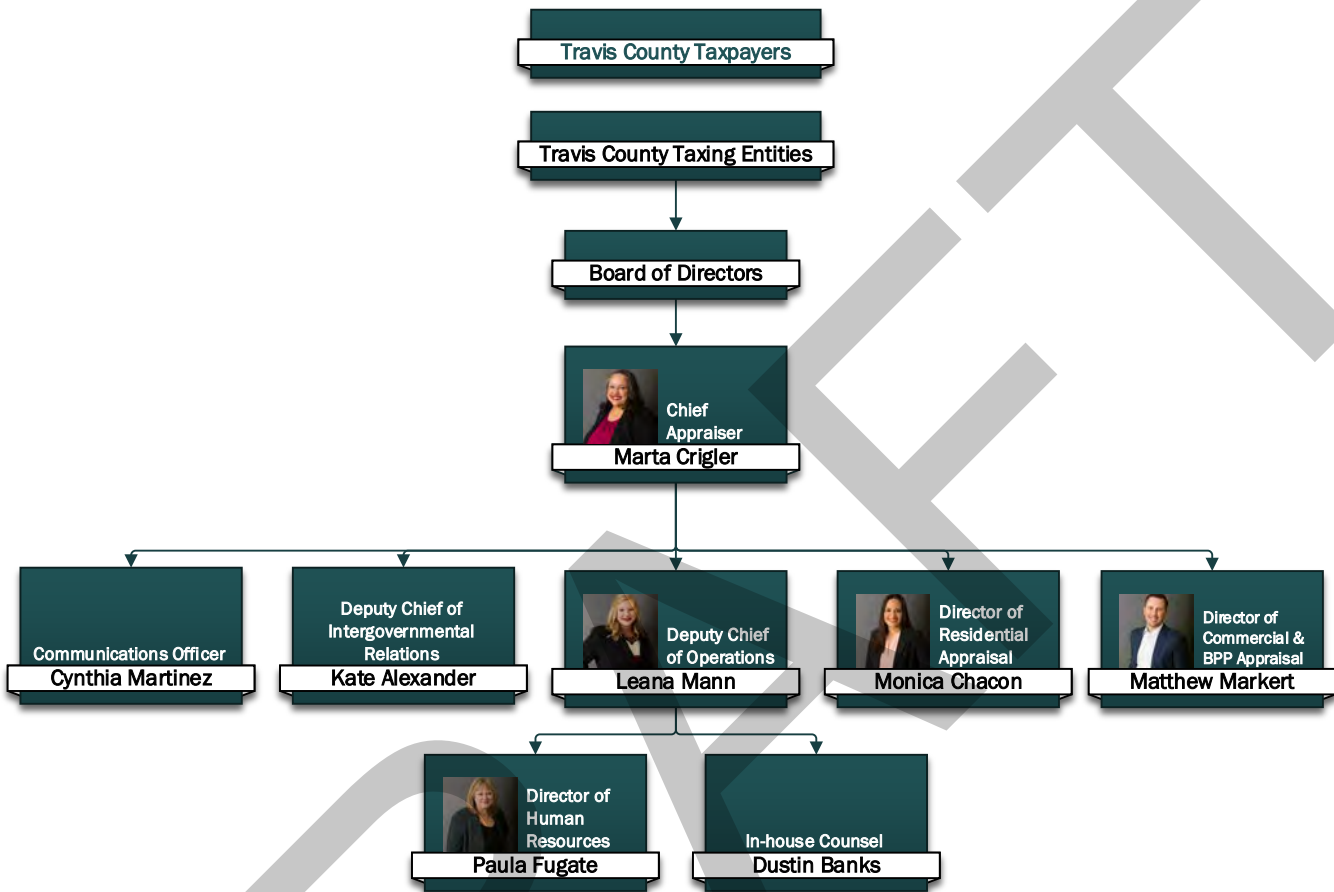
Should you have any questions about the District's 2021 proposed budget or the budgeting process, please contact Leana H. Mann, Director of Operations for the Travis Central Appraisal District at (512)834-9317 Ext. 405 or by email at [Lmann@tcadcentral.org](mailto:Lmann@tcadcentral.org).

Respectfully submitted,



Leana H. Mann, CGFO  
Director of Operations  
Travis Central Appraisal District

## TRAVIS CENTRAL APPRAISAL DISTRICT Organizational Chart



TRAVIS CENTRAL APPRAISAL DISTRICT  
Key District Personnel

Chief Appraiser	Marya Crigler
Deputy Chief of Intergovernmental Relations	Kate Alexander
Deputy Chief of Operations	Leana Mann
Director of Residential Appraisal	Monica Chacon
Director of Commercial and Personal Property Appraisal	Matthew Markert
Human Resources Director	Paula Fugate
In-House Counsel	Dustin Banks
Communications Officer	Cynthia Martinez

## Distinguished Budget Presentation Award

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the Travis Central Appraisal District, Texas for its annual budget for fiscal year beginning January 1, 2020. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.

This award is valid for a period of one year only. We believe that our fiscal year 2021 budget continues to conform to program requirements, and we are submitting it to the GFOA to determine its eligibility for another award.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

### *Distinguished Budget Presentation Award*

PRESENTED TO

**Travis Central Appraisal District**

**Texas**

For the Fiscal Year Beginning

**January 1, 2020**

*Christopher P. Morill*

Executive Director

## Certificate of Achievement for Excellence in Financial Reporting

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Travis Central Appraisal District for its comprehensive annual financial report (CAFR) for the fiscal year ended December 31, 2018. This was the eighth consecutive year that the District has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.



Government Finance Officers Association

### Certificate of Achievement for Excellence in Financial Reporting

Presented to

**Travis Central Appraisal District  
Texas**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**December 31, 2018**

*Christopher P. Morill*

Executive Director/CEO



## Award for Outstanding Achievement in Popular Annual Financial Reporting (GFOA)

The Government Finance Officers Association of the United States and Canada (GFOA) presented an Outstanding Achievement in Popular Annual Financial Reporting award to the Travis Central Appraisal District, Texas for its popular annual financial report (PAFR) for fiscal year 2018. The GFOA established the PAFR Program in 1991 to encourage and assist state and local governments to extract information from the comprehensive annual financial report to produce high quality PAFRs specifically designed to be readily accessible and easily understandable to the general public and other interested parties without a background in public finance. This award is valid for a period of one year only. We believe that our fiscal year 2019 PAFR continues to conform to program requirements, and we are submitting it to the GFOA to determine its eligibility for another award.



Government Finance Officers Association

### Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

**Travis Central Appraisal District  
Texas**

For its Annual  
Financial Report  
for the Fiscal Year Ended

**December 31, 2018**

*Christopher P. Morrell*

Executive Director/CEO



## Certificate of Distinction

The Government Treasurers' Organization of Texas (GTOT) awarded a Certificate of Distinction to the Travis Central Appraisal District for its investment policy. In order to be awarded the Certificate of Distinction, a government must publish comprehensive written investment policy that meets all program requirements set forth by the GTOT. This is the fourth consecutive two-year period that the District has achieved this prestigious award. A Certificate of Distinction is valid for a period of two years.





# Budget Overview

## HOW DOES THE PROPERTY TAX SYSTEM WORK?

### Understanding the Local Property Tax Process

[Read More](#)



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. A 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.
- Local taxing units—city, county, school and special districts—decide how much money they will spend by adopting a budget. Next, the taxing units set tax rates that will raise the revenue necessary 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 tax exemptions, agricultural appraisals, and other tax relief.
2. Around May 15, the appraisal review board begins hearing protests from property owners who believe their property values are incorrect or who did not get correct exemptions or agricultural appraisals. When the ARB finishes its work, the appraisal district gives each taxing unit a list of taxable property.
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 each property. Every property is taxed by the county and the local school district. A taxpayer also may pay taxes to a city and to special districts such as hospital, junior college, water, fire and other districts.
4. Tax collection starts around October 1 as tax bills go out. Taxpayers have until January 31 of the following year to pay their taxes. On February 1, penalty and interest charges begin accumulating on most unpaid tax bills. Tax collectors may start legal action to collect unpaid taxes on February 1.

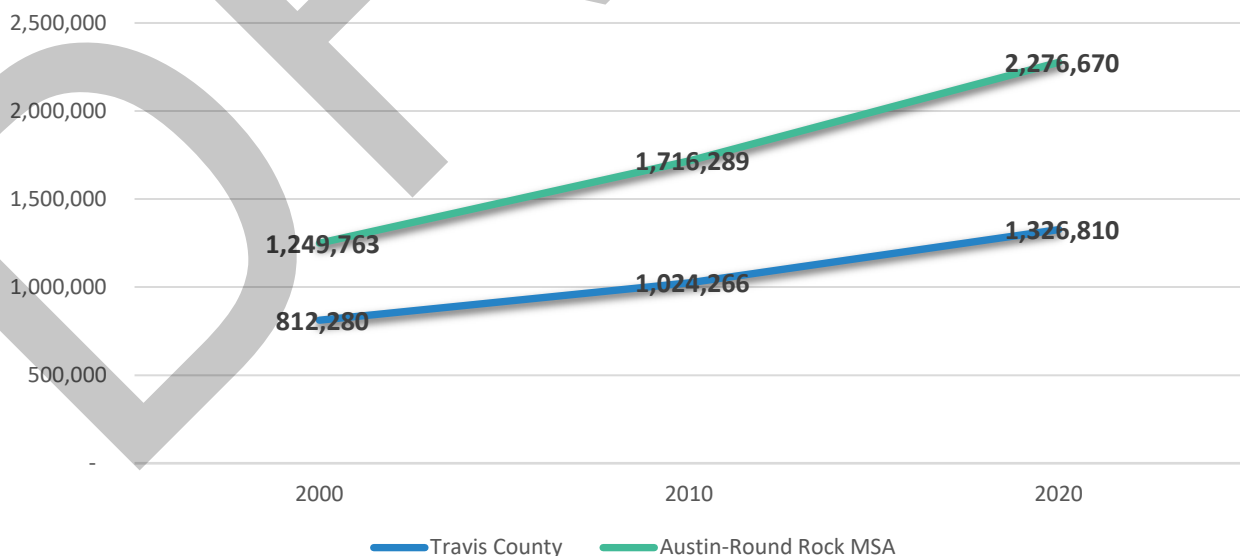
## TRAVIS CENTRAL APPRAISAL DISTRICT

The Travis Central Appraisal District was created under the 66<sup>th</sup> Texas State Legislature in 1979 under the provisions of Senate Bill 621 known as the Property Tax Code. The District is responsible for the appraisal of property subject to ad valorem taxation in Travis County, Texas. The District is governed by a board of nine directors serving two year terms, plus a tenth statutorily designated non-voting member who is the County Tax Assessor-Collector. Travis County appoints two board members, Austin ISD appoints two board members, City of Austin appoints two board members, and Austin ISD and City of Austin appoint one board member jointly. The remaining two board members are appointed by a vote of the eastern and western taxing entities within Travis County.

The District was formed in 1981 and formally began operations in 1982, pursuing its mission to provide accurate appraisal 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 which lie within Travis County.

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. Its county seat, Austin, is the capital of Texas. Travis County's population as of January 1, 2020, according to the City of Austin demographer, is estimated to be 1,326,810. The population of the Austin-Round Rock greater metro area is estimated to be 2,276,670. Since the last census in 2010, the population of Travis County has grown by 29.5%.

### Population Growth





## THE PROPERTY TAX CALENDAR



January 1	Appraisal districts are required to appraise property at its value on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 – April 30	Appraisal districts complete appraisals and process applications for exemptions.
January 31	Taxes due to local taxing units (or county tax assessor, if acting on their behalf).
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.
April – May	Appraisal districts send notices of appraised value.
May 15	Appraisal review boards begin hearing protests from property owners.
July 25	Appraisal districts certify current appraised values to taxing units.
August – September	Local taxing units adopt tax rates.
October 1	Local taxing units begin sending tax bills to property owners.

## THE ROLE OF THE APPRAISAL DISTRICT

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

The appraisal district is considered a political subdivision and must follow applicable laws such as Open Meetings and Public Information Acts. 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 within the appraisal district using generally accepted appraisal techniques.

## ACCOUNTING BASIS AND CONTROLS

### Accounting Basis

The District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single government program. Like most governments, special-purpose governments present two types of financial statements: (1) government-wide financial statements and (2) fund financial statements.

The government-wide financial statements report information on all of the activities of the District. Governmental activities generally are financed through charges for services and intergovernmental revenues. The statement of activities reflects the revenues and expenses of the District. The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. The economic resources measurement focus means all assets and liabilities (whether current or non-current) are included on the statement of net position and the operating statements present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized at the time the liability is incurred.

The fund financial statements provide information about the District's governmental funds. The emphasis of fund financial statements is directed to specific activities of the District. The District reports the *general fund*, its primary operating fund, as a governmental fund. The District also reports a special revenue fund used specifically for the 850 EAL Holding Corp. as a governmental fund. The 850 EAL Holding Corp. is a non-profit entity that supports the District. Governmental funds are used to account for the acquisition and use of the District's expendable financial resources and the related liabilities. The measurement focus is based on the determination of changes in financial position rather than upon net income determination. Governmental fund financial statements are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual; i.e., when they become both measurable and available and expenditures are recorded when the related fund liability is incurred.

### Basis of Budgeting

The General Fund budget is prepared on the modified accrual basis of accounting, similar to the District's fund financial statements outlined above.

### Internal Controls

To provide a reasonable basis for making its representations, the District's management team has established a comprehensive internal control framework. This framework is designed to provide reasonable assurance that assets are safeguarded against loss from unauthorized use or disposition, and that accounting transactions are executed in accordance with management's authorization and properly recorded so that the financial statements can be prepared in

conformity with generally accepted accounting principles (GAAP). The objective of the internal control framework is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. 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 evaluation of costs and benefits requires estimates and judgments by management. The design and operation of internal controls also ensures that all funds are expended in compliance with applicable laws and regulations.

All internal control evaluations occur within the above framework. During the fiscal year ended December 31, 2019, the District reviewed its internal controls. I believe that the District's internal controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

## FINANCIAL POLICIES & PROCEDURES

The Travis Central Appraisal District (the District) financial policies compiled below encompass the basic framework for the overall financial management of the District. These policies assist the Board of Directors and management with decision-making and provide guidelines for evaluating both the current and long-range financial activities. They are reviewed annually in conjunction with the budgetary process to verify continued applicability and benefit to the District.

The primary objectives of the policies are to provide accountability for cost-effective stewardship of taxpayers' funds through fairly presented financial statements supported by full disclosures.

### *Revenue Policy*

1. **Revenue Recognition-** Revenues shall be recorded on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual; i.e., when they become both measurable and available.
2. **Daily Deposits-** In accordance with this finance policy, the District shall require weekly deposits of receipts only when the moneys on hand amount to at least \$1,000. Any funds not immediately deposited shall be appropriately safeguarded in a locked file cabinet in the Finance Director's office.
3. **Monitoring Revenue-** District finance staff shall monitor revenues as billed and collected and shall report to the Board of Directors no less than quarterly on any past due or uncollectible amounts.
4. **Authority-** The Finance & Facilities Director shall be responsible for designing, implementing, monitoring, and amending as necessary, accounting procedures, including internal controls, for the billing, recording, and reporting of all revenues of the District in compliance with Generally Accepted Accounting Principles (GAAP) and applicable state laws. Any changes to revenue procedures shall be reported to the Board of Directors at their next regularly scheduled meeting.

### *Cash Disbursement Policy*

1. **Centralized Purchasing-** The District will operate under a centralized purchasing concept.
2. **Payments-** Local governments and state agencies are required to pay all bills owed within 30 calendar days. The District adheres to this requirement. Any deviations from this requirement are reported to the Chief Appraiser.
3. **Monitoring-** District finance staff shall monitor cash disbursements and report to the Board of Directors at each regularly scheduled meeting all capital asset purchases and any purchases over \$50,000. Specific purchasing limitations are outlined in the cash disbursements section of this finance policy.
4. **Authority-** The Director of Operations shall be responsible for designing, implementing, monitoring, and amending as necessary, accounting procedures including internal controls, for the requisitioning, purchasing and cash disbursement functions of the district in compliance with Generally Accepted Accounting Principles (GAAP) and applicable state laws. Any change to cash disbursement procedures shall be reported to the Board of Directors at their next regularly scheduled meeting.

### *Operating Budget Policy*

1. **Planning:** The District will prepare a five-year operating budget projection annually, which will include projections of expenditures for the next five years.
2. **Performance Measures:** The District will integrate performance measures and productivity indicators into its budgetary process whenever feasible.
3. **Periodic Reporting:** The Director of Operations shall present budget-to-actual financial reports to the Board of directors monthly (or at each board meeting) and bi-weekly to the Chief Appraiser.
4. **Balanced Budget:** The District shall submit a balanced budget wherein budgeted expenditures shall equal budgeted jurisdiction appraisal revenues.

### *Asset Management and Capital Improvement Policy*

1. **Planning for Operational and Maintenance Costs:** The District shall utilize an equipment replacement schedule to plan major operational and maintenance asset acquisitions on a systematic, comprehensive, and entity-wide basis.
2. **Asset Condition:** The District will maintain all assets at a level adequate to comply with all regulatory requirements and to minimize future replacement and maintenance costs.
3. **Planning:** The District will annually update a ten-year capital improvement program, identifying and describing each capital project along with the estimated cost.
4. **Capitalization:** The District will capitalize all asset cost which are \$1,000 or more and whose useful life is more than one year.
5. **Reporting:** The District will provide reports of expenditures by project to the Board of Directors no less than quarterly.



### *Cash Management and Investment Policy*

1. **Written Policy:** The District's investment policy must be written and in compliance with all applicable state and local laws. The policy must be reviewed on an annual basis by the Board of Directors and approved through a resolution.
2. **Objectives:** The primary objectives of investment activities, in priority order, shall be preservation of principal, liquidity, and yield.
3. **Periodic Reporting:** The District shall provide monthly investment reports to the Board of Directors.
4. **Treasury Services:** The District shall prepare a Request for Proposal (RFP) for banking services every 2 years, with the option to renew the contract for an additional 2 years.

### *Accounting Policy*

1. **Authority for Accounting Procedures:** The District will establish and maintain the accounting system according to Generally Accepted Accounting Principles (GAAP) and all applicable state and local laws.
2. **Annual Audit:** An annual audit will be performed by an independent public accounting firm, which will issue an official opinion on the annual financial statements, and a management letter indicating any suggestions for improvement or areas of concern.
3. **Transparency:** Full disclosure will be provided in the financial statements.
4. **Financial Report:** The District shall prepare a comprehensive annual financial report (CAFR) upon completion of the financial audit, which will be submitted to the Government Finance Officers' Association (GFOA) for the Certificate of Achievement for Excellence in Financial Reporting award.

### *Accounting Reserves Policy*

1. **Source of Resources:** There shall be deposited, into specific general fund reserve funds, contributions from the general fund in amounts determined by the District Board of Directors.
2. **Operation of Fund:** The budget submission for each year shall include a recommendation for a general fund contribution to established general fund reserve funds. Prior to the end of each fiscal year, the District will prepare a report of any estimated surplus funds. If the Board of Directors decides to do so, a budget amendment will be prepared and approved by the Board of Directors. This budget amendment may allocate any general fund surplus funds to specific general fund reserve funds.
3. **Fund Manager:** The Director of Operations shall administer all general fund reserve funds within the financial management system, and shall serve as the reserve fund manager.
4. **Reporting:** A report of available reserve fund balances shall be presented to the Board of Directors quarterly at a regularly scheduled board meeting. Per GASB No. 54, all established reserves for the District will be treated as a committed fund balance and

will be transfer to the designated fund through approval by the District's Board of Directors.

## BUDGET PROCESS & PROCEDURES

The District is provided strict guidelines on the budgeting process in the Texas Property Tax Code. This information can be found in Chapter 6.06 of the Texas Property Tax Code and in the appendix of this report. A brief overview of the budgeting process is provided below.

The District begins its annual budgeting process in February. The District prepares an annual budget for the General Fund only. Discussions are held with the Chief Appraiser, the Finance Director and the department directors to discuss what the department's budget needs are for the upcoming fiscal year. Once this information is gathered, the Finance Director prepares the proposed budget based on the Chief Appraiser's directives. In May, the District may hold a budget workshop with the Board of Directors, the Chief Appraiser and the Finance Director where the budget is looked at in-depth. The District must send the proposed budget to the presiding officer of each taxing unit no later than June 15<sup>th</sup>.

During this budget workshop, the board of directors makes suggestions along with any taxing units that come to the meeting to discuss the proposed budget. The District then takes the budget and revises it to include the changes made at the meeting. The District must hold a public hearing to adopt the proposed budget no later than September 15<sup>th</sup>. The District must send a notice of the public hearing to the presiding officer of each taxing unit no later than 10 days before the board of director's meeting where the budget will be adopted. The secretary of the board must also post the notice of the public hearing in the county newspaper. The District posts this information in the Austin American Statesman. The budget must be adopted no later than September 15<sup>th</sup>.

Once the General Fund budget is adopted, the taxing units have 30 days to file a resolution with the Board of Director's secretary to disapprove the budget, if they deem necessary. If governing bodies of a majority of the taxing units entitled to vote on the appointment of board members adopt resolutions disapproving the budget and file them with the secretary of the board within 30 days after its adoption, the budget does not take effect, and the board shall adopt a new budget within 30 days of the disapproval.

All budget amendments must be presented to the taxing units 30 days prior to the meeting where the board is set to approve the amendment. A budget amendment changes the final amount due from the taxing unit. The District can make line item transfers without notifying the taxing units. The Chief Appraiser has the authority to approve or disapprove any line item transfers. All line item transfers are then presented to the board for approval. Budget line item transfers do not change the final amount of the budget, but simply move budgeted funds from one natural expenditure category to another. Budget line item transfers do not require any additional funds from the taxing units and they do not change the amount of any surplus credited to the jurisdictions at year end.

## BUDGET CALENDAR

JANUARY 2020						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### DATE    SUBJECT

1/1/2020 Beginning of 2020 fiscal year

### DATE    SUBJECT

2/10/2020 Budget discussion with Chief Appraiser on  
2020 budget

2/17/2020 Meet with division directors

FEBRUARY 2020						
S	M	T	W	T	F	S
						1
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23	24	25	26	27	28	29

MARCH 2020						
S	M	T	W	T	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

### DATE    SUBJECT

3/1/2020 Mail 2nd quarter invoices to taxing entities

3/9/2020 Budget requests due from department directors

3/31/2020 First budget draft due to Chief Appraiser

### DATE    SUBJECT

4/30/2020 Second budget draft due to Chief Appraiser

APRIL 2020						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY 2020						
S	M	T	W	T	F	S
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

### DATE    SUBJECT

5/18/2020 Final budget draft due to Chief Appraiser

### DATE    SUBJECT

6/1/2020 Mail 3rd quarter invoices to taxing entities

6/5/2020 Mail proposed budget to taxing entities

6/8/2020 Present proposed budget to Board of Directors

6/15/2020 Last day to present proposed budget to Board of Dir. &  
submit copy to taxing entities

JUNE 2020						
S	M	T	W	T	F	S
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY 2020						
S	M	T	W	T	F	S
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

DATE      SUBJECT

7/20/2020 Final budget draft to Chief Appraiser

DATE      SUBJECT

8/18/2020 Public hearing notice mailed to all taxing entities

8/20/2020 Required budget notice ran in local newspapers

AUGUST 2020						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER 2020						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DATE      SUBJECT

9/1/2020 4th quarter invoices mailed to taxing entities

9/3/2020 Public budget hearing

Board of Directors adopts budget

9/15/2020 Final day to adopt 2019 budget

9/30/2020 Submit budget to GFOA

9/30/2020 Tax rates are adopted by all taxing units

DATE      SUBJECT

10/16/2020 Mail out final calculation of budget liabilities to taxing entities

10/30/2020 Mail out budget amendment notification to taxing entities

OCTOBER 2020						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER 2020						
S	M	T	W	T	F	S
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22	23	24	25	26	27	28
29	30					

DATE      SUBJECT

DATE      SUBJECT

12/1/2020 1st quarter 2020 invoices mailed to taxing entities

12/7/2020 Budget amendments presented to Board of Directors

12/7/2020 End of year line item transfers presented at Board of Directors meeting

12/31/2020 2020 fiscal year-end

1/1/2021 2021 budget takes effect

DECEMBER 2020						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## STRATEGIC PLANNING

The Travis Central Appraisal District (The District) established a Strategic Plan, referred to as a Three Year Plan, to outline the activities and operations of the District from year to year in anticipation of future projects, funds and resources, technology, legislative changes, and capital improvements.

This Strategic Plan will be reviewed each year to monitor the completion of the tasks outlined and to add another year to the ongoing plan. This will help the District to prepare for the future in an effort to anticipate changes within the appraisal environment. Management staff personnel will be responsible for the development of this plan and will ensure its viability in the tasks that the District is charged.

The Strategic Plan will address five major issues:

- 1) Future Projects
- 2) Funds and Resources
- 3) Technology
- 4) Legislative Changes
- 5) Capital Improvements

The Strategic Plan will become a tool for the final development of the District's Annual Management Plan.

This strategic plan addresses the following key strengths, weaknesses, threats and opportunities for the Travis Central Appraisal District. The SWOT analysis began by conducting an inventory of internal strengths and weaknesses within the appraisal district. The strategic team noted the external opportunities and threats that may affect the organization, based on the economic market and the overall environment. The primary purpose of the SWOT analysis is to identify and assign each significant factor, positive and negative, to one of the four categories, allowing the strategic team to take an objective look at the appraisal district operations. The SWOT analysis is a useful tool in developing and confirming goals, objectives, strategy.

### Strengths:

- Strong management team
- Strong support from sixty-one taxing entities served by the District
- Strong base for recruitment of qualified staff
- Very focused management/staff
- Experienced and proven management and supportive Board of Directors

### Weaknesses:

- Uncertain economic conditions affecting property valuations
- Economic climate of the cities, school districts, county, and special districts
- Retention of qualified staff personnel

### Opportunities:

- Technology advancement can streamline business operations
- Increased efficiencies will result in stronger credibility and support

## Threats:

- New technology advancements may become too costly
- Economic slowdown could reduce proper funding
- Economic situation could upturn and resources could be limited

Strategic Goal	Planning Goal	Objective	Outcome Measure	Strategy	Output Measure	Efficiency Measure	Responsible Department
Develop appraisals that reflect market value and ensure fairness and uniformity.	Make better utilization of ratio studies when developing market appraisals.	Analyze ratio study statistics by neighborhood and school district weekly during valuation and equalization phases in 2017/2018, and guarantee that sales ratio median levels and weighted mean are between 97 and 102 and COD are between 5 and 15.	Median sales ratio Weighted mean sales ratio COD	Maintain an ongoing program of audit and verification activities in support of improved appraisal levels	Number of sales qualified Number of neighborhood profiles created Number of school district's reviewed	Number of property protests Number of value reductions	Residential Appraisal Deputy Chief of Appraisal
	Improve accuracy and reduce value changes to 5% or less.	Create evidence packets to be used at both informal and formal level that support District values and require a higher standard of evidence for informal changes. Train staff to make clear and	Reduction in value changes at informal and formal by 50% from 11% average to 5% or less.	Staff training on defending appraisal values and standards of evidence	Percent value change	Number of property protests Number of value reductions	Residential Appraisal
	Improve quality and consistency of land values of lake front property	Correctly identify all lake front property to include lake cove and lake views and consistently apply appropriate land unit prices and modifiers.	Reduction in value formal challenges of land equity on lake front property.	In conjunction with field inspections, utilize aerial photography to identify lake front, lake cove and lake view properties. Utilize GIS mapping and analysis to ensure consistent land values.	Uniformity in COD measures of specific ratio studies	Number of land values updated Number of property protests based on equity	Residential Appraisal
	Update cost tables of main area and details.	Create a program to regularly update cost tables based on nationally recognized publications adjusted for local economic conditions.	Timely and accurate cost tables	Staff training on use of national publications used to develop cost approach appraisals. Create benchmark properties and test developed cost schedules against researched local cost information. Test land value assignments through allocation by abstraction against researched land values. Create specific procedure manual to document steps taken to update and test cost tables.	Accuracy of cost approach appraisals compared to researched local development costs.	Number of cost tables updated	Residential Appraisal
	Software enhancements	Work cooperatively with software vendor True Automation and other PACS metro appraisal district clients to enhance the software to provide greater appraisal and analysis capabilities.	Increased functionality in the PACS software modules	Create a coalition of PACS metro appraisal district clients to leverage the group dynamics to push for focus on Texas clients from True Automation. Schedule and hold quarterly meetings with the metro clients and True Automation decision makers to focus on the common needs of the metro appraisal districts, and enhancements required to complete appraisal tasks and meet legislative requirements.	Co-development commitments from metro clients and True Automation and group consensus on enhancement priorities	Number of co-development projects approved Number of software requirement documents written and approved Number of enhancements included in each software release	Information Technology Chief Appraiser All Department Directors

Strategic Goal	Planning Goal	Objective	Outcome Measure	Strategy	Output Measure	Efficiency Measure	Responsible Department
Be efficient in business processes and ensure that mission critical tasks are completed in a timely manner with a high level of accuracy.	Complete the top three mission critical tasks ahead of schedule.	Ensure that mission critical tasks of notices, certification and PTAD studies are completed at minimum one to two weeks prior to statutory deadline.	Percent of accounts noticed at each run date  Certification level of 90% as of July 18. Local Value Findings or Exceeds Standards finding	Improve Compliance by establishing formal plans, timelines, benchmarks, and monitoring programs to ensure that deadlines are met. Increase individual accountability	Completion date of mission critical tasks	Number of notices mailed at each run date Number of protests completed	All Departments
	Complete protest as soon as possible after certification.	Ensure that all protests are completed as soon as possible after certification to shift the annual calendar of events and provide more time to appraisal staff to perform discovery and valuation tasks. Increased time to perform discovery and valuation should result in higher accuracy in the appraisal roll	Earlier start to discovery and valuation cycles	Select a target date of completion and communicate the date and objective with staff, ARB and agents. Maintain consistency in scheduling of protests hearings to ensure that protests are completed by the target date	Date of completion and percent of open protest	Number of informal hearings held per day Number of formal hearings per day	Commercial Appraisal Residential Appraisal
	Complete fieldwork and eliminate field work overlap with valuation cycle	Ensure that all field inspections have been completed and that the data entry of the field cards has been completed by February 1	Timely start to valuation cycle	Develop a documented work plan to identify the scope of field work to be completed, evaluate field inspection productivity tasks times and develop a field work plan that recognizes the man hours available for the project. Work plan should include refresher training for appraisers to ensure that work is completed in an accurate manner as well as communicating to the appraisers work productivity expectations. Completion benchmarks should be established to evaluate progress. Regular meetings to ensure progress. Accountability	Timely start to valuation cycle	Number of field inspections per day Number of field cards processed per day	Commercial Appraisal Residential Appraisal
	Complete valuation cycle and reduce the number of properties in NOAV runs after April 1st	Ensure that properties are valued and notices are sent in the first NOAV run to be completed between April 1 and April 15	Fewer than 5% of properties noticed in subsequent NOAV runs	Develop a documented work plan of valuation tasks to be completed. Work plan should include research and confirmation of sales data, review of neighborhood designations, assign senior staff to lead valuation teams and include refresher training for appraisers to ensure that work is completed in an accurate manner as well as communicating to the appraisers work productivity expectations. Completion benchmarks should be established to evaluate progress. Regular	Percent of properties noticed with each NOAV run	Number of neighborhood profiles completed each week	Commercial Appraisal Residential Appraisal
	Complete homestead exemption processing within 30 days of receipt of application	Lack of taxpayer compliance with new homestead documentation requirements has become an obstacle to timely processing of the exemptions. Provide more information and alerts to taxpayers to ensure that the appropriate documents are include with the application	Fewer than 5% of exemptions processed after 30 days of receipt	Create additional insert to be included with homestead application reminding taxpayers of the new documentation requirements. Custom print return envelopes with a reminder on back of envelope to include additional documentation. Add additional information on website FAQ reminding taxpayers of additional requirements and create online video detailing requirements.	Percent of exemption application s processed on first receipt	Number of additional documenta tion letters mailed to taxpayers Number of exemption application s processed	Customer Service

Collect, create and maintain accurate data.

Strategic Goal	Planning Goal	Objective	Outcome Measure	Strategy	Output Measure	Efficiency Measure	Responsible Department
Collect, create and maintain accurate data.	Field work quality control	Ensure that consistent procedures are followed by all staff and that careful review and consideration is given to each tax parcel appraised	Percent of field card returned for corrections  Percent of accounts requesting 25.25(c) or (d) corrections  Accuracy of sales ratio studies	Improve quality of data collection by updating procedure manuals' and training staff in procedures, performing quality assurance checks on returned field work, using GIS and other tools for data validation and holding staff accountable for errors discovered	Number of field cards processed  Number of errors identified	Average time to process field work	Commercial Appraisal  Residential Appraisal
	Neighborhood cleanup	Ensure that neighborhoods are appropriately defined and identified and address population and sample size issues caused by over stratification	Reduction in the number of neighborhoods and increased performance in sales ratio studies	Develop procedures for the definition of neighborhoods and ensure consistent application of the procedures. Procedures should identify characteristics to be considered in the creation of neighborhoods and establish population minimums. Existing neighborhoods of insufficient population size should be combined where practicable. Procedures should also define a plan for annual review of neighborhoods	Number of neighborhoods with insufficient population and sample size	Number of neighborhoods reviewed	Residential Appraisal
	Property classification	Ensure that property classifications are uniform and consistent, and that procedures are followed by all staff and that careful review and consideration is given to each tax parcel appraised	Percent of field card returned for corrections  Percent of accounts requesting 25.25(c) or (d) corrections  Accuracy of sales ratio studies	Review existing property classification guides to determine applicability in current mass appraisal models and modify classification guide as necessary in context with model and cost tables developed. Create detailed standards manuals for the classification of property. Conduct annual training with appraisers and utilize aerial photography and GIS for data validation and to ensure consistent application of standards and procedures. Develop work plan for quality assurance of property	Percentage of properties incorrectly classified	Number of properties classified  Number of properties classified  Number of corrected	Commercial Appraisal  Residential Appraisal
	Sketch Verification	Ensure that improvement size based on property sketches matched actual building footprint	Increased accuracy and consistency in property sketches and area calculations	Utilize aerial photography and GIS to overlay existing improvement sketches on top of current orthophotography to identify improvements where the sketch dimensions are incorrect or where property additions have been missed	Percentage of properties with size corrections	Number of sketches pinned to map  Number of changes or inspections identified	Residential Appraisal  Appraisal Support



Strategic Goal	Planning Goal	Objective	Outcome Measure	Strategy	Output Measure	Efficiency Measure	Responsible Department
Ensure that the District maintains a highly educated, motivated and skilled workforce.	Increase training opportunities	Ensure that district staff receives sufficient training in their mission critical duty skills to include customer service, exemption administration, programming and technology, record maintenance, mapping, and basic and advance training in appraisal theory and practice. In addition to attaining Registered Professional Appraiser.	Increased number of appraisal staff with RPA, IAAO, AI certifications	Increase training budget for external courses and provide more internal training opportunities	Percentage of employees attaining certifications	Number of classes attended Number of internal training sessions offered Number of certifications awarded	All Departments
	Management training	Provide management training program to increase effectiveness and efficiency of managers	Increased ability of managers to create functional teams, manage projects, meet deadlines, and handle employee relations	Provide internal training on the following topics: Systems thinking, project management, delegating, teamwork, motivating staff, effective feedback, documenting discipline, and dealing with conflict		Number of internal training sessions Number of projects completed Number of employee coachings	All Management
	Cross departmental training	Create a knowledgeable workforce that can assist each other and taxpayers without "governmental shuffle" by providing cross departmental training so that staff may answer basic questions and, if not able to answer, will be able to re-direct questions to the	Increased knowledge and understanding by staff of all phases of appraisal cycle, responsibilities, and district procedures and policies	Provide opportunities for related departments to cross train staff to create a greater understanding amongst staff of the full requirements of the appraisal district and how each division plays a role. Newly hired staff should spend at minimum one week on Customer Service and GIS divisions. Clerical staff should go out in the field with appraisers to understand the field	Decreased the number of tasks and taxpayers transferred between department		All Departments
	Employee retention	Ensure that the district is able to retain long term employees that have developed a lot of institutional knowledge and skills	Increased average length of employments and increase percentage of skilled workers retiring from the district	Review employee salaries and benefit packages to ensure that the district can remain competitive in the market. Benefits would include retirement packages, health insurance, and sick and vacation time. Review employee reward and recognition programs such as service awards and district sponsored morale events. Explore non-monetary rewards such as flexible work schedule and telecommuting		Tenure of employees leaving district service	All Departments
	Successful planning	The population of the senior management is aging and several division directors in key positions are currently, or soon will be, eligible for retirement. Efforts first must be made to retain these employees as long as possible; however, the decision to retire is a personal choice and should be respected and treated with dignity. Regardless of retirement status institutional knowledge from key employees needs to be documented and transferred to the next generation of leaders	A well informed and trained staff ready to assume leadership responsibilities	Directors and managers should document annual work plans which include tasks and deadlines that may not be included in departments general procedure manuals. Directors should identify staff with leadership potential and offer mentoring and training opportunities that will allow these staff members to become prepared to assume leadership responsibilities in the future	Documented work plans		All Departments
	Technology and facilities	Provide employees an appropriate work environment with adequate equipment and space to work efficiently		Create an equipment replacement schedule to ensure employees are given current technology and are able to work efficiently as possible. This schedule includes servers, SAN, network equipment, workstation, and peripheral equipment and software replacement. Employee workstations and office productivity software are scheduled to be replaced in 2013 and servers are scheduled for replacement in 2014. District facilities were remodeled in 2009-2011 to provide ergonomic cubicle furniture; however, there is limited space for additional	Documented work plans	Number of PCs replaced	Information Technology  Administration

Strategic Goal	Planning Goal	Objective	Outcome Measure	Strategy	Output Measure	Efficiency Measure	Responsible Department
Provide customer service that is courteous, professional and accurate.	Emphasize customer service	Providing excellent customer service should be a recognized goal of every employee in the district	Percentage of surveyed customers expressing overall satisfaction with services received	Improve services delivered to our internal and external clients through employee training. Annual and mandatory training for all staff in customer service shall be conducted. Employees will be informed of expectations and phone calls, meetings and protest hearings will be audited by	Number of customer complaints and compliments received	Number of customers assisted	All employees
	Measure customer service feedback	Attain highest rating possible from those we serve as evidenced by feedback provided through interviews, surveys, cards, letters or any other measuring device used in the agency	Percentage of surveyed customers expressing overall satisfaction with services received	Customer service cards will be placed at the reception desk in each departments and customers will be encouraged to complete the surveys. The cards will be designed to measure the type of assistance (phone, online, at office), who the customer interacted with (customer service representative, appraiser...) and the level of satisfaction with the staff.	Number of customers surveyed Number of customers served		All employees
	Provide additional online resources to taxpayers	Provide information and resources to taxpayers that will be educational and convenient	Percentage of surveyed customers expressing overall satisfaction with services received	Improve services delivered to our internal and external clients through the districts website, to include: better mapping and property search functionality, ability to file renditions, homesteads and fiduciary online, providing notices of appraised value, improved online protests including rescheduling capabilities, and a series of informational videos covering topics such as homestead applications, mass appraisal procedures, field inspections, and property protests	Percentage of customers getting information from website rather than phone call of office visit		Information Technology

## OVERVIEW OF SIGNIFICANT BUDGET ITEMS

The revenue budget for fiscal year 2021 is \$20,558,893. Since the District uses a balance budget policy, budgeted assessments to the taxing units must equal budgeted expenditures. Budgeted assessments to the taxing units and budgeted expenditures both total \$20,193,893. The additional \$365,000 in the revenue budget is for miscellaneous income. This is income that the District is allowed to keep from year to year for charges for services, investment income, and other miscellaneous income items.

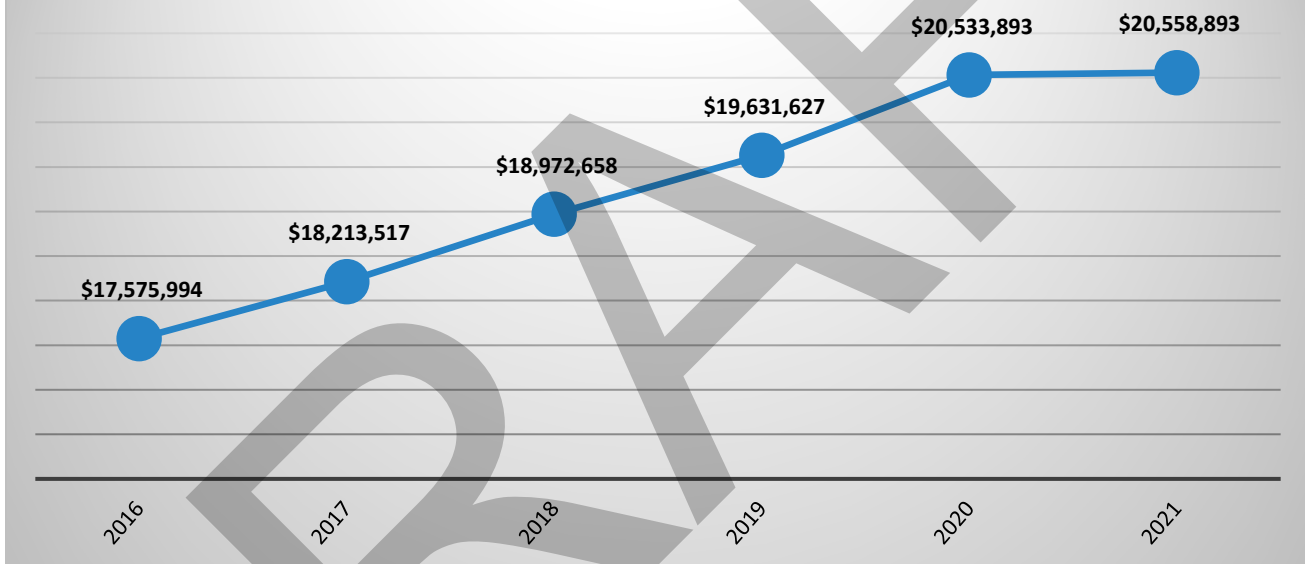
If the District has a surplus of revenues over expenditures from the preceding year's budget, the District must reduce the current budget allocation to each taxing unit proportionately for the year that the surplus is from. This is shown as a refund of appraisal assessments and is a contra revenue account, which consequently reduces budgeted revenues required by the taxing units for that fiscal year. For fiscal year 2021, the District does not expect to have any surplus funds credited back to the taxing units.

The table and graph on the following page show the total budgeted revenues by source for the fiscal year 2021 budget and the previous five years' budget history.

### Revenue Budget History FY 2016-2021

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
	<u>Adopted</u>	<u>Adopted</u>	<u>Adopted</u>	<u>Adopted</u>	<u>Adopted</u>	<u>Proposed</u>
Budgeted revenues:						
Appraisal assessments	\$ 17,492,994	\$ 18,103,517	\$ 18,827,658	\$ 19,486,627	\$ 20,193,893	\$ 20,193,893
Other revenue	83,000	110,000	145,000	145,000	340,000	365,000
Total budgeted revenues	<u>\$ 17,575,994</u>	<u>\$ 18,213,517</u>	<u>\$ 18,972,658</u>	<u>\$ 19,631,627</u>	<u>\$ 20,533,893</u>	<u>\$ 20,558,893</u>
Increase in Budgeted Revenues	2.00%	3.63%	4.17%	3.47%	4.60%	0.12%

### Budgeted Revenues by Year

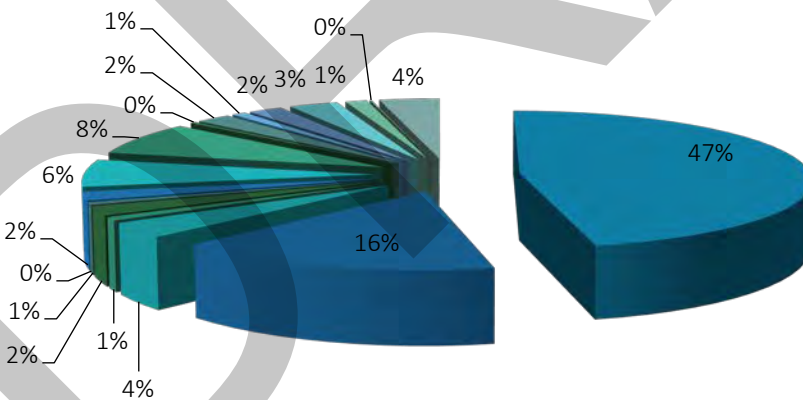


Expenditures are broken down by natural expenditure category. The District has 18 different categories that it budgets for annually. A comparison of the 2021 and 2020 budget by category is provided on the following page.

### Travis Central Appraisal District Budget Comparison by Category

Budget Category	2021 Proposed Budget	2020 Adopted Budget	\$ Change	% Change	2019 Adopted Budget	2019 Actual
Personnel Cost	9,471,645	9,389,097	82,548	0.88%	8,337,693	9,117,154
Benefit Cost	3,315,329	3,180,737	134,592	4.23%	4,145,871	3,148,132
Printing & Mailing Services	733,250	454,300	278,950	61.40%	443,395	688,620
Operating Supplies	172,050	181,850	(9,800)	-5.39%	202,750	285,192
Subscriptions & Data Purchases	328,460	189,779	138,681	73.07%	199,330	202,786
Training & Education	112,365	126,655	(14,290)	-11.28%	177,730	96,941
Travel Expenditures	11,250	46,250	(35,000)	-75.68%	48,850	32,332
Utilities	421,779	426,735	(4,956)	-1.16%	263,525	354,890
Legal Services	1,293,000	1,335,000	(42,000)	-3.15%	824,250	1,884,997
Professional Services	1,565,356	1,880,061	(314,705)	-16.74%	1,876,015	839,963
Insurance	69,000	82,500	(13,500)	-16.36%	82,500	48,271
Aerial Photography	442,297	524,594	(82,297)	-15.69%	442,297	442,297
Rentals	175,850	134,520	41,330	30.72%	172,220	487,706
Building & Equipment Maintenance	429,486	325,765	103,721	31.84%	189,189	364,224
Software Maintenance	610,347	573,938	36,409	6.34%	557,328	511,294
Other Services	270,970	288,630	(17,660)	-6.12%	235,890	419,655
Capital Equipment	22,265	304,288	(282,023)	-92.68%	1,287,795	262,662
Debt Administration	749,194	749,194	-	0.00%	-	-
<b>Total</b>	<b>\$ 20,193,893</b>	<b>\$ 20,193,893</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ 19,486,628</b>	<b>\$ 19,187,116</b>

### Expenditures by Category



- Personnel Cost
- Benefit Cost
- Printing & Mailing Services
- Operating Supplies
- Subscriptions & Data Purchases
- Training & Education
- Travel Expenditures
- Utilities
- Legal Services
- Professional Services
- Insurance
- Aerial Photography
- Rentals
- Building & Equipment Maintenance
- Software Maintenance
- Other Services
- Capital Equipment
- Debt Administration

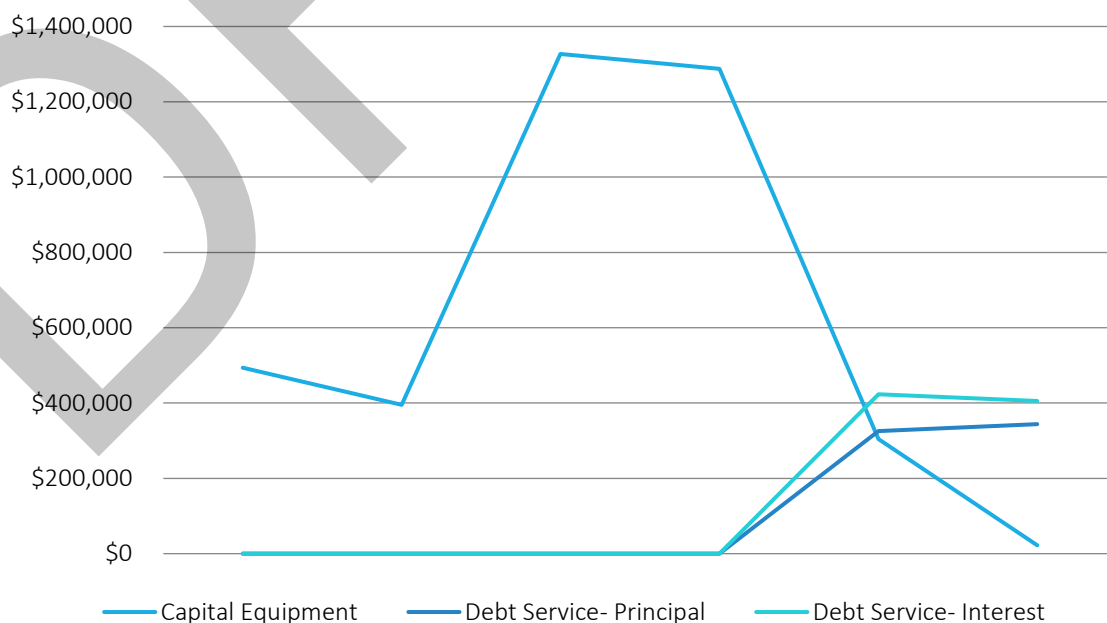
Three general ledger accounts combine to make the capital expenditures category and debt administration categories: (1) capital equipment, (2) debt service- principal, and (3) debt service- interest. Capital equipment is any fixed asset whose cost is over the capitalization threshold and has a useful life greater than one year. The District has established a capitalization threshold of \$1,000 or more. Under the modified accrual basis of accounting, capital equipment is expensed in the period in which it is purchased. When preparing government-wide financial statements, adjusting entries are made to account for the depreciation of capital equipment, since the government-wide statements use the full accrual basis of accounting.

Debt service principal and interest are treated similarly to the capital equipment account. Under the modified accrual basis of accounting, all debts should be expensed in the period that they are incurred. However, debt is typically a long-term liability and must be adjusted when converting to the government-wide statements, which use the full-accrual basis of accounting.

The table and graph below outline the capital expenditures & debt category for the fiscal year 2021 and the previous five fiscal years' budget histories.

<b><i>Capital Expenditures &amp; Debt Administration FY 2016-2021</i></b>						
	<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>
	<b><u>Adopted</u></b>	<b><u>Adopted</u></b>	<b><u>Adopted</u></b>	<b><u>Adopted</u></b>	<b><u>Adopted</u></b>	<b><u>Proposed</u></b>
Capital Expenditures:						
Capital Equipment	\$493,872	\$394,900	\$1,326,947	\$ 1,287,795	\$ 304,288	\$ 22,265
Debt Service- Principal	-	-	-	-	325,952	343,933
Debt Service- Interest	-	-	-	-	423,242	405,261
Total Capital Expenditures	<u>\$ 493,872</u>	<u>\$ 394,900</u>	<u>\$ 1,326,947</u>	<u>\$ 1,287,795</u>	<u>\$ 1,053,482</u>	<u>\$ 771,459</u>

## Capital Expenditures & Debt Administration



The following table provides a comparison of the major revenue sources and major expenditure categories for fiscal year 2021 and 2020.

<b><i>Budget Comparison FY 2021 v. FY 2020</i></b>						
	<b>2021 Proposed</b>	<b>2020 Adopted</b>	<b>\$ Change</b>	<b>% Change</b>	<b>2019 Adopted</b>	<b>2019 Actual</b>
Appraisal assessments	\$ 20,193,893	\$ 20,193,893	\$ -	0.0%	\$ 19,486,627	\$ 17,791,989
Other revenue	365,000	340,000	25,000	7.4%	145,000	211,739
<b>Total budgeted revenues</b>	<b>\$ 20,558,893</b>	<b>\$ 20,533,893</b>	<b>\$ 25,000</b>	<b>0.1%</b>	<b>\$ 19,631,627</b>	<b>\$ 18,003,728</b>
<b>Expenditures by Category:</b>						
Personnel Cost	9,471,645	9,389,097	82,548	0.88%	8,337,693	9,117,154
Benefit Cost	3,315,329	3,180,737	134,592	4.23%	4,145,871	3,148,132
Printing & Mailing Services	733,250	454,300	278,950	61.40%	443,395	688,620
Operating Supplies	172,050	181,850	(9,800)	-5.39%	202,750	285,192
Purchases	328,460	189,779	138,681	73.07%	199,330	202,786
Training & Education	112,365	126,655	(14,290)	-11.28%	177,730	96,941
Travel Expenditures	11,250	46,250	(35,000)	-75.68%	48,850	32,332
Utilities	421,779	426,735	(4,956)	-1.16%	263,525	354,890
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Capital Equipment	22,265	304,288	(282,023)	-92.68%	1,287,795	262,662
Debt Administration	749,194	749,194	-	100.00%	-	-
<b>Total Expenditures</b>	<b>\$ 20,193,893</b>	<b>\$ 20,193,893</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ 19,486,628</b>	<b>\$ 19,187,116</b>

## DETAILED BUDGETARY ITEMS

The proposed budget for 2021 totals \$20,193,893, which represents a 0.00% increase over the 2020 adopted budget. The District, along with the taxing entities that fund us, are facing unprecedented times. We recognize the budget constraints that the recent COVID-19 pandemic has placed on our taxing entities. The District has made great efforts to keep the 2021 proposed budget at a 0.00% increase.

	<b>FY 2021 Proposed Budget</b>	<b>FY 2020 Adopted Budget</b>	<b>\$ Change</b>	<b>% Change</b>
General Fund	\$ 20,193,893	\$ 20,193,893	\$ -	0.00%

Information on significant budgetary increases are provided on the following page.

(The ARB expenditures have been removed from the totals and shown as a department total to provide a more uniform comparison.)

## Travis Central Appraisal District Significant Increases

GL Account Title	2021	2020	\$ Change	% Change
	Proposed	Adopted		
Health Insurance	1,636,955	1,383,880	253,075	18.29%
Printing	249,750	147,600	102,150	69.21%
Postage & Freight	283,500	131,700	151,800	115.26%
Books, Publications, Subscriptions	328,460	189,779	138,681	73.07%
Internet	120,579	79,475	41,104	51.72%
Arbitration Refunds	85,000	35,000	50,000	142.86%
Legal Fees- Expert Witness/Reports	650,000	400,000	250,000	62.50%
Rental- Office Machines	154,850	111,520	43,330	38.85%
Repair & Maintenance- Equipment	208,069	179,365	28,704	16.00%
Building Maintenance	123,797	83,360	40,437	48.51%
Building Cleaning Service	97,620	63,040	34,580	54.85%

### Health Insurance

The District has experienced less than favorable claims experience for the past few years. We are anticipating a substantial increase in health insurance premiums of approximately 15%.

Current Average Monthly Premium	\$	839.89
Budgeted Increase		15%
2021 Estimated Monthly Premium	\$	965.88

### Printing

For the 2020 appraisal cycle, the District did not increase values on most residential properties. That in turn reduced the number of Notices of Appraised Value that must be printed and mailed. For 2021, the District anticipates the recalibration of appraisal models which may or may not increase values depending on the market. The District budgeted for an increase number of Notices of Appraised Value to be mailed. The legislature also added two additional mail outs that the Appraisal District must complete each year. The Homestead Eligibility Notification is sent to any taxpayer that may qualify for a homestead exemption, but does not currently have one. There were approximately 32,000 properties that qualified for this mailing in 2020. The District must also send a postcard to all property owners with specific information required by Senate Bill 2 from the 2019 legislative session. The District has also budgeted \$75,000 to outsource evidence printing. While we hope we can print these items in-house and save funds, the evidence timeline is critical and we may need to outsource the printing of those documents.

	<u>2021</u>	<u>2020</u>	<u>\$ Change</u>
	<u>Proposed</u>	<u>Adopted</u>	
-			
Notice of Appraised Value	\$ 120,000	\$ 100,500	\$ 19,500
Homestead Eligibility	\$ 8,000	-	\$ 8,000
SB2 Postcard	\$ 6,500	-	\$ 6,500
Outsourced Evidence Printing	\$ 75,000	-	\$ 75,000

### Postage & Freight

The increased postage and freight corresponds directly with the increased printing cost.

## Books, Publications & Subscriptions

The District has budgeted an additional \$225,000 for additional market publications and data. During 2019, the District's current vendor stopped supplying market data due to other outside factors. In order to obtain market data that is necessary to the calibration of the appraisal models, the District will likely have to pay an increased cost.

## Internet

The District has increased the fiber internet service at 850 EAL to a 1GB connection. For redundancy, an additional fiber service will be added from a separate vendor to ensure that minimal downtime is experienced at the new building location.

## Arbitration Refunds

Since 2013, the number of arbitrations filed has increased 1,056.00%. In turn, the number of refunds TCAD has made to the arbitrator has increased as well. When an arbitrator's opinion of value is closer to the taxpayer's opinion of value than TCAD's, the District is required to pay a "refund" of the arbitration fee previously paid by the taxpayer.

Arbitration Year	Count	Increase (Decrease)	Increase (Decrease) %
2014	62	17	37.78%
2015	118	56	90.32%
2016	205	87	73.73%
2017	236	31	15.12%
2018	462	226	95.76%
2019	717	255	55.19%

## Legal- Expert Witness Reports

The District has implemented a new process in which expert reports are obtained prior to mediation. This process allows the District to better negotiate during the mediation process. The number of lawsuits has also increased since 2013 by 572.00%. The District is requesting an increase of \$250,000 to cover the costs associated with additional expert reports.

Year	Lawsuits	Increase (Decrease)	Increase (Decrease) %
2013	223	27	13.78%
2014	323	100	44.84%
2015	512	189	58.51%
2016	729	217	42.38%
2017	894	165	22.63%
2018	1238	344	38.48%
2019	1499	261	21.08%



### Rental- Office Machines

The District began a rental contract for 3 production printers to allow for more flexibility in our printing processes. The District moved numerous print jobs in-house during 2019 and will continue to look at ways to reduce our printing cost.

### Repair & Maintenance- Equipment

Due to COVID-19 and the budget restraints that the District and our taxing entities will undoubtedly have in 2021, the District has decided to delay purchasing network equipment and chose to extend the maintenance contract on numerous Dell network equipment. The Dell Gold Support contract is expected to increase \$48,000 in 2021.

### Building Maintenance

During 2021, the District may have to maintain two office buildings until the Cross Park location is put on the market. The District added an additional \$50,000 to building maintenance line item to cover any additional expenditures.

### Building Cleaning Service

During 2021, the District may have to provide janitorial services for two office buildings. The District added an additional \$30,000 to the building cleaning service line item to cover this expenditure.

Information on significant budgetary decreases are provided below.

(The ARB expenditures have been removed from the totals and shown as a department total to provide a more uniform comparison.)

## Travis Central Appraisal District Significant Decreases

GL Account Title	2021 Proposed	2020 Adopted	\$ Change	% Change
Deferred Comp	198,836	306,080	(107,244)	-35.04%
Travel, Meals & Lodging	11,250	46,250	(35,000)	-75.68%
Utilities	211,200	246,260	(35,060)	-14.24%
Telephone	40,000	61,000	(21,000)	-34.43%
Legal & Attorney	553,000	890,000	(337,000)	-37.87%
Appraisal Services	171,250	365,000	(193,750)	-53.08%
Aerial Photography	442,297	524,594	(82,297)	-15.69%
Security Service	137,800	165,000	(27,200)	-16.48%
Capital Equipment	22,265	304,288	(282,023)	-92.68%

### Deferred Compensation

The District implemented the 457(b) plan with matching contributions in 2018. The District has had 2 years of data and feels comfortable reducing the budget to be more in line with actual matching contributions in 2019.

### Travel, Meals & Lodging

The District removed all out of state travel to conferences from the 2021 budget due to COVID-19 as suggested by state leadership.

## Utilities

The District reduced the utilities line item by \$35,000 for increased energy efficiency that will be gained from the renovations that were completed at the 850 E. Anderson land location.

## Telephone

The District reduced the telephone expenditure budget by \$21,000. The District negotiated a new contract with AT&T which reduced the cost.

## Legal & Attorney

The District plans to use \$500,000 from the Reserve for Litigation to cover legal expenditures in 2021.

## Appraisal Services

The District reduced the appraisal services budget by \$193,000. In previous years, the District contracted with numerous fee appraisers to complete fee appraisals to help calibrate the appraisal model. This line item was reduced to be more in line with actual expenditures from 2019.

## Aerial Photography

In 2020, the District purchased the change finder project as part of their aerial imagery. The District plans to complete the project once every three years and has removed it from the 2021 budget.

## Security Service

The District reduced the security services budget by \$27,200. The District hopes to reduce the number of deputies used at the 850 E. Anderson Lane location during the summer by one. Recent renovations of the security system and security cameras will allow for deputies to better monitor the building and should make the deputies more efficient. This will allow the District to reduce the number of deputies by one for the summer months.

## Capital Equipment

The District has deferred any unnecessary capital expenditures until future years. The District will also use reserve funds to cover required capital expenditures for equipment replacement.

Reserve for Building Repair & Replacement	
Parking Lot Repaving	\$145,000
Reserve for Network Equipment	
EMC Storage Replacement	\$194,700
VM Host Replacement	\$20,000

## CAPITAL EXPENDITURES BUDGET

In governmental accounting, an expenditure is considered to be a capital expenditure when the asset is a newly purchased capital asset or an asset improvement that extends the useful life of an existing capital asset. The Governmental Accounting Standards Board (GASB) provides the following authoritative definition of a capital asset for state and local governments:

The term *capital asset* includes land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and all other tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period.

Per the District's capitalization policy, if an asset's cost is \$1,000 or greater and the useful life of the asset is more than one year, the asset is a capital asset and should be capitalized; this requires the District to spread the cost of the expenditure over the useful life of the asset. If, however, the expenditure is one that maintains the asset at its current condition, the cost is expensed fully in the year of the purchase.

The table below outlines the capital expenditures in the 2021 proposed budget. The total dollar amount of the budgeted capital expenditures for FY 2021 is \$304,288. More in depth information on major capital projects can be found in the Capital Improvement Program section of this document on pages 51-58.

<u>Department</u>	<u>Capital Asset to be Purchased</u>	<u>Budgeted Cost</u>
<b>Administration (10)</b>	A/C Repairs & Replacements	10,745
	Parking Lot Resurfacing	145,000
	Transfer to Reserves- Building Repair/Replacement	(145,000)
<b>IT (20)</b>	UPS Battery Replacements (1/3 Replacement annually)	8,520
	Laptops	3,000
	EMC Storage- SAN Replacement	194,700
	VM Host Replacement	20,000
	Transfer from Reserves- Network Equipment	(214,700)
<b>Total Capital Expenditures</b>		<b>\$ 22,265</b>

## DEBT ADMINISTRATION

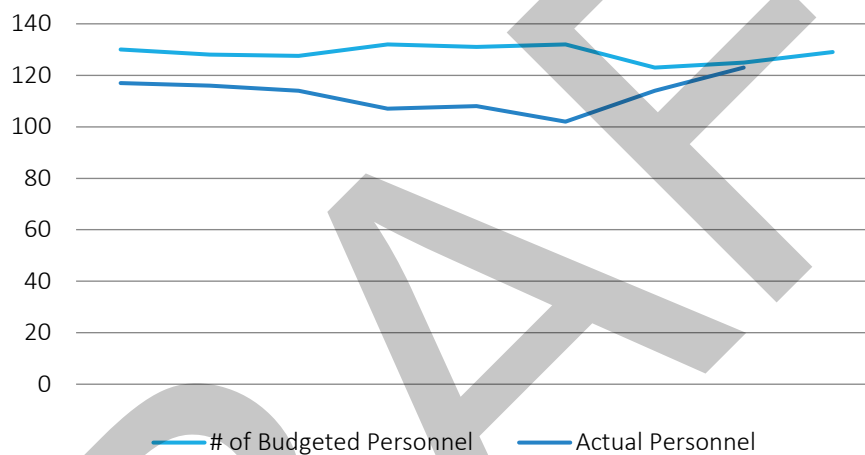
The District completed a lease/purchase agreement in May 2019 for the property located at 850 E. Anderson Lane. The total amount of the building purchase and necessary renovations was \$10,000,000. More in depth information on the District's debt can be found in the Debt Administration section of this document on pages 59-64.

## STAFFING

The graph below shows the budgeted number of employees versus the actual number of employees.

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
# of Budgeted Personnel	130	128	127.5	132	131	132	123	125	129	129
Actual Personnel	117	116	114	107	108	102	114	123	N/A	N/A
Variance	13	12	13.5	25	23	30	9	2	N/A	N/A

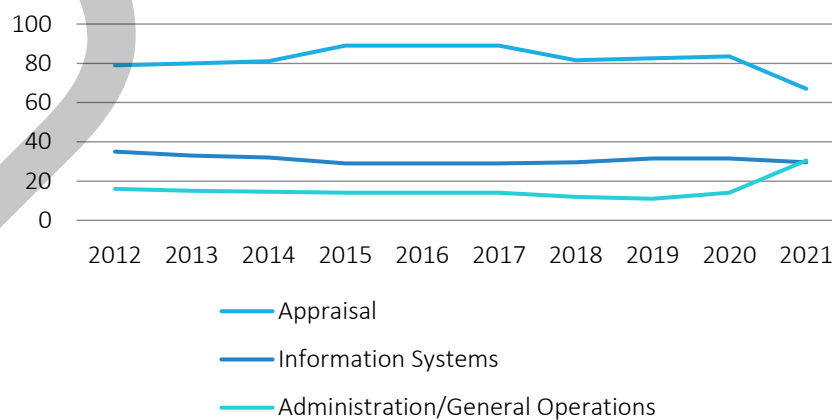
### Personnel Comparison



Budgeted employees by program:

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Appraisal	79	80	81	89	89	89	81.5	82.5	83.5	83.5
Information Systems	35	33	32	29	29	29	29.5	31.5	31.5	29.5
Administration/General Operations	16	15	14.5	14	14	14	12	11	14	16
Total	130	128	127.5	132	132	132	123	125	129	129

### Personnel Comparison



Positon count by title:

Title	# of Positions
Administrative Assistant	5
Ag Administrator	1
Appraisal Relations Specialist	1
Appraisal Support Clerk	14
Appraisal Support Manager	1
Appraisal Support QC Specialist	1
Appraisal Support Team Lead	1
ARB Coordinator	1
Asst. Director Residential Appraisal	1
Bookkeeper	1
CAMA Operations Manager	1
Chief Appraiser	1
Commercial Appraiser	9
Commercial Manager	1
Commercial Research Specialist	1
Communications Officer	1
Condo Specialist/Team Lead	1
Customer Service Manager	1
Customer Service Representative	14
Data Visualization Analyst	1
Database Programmer Analyst	2
Deed Clerk	2
Deputy Chief of Intergovernmental Relations	1
Deputy Chief of Operations	1
Director of Commercial/Personal Property	1
Director of Residential Appraisal	1
Exemptions Specialist	1
GIS/PACS Technician	1
Help Desk Application Support	1
Help Desk Technician	1
Human Resources Director	1
Information Technology Manager	1
In-house Counsel	1
Legal Assistant	2
Mail Clerk/Messenger	1
Maintenance/Janitor	1
Network Manager	1
Personal Property Appraiser	5
Records Coordinator	1
Residential Appraiser	32

Title	# of Positions
Residential Liaison	1
Residential Manager	2
Residential Specialist	1
Residential Team Lead	4
Special Valuation Manager	1
Sr. Help Desk Technician	1
Sr. Personal Property Appraiser	2
Support Specialist	1

## BENEFITS

The District provides all full-time staff the benefits outlined below beginning the first day of the month immediately following the completion of sixty (60) days of employment.

### Vacation and Sick Leave

All full-time regular employees accrue eight (8) hours of vacation leave per month for the first five years of employment. Vacation accruals increase based on years of services following the schedule below:

<u>Employment Service</u>	<u>Accrual per Month</u>
Less than 5 years	8 hours
5 years but less than 10 years	9 hours
10 years but less than 15 years	10 hours
15 years but less than 20 years	11 hours
20 years or more	12 hours

All full-time regular employees earn eight hours of sick leave per month with no accrual limit and no carry-over limit.

### Scheduled Holidays

All full-time employees of the District receive the following paid holidays:

- New Year's Day
- Dr. Mart Luther King's Birthday (observed)
- President's Day
- Memorial Day
- Independence Day
- Labor day
- Columbus Day (at the discretion of the Chief Appraiser)
- Veteran's Day

Thanksgiving Day  
Day after Thanksgiving  
Christmas Eve  
Christmas Day  
Two Personal Holidays

### Retirement (TCDRS)

The District participates in the Texas County & District Retirement System (TCDRS). The employee contribution rate is 7%, with the District matching funds at 250%. Employees vest after 10 years of services with a qualifying agency and are eligible for retirement when the rule of 75 is met, meaning the employees age and years of service total 75. The District does not participate in social security.

### Retirement (401a Plan)

The District contributes to a 401(a) plan for each employee annually. In January of each year the District will contribute no less than 5% of the previous years' gross income. Employees vest on a 5 year graded vest outlined below:

1 year- 20%  
2 years- 40%  
3 years- 60%  
4 years- 80%  
5 years- 100%

### Deferred Compensation Plan (457b)

All full-time employees are offered a 457(b) deferred compensation plan. Currently, the District matches employee contributions at 100% for the first three percent contributed, and 50% for the next two percent contributed.

### Health Insurance

The District offers all full-time employees health insurance through the District's health insurance provider. The District pays for 100% of the premium. The District also offers dependent coverage through the District's health insurance provider. The District pays for 50% of dependent premiums.

### Health Reimbursement Account (HRA)- Direct Pay

The District offers an HRA for employees participating in the PPO plan. The HRA plan will reimburse each eligible employee for medical and dental copays, coinsurance, and deductible charges up to a maximum of \$4,500 for the covered employee and his or her covered dependents. Up to \$500 of the maximum may be used for expenses related to vision care including copay, glasses or contact lenses.

## Retiree Healthcare

### Retiree health benefits prior to Medicare eligibility:

Active TCAD employees with a minimum of 10 years of service at TCAD, who either retire, or qualify for TCDRS retirement and leave the funds in TCDRS after separation, may be eligible to remain on the TCAD health plan. If eligible, TCAD will pay 50% of the premium for his or her health care plan coverage until eligible for Medicare.

Active TCAD employees with a minimum of 20 years of service, who either retire, or qualify for TCDRS retirement and leave the funds in TCDRS after separation, may be eligible to remain on the TCAD health plan. If eligible, TCAD will pay 100% of the premium for his or her health care plan coverage until eligible for Medicare.

### Retiree health benefits after eligible for Medicare:

Current and former employees with a minimum of 10 years of services at TCAD, who either retire from TCAD, or qualify for TCDRS retirement and leave the funds in TCDRS after separation, may be eligible to purchase a Medicare Advantage Plan once enrolled in Medicare Part A and B. If eligible, TCAD will pay for 80% of the premium for his or her Medicare advantage plan.

## Dental Insurance

The District offers all full-time employees dental insurance through the District's dental insurance provider.

### Health Reimbursement Account (HRA)- Dental

The District funds an HRA for employees participating the District's dental plan. The HRA will reimburse each eligible employee participating in the dental plan up to a maximum of \$2,000 for the covered employee and his or her covered dependents.

## Vision Insurance

The District offers all full-time employees access to a voluntary vision plan.

## Basic Life and AD&D

The District provides all full-time employees that are actively at work a basic life and accidental death and dismemberment (AD&D) plan in the amount of two times annual earnings, to a maximum of \$400,000. There is no cost to the employee for this plan. Employees may purchase additional coverage up to a maximum of \$500,000, but not to exceed 5 times your annual earnings.

## Long-term Disability Insurance

The District provides long-term disability income benefits to full-time employees that are actively at work. There is no cost to the employee for this plan. The primary LTD insurance plan will replace 60% of pre-disability income, up to \$5,000 per month. The District purchases a secondary plan that provides total income replacement to 75% of pre-disability income.



## Long-term Care Insurance

The District offers all full-time employees a base plan for long-term care insurance at no cost to the employees. The base plan provides a \$70 daily benefit to a maximum amount of \$51,100 over a two-year benefit period. Employees are given the option to buy additional voluntary coverage.

## Employee Assistance Program (EAP)

All full-time employees, as well as family members residing in the employee's household, have access to a variety of services through EAP. The EAP provides referrals to counseling services, and employee may access 6 sessions at no cost, per issue, per year. The EAP addresses a variety of issues including: stress, financial issues, legal, free simple Last Will & Testament), depression, marital problems, family problems, behavioral problems, and drug/alcohol problems.

## PROJECTED CHANGES IN FUND BALANCE

The Government Finance Officers Association (GFOA) describes fund balance as the difference between assets, liabilities, deferred outflows of resources, and deferred inflows of resources. There are five different components of fund balance (*nonspendable, restricted, committed, assigned, and unassigned*) designed to indicate both:

- Constraints on how resources of the fund can be spent, and
- The sources of those constraints.

For fiscal year ending December 31, 2019, the District had a total fund balance of \$12,671,072 with \$541,218 being nonspendable fund balance for prepaid items, \$6,070,049 being committed fund balance for reserves for future expenditures, \$1,477,431 being restricted fund balance for funds held in escrow for the renovation of the District's new office building, and \$4,582,374 being unassigned. The District's fund balance is increased by miscellaneous revenue that appraisal districts are allowed to exempt from the credit of surplus funds back to the jurisdictions and funds held in reserve. Miscellaneous revenue includes revenue from the sale of data produced by the District as well as any late payment rendition revenue that is split between the District and the county tax assessor-collector. The District expects for the FY ending December 31, 2020 to have approximately \$350,000 in miscellaneous revenue that will increase the unassigned fund balance accordingly.

The District currently has five reserve funds that are held as committed fund balances. The reserve balances as of March 31, 2020 are as follows:

	<u>Current Balance</u>
Reserve for Computer Equipment	\$ 150,000
Reserve for Network Infrastructure	350,000
Reserve for Technology Enhancements	250,000
Reserve for Litigation	2,956,914
Reserve for Building Repair & Replacement	<u>2,363,135</u>
	<u>\$ 6,070,049</u>

	2020 Balance- as of 12/31/2019	Budgeted Reserves	2020 Building Renovations	2020 Surplus Funds	Estimated EOY 2020 Balance
Unallocated reserves (Unassigned Fund Balance)	\$ 4,582,374		\$ (3,000,000)	\$ 350,000	\$ 1,932,374
	<b>\$ 4,582,374</b>	<b>\$ -</b>	<b>\$ (3,000,000)</b>	<b>\$ 350,000</b>	<b>\$ 1,932,374</b>
Restricted fund balance (held in escrow for renovations)	\$ 1,477,431		(1,477,431)		\$ -
Nonspendable (prepaid items)	\$ 541,218				\$ 541,218
Reserve for Computer Equipment	150,000	50,000			200,000
Reserve for Network Infrastructure	350,000	150,000			500,000
Reserve for Technology Enhancements	250,000				250,000
Reserve for Litigation	2,956,914				2,956,914
Reserve for Building Repair & Replacement	2,363,135		(2,218,135)		145,000
	<b>\$ 6,070,049</b>	<b>\$ 200,000</b>		<b>\$ -</b>	<b>\$ 4,051,914</b>
Total Fund Balance	<b>\$ 12,671,072</b>	<b>\$ 200,000</b>	<b>\$ (4,477,431)</b>	<b>\$ 350,000</b>	<b>\$ 6,525,506</b>

	Estimated EOY 2020 Balance	2021 Surplus Funds	2021 Proposed Use of Reserve Funds	Estimated Ending Balance, Dec. 31, 2021
Unallocated reserves (Unassigned Fund Balance)	\$ 1,932,374	\$ 365,000		\$ 2,297,374
	<b>\$ 1,932,374</b>	<b>\$ 365,000</b>	<b>\$ -</b>	<b>\$ 2,297,374</b>
Restricted fund balance (held in escrow for renovations)	\$ -			\$ -
Nonspendable (prepaid items)	\$ 541,218			\$ 541,218
Reserve for Computer Equipment	200,000			200,000
Reserve for Network Infrastructure	500,000		(214,700)	285,300
Reserve for Technology Enhancements	250,000			250,000
Reserve for Litigation	2,956,914			2,956,914
Reserve for Building Repair & Replacement	145,000		(145,000)	-
	<b>\$ 4,051,914</b>	<b>\$ -</b>	<b>\$ (359,700)</b>	<b>\$ 3,692,214</b>
Total Fund Balance	<b>\$ 6,525,506</b>	<b>\$ 365,000</b>	<b>\$ (359,700)</b>	<b>\$ 6,530,806</b>

## LONG-TERM FINANCIAL PLANS

The COVID-19 pandemic that began in 2020 will continue to cause budgeting deficiencies for all governmental agencies for the coming years. The District will need to come up with ways to gain efficiencies and do more with less. At this point, many doctors agree that a second wave will hit the United States in the fall. With an already crippled economy, detrimental effects to earnings and the market are inevitable. The District will continue to focus on efficient and effective ways to save funds for the taxing entities and taxpayers of Travis County.

One of the District's major long-term projects is replacing the current CAMA (appraisal). The District's current CAMA software system was originally implemented in 2005. While the District has made development advances to the system throughout the last 15 years, the system is now

in need of an overhaul. The District partnered with True Prodigy in 2019 to develop a new CAMA software which leverages more current technology that is more conducive for big data. The District plans to beta test the new CAMA software in the fall of 2020 with a full implementation expected in 2021/2022.

### **CONTACT INFORMATION**

Should you have any questions about the District's FY 2021 budget or the budgeting process, please contact Leana H. Mann, Director of Operations for the Travis Central Appraisal District at (512)834-9317 Ext. 405 or by e-mail at [Lmann@tcadcentral.org](mailto:Lmann@tcadcentral.org).



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# District Budget

**Travis Central Appraisal District  
Budget Comparison by Category**

Budget Category	2021 Proposed Budget	2020 Adopted Budget	\$ Change	% Change	2019 Adopted Budget	2019 Actual
Personnel Cost	9,471,645	9,389,097	82,548	0.88%	8,337,693	9,117,154
Benefit Cost	3,315,329	3,180,737	134,592	4.23%	4,145,871	3,148,132
Printing & Mailing Services	733,250	454,300	278,950	61.40%	443,395	688,620
Operating Supplies	172,050	181,850	(9,800)	-5.39%	202,750	285,192
Subscriptions & Data Purchases	328,460	189,779	138,681	73.07%	199,330	202,786
Training & Education	112,365	126,655	(14,290)	-11.28%	177,730	96,941
Travel Expenditures	11,250	46,250	(35,000)	-75.68%	48,850	32,332
Utilities	421,779	426,735	(4,956)	-1.16%	263,525	354,890
Legal Services	1,293,000	1,335,000	(42,000)	-3.15%	824,250	1,884,997
Professional Services	1,565,356	1,880,061	(314,705)	-16.74%	1,876,015	839,963
Insurance	69,000	82,500	(13,500)	-16.36%	82,500	48,271
Aerial Photography	442,297	524,594	(82,297)	-15.69%	442,297	442,297
Rentals	175,850	134,520	41,330	30.72%	172,220	487,706
Building & Equipment Maintenance	429,486	325,765	103,721	31.84%	189,189	364,224
Software Maintenance	610,347	573,938	36,409	6.34%	557,328	511,294
Other Services	270,970	288,630	(17,660)	-6.12%	235,890	419,655
Capital Equipment	22,265	304,288	(282,023)	-92.68%	1,287,795	262,662
Debt Administration	749,194	749,194	-	0.00%	-	-
<b>Total</b>	<b>\$ 20,193,893</b>	<b>\$ 20,193,893</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ 19,486,628</b>	<b>\$ 19,187,116</b>

2020 Total Budget	\$ 20,193,893
2021 Total Budget	\$ 20,193,893
\$ Change in Total Budget	\$ -
% Change in Total Budget	0.00%

**Travis Central Appraisal District  
Budget Comparison**

GL Account Title	2021 Proposed Budget	2020 Adopted Budget	\$ Change	% Change	2019 Adopted Budget	2019 Actual
<b>REVENUE:</b>						
Appraisal Revenue	20,193,893	20,193,893	-	100.00%	19,486,627	19,486,627
Investment earnings	250,000	250,000	-	100.00%	40,000	332,977
Charges for Services	15,000	20,000	(5,000)	133.33%	30,000	15,725
Miscellaneous revenue	100,000	70,000	30,000	70.00%	75,000	104,838
	<b>20,558,893</b>	<b>20,533,893</b>	<b>25,000</b>		<b>19,631,627</b>	<b>19,940,167</b>
<b>EXPENDITURES:</b>						
<b>Personnel Cost</b>						
Salaries	8,602,198	8,502,350	99,848	1.17%	7,477,346	8,045,294
Overtime	151,247	148,747	2,500	1.68%	148,747	139,403
Season & Temporary	300,000	300,000	-	0.00%	300,000	454,515
Auto Allowance	418,200	438,000	(19,800)	-4.52%	411,600	378,507
<b>Benefit Cost</b>						
Retirement Contributions	669,525	688,680	(19,155)	-2.78%	1,431,172	1,270,595
Retirement- 401(a)	385,672	382,600	3,072	0.80%	-	303,201
Deferred Comp	198,836	306,080	(107,244)	-35.04%	568,567	193,406
Health Insurance	1,636,955	1,383,880	253,075	18.29%	1,823,356	1,148,293
Retiree Healthcare	106,022	120,385	(14,363)	-11.93%	-	49,081
Dental Insurance	98,496	89,122	9,374	10.52%	86,193	70,349
Life Insurance	44,800	34,894	9,906	28.39%	25,277	29,978
Disability Insurance	33,438	34,046	(608)	-1.79%	66,128	46,902
LTC	26,500	26,705	(205)	-0.77%	26,500	24,910
Medicare Contributions	111,845	110,955	890	0.80%	115,289	99,435
Employee Programs	3,240	3,390	(150)	-4.42%	3,390	3,253
<b>Printing &amp; Mailing Services</b>						
Printing	249,750	147,600	102,150	69.21%	151,845	258,925
Paper	45,000	30,000	15,000	50.00%	15,000	42,255
Postage & Freight	283,500	131,700	151,800	115.26%	119,050	282,732
Postage & Freight- Special						
Services	152,000	140,000	12,000	8.57%	155,000	101,551
Shipping Costs	3,000	5,000	(2,000)	-40.00%	2,500	3,157
<b>Operating Supplies</b>						
Operating Supplies	97,750	97,750	-	0.00%	84,450	103,266
Operating Supplies- Equipment	42,800	42,800	-	0.00%	100,800	124,691
Operating Supplies- Software	21,500	16,300	5,200	31.90%	15,000	20,268
Furniture & Equipment	10,000	25,000	(15,000)	-60.00%	2,500	36,967
<b>Subscription &amp; Data Purchases</b>						
Books, Publications, Subscriptions	328,460	189,779	138,681	73.07%	199,330	202,786
<b>Training &amp; Education</b>						
Education & Training	112,365	126,655	(14,290)	-11.28%	177,730	96,941
<b>Travel Expenditures</b>						
Travel, Meals & Lodging	11,250	46,250	(35,000)	-75.68%	48,850	32,332
<b>Utilities</b>						
Utilities	211,200	246,260	(35,060)	-14.24%	86,280	193,117
Telephone	40,000	61,000	(21,000)	-34.43%	50,000	48,174
Wireless Internet	50,000	40,000	10,000	25.00%	47,000	48,824
Internet	120,579	79,475	41,104	51.72%	80,245	64,774
<b>Legal Services</b>						
Legal & Attorney	553,000	890,000	(337,000)	-37.87%	629,250	1,143,069
Legal & Attorney- Personnel	5,000	10,000	(5,000)	-50.00%	10,000	3,612
Arbitration Refunds	85,000	35,000	50,000	142.86%	35,000	81,150
Witness/Reports	650,000	400,000	250,000	62.50%	150,000	657,166
<b>Professional Services</b>						
Accounting & Audit	28,290	18,290	10,000	54.67%	17,715	18,130
Appraisal Services	171,250	365,000	(193,750)	-53.08%	362,820	118,820
Professional Services	1,330,816	1,464,271	(133,455)	-9.11%	1,462,980	668,282
Professional Services- Payroll	35,000	32,500	2,500	7.69%	32,500	34,731



GL Account Title	2021 Proposed Budget	2020 Adopted Budget	\$ Change	% Change	2019 Adopted Budget	2019 Actual
<b>Insurance</b>						
Workers' Compensation	15,000	32,000	(17,000)	-53.13%	32,000	8,164
Unemployment Insurance	25,000	25,000	-	0.00%	25,000	20,387
Property Insurance	12,000	5,500	6,500	118.18%	5,500	11,648
Liability Insurance	17,000	20,000	(3,000)	-15.00%	20,000	16,235
<b>Aerial Photography</b>						
Aerial Photography	442,297	524,594	(82,297)	-15.69%	442,297	442,297
<b>Rentals</b>						
Rental- Office Machines	154,850	111,520	43,330	38.85%	50,520	67,028
Rental- Storage	21,000	23,000	(2,000)	-8.70%	21,700	18,384
<b>Maintenance</b>						
Equipment	208,069	179,365	28,704	16.00%	91,049	162,629
Building Maintenance	123,797	83,360	40,437	48.51%	50,660	149,043
Building Cleaning Service	97,620	63,040	34,580	54.85%	47,480	52,552
<b>Software Maintenance</b>						
Software Maintenance	610,347	573,938	36,409	6.34%	557,328	511,294
<b>Other Services</b>						
Records Management	8,500	9,000	(500)	-5.56%	4,700	3,285
Dues & Membership	13,220	16,130	(2,910)	-18.04%	13,390	13,087
Advertising & Legal Notices	36,600	20,500	16,100	78.54%	17,400	36,280
Employee Appreciation	24,000	31,000	(7,000)	-22.58%	30,000	11,920
BOD	34,750	31,100	3,650	11.74%	25,500	33,619
Security Service	137,800	165,000	(27,200)	-16.48%	129,000	305,863
Deed Copies	2,500	2,500	-	0.00%	2,500	2,500
Vehicle Fuel	1,800	1,800	-	0.00%	1,800	1,552
Vehicle Maintenance	1,200	600	600	100.00%	600	1,070
Bank Fees	10,000	10,000	-	0.00%	10,000	9,897
Credit Card Fees	600	1,000	(400)	-40.00%	1,000	582
<b>Capital Equipment</b>						
Capital Equipment	22,265	304,288	(282,023)	-92.68%	1,287,795	262,662
<b>Debt Administration</b>						
Debt Service- Principal	343,933	325,952	17,981	5.52%	-	-
Debt Service- Interest	405,261	423,242	(17,981)	-4.25%	-	-
<b>Total</b>	<b><u>20,193,893</u></b>	<b><u>20,193,893</u></b>	<b><u>-</u></b>	<b><u>0.00%</u></b>	<b><u>19,386,628</u></b>	<b><u>18,784,822</u></b>

2020 Total Budget	\$ 20,193,893
2021 Total Budget	\$ 20,193,893
\$ Change in Total Budget	\$ -
% Change in Total Budget	0.00%





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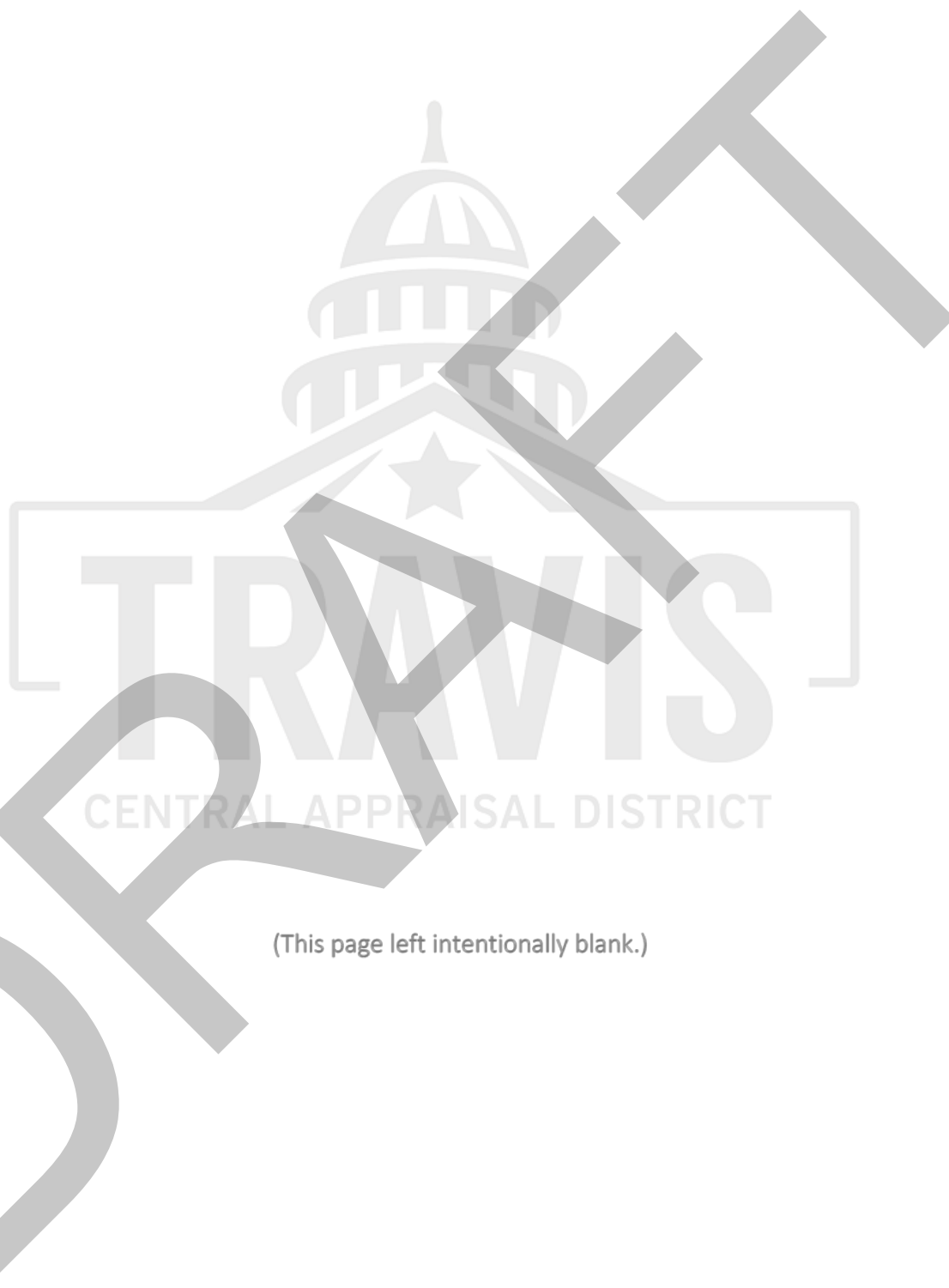
## Travis Central Appraisal District Budget by Department

GL Title	Admin & Appeals	IT	Customer Service	Appraisal Support	Commercial & BPP	Residential	ARB	Total Budget
<b>Personnel Cost</b>								
Salaries	1,420,349	889,521	576,894	596,797	1,287,555	2,658,907	1,172,175	8,602,198
Overtime	15,000	10,000	18,667	22,080	5,500	80,000	-	151,247
Season & Temporary	25,000	-	125,000	150,000	-	-	-	300,000
Auto Allowance	2,400	-	6,600	-	118,800	290,400	-	418,200
<b>Benefit Cost</b>								
Retirement Contributions	123,443	77,210	60,924	64,822	111,760	231,366	-	669,525
Retirement- 401(a) Contributions	71,108	44,476	35,095	37,340	64,378	133,275	-	385,672
Deferred Comp	41,554	22,238	17,547	18,670	32,189	66,638	-	198,836
Health Insurance	325,669	139,252	197,273	197,273	232,086	545,402	-	1,636,955
Retiree Healthcare	106,022	-	-	-	-	-	-	106,022
Dental Insurance	47,255	5,442	7,709	7,709	9,069	21,312	-	98,496
Life Insurance	8,260	5,166	4,078	4,337	7,478	15,481	-	44,800
Disability Insurance	5,576	3,002	3,632	4,283	5,185	11,760	-	33,438
LTC	3,287	2,465	3,492	3,492	4,109	9,655	-	26,500
Medicare Contributions	20,621	12,898	10,177	10,829	18,670	38,650	-	111,845
Employee Programs	3,240	-	-	-	-	-	-	3,240
<b>Printing &amp; Mailing Services</b>								
Printing	83,150	161,750	225	125	3,750	750	-	249,750
Paper	45,000	-	-	-	-	-	-	45,000
Postage & Freight	283,500	-	-	-	-	-	-	283,500
Postage & Freight	-	152,000	-	-	-	-	-	152,000
Shipping Costs	3,000	-	-	-	-	-	-	3,000
<b>Operating Supplies</b>								
Operating Supplies	30,500	57,500	2,000	2,000	2,000	3,000	750	97,750
Operating Supplies- Equipment	-	42,800	-	-	-	-	-	42,800
Operating Supplies- Software	-	21,500	-	-	-	-	-	21,500
Furniture & Equipment	10,000	-	-	-	-	-	-	10,000
<b>Subscriptions &amp; Data Purchases</b>								
Books, Publications, Subscriptions	187,656	1,040	15,939	-	120,200	2,725	900	328,460
<b>Training &amp; Education</b>								
Education & Training	57,865	5,500	500	1,000	12,500	27,500	7,500	112,365
<b>Travel Expenditures</b>								
Travel, Meals & Lodging	11,250	-	-	-	-	-	-	11,250

Travis Central Appraisal District  
District Budget

GL Title	Admin & Appeals	IT	Customer Service	Appraisal Support	Commercial & BPP	Residential	ARB	Total Budget
<b>Utilities</b>								
Utilities	211,200	-	-	-	-	-	-	211,200
Telephone	40,000	-	-	-	-	-	-	40,000
Wireless Internet	50,000	-	-	-	-	-	-	50,000
Internet	-	120,579	-	-	-	-	-	120,579
<b>Legal Services</b>								
Legal & Attorney	533,000	-	-	-	-	-	20,000	553,000
Legal & Attorney- Personnel	5,000	-	-	-	-	-	-	5,000
Arbitration Refunds	85,000	-	-	-	-	-	-	85,000
Legal Fees- Expert Witness/Reports	650,000	-	-	-	-	-	-	650,000
<b>Professional Services</b>								
Accounting & Audit	28,290	-	-	-	-	-	-	28,290
Appraisal Services	171,250	-	-	-	-	-	-	171,250
Professional Services	99,500	1,060,516	25,000	145,800	-	-	-	1,330,816
Professional Services- Payroll	35,000	-	-	-	-	-	-	35,000
<b>Insurance</b>								
Workers' Compensation	15,000	-	-	-	-	-	-	15,000
Unemployment Insurance	25,000	-	-	-	-	-	-	25,000
Property Insurance	12,000	-	-	-	-	-	-	12,000
Liability Insurance	17,000	-	-	-	-	-	-	17,000
<b>Aerial Photography</b>								
Aerial Photography	-	442,297	-	-	-	-	-	442,297
<b>Rentals</b>								
Rental- Office Machines	154,850	-	-	-	-	-	-	154,850
Rental- Storage	10,000	11,000	-	-	-	-	-	21,000
<b>Maintenance</b>								
Repair & Maintenance- Equipment	18,734	187,535	1,800	-	-	-	-	208,069
Building Maintenance	123,797	-	-	-	-	-	-	123,797
Building Cleaning Service	97,620	-	-	-	-	-	-	97,620
<b>Software Maintenance</b>								
Software Maintenance	-	610,347	-	-	-	-	-	610,347

GL Title	Admin & Appeals	IT	Customer Service	Appraisal Support	Commercial & BPP	Residential	ARB	Total Budget
<b>Other Services</b>								
Records Management	8,500	-	-	-	-	-	-	8,500
Dues & Membership	8,725	90	355	350	1,200	2,500	-	13,220
Advertising & Legal Notices	36,600	-	-	-	-	-	-	36,600
Employee Appreciation	24,000	-	-	-	-	-	-	24,000
BOD	34,750	-	-	-	-	-	-	34,750
Security Service	137,800	-	-	-	-	-	-	137,800
Deed Copies	-	-	2,500	-	-	-	-	2,500
Vehicle Fuel	1,800	-	-	-	-	-	-	1,800
Vehicle Maintenance	1,200	-	-	-	-	-	-	1,200
Bank Fees	10,000	-	-	-	-	-	-	10,000
Credit Card Fees	600	-	-	-	-	-	-	600
<b>Capital Equipment</b>								
Capital Equipment	10,745	11,520	-	-	-	-	-	22,265
<b>Debt Administration</b>								
Debt Service- Principal	343,933	-	-	-	-	-	-	343,933
Debt Service- Interest	405,261	-	-	-	-	-	-	405,261
<b><u>Total</u></b>	<b><u>\$ 6,336,860</u></b>	<b><u>\$ 4,097,644</u></b>	<b><u>\$ 1,115,407</u></b>	<b><u>\$ 1,266,907</u></b>	<b><u>\$ 2,036,429</u></b>	<b><u>\$ 4,139,321</u></b>	<b><u>\$ 1,201,325</u></b>	<b><u>\$ 20,193,893</u></b>



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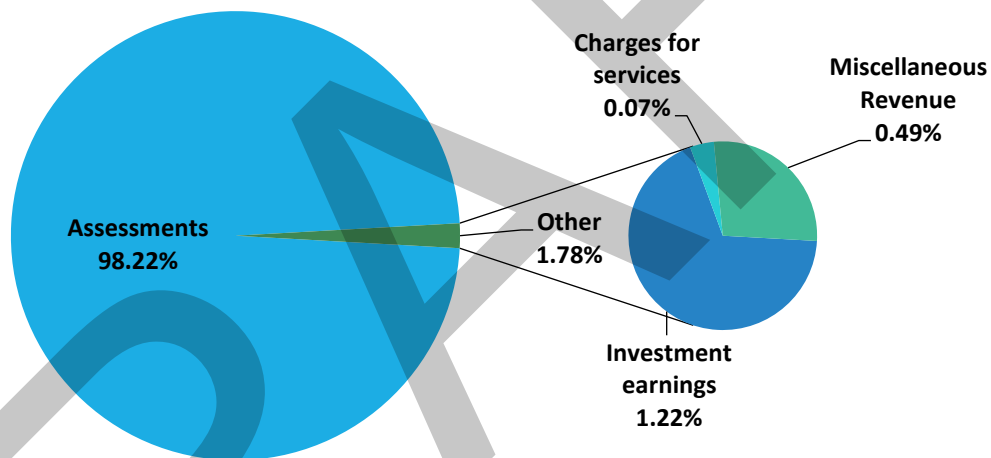


# Revenue Budget

## TRAVIS CENTRAL APPRAISAL DISTRICT Revenue Budget

The revenue budget for fiscal year 2021 is \$20,558,893. Since the District uses a balanced budget policy, budgeted assessments to the taxing units must equal budgeted expenditures. Budgeted assessments to the taxing units and budgeted expenditures both total \$20,193,893. The additional \$365,000 in the revenue budget is for miscellaneous income. This is income that the District is allowed to keep from year to year for charges for services, investment income and other miscellaneous income items.

### Where the Money Comes From...



**Assessments to the taxing entities:** The vast majority of the District's revenue comes from the taxing entities of Travis County (98.22%). The District serves the 131 local government agencies including 21 cities, 17 emergency districts, the county, the hospital district, the junior college, 57 municipal utility districts, 1 road district, 15 school districts, and 17 water control improvement districts. Each taxing entity is allocated a portion of the budget equal to the proportion that the total dollar amount of property taxes imposed by the unit for the tax year in which the budget proposal is prepared bears the sum of the total dollar amount of property taxes imposed in the District by each participating unit for that year. The budget liability is then divided into four equal installments paid at the beginning of each quarter. If a taxing unit decides not to impose taxes for any tax year, the unit is not liable for any costs of operating the District for that year, and those costs are then allocated amongst the other taxing entities. The revenue budget for assessments from the taxing entities totals \$20,193,893 for the 2021 fiscal year. A chart showing an estimate of each taxing unit and their proportionate share along with the information used to calculate their budget liability to the District is provided on pages 47-49. Once

the District certifies the taxable values for each taxing unit and tax rates are set by each unit, the District will send a final notice of liability to each taxing unit.

If the District has a surplus of revenues over expenditures from the preceding year's budget, the District must reduce the current budget allocation to each taxing unit proportionately for the year that the surplus is from. This is shown as a refund of appraisal assessments and is a contra revenue account, which consequently reduces budgeted revenues required by the taxing units for that fiscal year. The Board of Directors approved all 2019 budget surplus funds be transferred to the District's reserve accounts in December of 2019 through a budget amendment.

**Other Income:** Other income, totaling 1.78% of the District's revenue budget, is comprised of (1) charges for services, (2) investment income and (3) miscellaneous revenue.

Investment earnings	250,000	68.49%
Charges for services	15,000	4.11%
Miscellaneous Revenue	100,000	27.40%
	<u>365,000</u>	<u>100.00%</u>

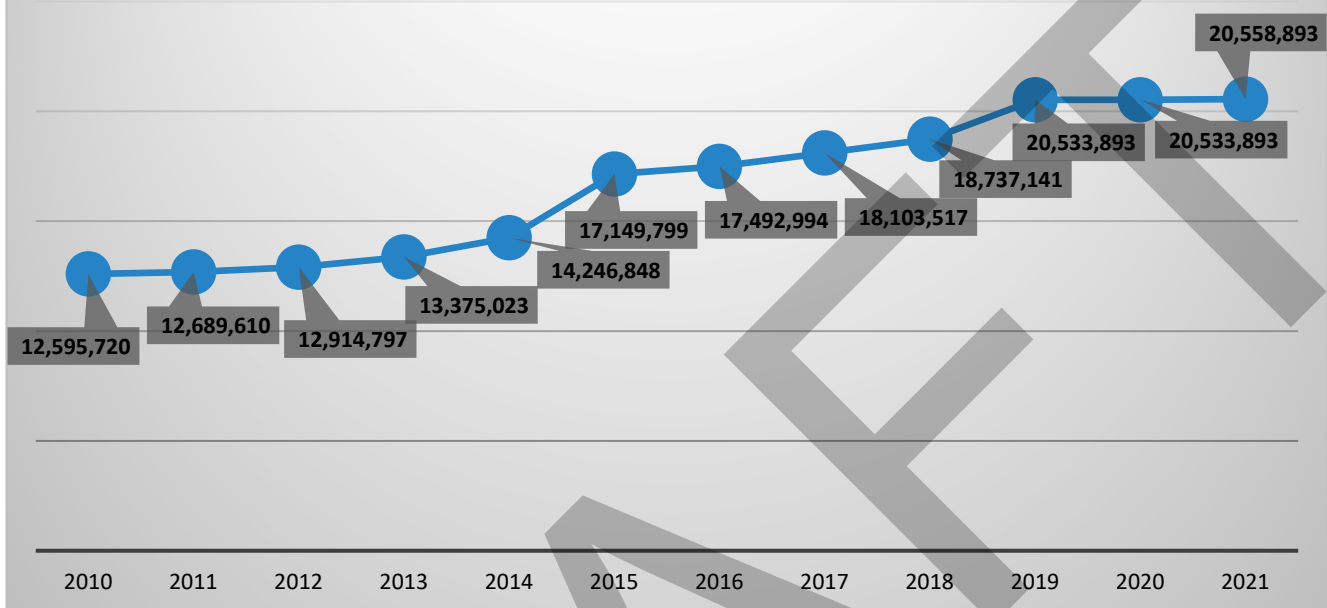
**Investment Income:** The budgeted investment income for fiscal year 2021 remained unchanged from the 2020 budget. The total investment income of \$250,000 is 1.22% of the total revenue budget and 68.49% of total miscellaneous revenue.

**Charges for Services:** The District collects fees from taxpayers and other agencies for data provided. Examples of data provided by the District for a fee are maps of the county and data exports from the Districts appraisal software. The total budget for charges for services is \$15,000 or 0.07% of the total revenue budget. Charges for services totals 4.11% of the total miscellaneous revenue.

**Miscellaneous Revenue:** A large portion of miscellaneous revenue is from the rendition penalty collected for renditions not filed timely. These penalties are collected by the county tax office and split between the tax office and the appraisal district. The total budget for miscellaneous revenue is \$100,000 or 0.49% of the total revenue budget. Miscellaneous revenue is 27.40% of the total miscellaneous revenue.



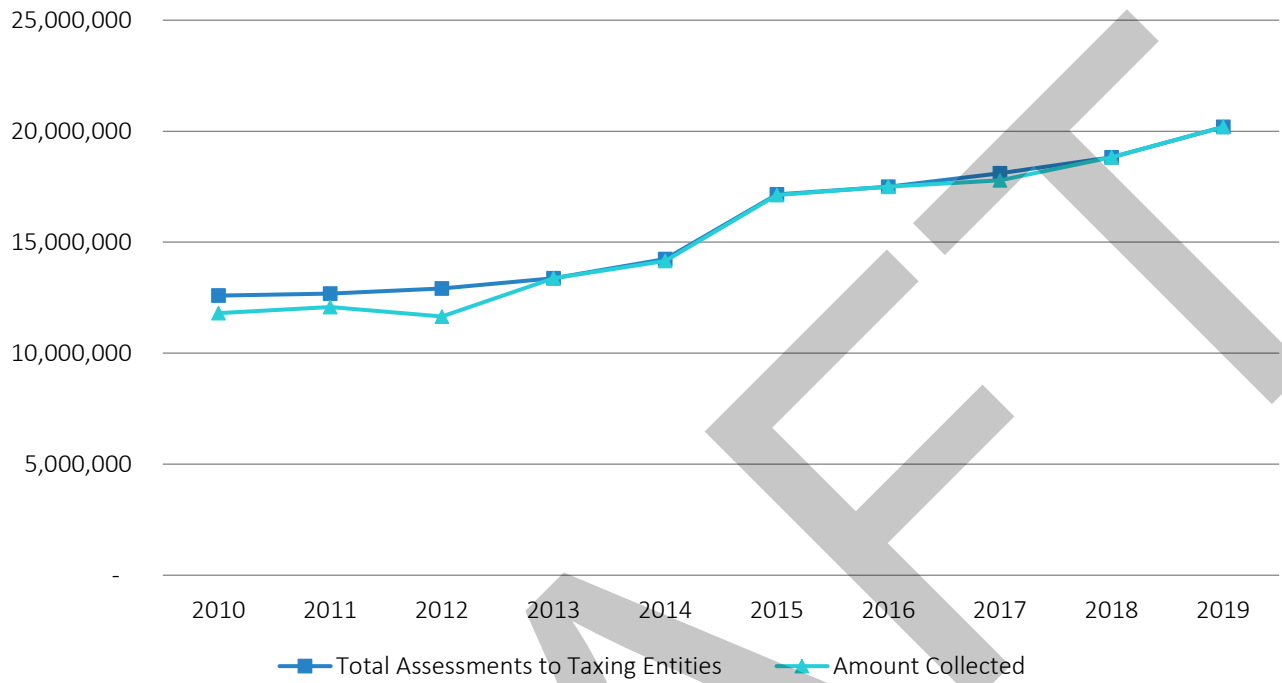
## Budgeted Revenues Last Ten Fiscal Years



The District makes the assumption each year when estimating revenues for the budget that all taxing entities will pay their liability in full. The District's amount of uncollected funds ranges from 99.96% to 100.00% of total budget liability collected over the last ten years.

Fiscal Year Ended Dec. 31	Total Assessments to Taxing Entities	Amount Collected	Surplus Credit/Refund- Reduction of Liability	Amount Not Collected	Percent of Assessment
2010	12,595,720	11,801,483	789,802	4,435	99.96%
2011	12,689,610	12,076,873	612,738	(1)	100.00%
2012	12,914,797	11,655,130	1,259,667	-	100.00%
2013	13,375,023	13,375,023	-	-	100.00%
2014	14,246,848	14,157,414	89,434	-	100.00%
2015	17,149,799	17,122,872	26,927	-	100.00%
2016	17,492,994	17,492,994	-	-	100.00%
2017	18,103,517	17,791,989	311,528	-	100.00%
2018	18,827,658	18,827,658	-	-	100.00%
2019	20,193,893	20,193,893	-	-	100.00%

## Budgeted Revenue vs. Collected Revenue



**Travis Central Appraisal District  
Estimated Jurisdiction Liabilities**

Entity Code	Entity Name	Total Tax Rate	Total Levy	% of Liability	Total Liability	Quarterly Payment
01	AUSTIN ISD	1.12200	\$ 1,503,539,657.51	32.0416%	\$ 6,470,445.14	\$ 1,617,611.29
02	CITY OF AUSTIN	0.44310	\$ 704,220,640.93	15.0075%	\$ 3,030,595.84	\$ 757,648.96
03	TRAVIS COUNTY	0.36929	\$ 765,957,038.60	16.3231%	\$ 3,296,276.87	\$ 824,069.22
05	CITY OF MANOR	0.81610	\$ 7,931,123.04	0.1690%	\$ 34,131.39	\$ 8,532.85
06	DEL VALLE ISD	1.31000	\$ 95,987,722.99	2.0456%	\$ 413,080.75	\$ 103,270.19
07	LAKE TRAVIS ISD	1.33750	\$ 170,914,653.87	3.6423%	\$ 735,526.92	\$ 183,881.73
08	EANES ISD	1.13000	\$ 184,225,243.76	3.9260%	\$ 792,808.71	\$ 198,202.18
09	CITY OF WEST LAKE HILLS	0.07000	\$ 1,621,798.20	0.0346%	\$ 6,979.37	\$ 1,744.84
1A	HAYS CONSOLIDATED ISD	1.53770	\$ 182,147.68	0.0039%	\$ 783.87	\$ 195.97
1B	TRAVIS CO ESD NO 7	0.10000	\$ 2,805,785.32	0.0598%	\$ 12,074.63	\$ 3,018.66
1C	TRAVIS CO ESD NO 3	0.08000	\$ 2,815,074.59	0.0600%	\$ 12,114.60	\$ 3,028.65
1D	TRAVIS CO MUD NO 5	0.58000	\$ 1,769,865.92	0.0377%	\$ 7,616.57	\$ 1,904.14
1F	TANGLEWD FOREST LTD DIST	0.19000	\$ 864,151.83	0.0184%	\$ 3,718.86	\$ 929.71
1H	COTTONWD CREEK MUD NO 1	0.85000	\$ 1,785,359.13	0.0380%	\$ 7,683.25	\$ 1,920.81
1J	CYPRESS RANCH WCID NO 1	0.90000	\$ 1,596,247.33	0.0340%	\$ 6,869.41	\$ 1,717.35
1K	BELVEDERE MUD	0.32000	\$ 664,758.82	0.0142%	\$ 2,860.77	\$ 715.19
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	0.10000	\$ 204,607.24	0.0044%	\$ 880.52	\$ 220.13
10	TRAVIS CO WCID NO 10	0.08600	\$ 3,927,673.98	0.0837%	\$ 16,902.65	\$ 4,225.66
11	CITY OF ROLLINGWOOD	0.20880	\$ 2,166,099.47	0.0462%	\$ 9,321.75	\$ 2,330.44
12	VILLAGE OF SAN LEANNA	0.24980	\$ 177,215.50	0.0038%	\$ 762.64	\$ 190.66
16	LAGO VISTA ISD	1.25000	\$ 22,444,133.41	0.4783%	\$ 96,587.76	\$ 24,146.94
17	TRAVIS CO WCID NO 17	0.05990	\$ 4,187,904.54	0.0892%	\$ 18,022.54	\$ 4,505.64
18	TRAVIS CO WCID NO 18	0.07500	\$ 594,878.68	0.0127%	\$ 2,560.05	\$ 640.01
19	PFLUGERVILLE ISD	1.45000	\$ 229,441,240.36	4.8896%	\$ 987,394.61	\$ 246,848.65
2A	ELGIN ISD	1.51830	\$ 4,673,085.62	0.0996%	\$ 20,110.51	\$ 5,027.63
2D	TRAVIS CO MUD NO 6	0.46460	\$ 697,180.24	0.0149%	\$ 3,000.30	\$ 750.07
2F	CITY OF ROUND ROCK	0.43900	\$ 2,243,514.36	0.0478%	\$ 9,654.91	\$ 2,413.73
2G	WMSN CO WSID DIST 3	0.74650	\$ 630,054.85	0.0134%	\$ 2,711.43	\$ 677.86
2H	NE TRAVIS CO UTILITY DIST	0.57800	\$ 1,908,174.73	0.0407%	\$ 8,211.78	\$ 2,052.95
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.10557	\$ 218,901,005.74	4.6649%	\$ 942,034.98	\$ 235,508.74
2K	PRESIDENTIAL GLEN MUD	0.30000	\$ 657,822.61	0.0140%	\$ 2,830.92	\$ 707.73
2L	TRAVIS CO MUD NO 16	0.94000	\$ 2,085,910.80	0.0445%	\$ 8,976.66	\$ 2,244.17
2N	NORTH AUSTIN MUD NO 1	0.28300	\$ 359,243.80	0.0077%	\$ 1,546.00	\$ 386.50
2R	TRAVIS CO MUD NO 23	0.41010	\$ 281,712.65	0.0060%	\$ 1,212.34	\$ 303.09
20	CITY OF PFLUGERVILLE	0.49760	\$ 31,378,958.15	0.6687%	\$ 135,038.56	\$ 33,759.64
21	CITY OF LAKEWAY	0.16450	\$ 8,282,751.43	0.1765%	\$ 35,644.61	\$ 8,911.15
22	COUPLAND ISD	0.97000	\$ 46,105.27	0.0010%	\$ 198.41	\$ 49.60
23	TRAVIS CO WCID POINT VENTURE	0.64090	\$ 1,542,194.93	0.0329%	\$ 6,636.80	\$ 1,659.20
25	HURST CREEK MUD	0.31470	\$ 1,643,444.36	0.0350%	\$ 7,072.52	\$ 1,768.13
26	LAKEWAY MUD	0.10580	\$ 1,455,303.14	0.0310%	\$ 6,262.86	\$ 1,565.72
3A	MARBLE FALLS ISD	1.19860	\$ 6,981,285.59	0.1488%	\$ 30,043.79	\$ 7,510.95
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	0.28890	\$ 7,185,183.33	0.1531%	\$ 30,921.26	\$ 7,730.31
3D	TRAVIS CO MUD NO 7	0.90890	\$ 14,971.67	0.0003%	\$ 64.43	\$ 16.11
3F	CITY OF CEDAR PARK	0.44700	\$ 4,920,086.46	0.1049%	\$ 21,173.47	\$ 5,293.37
3G	TRAVIS CO MUD NO 14	0.81000	\$ 989,827.13	0.0211%	\$ 4,259.70	\$ 1,064.92
3M	WILLIAMSON/TRAVIS MUD NO 1	0.38500	\$ 532,868.55	0.0114%	\$ 2,293.19	\$ 573.30
3N	TRAVIS CO MUD NO 18	0.75000	\$ 1,797,827.88	0.0383%	\$ 7,736.91	\$ 1,934.23

Entity Code	Entity Name	Total Tax Rate	Total Levy	% of Liability	Total Liability	Quarterly Payment
3R	TRAVIS CO MUD NO 24	0.95000	\$ 1,568.37	0.0000%	\$ 6.75	\$ 1.69
32	WELLS BRANCH MUD	0.37300	\$ 5,080,330.58	0.1083%	\$ 21,863.08	\$ 5,465.77
33	SHADY HOLLOW MUD	0.11000	\$ 450,481.20	0.0096%	\$ 1,938.63	\$ 484.66
34	MANOR ISD	1.47000	\$ 85,327,524.38	1.8184%	\$ 367,204.86	\$ 91,801.21
35	TRAVIS CO WCID NO 19	0.25750	\$ 589,273.38	0.0126%	\$ 2,535.92	\$ 633.98
37	TRAVIS CO WCID NO 20	0.18750	\$ 931,956.61	0.0199%	\$ 4,010.65	\$ 1,002.66
38	DRIPPING SPRINGS ISD	1.52000	\$ 169,346.37	0.0036%	\$ 728.78	\$ 182.19
39	TRAVIS CO ESD NO 9	0.07810	\$ 6,386,571.26	0.1361%	\$ 27,484.45	\$ 6,871.11
4A	JOHNSON CITY ISD	1.13390	\$ 131,493.49	0.0028%	\$ 565.88	\$ 141.47
4D	TRAVIS CO MUD NO 8	0.68000	\$ 1,028,609.07	0.0219%	\$ 4,426.59	\$ 1,106.65
4F	TRAVIS CO MUD NO 10	0.76000	\$ 810,334.84	0.0173%	\$ 3,487.26	\$ 871.81
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	0.34220	\$ 1,233,622.85	0.0263%	\$ 5,308.86	\$ 1,327.22
4J	TRAVIS CO MUD NO 11	0.52750	\$ 1,754,224.45	0.0374%	\$ 7,549.26	\$ 1,887.32
4K	TRAVIS CO MUD NO 12	0.77250	\$ 1,594,881.10	0.0340%	\$ 6,863.53	\$ 1,715.88
4L	TRAVIS CO MUD NO 13	0.77250	\$ 1,612,185.00	0.0344%	\$ 6,938.00	\$ 1,734.50
4M	PILOT KNOB MUD NO 3	0.95000	\$ 1,111,523.10	0.0237%	\$ 4,783.41	\$ 1,195.85
4P	PILOT KNOB MUD NO 2	0.95000	\$ 28,449.56	0.0006%	\$ 122.43	\$ 30.61
40	CITY OF CREEDMOOR	0.31600	\$ 238,872.35	0.0051%	\$ 1,027.98	\$ 257.00
41	TRAVIS CO ESD NO 1	0.10000	\$ 3,165,065.11	0.0674%	\$ 13,620.78	\$ 3,405.19
49	CITY OF LAGO VISTA	0.65000	\$ 6,868,440.18	0.1464%	\$ 29,558.16	\$ 7,389.54
5A	ROUND ROCK ISD	1.23480	\$ 116,774,478.60	2.4886%	\$ 502,536.04	\$ 125,634.01
5D	TRAVIS CO MUD NO 9	0.82750	\$ 32,207.17	0.0007%	\$ 138.60	\$ 34.65
5E	SENNA HILLS MUD	0.46510	\$ 1,481,194.94	0.0316%	\$ 6,374.29	\$ 1,593.57
5F	CITY OF ELGIN	0.65692	\$ 635,616.60	0.0135%	\$ 2,735.36	\$ 683.84
5G	VILLAGE OF VOLENTE	0.09000	\$ 223,486.12	0.0048%	\$ 961.77	\$ 240.44
5H	VILLAGE OF WEBBERVILLE	0.30730	\$ 80,067.96	0.0017%	\$ 344.57	\$ 86.14
5J	KELLY LANE WCID NO 1	0.76500	\$ 1,805,067.21	0.0385%	\$ 7,768.06	\$ 1,942.02
5K	KELLY LANE WCID NO 2	0.85000	\$ 1,541,653.19	0.0329%	\$ 6,634.47	\$ 1,658.62
5L	LAZY NINE MUD NO 1A	1.00000	\$ 185,687.14	0.0040%	\$ 799.10	\$ 199.77
5M	LAZY NINE MUD NO 1B	1.01000	\$ 3,796,926.42	0.0809%	\$ 16,339.98	\$ 4,084.99
50	CITY OF JONESTOWN	0.56560	\$ 2,865,178.70	0.0611%	\$ 12,330.22	\$ 3,082.56
51	TRAVIS CO ESD NO 11	0.10000	\$ 1,610,500.94	0.0343%	\$ 6,930.75	\$ 1,732.69
52	TRAVIS CO ESD NO 6	0.10000	\$ 16,647,010.33	0.3548%	\$ 71,639.99	\$ 17,910.00
55	VILLAGE OF BRIARCLIFF	0.13190	\$ 461,551.94	0.0098%	\$ 1,986.28	\$ 496.57
56	TRAVIS CO ESD NO 5	0.10000	\$ 1,581,466.88	0.0337%	\$ 6,805.80	\$ 1,701.45
57	TRAVIS CO ESD NO 4	0.10000	\$ 2,428,929.78	0.0518%	\$ 10,452.84	\$ 2,613.21
58	TRAVIS CO ESD NO 10	0.10000	\$ 2,229,395.01	0.0475%	\$ 9,594.15	\$ 2,398.54
6E	LAKE POINTE MUD NO 3 (DA)	0.17000	\$ 452,315.20	0.0096%	\$ 1,946.53	\$ 486.63
6F	CITY OF LEANDER	0.54187	\$ 7,319,532.70	0.1560%	\$ 31,499.43	\$ 7,874.86
6G	TRAVIS CO MUD NO 15	0.40750	\$ 2,296,212.61	0.0489%	\$ 9,881.69	\$ 2,470.42
6H	WEST TRAVIS CO MUD NO 6	0.35000	\$ 2,189,548.97	0.0467%	\$ 9,422.67	\$ 2,355.67
6J	WEST TRAVIS CO MUD NO 8	0.52100	\$ 1,135,347.89	0.0242%	\$ 4,885.94	\$ 1,221.49
6L	TRAVIS CO MUD NO 17	0.95000	\$ 1,029,312.96	0.0219%	\$ 4,429.62	\$ 1,107.41
6M	TRAVIS CO MUD NO 21	0.34500	\$ 1,233,921.54	0.0263%	\$ 5,310.15	\$ 1,327.54
6P	LOST CREEK LIMITED DISTRICT	0.04250	\$ 472,590.26	0.0101%	\$ 2,033.78	\$ 508.45
6R	TRAVIS CO ESD NO 15	0.10000	\$ 1,632,519.94	0.0348%	\$ 7,025.51	\$ 1,756.38
61	CITY OF MUSTANG RIDGE	0.46920	\$ 408,568.98	0.0087%	\$ 1,758.27	\$ 439.57
68	AUSTIN COMM COLL DIST	0.10490	\$ 193,198,657.29	4.1172%	\$ 831,425.57	\$ 207,856.39
69	LEANDER ISD	1.43750	\$ 150,799,433.88	3.2137%	\$ 648,961.58	\$ 162,240.39
7A	MOORES CROSSING MUD	0.79800	\$ 1,440,709.78	0.0307%	\$ 6,200.06	\$ 1,550.01
7D	LAKE POINTE MUD NO 5 (DA)	0.22600	\$ 651,684.21	0.0139%	\$ 2,804.51	\$ 701.13
7E	VILLAGE OF THE HILLS	0.10000	\$ 473,760.51	0.0101%	\$ 2,038.82	\$ 509.70
7F	VILLAGE OF POINT VENTURE	0.12200	\$ 280,969.96	0.0060%	\$ 1,209.15	\$ 302.29
7G	WILBARGER CRK MUD NO 1	0.87800	\$ 538,387.86	0.0115%	\$ 2,316.94	\$ 579.23
7H	WILBARGER CRK MUD NO 2	0.95000	\$ 71,344.46	0.0015%	\$ 307.03	\$ 76.76
7J	LAKESIDE MUD NO 3	0.84000	\$ 1,830,187.29	0.0390%	\$ 7,876.17	\$ 1,969.04
7K	SUNFIELD MUD NO 1	0.90000	\$ 1,541.90	0.0000%	\$ 6.64	\$ 1.66

Entity Code	Entity Name	Total Tax Rate	Total Levy	% of Liability	Total Liability	Quarterly Payment
7N	TRAVIS CO MUD NO 19	0.36500	\$ 7,882.39	0.0002%	\$ 33.92	\$ 8.48
7P	TRAVIS CO MUD NO 20	0.36500	\$ 32,451.19	0.0007%	\$ 139.65	\$ 34.91
7R	TRAVIS CO MUD NO 22	0.85000	\$ 24,774.53	0.0005%	\$ 106.62	\$ 26.65
70	TRAVIS CO MUD NO 2	0.89000	\$ 2,111,205.42	0.0450%	\$ 9,085.52	\$ 2,271.38
71	TRAVIS CO ESD NO 14	0.10000	\$ 589,416.52	0.0126%	\$ 2,536.54	\$ 634.13
72	TRAVIS CO ESD NO 12	0.10000	\$ 2,606,275.76	0.0555%	\$ 11,216.04	\$ 2,804.01
73	ONION CREEK METRO PARK DIST	0.20000	\$ 113,954.11	0.0024%	\$ 490.40	\$ 122.60
77	TRAVIS CO ESD NO 8	0.10000	\$ 2,526,598.56	0.0538%	\$ 10,873.15	\$ 2,718.29
8C	TRAVIS CO MUD NO 3	0.46950	\$ 3,402,449.20	0.0725%	\$ 14,642.35	\$ 3,660.59
8E	RNCH @ CYPRSS CRK MUD 1	0.35350	\$ 383,937.97	0.0082%	\$ 1,652.27	\$ 413.07
8K	TRAVIS CO ESD NO 13	0.10000	\$ 84,530.39	0.0018%	\$ 363.77	\$ 90.94
8L	TRAVIS CO BEE CAVE ROAD DIST NO 1	0.28171	\$ 1,289,896.26	0.0275%	\$ 5,551.04	\$ 1,387.76
8N	ANDERSON MILL LIMITED DISTRICT	0.11771	\$ 16,398.92	0.0003%	\$ 70.57	\$ 17.64
8P	RIVER PLACE LIMITED DISTRICT	0.07750	\$ 510,681.48	0.0109%	\$ 2,197.70	\$ 549.43
83	CITY OF BEE CAVE	0.02000	\$ 474,447.52	0.0101%	\$ 2,041.77	\$ 510.44
84	NORTHTOWN MUD	0.62500	\$ 5,070,932.29	0.1081%	\$ 21,822.63	\$ 5,455.66
9B	TRAVIS CO ESD NO 2	0.10000	\$ 13,352,193.14	0.2845%	\$ 57,460.83	\$ 14,365.21
9C	TRAVIS CO MUD NO 4	0.72960	\$ 895,929.01	0.0191%	\$ 3,855.61	\$ 963.90
9D	LAKESIDE WCID NO 1	0.75000	\$ 1,226,428.70	0.0261%	\$ 5,277.91	\$ 1,319.48
9G	LAKESIDE WCID NO 2A	0.97000	\$ 695,718.44	0.0148%	\$ 2,994.01	\$ 748.50
9H	LAKESIDE WCID NO 2B	0.97000	\$ 1,406,664.25	0.0300%	\$ 6,053.54	\$ 1,513.39
9I	LAKESIDE WCID NO 2C	0.97000	\$ 2,370,825.16	0.0505%	\$ 10,202.79	\$ 2,550.70
9J	LAKESIDE WCID NO 2D	0.97000	\$ 2,038,742.52	0.0434%	\$ 8,773.68	\$ 2,193.42
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	0.62500	\$ 1,509,330.98	0.0322%	\$ 6,495.37	\$ 1,623.84
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	0.98000	\$ 134,442.48	0.0029%	\$ 578.57	\$ 144.64
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	0.98000	\$ 791.29	0.0000%	\$ 3.41	\$ 0.85
<b>TOTALS</b>			<b>\$ 4,692,462,154.84</b>	<b>100.00%</b>	<b>\$ 20,193,893.00</b>	<b>\$ 5,048,473.25</b>

Amount Due from Jurisdictions	\$ 20,193,893.00
Less: Refunds/Credits to Jurisdictions	-
Total Revenue to TCAD	<u>\$ 20,193,893.00</u>

*Cost of Service to Jurisdictions as a Percentage of Levy* **0.43%**

NOTE: The liabilities shown are only an estimate of 2021 liabilities based on 2019 levy (prior to certification) and 2019 tax rates. This information will be updated in October 2020 and a final liability notification will be mailed to each jurisdiction.





# Capital Improvement Plan



## TRAVIS CENTRAL APPRAISAL DISTRICT

### Capital Improvement Plan

#### Capital Improvement Plan Overview

The Capital Improvement Plan (CIP) is a multi-year plan to address capital projects necessary to maintain infrastructure and replace aging equipment. The plan is updated annually to reflect the latest priorities, updated cost estimates, and available funding information.

A capital asset, by definition, includes land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and all other tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period. The District's capitalization threshold is \$1,000 and a useful life of more than one year. The District's finance department is responsible for the establishment, maintenance and safeguarding of all fixed assets. The District's capital assets are depreciated using the straight-line method over their estimated useful lives outlined below based on the following asset classes:

Asset Class	Useful Life
Land	Inexhaustible
Building	50 years
Building Improvements	5-10 years
Computer Equipment	3-5 years
Furniture & Equipment	5-10 years
Vehicles	5-10 years



## 2021 Capital Improvement Plan

For fiscal year 2021, the District has budgeted for a total of \$22,265 for capital asset expenditures. The District plans to use reserves to pay for the majority of the capital expenditures that are necessary during 2021. For any planned capital expenditure that is not necessary, the District has decided to delay the purchase until future budget years. The chart below shows the breakdown by department.

Department	Capital Asset to be Purchased	Budgeted Cost
Administration (10)	A/C Repairs & Replacements	10,745
	Parking Lot Resurfacing	145,000
	Transfer to Reserves- Building Repair/Replacement	(145,000)
IT (20)	UPS Battery Replacements (1/3 Replacement annually)	8,520
	Laptops	3,000
	EMC Storage- SAN Replacement	194,700
	VM Host Replacement	20,000
	Transfer from Reserves- Network Equipment	(214,700)
Total Capital Expenditures		22,265

### Capital Expenditures by Department



Capital Asset to be Purchased	Total Cost	Routine	Non-Routine
A/C Repairs & Replacements	\$ 10,745	\$ 10,745	
Parking Lot Resurfacing	\$ 145,000		\$ 145,000
UPS Battery Replacements	\$ 8,520	\$ 8,520	
Laptops	\$ 3,000	\$ 3,000	
EMC Storage- SAN Replacement	\$ 194,700		\$ 194,700
VM Host Replacement	\$ 20,000		\$ 20,000

### **2021 Routine Capital Projects**

#### **A/C Repairs & Replacements**

The District budgets each year for A/C unit replacements. Since the District completed substantial repairs and replacements to the mechanical system at our new building, located at 850 E. Anderson Lane, before moving into the building, the budget for A/C repairs and replacements was reduced by almost half from the 2020 budget.

#### **UPS Battery Replacements**

Each year the District replaces 1/3 of the batteries in the UPS battery backup system.

#### **Laptops**

Each year the District replaces one to three laptops for employees. For 2021, the District is expecting to replace two laptops that have reached end of life.

### **2021 Significant and Non-routine Capital Expenditures**

The following pages outline each non-routine project included in the capital improvement plan for fiscal year 2021.



## Capital Expenditure Project Summary

Project Name

Responsible Department

Project Description

Project Type

Asset Category

Project Manager

Start Date  End Date

Fund

GL Code

Department Code

Estimated Cost

Operating Cost Increase (Decrease):

2018:

2019:

2020:



## Capital Expenditure Project Summary

Project Name

Responsible Department

Project Description

Project Type

Asset Category

Project Manager

Start Date  End Date

Fund

GL Code

Department Code

Estimated Cost

Operating Cost Increase (Decrease):

2018:

2019:

2020:





## Capital Expenditure Project Summary

Project Name

Responsible Department

Project Description



Project Type

Asset Category

Project Manager

Start Date  End Date

Fund

GL Code

Department Code

Estimated Cost

Operating Cost Increase (Decrease):

2018:

2019:

2020:

# TRAVIS CENTRAL APPRAISAL DISTRICT Future Capital Replacements

Asset	Dept.	2021	2022	2023	2024	2025	2026+
Laptops	IT	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
APC Battery Replacement	IT	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520
VM Host Replacements	IT	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
A/C Replacement	Admin	\$ 10,745	\$ 15,000	\$ 20,000	\$ 20,000	\$ 25,000	\$ 50,000
Storage	IT	\$ 194,700					\$ 200,000
Parking Lot Resurfacing	Admin	\$ 145,000					
iPad Air 2	IT	\$ 48,000					
Ice/Water Machine- Downstairs	Admin		\$ 7,500				
Laser Measuring Tool- Disto	IT		\$ 48,000				
Scanner- Ricoh High Speed	IT		\$ 5,000				
Binding Machine- Residential	Admin		\$ 1,000				
Binding Machine- Commercial	Admin		\$ 1,000				
Scanner- Large Format Scanner	IT		\$ 5,000				
Binding Machine- Admin	Admin		\$ 1,000				
Ice/Water Machine	Admin		\$ 6,000				
Vehicle- Pickup	Admin		\$ 50,000				
Scanners	IT		\$ 40,000	\$ 40,000	\$ 40,000		
Desktop Printers	IT		\$ 50,000				
Network Printers	IT		\$ 15,000				
Large Format Printer	IT			\$ 5,000			
Servers	IT			\$ 120,000			
Network Switches/Routers	IT			\$ 120,000			
Insertor- DI950	IT			\$ 110,000			
Monitors	IT				\$ 78,000		
Copier- Admin	Admin				\$ 10,000		
Copier- Commercial	Admin				\$ 10,000		
Desktop PCs	IT				\$ 120,000		
Mail Machine	IT				\$ 100,000		
Backup Solution	IT				\$ 10,000		
Copier- Self Service- ARB	Admin				\$ 7,500		
Copier- Self Service- CS	Admin				\$ 7,500		
Software- Accounting Software	Admin				\$ 25,000		
Scanner- Barcode Scanner for Insertor	IT				\$ 2,500		
Barcode Scanners- Finance	Admin				\$ 2,500		
Software- Fixed Asset Software	Admin				\$ 10,000		
Chairs for Staff	Admin					\$ 104,000	
Vehicle- SUV	Admin					\$ 40,000	
APC Symettra UPS	IT					\$ 100,000	
Security Cameras	Admin						\$ 25,000
Fire Alarm Upgrade	Admin						\$ 40,000
Sound Recording Equipment- ARB	Admin						\$ 75,000
Security System- Cameras (850 EAL)	Admin						\$ 75,000
Door Access System (850 EAL)	Admin						\$ 75,000
Liebert HVAC	Admin						
Produplicators (2)	IT						\$ 2,500
<b>Total</b>		<b>\$ 429,965</b>	<b>\$ 276,020</b>	<b>\$ 446,520</b>	<b>\$474,520</b>	<b>\$300,520</b>	<b>\$574,020</b>



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# Debt Administration



## TRAVIS CENTRAL APPRAISAL DISTRICT

### Debt Administration

All financing of capital projects must be included in the current year's proposed budget and approved by the Board of Directors. Appraisal Districts are not authorized to levy ad valorem taxes or issue bonded indebtedness or other debt instruments. Therefore, any capital asset acquisition requiring the use of financing must be done through the budget process. For real property purchases, special stipulations for appraisal districts are outlined in the Texas Property Tax Code, Section 6.051.

The District completed a lease/purchase agreement in May 2019 for the property located at 850 E. Anderson Lane. The total amount of the building purchase and necessary renovations was \$10,000,000. The information provided on the following pages encompasses the entirety of debt obligations for the District.

#### **Loan: Government Capital Corp.**

Origination Date: May 31, 2019

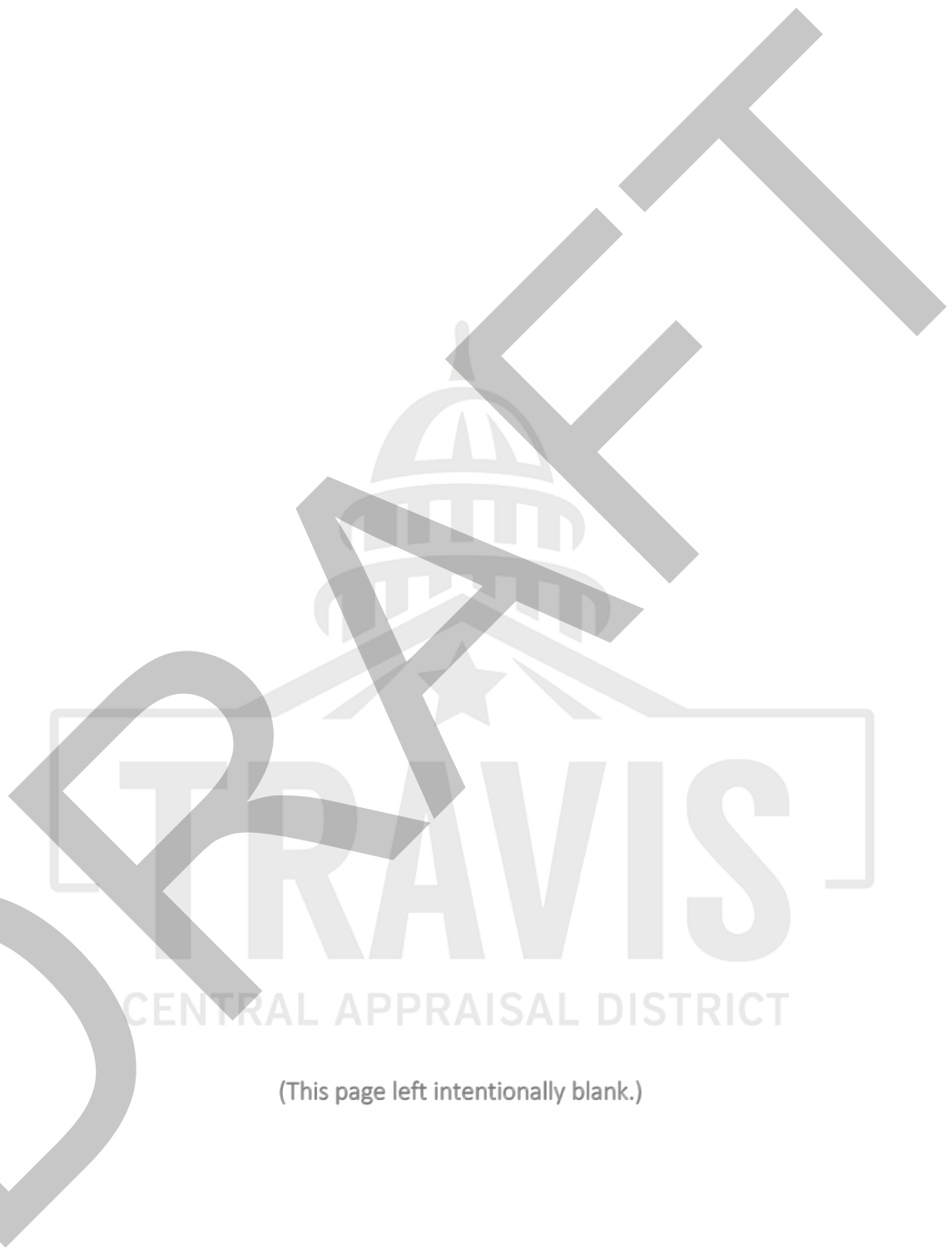
Interest Rate: 4.319%

Loan Term: 20 years

Payment Amount: \$187,298.41

Payments per year: 4

(Principal and interest portion of the payment are provided from the Administration Department budget)



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# Travis Central Appraisal District

Lease Purchase Amortization Schedule  
850 E. Anderson Lane

## ENTER VALUES

Loan amount	\$10,000,000.00
Interest rate	4.319%
Loan term in years	20
Payments made per year	4
Loan repayment start date	8/31/2019
Optional extra payments	\$0.00

## LOAN SUMMARY

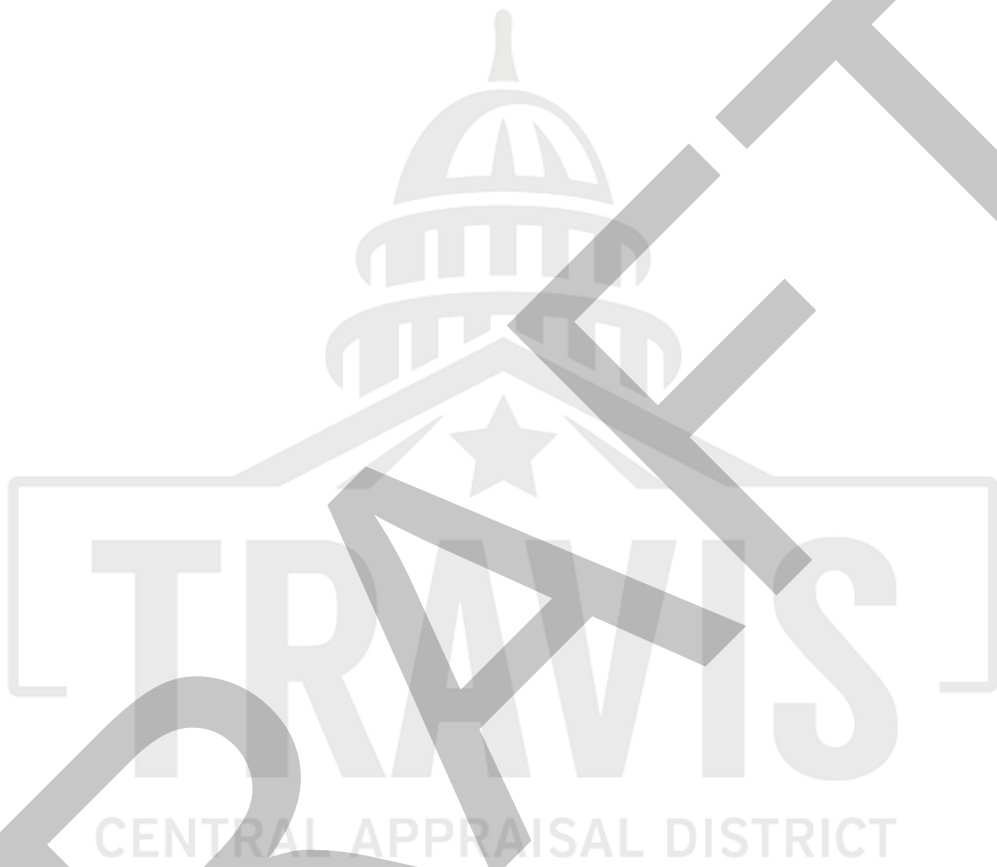
Scheduled payment	\$187,298.41
Scheduled number of payments	80
Actual number of payments	80
Years saved off original loan term	0.00
Total early payments	\$0.00
Total interest	\$4,983,872.45
LENDER NAME	Government Capital Corp.

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	9/1/2019	\$10,000,000.00	\$187,298.41	\$0.00	\$187,298.41	\$79,323.41	\$107,975.00	\$9,920,676.59	\$107,975.00
2	12/1/2019	\$9,920,676.59	\$187,298.41	\$0.00	\$187,298.41	\$80,179.90	\$107,118.51	\$9,840,496.69	\$215,093.51
3	3/1/2020	\$9,840,496.69	\$187,298.41	\$0.00	\$187,298.41	\$81,045.64	\$106,252.76	\$9,759,451.05	\$321,346.27
4	6/1/2020	\$9,759,451.05	\$187,298.41	\$0.00	\$187,298.41	\$81,920.73	\$105,377.67	\$9,677,530.32	\$426,723.94
5	9/1/2020	\$9,677,530.32	\$187,298.41	\$0.00	\$187,298.41	\$82,805.27	\$104,493.13	\$9,594,725.05	\$531,217.07
6	12/1/2020	\$9,594,725.05	\$187,298.41	\$0.00	\$187,298.41	\$83,699.36	\$103,599.04	\$9,511,025.69	\$634,816.12
7	3/1/2021	\$9,511,025.69	\$187,298.41	\$0.00	\$187,298.41	\$84,603.11	\$102,695.30	\$9,426,422.58	\$737,511.42
8	6/1/2021	\$9,426,422.58	\$187,298.41	\$0.00	\$187,298.41	\$85,516.61	\$101,781.80	\$9,340,905.97	\$839,293.22
9	9/1/2021	\$9,340,905.97	\$187,298.41	\$0.00	\$187,298.41	\$86,439.97	\$100,858.43	\$9,254,466.00	\$940,151.65
10	12/1/2021	\$9,254,466.00	\$187,298.41	\$0.00	\$187,298.41	\$87,373.31	\$99,925.10	\$9,167,092.69	\$1,040,076.75
11	3/1/2022	\$9,167,092.69	\$187,298.41	\$0.00	\$187,298.41	\$88,316.72	\$98,981.68	\$9,078,775.97	\$1,139,058.43
12	6/1/2022	\$9,078,775.97	\$187,298.41	\$0.00	\$187,298.41	\$89,270.32	\$98,028.08	\$8,989,505.64	\$1,237,086.51
13	9/1/2022	\$8,989,505.64	\$187,298.41	\$0.00	\$187,298.41	\$90,234.22	\$97,064.19	\$8,899,271.43	\$1,334,150.70
14	12/1/2022	\$8,899,271.43	\$187,298.41	\$0.00	\$187,298.41	\$91,208.52	\$96,089.88	\$8,808,062.90	\$1,430,240.58
15	3/1/2023	\$8,808,062.90	\$187,298.41	\$0.00	\$187,298.41	\$92,193.35	\$95,105.06	\$8,715,869.56	\$1,525,345.64
16	6/1/2023	\$8,715,869.56	\$187,298.41	\$0.00	\$187,298.41	\$93,188.80	\$94,109.60	\$8,622,680.75	\$1,619,455.24
17	9/1/2023	\$8,622,680.75	\$187,298.41	\$0.00	\$187,298.41	\$94,195.01	\$93,103.40	\$8,528,485.74	\$1,712,558.64
18	12/1/2023	\$8,528,485.74	\$187,298.41	\$0.00	\$187,298.41	\$95,212.08	\$92,086.32	\$8,433,273.66	\$1,804,644.96

Travis Central Appraisal District  
Debt Administration

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
19	3/1/2024	\$8,433,273.66	\$187,298.41	\$0.00	\$187,298.41	\$96,240.13	\$91,058.27	\$8,337,033.53	\$1,895,703.24
20	6/1/2024	\$8,337,033.53	\$187,298.41	\$0.00	\$187,298.41	\$97,279.29	\$90,019.12	\$8,239,754.24	\$1,985,722.36
21	9/1/2024	\$8,239,754.24	\$187,298.41	\$0.00	\$187,298.41	\$98,329.66	\$88,968.75	\$8,141,424.58	\$2,074,691.10
22	12/1/2024	\$8,141,424.58	\$187,298.41	\$0.00	\$187,298.41	\$99,391.37	\$87,907.03	\$8,042,033.21	\$2,162,598.13
23	3/1/2025	\$8,042,033.21	\$187,298.41	\$0.00	\$187,298.41	\$100,464.55	\$86,833.85	\$7,941,568.66	\$2,249,431.99
24	6/1/2025	\$7,941,568.66	\$187,298.41	\$0.00	\$187,298.41	\$101,549.32	\$85,749.09	\$7,840,019.34	\$2,335,181.07
25	9/1/2025	\$7,840,019.34	\$187,298.41	\$0.00	\$187,298.41	\$102,645.80	\$84,652.61	\$7,737,373.54	\$2,419,833.68
26	12/1/2025	\$7,737,373.54	\$187,298.41	\$0.00	\$187,298.41	\$103,754.11	\$83,544.29	\$7,633,619.43	\$2,503,377.97
27	3/1/2026	\$7,633,619.43	\$187,298.41	\$0.00	\$187,298.41	\$104,874.40	\$82,424.01	\$7,528,745.03	\$2,585,801.98
28	6/1/2026	\$7,528,745.03	\$187,298.41	\$0.00	\$187,298.41	\$106,006.78	\$81,291.62	\$7,422,738.25	\$2,667,093.60
29	9/1/2026	\$7,422,738.25	\$187,298.41	\$0.00	\$187,298.41	\$107,151.39	\$80,147.02	\$7,315,586.86	\$2,747,240.62
30	12/1/2026	\$7,315,586.86	\$187,298.41	\$0.00	\$187,298.41	\$108,308.36	\$78,990.05	\$7,207,278.50	\$2,826,230.67
31	3/1/2027	\$7,207,278.50	\$187,298.41	\$0.00	\$187,298.41	\$109,477.82	\$77,820.59	\$7,097,800.69	\$2,904,051.26
32	6/1/2027	\$7,097,800.69	\$187,298.41	\$0.00	\$187,298.41	\$110,659.90	\$76,638.50	\$6,987,140.78	\$2,980,689.76
33	9/1/2027	\$6,987,140.78	\$187,298.41	\$0.00	\$187,298.41	\$111,854.75	\$75,443.65	\$6,875,286.03	\$3,056,133.42
34	12/1/2027	\$6,875,286.03	\$187,298.41	\$0.00	\$187,298.41	\$113,062.50	\$74,235.90	\$6,762,223.53	\$3,130,369.32
35	3/1/2028	\$6,762,223.53	\$187,298.41	\$0.00	\$187,298.41	\$114,283.30	\$73,015.11	\$6,647,940.23	\$3,203,384.42
36	6/1/2028	\$6,647,940.23	\$187,298.41	\$0.00	\$187,298.41	\$115,517.27	\$71,781.13	\$6,532,422.96	\$3,275,165.56
37	9/1/2028	\$6,532,422.96	\$187,298.41	\$0.00	\$187,298.41	\$116,764.57	\$70,533.84	\$6,415,658.39	\$3,345,699.40
38	12/1/2028	\$6,415,658.39	\$187,298.41	\$0.00	\$187,298.41	\$118,025.33	\$69,273.07	\$6,297,633.06	\$3,414,972.47
39	3/1/2029	\$6,297,633.06	\$187,298.41	\$0.00	\$187,298.41	\$119,299.71	\$67,998.69	\$6,178,333.34	\$3,482,971.16
40	6/1/2029	\$6,178,333.34	\$187,298.41	\$0.00	\$187,298.41	\$120,587.85	\$66,710.55	\$6,057,745.49	\$3,549,681.71
41	9/1/2029	\$6,057,745.49	\$187,298.41	\$0.00	\$187,298.41	\$121,889.90	\$65,408.51	\$5,935,855.59	\$3,615,090.22
42	12/1/2029	\$5,935,855.59	\$187,298.41	\$0.00	\$187,298.41	\$123,206.00	\$64,092.40	\$5,812,649.59	\$3,679,182.62
43	3/1/2030	\$5,812,649.59	\$187,298.41	\$0.00	\$187,298.41	\$124,536.32	\$62,762.08	\$5,688,113.27	\$3,741,944.71
44	6/1/2030	\$5,688,113.27	\$187,298.41	\$0.00	\$187,298.41	\$125,881.00	\$61,417.40	\$5,562,232.26	\$3,803,362.11
45	9/1/2030	\$5,562,232.26	\$187,298.41	\$0.00	\$187,298.41	\$127,240.20	\$60,058.20	\$5,434,992.06	\$3,863,420.31
46	12/1/2030	\$5,434,992.06	\$187,298.41	\$0.00	\$187,298.41	\$128,614.08	\$58,684.33	\$5,306,377.98	\$3,922,104.64
47	3/1/2031	\$5,306,377.98	\$187,298.41	\$0.00	\$187,298.41	\$130,002.79	\$57,295.62	\$5,176,375.19	\$3,979,400.26
48	6/1/2031	\$5,176,375.19	\$187,298.41	\$0.00	\$187,298.41	\$131,406.49	\$55,891.91	\$5,044,968.70	\$4,035,292.17
49	9/1/2031	\$5,044,968.70	\$187,298.41	\$0.00	\$187,298.41	\$132,825.36	\$54,473.05	\$4,912,143.34	\$4,089,765.22
50	12/1/2031	\$4,912,143.34	\$187,298.41	\$0.00	\$187,298.41	\$134,259.54	\$53,038.87	\$4,777,883.80	\$4,142,804.08

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
51	3/1/2032	\$4,777,883.80	\$187,298.41	\$0.00	\$187,298.41	\$135,709.21	\$51,589.20	\$4,642,174.60	\$4,194,393.28
52	6/1/2032	\$4,642,174.60	\$187,298.41	\$0.00	\$187,298.41	\$137,174.53	\$50,123.88	\$4,505,000.07	\$4,244,517.16
53	9/1/2032	\$4,505,000.07	\$187,298.41	\$0.00	\$187,298.41	\$138,655.67	\$48,642.74	\$4,366,344.41	\$4,293,159.90
54	12/1/2032	\$4,366,344.41	\$187,298.41	\$0.00	\$187,298.41	\$140,152.80	\$47,145.60	\$4,226,191.60	\$4,340,305.51
55	3/1/2033	\$4,226,191.60	\$187,298.41	\$0.00	\$187,298.41	\$141,666.10	\$45,632.30	\$4,084,525.50	\$4,385,937.81
56	6/1/2033	\$4,084,525.50	\$187,298.41	\$0.00	\$187,298.41	\$143,195.74	\$44,102.66	\$3,941,329.76	\$4,430,040.47
57	9/1/2033	\$3,941,329.76	\$187,298.41	\$0.00	\$187,298.41	\$144,741.90	\$42,556.51	\$3,796,587.86	\$4,472,596.98
58	12/1/2033	\$3,796,587.86	\$187,298.41	\$0.00	\$187,298.41	\$146,304.75	\$40,993.66	\$3,650,283.12	\$4,513,590.64
59	3/1/2034	\$3,650,283.12	\$187,298.41	\$0.00	\$187,298.41	\$147,884.47	\$39,413.93	\$3,502,398.64	\$4,553,004.57
60	6/1/2034	\$3,502,398.64	\$187,298.41	\$0.00	\$187,298.41	\$149,481.26	\$37,817.15	\$3,352,917.39	\$4,590,821.72
61	9/1/2034	\$3,352,917.39	\$187,298.41	\$0.00	\$187,298.41	\$151,095.28	\$36,203.13	\$3,201,822.11	\$4,627,024.85
62	12/1/2034	\$3,201,822.11	\$187,298.41	\$0.00	\$187,298.41	\$152,726.73	\$34,571.67	\$3,049,095.37	\$4,661,596.52
63	3/1/2035	\$3,049,095.37	\$187,298.41	\$0.00	\$187,298.41	\$154,375.80	\$32,922.61	\$2,894,719.58	\$4,694,519.13
64	6/1/2035	\$2,894,719.58	\$187,298.41	\$0.00	\$187,298.41	\$156,042.67	\$31,255.73	\$2,738,676.90	\$4,725,774.86
65	9/1/2035	\$2,738,676.90	\$187,298.41	\$0.00	\$187,298.41	\$157,727.54	\$29,570.86	\$2,580,949.36	\$4,755,345.73
66	12/1/2035	\$2,580,949.36	\$187,298.41	\$0.00	\$187,298.41	\$159,430.60	\$27,867.80	\$2,421,518.76	\$4,783,213.53
67	3/1/2036	\$2,421,518.76	\$187,298.41	\$0.00	\$187,298.41	\$161,152.06	\$26,146.35	\$2,260,366.70	\$4,809,359.88
68	6/1/2036	\$2,260,366.70	\$187,298.41	\$0.00	\$187,298.41	\$162,892.10	\$24,406.31	\$2,097,474.61	\$4,833,766.19
69	9/1/2036	\$2,097,474.61	\$187,298.41	\$0.00	\$187,298.41	\$164,650.92	\$22,647.48	\$1,932,823.68	\$4,856,413.67
70	12/1/2036	\$1,932,823.68	\$187,298.41	\$0.00	\$187,298.41	\$166,428.74	\$20,869.66	\$1,766,394.94	\$4,877,283.33
71	3/1/2037	\$1,766,394.94	\$187,298.41	\$0.00	\$187,298.41	\$168,225.76	\$19,072.65	\$1,598,169.18	\$4,896,355.98
72	6/1/2037	\$1,598,169.18	\$187,298.41	\$0.00	\$187,298.41	\$170,042.17	\$17,256.23	\$1,428,127.01	\$4,913,612.21
73	9/1/2037	\$1,428,127.01	\$187,298.41	\$0.00	\$187,298.41	\$171,878.20	\$15,420.20	\$1,256,248.81	\$4,929,032.41
74	12/1/2037	\$1,256,248.81	\$187,298.41	\$0.00	\$187,298.41	\$173,734.06	\$13,564.35	\$1,082,514.75	\$4,942,596.76
75	3/1/2038	\$1,082,514.75	\$187,298.41	\$0.00	\$187,298.41	\$175,609.95	\$11,688.45	\$906,904.79	\$4,954,285.21
76	6/1/2038	\$906,904.79	\$187,298.41	\$0.00	\$187,298.41	\$177,506.10	\$9,792.30	\$729,398.69	\$4,964,077.52
77	9/1/2038	\$729,398.69	\$187,298.41	\$0.00	\$187,298.41	\$179,422.72	\$7,875.68	\$549,975.97	\$4,971,953.20
78	12/1/2038	\$549,975.97	\$187,298.41	\$0.00	\$187,298.41	\$181,360.04	\$5,938.37	\$368,615.93	\$4,977,891.57
79	3/1/2039	\$368,615.93	\$187,298.41	\$0.00	\$187,298.41	\$183,318.28	\$3,980.13	\$185,297.65	\$4,981,871.70
80	6/1/2039	\$185,297.65	\$187,298.41	\$0.00	\$185,297.65	\$183,296.90	\$2,000.75	\$0.00	\$4,983,872.45



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# Department Budgets

## Department Budget History

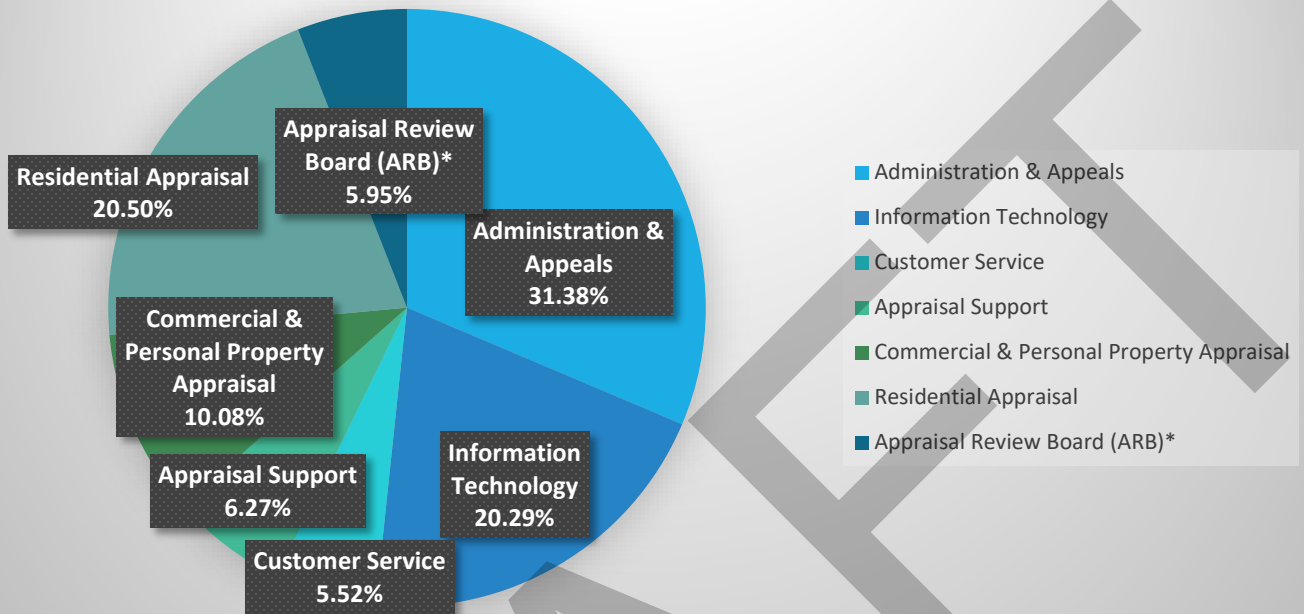
Dept. Code	Department	2021 Proposed	2020 Adopted	2019 Adopted	2018 Adopted	2017 Adopted	2016 Adopted
10	Administration & Appeals	\$ 6,336,859	\$ 5,970,861	\$ 5,566,760	\$ 5,353,057	\$ 3,106,885	\$ 2,994,350
20	Information Technology	4,097,644	4,591,524	4,589,079	4,179,326	3,317,658	3,237,445
30	Customer Service	1,115,408	1,219,646	1,331,874	1,353,585	1,143,808	1,097,011
35	Appraisal Support	1,266,907	897,649	1,141,233	1,139,445	1,264,752	1,189,957
50	Appeals <sup>(1)</sup>					2,283,907	2,551,681
60	Commercial & BPP Appraisal	2,036,429	2,155,308	2,142,649	2,128,863	2,360,933	2,139,046
90	Residential Appraisal	4,139,321	4,157,580	4,457,782	4,416,957	4,285,914	3,960,809
01	Appraisal Review Board (ARB)	1,201,325	1,201,325	257,250	256,425	339,660	322,695
<b>Total</b>		<b><u>20,193,893</u></b>	<b><u>20,193,893</u></b>	<b><u>19,486,627</u></b>	<b><u>18,827,658</u></b>	<b><u>18,103,517</u></b>	<b><u>17,492,994</u></b>

<sup>(1)</sup> In 2018 the Administration (10) and Appeals (50) departments merged to form the Administration & Appeals department (10).

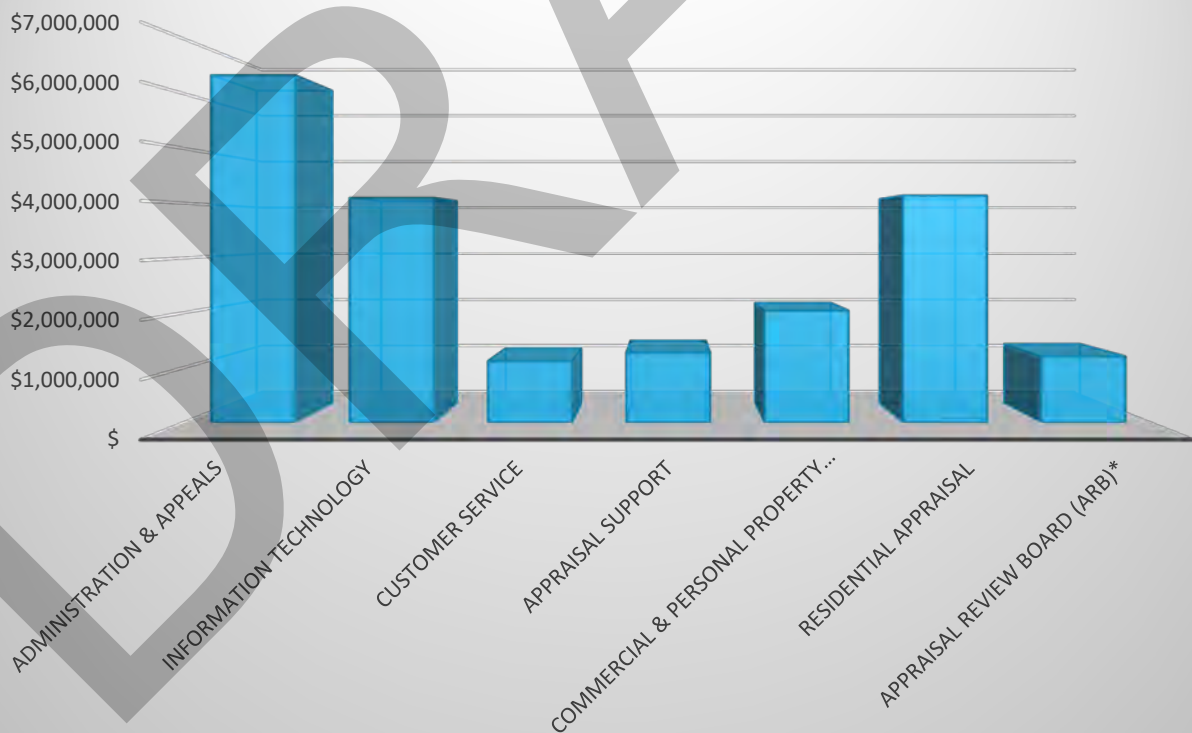
Department	Number of Employees	2021 Budget	% of TCAD Budget
Administration & Appeals	16	\$6,336,859	31.38%
Information Technology	12	\$4,097,644	20.29%
Customer Service	17	\$1,115,408	5.52%
Appraisal Support	17	\$1,266,907	6.27%
Commercial & Personal Property Appraisal	20	\$2,036,429	10.08%
Residential Appraisal	47	\$4,139,321	20.50%
Appraisal Review Board (ARB)*		\$1,201,325	5.95%
<b>Total Appraisal District</b>	<b>129</b>	<b>20,193,893</b>	<b>100.00%</b>



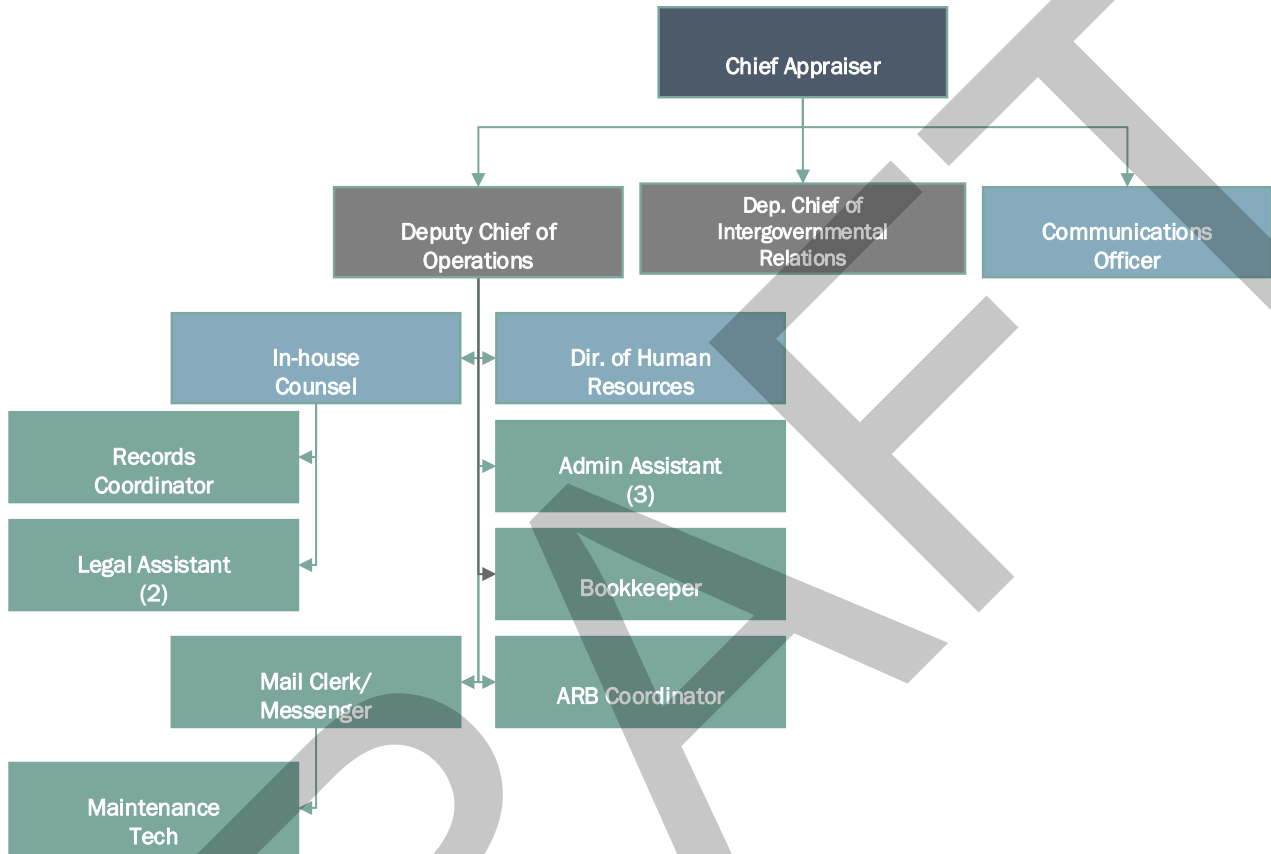
## % of Total Budget by Department



## Total Expenditures by Department



## Administration & Appeals



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Chief Appraiser	1	Exempt	\$ 220,000.00	\$ 230,000.00	\$51,659.99	\$ 51,659.99	\$ -
Deputy Chief of Operations	1	21	\$ 143,540.80	\$ 200,990.40	\$ 19,061.53	\$ 20,941.84	\$ -
Deputy Chief of Intergovernmental Relations	1	20	\$ 108,784.00	\$ 152,318.40	\$ 20,162.45	\$ 22,449.15	\$ -
Communications Officer	1	17	\$ 87,984.00	\$ 123,198.40	\$ 21,308.38	\$ 23,851.41	\$ -
Dir. Of Human Resources	1	20	\$ 108,784.00	\$ 152,318.40	\$ 21,471.01	\$ 24,044.16	\$ -
In-house Counsel	1	20	\$ 108,784.00	\$ 152,318.40	\$ 21,867.05	\$ 24,764.28	\$ 2,400
ARB Coordinator	1	12	\$ 68,723.20	\$ 96,220.80	\$ 22,840.07	\$ 25,882.67	\$ -
Records Coordinator	1	6	\$ 48,672.00	\$ 68,161.60	\$ 23,697.12	\$ 27,044.86	\$ -
Legal Assistant	2	5	\$ 43,056.00	\$ 60,278.40	\$ 23,832.09	\$ 27,306.26	\$ -
Administrative Assistant	3	4	\$ 40,601.60	\$ 56,846.40	\$ 25,037.83	\$ 28,971.57	\$ -
Bookkeeper	1	8	\$ 54,787.20	\$ 76,710.40	\$ 25,623.86	\$ 29,600.64	\$ -
Mail Clerk/Messenger	1	3	\$ 39,395.20	\$ 55,161.60	\$ 26,178.39	\$ 30,441.79	\$ -
Maintenance/Janitor	1	3	\$ 39,395.20	\$ 55,161.60	\$ 26,773.85	\$ 31,256.28	\$ -

## Mission Statement

The mission of the Administration department, which includes human resources, finance, facilities' maintenance, records management and the offices of the Chief Appraiser and the Deputy Chief of Appraisal is to provide timely, useful, and accurate information to all internal and external customers including but not limited to staff, division directors, the Board of Directors, the taxing jurisdictions of Travis County, and all taxpayers of Travis County, and to assure prudent control of the District's cash and investments. It is also the mission of the Administration department to oversee all mission critical tasks of the appraisal district to ensure completion and to meet all legislative requirements. The Appeals department seeks to provide legal analysis and property valuations for the District during information and formal hearings, settlement conferences, mediations, arbitrations, SOAH hearings, and lawsuits filed in Travis County with the Texas Property Tax Code and appraisal practices and standards, and to carry out the duties in a professional, friendly, courteous and ethical manner.

## Key Responsibilities

The Administration Department's function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, purchasing, payroll, facilities maintenance, records management and mail services. Key responsibilities of the legal staff include, but are not limited to: managing 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. Additional responsibilities include conducting staff training/CLE, legislative bill tracking and analysis, as well as notarizing and translating forms and documents. The litigation appraisers handle all the arbitrations and coordinate valuation efforts for use in SOAH hearings, mediations and settlement conferences involving real property.

## Key Tasks & Deadlines

Tasks	Deadline	Key Players
Performance Reviews/ Merit Increases	January 15	HR, Divisions Directors & Managers
Year End Processing & W2's	January 1	HR, Deputy Chief of Operations
Budget Planning Meetings	March 1	Deputy Chief of Operations, Chief Appraiser, Division Directors
Certified Estimates	April 30	Chief Appraiser
Financial Audit	June 15	Deputy Chief of Operations
Presentation Preliminary Budget	June 15	Chief Appraiser, Deputy Chief of Operations
Appraisal Roll Certification	July 25	Chief Appraiser
Reappraisal Plan	September 15	Chief Appraiser
Budget Adoption	September 15	Chief Appraiser, Deputy Chief of Operations
Strategic Plan	October 15	Chief Appraiser, Division Directors & Managers
Annual Report	November 1	Chief Appraiser
Open Enrollment	November 1	HR
Legislative Tracking & Communications	Year Round	Deputy Chief of Intergovernmental Relations, Chief Appraiser
Public Relations and community outreach	Year Round	Communications Officer
Mediations	Year Round	Attorney
Settlement Conference	Year Round	Attorney
Lawsuit Preparation	Year Round	Attorney

## Administration and Appeals Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

Dept.	2020 Goals	Output Measure	Efficiency Measure
Administration & Appeals	Prepare for software conversion by testing online platform, calculations, apps, etc.	Completion of beta testing of new CAMA software with accuracy in appraisal records	Elimination of bugs within software will create a smoother and more efficient transition to full production within the software.
	Work to reduce the number of protests that are filed in 2020 and reduce the number of paper protests filed	Refine appraisal models and techniques; taxpayer education and outreach to increase knowledge of online portal	Number of protests filed
	Continue taxpayer outreach and education of the property tax system and the appraisal district's role in the system	Townhall meetings held within Travis County	Reduce number of protests filed
	Prepare and administer the District's annual operating budget by maximizing the accuracy of budgeted revenue and expenditure estimates, and effectively meeting the short and long-term needs of the District	Prepare the District's preliminary budget and mail to the taxing jurisdictions by June 15th. Minimal changes from preliminary to adopted budget. Adoption of the 2021 budget by the statutory deadline of September 15, 2020	Award by GFOA for Distinguished Budget Presentation

Dept.	2020 Goals	Output Measure	Efficiency Measure
Administration & Appeals	Manage the annual financial audit and prepare the Comprehensive annual financial report in which the report is user friendly and understandable to the taxpayers and jurisdictions of Travis County	Prepare the Comprehensive Annual Financial Report (CAFR) and present to the Board of Directors prior to June 15 <sup>th</sup> . Prepare a PAFR (Popular Annual Financial Report) that meets the GFOA requirements Number and type of financial information available on the TCAD website	Award by GFOA for Excellence in Financial Reporting  Award for Popular Annual Financial Report (PAFR) by GFOA  Increase the number of purchasing documents on the District's website.
	Modify annual performance appraisal review forms to reduce redundancy.	Improve the quality and specificity of feedback to employees resulting in continuous improvement.	More accurate performance appraisal reviews and improved employee performance.
	Continue to work with clerical supervisors to establish productivity/accuracy goals	Quality of product, meeting time constrained goals.	Increased accuracy and productivity and ultimately customer satisfaction.
	Multi-year project to convert personnel files older than 4 years to digital format and purge documents that have met retention	Reduced document storage. Improved record retrieval. This is a multi-year project with the goal of completion within 3 years.	Reduced storage footprint. Improved preservation of paper records that are prone to disintegration.
	Develop training materials to enhance further the staff's knowledge on property tax matters and other laws affecting the appraisal district operations	Shift the type of legal questions presented to legal staff from redundant questions to more complex legal issues	Creates greater uniformity in decision making on legal answers to legal questions and allows more accurate implementation of the law into the appraisal process
	Refine litigation workflow processes to allow for better knowledge redundancy in the litigation appeals process	Cross-level knowledge on litigation appeals matters amongst different departments of TCAD and outside counsel	Amount of awareness of litigation appeals matters amongst different departments of TCAD

## Administration and Appeals Accomplishments

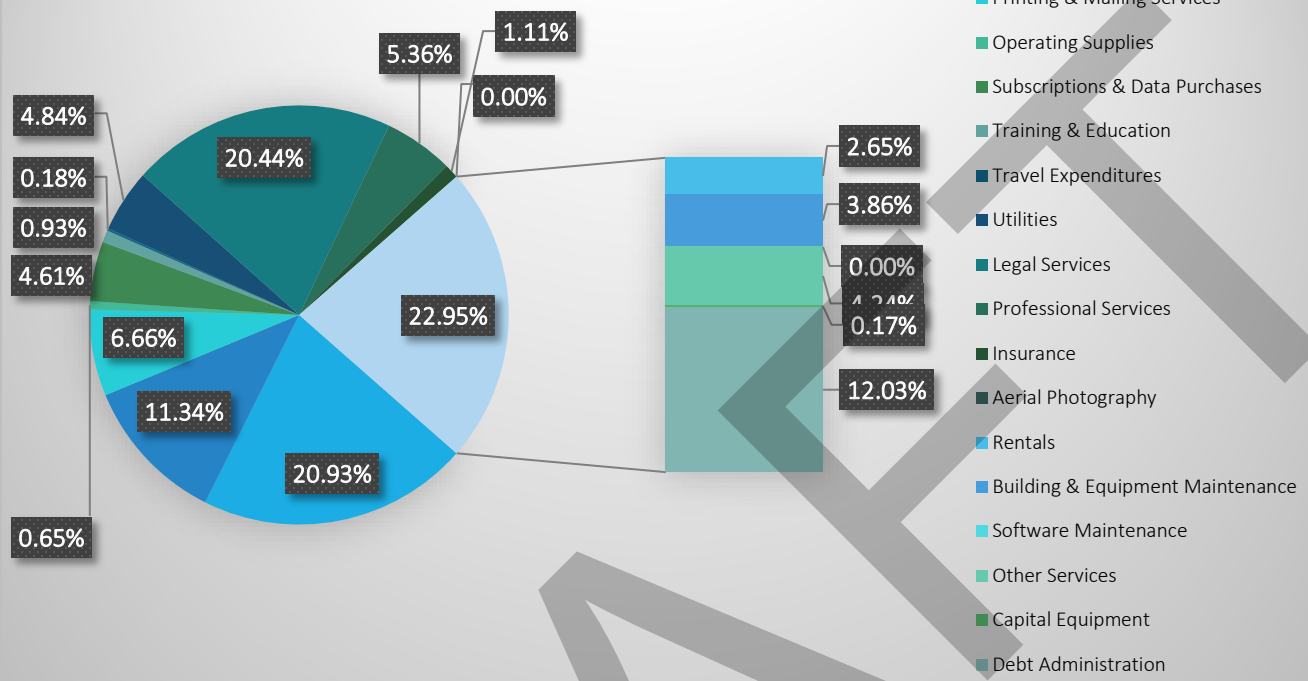
- 1 Awarded the GFOA Distinguished Budget Preparation Award
- 2 Awarded the Certificate of Achievement for Excellence in Financial Reporting from the GFOA
- 3 Obtained GFOA's award from Popular Annual Financial Report (PAFR)
- 4 Revamped Public Information Act (PIA) processes to enhance TCAD's efficiency and accuracy processing PIA requests
- 5 Coordinated and executed the lease and purchase of TCAD's new facility at 850 E. Anderson Ln.

## Administration & Appeals

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	<b>Personnel Costs</b>		1,462,749
40101	Salaries	1,420,349	
40107	Overtime	15,000	
40119	Auto Allowance	2,400	
40108	Seasonal & Temporary	25,000	
	<b>Benefit Costs</b>		756,034
40111	Retirement (TCDRS)	123,443	
40128	Retirement Contribution (401(a) Plan)	71,108	
40127	Deferred Compensation- 457 (b) matching	41,554	
40112	Health Insurance	325,669	
40129	Retiree Healthcare	106,022	
40113	Dental Insurance	47,255	
40114	Life Insurance	8,260	
40115	Disability Insurance	5,576	
40124	Long Term Care Insurance	3,287	
40110	Medicare	20,621	
40116	Employee Assistance Program	3,240	
	<b>Printing &amp; Mailing Services</b>		414,650
40210	Printing	83,150	
40211	Paper	45,000	
40212	Postage & Freight- In house	283,500	
40214	Shipping charges	3,000	
	<b>Operating Supplies</b>		40,500
40220	Operating Supplies	30,500	
40224	Furniture & Equipment- under \$1000	10,000	
	<b>Subscription &amp; Data Purchases</b>		187,656
40231	Books, Publications, Subscriptions & Databases	187,656	
	<b>Training &amp; Education</b>		57,865
40330	Training & Education	57,865	
	<b>Travel Costs</b>		11,250
40320	Travel/Meals/Lodging	11,250	
	<b>Utilities</b>		301,200
40410	Utilities	211,200	
40420	Telephone	40,000	
40430	Wireless Internet	50,000	
	<b>Legal Services</b>		1,273,000
40510	Attorney & Court Costs	533,000	
40511	Legal & Attorney- Personnel	5,000	
40514	Expert Witness Costs	650,000	
40513	Arbitration Refunds	85,000	

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	Professional Services		334,040
40530	Appraisal Services	171,250	
40540	Professional Services	99,500	
40520	Accounting & Audit	28,290	
40542	Payroll	35,000	
	Insurance		69,000
40710	Property Insurance	12,000	
40720	Liability Insurance	17,000	
40118	Unemployment Insurance	25,000	
40117	Workers Compensation	15,000	
	Rentals		164,850
40612	Rental- ARB Season	-	
40610	Rental Office Machines	154,850	
40611	Rental Storage Space	10,000	
	Building & Equipment Maintenance		240,151
40630	Building Repair/Maintenance	123,797	
40631	Building Cleaning Service	97,620	
40620	Repair & Maintenance- Equipment	18,734	
	Other Services		263,975
40310	Dues & Memberships	8,725	
40241	Records Management	8,500	
40340	Advertising & Legal Notices	36,600	
40350	Employee Appreciation	24,000	
40351	Board of Directors	34,750	
40730	Security Services	137,800	
40760	Vehicle Fuel	1,800	
40761	Vehicle Maintenance	1,200	
40770	Bank Fees	10,000	
40780	Credit Card Fees	600	
	Capital Equipment		10,745
40910	Capital Expenditures	10,745	
	Debt Administration		749,194
40930	Debt Service- Principal	343,933	
40931	Debt Service- Interest	405,261	
	Total	\$ 6,336,859	\$ 6,336,859

## 2021 Budget by Expenditure Category



Budget Category	2021 Proposed Budget	2020 Adopted Budget	2019 Adopted Budget	\$ Change (2020-2021)	% Change (2020-2021)	% of Total Budget
Personnel Cost	1,462,749	1,224,647	1,222,897	238,102	19.44%	23.08%
Benefit Cost	756,034	657,774	840,389	98,260	14.94%	11.93%
Printing & Mailing Services	414,650	180,000	144,725	234,650	130.36%	6.54%
Operating Supplies	40,500	51,500	22,950	(11,000)	-21.36%	0.64%
Subscriptions & Data Purchases	187,656	38,555	62,723	149,101	386.72%	2.96%
Training & Education	57,865	72,155	108,230	(14,290)	-19.80%	0.91%
Travel Expenditures	11,250	46,250	48,850	(35,000)	-75.68%	0.18%
Utilities	301,200	347,260	183,280	(46,060)	-13.26%	4.75%
Legal Services	1,273,000	1,315,000	811,500	(42,000)	-3.19%	20.09%
Professional Services	334,040	538,540	658,285	(204,500)	-37.97%	5.27%
Insurance	69,000	82,500	82,500	(13,500)	-16.36%	1.09%
Aerial Photography	-	-	-	-	0.00%	0.00%
Rentals	164,850	123,520	161,420	41,330	33.46%	2.60%
Maintenance	240,151	169,830	105,160	70,321	41.41%	3.79%
Software Maintenance	-	-	-	-	0.00%	0.00%
Other Services	263,975	281,635	228,850	(17,660)	-6.27%	4.17%
Capital Equipment	10,745	92,500	885,000	(81,755)	-88.38%	0.17%
Debt Administration	749,194	749,194	-	-	0.00%	11.82%
	<b>\$ 6,336,859</b>	<b>\$ 5,970,860</b>	<b>\$ 5,566,759</b>	<b>\$ 365,999</b>	<b>6.57%</b>	<b>100%</b>
\$ Increases from Previous Year	365,999	404,101	213,703			
% Increase from Previous Year	6.13%	7.26%	3.99%			

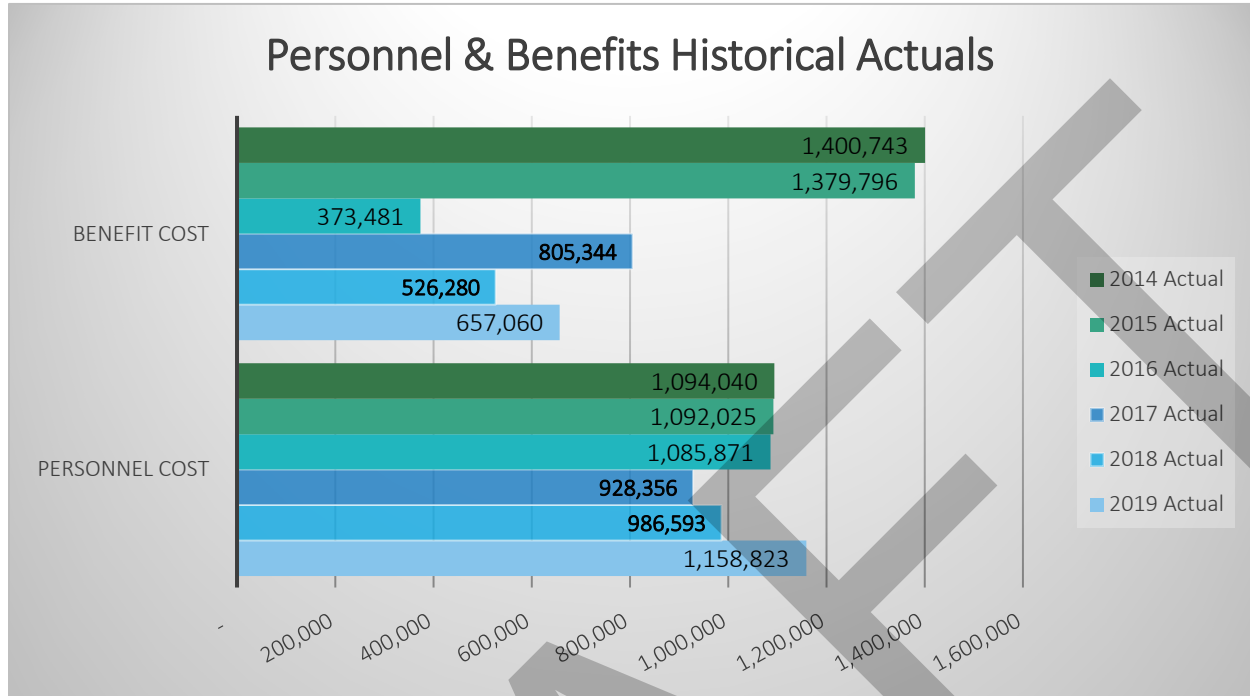


Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	1,158,823	986,593	928,356	1,085,871	1,092,025	1,094,040
Benefit Cost	657,060	526,280	805,344	373,481	1,379,796	1,400,743
Printing & Mailing Services	428,312	193,619	128,957	136,651	154,633	112,799
Operating Supplies	63,611	77,798	13,065	32,285	82,995	50,366
Subscriptions & Data Purchases	67,424	99,635	30,418	18,380	29,867	29,836
Training & Education	59,375	57,704	100,418	74,380	57,629	92,403
Travel Expenditures	32,008	51,699	53,302	22,351	9,339	17,468
Utilities	290,116	188,323	181,557	169,395	159,427	148,682
Legal Services	1,740,323	1,287,623	545,989	450,298	435,112	540,142
Professional Services	338,150	527,904	510,123	615,815	485,879	269,295
Insurance	56,435	62,661	62,570	67,933	60,540	62,571
Aerial Photography	-	-	-	-	-	-
Rentals	477,840	133,126	55,116	54,150	50,235	47,496
Building & Equipment Maintenance	221,590	134,819	86,422	85,724	87,725	54,873
Software Maintenance	-	-	-	-	-	-
Other Services	412,319	245,627	208,281	226,457	197,437	104,896
Capital Equipment	164,591	157,754	91,652	282,243	120,009	173,025
	<u>6,167,976</u>	<u>4,731,166</u>	<u>3,801,570</u>	<u>3,695,415</u>	<u>4,402,649</u>	<u>4,198,637</u>
\$ Increase (Decrease) from Prior Yr.	1,436,810.14	929,595.32	106,155.38	(707,234.12)	204,012.63	569,649.58
% Increase (Decrease) from Prior Yr.	30.37%	24.45%	2.87%	-16.06%	4.86%	15.70%

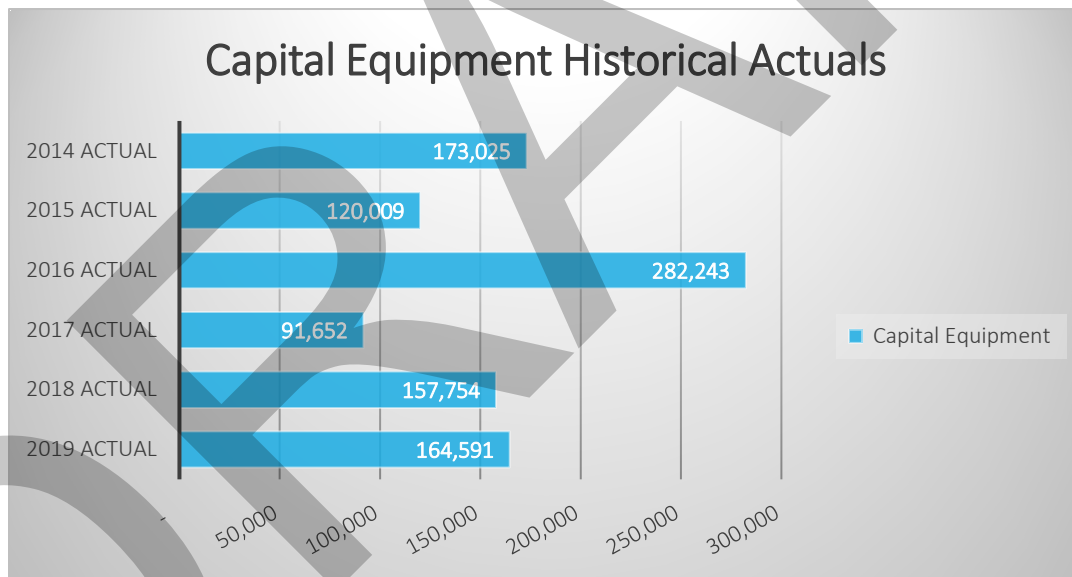
Position	2021 Budget	2020 Budget	Net Change
Chief Appraiser	1	1	-
Deputy Chief Appraiser	0	1	(1)
Deputy Chief of Operations	1	0	1
Deputy Chief of Intergovernmental Relations	1	0	1
Human Resources Director	1	1	-
Director of Operations	0	1	(1)
Communications Officer	1	0	1
In-house Counsel	1	1	-
ARB Coordinator	1	1	-
Records Coordinator	1	1	-
Admin Assistant	3	0	3
Legal Assistant	2	1	1
Accounting Assistant	1	1	-
ARB Support Clerk	0	3	(3)
Mail Clerk/Messenger	1	1	-
Maintenance/Janitor	1	1	-
<b>Total Net Change</b>	<b><u>16</u></b>	<b><u>14</u></b>	<b><u>2</u></b>

The 3 ARB Support Clerk positions were transferred to the Appraisal Support department.

## Personnel & Benefits Historical Actuals



## Capital Equipment Historical Actuals



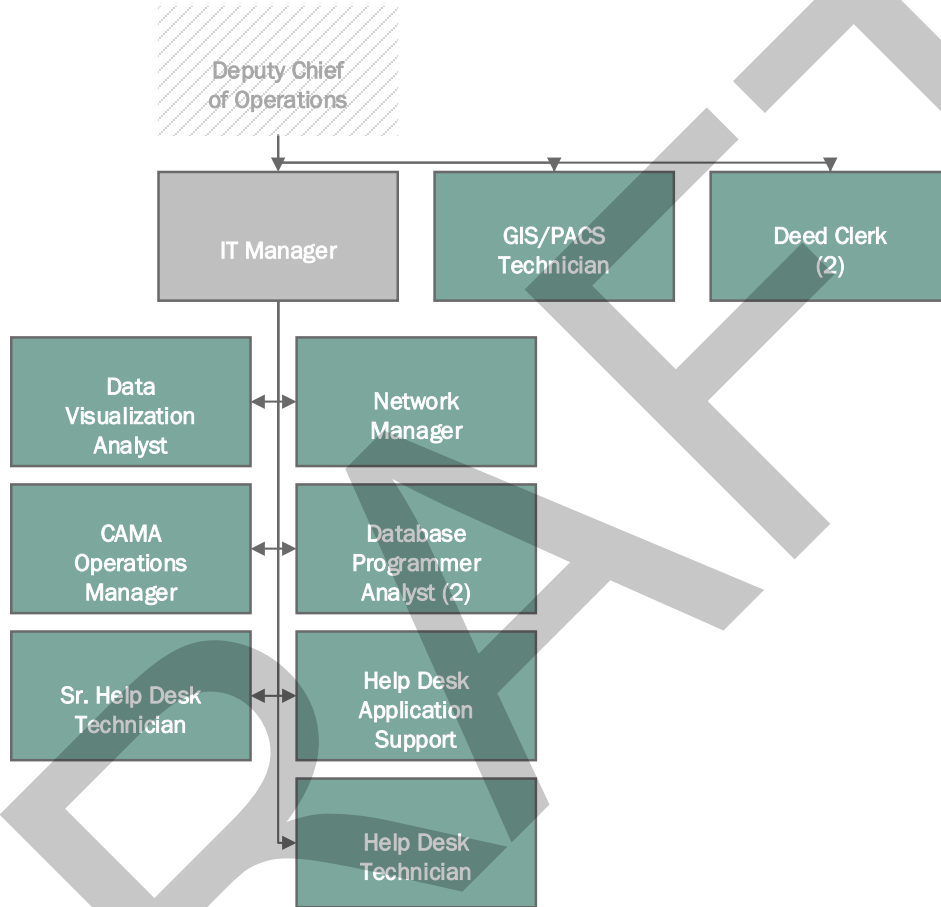
**Local Government Code 140.0045 Required Public Notice Comparisons:**

Required Public Notice	2021 Budget	2020 Budget	2019 Actual
Property Tax Benefits	7,100	5,000	7,054
Property Tax Protest & Appeals Procedures	6,100	8,000	6,050
Notice of Public Budget Hearing	6,900	1,500	6,827
<b><u>Total</u></b>	<b><u>\$ 20,100</u></b>	<b><u>\$ 14,500</u></b>	<b><u>\$ 19,931</u></b>

**Local Government Code 140.0045 Expenditures to Influence the Outcome of Legislation:**

	2021 Budget	2020 Budget	2019 Actual
TASB Membership Dues	150	120	120
Legislative Consulting	-	-	30,000
<b><u>Total</u></b>	<b><u>\$ 150</u></b>	<b><u>\$ 120</u></b>	<b><u>\$ 30,120</u></b>

## Information Technology



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Information Technology Manager	1	20	\$ 108,784.00	\$ 152,318.40	\$32,869.95	\$ 40,063.76	\$ -
Network Manager	1	19	\$ 98,529.60	\$ 137,966.40	\$ 31,244.67	\$ 37,265.38	\$ -
Data Visualization Analyst	1	12	\$ 68,723.20	\$ 96,220.80	\$ 26,178.39	\$ 30,441.79	\$ -
Database Programmer Analyst	2	12	\$ 68,723.20	\$ 96,220.80	\$ 26,178.39	\$ 30,441.79	\$ -
CAMA Operations Manager	1	11	\$ 65,124.80	\$ 91,187.20	\$ 25,623.86	\$ 29,600.64	\$ -
Help Desk Application Support	1	6	\$ 48,672.00	\$ 68,161.60	\$ 22,840.07	\$ 25,882.67	\$ -
Sr. Help Desk Technician	1	6	\$ 48,672.00	\$ 68,161.60	\$ 22,840.07	\$ 25,882.67	\$ -
Help Desk Technician	1	4	\$ 40,601.60	\$ 56,846.40	\$ 21,471.01	\$ 24,044.16	\$ -
GIS/PACS Technician	1	4	\$ 40,601.60	\$ 56,846.40	\$ 21,471.01	\$ 24,044.16	\$ -
Deed Clerk	2	2	\$ 32,801.60	\$ 45,947.20	\$ 20,162.45	\$ 22,449.15	\$ -

## Mission Statement

The mission of the Information Technology department is to provide, develop, and maintain a highly effective, reliable, secure and innovative technology infrastructure which supports all facets of the district staff, division directors, Board of Directors, taxing jurisdictions of Travis County, and all taxpayers of Travis County in the most cost effective manner.

## Key Responsibilities

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 provide data/information for all taxing units as requested. The IT department also processes record requests requiring computer generated information.

## Key Tasks & Deadlines

Tasks	Deadline	Key Players
Annual Development Schedule	January 6	IT Manager, Deputy Chief of Operations
PTAD Sales Submission	January 31	IT Manager, Operations Manager
Application Mailing	February 1	Operations Manager
Equipment replacement & upgrades	February 28	IT Manager, Network Manager
Notice of Appraised Value Mailing	March 22	Operations Manager
Certification Processing	July 19	IT Manager, Operation Manager
PTAD EARS Submission	September 1	IT Manager, Operation Manager
Division Priority Planning	September 15	IT Manager, Deputy Chief of Operations
NCOA/CASS Updates	Quarterly	Operations Manager, Network Manager
Supplement Processing	Monthly	Operations Manager, Help Desk Application Support
Subdivisions Plats	March 31	GIS Technicians
Condominiums Declarations	March 31	GIS Technicians
Annexations, De-annexations	March 31	GIS Technicians
Entity Records	July 10	GIS Technicians
Division Priority Planning	September 15	Deputy Chief of Operations
Splits/Merges	Year Round	GIS Technicians, Deed Clerks
Future Year Layer Updates	Year Round	GIS Technicians, Deed Clerks

## Information Technology Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

Dept.	2020 Goals	Output Measure	Efficiency Measure
Information Technology	Convert physical tape media to Amazon Web Services for backup retention and storage	Successful deployment of services and configuration.	Increased flexibility to restore backups and ability to manage large workloads. Minimize potential downtime.
	Switch to Veeam Enterprise Backup solution.	Successful deployment of software and configuration.	Ability to perform image level VMBackups. Create secondary storage snapshots. Supports unlimited capacity.
	Updating ARB apps to be more responsive and stable.	Successful update to code and improved processing time.	Quicker program response time with fewer errors. Reduced need to programmer intervention.
	Create digital decision sheets for ARB.	Successful deployment of hardware and software configuration.	Improved accuracy and efficiency when processing ARB decision sheets.
	Update department based application utilities.	Successful deployment of software and configuration.	Increased usability to improve workloads.

## Information Technology Accomplishments

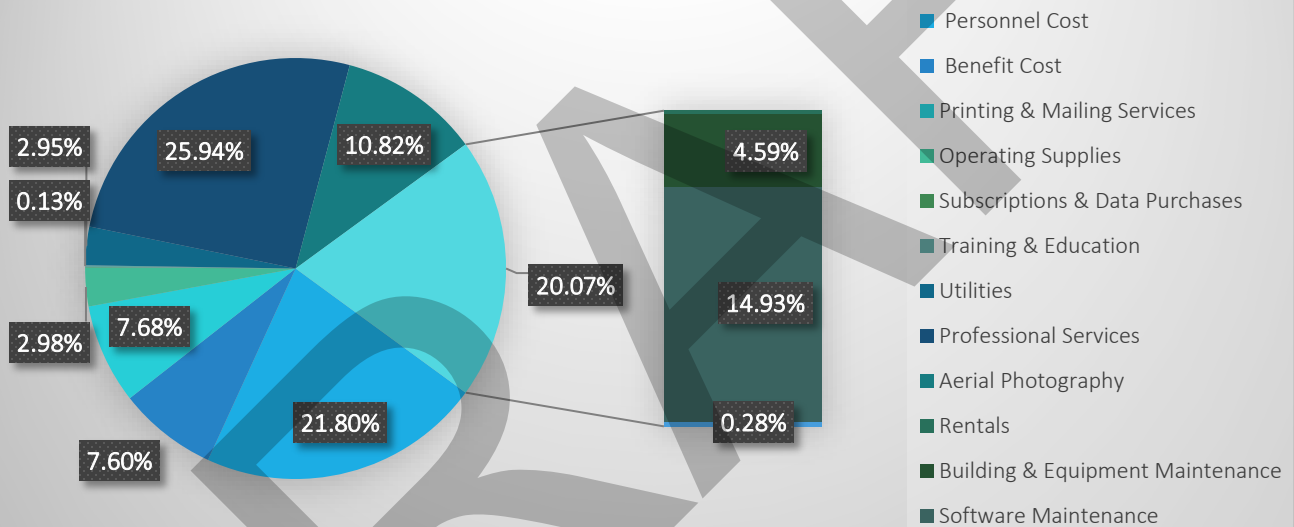
- 1 Virtualized Physical PACS Servers.
- 2 Project Canceled
- 3 Installed additional Cisco Switch to allow more port availability and load balancing.
- 4 Document GIS processing and streamlined deed processing.

## Information Technology

GL Code	Description	GL Total	Budget Category Total
	<b>Personnel Costs</b>		899,521
40101	Salaries	889,521	
40107	Overtime	10,000	
	<b>Benefit Costs</b>		312,149
40111	Retirement (TCDRS)	77,210	
40128	Retirement (401(a) Plan)	44,476	
40127	Deferred Compensation (457(b) Matching Funds)	22,238	
40112	Health Insurance	139,252	
40113	Dental Insurance	5,442	
40114	Life Insurance	5,166	
40115	Disability Insurance	3,002	
40124	Long Term Care Insurance	2,465	
40110	Medicare	12,898	
	<b>Printing &amp; Mailing Services</b>		313,750
40210	Printing	161,750	
40213	Postage & Freight- Special Services	152,000	
	<b>Operating Supplies</b>		121,800
40220	Operating Supplies	57,500	
40222	Operating Supplies- Equipment	42,800	
40223	Operating Supplies- Software	21,500	
	<b>Subscription &amp; Data Purchases</b>		1,040
40231	Books, Publications, Subscriptions & Databases	1,040	
	<b>Training &amp; Education</b>		5,500
40330	Training & Education	5,500	
	<b>Utilities</b>		120,579
40440	Internet	120,579	
	<b>Professional Services</b>		1,060,516
40540	Professional Services	1,060,516	
	<b>Aerial Photography</b>		442,297
40741	Aerial Photography	442,297	
	<b>Rentals</b>		11,000
40611	Rental Storage Space	11,000	
	<b>Building &amp; Equipment Maintenance</b>		187,535
40620	Repair & Maintenance- Equipment	187,535	

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	<b>Software Maintenance</b>		610,347
40640	Software Maintenance	610,347	
	<b>Other Services</b>		90
40310	Dues & Memberships	90	
	TDLR Registrations & Renewals		
	<b>Capital Equipment</b>		11,520
40910	Capital Expenditures	11,520	
	<b><u>Total</u></b>	<b><u>\$ 4,087,644</u></b>	<b><u>\$ 4,087,644</u></b>

## 2021 Budget by Expenditure Category



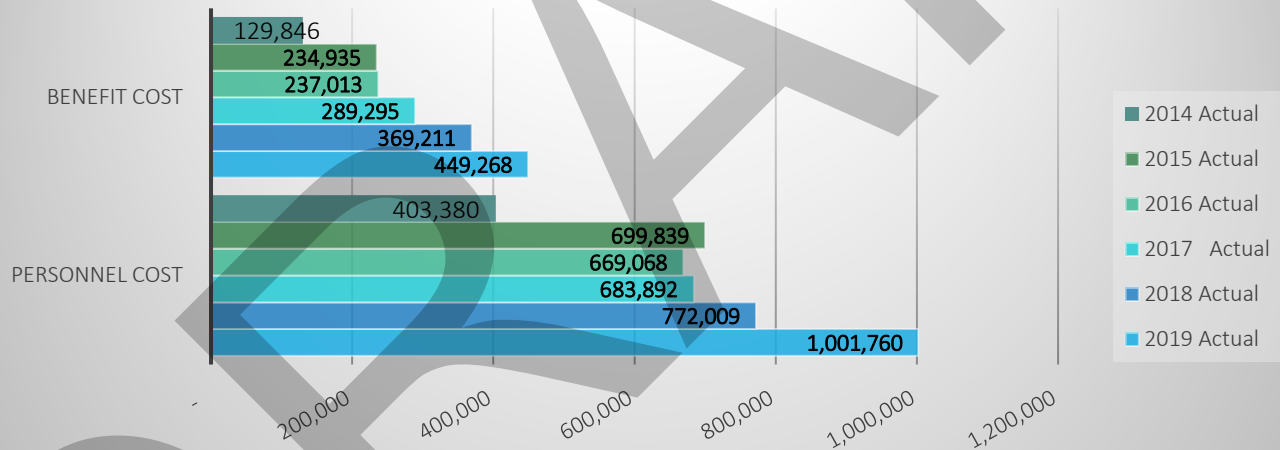


Budget Category	Proposed Budget	Adopted Budget	2019 Adopted Budget	\$ Change (2020-2021)	% Change (2020-2021)	% of Total Budget
Personnel Cost	899,521	986,077	1,001,760	(86,556)	-8.78%	21.95%
Benefit Cost	312,149	344,050	449,268	(31,901)	-9.27%	7.62%
Printing & Mailing Services	313,750	267,750	292,120	46,000	17.18%	7.66%
Operating Supplies	121,800	116,600	165,800	5,200	4.46%	2.97%
Subscriptions & Data Purchases	1,040	1,040	790	-	0.00%	0.03%
Training & Education	5,500	5,500	20,500	-	0.00%	0.13%
Travel Expenditures	-	-	-	-	0.00%	0.00%
Utilities	120,579	79,475	80,245	41,104	51.72%	2.94%
Legal Services	-	-	-	-	0.00%	0.00%
Professional Services	1,060,516	1,315,521	1,082,730	(255,005)	-19.38%	25.88%
Insurance	-	-	-	-	0.00%	0.00%
Aerial Photography	442,297	524,594	442,297	(82,297)	-15.69%	10.79%
Rentals	11,000	11,000	10,800	-	0.00%	0.27%
Building & Equipment Maintenance	187,535	154,101	82,513	33,434	21.70%	4.58%
Software Maintenance	610,347	573,938	557,328	36,409	6.34%	14.90%
Other Services	90	90	135	-	0.00%	0.00%
Capital Equipment	11,520	211,788	402,795	(200,268)	-94.56%	0.28%
	<b><u>4,097,644</u></b>	<b><u>4,591,523</u></b>	<b><u>4,589,079</u></b>	<b><u>(493,880)</u></b>	<b><u>-10.76%</u></b>	<b><u>100%</u></b>
\$ Increases from Previous Year	(493,880)	2,444	409,753			
% Increase from Previous Year	-10.76%	0.05%	9.80%			

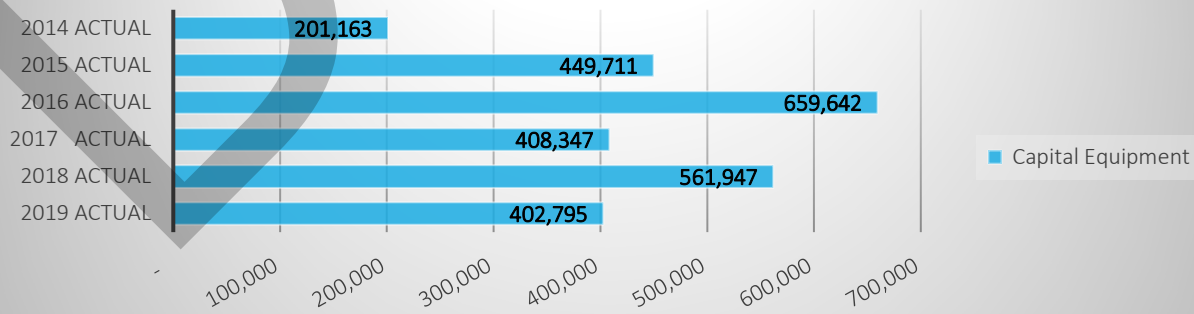
Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	1,001,760	772,009	683,892	669,068	699,839	403,380
Benefit Cost	449,268	369,211	289,295	237,013	234,935	129,846
Printing & Mailing Services	292,120	313,620	255,035	262,524	263,969	265,874
Operating Supplies	165,800	166,610	142,112	554,287	159,020	65,603
Subscriptions & Data Purchases	790	910	63	-	386	300
Training & Education	20,500	32,000	6,072	31,320	6,704	3,489
Travel Expenditures	-	-	-	-	-	-
Utilities	80,245	32,300	30,619	29,907	29,554	29,481
Legal Services	-	-	-	-	-	-
Professional Services	1,082,730	290,000	113,103	91,234	51,004	71,101
Insurance	-	-	-	-	2,926	-
Aerial Photography	442,297	460,000	-	833,120	185,837	75,740
Rentals	10,800	10,800	10,308	10,077	9,437	9,664
Building & Equipment Maintenance	82,513	256,500	52,094	105,075	63,414	63,181
Software Maintenance	557,328	913,284	1,206,626	1,332,497	617,689	552,623
Other Services	135	135	45	135	90	158
Capital Equipment	402,795	561,947	408,347	659,642	449,711	201,163
	<b><u>4,589,079</u></b>	<b><u>\$ 4,179,326</u></b>	<b><u>\$ 3,197,610</u></b>	<b><u>\$ 4,815,899</u></b>	<b><u>\$ 2,774,515</u></b>	<b><u>\$ 1,871,603</u></b>
\$ Increase (Decrease) from Prior Yr.	409,753	981,716	(1,618,289)	2,041,384	902,912	116,031
% Increase (Decrease) from Prior Yr.	9.80%	30.70%	-33.60%	73.58%	48.24%	6.61%

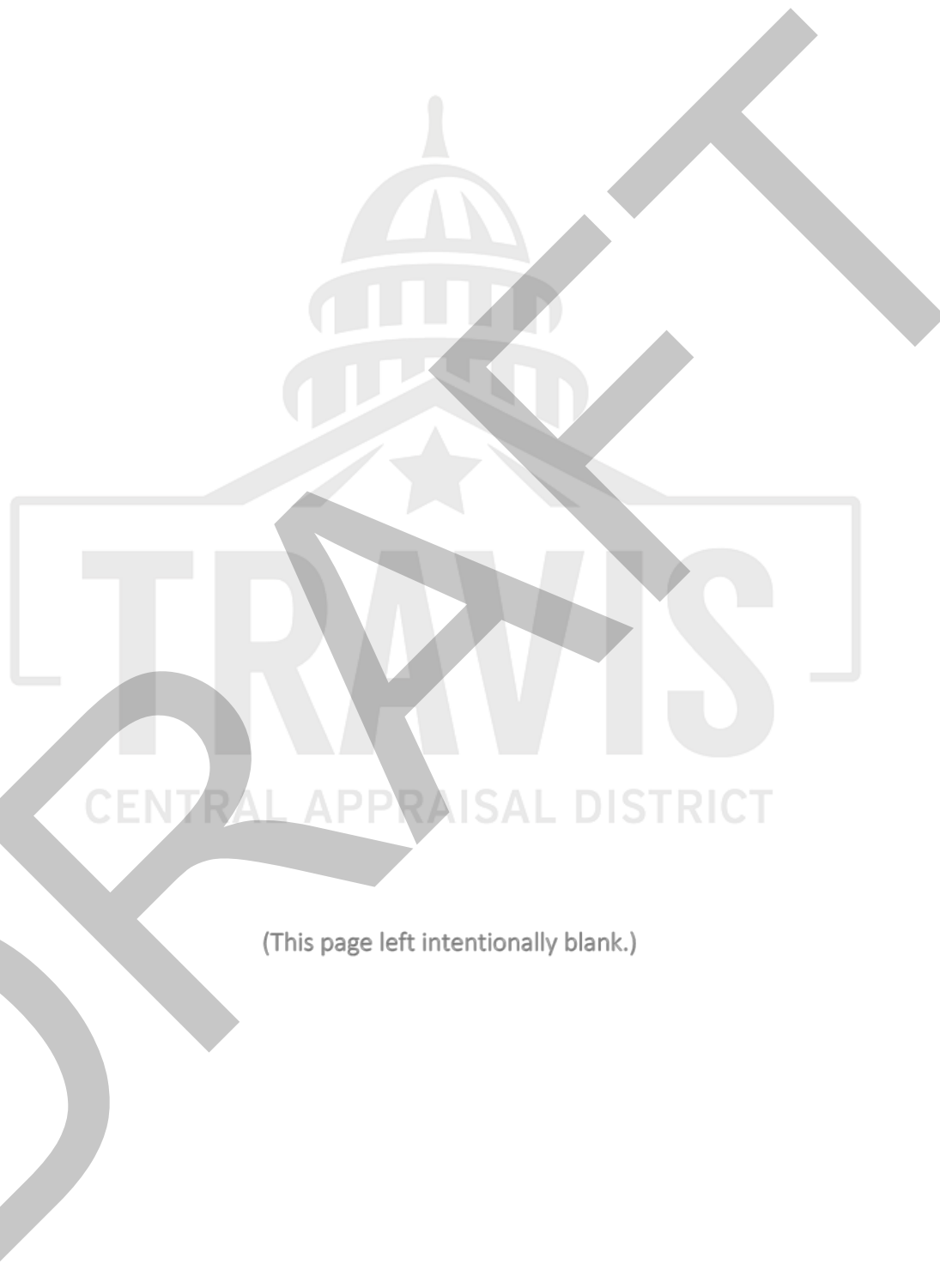
Position	2021 Budget	2020 Budget	Net Change
Information Technology Director	0	1	(1)
Information Technology Manager	1	0	1
Network Manager	1	1	-
Data Visualization Analyst	1	1	-
Database Programmer	2	2	-
CAMA Operations Manager	1	1	-
GIS Coordinator	0	1	(1)
Network Engineer	0	1	(1)
Help Desk Application Support	1	1	-
Sr. Help Desk Technician	1	0	1
Help Desk Technician	1	2	(1)
GIS/PACS Technician	1	3	(2)
Deed Clerk	2	0	2
<b>Total Net Change</b>	<b>12</b>	<b>14</b>	<b>(2)</b>

## Personnel & Benefits Historical Actuals



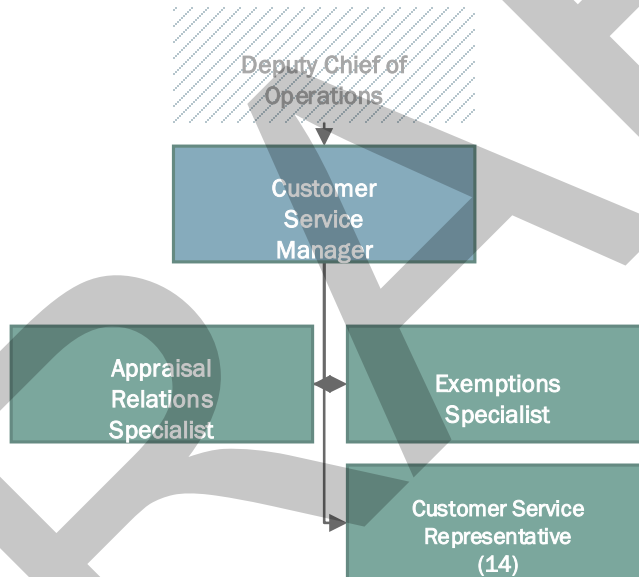
## Capital Equipment Historical Actuals





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## Customer Service



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Customer Service Manager	1	12	\$ 54,787.20	\$ 76,710.40	\$ 23,832.09	\$ 27,306.26	\$ -
Appraisal Relations Specialist	1	5	\$ 43,056.00	\$ 60,278.40	\$ 21,867.05	\$ 24,764.28	\$ -
Exemptions Specialist	1	5	\$ 43,056.00	\$ 60,278.40	\$ 21,867.05	\$ 24,764.28	\$ -
Customer Service Representative	14	2	\$ 32,801.60	\$ 45,947.20	\$ 20,162.45	\$ 22,449.15	\$ -

## Mission Statement

The mission of the Customer Service department is to provide assistance to the public in a professional and courteous manner in addition to ensuring that exemptions are fairly and consistently granted.

## Key Responsibilities

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, disable veteran and over-65 exemptions, as well as answering general questions received primarily from walk-in and telephone inquiries. This department is responsible for ensuring that exemptions are fairly and consistently granted per the Texas Property Tax Code.

## Key Tasks & Deadlines

Tasks	Deadline	Key Players
Homestead Reset	January 31	Customer Service Director, IT Director
Homestead Processing	February - April	Customer Service Representatives
Exemption Audits	December – February	Customer Service Representatives
Division Priority Planning	September 15	Customer Service Director
Deed Processing	Year Round	Deed Clerks
Mailing Address Corrections	Year Round	Deed Clerks
Customer Contact (phone calls, walk-ins)	Year Round	Customer Service Representatives

## Customer Service Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

	2020 Goals	Output Measure	Efficiency Measure
Customer Service	Enter Exemption (EX) applications	7/hr. Homestead 6/hr. OV65/DP/Tax Deferral 5/hr. Disabled Veteran 2/hr. Absolute 7/hr. Historic	Error rate below 1.5% to meet standards
	Public Contact	7/hr. Counter 16/hr. Phone queue 15/hr. CS email inbox TBD /hr. Notary Services *new*	Error rate below 1.5% to meet standards
	Training: applications & public contact	Crosstrain on phone queue, counter, notary service and the various types of applications: homestead, disabled person, disabled veteran, over-65 and absolutes.	Reduce lead time on application processing. Limited queue in lobby and on phones.
	Appeals	Exemption hearings	100% resolution
	Audit Exemptions	15/hr. Obit report (2018) 11/hr. Different Mail Address (DMA) Report 11/hr. Corelogic Exemption Report Field check absolute exemptions	Error rate below 1.5% to meet standards
	Ownership /Deeds	Back Appraisal Support as project transitions 12/hr. Entry Ownership	Error rate below 1.5% to meet standards

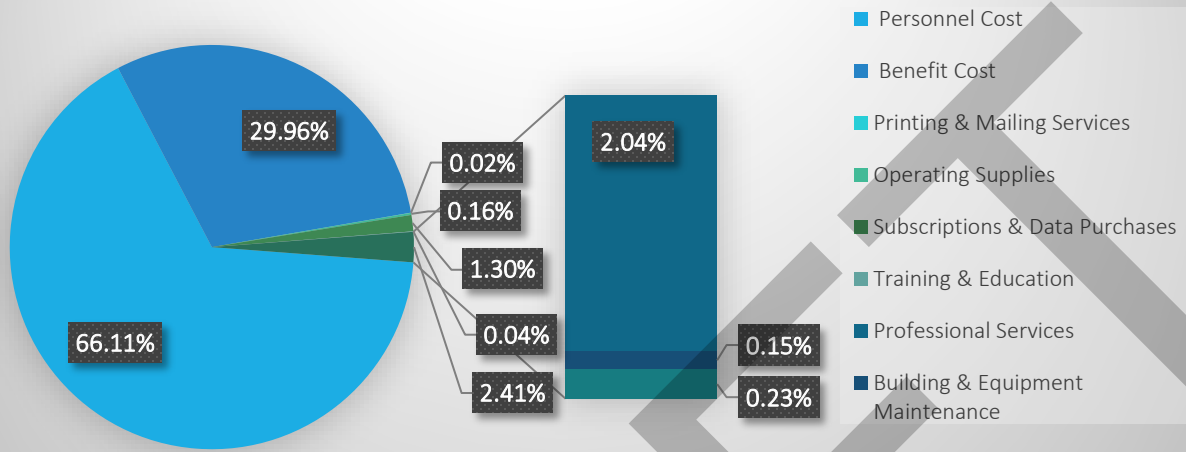
## Customer Service Accomplishments

- 1 Process 24,000 deeds. Assist Appraisal Support with training and quality review.
- 2 Process 37,000 exemption applications.
- 3 Update 6,500 mail addresses.
- 4 Assist 58,500 tax payers via phone, in-person and email including formal hearing reschedules.
- 5 Completed 2016 & 2017 Obit reports.
- 6 Complete missing image audit of 11,472 homestead properties.
- 7 Reviewed 7,600 DMA (different mail address)

## Customer Service

GL Code	Description	GL Total	Budget Category Total
	<b>Personnel Costs</b>		727,161
40101	Salaries	576,894	
40107	Overtime	18,667	
40108	Seasonal & Temporary	125,000	
40119	Auto Allowance	6,600	
	<b>Benefit Costs</b>		339,928
40111	Retirement (TCDRS)	60,924	
40128	Retirement (401(a) Plan)	35,095	
40127	Deferred Compensation (457(b) match)	17,547	
40112	Health Insurance	197,273	
40113	Dental Insurance	7,709	
40114	Life Insurance	4,078	
40115	Disability Insurance	3,632	
40124	Long Term Care Insurance	3,492	
40110	Medicare	10,177	
	<b>Printing &amp; Mailing Services</b>		225
40210	Printing	225	
	<b>Operating Supplies</b>		2,000
40220	Operating Supplies	2,000	
	<b>Subscription &amp; Data Purchases</b>		15,939
40231	Books, Publications, Subscriptions & Databases	15,939	
	<b>Training &amp; Education</b>		500
40330	Training & Education	500	
	<b>Professional Services</b>		25,000
40540	Professional Services	25,000	
	<b>Building &amp; Equipment Maintenance</b>		1,800
40620	Repair & Maintenance- Equipment	1,800	
	<b>Other Services</b>		2,855
40310	Dues & Memberships	355	
40750	Deed Copies	2,500	
<b>Total</b>		<b>1,115,408</b>	<b>1,115,408</b>

## 2021 Budget by Expenditure Category



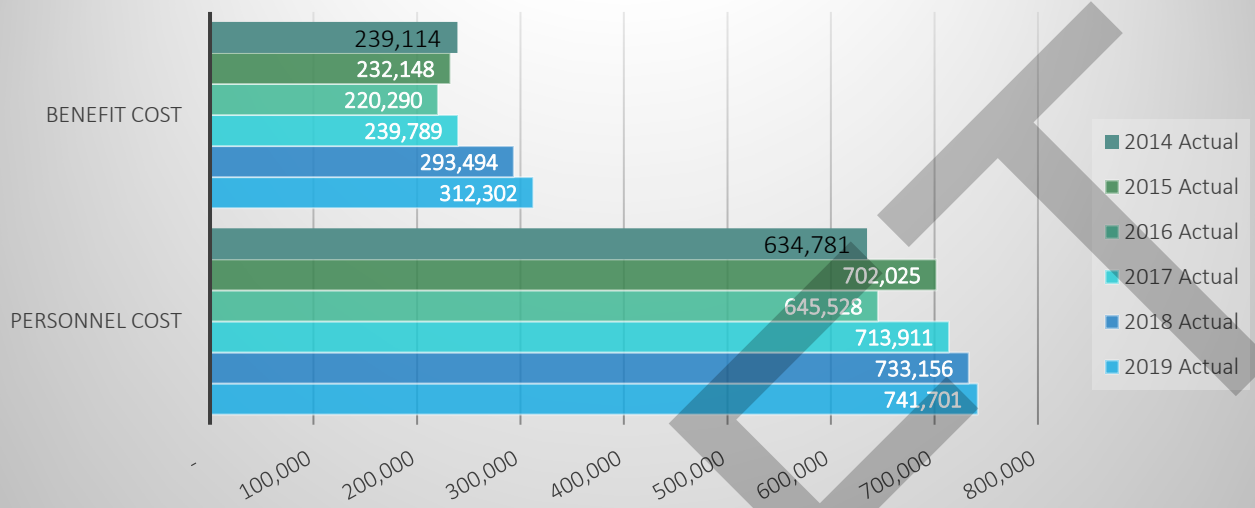
Budget Category	2021 Proposed Budget	2020 Adopted Budget	2019 Adopted Budget	\$ Change (2020-2021)	% Change (2020-2021)	% of Total Budget
Personnel Cost	727,161	819,926	752,311	(92,765)	-11.31%	65.19%
Benefit Cost	339,928	350,597	421,187	(10,669)	-3.04%	30.48%
Printing & Mailing Services	225	225	225	-	0.00%	0.02%
Operating Supplies	2,000	3,500	3,500	(1,500)	-42.86%	0.18%
Subscriptions & Data Purchases	15,939	15,208	14,780	731	4.81%	1.43%
Training & Education	500	500	500	-	0.00%	0.04%
Travel Expenditures	-	-	-	-	0.00%	0.00%
Utilities	-	-	-	-	0.00%	0.00%
Legal Services	-	-	-	-	0.00%	0.00%
Professional Services	25,000	25,000	135,000	-	0.00%	2.24%
Insurance	-	-	-	-	0.00%	0.00%
Aerial Photography	-	-	-	-	0.00%	0.00%
Rentals	-	-	-	-	0.00%	0.00%
Building & Equipment Maintenance	1,800	1,834	1,516	(34)	-1.87%	0.16%
Software Maintenance	-	-	-	-	0.00%	0.00%
Other Services	2,855	2,855	2,855	-	0.00%	0.26%
Capital Equipment	-	-	-	-	0.00%	0.00%
	<b><u>1,115,408</u></b>	<b><u>1,219,646</u></b>	<b><u>1,331,874</u></b>	<b><u>(104,238)</u></b>	<b><u>-7.83%</u></b>	<b><u>100%</u></b>
\$ Increases from Previous Year	(104,238)	(112,228)	(21,711)			
% Increase from Previous Year	-8.55%	-8.43%	-1.60%			



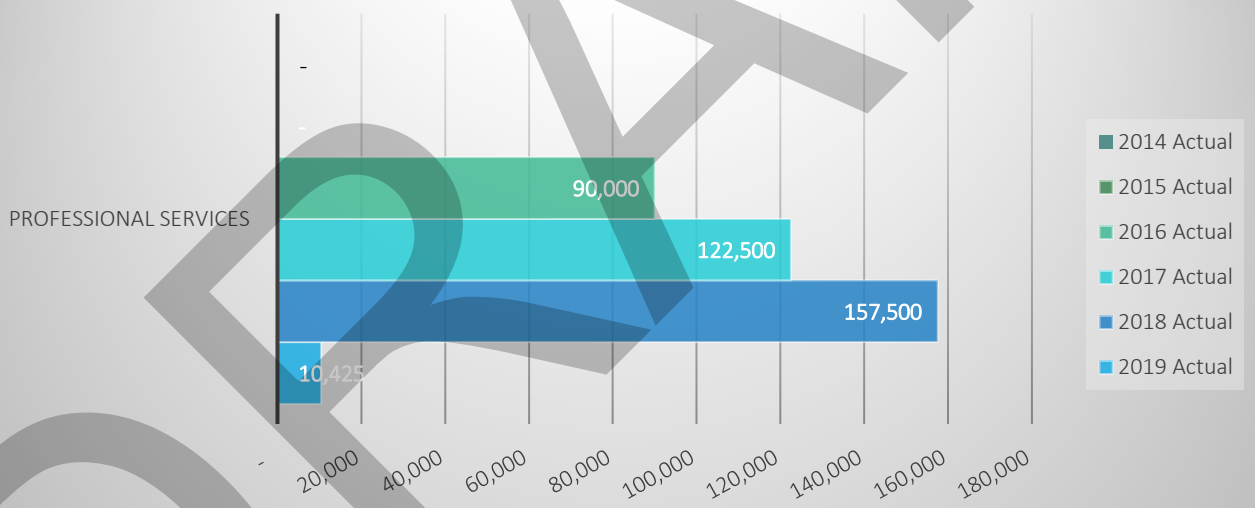
Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	741,701	733,156	713,911	645,528	702,025	634,781
Benefit Cost	312,302	293,494	239,789	220,290	232,148	239,114
Printing & Mailing Services	88	217	210	200	39	653
Operating Supplies	2,150	1,836	5,966	6,500	2,622	2,189
Subscriptions & Data Purchases	15,083	15,286	14,491	14,833	16,072	7,497
Training & Education	1,225	475	200	250	-	-
Travel Expenditures	-	-	-	-	-	99
Utilities	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Professional Services	10,425	157,500	122,500	90,000	-	-
Insurance	-	-	-	3,893	5,102	3,056
Aerial Photography	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Building & Equipment Maintenance	2,065	1,573	1,346	1,516	1,176	1,444
Software Maintenance	-	-	-	-	-	-
Other Services	3,573	2,645	2,855	2,000	-	274
Capital Equipment	-	-	-	-	-	3,162
	<u>1,088,613</u>	<u>1,101,269</u>	<u>1,101,269</u>	<u>985,011</u>	<u>959,184</u>	<u>892,268</u>
\$ Increase (Decrease) from Prior Yr.	(12,656)	-	116,258	25,826	66,916	298,304
% Increase (Decrease) from Prior Yr.	-1.15%	0.00%	11.80%	2.69%	7.50%	50.22%

Position	2021 Budget	2020 Budget	Net Change
Director of Customer Service & Appraisal Support	0	0.5	(0.5)
Customer Service Team Lead	0	1	(1)
Customer Service Manager	1	0	1
Appraisal Relations Specialist	1	1	-
Exemptions Specialist	1	1	-
Receptionist	0	1	(1)
Customer Service Representative	14	13	1
<b><u>Total Net Change</u></b>	<b><u>17.0</u></b>	<b><u>17.5</u></b>	<b><u>0.5</u></b>

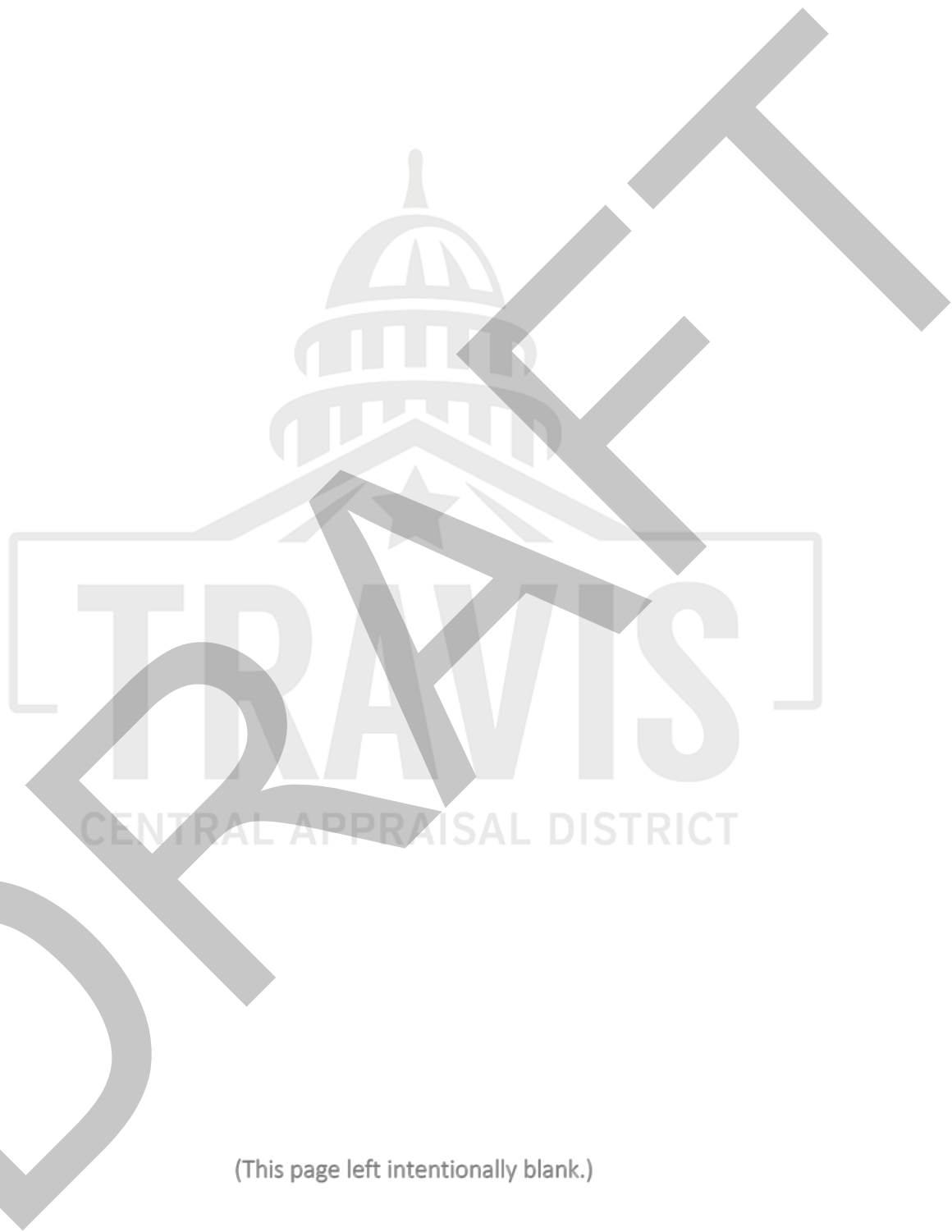
## Personnel & Benefits Historical Actuals



## Professional Services Historical Actuals

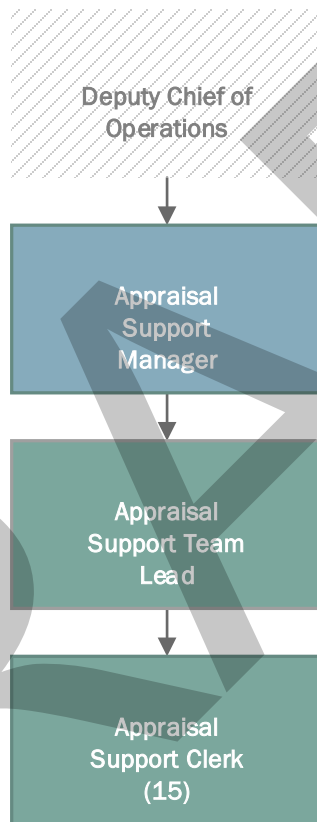


The District began using an outsourced call center in 2016 to cover more routine calls during high volume periods. In 2019, the District did not outsource any calls to a call center.



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## Appraisal Support



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Appraisal Support Manager	1	12	\$ 98,529.60	\$ 137,966.40	\$ 31,244.67	\$ 37,265.38	\$ -
Appraisal Support Team Lead	1	8	\$ 54,787.20	\$ 76,710.40	\$ 23,832.09	\$ 27,306.26	\$ -
Appraisal Support Clerk	15	2	\$ 32,801.60	\$ 45,947.20	\$ 20,162.45	\$ 22,449.15	\$ -

## Mission Statement

The Appraisal Support Division endeavors to ensure data gathered supporting appraised values are entered accurately into district records and facilitate communication with customers during the protest season.

## Key Responsibilities

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

## Key Tasks & Deadlines

Tasks	Deadline	Key Players
Drawing and entering plans	All year long	Appraisal Support
Appointment of Agent	All year long	Appraisal Support
Fieldwork Inspection Data Entry for all Appraisal Divisions	February 1	Appraisal Support
Rendition Data Entry	May 23	Appraisal Support
Protest – Entry	May 15	Appraisal Support
Penalty Waivers	August 1	Appraisal Support
Protest – Hearings	July 13	Appraisal Support
Protest - ARB Records	July 23	Appraisal Support
Sketch Verification	October 5	Appraisal Support
Entering Mechanic Liens and Permits	November 1	Appraisal Support

## Appraisal Support Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

Dept.	2020 Goals	Output Measure	Efficiency Measure
Appraisal Support	Draw all plans on system before Appraisers go to the field	1/hr. New 3/hr. Remodel 9/hr. Copy 8/hr. My Permit Now 1/hr. Master plan	Error rate below 1.5% to meet standards
	Research and enter building permits, mechanic liens & sales	28/hr. Building Permits 13/hr. Mechanic Liens 35/hr. Sales	Error rate below 1.5% to meet standards
	Complete BPP field work	8/hr. New 31/hr. Changes	Error rate below 1.5% to meet standards
	Complete BPP Renditions	5/hr. Entry 35/hr Scan 50/hr. Extension Request	Error rate below 1.5% to meet standards
	Enter Special Inventory Tax Statements & Declarations	20/hr. Special Inventory Tax Statements	Error rate below 1.5% to meet standards
	Transition Ownership/Deed processing from Customer Service	12/hr. Entry Ownership	Error rate below 1.5% to meet standards
	Assist Customer Service with Homestead applications	7/hr. Homestead	Error rate below 1.5% to meet standards
	Complete Appeals Season	10/hr. ARB hearing data entry 40/hr. Hearing by Affidavit (topline) 95/hr. Certified letters 40/hr. Appointment of agent	Error rate below 1.5% to meet standards

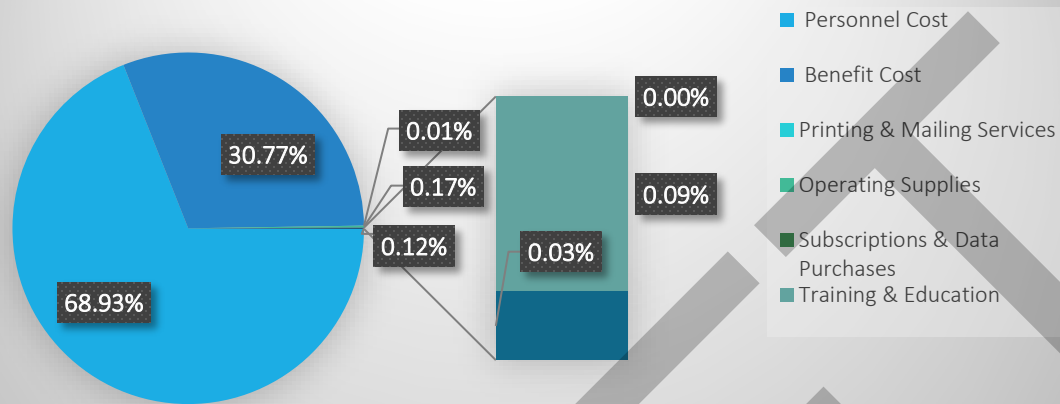
## Appraisal Support Accomplishments

- 1 Complete 14,000 plans & my permit now and 513 master plans
- 2 Research & enter 18,800 building permits and mechanic liens. Enter 26,800 sales
- 3 Enter 3200 new set ups for BPP and 44,000 changes/updates
- 4 Enter 7000 BPP renditions, 5,700 extension request and scan 26,000 BPP renditions
- 5 Enter 3,500 Special Inventory Tax Statements & Declarations
- 6 Enter 17,250 deeds and 2,300 homestead applications
- 7 Enter 28,000 protests, 12,600 land informals, 6,700 hearings, 13,875 topline & 48,000 appointment of agent

## Appraisal Support

GL Code	Description	GL Total	Budget Category Total
	<b>Personnel Costs</b>		768,877
40101	Salaries	596,797	
40107	Overtime	22,080	
40108	Seasonal & Temporary	150,000	
	<b>Benefit Costs</b>		348,755
40111	Retirement (TCDRS)	64,822	
40128	Retirement (401(a) Plan)	37,340	
40127	Deferred Compensation (457(b) match)	18,670	
40112	Health Insurance	197,273	
40113	Dental Insurance	7,709	
40114	Life Insurance	4,337	
40115	Disability Insurance	4,283	
40124	Long Term Care Insurance	3,492	
40110	Medicare	10,829	
	<b>Printing &amp; Mailing Services</b>		125
40210	Printing	125	
	<b>Operating Supplies</b>		2,000
40220	Operating Supplies	2,000	
	<b>Training &amp; Education</b>		1,000
40330	Training & Education	1,000	
	<b>Professional Services</b>		145,800
40540	Professional Services	145,800	
	<b>Other Services</b>		350
40310	Dues & Memberships	350	
<b>Total</b>		<b>\$ 1,266,907</b>	<b>\$ 1,266,907</b>

## 2021 Budget by Expenditure Category



Budget Category	Proposed Budget	Adopted Budget	2019 Adopted Budget	\$ Change	% Change	% of Total Budget
Personnel Cost	768,877	622,959	728,893	145,918	23.42%	60.69%
Benefit Cost	348,755	269,715	408,367	79,040	29.30%	27.53%
Printing & Mailing Services	125	125	125	-	0.00%	0.01%
Operating Supplies	2,000	2,500	2,500	(500)	-20.00%	0.16%
Subscriptions & Data Purchases	-	-	-	-	0.00%	0.00%
Training & Education	1,000	1,000	1,000	-	0.00%	0.08%
Travel Expenditures	-	-	-	-	0.00%	0.00%
Utilities	-	-	-	-	0.00%	0.00%
Legal Services	-	-	-	-	0.00%	0.00%
Professional Services	145,800	1,000	-	144,800	14480.00%	11.51%
Insurance	-	-	-	-	0.00%	0.00%
Aerial Photography	-	-	-	-	0.00%	0.00%
Rentals	-	-	-	-	0.00%	0.00%
Building & Equipment Maintenance	-	-	-	-	0.00%	0.00%
Software Maintenance	-	-	-	-	0.00%	0.00%
Other Services	350	350	350	-	0.00%	0.03%
Capital Equipment	-	-	-	-	0.00%	0.00%
<b>Total</b>	<b>1,266,907</b>	<b>897,649</b>	<b>1,141,235</b>	<b>369,258</b>	<b>32.36%</b>	<b>100%</b>
\$ Increases from Previous Year	369,258	(243,585)	(144,010)			
% Increase from Previous Year	41.14%	-21.34%	-11.20%			

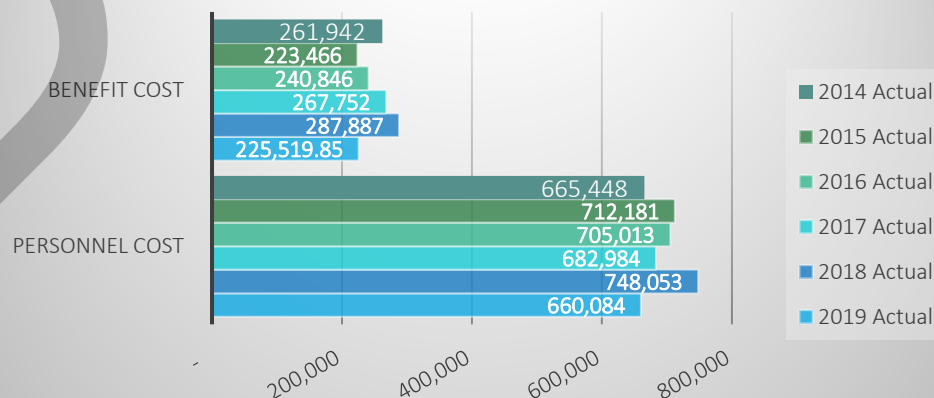


Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	660,084	748,053	682,984	705,013	712,181	665,448
Benefit Cost	225,519.85	287,887	267,752	240,846	223,466	261,942
Printing & Mailing Services	30.40	116	120	68	38	91
Operating Supplies	506.20	437	890	669	1,108	2,383
Subscriptions & Data Purchases	-	-	-	-	60	-
Training & Education	-	-	100	596	1,610	1,790
Travel Expenditures	-	-	-	-	333	-
Utilities	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Professional Services	1,368.25	706	-	-	-	-
Insurance	-	-	-	-	-	8,756
Aerial Photography	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Building & Equipment Maintenance	-	-	-	-	-	-
Software Maintenance	-	-	-	-	-	-
Other Services	282.63	204	334	158	90	190
Capital Equipment	-	-	-	-	-	-
	<u>887,791.71</u>	<u>1,037,403</u>	<u>952,180</u>	<u>947,351</u>	<u>938,886</u>	<u>940,599</u>
\$ Increase (Decrease) from Prior Yr.	(149,612)	85,223	4,829	8,465	(1,714)	940,599
% Increase (Decrease) from Prior Yr.	-14.42%	8.95%	0.51%	0.90%	-0.18%	0.00%

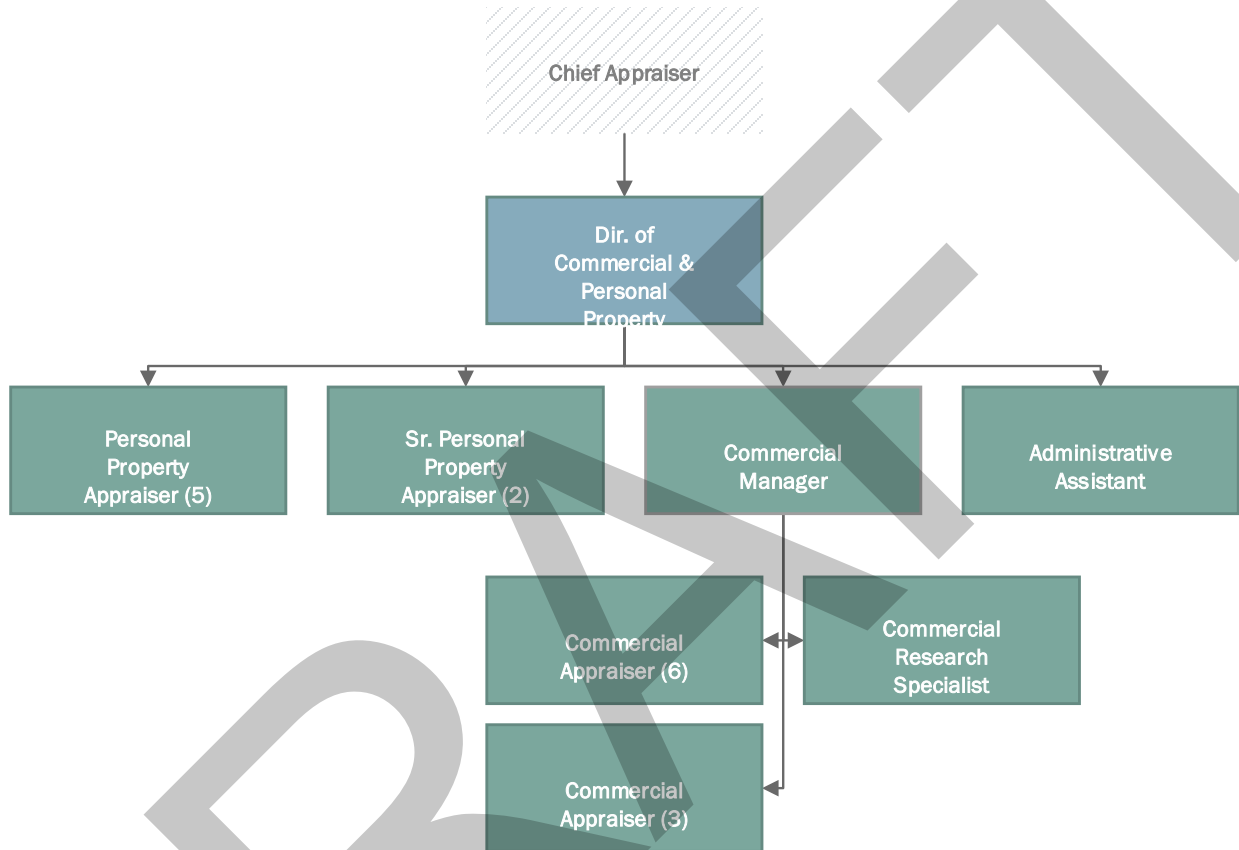
Position	2021 Budget	2020 Budget	Net Change
Director of Customer Service & Appraisal Support	0	0.5	(0.5)
Appraisal Support Manager	1	0	1
Appraisal Support Team Lead	1	1	-
ARB Support Clerk	0	0	-
QC Specialist	0	0	-
Appraisal Support Clerk	15	12	3
<b>Total Net Change</b>	<b>17</b>	<b>13.5</b>	<b>3.5</b>

The 3 positions added to the Appraisal Support department were previously classified in the Admin Department as ARB Support Clerks

## Personnel & Benefits Historical Actuals



## Commercial & Personal Property Appraisal



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Director Commercial & Personal Property Appraisal	1	20	\$ 108,784.00	\$ 152,318.40	\$ 32,869.95	\$ 40,063.76	\$ 6,600
Commercial Manager	1	12	\$ 68,723.20	\$ 96,220.80	\$ 26,178.39	\$ 30,441.79	\$ 6,600
Commercial Research Specialist	1	10	\$ 61,464.00	\$ 86,070.40	\$ 25,037.83	\$ 28,971.57	\$ 6,600
Commercial Appraiser	6	8	\$ 54,787.20	\$ 76,710.40	\$ 23,832.09	\$ 27,306.26	\$ 6,600
Commercial Appraiser	3	6	\$ 48,672.00	\$ 68,161.60	\$ 22,840.07	\$ 25,882.67	\$ 6,600
Sr. Personal Property Appraiser	1	7	\$ 52,395.20	\$ 73,361.60	\$ 23,697.12	\$ 27,044.86	\$ 6,600
Sr. Personal Property Appraiser	1	7	\$ 52,395.20	\$ 73,361.60	\$ 23,697.12	\$ 27,044.86	\$ -
Personal Property Appraiser	5	5	\$ 43,056.00	\$ 60,278.40	\$ 21,867.05	\$ 24,764.28	\$ 6,600
Administrative Assistant	1	4	\$ 40,601.60	\$ 56,846.40	\$ 21,471.01	\$ 24,044.16	\$ -

## Mission Statement

The mission of the Commercial Appraisal department of the Travis Central Appraisal District is to provide accurate appraisals of all commercial properties in Travis County at one hundred percent of market value, equally and uniformly, in a professional and ethical manner, according to the Texas Property Tax Code, USPAP, and generally adhered to IAAO standards but for jurisdictional exceptions. The mission of the Business Personal Property Appraisal department is to discover, value and resolve disputes of all business personal property within Travis County following Uniform Standards of Professional Appraisal Practice (USPAP) Standard 6 for mass appraisal; To treat all businesses fairly and uniformly as they relate to others in their industry; To comply with the Texas Comptrollers' guidelines and work in unison with all other departments to convey an accurate and fair representation of market value for the local taxing jurisdictions.

## Key Responsibilities

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 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 that 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. 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.

## Key Tasks & Deadlines

Tasks	Deadline	Key Players
Fieldwork Inspections	February 1	Commercial Appraisers
Sales Verification	March 1	Commercial Appraisers
Valuation – Schedule building	April 11	Commercial Director & Managers
Valuation – Calibration	April 11	Commercial Appraisers
Property Value Study Prep	April 1	Commercial Director
Protest – Evidence Preparation	May 15	Commercial Appraisers
Protest – Hearings	July 19	Commercial Appraisers
Division Priority Planning	September 15	Commercial Director
Dealer Inventory & Aircraft	February 1	VIT Appraiser
Field Inspections	March 15	BPP Appraisers
Depreciation & Schedule Building	March 15	BPP Director
Rendition Processing	June 1	BPP Appraisers
Property Value Study Prep	April 1	BPP Director
Protest – Evidence Preparation	May 15	BPP Appraisers
Protest – Hearings	July 19	BPP Appraisers
Division Priority Planning	September 15	BPP Director
Arbitrations	Year Round	Director, Manager & Appraisers

## Commercial & Personal Property Appraisal Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

Dept.	2020 Goals	Output Measure	Efficiency Measure
Commercial & Personal Property Appraisal	Work with the litigation department to enhance the efficiency in which commercial litigation is processed through scheduling of settlement conferences and mediation.	How many lawsuits are active at the end of March.	Working litigation in the year it was filed will allow for the taxing units to lower their exposure to refunds and interest payments to property owners that litigate. It also reduces the number of "multiple year" lawsuits.
	Continue to foster cross portfolio training of Commercial Appraisers and BPP staff.	Number of appraisers qualified to perform cross-departmental functions.	Reduces the organizational exposure if some personnel leave the district by having qualified employees ready to take on additional work responsibilities. Minimal shuffling in Commercial ARB panels.
	Streamline the creation of arbitration evidence and evenly distribute workload between appraisal staff.	Staff hours spent preparing and presenting commercial evidence for arbitration hearings.	Staff is available to dedicate more time to field work and special projects which will make the commercial values and data more accurate.
	Fill open Commercial and BPP positions.	Additional staff.	Maintain accurate and equitable values while managing the increased volume of ARB hearings, arbitrations, litigation and field work.
	Begin field work in early October.	Field work start date.	Earlier start date will allow for more properties to be inspected and more data to be collected for use during valuation.
	Substantially complete the scanning and imaging of all "paper file" documents into electronic format for easier retrieval and use during	Remaining number of unscanned files.	Reduce the number and need of filing cabinets required to store data and it will make retrieving the data much more efficient and productive.
	Create excel spreadsheets for tracking new commercial construction projects.	Enhance data collection of new commercial properties.	This will help appraisers to identify new projects to be inspected during the field work season potentially adding more value to the appraisal roll.
	Create and maintain excel database of new market leases.	More accurate and supportable market based models.	Use market trends and "actuals" to more accurately and efficiently build income based commercial models.
	Continue to enhance maps to identify trends, property comps, protested properties, etc.	Refine Ezra maps or utilize existing online sources that allow for property level analysis.	This will allow staff and managers the ability to visually analyze and compare different market segments resulting in more accurate valuations.
	Have commercial staff attend local, state and national real estate/appraisal conferences/training events.	Attendance at various commercial real estate/appraisal conferences/training events.	Staff will obtain a more global perspective of real estate and industry players. Appraisers will see firsthand what makes Austin an attractive place to invest versus other national cities.
	Work in cooperation with True Prodigy to develop a more user friendly and functional CAMA system.	Attend meetings as necessary with True Prodigy.	A new CAMA system utilizing the newest technology and enhanced data visualization. This will help appraisers in tracking, analyzing and visualizing property data.

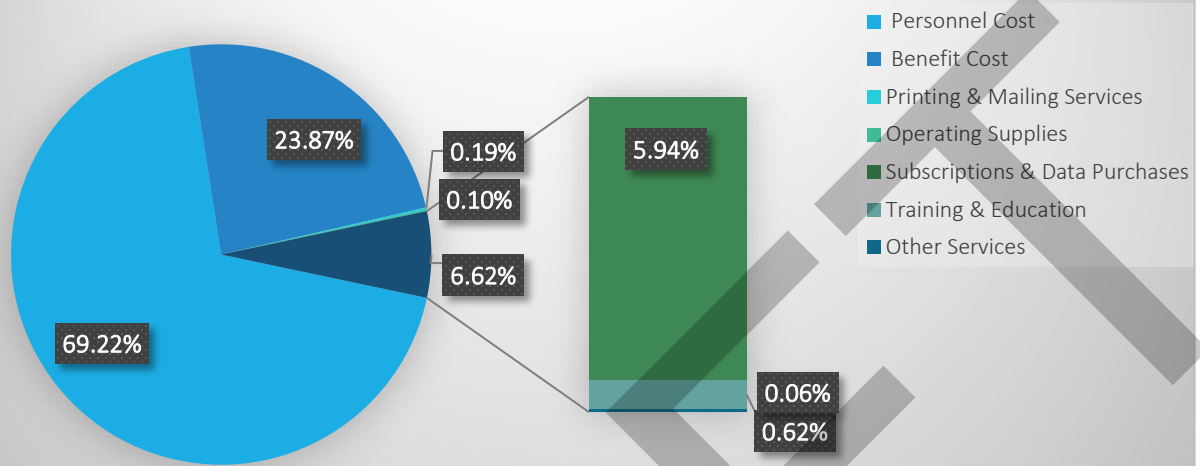
## Commercial & Personal Property Appraisal Accomplishments

- 1 Published the industry leading Commercial Evidence Book for the fourth year in a row. The Commercial Evidence Book proved highly beneficial in defending property values during informal and formal hearings.
- 2 Settled 665 lawsuits totaling nearly \$22.3 Billion in lawsuit volume with an average value change of 6.9%.
- 3 Completed a record number of 234 arbitrations.
- 4 Continued to cross train BPP staff to assist with Commercial informal and formal meetings for the fourth year in a row.
- 5 Spoke or presented at several industry events and conferences to educate and inform the public and other appraisal districts.
- 6 The Commercial team worked together to complete thousands of formal hearings and certified on time despite being understaffed.
- 7 Successfully utilized the online agent portal during informal meetings to settle over \$30.0 Billion in commercial value.

## Commercial & Personal Property Appraisal

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	<b>Personnel Costs</b>		1,411,855
40101	Salaries	1,287,555	
40107	Overtime	5,500	
40119	Auto Allowance	118,800	
	<b>Benefit Costs</b>		484,923
40111	Retirement (TCDRS)	111,760	
40128	Retirement (401(a) Plan)	64,378	
40127	Deferred Compensation (457(b) match)	32,189	
40112	Health Insurance	232,086	
40113	Dental Insurance	9,069	
40114	Life Insurance	7,478	
40115	Disability Insurance	5,185	
40124	Long Term Care Insurance	4,109	
40110	Medicare	18,670	
	<b>Printing &amp; Mailing Services</b>		3,750
40210	Printing	3,750	
	<b>Operating Supplies</b>		2,000
40220	Operating Supplies	2,000	
	<b>Subscription &amp; Data Purchases</b>		120,200
40231	Books, Publications, Subscriptions & Databases	120,200	
	<b>Training &amp; Education</b>		12,500
40330	Training & Education	12,500	
	<b>Other Services</b>		1,200
40310	Dues & Memberships	1,200	
<b>Total</b>		<b>\$ 2,036,429</b>	<b>\$ 2,036,429</b>

## 2021 Budget by Expenditure Category



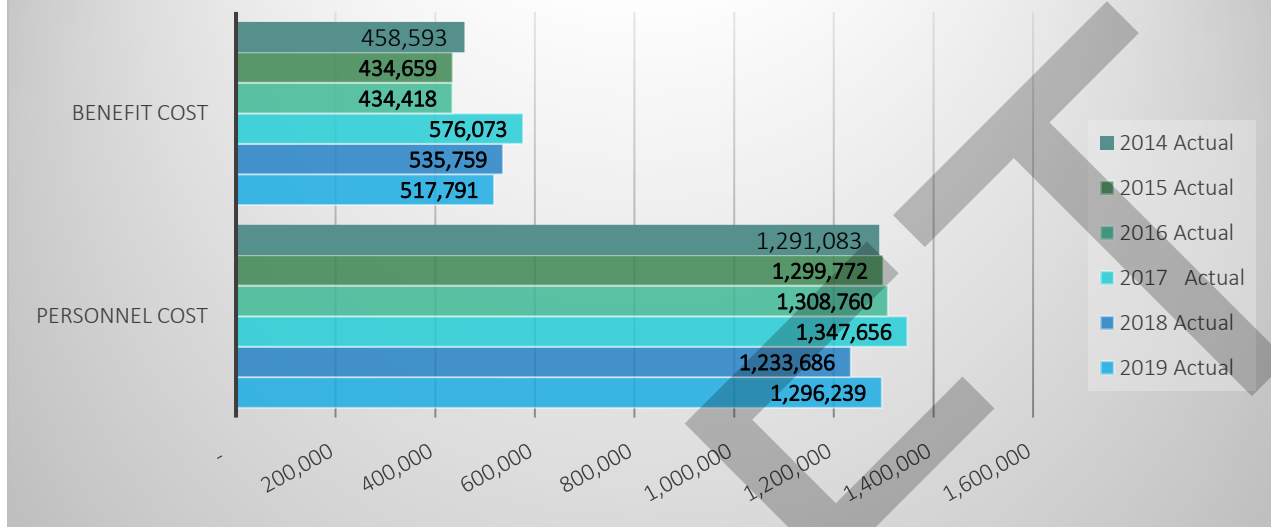
Budget Category	Proposed Budget	Adopted Budget	2019 Adopted Budget	\$ Change	% Change	% of Total Budget
Personnel Cost	1,411,855	1,496,766	1,377,238	(84,911)	-5.67%	69.33%
Benefit Cost	484,923	507,491	626,724	(22,568)	-4.45%	23.81%
Printing & Mailing Services	3,750	5,000	5,000	(1,250)	-25.00%	0.18%
Operating Supplies	2,000	2,000	2,500	-	0.00%	0.10%
Subscriptions & Data Purchases	120,200	130,351	117,487	(10,152)	-7.79%	5.90%
Training & Education	12,500	12,500	12,500	-	0.00%	0.61%
Travel Expenditures	-	-	-	-	0.00%	0.00%
Utilities	-	-	-	-	0.00%	0.00%
Legal Services	-	-	-	-	0.00%	0.00%
Professional Services	-	-	-	-	0.00%	0.00%
Insurance	-	-	-	-	0.00%	0.00%
Aerial Photography	-	-	-	-	0.00%	0.00%
Rentals	-	-	-	-	0.00%	0.00%
Building & Equipment Maintenance	-	-	-	-	0.00%	0.00%
Software Maintenance	-	-	-	-	0.00%	0.00%
Other Services	1,200	1,200	1,200	-	0.00%	0.06%
Capital Equipment	-	-	-	-	0.00%	0.00%
<b>Total</b>	<b><u>2,036,429</u></b>	<b><u>2,155,309</u></b>	<b><u>2,142,649</u></b>	<b><u>(118,881)</u></b>	<b><u>-5.55%</u></b>	<b><u>100%</u></b>
\$ Increases from Previous Year	(118,880)	12,660	13,785			
% Increase from Previous Year	-5.52%	0.59%	0.65%			



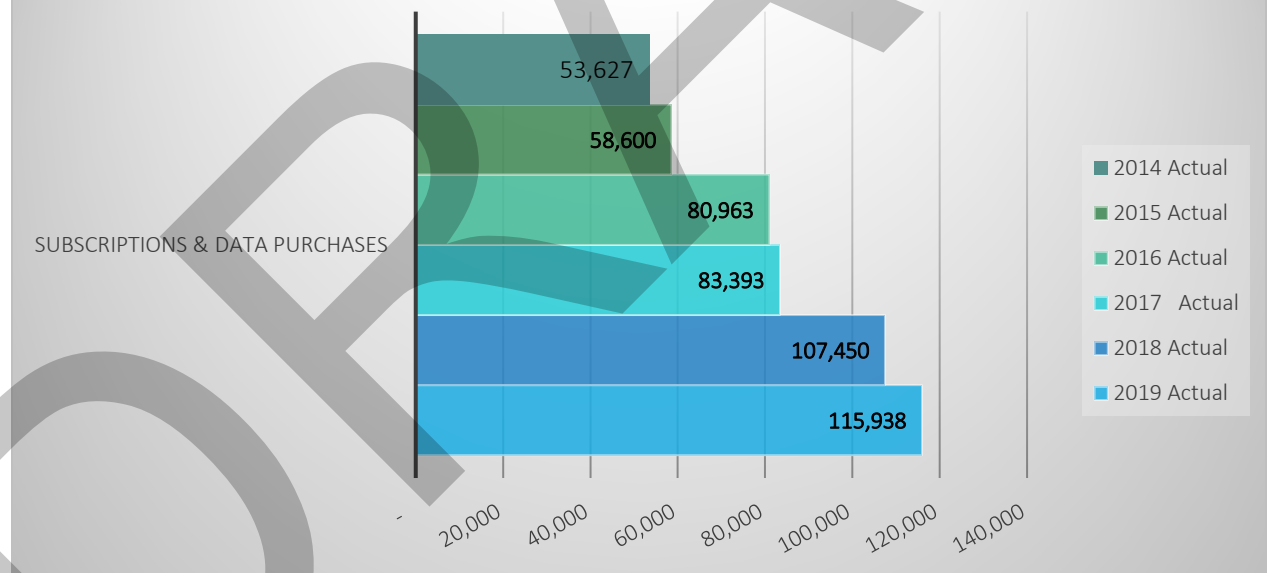
Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	1,296,239	1,233,686	1,347,656	1,308,760	1,299,772	1,291,083
Benefit Cost	517,791	535,759	576,073	434,418	434,659	458,593
Printing & Mailing Services	5,726	3,678	4,866	195	701	415
Operating Supplies	370	1,526	2,314	1,221	1,487	1,788
Subscriptions & Data Purchases	115,938	107,450	83,393	80,963	58,600	53,627
Training & Education	6,528	9,619	12,100	4,776	7,654	4,762
Travel Expenditures	-	-	615	-	-	-
Utilities	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-
Insurance	-	-	-	3,353	-	-
Aerial Photography	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Building & Equipment Maintenance	-	-	-	-	-	-
Software Maintenance	-	-	-	-	-	-
Other Services	975	1,138	923	1,322	935	998
Capital Equipment	-	-	-	-	-	-
	<u>1,943,567</u>	<u>1,892,856</u>	<u>2,027,938</u>	<u>1,835,007</u>	<u>1,803,809</u>	<u>1,811,265</u>
\$ Increase (Decrease) from Prior Yr.	50,711	(135,082)	192,931	31,198	(7,456)	(392,866)
% Increase (Decrease) from Prior Yr.	2.68%	-6.66%	10.51%	1.73%	-0.41%	-17.82%

Position	2021 Budget	2020 Budget	Net Change
Director Commercial & Personal Property Appraisal	1	1	-
Commercial Manager	1	1	-
Research Specialist	1	1	-
Commercial Appraiser	9	9	-
Sr. Personal Property Appraiser	2	2	-
Commercial Appraisal Support Specialist	0	1	(1)
Personal Property Appraiser	5	6	(1)
Administrative Assistant	1	1	-
<b>Total Net Change</b>	<b>20</b>	<b>22</b>	<b>(2.0)</b>

## Personnel & Benefits Historical Actuals



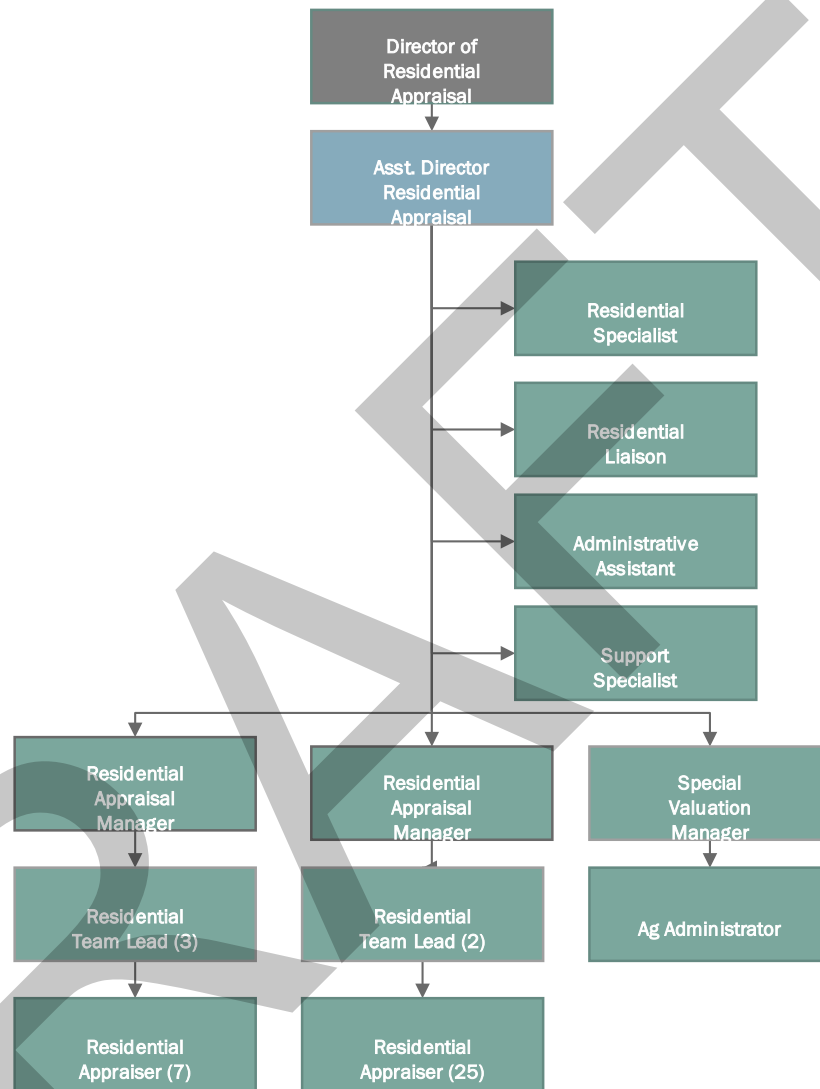
## Subscription & Data Historical Actuals





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# Residential Appraisal



Employee Position	No. of Positions	Position Grade	Salary Range		Benefit Range		Auto Allowance
Director of Residential Appraisal	1	20	\$ 108,784.00	\$ 152,318.40	\$ 32,869.95	\$ 40,063.76	\$ 6,600
Asst. Director Residential Appraisal	1	18	\$ 93,246.40	\$ 130,561.60	\$ 30,303.40	\$ 35,997.19	\$ 6,600
Residential Manager	2	12	\$ 68,723.20	\$ 96,220.80	\$ 26,178.39	\$ 30,441.79	\$ 6,600
Special Valuation Manager	1	10	\$ 61,464.00	\$ 86,070.40	\$ 25,037.83	\$ 28,971.57	\$ 6,600
Residential Specialist	1	10	\$ 61,464.00	\$ 86,070.40	\$ 25,037.83	\$ 28,971.57	\$ 6,600
Residential Liaison	1	8	\$ 54,787.20	\$ 76,710.40	\$ 23,832.09	\$ 27,306.26	\$ 6,600
Residential Team Lead	5	8	\$ 54,787.20	\$ 76,710.40	\$ 23,832.09	\$ 27,306.26	\$ 6,600
Residential Appraiser	32	5	\$ 43,056.00	\$ 60,278.40	\$ 21,867.05	\$ 24,764.28	\$ 6,600
Administrative Assistant	1	4	\$ 40,601.60	\$ 56,846.40	\$ 21,471.01	\$ 24,044.16	\$ -
Ag Administrator	1	3	\$ 39,395.20	\$ 55,161.60	\$ 21,308.38	\$ 23,851.41	\$ -
Support Specialist	1	2	\$ 32,801.60	\$ 45,947.20	\$ 20,162.45	\$ 22,449.15	\$ -

## Mission Statement

The mission of the Residential Appraisal department of the Travis Central Appraisal District is to incorporate best practices to provide accurate appraisals of all residential properties in Travis County at market value, equally and uniformly in a professional and ethical manner within the framework of the Texas Property Tax Code and USPAP, subject to jurisdictional exceptions, and within the guidelines and standards of IAAO. The residential department is also responsible for the appraisals of all taxable land parcels and determining if the property is qualified for open space valuation in Travis County.

## Key Responsibilities

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 the 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 that will allow the District to certify timely. This department values all land, builder's inventory and places productivity (usually call Ag) values on properties.

## Key Tasks and Deadlines

Tasks	Deadline	Key Players
Fieldwork Inspections	February 1	Residential Appraisers
Agricultural Applications	February 1	Land-Residential Manager, Ag Administrator
Sales Verification	March 1	Residential Appraisers
Fieldwork Inspections- Agricultural	March 31	Residential Appraisers
Valuation – Schedule building	April 11	Residential Director & Managers
Valuation – Calibration	April 11	Residential Appraisers
Valuation- Schedule Building	April 11	Residential Appraisers
Property Value Study Prep	April 1	Residential Director
Protest – Evidence Preparation	May 15	Residential Appraisers
Protest – Hearings	July 19	Residential Appraisers
Division Priority Planning	September 15	Residential Director
Arbitrations	Year Round	Residential Specialist, Director, Managers, Team Leads

## Residential Appraisal Goals

(Department goals for 2021 will be updated after the 2021 planning session has concluded.)

Dept.	2020 Goals	Output Measure	Efficiency Measure
Residential Appraisal	Prepare for software conversion: test on-line platforms, software applications, guidelines, etc. that True Prodigy has made available and review property records for accuracy.	Thorough beta testing will be performed on new CAMA software. Current TCAD error reports will be utilized to correct property records.	The elimination of bugs will allow for a smoother software conversion.
	Expand on card-by-card appraisal to parcels without images and not field checked within the last three years. Appraisal areas to be reviewed M, R, P, and F.	Progress will be monitored through the PACS Mobile QC module, PACS permit tracking and current "No Image" spreadsheet.	A valuation model with current data provides a more accurate, fair and equitable appraisal roll.
	Collect/record builder information, plans, etc. and verify information in CAMA database is accurate.	Properties to be identified in PACS (recent enhancement).	Minimize discrepancies in homogeneous market segments; ensuring equitable valuation.
	Complete site development analysis to other appraisal areas within the city of Austin; study market data for site valuation model.	Properties to be identified by a zoning code (ex: SF-1) in PACS. Additional information to be included in valuation manual and/or nbhd write-ups.	Ensure TCAD reflects current local market conditions.
	Cross-train appraisers on all types of residential properties.	Monitor progression through one-on-one training with specialist(s).	Multi-skilled team with an even work load.

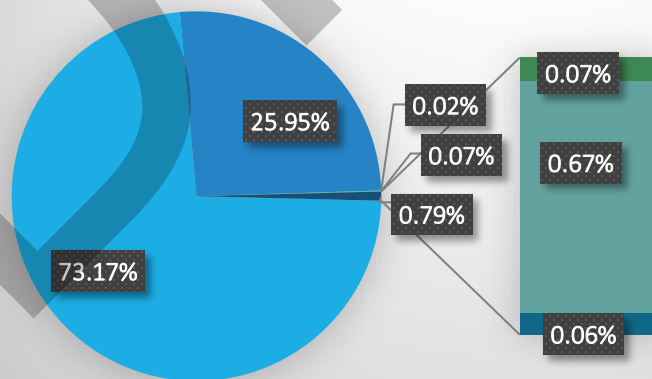
## Residential Appraisal Accomplishments

- 1 Comprehensive condition (CDU) audit of approximately 16,000 parcels, encompassing entire county.
- 2 Implemented new procedures for residential inventory properties. Approximately 98% of inventory properties were noticed at special inventory value; providing a more accurate appraisal roll.
- 3 Adjusted 01 cost tables to reflect current market trends.
- 4 Analysis was performed to identify site development standards (min 5,750 lot size) properties in appraisal areas X, Y, Z, E, D, F, K and L.
- 5 An average of 1,800 e-files worked per day, resulting in over 55,000 informals over 31 working days (7 weeks).
- 6 An effective new formal process was implemented which included all appraisers completing dockets in a timely manner.

## Residential Appraisal

GL Code	Description	GL Total	Budget Category Total
	<b>Personnel Costs</b>		3,029,307
40101	Salaries	2,658,907	
40107	Overtime	80,000	
40119	Auto Allowance	290,400	
	<b>Benefit Costs</b>		1,073,539
40111	Retirement (TCDRS)	231,366	
40128	Retirement (401(a) Plan)	133,275	
40127	Deferred Compensation (457(b) match)	66,638	
40112	Health Insurance	545,402	
40113	Dental Insurance	21,312	
40114	Life Insurance	15,481	
40115	Disability Insurance	11,760	
40124	Long Term Care Insurance	9,655	
40110	Medicare	38,650	
	<b>Printing &amp; Mailing Services</b>		750
40210	Printing	750	
	<b>Operating Supplies</b>		3,000
40220	Operating Supplies	3,000	
	<b>Subscription &amp; Data Purchases</b>		2,725
40231	Books, Publications, Subscriptions & Databases	2,725	
	<b>Training &amp; Education</b>		27,500
40330	Training & Education	27,500	
	<b>Other Services</b>		2,500
40310	Dues & Memberships	2,500	
<b>Total</b>		<b>\$ 4,139,321</b>	<b>\$ 4,139,321</b>

### 2021 Budget by Expenditure Category



- Personnel Cost
- Benefit Cost
- Printing & Mailing Services
- Operating Supplies
- Subscriptions & Data Purchases
- Training & Education
- Other Services

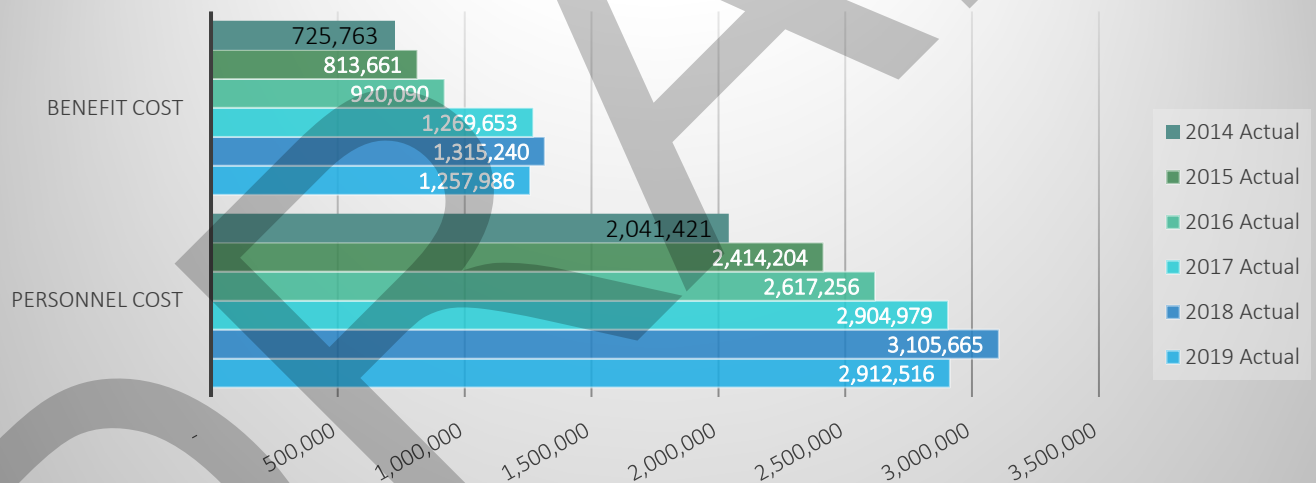
Budget Category	Proposed Budget	Adopted Budget	2019 Adopted Budget	\$ Change	% Change	% of Total Budget
Personnel Cost	3,029,307	3,066,547	3,018,919	(37,240)	-1.21%	73.18%
Benefit Cost	1,073,539	1,051,110	1,399,937	22,430	2.13%	25.94%
Printing & Mailing Services	750	1,200	1,200	(450)	-37.50%	0.02%
Operating Supplies	3,000	5,000	5,000	(2,000)	-40.00%	0.07%
Subscriptions & Data Purchases	2,725	3,725	2,725	(1,000)	-26.85%	0.07%
Training & Education	27,500	27,500	27,500	-	0.00%	0.66%
Travel Expenditures	-	-	-	-	0.00%	0.00%
Utilities	-	-	-	-	0.00%	0.00%
Legal Services	-	-	-	-	0.00%	0.00%
Professional Services	-	-	-	-	0.00%	0.00%
Insurance	-	-	-	-	0.00%	0.00%
Aerial Photography	-	-	-	-	0.00%	0.00%
Rentals	-	-	-	-	0.00%	0.00%
Building & Equipment Maintenance	-	-	-	-	0.00%	0.00%
Software Maintenance	-	-	-	-	0.00%	0.00%
Other Services	2,500	2,500	2,500	-	0.00%	0.06%
Capital Equipment	-	-	-	-	0.00%	0.00%
<b>Total</b>	<b><u>4,139,321</u></b>	<b><u>4,157,582</u></b>	<b><u>4,457,781</u></b>	<b><u>(18,260)</u></b>	<b><u>-0.41%</u></b>	<b><u>100%</u></b>
\$ Increases from Previous Year	(18,260)	(300,200)	40,824			
% Increase from Previous Year	-0.44%	-6.73%	0.92%			

Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	2,912,516	3,105,665	2,904,979	2,617,256	2,414,204	2,041,421
Benefit Cost	1,257,986	1,315,240	1,269,653	920,090	813,661	725,763
Printing & Mailing Services	12,554	572	665	970	1,123	1,120
Operating Supplies	2,234	2,685	3,657	4,956	3,628	4,369
Subscriptions & Data Purchases	1,260	820	1,878	1,217	2,148	1,518
Training & Education	14,586	21,427	26,040	13,533	9,415	9,393
Travel Expenditures	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-
Insurance	-	-	-	299	299	-
Aerial Photography	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Building & Equipment Maintenance	-	-	-	-	-	-
Software Maintenance	-	-	-	-	-	-
Other Services	2,460	2,223	2,133	2,358	2,360	2,650
Capital Equipment	-	-	-	-	-	-
	<b><u>4,203,596</u></b>	<b><u>4,448,631</u></b>	<b><u>4,209,004</u></b>	<b><u>3,560,679</u></b>	<b><u>3,246,838</u></b>	<b><u>2,786,234</u></b>
\$ Increase (Decrease) from Prior Yr.	(245,034)	239,626	648,326	313,841	460,605	(603,281)
% Increase (Decrease) from Prior Yr.	-5.51%	5.69%	18.21%	9.67%	16.53%	-17.80%



Position	2021 Budget	2020 Budget	Net Change
Director Residential Appraisal	1	1	-
Assistant Director Residential Appraisal	1	1	-
Residential Manager	2	2	-
Special Valuation Manager	1	1	-
Residential Specialist	1	1	-
Condo Specialist	0	1	(1)
Residential Liaison	1	1	-
Residential Team Lead	5	4	1
Sr. Residential Appraiser	0	0	-
Residential Appraiser	32	33	(1)
Administrative Assistant	1	1	-
Ag Administrator	1	1	-
Support Specialist	1	1	-
<b>Total Net Change</b>	<b>47</b>	<b>48</b>	<b>(1.0)</b>

### Personnel & Benefits Historical Actuals



# Appraisal Review Board (ARB)

**Independent Review Body- Not a TCAD Department**

## Appraisal Review Board (ARB)

When the Texas Legislature enacted the Texas Property Tax Code, they realized the need to have an administrative remedy, outside of district court, for property owners to address concerns relating to the appraisal district's determination of market values. The answer was the establishment of Appraisal Review Boards (ARB). The ARB is an independent, impartial group of citizens authorized to resolve disputes between taxpayers and the appraisal district.

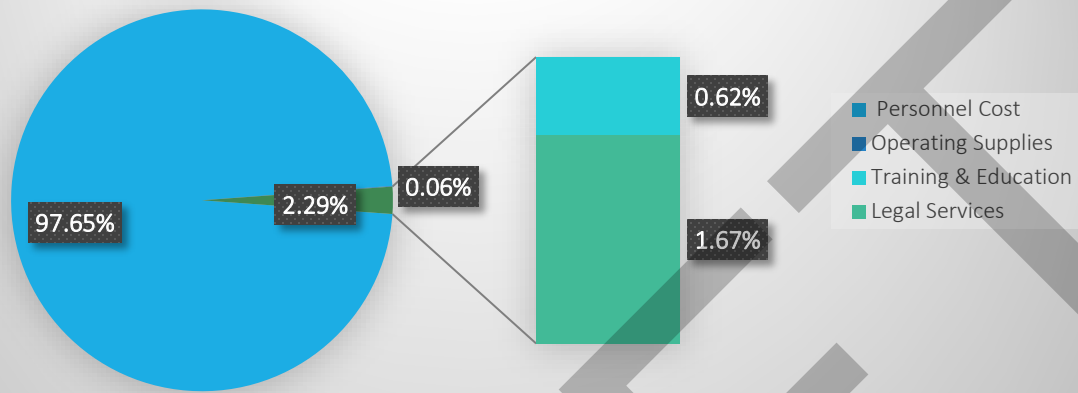
ARB members are appointed by the Local Administrative District Judge for two- year terms. At the end of their term, and ARB member may reapply for another period of two years for a total of three consecutive two-year terms. To qualify for service on the ARB, an individual must be a resident of Travis County for at least two years before taking office. No employees or offices of the appraisal district or any taxing unit within Travis County, past or present, may sit on the ARB. The individuals cannot be closely related to any tax agent or tax appraiser within the appraisal district boundaries.

For cost savings purposes, the ARB meets at the appraisal district office; however, it is not controller by the appraisal district and is a separate authoritative body. The ARB has not role in the day-to-day operations of the appraisal office or in appraising property. The ARB only has authority over protests submitted to it. Only in resolving taxpayer protests can the ARB make changes or set a value on its own. Such a change only affects the property in question and decisions are binding only for the year in question.

## Appraisal Review Board (ARB)

<u>GL Code</u>	<u>Description</u>	<u>GL Total</u>	<u>Budget Category Total</u>
	<b>Personnel Costs</b>		1,172,175
40101	Contract Wages	1,172,175	
	<b>Operating Supplies</b>		750
40220	Operating Supplies	750	
	<b>Subscription &amp; Data Purchases</b>		900
40231	Books, Publications, Subscriptions & Databases	900	
	<b>Training &amp; Education</b>		7,500
40330	Training & Education	7,500	
	<b>Legal Services</b>		20,000
40510	Attorney & Court Costs	20,000	
<b>Total</b>		<b>\$ 1,201,325</b>	<b>\$ 1,201,325</b>

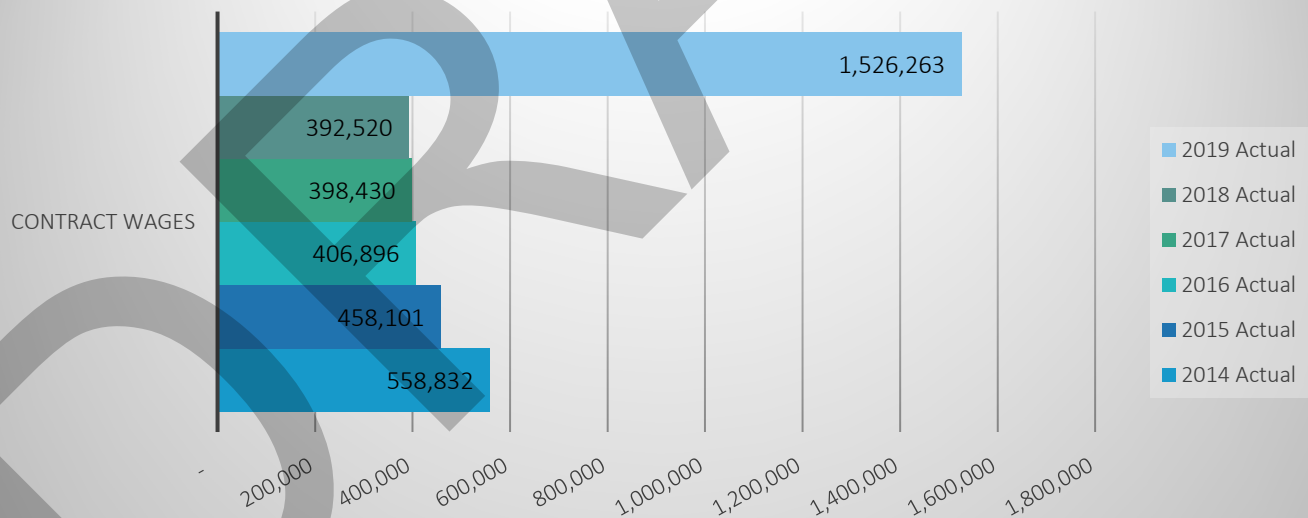
## 2021 Budget by Expenditure Category



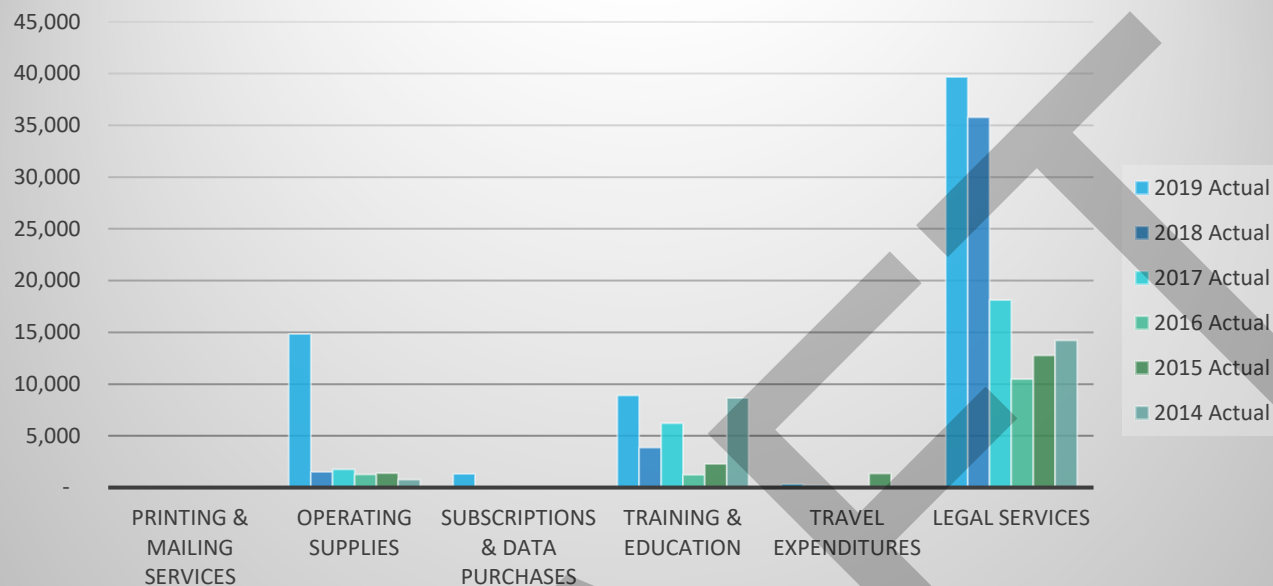
Budget Category	2021 Budget	2020 Budget	2019 Budget	2018 Budget	\$ Change	% Change	% of Total Budget
Personnel Cost	1,172,175	1,172,175	235,675	235,675	-	0.00%	97.57%
Benefit Cost	-	-	-	-	-	0.00%	0.00%
Printing & Mailing Services	-	-	-	-	-	0.00%	0.00%
Operating Supplies	750	750	500	500	-	0.00%	0.06%
Subscriptions & Data Purchases	900	900	825	-	-	0.00%	0.07%
Training & Education	7,500	7,500	7,500	7,500	-	0.00%	0.62%
Travel Expenditures	-	-	-	-	-	0.00%	0.00%
Utilities	-	-	-	-	-	0.00%	0.00%
Legal Services	20,000	20,000	12,750	12,750	-	0.00%	1.66%
Professional Services	-	-	-	-	-	0.00%	0.00%
Insurance	-	-	-	-	-	0.00%	0.00%
Aerial Photography	-	-	-	-	-	0.00%	0.00%
Rentals	-	-	-	-	-	0.00%	0.00%
Building & Equipment Maintenance	-	-	-	-	-	0.00%	0.00%
Software Maintenance	-	-	-	-	-	0.00%	0.00%
Other Services	-	-	-	-	-	0.00%	0.00%
Capital Equipment	-	-	-	-	-	0.00%	0.00%
	<b>1,201,325</b>	<b>1,201,325</b>	<b>257,250</b>	<b>256,425</b>	<b>944,075</b>	<b>366.99%</b>	<b>100%</b>
\$ Increases from Previous Year	-	944,075	825	(83,235)			
% Increase from Previous Year	0.00%	366.99%	0.32%	-24.51%			

Budget Category	2019 Actual	2018 Actual	2017 Actual	2016 Actual	2015 Actual	2014 Actual
Personnel Cost	1,526,263	392,520	398,430	406,896	458,101	558,832
Benefit Cost	-	-	-	-	-	-
Printing & Mailing Services	-	-	-	-	-	100
Operating Supplies	14,845	1,514	1,756	1,252	1,375	772
Subscriptions & Data Purchases	1,320	-	-	-	-	-
Training & Education	8,890	3,850	6,220	1,225	2,295	8,670
Travel Expenditures	324	220	-	-	1,360	-
Utilities	-	-	-	-	-	-
Legal Services	39,674	35,780	18,105	10,472	12,765	14,210
Professional Services	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Aerial Photography	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Building & Equipment Maintenance	-	-	-	-	-	-
Software Maintenance	-	-	-	-	-	-
Other Services	-	-	-	-	-	144
Capital Equipment	-	-	-	-	-	-
	<u>1,591,315</u>	<u>433,884</u>	<u>424,511</u>	<u>419,845</u>	<u>475,896</u>	<u>582,727</u>
\$ Increase (Decrease) from Prior Yr.	1,157,432	9,373	4,666	(56,051)	(106,831)	82,506
% Increase (Decrease) from Prior Yr.	266.76%	2.21%	1.11%	-11.78%	-18.33%	16.49%

### Total ARB Contract Wages



## ARB Historical Expenditures



### ARB Membership:

	2021 Proposed	2020 Actual	2019 Actual	2018 Actual	2017 Actual	2016 Actual
Regular Members	N/A	34	20	18	22	27
Auxiliary Members	N/A	116	130	57	18	8
Total Membership	150	150	150	75	40	35



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# Statistical Information



## Demographic & Economic Statistics

FY 2010-2019

Fiscal Year	Travis County Population <sup>(1)</sup>	Travis County Personal Income (In Thousands) <sup>(2)</sup>	Travis County Per Capita Personal Income	Single Family Home Sales in the Austin Area <sup>(3)</sup>	Average Home Price in the Austin Area <sup>(3)</sup>	Travis County Un-employment Rate <sup>(4)</sup>
2010	1,024,266	45,991,232	44,902	20,494	243,698	6.6%
2011	1,049,873	51,628,347	49,176	20,466	250,703	6.7%
2012	1,076,119	58,440,548	54,307	23,948	259,950	5.2%
2013	1,108,403	60,520,308	54,601	29,343	282,970	5.0%
2014	1,141,655	65,876,861	57,703	29,639	301,882	4.1%
2015	1,173,051	68,732,403	58,593	31,243	322,243	3.2%
2016	1,209,415	70,898,828	58,622	32,185	343,924	3.4%
2017	1,242,674	77,863,304	62,658	33,297	363,990	2.9%
2018	1,273,741	84,294,574	66,179	34,824	377,659	2.8%
2019	1,304,311	Data not available		35,838	388,151	2.5%

### SOURCES:

- (1) City of Austin Demographer
- (2) Bureau of Economic Analysis, Department of Commerce
- (3) Texas A&M University, Real Estate Research Center
- (4) Texas Workforce Commission

### NOTES:

Prior years may have been updated by the source

## Top Ten Travis County Ad Valorem Taxpayers FY 2019

Rank	Employer	Product or Service	Taxable Assessed Value
1	Samsung Austin Semiconductor	Electronics	\$ 1,667,794,283
2	CSHV Properties	Property Management	1,184,272,951
3	Columbia/St. David's Healthcare System LP	Health Care	568,263,394
4	Cousins Properties	Property Management	483,539,490
5	Apple, Inc.	Electronics	418,759,426
6	Finley Company	Real Estate Investments	394,900,014
7	HEB Grocery Co.	Supermarket	351,238,480
8	Domain Retail Property Owner LP	Property Management	343,763,509
9	BPP Alphabet MF Riata LP	Property Management	325,076,136
10	GW Block 23 Office LLC	Property Management	307,578,287

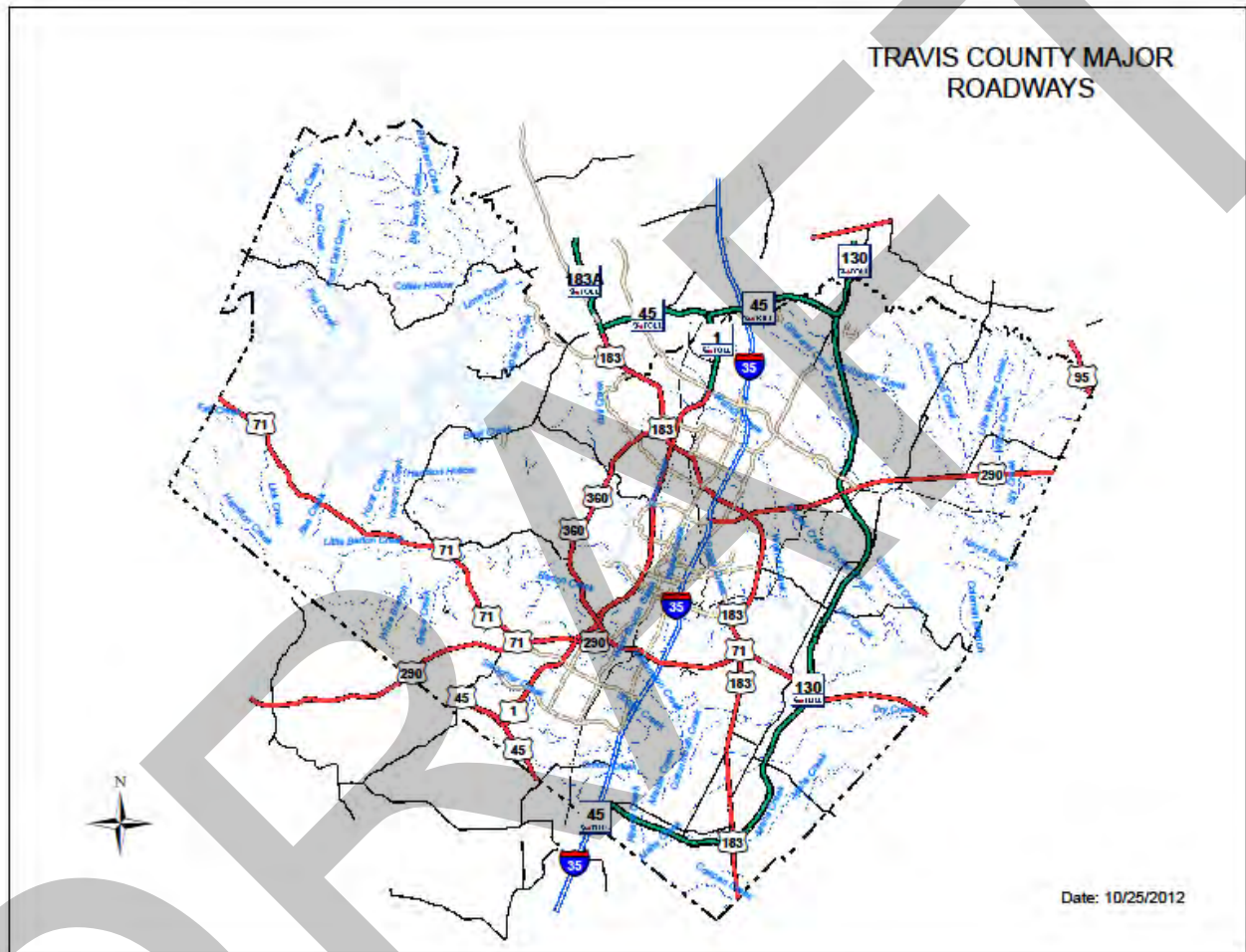
## Top Ten Travis County Employers FY 2019

Rank	Employer	Product or Service	Employees	% of Total County Employment
1	State of Texas	Government	58,783	7.71%
2	The University of Texas/Austin	Education, Research	27,457	3.60%
3	City of Austin	Government	15,808*	2.07%
4	HEB Grocery Co.	Retail	13,901	1.82%
5	Dell, Inc.	Electronics	13,000	1.71%
6	Federal Government	Government	11,798	1.55%
7	Austin Independent School District	Education	11,384	1.49%
8	St. David's Healthcare	Health Services	10,665	1.40%
9	Ascension Seton	Health Services	10,513	1.38%
10	Wal-Mart Stores, Inc.	Retail	7,350	0.96%

## Travis County Demographics

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. Its 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
1003	03	TRAVIS COUNTY	0.3079	0.0463	0.3542



### *Travis County Demographic*

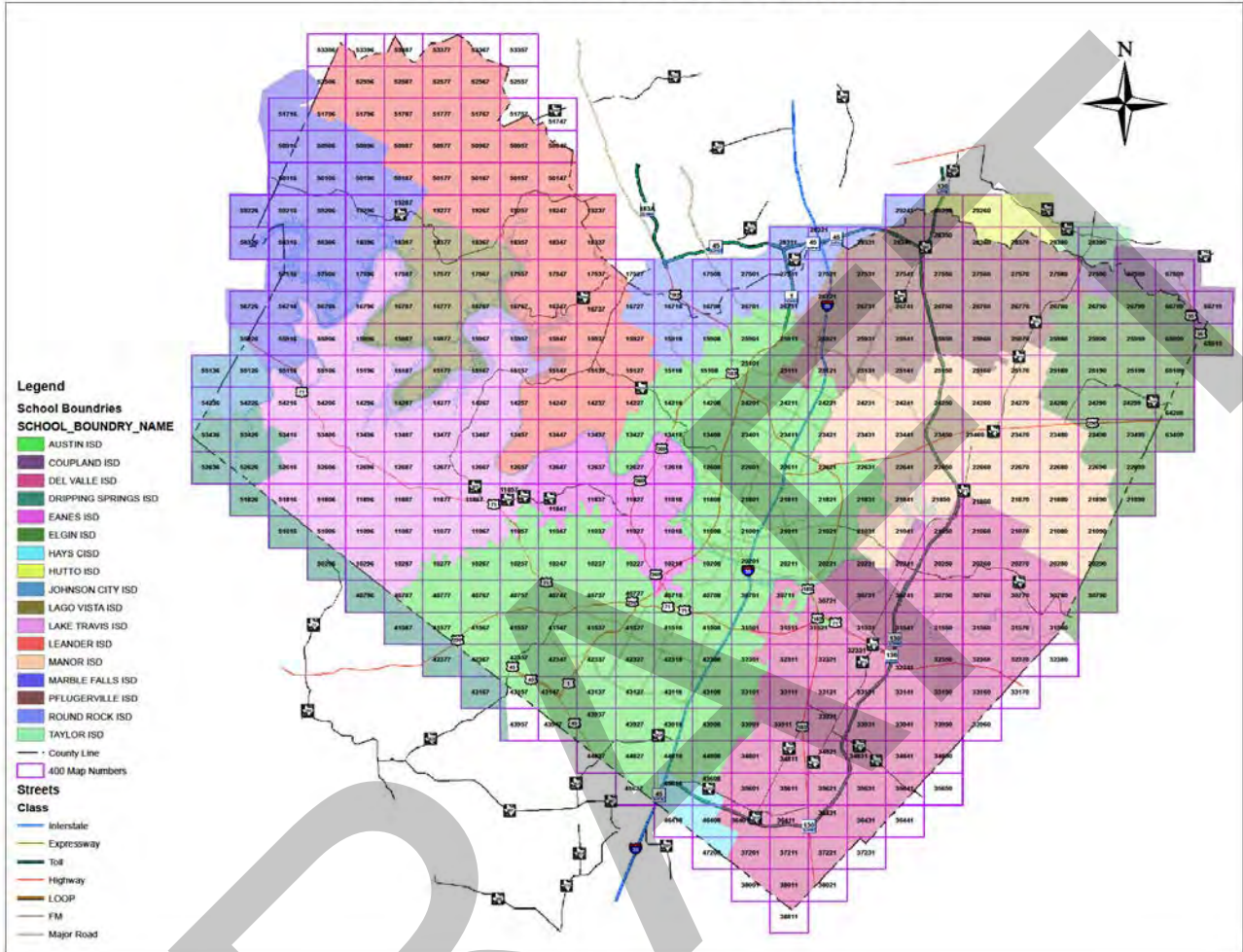
Established: January 25, 1840  
 County Seat: Austin  
 2010 Population: 790,390  
 2016 Est Population: 1,223,816  
 Square Miles: 1,023  
 Jurisdictions: 15 Schools,  
 21 Cities,  
 89 Special Districts

## Travis County School Districts

Travis County has 6 school districts wholly contained within its boundaries and 9 school districts which are shared across county lines. Austin ISD is the largest school district in Travis County and the third largest school district in the State.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1001	01	AUSTIN ISD		0.1130	1.1220
1005	06	DEL VALLE ISD	0.9700	0.3400	1.3100
1006	07	LAKE TRAVIS ISD	0.9900	0.3475	1.3375
1007	08	EANES ISD	0.9900	0.1400	1.1300
1009	1A	HAYS CONSOLIDATED ISD	1.0400	0.4977	1.5377
1023	16	LAGO VISTA ISD	0.9900	0.2600	1.2500
1026	19	PFLUGERVILLE ISD	0.9900	0.4600	1.4500
1027	2A	ELGIN ISD	1.0683	0.4500	1.5183
1037	22	COUPLAND ISD	0.9700	-	0.9700
1042	3A	MARBLE FALLS ISD	0.9833	0.2153	1.1986
1053	34	MANOR ISD	0.9700	0.5000	1.4700
1057	38	DRIPPING SPRINGS ISD	1.1700	0.3500	1.5200
1059	4A	JOHNSON CITY ISD	1.0400	0.0939	1.1339
1072	5A	ROUND ROCK ISD	0.9700	0.2648	1.2348
1098	69	LEANDER ISD	0.9700	0.4675	1.4375

# SCHOOL BOUNDARIES



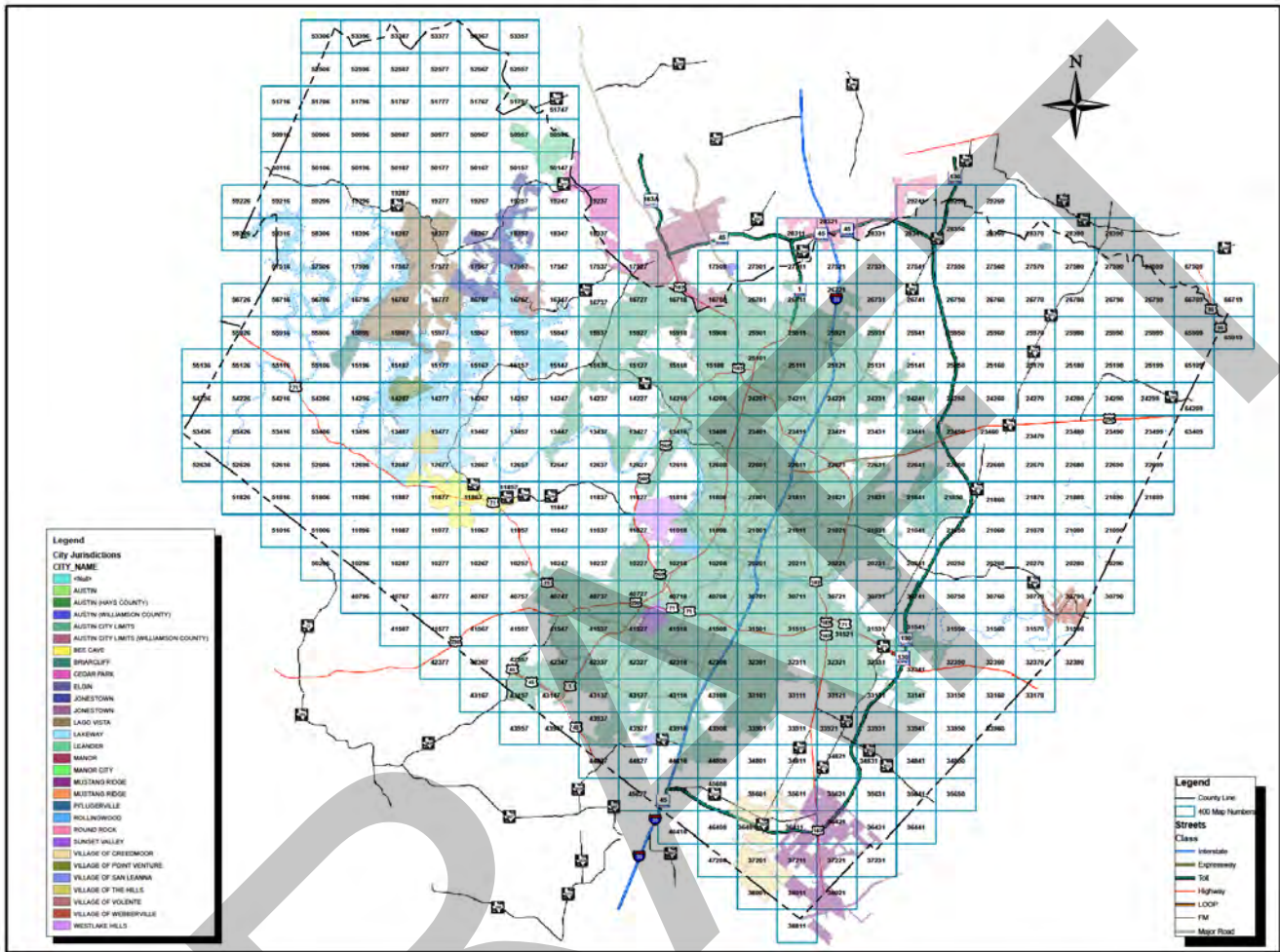
## Travis County Cities

Travis County has 21 cities within its boundaries including the State capital Austin. Austin is the fourth largest city in the state and the 11<sup>th</sup> largest metropolitan statistical area in the United States. Residents of the area represent a diverse mixture of government employees, college students and staff, musicians, high-tech workers and business people.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1002	02	CITY OF AUSTIN	0.3337	0.1094	0.4431
1004	05	CITY OF MANOR	0.5845	0.2316	0.8161
1008	09	CITY OF WEST LAKE HILLS	0.0700	-	0.0700
1018	11	CITY OF ROLLINGWOOD	0.1196	0.0892	0.2088
1019	12	VILLAGE OF SAN LEANNA	0.2498	-	0.2498
1020	13	CITY OF SUNSET VALLEY	-	-	-
1031	2F	CITY OF ROUND ROCK	0.3135	0.1255	0.4390
1035	20	CITY OF PFLUGERVILLE	0.3104	0.1872	0.4976
1036	21	CITY OF LAKEWAY	0.1214	0.0431	0.1645
1046	3F	CITY OF CEDAR PARK	0.2393	0.2077	0.4470
1065	40	CITY OF CREEDMOOR	0.3160	-	0.3160
1071	49	CITY OF LAGO VISTA	0.3893	0.2607	0.6500
1075	5F	CITY OF ELGIN	0.4283	0.2286	0.6569
1076	5G	VILLAGE OF VOLENTE	0.0900	-	0.0900
1077	5H	VILLAGE OF WEBBERVILLE	0.0776	0.2297	0.3073
1078	50	CITY OF JONESTOWN	0.4705	0.0951	0.5656
1083	55	VILLAGE OF BRIARCLIFF	0.0542	0.0777	0.1319
1090	6F	CITY OF LEANDER	0.3199	0.2220	0.5419
1096	61	CITY OF MUSTANG RIDGE	0.4375	0.0317	0.4692
1102	7E	VILLAGE OF THE HILLS	0.1000	-	0.1000
1103	7F	VILLAGE OF POINT VENTURE	0.1220	-	0.1220
1122	83	CITY OF BEE CAVE	-	0.0200	0.0200



# CITY BOUNDARIES



## Property Taxes at Work

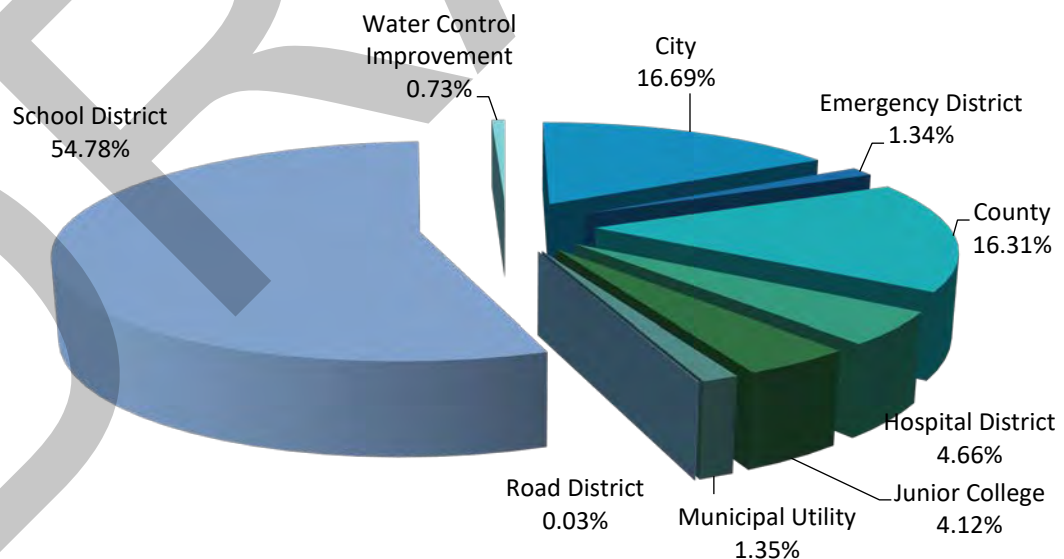
Property taxes are local taxes that are assessed locally, collected locally, and used locally. You pay your property taxes to the local tax collector. The tax collector distributes the funds to schools, cities and other local governments. Local governments spend the funds on schools, roads, hospitals,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



In Travis County property taxes support 131 local government agencies including 21 cities, 17 emergency districts, the county, the hospital district, the junior college, 57 municipal utility districts, 1 road districts, 15 school districts, and 17 water control improvement districts. For 2019 the projected tax levy for all taxing units in Travis County is \$4662,245,608.

## DISTRIBUTION OF PROPERTY TAXES

### Budget by Taxing Unit Type

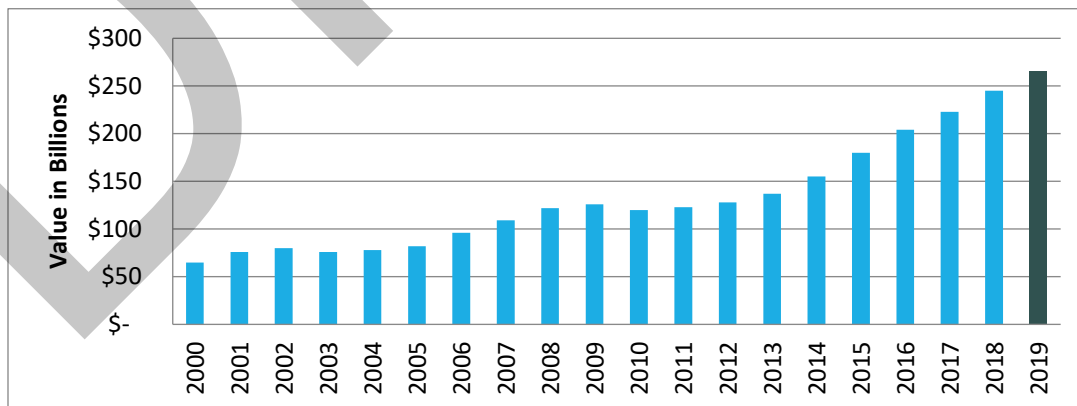




## 20 Year History of Appraisal Roll Values

2019 was the ninth consecutive year of appraisal roll growth. All sectors experienced growth.

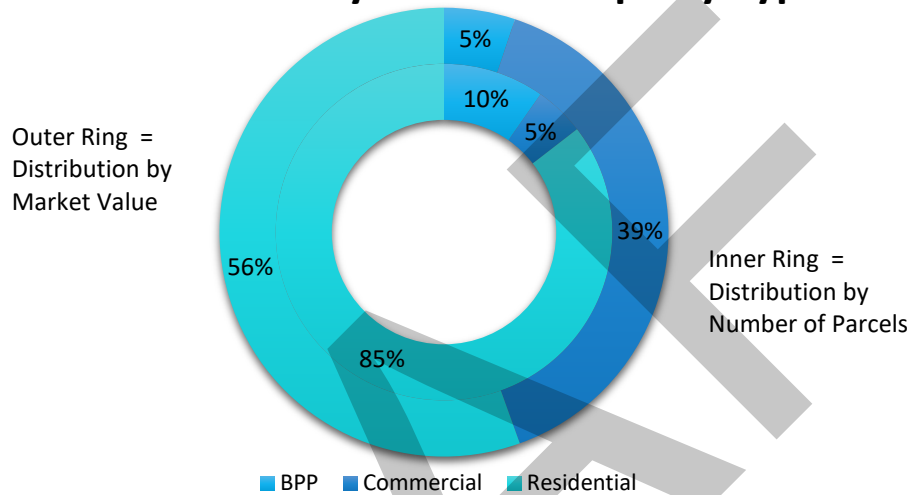
Year	Total Appraisal Roll	Travis Central Appraisal District Statistical Information
2000	\$ 64,972,923,504	
2001	\$ 76,239,434,155	
2002	\$ 79,727,220,411	
2003	\$ 76,468,299,684	
2004	\$ 77,780,497,021	
2005	\$ 82,376,017,030	
2006	\$ 95,938,443,366	
2007	\$ 108,849,163,598	
2008	\$ 121,880,175,682	
2009	\$ 125,920,708,866	
2010	\$ 120,247,416,959	
2011	\$ 123,196,201,548	
2012	\$ 128,176,409,480	
2013	\$ 136,609,794,659	
2014	\$ 154,513,882,900	
2015	\$ 179,776,622,324	
2016	\$ 203,900,582,596	
2017	\$ 223,147,520,227	
2018	\$ 245,338,206,315	
2019	\$ 266,184,989,892	
2000	\$ 64,972,923,504	
2001	\$ 76,239,434,155	



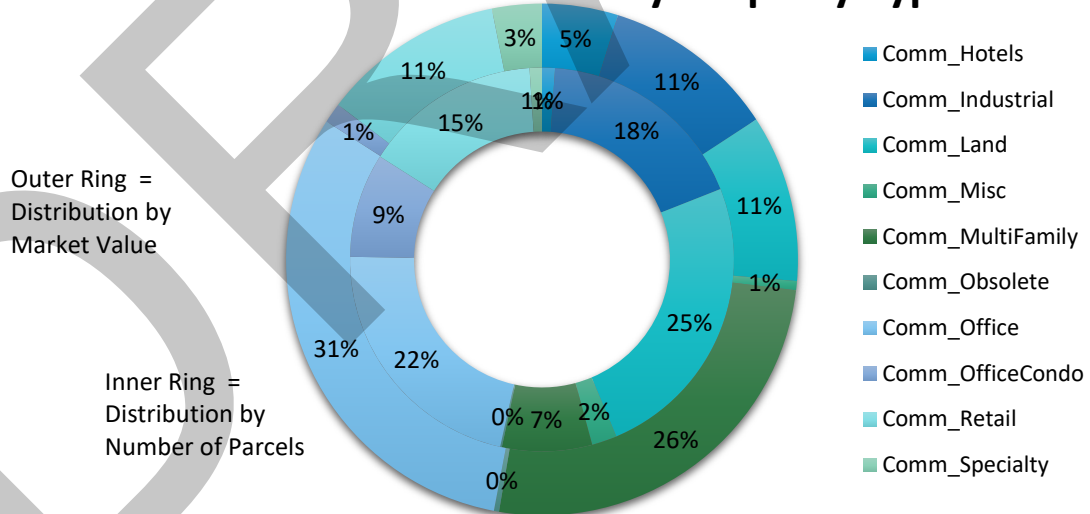
## Value Distributions

Property Type	Count	Market Value
BPP	43,702	\$ 13,644,422,629
Commercial	21,499	\$ 104,837,772,966
Residential	383,858	\$ 147,658,594,297
	449,059	\$ 266,140,789,892

## Distribution by General Property Type



## Commercial Distribution by Property Type



## 2019 State Property Categories

State Cd	State Cd Desc	Prop Count	New Market	Market Val	Taxable Val
A	SINGLE FAMILY RESIDENCE	309,532	\$ 2,529,385,338	\$ 130,370,815,584	\$ 101,435,700,225
B	MULTIFAMILY RESIDENCE	12,999	\$ 658,502,289	\$ 31,906,944,824	\$ 31,649,909,666
C1	VACANT LOTS AND LAND TRACTS	30,116	\$ 860,271	\$ 3,303,478,069	\$ 3,303,127,892
D1	QUALIFIED OPEN-SPACE LAND	4,949	\$ -	\$ 3,040,132,335	\$ 29,355,707
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	383	\$ 56,244	\$ 30,582,468	\$ 30,397,774
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRVS	5,905	\$ 7,940,601	\$ 1,326,716,331	\$ 1,193,790,431
F1	COMMERCIAL REAL PROPERTY	14,526	\$ 1,379,806,815	\$ 54,402,857,966	\$ 54,070,620,188
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	44	\$ -	\$ 804,225,175	\$ 793,978,075
G1	OIL AND GAS	5	\$ -	\$ 270,148	\$ 270,148
J1	WATER SYSTEMS	29	\$ -	\$ 13,835,866	\$ 13,835,866
J2	GAS DISTRIBUTION SYSTEM	10	\$ -	\$ 167,085,549	\$ 167,085,549
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	36	\$ -	\$ 200,092,153	\$ 200,092,153
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,353	\$ -	\$ 353,654,434	\$ 353,446,560
J5	RAILROAD	10	\$ -	\$ 29,824,181	\$ 29,824,181
J6	PIPELINE COMPANY	126	\$ -	\$ 32,961,844	\$ 32,890,702
J7	CABLE TELEVISION COMPANY	44	\$ -	\$ 167,388,365	\$ 167,388,365
J8	OTHER TYPE OF UTILITY	1	\$ -	\$ 16,000,000	\$ 16,000,000
J9	RAILROAD ROLLING STOCK	2	\$ -	\$ 5,427,176	\$ 5,427,176
L1	COMMERCIAL PERSONAL PROPERTY	37,892	\$ 21,433,134	\$ 7,823,086,702	\$ 7,542,273,520
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	794	\$ -	\$ 4,389,174,745	\$ 2,953,824,202
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	9,972	\$ 22,540,687	\$ 230,745,750	\$ 207,151,744
N	INTANGIBLE PROPERTY AND/OR UNCERTIFIED PROPERTY	1	\$ 1,530	\$ 1,530	\$ 1,530
O	RESIDENTIAL INVENTORY	10,697	\$ 701,562,846	\$ 1,338,579,976	\$ 1,334,356,170
S	SPECIAL INVENTORY TAX	621	\$ -	\$ 334,510,839	\$ 334,510,839
X	TOTALLY EXEMPT PROPERTY	12,713	\$ 168,940,001	\$ 26,985,230,394	\$ -
		<b>452,760</b>	<b>\$ 5,491,029,756</b>	<b>\$ 267,273,622,404</b>	<b>\$ 205,865,258,663</b>

## Operating Indicators FY 2010-2019

Function/Program	2010	2011	2012	2013
<b>Appraisal</b>				
Real property accounts	353,680	355,501	357,660	360,750
Business personal property accounts	39,085	40,132	41,503	42,475
Total property count	392,765	395,633	399,163	403,225
Total Appraisal Roll	120,255,387,890	123,199,084,492	128,174,279,725	136,619,670,013
Change from Prior Year	-4.50%	2.45%	4.04%	6.59%
Permits processed	16,035	18,611	20,728	21,135
New subdivisions added	185	163	204	225
New lots added	1,233	1,678	2,169	2,536
New condos added	371	357	350	424
New condo units added	917	1,218	616	1,198
New construction	4,212	3,660	4,251	5,197
Field inspections completed	55,794	79,589	74,252	75,753
Deed transactions processed	29,273	33,961	23,386	31,833
Sales transaction processed	12,746	13,181	15,140	15,281
Exemptions processed	17,849	16,218	12,744	14,154
Renditions processed	27,255	26,429	24,140	26,615
Notices of appraised value mailed	382,547	385,616	387,354	391,497
<b>Support Services</b>				
Homestead	200,929	201,598	202,948	202,600
Over age 65	39,707	41,403	44,225	46,200
Disabled Vet	6,715	6,610	6,794	6,909
Disabled Persons	3,510	3,492	3,619	3,730
Freeport inventory	350	360	384	344
Charitable/non-profit	11,078	11,381	11,842	12,270
Solar/wind power	3	24	217	1,017
Abatements	15	15	15	14
Low Income Housing				
Community Land Trust				
Historical site	558	570	483	506
Pollution control	71	72	68	72
Average Market Value of HS Property	N/A	N/A	N/A	N/A
Average HS Exemption Amount	N/A	N/A	N/A	N/A
Average Taxable Value of HS Property	N/A	N/A	N/A	N/A

2014	2015	2016	2017	2018	2019
365,563	370,513	380,837	388,005	396,129	405,423
42,216	43,061	43,265	43,325	43,668	43,704
407,779	413,574	424,102	431,330	439,797	449,127
154,502,836,192	179,794,932,074	204,158,535,687	223,114,031,705	245,118,608,413	267,787,699,367
13.09%	16.37%	13.55%	9.28%	9.86%	9.25%
23,985	24,274	23,615	25,383	28,193	29,276
276	306	282	318	317	270
4,297	6,470	6,283	5,881	5,344	10,130
444	603	544	872	1,325	1,357
980	2,664	2,382	2,253	3,808	3,826
6,110	7,503	7,404	7,817	8,065	9,516
89,905	100,980	124,909	149,829	170,128	206,592
30,885	32,125	22,565	20,928	20,471	21,678
12,159	16,575	17,470	19,181	18,725	19,265
19,611	19,548	22,565	22,565	22,429	22,623
25,651	26,889	26,722	26,540	26,272	25,586
395,956	404,922	412,268	418,339	426,432	341,382
205,281	205,776	210,285	215,509	218,470	221,638
48,899	50,682	53,457	56,236	58,764	61,357
7,182	7,136	7,365	7,629	7,944	8,417
3,872	3,916	3,909	3,931	3,945	3,939
386	343	324	239	267	261
12,879	12,474	12,733	12,817	12,783	13,213
1,666	1,875	2,258	2,570	3,102	4,007
18	18	4	4	2	-
66	70	69	76	85	72
6	8	1	1	2	1
548	543	521	541	499	550
77	75	140	142	139	144
315,801	349,962	380,231	402,715	432,310	452,650
75,525	87,097	95,164	97,003	105,090	105,627
240,276	262,865	285,067	305,712	327,220	347,023

Function/Program	2010	2011	2012	2013
<b>Administration:</b>				
Accounts payable check payments	964	1,072	1,159	1,048
Accounts payable ACH payments	-	-	-	-
Accounts payable credit card payments	N/A	N/A	N/A	N/A
Accounts payable cash disbursements	N/A	N/A	N/A	N/A
Number of New Hires	17	22	10	18
Number of Promotions	8	15	4	2
Number of Terminations	N/A	N/A	N/A	N/A
Lawsuits Filed	122	116	127	135
Lawsuits Filed- Property County	624	554	481	517

SOURCE: Travis Central Appraisal District adopted budgets and various in-house reports

2014	2015	2016	2017	2018	2019
1,149	1,238	501	416	441	402
-	-	568	560	1,559	967
N/A	N/A	N/A	N/A	796	1,241
N/A	N/A	N/A	N/A	313	1,152
20	22	14	18	9	16
9	11	11	4	15	7
27	24	18	9	15	33
235	407	523	666	1,041	1,115
740	1,126	1,559	1,789	2,528	3,079

## Exemptions

The general homestead exemption is for owner occupied residential properties. The exemption removes a portion of your value from taxation providing a lower tax amount for the homestead property.

If you qualify for the Over 65 exemption there is a property tax “Ceiling” that automatically limits School taxes to the amount you paid in the year that you first qualified for the Over 65 exemption.

100% Disabled veterans are eligible for 100% exemptions for their residence homestead. Documentation from the Department of Veterans Affairs must be submitted indicating 1) 100 percent disability compensation due to a service connected disability; and 2) a rating of 100 percent disabled or a determination of individual unemployability from the VA.

Entity Name	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
ACC DIST - WMSN CO		1.00		\$ 75,000		\$ 75,000
ANDERSON MILL LIMITED DISTRICT		20.00		\$ 10,000		\$ 10,000
AUSTIN COMM COLL DIST		1.00		\$ 160,000		\$ 160,000
AUSTIN ISD	\$ 25,000		\$ 10,000	\$ 25,000	\$ 10,000	\$ 15,000
CITY OF AUSTIN		10.00		\$ 88,000		\$ 88,000
CITY OF AUSTIN/HAYS CO				\$ 51,000		\$ 51,000
CITY OF AUSTIN/WMSN CO				\$ 51,000		\$ 51,000
CITY OF BEE CAVE		20.00		\$ 65,000		\$ 65,000
CITY OF CEDAR PARK		1.00		\$ 30,000		\$ 20,000
CITY OF ELGIN				\$ 15,000		\$ 15,000
CITY OF JONESTOWN		20.00		\$ 8,000		\$ 8,000
CITY OF LAGO VISTA		20.00				
CITY OF LAKEWAY				\$ 5,000		
CITY OF LEANDER				\$ 10,000		\$ 10,000
CITY OF MANOR				\$ 10,000		
CITY OF MUSTANG RIDGE				\$ 5,000		
CITY OF PFLUGERVILLE				\$ 35,000		\$ 35,000
CITY OF ROLLINGWOOD				\$ 3,000		
CITY OF ROUND ROCK				\$ 22,000		\$ 3,000
CITY OF SUNSET VALLEY		10.00		\$ 3,000		\$ 3,000
CITY OF WEST LAKE HILLS				\$ 4,000		
COTTONWD CREEK MUD NO 1				\$ 5,000		\$ 5,000
COUPLAND ISD	\$ 25,000		\$ 10,000		\$ 10,000	
DEL VALLE ISD	\$ 25,000		\$ 10,000		\$ 10,000	
DOWNTOWN PUB IMP DIST				\$ 70,000		\$ 70,000
DRIPPING SPRINGS ISD	\$ 25,000		\$ 10,000		\$ 10,000	
E SIXTH ST PUB IMP DIST				\$ 70,000		\$ 70,000
EANES ISD	\$ 25,000		\$ 10,000	\$ 20,000	\$ 10,000	\$ 20,000
ELGIN ISD	\$ 25,000		\$ 10,000		\$ 10,000	
HAYS CONSOLIDATED ISD	\$ 25,000		\$ 10,000		\$ 10,000	
HURST CREEK MUD		20.00		\$ 10,000		\$ 10,000
HUTTO ISD	\$ 25,000		\$ 10,000		\$ 10,000	
JOHNSON CITY ISD	\$ 25,000		\$ 10,000		\$ 10,000	



Entity Name	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
LAGO VISTA ISD	\$ 25,000	20.00	\$ 10,000		\$ 10,000	
LAKE TRAVIS ISD	\$ 25,000	20.00	\$ 10,000		\$ 10,000	
LAKEWAY MUD				\$ 5,000		
LEANDER ISD	\$ 25,000		\$ 10,000	\$ 3,000	\$ 10,000	\$ 3,000
LOST CREEK LIMITED DISTRICT				\$ 4,000		
LOST CREEK MUD				\$ 4,000		
MANOR ISD	\$ 25,000		\$ 10,000	\$ 25,000	\$ 10,000	\$ 15,000
MARBLE FALLS ISD	\$ 25,000		\$ 10,000	\$ 3,000	\$ 10,000	
NORTH AUSTIN MUD NO 1				\$ 15,000		\$ 15,000
NORTHTOWN MUD		4.00				
PFLUGERVILLE ISD	\$ 25,000		\$ 10,000	\$ 9,100	\$ 10,000	
RIVER PLACE LIMITED DISTRICT		10.00		\$ 25,000		\$ 25,000
RIVER PLACE MUD		10.00		\$ 25,000		
RNCH @ CYPRSS CRK MUD 1				\$ 15,000		\$ 15,000
ROUND ROCK ISD	\$ 25,000		\$ 10,000		\$ 10,000	\$ 3,000
SOUTHEAST TRAVIS COUNTY MUD NO 1						
SOUTHEAST TRAVIS COUNTY MUD NO 2						
TANGLEWD FOREST LTD DIST		10.00		\$ 50,000		\$ 15,000
TRAVIS CO BCCP		20.00		\$ 65,000		\$ 65,000
TRAVIS CO ESD NO 9				\$ 4,000		
TRAVIS CO MUD NO 10		15.00		\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 15				\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 2				\$ 5,000		\$ 5,000
TRAVIS CO RFP DIST NO 6				\$ 3,000		\$ 3,000
TRAVIS CO WCID NO 10				\$ 4,000		
TRAVIS CO WCID NO 15		30.00		\$ 15,000		
TRAVIS CO WCID NO 17		10.00		\$ 15,000		\$ 15,000
TRAVIS CO WCID NO 18				\$ 30,000		
TRAVIS COUNTY		20.00		\$ 85,500		\$ 85,500
TRAVIS COUNTY HEALTHCARE DISTRICT		20.00		\$ 85,500		\$ 85,500
VILLAGE OF POINT VENTURE		10.00				
VILLAGE OF SAN LEANNA				\$ 25,000		
VILLAGE OF THE HILLS		20.00		\$ 10,000		\$ 10,000
VILLAGE OF VOLENTE				\$ 45,000		\$ 45,000
VILLAGE OF WEBBERVILLE		5.00				
WELLS BRANCH MUD		20.00				
WMSN-TR CO WCID NO 1F				\$ 15,000		\$ 15,000
WMSN-TR CO WCID NO 1G				\$ 15,000		\$ 15,000

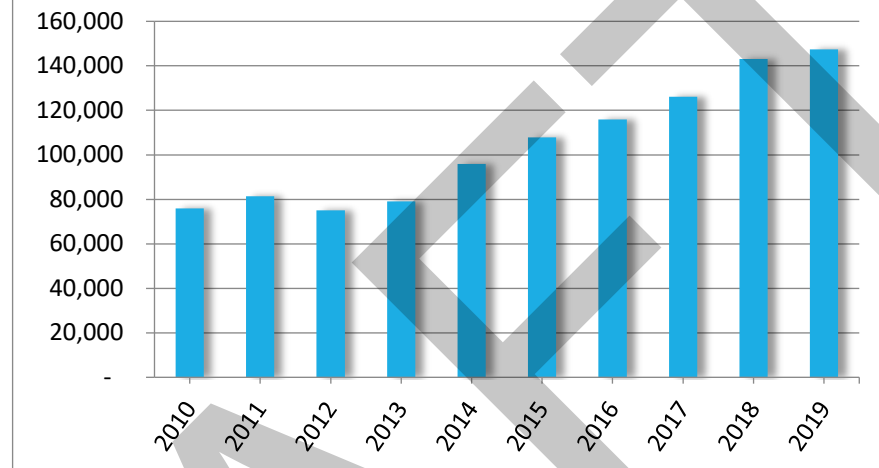
Non-profit organizations that are eligible for property tax exemptions include but are not limited to: certain charitable organizations, youth development organizations, religious organizations, non-profit private schools, charitable hospitals, cemeteries and veterans' organizations.

Property owners with mineral property or business personal property worth less than \$500 are exempt from property taxes. No exemption application is required.

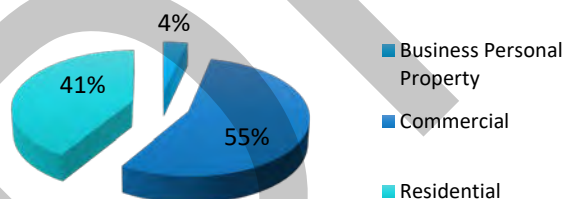
## Taxpayer Appeals

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.

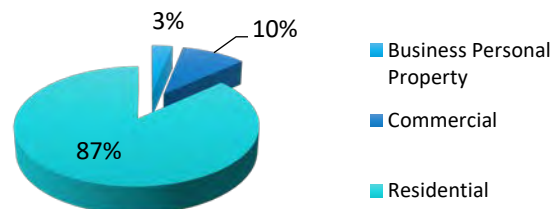
### 10 Year History of Property Appeals



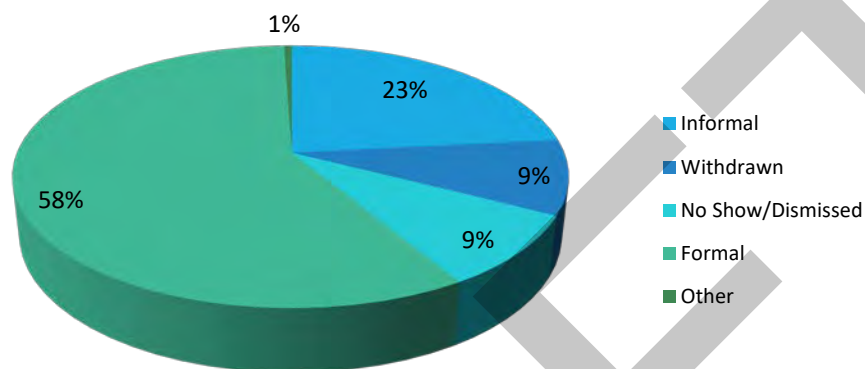
### Distribution of 2019 Appeals by Market Value



### Distribution of 2019 Appeals By Number of Appeals Filed

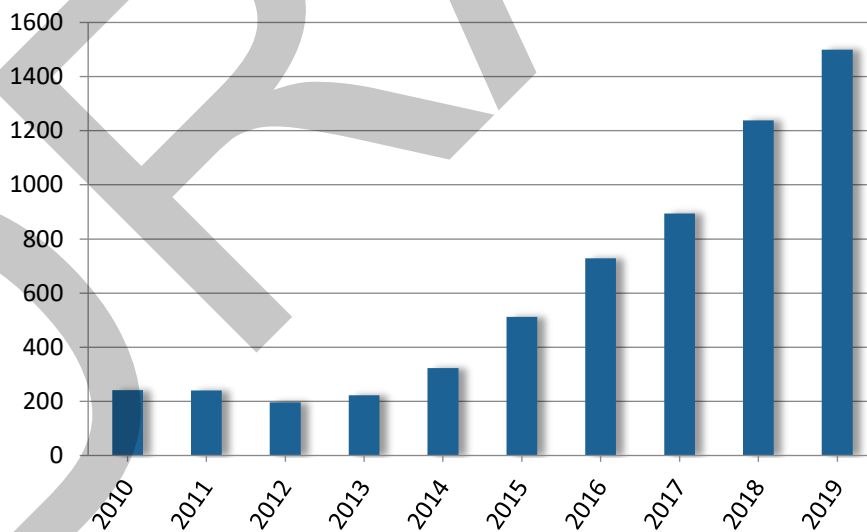


Taxpayers that file an appeal are first given an opportunity to meet “Informally” with an appraiser. The majority of protests filed are resolved at an informal level. If the property owner is unable to reach a value agreement with the appraiser they are then able to carry their protest to the Appraisal Review Board for a “Formal” hearing.



Taxpayers dissatisfied with the Appraisal Review Board “Formal” hearing determination may appeal the decision to: Arbitration, SOAH, or District Court.

### 10 Year History of Property Lawsuits



## Comptroller PTAD Studies

Annually the Comptroller's Property Tax Assistance Division performs either a Property Value Study (PVS) or Methods and Assistance Program (MAP) review of each appraisal district.

Travis CAD received its most recent PVS review in 2018. The purpose of the PVS is to determine the median level of appraisal for the appraisal district; and, determine the taxable value for each ISD for school funding purposes.

### 2018 Property Value Study

Category	Number of Ratios **	2018 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	8243	121,832,855,984	1.00	7.33	75.87	94.19	1.02
B. MULTI-FAMILY RESIDENCES	318	28,870,478,393	0.98	5.22	83.69	94.35	1.01
C1. VACANT LOTS	407	3,062,417,821	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	29,282,589	*	*	*	*	*
E. RURAL-NON-QUAL	47	1,235,172,304	*	*	*	*	*
F1. COMMERCIAL REAL	239	49,916,179,443	0.97	3.02	92.25	95.05	1.00
F2. INDUSTRIAL REAL	0	744,464,874	*	*	*	*	*
G. OIL, GAS, MINERALS	0	287,886	*	*	*	*	*
J. UTILITIES	7	983,099,408	*	*	*	*	*
L1. COMMERCIAL PERSONAL	209	7,330,031,386	1.00	14.48	66.64	84.50	1.10
L2. INDUSTRIAL PERSONAL	0	4,639,282,815	*	*	*	*	*
M. OTHER PERSONAL	0	210,908,552	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	811,089,883	*	*	*	*	*
S. SPECIAL INVENTORY	0	320,260,328	*	*	*	*	*
OVERALL	9470	219,985,811,666	0.99	8.09	74.89	92.47	1.02

Travis CAD received its most recent MAP review in 2019. The review is designed to determine whether appraisal districts are meeting 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 exceeds rating in all areas of review.

## 2019 Methods and Assistance Program Review

**Glenn Hegar**  
**Texas Comptroller of Public Accounts**  
**2018-19 Final Methods and Assistance Program**  
**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 by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

<b>Mandatory Requirements</b>	<b>PASS/FAIL</b>
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

<b>Appraisal District Activities</b>	<b>RATING</b>
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets

**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

<b>Review Areas</b>	<b>Total Questions in Review Area (excluding N/A Questions)</b>	<b>Total "Yes" Points</b>	<b>Total Score (Total "Yes" Questions/Total Questions) x 100</b>
Governance	15	15	100
Taxpayer Assistance	11	11	100
Operating Procedures	23	23	100
Appraisal Standards, Procedures and Methodology	31	30	97



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**TRAVIS CENTRAL APPRAISAL DISTRICT**  
**Net Position by Component**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting- Unaudited)**

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Governmental Activities				
Net investment in capital				
assets	\$ 3,749,926	\$ 4,423,085	\$ 4,094,873	\$ 5,290,153
Unrestricted	<u>1,895,825</u>	<u>1,640,950</u>	<u>1,431,888</u>	<u>2,005,592</u>
<b>Total Governmental Activities</b>				
<b>Net Position</b>	<u><u>5,645,751</u></u>	<u><u>6,064,035</u></u>	<u><u>5,526,761</u></u>	<u><u>7,295,745</u></u>
<b>Total Primary Government</b>				
<b>Net Position</b>	<u><u>\$ 5,645,751</u></u>	<u><u>\$ 6,064,035</u></u>	<u><u>\$ 5,526,761</u></u>	<u><u>\$ 7,295,745</u></u>

SOURCE:      Audited Financial Statements 2010  
                   Comprehensive Annual Financial Report (CAFR) 2011-2019



<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
\$5,290,153	\$3,863,065	\$ 3,890,995	\$ 4,198,586	\$ 3,966,782	\$ 3,629,947
<u>2,005,592</u>	<u>5,685,923</u>	<u>6,940,385</u>	<u>8,505,792</u>	<u>10,471,157</u>	<u>12,835,145</u>
<u>7,295,745</u>	<u>9,548,988</u>	<u>10,831,380</u>	<u>12,704,378</u>	<u>14,437,939</u>	<u>16,465,092</u>
<u>\$7,295,745</u>	<u>\$9,548,988</u>	<u>\$10,831,380</u>	<u>\$12,704,378</u>	<u>\$14,437,939</u>	<u>\$16,465,092</u>

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
Change in Net Position  
Last Ten Fiscal Years  
(Accrual Basis of Accounting- Unaudited)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>Expenses</b>				
Governmental Activities				
Appraisal services	\$ 11,527,480	\$ 11,702,337	\$ 12,278,520	\$ 11,693,736
Interest on long-term debt	-	35,233	-	11,116
<b>Total Governmental Activities Expenses</b>	<u>11,527,480</u>	<u>11,737,570</u>	<u>12,278,520</u>	<u>11,704,852</u>
<b>Total Primary Government Expenses</b>	<u>11,527,480</u>	<u>11,737,570</u>	<u>12,278,520</u>	<u>11,704,852</u>
<b>Program Revenues</b>				
Governmental Activities				
Fees, fines, and charges for services	11,872,153	12,151,322	11,735,080	13,468,605
<b>Total Governmental Activities Program Revenues</b>	<u>11,872,153</u>	<u>12,151,322</u>	<u>11,735,080</u>	<u>13,468,605</u>
<b>Total Primary Government Program Revenues</b>	<u>11,872,153</u>	<u>12,151,322</u>	<u>11,735,080</u>	<u>13,468,605</u>
<b>Net Revenue (Expense)</b>	344,673	413,752	(543,440)	1,763,753
Interest income	747	4,532	6,166	5,231
Change in net position	345,420	418,284	(537,274)	1,768,984
<b>Net position- beginning of year</b>	5,300,331	5,645,751	6,064,035	5,526,761
<b>Net position restatement</b>	-	-	-	-
<b>Adjusted net position, beginning of year</b>	5,300,331	5,645,751	6,064,035	5,526,761
<b>Net position- end of year</b>	<u>\$ 5,645,751</u>	<u>\$ 6,064,035</u>	<u>\$ 5,526,761</u>	<u>\$ 7,295,745</u>

SOURCE: Audited Financial Statements 2010  
Comprehensive Annual Financial Report (CAFR) 2011-2019

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 12,032,932	\$ 13,048,016	\$ 15,741,400	\$ 16,151,994	\$ 17,052,753	\$ 20,279,111
-	-	-	-	-	250,191
<u>12,032,932</u>	<u>13,048,016</u>	<u>15,741,400</u>	<u>16,151,994</u>	<u>17,052,753</u>	<u>20,529,302</u>
<u>12,032,932</u>	<u>13,048,016</u>	<u>15,741,400</u>	<u>16,151,994</u>	<u>17,052,753</u>	<u>20,529,302</u>
14,283,508	17,245,865	17,598,826	17,791,989	18,827,658	19,486,627
<u>14,283,508</u>	<u>17,245,865</u>	<u>17,598,826</u>	<u>17,791,989</u>	<u>18,827,658</u>	<u>19,486,627</u>
<u>14,283,508</u>	<u>17,245,865</u>	<u>17,598,826</u>	<u>17,791,989</u>	<u>18,827,658</u>	<u>19,486,627</u>
2,250,576	4,197,849	1,857,426	1,639,995	1,774,905	(1,042,675)
<u>2,667</u>	<u>4,993</u>	<u>15,572</u>	<u>93,566</u>	<u>252,248</u>	<u>332,979</u>
2,253,243	4,202,842	1,872,998	1,733,561	2,027,153	(709,696)
7,295,745	9,548,988	10,831,380	12,704,378	14,437,939	9,986,658
-	(2,920,450)	-	-	(6,478,434)	-
7,295,745	6,628,538	10,831,380	12,704,378	7,959,505	9,986,658
<u>\$ 9,548,988</u>	<u>\$ 10,831,380</u>	<u>\$ 12,704,378</u>	<u>\$ 14,437,939</u>	<u>\$ 9,986,658</u>	<u>\$ 9,276,962</u>

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
**Fund Balance- Governmental Fund**  
**Last Ten Fiscal Years**  
**(Modified Accrual Basis of Accounting- Unaudited)**

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>Governmental Funds</b>				
Reserved	\$ 82,376	\$ -	\$ -	\$ -
Unreserved	2,340,265	-	-	-
Nonspendable	-	101,849	174,147	377,866
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	2,135,141	1,933,761	2,302,068
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Governmental Funds</b>	<u>\$ 2,422,641</u>	<u>\$ 2,236,990</u>	<u>\$ 2,107,908</u>	<u>\$ 2,679,934</u>

SOURCE: Audited Financial Statements 2010  
Comprehensive Annual Financial Report (CAFR) 2011-2019

NOTE: The District implemented GASB Statement No. 54 during the fiscal year ended December 31, 2011. This statement eliminated the previous fund balance categories (reserved and unreserved), and replaced them with the five new categories (nonspendable, restricted, committed, assigned and unassigned). Fund balance amounts for fiscal year ended December 31, 2011 and thereafter reflect the new categories; however, all previous fiscal years are presented using the old categories.

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
311,360	1,243,778	893,474	751,287	667,721	541,218
-	-	-	-	-	1,477,431
1,250,000	3,419,849	3,164,814	4,164,814	6,228,423	6,070,049
-	-	-	-	-	-
<u>1,935,393</u>	<u>1,478,066</u>	<u>3,516,402</u>	<u>4,947,830</u>	<u>4,751,356</u>	<u>4,582,374</u>
<u>\$ 3,496,753</u>	<u>\$ 6,141,693</u>	<u>\$ 7,574,690</u>	<u>\$ 9,863,931</u>	<u>\$ 11,647,500</u>	<u>\$ 12,671,072</u>

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
Change in Fund Balance- Governmental Fund  
Last Ten Fiscal Years  
(Modified Accrual Basis of Accounting- Unaudited)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>Revenues</b>				
Assessments	\$ 12,591,285	\$ 12,689,611	\$ 12,914,797	\$ 13,375,023
Less: Refunds	(789,802)	(612,738)	(1,259,667)	-
	<u>11,801,483</u>	<u>12,076,873</u>	<u>11,655,130</u>	<u>13,375,023</u>
Investment earnings	747	4,532	6,166	5,231
Charges for services	19,171	19,474	20,424	23,673
Miscellaneous income	<u>51,499</u>	<u>54,975</u>	<u>59,526</u>	<u>69,909</u>
<b>Total Revenue</b>	<u>11,872,900</u>	<u>12,155,854</u>	<u>11,741,246</u>	<u>13,473,836</u>
<b>Expenditures</b>				
Appraisal Services				
Payroll and related expenses	9,148,307	9,120,313	9,053,018	10,553,042
Data processing	187,233	106,912	440,591	354,679
Transportation	12,663	7,296	20,074	11,843
Operating supplies	-	-	371,123	180,563
Rentals	40,234	34,433	39,291	44,724
Legal & professional	406,230	684,615	759,231	363,566
Utilities and telephone	150,150	138,279	143,741	174,140
Building and equipment maintenance	211,398	117,758	127,552	98,024
Insurance				
Other services	916,974	916,028	658,387	716,010
Debt Service				
Principal	-	743,612	-	23,588
Interest	-	35,233	-	11,116
Capital outlay	<u>1,236,996</u>	<u>437,026</u>	<u>257,319</u>	<u>370,516</u>
<b>Total Expenditures</b>	<u>12,310,185</u>	<u>12,341,505</u>	<u>11,870,327</u>	<u>12,901,811</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	(437,285)	(185,651)	(129,081)	572,025
<b>Other Financing Sources (Uses)</b>	-	-	-	-
<b>Net Change in Fund Balance</b>	<u>\$ (437,285)</u>	<u>\$ (185,651)</u>	<u>\$ (129,081)</u>	<u>\$ 572,025</u>
Ratio of Debt Service Expenditures to total noncapital expenditures	0.00%	6.54%	0.00%	0.28%

SOURCE: Audited Financial Statements 2009-2010  
Comprehensive Annual Financial Report (CAFR) 2011-2018

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 14,246,848	\$ 17,149,799	\$ 17,492,994	\$ 18,103,517	\$ 18,827,658	\$ 19,486,627
(89,434)	(26,908)	-	(311,528)	-	-
14,157,414	17,122,891	17,492,994	17,791,989	18,827,658	19,486,627
2,667	4,993	15,572	93,566	252,248	332,979
24,444	31,707	28,886	30,583	30,611	15,710
101,650	89,267	76,946	87,590	75,852	104,398
14,286,175	17,248,858	17,614,398	18,003,728	19,186,369	19,939,714
10,283,671	10,735,612	9,833,785	11,146,348	11,253,473	12,257,122
552,623	617,689	1,332,497	1,206,626	551,025	511,294
17,566	11,031	22,351	53,916	51,919	32,332
90,473	189,457	585,281	169,475	192,446	285,192
57,161	59,672	64,227	65,424	143,982	487,706
895,228	988,761	1,256,519	1,310,221	2,339,462	2,726,782
178,163	188,981	199,302	212,177	223,916	354,890
159,497	152,316	192,145	139,863	235,734	364,224
857,625	1,092,679	1,753,409	910,437	1,660,001	28,551
-	-	-	-	-	159,600
-	-	-	-	-	214,819
377,349	569,720	941,885	500,000	425,422	9,615,447
13,469,356	14,605,918	16,181,401	15,714,487	17,077,380	28,916,142
816,819	2,642,940	1,432,997	2,289,241	2,108,989	(8,976,428)
-	2,000	-	-	-	10,000,000
\$ 816,819	\$ 2,644,940	\$ 1,432,997	\$ 2,289,241	\$ 2,108,989	\$ 1,023,572
0.00%	0.00%	0.00%	0.00%	0.00%	1.94%

# TRAVIS CENTRAL APPRAISAL DISTRICT

## Assessments to Taxing Entities

### Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
ANDERSON MILL LIMITED DISTRICT	-	-	-	50
ANDERSON MILL MUD	53	49	49	-
AUSTIN COMMUNITY COLLEGE DIST.	430,066	424,202	434,627	442,411
AUSTIN ISD	3,951,673	3,930,700	3,962,546	4,041,606
BASTROP-TRAVIS CO ESD NO 1	558	487	490	460
BELLA VISTA MUD	2,752	2,653	2,664	2,557
BELVEDERE MUD	1,280	1,342	1,353	1,681
CITY OF AUSTIN	1,827,479	1,898,893	1,947,818	2,073,085
CITY OF AUSTIN/HAYS CO	-	-	-	-
CITY OF AUSTIN/WMSN CO	-	-	-	-
CITY OF BEE CAVE	835	866	871	984
CITY OF CEDAR PARK	1,366	1,493	1,504	7,881
CITY OF CREEDMOOR	503	557	587	805
CITY OF ELGIN	1,561	1,401	1,408	1,544
CITY OF JONESTOWN	11,703	11,172	11,290	11,526
CITY OF LAGO VISTA	21,925	20,825	21,112	19,766
CITY OF LAKEWAY	25,648	25,645	25,796	24,561
CITY OF LEANDER	6,808	7,257	7,297	8,907
CITY OF MANOR	9,573	9,464	9,547	9,977
CITY OF MUSTANG RIDGE	960	967	973	1,029
CITY OF PFLUGERVILLE	91,270	89,352	89,892	88,434
CITY OF ROLLINGWOOD	3,247	3,447	3,468	5,232
CITY OF ROUND ROCK	5,180	5,034	5,053	5,438
CITY OF WEST LAKE HILLS	3,588	3,448	3,470	3,581
COTTONWOOD CREEK MUD NO 1	2,773	2,517	2,525	2,377
COUPLAND ISD	195	188	189	188
CYPRESS RANCH WCID NO 1	1,671	1,886	1,897	2,183
DEL VALLE ISD	236,555	235,486	237,835	241,495
DRIPPING SPRINGS ISD	764	798	802	782
EANES ISD	596,039	588,084	591,994	606,528
ELGIN ISD	13,880	12,961	13,114	12,582
HAYS CONSOLIDATED ISD	585	562	565	579
HURST CREEK MUD	9,463	9,734	9,785	8,156
HUTTO ISD	-	-	-	-
JOHNSON CITY ISD	615	590	593	577
KELLY LANE WCID NO 1	2,253	2,493	2,517	2,576
KELLY LANE WCID NO 2	98	124	150	71
LAGO VISTA ISD	82,182	78,228	79,386	84,123
LAKE POINTE MUD NO 3 (DA)	-	-	-	-



(1 OF 4)

2014	2015	2016	2017	2018	2019
53	63	60	63	68	68
-	-	-	-	-	-
462,549	565,661	645,863	697,721	723,196	785,461
4,279,407	5,225,594	5,483,736	5,851,086	6,172,691	6,434,518
495	649	670	754	831	866
2,597	3,072	-	-	-	-
2,057	2,935	3,519	3,507	3,411	3,154
2,169,602	2,554,094	2,557,717	2,615,589	2,765,969	2,846,278
-	-	-	-	-	-
-	-	-	-	-	-
1,071	1,362	1,625	1,778	1,810	2,001
8,171	9,560	21,788	22,101	21,640	20,857
861	917	907	1,005	931	900
1,403	1,700	1,829	2,382	2,538	2,617
11,011	12,180	11,850	11,641	11,751	14,371
19,941	23,468	23,642	23,980	24,734	26,845
25,283	30,107	31,447	30,820	35,032	34,363
11,539	16,667	19,974	22,335	24,530	27,142
10,725	13,245	14,808	18,723	22,074	27,078
1,100	1,410	1,385	1,398	1,450	1,484
88,492	103,871	110,580	117,662	125,370	124,444
5,917	6,880	7,218	8,035	8,739	8,844
5,785	7,018	7,769	8,041	8,263	8,426
3,742	4,585	5,067	5,239	6,114	6,729
2,476	2,527	3,037	3,838	4,721	6,396
182	216	202	221	216	219
2,874	4,323	5,413	6,080	6,177	6,683
263,268	311,561	336,258	332,264	354,531	384,833
804	940	835	811	783	739
633,685	768,916	788,285	817,087	814,255	818,475
12,840	16,006	16,129	17,471	18,155	19,832
601	734	646	860	693	646
7,833	8,741	8,529	7,824	7,351	7,111
-	-	-	-	-	-
652	649	601	584	539	516
3,090	4,183	5,313	6,588	7,448	7,594
117	400	1,228	2,445	4,277	6,515
80,035	92,667	88,503	88,449	89,130	95,209
-	-	-	-	-	1,888

# TRAVIS CENTRAL APPRAISAL DISTRICT

## Assessments to Taxing Entities

### Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
LAKE POINTE MUD NO 5 (DA)	-	-	-	-
LAKE TRAVIS ISD	431,380	429,518	433,167	475,741
LAKESIDE MUD NO 3	1,608	1,836	1,796	2,586
LAKESIDE WCID NO 1	5,181	4,993	5,014	5,093
LAKESIDE WCID NO 2A	10	9	9	9
LAKESIDE WCID NO 2B	3,574	3,434	3,450	3,370
LAKESIDE WCID NO 2C	2,960	3,048	3,059	3,119
LAKESIDE WCID NO 2D	1,859	2,362	2,665	2,635
LAKEWAY MUD	10,633	10,370	10,454	10,036
LAZY NINE MUD NO 1A	-	-	-	-
LAZY NINE MUD NO 1B	-	-	-	39
LEANDER ISD	431,100	439,069	442,123	459,992
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	5,597	5,609	5,637	4,237
MANOR ISD	210,335	213,755	255,789	255,198
MARBLE FALLS ISD	36,283	32,150	32,418	31,470
MOORES CROSSING MUD	3,480	3,572	3,590	3,482
NE TRAVIS CO UTILITY DISTRICT	7,233	7,305	7,336	7,216
NORTH AUSTIN MUD NO 1	1,587	1,495	1,501	1,431
NORTHTOWN MUD	17,340	16,774	16,753	16,553
NW AUSTIN MUD NO 1	-	-	-	-
NW TRAVIS CO RD DIST-3 GLDN TRI	3,105	3,198	3,222	2,934
ONION CREEK METRO PARK DISTRICT	-	-	-	-
PFLUGERVILLE ISD	563,272	553,466	557,578	582,770
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO. 3	-	-	-	-
PRESIDENTIAL GLEN MUD	142	167	170	170
RANCH @ CYPRESS CREEK MUS NO 1	2,598	2,500	2,513	2,160
RIVER PLACE MUD	8,138	7,790	7,821	7,693
ROUND ROCK ISD	382,925	361,071	364,029	374,993
SENNA HILLS MUD	5,710	5,657	5,697	6,200
SHADY HOLLOW MUD	684	646	649	639
SUNFIELD MUD NO 1	-	-	-	-
SUNFIELD MUD NO 2	-	-	-	-
SUNFIELD MUD NO 3	-	-	-	-
SOUTHEAST TRAVIS CO. MUD NO 1	-	-	-	-
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
TANGLEWOOD FOREST LTD DIST	2,872	2,775	2,791	2,555
TRAVIS COUNTY	2,389,775	2,456,872	2,513,095	2,633,598
TRAVIS CO BEE CAVE RD DIST 1	5,717	6,161	6,187	5,763
TRAVIS CO ESD NO 1	11,410	10,984	11,108	11,119

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2014	2015	2016	2017	2018	2019
-	-	-	-	-	2,756
501,785	614,702	649,336	675,961	703,025	743,923
3,147	4,624	5,331	6,418	7,125	7,755
4,910	5,588	5,713	5,369	5,436	5,268
8	9	73	515	1,185	2,035
3,537	4,606	5,175	5,563	5,963	5,904
3,556	4,692	5,451	6,500	7,889	8,955
3,440	5,118	6,526	7,169	7,864	8,200
9,828	10,822	9,001	7,871	7,405	6,819
-	-	-	-	19	805
1,385	4,015	7,616	9,012	10,998	13,256
486,629	598,991	614,235	634,294	645,444	659,877
-	-	-	2,447	2,296	2,078
4,140	3,466	3,464	-	-	-
244,206	359,452	312,248	349,444	348,699	361,507
30,597	33,487	32,554	31,920	30,640	31,990
3,432	4,379	4,872	5,361	5,758	6,064
7,842	9,992	10,449	10,029	9,097	8,089
1,329	1,560	1,517	1,450	1,428	1,458
19,187	21,477	22,160	22,810	23,471	21,750
-	-	-	-	-	-
2,914	-	-	-	-	-
-	-	-	14	52	292
609,532	759,459	784,596	829,177	890,178	959,436
-	-	-	-	105	87
-	150	345	653	2,431	3,667
367	691	1,039	1,011	1,407	1,982
1,857	1,927	1,650	1,635	1,624	1,506
7,752	8,828	6,587	5,962	2,149	-
378,110	468,599	467,606	487,937	495,127	509,959
6,525	7,820	7,937	7,719	7,706	7,264
633	757	766	613	793	332
-	-	11	7	5	8
-	-	-	-	-	-
-	-	-	-	-	-
-	-	1	1	1	87
-	-	-	-	4	3
2,445	2,874	2,893	2,977	3,357	3,516
2,720,660	3,102,063	3,032,476	2,955,445	2,976,196	2,986,659
5,731	6,392	5,890	5,517	4,377	4,139
10,735	12,351	12,108	12,012	12,089	12,813

# TRAVIS CENTRAL APPRAISAL DISTRICT

## Assessments to Taxing Entities

### Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
TRAVIS CO ESD NO 2	31,978	30,950	31,181	31,244
TRAVIS CO ESD NO 3	10,952	10,592	10,660	10,629
TRAVIS CO ESD NO 4	7,710	7,473	7,525	7,256
TRAVIS CO ESD NO 5	4,688	4,494	4,528	4,527
TRAVIS CO ESD NO 6	46,155	45,765	46,040	47,948
TRAVIS CO ESD NO 7	-	-	-	-
TRAVIS CO ESD NO 8	7,761	7,637	7,695	7,551
TRAVIS CO ESD NO 9	23,668	23,242	23,390	23,308
TRAVIS CO ESD NO 10	6,751	6,745	6,780	6,824
TRAVIS CO ESD NO 11	3,745	3,720	3,751	3,662
TRAVIS CO ESD NO 12	5,363	5,185	5,235	5,398
TRAVIS CO ESD NO 13	252	248	251	254
TRAVIS CO ESD NO 14	5,349	5,258	5,302	3,877
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO HEALTHCARE DISTRICT	369,415	399,721	408,849	416,081
TRAVIS CO MUD NO 2	6,298	5,722	5,749	5,481
TRAVIS CO MUD NO 3	13,060	12,208	12,270	13,713
TRAVIS CO MUD NO 4	2,120	2,025	2,034	2,199
TRAVIS CO MUD NO 5	3,833	3,624	3,639	3,284
TRAVIS CO MUD NO 6	3,834	3,681	3,696	3,536
TRAVIS CO MUD NO 7	83	81	81	80
TRAVIS CO MUD NO 8	2,460	2,313	2,322	2,265
TRAVIS CO MUD NO 9	164	161	162	156
TRAVIS CO MUD NO 10	3,918	3,890	3,952	3,814
TRAVIS CO MUD NO 11	4,175	4,737	5,002	5,267
TRAVIS CO MUD NO 12	38	45	360	335
TRAVIS CO MUD NO 13	35	53	360	685
TRAVIS CO MUD NO 14	3,662	3,428	3,448	3,197
TRAVIS CO MUD NO 15	2,832	3,015	3,031	3,207
TRAVIS CO MUD NO 16	24	693	699	2,074
TRAVIS CO MUD NO 17	-	-	-	-
TRAVIS CO MUD NO 18	-	-	-	-
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	-
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
VILLAGE OF BRIARCLIFF	1,044	1,168	1,178	1,157
VILLAGE OF POINT VENTURE	825	813	818	775
VILLAGE OF SAN LEANNA	579	560	564	550
VILLAGE OF THE HILLS	680	519	521	458

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<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
32,442	39,828	41,606	46,546	49,490	53,379
10,645	12,163	12,540	14,350	14,628	14,213
7,277	8,704	8,297	9,347	9,598	9,912
4,518	5,721	5,024	5,729	5,985	6,225
50,410	61,952	65,804	68,195	70,273	69,529
-	-	-	-	11,901	11,864
7,662	8,855	9,028	9,252	9,439	10,487
22,983	25,780	26,228	24,504	25,589	26,821
7,027	8,494	8,689	8,795	8,988	9,140
3,861	4,333	4,499	4,639	5,183	5,605
5,769	7,082	7,449	7,959	8,493	9,808
256	308	300	299	300	354
3,879	4,570	2,255	2,233	2,404	2,465
-	-	-	-	5,300	5,698
710,288	860,529	857,215	851,559	866,335	887,072
5,713	6,868	7,437	7,626	8,031	8,157
13,756	15,645	14,964	15,043	15,298	14,872
2,443	3,002	4,472	4,644	4,247	2,581
3,530	4,885	5,603	7,040	7,221	7,387
3,683	4,221	4,164	3,781	3,568	3,463
79	87	240	74	70	66
2,378	2,851	2,925	3,130	3,617	3,587
153	174	157	149	144	141
3,480	4,342	4,214	3,982	3,604	3,436
6,331	8,802	9,685	9,074	8,177	8,038
569	1,356	3,293	3,883	4,463	5,286
1,096	1,858	2,642	3,240	4,845	5,842
3,268	3,918	4,000	4,109	4,229	4,069
3,882	5,292	6,159	6,992	9,159	9,443
3,083	5,253	6,878	7,510	8,273	8,869
10	302	1,021	2,237	2,801	3,402
54	238	1,430	2,639	4,312	6,039
-	-	-	-	-	46
-	26	563	1,484	2,128	3,575
-	-	-	-	-	96
-	-	-	-	2	74
-	-	-	-	6	7
1,221	2,094	2,100	2,116	1,967	1,951
855	1,002	997	1,021	1,098	1,172
563	680	695	695	676	734
440	527	526	1,237	1,241	2,041

## TRAVIS CENTRAL APPRAISAL DISTRICT

### Assessments to Taxing Entities

#### Last Ten Fiscal Years

TAXING ENTITY	2010	2011	2012	2013
VILLAGE OF VOLENTE	1,038	1,013	1,023	990
VILLAGE OF WEBBERVILLE	248	247	249	251
WCID 17 COMANCHE TRAILS (DA)	-	-	-	-
WCID 17 FLINTROCK (DA)	4,499	4,901	4,924	5,545
WCID 17 SERENE HILLS (DA)	1	26	26	26
WCID 17 STEINER RANCH (DA)	40,945	40,793	40,982	41,862
WCID NO 10	3,352	3,474	3,494	3,724
WCID NO 17	11,070	11,498	11,299	12,398
WCID NO 18	5,043	4,949	4,976	5,026
WCID NO 19	2,425	2,357	2,367	2,333
WCID NO 20	5,671	5,494	5,521	5,438
WCID POINT VENTURE	3,227	3,185	3,203	3,229
WELLS BRANCH MUD	17,657	17,176	17,347	17,317
WEST TRAVIS CO MUD NO 3	2,398	2,505	2,516	2,521
WEST TRAVIS CO MUD NO 5	2,711	2,752	2,769	2,639
WEST TRAVIS CO MUD NO 6	5,123	4,743	4,789	5,245
WEST TRAVIS CO MUD NO 8	4,350	4,376	4,394	4,826
WILBARGER CREEK MUD NO 1	614	643	647	676
WILBARGER CREEK MUD NO 2	160	179	180	178
WILLIAMSON/TRAVIS MUD NO 1	3,169	3,064	3,138	2,954
WMSN CO WSID DIST 3	2,025	2,056	2,068	1,994
WMSN-TRAVIS CO WCID NO 1D	5,455	5,625	5,652	-
WMSN-TRAVIS CO WCID NO 1F	2,333	2,396	2,406	1,957
WMSN-TRAVIS CO WCID NO 1G	7,146	6,900	6,961	6,569
<b>Total</b>	<b>\$ 12,595,720</b>	<b>\$ 12,689,610</b>	<b>\$ 12,914,797</b>	<b>\$ 13,375,023</b>

SOURCE: Travis Central Appraisal District- Internal Management Reports

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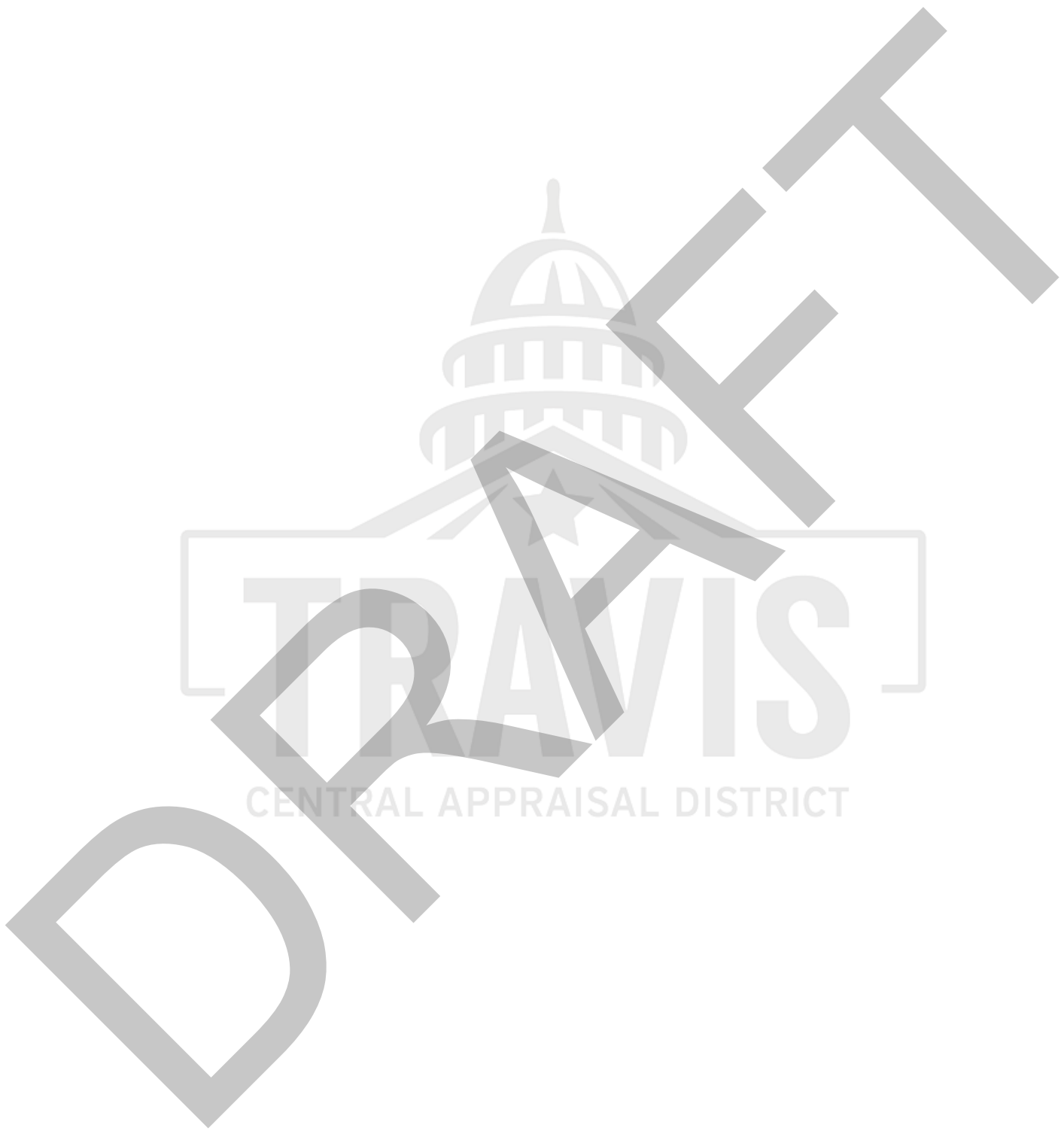
<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
1,042	1,207	946	971	995	901
247	310	313	356	371	355
-	-	-	-	-	-
5,423	6,608	6,714	6,348	5,723	5,382
232	927	1,964	3,299	4,460	5,545
39,651	46,242	41,297	33,314	32,922	31,646
4,106	5,010	5,196	12,454	17,778	17,105
12,438	15,121	15,757	16,601	17,102	17,611
4,966	2,737	2,825	2,898	2,744	2,632
2,317	2,561	2,522	2,389	2,419	2,448
4,148	4,444	4,160	4,233	4,189	4,087
3,179	3,582	5,594	5,551	5,861	6,215
17,775	20,297	19,858	20,565	20,794	21,527
2,657	3,080	3,113	3,068	2,867	-
2,721	3,228	3,199	3,088	3,092	-
6,120	7,576	9,152	10,555	11,057	9,089
5,317	5,227	4,569	4,938	4,833	5,144
984	1,212	1,310	1,346	1,384	1,490
175	200	319	354	336	319
2,804	2,983	2,819	2,660	2,525	2,351
1,935	2,332	2,213	2,223	2,364	2,492
-	-	-	-	-	-
2,177	2,844	-	-	-	-
6,349	7,628	-	-	-	-
\$ 14,246,848	\$ 17,122,891	\$ 17,492,994	\$ 18,103,517	\$ 18,827,658	\$ 19,486,627

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
Assessments Collected from Taxing Entities  
Last Ten Fiscal Years

Fiscal Year Ended Dec. 31	Total Assessments to Taxing Entities	Amount Collected	Surplus Credit/ Refund- Reduction of Liability	Amount Not Collected	Percent of Assessment
2010	12,595,720	11,801,483	789,802	4,435	99.96%
2011	12,689,610	12,076,873	612,738	(1)	100.00%
2012	12,914,797	11,655,130	1,259,667	-	100.00%
2013	13,375,023	13,375,023	-	-	100.00%
2014	14,246,848	14,157,414	89,434	-	100.00%
2015	17,149,799	17,122,872	26,927	-	100.00%
2016	17,492,994	17,492,994	-	-	100.00%
2017	18,103,517	17,791,989	311,528	-	100.00%
2018	18,827,658	18,827,658	-	-	100.00%
2019	19,486,627	19,486,627	-	-	100.00%

SOURCE: Travis Central Appraisal District- Internal Management Reports





# TRAVIS CENTRAL APPRAISAL DISTRICT Property Tax Levies by Taxing Entity Last Ten Fiscal Years

Taxing Entity	2010	2011	2012	2013
ANDERSON MILL LIMITED DISTRICT	\$ 9,754.37	\$ 9,326.67	\$ 9,824.28	\$ 10,400.10
AUSTIN COMM COLL DIST	79,270,644.23	80,479,302.14	84,594,058.89	89,750,735.66
AUSTIN ISD	693,849,164.01	707,651,458.72	731,406,693.50	784,470,518.75
BASTROP-TRAVIS COUNTIES ESD NO 1	103,103.46	92,878.81	88,435.76	96,776.67
BELLA VISTA MUD	507,905.90	504,726.17	491,975.91	507,521.83
BELVEDERE MUD	236,348.19	253,824.96	321,319.59	402,014.83
CITY OF AUSTIN	336,752,293.48	360,373,342.27	395,751,478.21	421,013,842.78
CITY OF BEE CAVE	154,079.97	164,332.43	188,024.85	207,412.83
CITY OF CEDAR PARK	248,133.27	279,964.69	1,510,749.08	1,524,001.15
CITY OF CREEDMOOR	92,691.52	106,693.41	154,600.78	168,447.41
CITY OF ELGIN	288,236.41	266,865.69	296,027.46	272,565.03
CITY OF JONESTOWN	2,159,774.69	2,121,544.50	2,200,607.06	2,140,896.61
CITY OF LAGO VISTA	4,037,291.86	3,949,470.72	3,784,608.09	3,881,087.25
CITY OF LAKEWAY	4,731,631.43	4,875,929.75	4,681,432.61	4,917,074.84
CITY OF LEANDER	1,178,657.11	1,262,505.96	1,572,008.65	2,051,401.32
CITY OF MANOR	1,768,675.49	1,801,355.76	1,918,204.08	2,097,572.64
CITY OF MUSTANG RIDGE	177,769.78	184,490.06	199,152.76	214,039.02
CITY OF PFLUGERVILLE	16,820,809.45	16,979,911.16	16,937,557.03	17,252,568.15
CITY OF ROLLINGWOOD	599,365.46	654,846.23	1,007,175.52	1,155,931.09
CITY OF ROUND ROCK	956,244.76	955,824.27	1,047,321.71	1,130,729.20
CITY OF WEST LAKE HILLS	661,371.74	654,907.06	686,007.95	728,101.98
COTTONWOOD CREEK MUD NO 1	511,878.10	479,037.74	457,713.05	484,847.94
COUPLAND ISD	30,745.77	30,399.32	30,532.54	29,267.10
CYPRESS RANCH WCID NO 1	308,413.99	356,077.88	419,311.66	561,532.82
DEL VALLE ISD	42,691,362.53	43,717,816.80	44,756,438.22	47,771,677.79
DRIPPING SPRINGS ISD	114,506.83	122,362.02	120,832.38	125,026.96
EANES ISD	102,131,711.90	103,124,854.23	106,136,764.76	111,971,570.55
ELGIN ISD	2,423,758.29	2,307,791.49	2,255,162.97	2,326,380.78
HAYS CONSOLIDATED ISD	101,863.92	101,028.55	106,463.67	111,032.28
HURST CREEK MUD	1,746,882.17	1,857,133.33	1,568,694.21	1,515,601.58
JOHNSON CITY ISD	103,148.87	103,135.12	99,233.52	89,984.10
KELLY LANE WCID NO 1	415,816.75	474,398.13	500,063.10	603,741.31
KELLY LANE WCID NO 2	18,164.81	23,643.01	16,412.99	22,949.15
LAGO VISTA ISD	13,796,394.13	13,360,733.44	14,281,762.28	13,562,678.83
LAKE POINTE MUD NO 3 (DA)	442,726.30	476,560.67	485,369.78	519,246.81
LAKE POINTE MUD NO 5 (DA)	500,232.87	523,617.91	508,080.11	531,581.73
LAKE TRAVIS ISD	72,617,262.92	73,749,670.69	81,753,329.41	87,419,730.05
LAKESIDE MUD NO 3	296,722.19	349,207.66	497,429.47	615,825.24
LAKESIDE WCID NO 1	956,263.19	950,131.49	980,599.08	959,333.56
LAKESIDE WCID NO 2A	1,785.61	1,763.93	1,758.38	1,574.29
LAKESIDE WCID NO 2B	659,777.80	653,403.00	649,007.82	690,153.35
LAKESIDE WCID NO 2C	546,358.61	579,886.71	598,592.54	695,323.83
LAKESIDE WCID NO 2D	343,115.92	449,359.44	507,336.68	670,731.90
LAKEWAY MUD	1,962,675.09	1,972,698.43	1,928,989.67	1,903,421.38
LAZY NINE MUD NO 1A	-	-	-	-
LAZY NINE MUD NO 1B	-	-	5,636.83	270,827.50

2014	2015	2016	2017	2018	2019
\$ 11,052.21	\$ 11,267.58	\$ 12,560.27	\$ 13,983.17	\$ 15,385.92	\$ 16,398.92
98,902,408.36	120,646,887.56	139,422,136.37	152,370,131.41	175,492,855.69	193,198,657.29
862,972,835.96	968,815,231.24	1,104,950,660.58	1,228,080,439.61	1,362,712,110.08	1,503,539,657.51
114,421.44	126,538.92	151,864.10	175,609.67	194,637.84	204,607.24
541,489.76	-	-	-	-	-
517,411.94	664,767.41	707,315.32	725,276.63	710,059.03	664,758.82
446,689,705.33	477,428,504.96	522,234,723.67	582,489,240.95	637,311,329.05	704,220,640.93
237,494.60	302,574.79	352,390.91	378,983.39	441,843.94	474,447.52
1,602,406.86	4,003,112.21	4,305,364.74	4,397,537.81	4,471,663.04	4,920,086.46
161,393.56	170,978.12	202,791.42	197,633.76	203,977.22	238,872.35
295,993.37	344,518.97	479,332.13	533,180.59	587,895.98	635,616.60
2,137,970.15	2,226,233.83	2,347,369.99	2,494,774.70	2,667,020.87	2,865,178.70
4,120,074.17	4,410,001.51	4,803,436.73	5,230,685.15	6,010,930.45	6,868,440.18
5,276,408.55	5,919,450.95	6,203,232.89	7,415,467.97	7,705,146.26	8,282,751.43
2,677,365.34	3,431,895.17	4,079,534.10	4,662,526.19	5,415,775.61	7,319,532.70
2,325,119.45	2,766,881.72	3,741,706.80	4,648,193.14	6,098,905.79	7,931,123.04
250,749.49	262,121.78	280,337.63	307,987.94	335,027.72	408,568.98
18,253,020.33	20,751,969.22	23,592,234.01	26,484,733.70	27,801,992.85	31,378,958.15
1,206,719.98	1,357,223.34	1,616,088.69	1,846,840.24	1,987,898.40	2,166,099.47
1,228,525.52	1,388,073.63	1,611,271.28	1,746,203.92	1,897,116.72	2,243,514.36
804,244.01	956,620.48	1,050,492.05	1,285,702.03	1,512,067.78	1,621,798.20
454,134.77	573,721.59	775,626.13	1,003,292.54	1,441,010.08	1,785,359.13
31,584.89	32,216.04	38,978.74	40,261.16	43,585.68	46,105.27
763,184.95	1,022,551.65	1,228,615.80	1,313,498.82	1,506,768.77	1,596,247.33
49,306,438.72	58,835,943.37	65,687,729.77	73,191,294.19	84,240,548.55	95,987,722.99
133,843.98	115,185.19	126,784.61	126,589.89	127,770.77	169,346.37
122,414,707.46	134,421,382.76	147,425,051.90	153,612,478.49	163,517,640.11	184,225,243.76
2,595,805.75	2,847,062.99	3,325,102.87	3,585,399.33	4,122,936.22	4,673,085.62
122,010.19	115,801.71	131,367.33	143,667.37	141,438.74	182,147.68
1,531,188.62	1,604,300.17	1,576,868.21	1,556,748.29	1,592,376.51	1,643,444.36
95,833.03	95,162.79	97,887.02	89,934.29	89,181.69	131,493.49
736,742.58	1,001,277.92	1,329,817.90	1,583,309.77	1,689,342.09	1,805,067.21
70,545.66	231,699.35	493,652.61	908,235.25	1,458,429.16	1,541,653.19
14,006,344.86	14,334,135.74	15,313,166.92	16,092,966.75	18,372,408.82	22,444,133.41
543,389.55	588,064.28	618,823.66	607,601.27	424,992.64	452,315.20
569,642.71	604,236.07	623,512.15	657,390.83	620,676.51	651,684.21
96,059,328.83	109,269,572.37	121,093,657.73	131,811,918.52	148,156,335.91	170,914,653.87
814,007.93	1,004,677.19	1,293,789.40	1,512,540.78	1,744,938.53	1,830,187.29
984,792.72	1,077,628.45	1,083,726.60	1,154,476.04	1,187,221.46	1,226,428.70
1,547.71	13,806.01	104,110.70	253,444.91	456,272.85	695,718.44
817,179.38	977,370.91	1,123,589.26	1,267,820.40	1,328,838.73	1,406,664.25
829,348.32	1,037,434.82	1,315,712.69	1,677,594.05	2,014,651.86	2,370,825.16
903,214.69	1,230,158.94	1,457,317.75	1,670,433.27	1,843,118.58	2,038,742.52
1,907,091.97	1,692,212.18	1,590,107.54	1,570,240.90	1,524,862.85	1,455,303.14
-	-	-	3,951.58	181,513.56	185,687.14
710,808.27	1,419,511.33	1,813,883.65	2,328,576.76	3,008,216.80	3,796,926.42

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
**Property Tax Levies by Taxing Entity**  
**Last Ten Fiscal Years**

Taxing Entity	2010	2011	2012	2013
LEANDER ISD	75,086,543.34	78,291,076.61	82,083,074.12	87,906,569.03
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	1,033,030.08	1,066,848.93	814,753.93	808,682.83
MANOR ISD	34,099,518.84	32,775,042.15	34,762,584.70	36,658,022.57
MARBLE FALLS ISD	6,051,304.95	5,413,905.77	5,111,833.14	5,008,033.02
MOORES CROSSING MUD	642,387.51	679,589.13	669,495.24	670,390.26
NE TRAVIS CO UTILITY DIST	1,335,022.12	1,389,619.70	1,388,900.24	1,533,289.93
NORTH AUSTIN MUD NO 1	292,948.67	284,392.88	273,992.48	259,417.19
NORTHTOWN MUD	3,218,508.64	3,203,856.17	3,181,142.63	3,735,648.77
NW TR CO RD DIST 3 GLDN TRI	570,740.76	604,815.75	562,037.70	566,544.53
ONION CREEK METRO PARK DIST	-	-	-	-
PFLUGERVILLE ISD	100,297,734.19	101,219,780.69	106,564,480.95	113,057,563.87
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO 3	-	-	-	-
PRESIDENTIAL GLEN MUD	26,267.01	31,771.25	32,723.26	72,499.52
RIVER PLACE LIMITED DISTRICT	-	-	-	-
RIVER PLACE MUD	1,502,427.36	1,482,088.19	1,477,773.99	1,512,879.49
RNCH @ CYPRESS CRK MUD 1	479,512.00	475,325.42	415,461.35	362,682.77
ROUND ROCK ISD	66,820,051.32	64,499,745.83	67,589,009.74	68,698,587.56
SENNA HILLS MUD	1,051,470.61	1,074,672.71	1,193,665.63	1,274,275.29
SHADY HOLLOW MUD	126,288.37	122,850.55	122,957.42	123,576.19
SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	-
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
SUNFIELD MUD NO 1	52.96	53.44	51.80	54.60
TANGLEWLD FOREST LTD DIST	530,210.31	527,126.31	490,569.17	476,334.03
TRAVIS COUNTY	440,494,007.94	466,121,262.55	502,068,520.50	527,324,286.88
TRAVIS CO BEE CAVE ROAD DIST NO 1	1,051,551.32	1,168,464.38	1,104,791.60	1,129,562.76
TRAVIS CO ESD NO 1	2,102,140.26	2,085,917.02	2,133,420.99	2,092,417.03
TRAVIS CO ESD NO 2	5,899,764.79	5,886,124.93	5,987,703.01	6,323,230.99
TRAVIS CO ESD NO 3	2,023,098.21	2,014,971.01	2,045,173.53	2,075,362.87
TRAVIS CO ESD NO 4	1,426,212.24	1,423,738.88	1,395,515.49	1,420,433.81
TRAVIS CO ESD NO 5	865,452.87	855,173.12	869,582.92	883,019.63
TRAVIS CO ESD NO 6	8,514,052.63	8,708,686.46	9,186,345.04	9,828,238.46
TRAVIS CO ESD NO 7	-	-	-	-
TRAVIS CO ESD NO 8	1,430,846.96	1,452,683.65	1,449,229.46	1,492,854.38
TRAVIS CO ESD NO 9	4,366,663.16	4,418,915.25	4,473,324.96	4,485,611.68
TRAVIS CO ESD NO 10	1,245,452.76	1,282,006.61	1,310,522.10	1,372,195.50
TRAVIS CO ESD NO 11	690,703.30	706,938.66	702,908.63	751,846.39
TRAVIS CO ESD NO 12	990,315.88	986,734.21	1,037,332.99	1,128,563.38
TRAVIS CO ESD NO 13	46,486.94	47,114.76	48,644.93	50,019.02
TRAVIS CO ESD NO 14	986,383.64	999,926.80	740,551.23	755,899.82
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO MUD NO 2	1,164,220.63	1,090,311.31	1,056,790.62	1,113,954.27
TRAVIS CO MUD NO 3	2,410,203.91	2,322,021.63	2,638,821.82	2,667,326.74
TRAVIS CO MUD NO 4	391,251.49	385,325.12	423,499.37	477,393.83
TRAVIS CO MUD NO 5	707,450.21	689,157.76	631,958.95	673,323.02
TRAVIS CO MUD NO 6	707,768.15	700,367.84	673,987.57	719,576.58
TRAVIS CO MUD NO 7	15,358.29	15,335.55	15,381.87	15,401.12

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2014	2015	2016	2017	2018	2019
97,358,666.11	107,143,387.90	117,394,996.41	125,173,211.38	134,374,508.46	150,799,433.88
-	-	492,522.95	487,090.86	468,183.72	472,590.26
610,763.98	652,667.56	-	-	-	-
55,824,956.76	46,559,677.26	61,637,344.38	65,857,713.01	73,650,185.21	85,327,524.38
4,848,894.32	4,974,107.42	5,216,076.94	5,314,649.06	5,809,177.31	6,981,285.59
772,890.83	917,308.20	1,044,183.00	1,223,294.44	1,366,712.60	1,440,709.78
1,763,005.16	1,968,094.25	2,024,781.62	1,932,770.01	1,820,118.27	1,908,174.73
271,335.11	283,124.48	292,973.24	301,834.40	329,066.59	359,243.80
3,785,216.55	4,181,567.57	4,587,437.49	4,971,585.81	4,879,620.24	5,070,932.29
-	-	-	-	-	-
-	-	2,992.56	11,049.80	65,718.68	113,954.11
126,969,029.26	140,100,601.26	158,807,462.57	179,729,586.76	205,481,987.13	229,441,240.36
-	-	-	22,225.44	19,513.55	28,449.56
26,493.26	65,111.94	131,074.64	510,676.12	824,918.97	1,111,523.10
121,501.40	196,193.89	207,875.49	302,151.64	443,560.39	657,822.61
-	-	-	-	483,733.24	-
1,552,460.21	1,242,464.95	1,202,268.64	456,168.02	-	-
340,094.65	311,598.17	330,165.83	345,222.08	339,141.74	383,937.97
76,291,770.76	81,927,475.42	91,444,219.98	97,686,360.75	107,270,366.58	116,774,478.60
1,378,239.49	1,499,161.73	1,559,399.11	1,638,768.10	1,636,669.15	1,481,194.94
133,547.58	144,685.64	123,826.03	168,774.09	74,740.95	450,481.20
-	237.12	228.42	3,618.97	19,561.99	134,442.48
-	-	-	763.79	782.61	791.29
53.01	2,111.44	1,470.90	995.98	1,838.27	1,541.90
504,968.10	538,829.33	589,633.42	698,632.38	786,449.61	864,151.83
541,805,385.97	565,972,512.50	589,830,930.21	626,387,203.90	668,470,104.81	765,957,038.60
1,126,097.40	1,112,580.31	1,113,452.97	930,824.50	932,646.82	1,289,896.26
2,163,585.98	2,277,939.29	2,419,375.83	2,567,185.67	2,873,219.26	3,165,065.11
6,996,246.18	7,808,410.91	9,344,805.93	10,468,235.62	11,957,888.58	13,352,193.14
2,143,854.55	2,347,665.14	2,866,852.47	3,087,305.34	3,199,640.10	2,815,074.59
1,532,101.13	1,563,026.39	1,884,705.23	2,030,419.13	2,228,910.38	2,428,929.78
1,008,550.06	948,063.36	1,151,404.50	1,268,501.11	1,399,229.66	1,581,466.88
10,885,476.85	12,388,755.30	13,712,682.66	14,878,576.15	15,597,860.84	16,647,010.33
-	-	-	2,228,638.07	2,560,416.65	2,805,785.32
1,564,789.38	1,705,316.34	1,872,073.91	2,009,238.56	2,348,293.32	2,526,598.56
4,536,820.64	4,942,366.85	4,898,331.49	5,405,442.50	6,027,867.83	6,386,571.26
1,498,572.77	1,638,333.05	1,775,955.64	1,911,718.84	2,058,225.38	2,229,395.01
760,753.72	847,426.44	928,152.03	1,101,183.36	1,263,176.74	1,610,500.94
1,238,033.24	1,393,711.57	1,601,744.24	1,796,940.00	2,206,071.81	2,606,275.76
53,608.53	56,448.07	60,422.05	63,280.52	77,364.41	84,530.39
811,234.85	425,587.92	449,235.22	497,480.69	554,297.66	589,416.52
-	-	-	1,126,236.03	1,284,188.82	1,632,519.94
1,210,609.46	1,404,486.17	1,538,407.23	1,703,601.90	1,833,830.82	2,111,205.42
2,757,330.24	2,823,385.21	3,039,140.26	3,248,426.68	3,345,548.85	3,402,449.20
529,450.13	690,669.53	724,834.87	757,169.94	581,664.28	895,929.01
840,651.49	1,047,885.10	1,421,236.34	1,530,094.87	1,663,920.55	1,769,865.92
744,763.56	782,458.59	758,545.09	757,015.46	779,648.33	697,180.24
15,420.10	45,346.98	14,897.92	14,890.07	14,966.17	14,971.67

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
**Property Tax Levies by Taxing Entity**  
**Last Ten Fiscal Years**

Taxing Entity	2010	2011	2012	2013
TRAVIS CO MUD NO 8	454,003.94	440,034.46	435,040.36	461,525.59
TRAVIS CO MUD NO 9	30,205.53	30,654.66	29,972.73	29,935.91
TRAVIS CO MUD NO 10	723,248.87	740,025.68	710,383.43	678,312.93
TRAVIS CO MUD NO 11	769,609.13	904,721.07	1,012,004.02	1,227,213.29
TRAVIS CO MUD NO 12	6,938.92	8,488.95	64,508.76	111,150.98
TRAVIS CO MUD NO 13	6,419.64	10,175.79	131,920.44	213,630.97
TRAVIS CO MUD NO 14	675,855.75	653,286.13	614,301.58	638,625.77
TRAVIS CO MUD NO 15	522,720.61	570,950.28	613,288.06	757,275.39
TRAVIS CO MUD NO 16	4,401.32	131,934.08	399,195.88	602,142.44
TRAVIS CO MUD NO 17	-	-	-	2,014.10
TRAVIS CO MUD NO 18	-	-	-	10,502.43
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	6,268.24
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
TRAVIS CO WCID 17 FLINTROCK (DA)	830,120.60	931,733.80	1,066,640.84	1,058,479.15
TRAVIS CO WCID 17 SERENE HILLS (DA)	148.10	4,989.43	4,973.33	45,345.01
TRAVIS CO WCID 17 STEINER RANCH (DA)	7,557,619.13	7,743,105.20	8,012,165.50	7,735,845.42
TRAVIS CO WCID NO 10	618,302.99	660,312.95	713,106.74	800,734.51
TRAVIS CO WCID NO 17	2,042,195.17	2,182,232.68	2,361,204.91	2,424,624.17
TRAVIS CO WCID NO 18	930,911.70	940,971.54	963,683.51	968,832.27
TRAVIS CO WCID NO 19	447,670.01	448,474.95	448,953.35	452,571.61
TRAVIS CO WCID NO 20	1,046,623.78	1,042,777.54	1,045,201.49	810,585.73
TRAVIS CO WCID POINT VENTURE	595,498.77	605,319.32	621,546.09	619,607.38
TRAVIS COUNTY HEALTHCARE DISTRICT	68,092,375.72	75,832,714.41	79,322,274.23	137,654,800.48
VILLAGE OF BRIARCLIFF	192,662.74	222,185.84	222,272.30	238,062.65
VILLAGE OF POINT VENTURE	152,234.89	154,601.67	149,104.78	166,706.73
VILLAGE OF SAN LEANNA	106,855.59	106,459.03	105,689.15	108,549.75
VILLAGE OF THE HILLS	125,595.19	98,677.07	88,161.93	85,523.13
VILLAGE OF VOLENTE	191,139.40	192,349.79	185,058.36	203,133.95
VILLAGE OF WEBBERVILLE	45,804.90	47,110.83	48,184.04	48,257.97
WELLS BRANCH MUD	3,258,481.55	3,266,586.41	3,328,847.40	3,470,334.07
WEST TRAVIS CO MUD NO 6	938,831.17	905,010.64	1,005,112.02	1,196,336.57
WEST TRAVIS CO MUD NO 8	799,954.92	832,158.37	928,260.07	966,104.26
WILBARGER CRK MUD NO 1	113,282.18	122,205.82	130,073.88	192,198.75
WILBARGER CRK MUD NO 2	29,585.55	34,104.87	34,206.30	34,103.93
WILLIAMSON/TRAVIS MUD NO 1	584,956.89	583,085.01	568,553.21	547,928.23
WMSN CO WSID DIST 3	373,712.46	391,265.93	384,356.58	378,162.26
WMSN-TR CO WCID NO 1D	1,006,976.28	1,070,268.21	-	-
WMSN-TR CO WCID NO 1F	426,675.61	455,927.80	376,484.75	425,368.58
WMSN-TR CO WCID NO 1G	1,318,522.82	1,312,032.39	1,264,547.79	1,239,874.86
<b>Total</b>	<b>\$ 2,253,039,061.56</b>	<b>\$ 2,329,568,884.01</b>	<b>\$ 2,461,630,571.78</b>	<b>\$ 2,663,563,919.05</b>

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2014	2015	2016	2017	2018	2019
500,857.47	550,646.31	632,391.78	769,037.96	808,376.70	1,028,609.07
30,754.96	29,618.53	30,041.92	30,638.88	31,698.57	32,207.17
765,619.19	798,876.19	793,706.39	757,103.20	771,655.33	810,334.84
1,548,588.96	1,826,439.16	1,837,697.35	1,732,927.05	1,805,130.22	1,754,224.45
238,783.76	621,981.62	784,538.23	944,690.53	1,185,569.06	1,594,881.10
326,508.65	499,015.04	657,463.56	1,030,253.90	1,313,784.68	1,612,185.00
691,054.92	755,243.26	827,850.13	894,991.40	915,021.50	989,827.13
932,806.43	1,162,620.30	1,411,318.13	1,922,492.93	2,127,804.33	2,296,212.61
922,749.19	1,298,887.82	1,516,880.21	1,757,259.83	1,990,617.53	2,085,910.80
59,396.55	192,935.60	451,564.86	594,856.56	764,894.61	1,029,312.96
41,902.04	267,418.58	528,837.00	907,989.92	1,355,788.28	1,797,827.88
-	-	-	-	10,303.07	32,451.19
5,134.99	105,184.12	296,642.47	451,798.21	804,645.64	1,233,921.54
-	-	-	-	19,124.26	24,774.53
-	-	-	477.83	16,713.78	281,712.65
-	-	-	1,251.49	1,563.01	1,568.37
1,146,557.82	1,266,291.48	1,282,373.57	1,215,405.70	1,210,431.91	1,233,622.85
163,251.41	363,405.85	654,555.48	943,541.56	1,249,258.17	1,509,330.98
8,104,692.03	7,798,829.68	6,712,650.66	6,984,125.61	7,131,224.87	7,185,183.33
877,889.13	977,868.15	2,468,056.25	3,739,166.01	3,839,581.06	3,927,673.98
2,645,788.49	2,966,031.45	3,331,967.81	3,614,940.47	3,951,036.85	4,187,904.54
484,053.10	533,777.50	584,908.38	583,963.73	592,439.24	594,878.68
451,926.81	475,372.20	483,093.22	514,615.27	551,776.26	589,273.38
784,566.97	784,457.54	854,505.29	890,911.73	920,803.30	931,956.61
632,538.35	1,056,077.71	1,121,514.86	1,243,901.95	1,398,670.01	1,542,194.93
150,194,993.11	159,981,253.15	169,949,443.63	182,336,800.53	198,515,465.93	218,901,005.74
368,687.61	396,062.94	427,135.02	418,118.17	437,396.82	461,551.94
176,887.80	188,270.54	206,359.63	232,791.80	263,717.74	280,969.96
119,770.01	131,268.44	139,802.87	143,473.62	164,302.79	177,215.50
92,576.92	238,839.12	249,418.03	262,924.40	456,658.49	473,760.51
213,364.17	178,775.78	196,101.14	211,435.90	202,081.00	223,486.12
53,005.79	59,238.88	72,141.27	79,763.12	78,670.65	80,067.96
3,559,740.01	3,698,726.11	4,096,128.43	4,384,745.83	4,893,385.25	5,080,330.58
1,341,118.03	1,728,117.57	2,129,518.20	2,346,729.21	2,044,361.84	2,189,548.97
907,869.44	836,162.10	940,076.27	964,439.78	1,053,581.78	1,135,347.89
213,712.92	247,364.17	271,368.07	293,996.22	335,624.29	538,387.86
35,245.56	60,189.92	71,448.70	71,448.70	71,933.20	71,344.46
526,582.05	532,447.19	536,343.49	535,690.36	528,760.28	532,868.55
410,625.53	417,764.39	455,407.41	503,038.43	560,218.37	630,054.85
-	-	-	-	-	-
542,425.33	-	-	-	-	-
1,345,010.52	-	-	-	-	-
<b>\$ 2,884,963,786.71</b>	<b>\$ 3,148,086,206.17</b>	<b>\$ 3,487,315,094.02</b>	<b>\$ 3,820,167,286.95</b>	<b>\$ 4,202,188,325.72</b>	<b>\$ 4,691,943,590.97</b>



## TRAVIS CENTRAL APPRAISAL DISTRICT

### Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
ANDERSON MILL LIMITED DISTRICT	0.13000	0.13000	0.13000	0.13000
AUSTIN COMM COLL DIST	0.09460	0.09510	0.09480	0.09510
AUSTIN ISD	1.20200	1.22700	1.24200	1.24200
BASTROP-TRAVIS COUNTIES ESD NO 1	0.09720	0.10000	0.09520	0.09540
BELLA VISTA MUD	0.50000	0.50420	0.50420	0.50420
BELVEDERE MUD	0.45000	0.45000	0.45000	0.45000
CITY OF AUSTIN	0.42090	0.45710	0.48110	0.50290
CITY OF BEE CAVE	0.02000	0.02000	0.02000	0.02000
CITY OF CEDAR PARK	0.48900	0.49350	0.49350	0.49350
CITY OF CREEDMOOR	0.27990	0.31090	0.31090	0.41900
CITY OF ELGIN	0.75880	0.77760	0.75390	0.75390
CITY OF JONESTOWN	0.53500	0.56000	0.56000	0.57500
CITY OF LAGO VISTA	0.57000	0.62000	0.63000	0.63000
CITY OF LAKEWAY	0.19290	0.19960	0.19960	0.18150
CITY OF LEANDER	0.60042	0.65042	0.67042	0.67042
CITY OF MANOR	0.67340	0.80260	0.82120	0.89450
CITY OF MUSTANG RIDGE	0.30650	0.33710	0.35780	0.38250
CITY OF PFLUGERVILLE	0.60900	0.60400	0.59900	0.59400
CITY OF ROLLINGWOOD	0.11160	0.13480	0.14460	0.21360
CITY OF ROUND ROCK	0.39661	0.41728	0.41728	0.42035
CITY OF WEST LAKE HILLS	0.05340	0.05340	0.05340	0.05340
COTTONWD CREEK MUD NO 1	0.89680	0.95000	0.97000	1.10000
COUPLAND ISD	1.04005	1.04005	1.04005	1.04005
CYPRESS RANCH WCID NO 1	0.90000	0.90000	0.90000	0.90000
DEL VALLE ISD	1.48000	1.53000	1.53000	1.53000
DRIPPING SPRINGS ISD	1.49000	1.49000	1.62000	1.49000
EANES ISD	1.20250	1.20250	1.21250	1.21250
ELGIN ISD	1.45000	1.54000	1.54000	1.54000
HAYS CONSOLIDATED ISD	1.46130	1.46130	1.46130	1.46130
HURST CREEK MUD	0.42000	0.44900	0.49900	0.42700
JOHNSON CITY ISD	1.18600	1.19360	1.19300	1.19230
KELLY LANE WCID NO 1	0.95000	0.95000	0.95000	0.95000
KELLY LANE WCID NO 2	0.95000	0.95000	0.95000	0.95000
LAGO VISTA ISD	1.18000	1.18000	1.18000	1.32000



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2013	2014	2015	2016	2017	2018	2019
0.13669	0.13000	0.12600	0.12336	0.11708	0.11708	0.11771
0.09490	0.09420	0.10050	0.10200	0.10080	0.10480	0.10490
1.24200	1.22200	1.20200	1.19200	1.19200	1.19200	1.12200
0.09440	0.09960	0.09330	0.09470	0.10000	0.10000	0.10000
0.50420	0.49900	-	-	-	-	-
0.45000	0.45000	0.42500	0.38950	0.37000	0.35000	0.32000
0.50270	0.48090	0.45890	0.44180	0.44480	0.44030	0.44310
0.02000	0.02000	0.02000	0.02000	0.02000	0.02000	0.02000
0.49250	0.48500	0.47950	0.47000	0.45750	0.44900	0.44700
0.38730	0.38730	0.38000	0.38000	0.38000	0.38000	0.31600
0.75390	0.75011	0.65692	0.65692	0.65692	0.65692	0.65692
0.57500	0.56560	0.56560	0.56560	0.56560	0.56560	0.56560
0.65000	0.65000	0.65000	0.65000	0.65000	0.65000	0.65000
0.17480	0.17000	0.17000	0.16120	0.17410	0.16450	0.16450
0.66792	0.65292	0.63292	0.59900	0.57787	0.55187	0.54187
0.80950	0.71180	0.71180	0.77380	0.77220	0.75220	0.81610
0.41880	0.49980	0.49500	0.47920	0.49980	0.49980	0.46920
0.57360	0.53360	0.54050	0.53990	0.53990	0.49760	0.49760
0.22640	0.20660	0.20210	0.20020	0.20890	0.20535	0.20880
0.41949	0.41465	0.41465	0.42500	0.43000	0.42000	0.43900
0.05340	0.05340	0.05720	0.05720	0.06500	0.07000	0.07000
1.09000	0.95000	0.91700	0.91700	0.85000	0.85000	0.85000
1.04005	1.04005	1.04005	1.04005	1.04005	1.04005	0.97000
0.90000	0.90000	0.90000	0.90000	0.90000	0.90000	0.90000
1.47000	1.47000	1.53000	1.52000	1.46000	1.39000	1.31000
1.49000	1.52000	1.52000	1.52000	1.52000	1.52000	1.52000
1.21250	1.21250	1.21250	1.21250	1.20000	1.20000	1.13000
1.54000	1.54000	1.54000	1.54000	1.54000	1.54000	1.51830
1.46130	1.53770	1.53770	1.53770	1.53770	1.53770	1.53770
0.39500	0.37100	0.36320	0.34210	0.32000	0.31470	0.31470
1.16000	1.14820	1.14580	1.14090	1.13390	1.13390	1.13390
0.95000	0.95000	0.95000	0.95000	0.95000	0.84180	0.76500
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.85000
1.32000	1.32000	1.32000	1.32000	1.32000	1.32000	1.25000

# TRAVIS CENTRAL APPRAISAL DISTRICT

## Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
LAKE POINTE MUD NO 3 (DA)	0.17500	0.25000	0.27200	0.27200
LAKE POINTE MUD NO 5 (DA)	0.30000	0.28000	0.28000	0.26000
LAKE TRAVIS ISD	1.31590	1.31590	1.31590	1.40750
LAKESIDE MUD NO 3	0.90000	0.90000	0.90000	0.90000
LAKESIDE WCID NO 1	0.85000	0.90000	0.90000	0.88000
LAKESIDE WCID NO 2A	0.97000	0.97000	0.97000	0.97000
LAKESIDE WCID NO 2B	0.97000	0.97000	0.97000	0.97000
LAKESIDE WCID NO 2C	0.94000	0.97000	0.97000	0.97000
LAKESIDE WCID NO 2D	0.97000	0.97000	0.97000	0.97000
LAKEWAY MUD	0.19670	0.20520	0.20520	0.20520
LAZY NINE MUD NO 1A	-	-	-	-
LAZY NINE MUD NO 1B	-	-	-	1.01000
LEANDER ISD	1.42234	1.45480	1.49976	1.51187
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	0.17110	0.17110	0.17110	0.12500
MANOR ISD	1.51500	1.51500	1.51500	1.51500
MARBLE FALLS ISD	1.28500	1.29000	1.29000	1.28000
MOORES CROSSING MUD	0.75950	0.91000	0.91000	0.99000
NE TRAVIS CO UTILITY DIST	0.89930	0.89930	0.89930	0.89930
NORTH AUSTIN MUD NO 1	0.38010	0.38190	0.38190	0.37190
NORTHTOWN MUD	0.75000	0.75000	0.75000	0.75000
NW AUSTIN MUD NO 1	0.24270	-	-	-
NW TR CO RD DIST 3 GLDN TRI	0.12500	0.14500	0.15500	0.13000
ONION CREEK METRO PARK DIST	-	-	-	-
PFLUGERVILLE ISD	1.46000	1.46000	1.48000	1.54000
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO 3	-	-	-	-
PRESIDENTIAL GLEN MUD	0.50190	0.50190	0.50190	0.50190
RIVER PLACE LIMITED DISTRICT	-	-	-	-
RIVER PLACE MUD	0.33500	0.33500	0.33500	0.33500
RNCH @ CYPRSS CRK MUD 1	0.63040	0.70650	0.70650	0.63330
ROUND ROCK ISD	1.38000	1.38000	1.33500	1.38000
SENNA HILLS MUD	0.57740	0.57740	0.53260	0.54900
SHADY HOLLOW MUD	0.05000	0.05000	0.05000	0.05000

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2013	2014	2015	2016	2017	2018	2019
0.27200	0.27200	0.28200	0.28200	0.25500	0.17000	0.17000
0.26000	0.26000	0.26000	0.26000	0.25650	0.23000	0.22600
1.40750	1.40750	1.40750	1.40750	1.40750	1.40750	1.33750
0.90000	0.87750	0.84700	0.84000	0.84000	0.84000	0.84000
0.85000	0.80000	0.80000	0.75000	0.75000	0.75000	0.75000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.97000	0.97000	0.97000	0.97000	0.97000	0.97000	0.97000
0.19630	0.18360	0.15360	0.13600	0.12580	0.11580	0.10580
-	-	-	-	1.00000	1.00000	1.00000
1.01000	1.01000	1.01000	1.01000	1.01000	1.01000	1.01000
1.51187	1.51187	1.51187	1.51187	1.51187	1.51000	1.43750
-	-	-	0.05250	0.04890	0.04500	0.04250
0.11500	0.08000	0.07600	-	-	-	-
1.51500	1.51500	1.51500	1.51500	1.51500	1.51500	1.47000
1.28000	1.28000	1.28000	1.28000	1.27860	1.26860	1.19860
0.99000	0.95800	0.93240	0.90700	0.85580	0.82750	0.79800
0.89930	0.87600	0.86100	0.78000	0.68000	0.60000	0.57800
0.34500	0.33990	0.31700	0.28900	0.28800	0.28300	0.28300
0.75000	0.73600	0.72200	0.70750	0.70750	0.63000	0.62500
-	-	-	-	-	-	-
0.12230	-	-	-	-	-	-
-	-	-	0.20000	0.20000	0.20000	0.20000
1.54000	1.54000	1.54000	1.54000	1.54000	1.52000	1.45000
-	-	-	-	0.95000	0.95000	0.95000
-	-	0.95000	0.95000	0.95000	0.95000	0.95000
0.50190	0.50190	0.50190	0.30000	0.29760	0.30000	0.30000
-	-	-	-	-	0.07500	-
0.33500	0.31290	0.23130	0.20700	0.07500	-	-
0.51280	0.43300	0.36500	0.35650	0.35250	0.34250	0.35350
1.36740	1.33750	1.33250	1.33250	1.30480	1.30480	1.23480
0.54900	0.54110	0.54110	0.54110	0.54110	0.51760	0.46510
0.05000	0.04930	0.04890	0.03800	0.04770	0.02000	0.11000

## TRAVIS CENTRAL APPRAISAL DISTRICT

### Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	-
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
SUNFIELD MUD NO 1	0.90000	0.90000	0.90000	0.90000
SUNFIELD MUD NO 2	0.90000	-	-	-
SUNFIELD MUD NO 3	0.90000	-	-	-
TANGLEWD FOREST LTD DIST	0.21000	0.20300	0.20300	0.20300
TRAVIS COUNTY	0.42150	0.46580	0.48550	0.50010
TRAVIS CO BEE CAVE ROAD DIST NO 1	0.69840	0.89000	0.96000	0.70000
TRAVIS CO ESD NO 1	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 2	0.09970	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 3	0.10000	0.10000	0.10000	0.09890
TRAVIS CO ESD NO 4	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 5	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 6	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 7	-	-	-	-
TRAVIS CO ESD NO 8	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 9	0.08500	0.08500	0.08580	0.08450
TRAVIS CO ESD NO 10	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 11	0.10000	0.10000	0.09970	0.09780
TRAVIS CO ESD NO 12	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 13	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 14	0.10000	0.10000	0.10000	0.10000
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO MUD NO 2	0.88000	0.97000	0.97000	0.98000
TRAVIS CO MUD NO 3	0.49500	0.50000	0.48000	0.52000
TRAVIS CO MUD NO 4	0.72960	0.72960	0.72960	0.72960
TRAVIS CO MUD NO 5	0.85710	0.85710	0.85710	0.81200
TRAVIS CO MUD NO 6	0.46650	0.47500	0.47500	0.47500
TRAVIS CO MUD NO 7	0.90890	0.90890	0.90890	0.90890
TRAVIS CO MUD NO 8	0.72130	0.72130	0.72130	0.72130
TRAVIS CO MUD NO 9	0.87560	0.87560	0.87560	0.87560
TRAVIS CO MUD NO 10	0.74700	0.74700	0.74700	0.72700
TRAVIS CO MUD NO 11	0.77250	0.77250	0.77250	0.77250

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2013	2014	2015	2016	2017	2018	2019
-	-	0.98000	0.98000	0.98000	0.98000	0.98000
-	-	-	-	0.98000	0.98000	0.98000
0.90000	0.90000	0.90000	0.90000	0.90000	0.90000	0.90000
-	-	-	-	-	-	-
-	-	-	-	-	-	-
0.19300	0.18300	0.17880	0.17540	0.19000	0.18860	0.19000
0.49460	0.45630	0.41690	0.38380	0.36900	0.35420	0.36929
0.62850	0.57060	0.32150	0.25990	0.21060	0.19620	0.28171
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.09820	0.09580	0.10000	0.10000	0.10000	0.10000
0.09640	0.09080	0.09000	0.10000	0.10000	0.09750	0.08000
0.09990	0.10000	0.09140	0.10000	0.10000	0.10000	0.10000
0.09780	0.10000	0.09180	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
-	-	-	-	0.09790	0.10000	0.10000
0.09980	0.09980	0.09980	0.09980	0.09980	0.10000	0.10000
0.08080	0.07510	0.07416	0.07299	0.07550	0.07810	0.07810
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.09810	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
0.10000	0.10000	0.10000	0.10000	0.10000	0.10000	0.10000
-	-	-	-	0.10000	0.10000	0.10000
0.98000	0.97450	0.95850	0.93000	0.91730	0.87700	0.89000
0.50000	0.48410	0.48250	0.48150	0.48150	0.47520	0.46950
0.72960	0.72960	0.72960	0.72960	0.72960	0.72960	0.72960
0.81200	0.76930	0.74280	0.69750	0.60300	0.59000	0.58000
0.47100	0.46000	0.46000	0.46000	0.48480	0.46460	0.46460
0.90890	0.90890	0.90890	0.90890	0.90890	0.90890	0.90890
0.72130	0.72130	0.71450	0.71450	0.71450	0.71450	0.68000
0.87560	0.87560	0.85950	0.84350	0.82750	0.82750	0.82750
0.72700	0.78000	0.78000	0.75000	0.72000	0.76000	0.76000
0.77250	0.77250	0.73750	0.69250	0.61020	0.56750	0.52750

## TRAVIS CENTRAL APPRAISAL DISTRICT

### Tax Rates by Taxing Entity

Last Ten Fiscal Years

Taxing Entity	2009	2010	2011	2012
TRAVIS CO MUD NO 12	-	0.10000	0.10000	0.77250
TRAVIS CO MUD NO 13	-	0.10000	0.10000	0.77250
TRAVIS CO MUD NO 14	0.85000	0.95000	0.99030	1.07920
TRAVIS CO MUD NO 15	0.33250	0.33250	0.33250	0.33250
TRAVIS CO MUD NO 16	0.90000	0.95000	0.95000	0.95000
TRAVIS CO MUD NO 17	-	-	-	-
TRAVIS CO MUD NO 18	-	-	-	-
TRAVIS CO MUD NO 19	-	-	-	-
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	-
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
TRAVIS CO WCID 17 FLINTROCK (DA)	0.40000	0.42229	0.45000	0.49880
TRAVIS CO WCID 17 SERENE HILLS (DA)	-	0.65000	0.65000	0.65000
TRAVIS CO WCID 17 STEINER RANCH (DA)	0.52490	0.52480	0.52000	0.49260
TRAVIS CO WCID NO 10	0.03900	0.02600	0.02790	0.02880
TRAVIS CO WCID NO 17	0.05750	0.06000	0.06000	0.06000
TRAVIS CO WCID NO 18	0.20810	0.20810	0.20810	0.21560
TRAVIS CO WCID NO 19	0.22500	0.26000	0.26000	0.26000
TRAVIS CO WCID NO 20	0.32000	0.32000	0.32000	0.31250
TRAVIS CO WCID POINT VENTURE	0.36130	0.36130	0.36130	0.38510
TRAVIS COUNTY HEALTHCARE DISTRICT	0.06740	0.07190	0.07890	0.07895
VILLAGE OF BRIARCLIFF	0.09620	0.09620	0.11750	0.11750
VILLAGE OF POINT VENTURE	0.09000	0.09000	0.09000	0.09000
VILLAGE OF SAN LEANNA	0.24980	0.24980	0.24980	0.24980
VILLAGE OF THE HILLS	0.04000	0.03600	0.02980	0.02700
VILLAGE OF VOLENTE	0.12860	0.12860	0.12860	0.12150
VILLAGE OF WEBBERVILLE	0.30250	0.30250	0.30250	0.28190
WELLS BRANCH MUD	0.47000	0.47000	0.47000	0.47000
WEST TRAVIS CO MUD NO 6	0.45000	0.45000	0.45000	0.45000
WEST TRAVIS CO MUD NO 8	0.80000	0.88940	0.88940	0.88940
WILBARGER CRK MUD NO 1	0.95000	0.95000	0.95000	0.95000
WILBARGER CRK MUD NO 2	0.95000	0.95000	0.95000	0.95000
WILLIAMSON/TRAVIS MUD NO 1	0.71400	0.66400	0.66200	0.65700
WMSN CO WSID DIST 3	0.79990	0.81500	0.81500	0.81500
WMSN-TR CO WCID NO 1D	0.42100	0.42100	0.42100	-
WMSN-TR CO WCID NO 1F	0.90000	0.90000	0.90000	0.90000
WMSN-TR CO WCID NO 1G	0.56200	0.57580	0.55650	0.55620

SOURCE: Travis Central Appraisal District- Internal Management Reports

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2013	2014	2015	2016	2017	2018	2019
0.77250	0.77250	0.77250	0.77250	0.77250	0.77250	0.77250
0.77250	0.77250	0.77250	0.77250	0.77250	0.77250	0.77250
0.99000	0.94000	0.90500	0.90500	0.87810	0.81000	0.81000
0.33250	0.33250	0.33250	0.33250	0.40750	0.40750	0.40750
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.94000
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.95000
0.75000	0.75000	0.75000	0.75000	0.75000	0.75000	0.75000
-	-	-	-	-	-	0.36500
-	-	-	-	-	0.36500	0.36500
0.31250	0.31250	0.31250	0.31250	0.31250	0.32750	0.34500
-	-	-	-	-	0.85000	0.85000
-	-	-	-	0.41010	0.41010	0.41010
-	-	-	-	0.95000	0.95000	0.95000
0.46560	0.45260	0.45050	0.43200	0.39960	0.37200	0.34220
0.65000	0.65000	0.65000	0.62500	0.62500	0.62500	0.62500
0.44980	0.42850	0.37510	0.30000	0.29870	0.29490	0.28890
0.02970	0.02950	0.02940	0.06670	0.09460	0.09000	0.08600
0.05750	0.05750	0.05850	0.05990	0.05990	0.05990	0.05990
0.21130	0.09500	0.09520	0.09390	0.08550	0.07880	0.07500
0.26000	0.26000	0.24000	0.22500	0.23070	0.25750	0.25750
0.24000	0.23000	0.20720	0.20550	0.20000	0.20000	0.18750
0.39910	0.39910	0.62530	0.62530	0.62470	0.62590	0.64090
0.12900	0.12640	0.11778	0.11054	0.10739	0.10522	0.10557
0.11750	0.16050	0.16050	0.16050	0.14740	0.13650	0.13190
0.10500	0.10950	0.10950	0.11310	0.12160	0.12300	0.12200
0.24980	0.24980	0.24980	0.24980	0.24980	0.24980	0.24980
0.02480	0.02485	0.06000	0.06000	0.06000	0.10000	0.10000
0.13000	0.13000	0.10000	0.10650	0.10850	0.09000	0.09000
0.27740	0.27740	0.30510	0.34020	0.37420	0.33650	0.30730
0.46000	0.43000	0.39000	0.38730	0.37950	0.37300	0.37300
0.45000	0.45000	0.45000	0.45000	0.45000	0.35000	0.35000
0.84000	0.73000	0.61100	0.55100	0.52100	0.52100	0.52100
0.94840	0.92500	0.90800	0.88950	0.87800	0.87800	0.87800
0.95000	0.95000	0.95000	0.95000	0.95000	0.95000	0.95000
0.61500	0.54000	0.51000	0.46620	0.43160	0.40790	0.38500
0.81500	0.80820	0.73060	0.72300	0.72300	0.72300	0.74650
-	-	-	-	-	-	-
0.90000	0.90000	-	-	-	-	-
0.54010	0.53680	-	-	-	-	-

# TRAVIS CENTRAL APPRAISAL DISTRICT

## Appraised Value by Taxing Entity Last Ten Fiscal Years

Taxing Entity	2010	2011	2012	2013
ANDERSON MILL LIMITED DISTRICT	\$9,274,862	\$8,860,065	\$9,045,437	\$9,088,168
AUSTIN COMM COLL DIST	95,915,173,699	98,747,519,613	103,377,730,841	110,328,598,913
AUSTIN ISD	70,587,722,547	72,338,399,782	74,712,826,079	80,504,658,069
AUSTIN MUD NO 1	232,974,301	308,694,516	-	-
AUSTIN MUD NO 2	165,388,726	160,827,331	-	-
AUSTIN MUD NO 3	131,498,865	125,770,511	-	-
BASTROP-TRAVIS COUNTIES ESD NO 1	136,122,927	130,331,869	126,465,173	136,649,389
BELLA VISTA MUD	101,100,197	100,867,600	98,278,999	101,553,199
BELVEDERE MUD	52,521,819	56,413,046	75,378,802	92,454,569
CITY OF AUSTIN	83,628,181,722	86,141,044,674	90,197,786,203	96,408,131,466
CITY OF BEE CAVE	861,836,148	924,755,064	1,060,456,270	1,176,798,252
CITY OF CEDAR PARK	60,889,014	67,040,296	323,771,405	354,377,368
CITY OF CREEDMOOR	31,656,907	35,977,820	38,723,633	45,265,672
CITY OF ELGIN	58,588,134	56,863,134	61,725,650	57,547,129
CITY OF JONESTOWN	417,910,681	409,917,975	413,109,478	402,631,731
CITY OF LAGO VISTA	756,804,361	733,965,536	700,874,308	693,220,570
CITY OF LAKEWAY	2,431,898,877	2,510,932,932	2,654,285,483	2,946,154,026
CITY OF LEANDER	201,038,334	214,131,180	265,016,022	351,891,826
CITY OF MANOR	234,915,146	234,956,820	231,374,904	289,568,519
CITY OF MUSTANG RIDGE	54,583,966	54,069,780	54,170,852	53,129,724
CITY OF PFLUGERVILLE	2,949,986,160	3,014,491,941	3,057,452,335	3,471,779,148
CITY OF ROLLINGWOOD	462,756,119	466,241,244	492,598,717	532,079,568
CITY OF ROUND ROCK	278,775,802	298,128,728	348,368,461	380,813,632
CITY OF SUNSET VALLEY	272,495,931	280,385,798	-	-
CITY OF WEST LAKE HILLS	1,298,150,519	1,275,987,363	1,342,992,496	1,439,280,771
COTTONWOOD CREEK MUD NO 1	55,203,994	50,175,224	42,197,555	44,991,637
COUPLAND ISD	4,042,645	4,002,906	3,972,805	3,942,300
CYPRESS RANCH WCID NO 1	34,613,721	40,289,430	47,314,575	63,566,923
DEL VALLE ISD	3,892,485,289	3,978,209,165	4,042,770,734	4,403,378,520
DOWNTOWN PUB IMP DIST	4,278,549,912	5,241,939,052	-	-
DRIPPING SPRINGS ISD	16,766,673	21,552,348	27,158,734	27,670,572
E SIXTH ST PUB IMP DIST	213,413,048	221,871,283	-	-
EANES ISD	10,007,649,496	10,056,198,736	10,477,787,157	11,190,309,405
ELGIN ISD	219,974,261	213,606,003	211,788,902	218,770,963
ELGIN TIRZ #1	-	-	-	4,093,604
HAYS CONSOLIDATED ISD	7,927,357	7,835,116	8,145,731	8,542,513
HURST CREEK MUD	474,648,248	454,741,453	448,015,786	485,904,812
JOHNSON CITY ISD	10,177,629	10,116,336	10,065,635	10,229,569
KELLY LANE WCID NO 1	43,982,446	50,150,907	52,844,983	63,978,693
KELLY LANE WCID NO 2	1,912,085	2,488,738	1,727,683	2,415,700
LAGO VISTA ISD	1,571,609,178	1,548,239,986	1,506,307,200	1,456,449,805
LAKE POINTE MUD	-	-	-	-
LAKE POINTE MUD NO 3 (DA)	182,335,632	180,442,683	184,021,287	197,260,525
LAKE POINTE MUD NO 5 (DA)	180,490,883	191,648,649	200,837,187	206,957,098
LAKE TRAVIS ISD	7,556,974,551	7,748,167,758	8,037,365,036	8,678,908,913
LAKESIDE MUD NO 3	33,099,882	39,345,768	56,433,393	69,456,609
LAKESIDE WCID NO 1	106,785,954	106,122,085	112,007,976	113,686,943
LAKESIDE WCID NO 2A	184,083	181,848	181,276	162,298
LAKESIDE WCID NO 2B	68,168,110	67,487,556	67,026,532	71,496,900
LAKESIDE WCID NO 2C	58,286,562	61,552,212	63,561,315	84,247,952
LAKESIDE WCID NO 2D	36,659,302	47,656,848	53,751,637	71,174,589
LAKEWAY MUD	970,263,045	973,446,786	952,071,290	992,956,579



2014	2015	2016	2017	2018	2019
\$10,690,770	\$10,958,074	\$13,752,968	\$16,378,535	\$17,105,945	17,385,978
125,244,677,097	146,428,957,357	167,612,305,902	184,191,401,518	202,404,194,449	223,464,706,562
92,034,928,233	108,663,433,204	125,453,280,066	138,618,943,609	152,215,798,027	167,939,746,878
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
155,092,254	196,373,966	222,394,467	238,900,488	259,700,314	294,971,925
112,212,017	-	-	-	-	-
116,540,048	158,161,621	182,249,365	196,537,079	203,340,573	208,431,155
109,843,856,210	129,115,955,003	148,437,839,895	163,411,226,783	180,101,147,893	197,532,841,210
1,361,947,924	1,742,813,746	2,066,465,678	2,204,377,758	2,582,900,588	2,786,078,761
379,180,351	903,867,447	1,007,567,394	1,090,071,207	1,144,140,444	1,208,070,079
46,619,382	50,115,314	58,239,649	56,825,760	58,766,083	111,798,734
63,250,592	92,099,970	124,687,695	132,590,268	141,782,573	155,661,678
414,881,305	434,072,108	459,292,332	494,141,986	561,635,611	596,878,763
754,055,921	808,477,704	887,081,450	961,579,700	1,101,573,364	1,261,554,274
3,255,065,012	3,641,913,158	4,035,031,085	4,473,898,883	4,948,661,675	5,325,087,054
462,640,289	613,769,989	772,544,516	929,865,362	1,147,872,647	1,415,432,888
366,144,215	440,866,526	583,627,587	704,395,393	932,544,510	1,153,653,601
52,648,992	55,404,307	64,436,737	66,444,518	71,387,302	121,890,828
3,999,710,376	4,475,710,770	5,077,109,228	5,668,641,709	6,487,252,593	7,459,818,166
628,137,902	749,853,249	857,455,354	925,134,943	1,016,681,409	1,080,204,648
394,020,672	384,316,389	437,673,597	490,228,501	537,216,301	618,683,244
-	-	-	-	-	-
1,646,389,424	1,842,474,805	2,065,992,183	2,199,982,882	2,464,549,252	2,628,693,162
49,712,571	84,531,306	109,132,639	141,514,131	195,799,948	234,447,709
4,500,383	4,545,023	5,179,845	5,323,714	5,672,422	17,439,910
85,893,934	115,192,920	138,380,713	147,421,602	168,866,244	179,215,427
4,801,595,336	5,712,113,159	6,120,437,229	7,013,039,571	8,197,490,075	9,869,966,541
-	-	-	-	-	-
35,358,113	44,682,582	45,060,371	45,486,195	46,070,113	79,129,088
-	-	-	-	-	-
12,560,103,280	14,150,224,809	15,720,076,659	16,553,852,142	17,862,699,333	18,968,098,588
245,835,612	293,278,775	332,053,551	354,039,906	397,501,102	593,665,436
4,403,036	-	-	-	-	-
8,893,173	8,916,877	9,998,307	10,349,888	10,335,454	31,657,883
527,248,610	559,387,267	585,886,875	618,404,869	642,089,899	666,266,761
11,092,211	10,820,890	11,284,679	11,196,492	11,419,852	65,310,008
78,592,626	109,896,095	144,256,518	170,720,456	206,200,404	244,443,302
7,426,022	24,560,299	52,415,914	96,210,113	156,699,265	185,690,360
1,541,541,109	1,617,576,450	1,764,344,834	1,878,921,910	2,142,797,951	2,390,541,502
-	-	-	-	544,209,882	588,106,890
206,500,303	223,052,779	235,276,118	262,014,672	270,343,391	289,127,482
223,199,702	235,360,728	241,807,874	261,239,831	273,867,056	301,884,288
9,667,889,863	11,091,041,138	12,424,839,304	13,565,194,406	15,364,204,530	16,726,605,529
94,604,331	122,518,078	157,100,923	184,523,833	212,904,978	224,534,695
125,229,757	138,976,633	147,299,725	157,727,909	161,854,712	166,546,175
223,463	1,485,937	10,836,028	26,437,377	47,560,824	74,133,319
85,193,138	102,936,112	119,259,565	133,619,150	138,767,792	147,702,082
95,229,322	118,862,165	149,223,158	187,039,429	222,834,935	261,854,392
96,465,434	130,852,411	154,701,072	178,585,152	195,769,042	217,366,146
1,068,248,440	1,128,572,199	1,200,590,534	1,286,585,869	1,358,101,974	1,416,655,999

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
Appraised Value by Taxing Entity  
Last Ten Fiscal Years

Taxing Entity	2010	2011	2012	2013
LAZY NINE MUD NO 1A	154,175	381,168	-	-
LAZY NINE MUD NO 1B	554,659	649,781	558,102	27,228,287
LAZY NINE MUD NO 1C	95,214	151,276	-	-
LAZY NINE MUD NO 1D	108,988	209,478	-	-
LAZY NINE MUD NO 1E	37,157	38,449	-	-
LEANDER ISD	6,272,590,558	6,388,325,812	6,678,917,161	7,177,116,751
LOST CREEK LIMITED DISTRICT	-	-	-	-
LOST CREEK MUD	609,305,531	630,056,446	658,559,322	713,050,260
MANOR ISD	3,700,904,147	4,339,664,207	5,695,132,740	5,230,429,563
MARBLE FALLS ISD	598,171,136	545,543,655	538,821,702	533,910,543
MOORES CROSSING MUD	72,668,705	77,455,389	68,913,503	70,591,615
NE TCRD DIST NO 4 (WELLS PT)	89,845,982	91,539,735	-	-
NE TRAVIS CO ROAD DIST NO 2	669,754,154	680,899,539	-	-
NE TRAVIS CO UTILITY DIST	150,360,888	157,068,736	157,430,262	172,966,638
NORTH AUSTIN MUD NO 1	77,200,201	74,981,518	74,276,324	75,799,786
NORTHTOWN MUD	456,351,280	502,735,207	488,143,254	550,847,276
NW TR CO RD DIST 3 GLDN TRI	394,220,604	390,810,465	432,999,495	463,898,336
ONION CREEK METRO PARK DIST	-	-	-	-
PFLUGERVILLE ISD	8,162,065,815	8,255,940,463	8,384,432,627	9,196,205,035
PILOT KNOB MUD NO 2	-	-	-	-
PILOT KNOB MUD NO 3	-	-	-	-
PRESIDENTIAL GLEN MUD	5,233,514	6,330,195	6,519,877	14,602,120
REINVESTMENT ZONE # 1 CITY OF PFLUGERVILLE	-	7,603,811	9,172,964	29,802,401
RIVER PLACE LIMITED DISTRICT	-	-	-	-
RIVER PLACE MUD	498,962,857	492,455,346	490,570,630	502,365,571
RMMA REUSE & REDEVELOPMENT	386,227,275	432,753,984	507,177,735	603,850,572
RNCH @ CYPRSS CRK MUD 1	68,529,045	68,024,629	66,401,666	71,596,372
ROUND ROCK ISD	5,543,472,407	5,535,675,933	5,667,066,607	5,817,373,842
SENNA HILLS MUD	182,271,595	202,129,917	217,734,006	233,736,278
SHADY HOLLOW MUD	254,956,314	248,220,044	248,347,183	249,737,177
SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	25,735
SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	82,783
SUNFIELD MUD NO 1	5,884	5,938	5,756	6,067
SUNFIELD MUD NO 2	74,584	75,244	73,009	70,518
SUNFIELD MUD NO 3	11,719	11,803	11,514	11,193
SW TRAVIS CO RD DIST NO 1	1,012,503,992	1,037,534,923	1,071,759,211	1,149,080,940
TANGLEWD FOREST LTD DIST	272,931,007	272,462,162	255,340,814	272,219,270
TRAVIS CO BCCP	5,636,309,481	5,719,443,394	-	-
TRAVIS COUNTY	118,128,690,439	121,003,835,259	126,009,620,997	134,464,031,436
TRAVIS CO BEE CAVE ROAD DIST NO 1	118,209,948	121,777,346	157,889,738	179,785,974
TRAVIS CO ESD NO 1	2,256,833,293	2,238,541,907	2,274,610,100	2,231,964,017
TRAVIS CO ESD NO 2	6,147,334,243	6,200,498,246	6,311,417,529	6,917,266,776
TRAVIS CO ESD NO 3	2,090,033,993	2,091,166,076	2,139,209,285	2,226,276,796
TRAVIS CO ESD NO 4	1,485,494,960	1,478,546,890	1,447,488,432	1,486,298,841
TRAVIS CO ESD NO 5	896,500,175	888,385,146	900,933,570	947,977,241
TRAVIS CO ESD NO 6	8,920,586,271	9,107,274,050	9,596,897,271	10,325,034,638
TRAVIS CO ESD NO 7	-	-	-	-

2014	2015	2016	2017	2018	2019
-	-	-	4,074,336	22,175,399	24,904,713
70,833,609	143,024,234	182,575,769	233,786,987	302,169,685	382,213,272
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
7,973,873,786	8,904,153,663	9,768,287,734	10,444,280,170	11,254,361,415	12,244,604,712
-	-	972,448,691	1,043,288,770	1,067,740,130	1,144,650,262
773,724,968	914,476,058	-	-	-	-
5,856,056,696	6,506,938,024	6,864,495,862	7,117,278,730	7,580,630,153	8,403,693,979
534,715,710	558,043,657	593,403,219	599,053,978	676,918,841	929,806,305
89,025,264	117,528,366	132,791,683	159,724,720	186,520,689	197,152,509
-	-	-	-	-	-
-	-	-	-	-	-
209,285,468	235,431,378	267,847,160	292,845,739	312,063,952	340,027,995
80,481,700	90,482,686	103,559,342	105,757,226	124,059,296	133,737,470
579,478,404	687,054,530	798,309,767	837,809,661	983,661,078	1,032,265,994
-	-	-	-	-	-
-	-	1,933,449	6,247,701	35,115,981	83,424,231
10,269,471,099	11,748,518,947	13,444,207,425	15,037,888,831	17,460,828,198	19,774,619,524
-	-	-	2,339,520	2,054,058	2,994,690
2,788,764	6,853,888	13,879,240	55,473,699	89,291,410	120,513,790
24,802,905	40,383,019	75,722,638	106,920,548	152,796,596	225,518,126
69,195,917	-	-	-	-	-
-	-	-	-	731,072,773	741,682,517
570,823,963	615,023,162	665,348,195	683,911,498	-	-
811,219,809	-	-	-	-	-
81,480,772	87,208,511	94,276,009	99,160,637	100,063,164	111,575,362
6,715,882,881	7,618,436,538	8,625,057,462	9,335,676,930	10,099,306,735	10,828,080,016
262,704,335	280,255,127	289,435,123	304,758,682	318,013,559	319,793,379
282,282,410	307,201,872	345,961,876	369,998,843	379,712,806	423,126,042
25,529	24,196	23,308	369,283	1,996,121	14,551,986
82,293	-	-	77,938	79,858	2,523,156
5,890	234,604	163,433	110,664	204,726	238,963
74,799	-	-	-	-	-
10,470	-	-	-	-	-
-	-	-	-	-	-
308,004,525	336,021,121	386,304,897	420,645,430	470,243,112	508,217,702
-	-	-	-	-	-
152,264,821,882	176,932,085,868	201,159,133,407	220,546,648,690	243,288,420,941	268,798,161,469
197,416,372	351,120,388	437,110,023	450,681,243	484,066,063	466,582,714
2,325,363,807	2,454,047,836	2,615,710,252	2,780,384,768	3,142,035,918	3,759,337,501
7,904,256,510	9,094,024,012	10,422,571,496	11,595,114,521	13,302,247,878	15,283,082,476
2,468,325,960	2,865,725,571	3,074,049,884	3,274,156,880	3,520,041,297	3,874,055,364
1,633,372,117	1,849,065,849	2,104,177,422	2,254,058,336	2,506,057,626	2,828,254,246
1,100,294,734	1,124,610,003	1,273,248,043	1,381,104,046	1,522,114,032	1,751,940,336
11,533,868,651	13,133,340,441	14,574,196,069	15,738,699,969	16,620,997,339	17,906,187,925
-	-	-	2,453,439,625	2,791,400,329	3,268,182,080

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
Appraised Value by Taxing Entity  
Last Ten Fiscal Years

Taxing Entity	2010	2011	2012	2013
TRAVIS CO ESD NO 8	1,519,986,917	1,547,207,820	1,533,777,435	1,582,008,480
TRAVIS CO ESD NO 9	5,305,961,470	5,296,564,647	5,450,735,971	5,751,540,045
TRAVIS CO ESD NO 10	1,273,946,790	1,308,540,476	1,336,962,435	1,407,768,544
TRAVIS CO ESD NO 11	749,539,014	773,278,366	782,812,403	819,217,173
TRAVIS CO ESD NO 12	1,043,315,980	1,042,562,595	1,092,479,756	1,227,812,617
TRAVIS CO ESD NO 13	48,476,526	49,044,469	51,168,845	52,576,114
TRAVIS CO ESD NO 14	1,093,909,411	1,114,804,022	855,502,382	873,441,157
TRAVIS CO ESD NO 15	-	-	-	-
TRAVIS CO MUD NO 2	121,353,205	114,123,146	109,635,228	115,984,074
TRAVIS CO MUD NO 3	488,213,481	497,969,533	516,408,818	541,504,612
TRAVIS CO MUD NO 4	53,632,479	52,820,202	58,052,418	65,439,269
TRAVIS CO MUD NO 5	83,116,335	80,986,806	80,999,778	85,545,230
TRAVIS CO MUD NO 6	149,257,829	148,387,245	142,993,702	156,761,603
TRAVIS CO MUD NO 7	1,689,767	1,687,265	1,692,361	1,694,479
TRAVIS CO MUD NO 8	62,942,457	61,005,748	61,392,931	65,119,003
TRAVIS CO MUD NO 9	3,449,695	3,500,989	3,423,108	3,418,902
TRAVIS CO MUD NO 10	100,076,222	107,205,486	104,302,738	99,657,373
TRAVIS CO MUD NO 11	100,334,877	117,825,096	132,173,515	160,218,886
TRAVIS CO MUD NO 12	6,938,919	8,488,954	8,350,648	14,402,840
TRAVIS CO MUD NO 13	6,419,636	10,175,789	17,077,079	27,655,576
TRAVIS CO MUD NO 14	72,126,002	66,740,140	57,640,997	68,516,576
TRAVIS CO MUD NO 15	158,949,835	175,116,503	188,052,318	232,866,970
TRAVIS CO MUD NO 16	463,297	13,997,132	43,236,971	64,700,684
TRAVIS CO MUD NO 17	-	-	-	212,010
TRAVIS CO MUD NO 18	-	-	-	1,400,324
TRAVIS CO MUD NO 19	-	-	-	-
TRAVIS CO MUD NO 20	-	-	-	-
TRAVIS CO MUD NO 21	-	-	-	2,005,837
TRAVIS CO MUD NO 22	-	-	-	-
TRAVIS CO MUD NO 23	-	-	-	-
TRAVIS CO MUD NO 24	-	-	-	-
TRAVIS CO RFP DIST NO 6	-	160,880	-	-
TRAVIS CO WCID 17 COMANCHE TRAILS (DA)	139,765,351	145,494,885	-	-
TRAVIS CO WCID 17 FLINTROCK (DA)	197,611,837	208,567,927	215,678,840	229,255,443
TRAVIS CO WCID 17 SERENE HILLS (DA)	450,965	1,783,759	3,476,330	9,702,523
TRAVIS CO WCID 17 SOUTHVIEW (DA)	21,049,802	21,068,741	-	-
TRAVIS CO WCID 17 STEINER RANCH (DA)	1,555,370,966	1,605,172,895	1,752,374,027	1,840,510,420
TRAVIS CO WCID NO 10	2,462,778,871	2,435,517,366	2,554,879,325	2,801,713,349
TRAVIS CO WCID NO 17	3,896,980,218	4,146,323,657	4,479,657,327	4,815,423,242
TRAVIS CO WCID NO 18	463,984,556	467,014,522	461,707,114	474,895,315
TRAVIS CO WCID NO 19	173,140,526	173,512,288	174,152,757	175,434,373
TRAVIS CO WCID NO 20	332,387,934	331,389,828	339,984,449	343,266,386
TRAVIS CO WCID NO 21	1,748,420	1,598,404	-	-
TRAVIS CO WCID POINT VENTURE	166,130,209	169,400,580	162,556,364	156,760,953
TRAVIS COUNTY HEALTHCARE DISTRICT	118,129,159,524	120,973,732,649	126,006,086,939	134,460,782,524
TRAVIS-CREEDMOOR MUD	5,539,404	11,358,946	-	-
VILLAGE OF BRIARCLIFF	201,798,099	190,858,326	190,641,788	206,478,736
VILLAGE OF POINT VENTURE	170,486,820	173,827,891	166,939,630	160,289,237
VILLAGE OF SAN LEANNA	45,271,676	45,226,637	44,868,466	46,996,019
VILLAGE OF THE HILLS	429,066,729	407,491,944	401,070,896	440,783,460

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2014	2015	2016	2017	2018	2019
1,683,247,463	1,827,997,082	2,050,023,390	2,197,744,787	2,655,662,985	3,053,325,798
6,455,456,026	7,219,498,229	7,319,527,173	7,673,272,391	8,367,493,664	8,868,926,302
1,577,615,028	1,714,695,766	1,885,267,203	2,043,361,861	2,196,900,690	2,468,460,793
902,644,451	992,319,539	1,081,141,015	1,292,808,020	1,444,534,602	2,138,478,412
1,363,909,470	1,603,901,221	1,896,108,055	2,095,915,989	2,519,081,431	3,366,260,395
56,864,764	60,674,087	65,716,996	67,691,824	82,115,037	207,084,080
939,110,119	550,242,043	571,969,382	633,456,688	706,052,377	759,393,965
-	-	-	1,301,384,876	1,467,237,651	2,165,589,837
127,383,048	155,525,197	175,128,874	193,075,025	216,950,941	247,128,072
575,202,809	678,990,239	714,521,100	755,226,234	782,807,253	797,382,243
72,570,678	94,667,635	99,350,384	103,782,274	79,727,619	122,800,996
120,151,514	146,607,646	208,102,384	258,912,088	288,085,908	309,103,474
166,668,967	174,937,444	165,303,612	156,259,282	171,304,099	150,171,870
1,696,567	4,989,216	1,639,115	1,638,252	1,646,625	1,647,230
75,268,330	81,830,939	89,221,094	107,808,603	113,138,804	151,266,040
3,512,444	3,948,203	3,903,341	3,955,117	3,830,643	3,892,105
104,567,768	109,315,964	112,583,037	114,815,152	111,903,443	117,613,461
203,897,133	250,727,419	268,548,954	287,218,191	323,116,591	337,393,311
30,910,519	81,142,895	102,148,148	123,373,594	156,100,237	210,900,056
42,266,631	65,046,903	85,596,049	133,663,594	170,796,581	209,511,445
82,062,250	96,045,246	102,681,094	114,559,393	127,312,054	135,440,889
291,190,183	362,971,807	441,707,393	496,852,877	566,731,729	641,504,524
100,540,648	139,860,162	162,416,043	188,025,176	215,334,795	225,883,277
6,252,268	20,309,611	47,743,685	63,864,290	82,665,940	111,087,380
5,586,938	36,021,263	71,223,973	121,975,920	182,329,631	241,853,727
-	-	-	-	2,603,195	5,489,701
-	-	-	-	2,822,760	11,451,419
1,643,197	33,972,021	96,193,891	148,717,362	251,742,621	365,482,050
-	-	-	-	2,249,913	11,541,631
-	-	-	806,092	4,818,049	72,980,561
-	-	-	1,455,295	1,488,086	7,034,552
-	-	-	-	-	-
-	-	-	-	-	-
256,675,651	283,169,833	298,311,331	305,830,020	327,574,804	368,455,124
27,414,355	62,901,202	111,645,227	159,459,080	211,552,713	256,451,769
-	-	-	-	-	-
2,031,464,418	2,217,236,729	2,369,257,308	2,462,307,730	2,541,211,057	2,622,510,202
3,213,348,510	3,602,302,049	4,054,143,892	4,279,598,956	4,718,648,193	5,067,818,135
5,295,999,594	5,791,015,899	6,383,084,491	6,883,639,505	7,558,723,917	8,005,120,557
553,666,033	600,609,392	688,569,834	760,020,437	840,168,499	873,518,775
174,706,098	226,028,965	227,422,406	225,115,423	215,099,675	231,541,246
347,557,937	404,086,348	451,148,774	462,139,136	472,796,627	537,518,741
-	-	-	-	-	-
159,727,719	170,411,271	181,063,364	201,453,930	226,921,305	243,928,740
152,261,632,102	176,929,536,617	201,155,348,038	220,544,993,340	243,282,741,452	268,793,263,829
-	-	-	-	-	-
240,832,137	254,901,013	272,935,990	289,520,997	334,950,537	364,296,586
162,794,985	173,467,598	184,175,879	204,547,195	230,109,785	246,955,755
52,574,314	56,932,232	59,925,261	61,841,740	77,251,394	77,656,282
480,738,690	508,878,648	529,053,119	558,189,297	579,819,256	604,645,592

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
Appraised Value by Taxing Entity  
Last Ten Fiscal Years

Taxing Entity	2010	2011	2012	2013
VILLAGE OF VOLENTE	155,092,190	156,188,897	162,942,688	165,141,225
VILLAGE OF WEBBERVILLE	16,283,442	16,645,819	18,027,572	18,643,783
WALLER CREEK TIF	484,061,122	721,368,301	762,916,712	816,258,785
WELLS BRANCH MUD	844,072,768	834,633,229	846,241,559	906,089,818
WEST CYPRESS HILLS WCID NO 1	71,995	72,554	-	-
WEST TRAVIS CO MUD NO 6	208,643,099	201,310,426	225,397,705	267,056,130
WEST TRAVIS CO MUD NO 7	4,288,093	2,648,525	-	-
WEST TRAVIS CO MUD NO 8	89,946,447	93,566,803	104,372,881	115,106,649
WILBARGER CRK MUD NO 1	11,924,440	12,893,939	13,856,359	20,586,475
WILBARGER CRK MUD NO 2	3,114,268	3,589,986	3,600,663	3,589,887
WILLIAMSON/TRAVIS MUD NO 1	89,139,997	89,221,943	87,782,686	90,356,543
WMSN CO WSID DIST 3	46,324,682	48,538,746	47,629,736	46,785,616
WMSN-TR CO WCID NO 1D	243,098,125	258,457,881	-	-
WMSN-TR CO WCID NO 1F	48,776,018	51,982,801	43,194,956	48,664,155
WMSN-TR CO WCID NO 1G	230,609,526	241,691,233	229,595,368	231,482,481
<b>Total</b>	<b>\$ 609,830,280,203</b>	<b>\$ 626,137,592,698</b>	<b>\$ 638,934,723,317</b>	<b>\$ 682,494,987,684</b>

SOURCE: Travis Central Appraisal District- Internal Management Reports

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2014	2015	2016	2017	2018	2019
175,276,745	191,503,088	193,260,575	205,748,247	250,611,122	272,609,571
20,427,311	20,851,438	24,824,228	24,384,343	26,245,848	31,659,022
937,912,598	-	-	-	-	-
998,628,163	1,130,892,141	1,283,344,510	1,401,961,218	1,519,442,343	1,586,763,702
-	-	-	-	-	-
306,150,968	411,166,898	492,732,627	524,867,184	589,955,776	632,009,066
-	-	-	-	-	-
124,465,955	136,951,834	170,748,675	185,249,320	202,359,208	218,053,387
23,558,988	40,913,303	44,617,743	50,517,731	55,325,881	79,498,627
3,710,059	6,335,781	7,520,916	7,520,916	7,571,916	7,509,943
99,825,556	105,991,360	120,112,032	127,033,997	132,312,841	141,222,161
51,569,232	59,495,464	65,564,549	71,092,186	79,476,966	86,559,257
-	-	-	-	-	-
62,199,558	-	-	-	-	-
255,339,606	-	-	-	-	-
<b>\$ 771,270,137,249</b>	<b>\$ 893,732,109,768</b>	<b>\$ 1,016,771,274,615</b>	<b>\$ 1,118,775,436,273</b>	<b>\$ 1,234,540,230,958</b>	<b>\$1,364,113,325,571</b>

## Visit or Contact Us

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### Office Location:

Travis Central Appraisal District  
8314 Cross Park Drive  
Austin, TX 78754

### 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 and take the 183 Lockhart/Lampasas exit which will be exit number 240A - 239. Turn left at the light onto highway 183 South staying on frontage road approximately 3/4 miles. Turn left onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.

#### From South Austin:

From south Austin go north on IH 35 take the 183 Lockhart/Lampasas exit which will be exit number 240A - 239. At the second stop light turn right on Hwy 183 staying on frontage road approximately 3/4 miles. Turn left onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.

#### From East Austin:

From east Austin, heading west on Hwy 183 take the Cameron Road Exit, turn right onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.

#### From West Austin:

From west Austin, heading east on Hwy 183 take the Cameron Road exit. Turn left onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.





# Appendix

## SECTION 6.06 PROPERTY TAX CODE, APPRAISAL DISTRICT BUDGET AND FINANCING

(a) Each year the Chief Appraiser shall prepare a proposed budget for the operations of the district for the following tax year and shall submit copies to each of the taxing units participating in the district and to the district board of directors before June 15<sup>th</sup>. He shall include in the budget a list showing each proposed position, the proposed salary for the position, all benefits proposed for the position, each proposed capital expenditure, and an estimate of the amount of the budget that will be allocated to each taxing unit. Each taxing unit entitled to vote on the appointment of board members shall maintain a copy of the proposed budget for public inspection at its principal administrative office.

(b) The board of directors shall hold a public hearing to consider the budget. The secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district not later than the 10<sup>th</sup> day before the hearing. The board shall complete its hearings, make any amendments to the proposed budget it desires, and finally approve a budget before September 15. If governing bodies of a majority of the taxing units entitled to vote on the appointment of board members adopt resolutions disapproving a budget and file them with the secretary of the board within 30 days after its adoption, the budget does not take effect, and the board shall adopt a new budget within 30 days of the disapproval.

(c) The board may amend the approved budget at any time, but the secretary of the board must deliver a written copy of the proposed amendment to the presiding officer of the governing body of each taxing unit participating in the district not later than the 30<sup>th</sup> day before the date the board acts on it.

(d) Each taxing unit participating in the district is allocated a portion of the amount of the budget equal to the proportion that the total dollar amount of property taxes imposed in the district by the unit for the tax year in which the budget proposal is prepared bears to the sum of the total dollar amount of property taxes imposed in the district by each participating unit for that year. If a taxing unit participates in two or more districts, only the taxes imposed in a district are used to calculate the unit's cost allocations in the district. If the number of real property parcels in the district and the taxing unit imposes in excess of 25 percent of the total amount of the property taxes imposed in the district by all of the participating taxing units for a year, the unit's allocation may not exceed a percentage of the appraisal district's budget equal to three times the unit's percentage of the total number of real property parcels appraised by the district.

(e) Unless the governing body of a unit and the chief appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter, and the first payment shall be made before January 1 of the year in which the budget takes effect. A payment is delinquent if not paid on the date it is due. A delinquent payment incurs a penalty of 5 percent of the amount of the payment and accrues interest at an annual rate of 10 percent. If the budget is amended, any change in the amount of a unit's allocation is apportioned among the payments remaining.

(f) Payments shall be made to a depository designed by the district board of directors. The district's funds may be disbursed only by a written check, draft, or order signed by the chairman and secretary of the board or, if authorized by resolution of the board, by the chief appraiser.

(g) If a taxing unit decides not to impose taxes for any tax year, the unit is not liable for any of the costs of operating the district in that year, and those costs are allocated among the other taxing units as if that unit had not imposed taxes in the year used to calculate allocation. However, if that unit has made any payments, it is not entitled to a refund.

(h) If a newly formed taxing unit or a taxing unit that did not impose taxes in the preceding year imposes taxes in any tax year, that unit is allocated a portion of the amount budgeted to operate the district as if it had imposed taxes in the preceding year, except that the amount of taxes the unit imposes in the current year is used to calculate its allocation. Before the amount of taxes to be imposed for the current year is known, the allocation may be based on an estimate to which the district board of directors and the governing body of the unit agree, and the payments made after that amount is known shall be adjusted to reflect the amount imposed. The payments of a newly formed taxing unit that has no source of funds are postponed until the unit has received adequate tax or other revenues.

(i) The fiscal year of an appraisal district is the calendar year unless the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members adopt resolutions proposing a different fiscal year and file them with the secretary of the board not more than 12 and not less than eight months before the first day of the fiscal year proposed by the resolutions. If the fiscal year of an appraisal district is changed under this subsection, the chief appraiser shall prepare a proposed budget for the fiscal year as provided by Subsection (a) of this section before the 15<sup>th</sup> day of the seventh month preceding the first day of the fiscal year established by the change, and the board of directors shall adopt a budget for the fiscal year as provided by Subsection (b) of this section before the 15<sup>th</sup> day of the fourth month preceding the first day of the fiscal year established by the change. Unless the appraisal district adopts a different method of allocation under Section 6.061 of this code, the allocation of the budget to each taxing unit shall be calculated as provided by Subsection (d) of this section using the amount of property taxes imposed by each participating taxing unit in the most recent tax year preceding the fiscal year established by the change for which the necessary information is available. Each taxing unit shall pay its allocation as provided by Subsection (e) of the section, except that the first payment shall be made before the first day of the fiscal year established by the change and subsequent payments shall be made quarterly. In the year in which a change in the fiscal year occurs, the budget that takes effect on January 1 of that year may be amended as necessary as provided by Subsection (c) of this section in order to accomplish the change in fiscal years.

(j) If the total amount of the payments made or due to be made by the taxing units participating in an appraisal district exceeds the amount actually spent or obligated to be spent during the fiscal year for which the payments were made, the chief appraiser shall credit the excess amount against each taxing unit's allocation payments for the following year in proportion to the amount of each unit's budget allocation for the fiscal year for which the payments were made. If a taxing unit that paid its allocated amount is not allocated a portion of the district's budget for the following fiscal year, the chief appraiser shall refund to the taxing unit its proportionate share of the excess funds not later than the 150<sup>th</sup> day after the end of the fiscal year for which the payments were made.

(a) Not later than the 10<sup>th</sup> day before the date of the public hearing at which the board of directors considers the appraisal district budget, the chief appraiser shall give notice of the public hearing by publishing the notice in a newspaper having general circulation in the county for which the appraisal district is established. The notice may not be smaller than one-quarter page of a standard-size or tabloid-size newspaper and may not be published in the part of the paper in which legal notices and classified advertisements appear.

(b) The notice must set out the time, date, and place of the public hearing and must set out a summary of the proposed budget. The summary must set out as separate items:

- (1) The total amount of the proposed budget;
- (2) The amount of increases proposed from the budget adopted for the current year; and
- (3) The number of employees to be compensated under the current budget and the number of employees to be compensated under the proposed budget.

(c) The notice must state that the appraisal district is supported solely by payments from the local taxing units served by the appraisal district. The notice must also contain the following statement: "If approved by the appraisal district board of directors at the public hearing, this proposed budget will take effect automatically unless disapproved by the governing bodies of the county, school districts, cities, and towns served by the appraisal district. A copy of the proposed budget is available for public inspection in the office of each of those governing bodies."

## SECTION 6.051 PROPERTY TAX CODE, OWNERSHIP OF REAL PROPERTY

(a) The board of directors of an appraisal district may purchase or lease real property and may construct improvements as necessary to establish and operate the appraisal office or a branch appraisal office.

(b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. The board of directors by resolution may propose a property transaction or other action for which this subsection requires approval of the taxing units. The chief appraiser shall notify the presiding officer of each governing body entitled to vote on the approval of the proposal by delivering a copy of the board's resolution, together with information showing the costs of other available alternatives to the proposal. On or before the 30th day after the date the presiding officer receives notice of the proposal, the governing body of a taxing unit by resolution may approve or disapprove the proposal. If a governing body fails to act on or before that 30th day or fails to file its resolution with the chief appraiser on or before the 10th day after that 30th day, the proposal is treated as if it were disapproved by the governing body.

(c) The board of directors may convey real property owned by the district, and the proceeds shall be credited to each taxing unit that participates in the district in proportion to the unit's allocation of the appraisal district budget in the year in which the transaction occurs. A conveyance must be approved as provided by Subsection (b) of this section, and any proceeds shall be apportioned by an amendment to the annual budget made as provided by Subsection (c) of Section [6.06](#) of this code.

(d) An acquisition of real property by an appraisal district before January 1, 1988, may be validated before March 1, 1988, in the manner provided by Subsection (b) of this section for the acquisition of real property.



# Glossary

## GLOSSARY

**Accrual Basis of Accounting-** Method of accounting that recognizes the financial effect of transactions, events, and interfund activity when they occur, regardless of the timing of related cash flows.

**Ad Valorem-** According to value

**Ad Valorem Taxation-** A tax levied in proportion to the value of the thing(s) being taxed. Exclusive of exemptions, use-value assessment provisions, and the like, the property tax is an ad valorem tax.

**Ad-hoc Reports-** A report generated dynamically at the information consumer's request. These reports are created due to unplanned information requests in which information is gathered to support a non-routine decision.

**Appropriation-** a sum of money or total of assets devoted to a special purpose.

**Arbitration-** the use of an unbiased third-party arbitrator to settle a dispute.

**ArcGIS-** A geographic information system (GIS) by ESRI for working with maps and geographic information. It is used for: creating and using maps; compiling geographic data; analyzing mapped information; sharing and discovering geographic information; using maps and geographic information in a range of applications; and managing geographic information in a database.

**Assigned Fund Balance-** The portion of the net position of a government fund that represents resources set aside ("earmarked") by the government for a particular purpose.

**Balanced Budget Policy-** The District's policy that requires the total sum of money a government will collect in a fiscal year equal the amount it spends on goods, services, and capital expenditures.

**Basic Financial Statements-** Minimum combination of financial statements and not disclosure required for fair presentation in conformity with Generally Accepted Accounting Principles (GAAP).

**Basis of Accounting-** Timing of recognition for financial reporting purposes (when the effects of transaction or events should be recognized in financial statements)

**Basis of Budgeting-** Method used to determine when revenues and expenditures are recognized for budgetary purposes.

**Budget Amendment-** A proposal to change the dollar amount of an activity or project or to add an activity of project after the budget has already been adopted. A budget amendment changes the final dollar amount of the budget, requiring the jurisdictions to contribute more money to the District.

**Bonded Indebtedness-** government debt created from issuing bonds.



**CAMA System-** Computer Assisted Mass Appraisal (CAMA) software that is used by appraisal districts to appraise properties within their jurisdictions.

**Capital Asset-** Land, improvement to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and all other tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period.

**Capital Equipment-** Equipment that you use to manufacture a product, provide a service or use to sell, store and deliver merchandise. Such equipment will not be sold in the normal course of business, but will be used and worn out or consumed in the normal course of business.

**Capital Equipment Policy (Capitalization Threshold) -** Dollar value at which a government elects to capitalize tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period. Generally, capitalization thresholds are applied to individual items rather than groups of items unless the result would be to exclude items that in the aggregate would clearly be material to the financial statements.

**Capital Expenditure-** Funds used by a company to acquire or upgrade physical assets such as property, building, or equipment. This type of outlay is made by companies to maintain or increase the scope of their operations and falls within their capitalization threshold. These expenditures can include everything from repairing a roof to building a brand new building.

**Cash Management Controls-** Controls which promote positive cash management. Cash management is the financial management technique used by treasurers to accelerate the collection of receivables, control payments to vendors/creditors, and efficiently manage cash.

**Centralized Purchasing Concept-** a purchasing system in which all departments of a company can make purchases through a common purchasing department. Centralized purchasing aids in finding the best deals with local vendors for the department, avoids duplicity of orders, and promotes benefits arising from the high volume bulk discounts, lower transportation and inventory management costs, organized transactions, and improved vendor relationships.

**Certification of Achievement for Excellence in Financial Reporting-** Program sponsored by the GFOA to encourage and assist state and local governments to prepare high-quality CAFRs. The program has been in continuous operation since 1946. The program originally was known as the certificate of Conformance Program.

**Committed Fund Balance-** The portion of the net position of a governmental fund that represents resources whose use is subject to a legally binding constraint that is imposed by the government itself at its highest level of decision-making authority and that remains legally binding unless removed in the same manner.



**Comprehensive Annual Financial Report (CAFR)** - Financial report that contains, at a minimum, three sections: 1) introductory, 2) financial, and 3) statistical, and whose financial sections provide information on each individual fund and component unit.

**Contra Revenue Account**- A revenue account that is expected to carry a debit balance instead of the usual credit balance. A contra revenue account reduces the amounts reported in a company's revenue accounts.

**Current Financial Resources Measurement Focus**- Measurement focus where the aim of a set of financial statements is to report the near-term (current) inflows, outflows, and balances of expendable financial resources. The current financial resources measurement focus is unique to accounting and financial reporting for state and local governments and is used solely for reporting the financial position and results of operations of governmental funds.

**Debt Service**- The cash that is required for a particular time period to cover the repayment of interest and principal on a debt.

**Deposition**- A verbal or written testimony of a party or witness in a civil or criminal proceeding taken before trial, usually in an attorney's office.

**Depreciate**- A reduction in the value of an asset with the passage of time, due in particular to wear and tear.

**Discovery**- A category of procedural devices employed by a party to a civil or criminal action, prior to trial, to require the adverse party to disclose information that is essential for the preparation of the requesting party's case and that the other party alone knows or possesses.

**Economic Development Abatement**- A tax abatement is a local agreement between a taxpayer and a taxing unit that exempts all or part of the increase in value of the real property and/or tangible personal property from taxation for a period not to exceed 10 years. These tax abatements are an economic development tool available to cities, counties and special districts to attract new industries and to encourage the retention and development of existing businesses through property tax exemptions or reductions.

**Economic Resources Measurement Focus**- Measurement focus where the aim of a set of financial statements is to report all inflows, outflows, and balances affecting or reflecting an entity's net position. The economic resources measurement focus is used for proprietary and trust funds, as well as for government-wide financial reporting. It also is used by business enterprise and nonprofit organizations in the private sector.

**Elected Contribution Rate**- The board of directors may take a vote to increase the percentage of gross payroll paid to the Texas Counties and District Retirement System (TCDRS) above that of the required rate.

**Employer Contributions**- A term used in the context of pension benefits and OPEB to describe actual payments made by the employer as compared to the employer's annual required contribution. Only amounts paid to trustees and outside parties qualify as contributions.

**Exemption-** The District grants exemptions to certain organizations, persons, or property that may provide complete relief from tax, tax at a reduced rate or tax on only a portion of the items subject to tax. Examples include the homestead exemption and the over 65 exemption.

**Expenditure-** Under the current financial resources measurement focus, decreases in net financial resources not properly classified as *other financing uses*.

**Formal Hearing-** When a taxpayer protests their property value, a formal hearing before the Appraisal Review Board (ARB) is the final step before the appeals process. The formal hearing is conducted with a panel of three ARB members (unless special circumstances exist).

**Fund-** Fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, that are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

**Fund Balance-** Net position of a governmental fund (difference between assets, liabilities, deferred outflows of resources, and deferred inflows of resources).

**Fund Financial Statements-** Basic financial statements presented for funds, in contrast to *government-wide* financial statements.

**General Fund-** Main operating account for a nonprofit entity, such as a government or government agency.

**Governmental Fund-** a broad category of funds used by state and local governments. Governmental funds include the general fund, special revenue funds, capital projects funds, debt service funds and permanent funds.

**Governmental Financial Reporting Model-** Minimum combination of financial statements, notes, and required supplementary information prescribed for state and local governments by the GASB.

**Government-wide Financial Statements-** Financial statements that incorporate all of a government's governmental and business-type activities, as well as its nonfiduciary component units. There are two basic government-wide financial statements: the statement of net position and the statement of activities.

**Homestead-** A building occupied by the owner of the freehold and his or her family, with the primary intention of making it their home, together with the parcel of land on which it stands and the other improvements attached to it.

**Improvement-** Building, other structures, and attachments or annexations to land that are intended to remain so attached or annexed, such as sidewalks, trees, drives, tunnels, drains, and sewers.

**Internal Control Framework-** Integrated set of policies and procedures designed to assist management to achieve its goals and objectives. To be truly comprehensive, a government's internal control framework must 1) provide a favorable control environment, 2) provide for the continuing assessment of risk, 3) provide for the design, implementation, and maintenance of effective control-related policies and procedures, 4) provide for the effective communication of information, and 5) provide for the ongoing monitoring of the effectiveness of control-related policies.

**Jurisdiction (Taxing Entity) -** The right and power to interpret and apply the law; also, the power to tax and the power to govern. The territorial range of authority of control.

**Line Item Transfer-** A proposal to change the dollar amount of an activity or project or to add an activity of project after the budget has already been adopted. A budget line item transfer does not change the final dollar amount of the budget, and does not require the jurisdictions to contribute more money to the District.

**Major Fund-** funds whose revenues, expenditures/expenses, assets or liabilities are at least 10 percent of the total of their fund category (governmental or enterprise) and 5 percent of the aggregate of all governmental and enterprise funds in total.

**Mediation-** A negotiation to resolve differences that is conducted by some impartial third party.

**Modified Accrual Basis of Accounting-** Basis of accounting used in conjunction with the current financial resources measurement focus that modifies the accrual basis of accounting in two important ways: 1) revenues are not recognized until they are measurable and available and 2) expenditures are recognized in the period in which governments in general normally liquidate the related liability rather than when that liability is first incurred (if earlier)..

**Net Position-** The residual of all other financial statement elements presented in a statement of financial position.

**Nonspendable Fund Balance-** The portion of the net position of a governmental fund that cannot be spent either because the underlying resources are not in spendable form or because the government is legally or contractually required to maintain the resources intact.

**Oblique Photography-** A photograph acquired with the camera axis intentionally directed between the horizontal and vertical orientations.

**Open Meetings Act-** Rules that guarantee access to data held by the state or local government. This act establishes a "right-to-know" legal process by which requests may be made for government-held information, to be received freely or at minimal cost, barring standard exceptions.

**Orthophotography-** An aerial photograph in which the displacement of images have been removed and may also form the base map for many GIS programs.

**Parcel-** A contiguous area of land described in a single legal description or as one of a number of lots on a plat; separately owned, either publicly or privately; and capable of being separately conveyed.

**Personal Property-** Moveable property; belongings exclusive of land and buildings.

**Real Property-** Consists of the interests, benefits, and rights inherent in the ownership of land plus anything permanently attached to the land or legally defined as immovable; also called “realty”.

**Rendition-** A form that provides information about property that one owns. The appraisal district uses the information the taxpayer provides to appraise that property for taxation.

**Request for Proposal-** Referred to as an RFP, is an early state in a procurement process, issuing an invitation for suppliers, often through the bidding process, to submit a proposal on a specific commodity or service. The RFP process brings structure to the procurement decision and is meant to allow the risks and benefits to be identified clearly upfront.

**Request for Qualification-** A document distributed by a customer seeking delineation of credentials for suppliers of specific types of services. Also known as an RFQ.

**Required Contribution Rate-** The amount (typically express as a percentage of the contribution base) that is required to be paid into the pension fund.

**Restricted Fund Balance-** The portion of the net position of a governmental fund that represents resources subject to externally enforceable constraints.

**Retention Policy-** A set of guidelines that a company follows to determine how long it should keep certain records. The policy is important for many reasons, including legal requirements that apply to some documents.

**Shapefile-** A popular geospatial vector data format for geographic information systems software. It is developed and regulated by ESRI as a (mostly) open specification for data interoperability among ESRI and other software products.

**SOAH-** State Office of Administrative Hearings

**Special Purpose Government-** Governments that are not general-purpose governments and have a more limited range of purposes. This often includes townships, park districts, sanitation district, and appraisal districts.

**Statement of Activities-** A government-wide financial statement that reports the financial activity of the organization by function over a period of time. Also known as the income statement or profit and loss statement in the for-profit world.

**Statement of Net Assets-** A government-wide financial statement that reports the difference between assets and liabilities as net assets, not fund balances or equity. Assets are reported in order of liquidity, or how readily

they are expected to be converted to cash and whether restrictions limit the government's ability to use the resources. Liabilities are reported based on their maturity, or when cash is expected to be used to liquidate them. Net assets are displayed in three components- invested in capital assets, net of related debt; restricted; and unrestricted.

**TCAD-** Travis Central Appraisal District (The District)

**TCDRS-** Texas Counties and Districts Retirement System; TCAD's retirement plan.

**Unassigned Fund Balance-** The difference between the total fund balance in a governmental fund and its nonspendable, restricted, committed, and assigned components.

# **AGENDA ITEM**

**#5B**

# REAPPRAISAL PLAN FOR TAX YEARS 2021 & 2022



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# NOTICE

As we progress into the actual reappraisal process, we reserve the right to modify the plan as required in order to meet the requirements for this office as set forth in the Texas Property Tax Code.

COVID-19 had a substantial impact on the Appraisal District operations when our staff began working remotely in the spring of 2020. Taxpayers received timely notice of appraised values, but the beginning of the formal hearing process was delayed due to the extended filing deadlines for taxpayers and the logistical challenges of preparing for in-person hearings amid a pandemic. The prolonged Appraisal Review Board season in 2020 will reduce the time available for field work and other preparations in the run-up to 2021, which may alter the scope of our work.

We anticipate that COVID-19 will continue to introduce new challenges as we head into the Tax Year 2021 and beyond that may affect our reappraisal plan. We have yet to see the end of the economic fallout of the pandemic and will use available market data to determine specific areas of focus.



# EXECUTIVE SUMMARY

Travis Central Appraisal District has prepared and published this reappraisal plan to provide the Board of Directors, taxing units, citizens and taxpayers with a better understanding of the District's responsibilities and reappraisal activities.

The Travis Central Appraisal District (TCAD) is a political subdivision of the State of Texas created January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A ten-member Board of Directors constitute the TCAD governing body. Nine members are appointed by the Travis County jurisdictions TCAD serves. Two are appointed by Travis County, Austin Independent School District and the City of Austin. One member is appointed jointly by the City of Austin and The Austin Independent School District. One member each is appointed at large by the cities and school districts of Western and Eastern Travis County. The Travis County Assessor/Collector serves as a nonvoting member. The Chief Appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the appraisal district. Appendix A contains a list of Board of Directors members, the jurisdictions represented, and their terms.

Travis Central Appraisal District is responsible for local property tax appraisal and exemption administration for 132 jurisdictions or taxing units in the county. These jurisdictions are located in Appendix A. Each taxing unit sets its own tax rate to generate revenue to pay for services such as police and fire protection, public schools, road and street maintenance, recreational facilities, water and sewer systems, and other public services. Property appraisals are values established by the appraisal district and used by the taxing units to distribute the annual tax burden. Appraisals are based on each property's market value. TCAD also administers and determines eligibility for various types of property tax exemptions that are authorized by state and local governments; such as homestead, over-65, disabled persons, disabled veterans, and charitable or religious exemptions.

A reappraisal plan as required by the Texas Property Tax Code and summary of the reappraisal activities which respond to these requirements is included in this report.



# TEXAS PROPERTY TAX CODE REQUIREMENTS

Senate Bill 1652 passed during the 2005 Regular Legislative Session amending the Texas Property Tax Code to require a written biennial reappraisal plan.

## The Reappraisal Plan

Section 6.05(i) of the Texas Property Tax Code, is as follows:

- (i) To ensure adherence with generally accepted appraisal practices, the board of directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10<sup>th</sup> day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time and place for the hearing. Not later than September 15 of each even-numbered year, the board shall complete its hearing, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approved date.

Section 25.18(a) and (b) of the Texas Property Tax Code, reads as follows:

- (a) Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under §6.05 (i).
- (b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:
  - (1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;
  - (2) Identifying and updating relevant characteristics of each property in the appraisal records;
  - (3) Defining market areas in the district;
  - (4) Identifying property characteristics that affect property value in each market area, including:
    - (A) The location and market area of the property;
    - (B) Physical attributes of property, such as size, age, etc.
    - (C) Legal and economic attributes; and
    - (D) Easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;
  - (5) Developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;



- (6) Applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
- (7) Reviewing the appraisal results to determine value.

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# REAPPRAISAL ACTIVITIES

As required by Section 25.18 of the Texas Property Tax Code, Travis Central Appraisal District performs the following reappraisal activities:

1. *Identifying properties to be appraised through physical inspection or by other reliable means of identification.*

Accurate ownership and legal description data is maintained by processing recorded deeds and plats that are provided by the Travis County Clerk's office. The deeds are read and entered onto the computer assisted mass appraisal (CAMA) software system by the clerical staff of the Customer Service Division. Information entered includes the grantor, grantee, date of recording, volume, and page. Property identification numbers are assigned to each parcel of property and remain with the property for its life. Maps have been developed that show ownership lines for all real estate in the county. The maps are stored electronically using ESRI software and are integrated with the CAMA software to provide staff and appraiser significant analysis capabilities. Aerial orthophotography is purchased on an annual basis and provides mapping staff and appraisal staff additional capability to review and identify property characteristics. Oil and gas wells are discovered using Texas Railroad Commission records. Business personal property is located by using data sources such as utility records, sales tax permit holder lists, business listings, commercial publications and by canvassing the county.

2. *Identify and update relevant characteristics of each property in the appraisal record.*

The property data related to new construction and other building permit activity is collected through an annual field review effort. Each city within TCAD's jurisdiction provides permit information either electronically or in paper form. Comparable sales data is routinely verified as part of the building permit field review and reappraisal activities. Appraisers drive to neighborhoods and gather data on houses, commercial buildings or vacant land tracts, based on building permit information, information gathered during protests and from taxpayers, sales activity, and sales ratio analysis. The appraisers review property noting its condition, observing and noting any changes to the property since its last inspection. A picture of the property is taken and a sketch of the improvements is made, if there is none on the records. Characteristics such as bathrooms, fireplaces, air conditioning, type of roof, type of exterior, type of foundation and quality of construction are recorded or validated. All data is stored in the CAMA software and assist the appraiser in making value decisions when he or she returns to the office. Business personal property is inspected and the appraiser makes notation of the type of business and the quality and density of both the inventory and furniture and fixtures.



3. *Define market areas in the district.*

Market areas are defined by the physical, economic, governmental and social forces that influence property values. The effects of these forces are used to identify, classify, and stratify or delineate similarly situated properties into smaller, more comparable and manageable subsets for mass valuation purposes. Market sales are examined to confirm which areas are similar. Land is also put into subsets with other parcels that have similar characteristics and amenities.

4. *Identify property characteristics that affect property value in each market area.*

Each parcel of property has detailed information recorded into the CAMA system. Each improvement shows the sketch and dimensions, the quality of construction, the year of construction, the exterior covering, then number of baths, fireplaces, air conditioning type, fences, pools and other attributes, and the overall condition of the improvement. For land the legal description, dimensions, zoning, size and special characteristics are noted and can be used when comparing to other land parcels.

5. *Develop an appraisal model that reflects the relationship among the property characteristic affecting value in each market area.*

General demographic, economic and financial trends, construction cost, market sales and income data are acquired through various sources. These may include internally generated questionnaires to buyer and seller, public and university research centers, private market data vendors, real estate related publications and telephone contact with buyers, sellers, brokers and fee appraisers, as well as information collected from property owners and agents during the protest and Appraisal Review Board process. The appraisal departments have appraisal staff assigned to research functions and they are responsible for collecting this type of data.

Revisions to cost models, income models, and market models are specified, updated and tested each appraisal year. Market area boundaries are reviewed and adjusted as indicated by growth patterns and market preferences and other factors.

The CAMA system begins with the cost approach to value to estimate the original cost of each improvement. That cost is based on local modifiers to information from national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means and also on local construction surveys. Components measured in the cost include the size of the structure, the exterior covering, the quality of construction, the number of stories, air conditioning and other special amenities.

The market sales are then studied for value contributions in each neighborhood and adjustments to cost are applied to each neighborhood in the form of a market adjustment based on the available market sales data.



6. *Apply the conclusions reflected in the model to the characteristics of the properties being appraised.*

By utilizing the age, quality, conditions, construction components and other variables, the model is developed and applied to all parcels within the neighborhood.

7. *Review the appraisal results to determine value.*

After completing the process of assigning value to all parcels within a neighborhood using the CAMA software, sales ratio reports are run for each neighborhood to determine if the values that have been assigned are within acceptable ranges.





# REAPPRAISAL PLAN DEVELOPMENT

The reappraisal plan is developed in compliance with International Association of Assessing Officers manual Property Appraisal and Assessment Administration (Chapter 13 Mass Appraisal).

## REVALUATION POLICY

The Texas Property Tax code under section 25.18 requires each appraisal district to implement a plan to conduct reappraisal activities for all real and personal property at least once every three years.

## PERFORMANCE ANALYSIS

The certified values from the previous tax year will be analyzed with ratio studies to determine the appraisal accuracy and appraisal uniformity overall and by market area within property reporting categories. Ratio studies will be conducted in compliance with current *Standards on Ratio Studies* of the International Association of Assessing Officers.

## ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for tax year 2021 are detailed in the 2021 budget, as adopted by the board of directors and attached to the written biennial plan by reference. Staffing requirements for each operation and production activity will be identified and allocated accordingly to meet mandatory timelines. Aerial and oblique images and map layers will be updated according to available funding and contract specifications. Staffing and budget requirements for 2022 tax year will be handled in a similar manner and detailed in the 2022 budget, as adopted by the board of directors no later than September 15, 2021.

## PLANNING AND ORGANIZATION

A calendar of key events with critical completion dates will be prepared for each major production activity and recurring project. Production standards for field activities are calculated and incorporated in the planning and scheduling process in order to reach goals/mandates set by both the district management and the Texas Property Tax Code.

## MASS APPRAISAL SYSTEM

Computer Assisted Mass Appraisal (CAMA) system revisions required are specified and scheduled with the Information Technology division and the district's software vendor. All computer forms and IT procedures are reviewed and revised as required.



## **DATA COLLECTION**

Field and office procedures will be reviewed and revised as required for data collection. Activities scheduled for each tax year include, discovery and listing of new construction, demolition, and remodeling; re-inspection of problematic market areas and the universe of properties on a three-year cycle, as feasible; and verification of sales data and property characteristics. Re-inspection of properties will be completed by physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial and oblique imagery, street-level photographs, surveys, maps, and property sketches.

## **PILOT STUDY BY YEAR**

Analysis of current market data will provide guidelines for the revision of mass appraisal models. These revised models will be tested using ratio studies conducted by property type and market areas. Ratio studies will be conducted in accordance with IAAO standards. The ratio studies determine the accuracy, uniformity, and reliability of estimated values.

## **VALUATION BY PROPERTY TYPE**

Using market analysis of comparable sales and locally tested cost data, valuation models are specified and calibrated in compliance with supplemental standards from IAAO and the Uniform Standards of Professional Appraisal Practices (USPAP). Calculated values are tested for accuracy and uniformity using ratio studies.

## **MASS APPRAISAL REPORT**

Each tax year the Texas Property Tax Code required mass appraisal report will be prepared and certified by the chief appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 15<sup>th</sup>). The mass appraisal report will be completed in compliance with USPAP Standard 6.

## **FINAL PERFORMANCE ANALYSIS**

Value defense evidence to be used by the district to meet its burden of proof for market value and appraisal equity in both informal and formal hearings is specified and tested as applicable. In addition, Section 5.10 of the Texas Property Tax code requires the State Comptroller Property Tax Assistance Division to conduct a property value study of each school district within the state at least once every two years. This study utilizes statistical analysis of sold properties and appraisals of unsold properties as a basis for assessment ratio reporting.



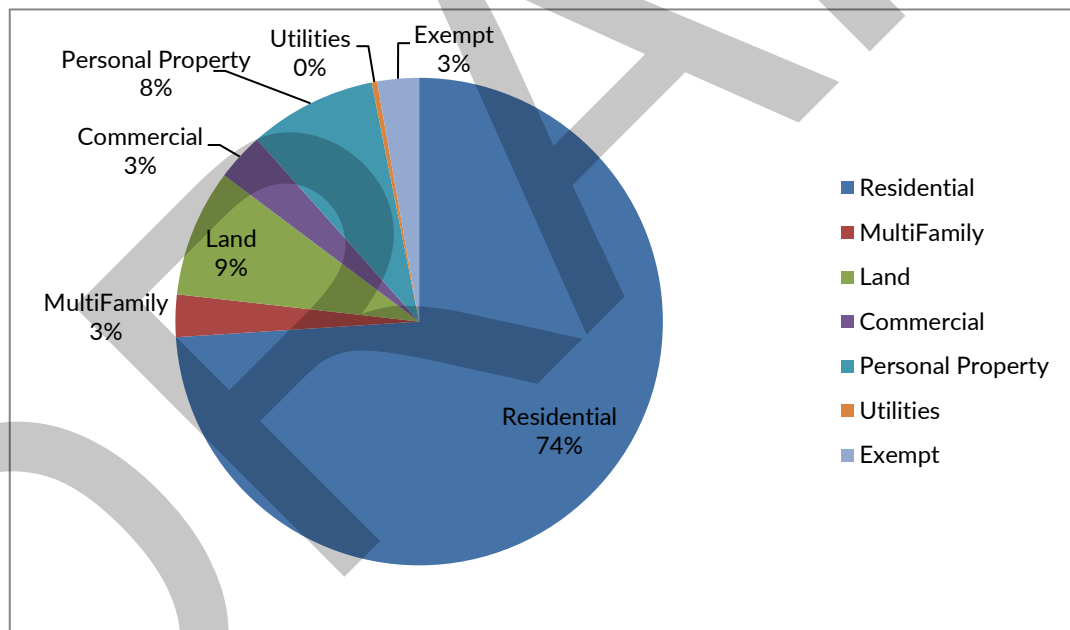
# REVALUATION POLICY

## SCOPE OF RESPONSIBILITIES

For 2020, the district was responsible for establishing and maintaining approximately 413,956 real estate and 43,354 business personal property accounts covering approximately 1,100 square miles within Travis Central Appraisal District's jurisdiction. The following chart contains the projected numbers of parcels for years 2021 & 2022:

	2016	2017	2018	2019	2020	2021	2022
Real Estate	380,862	388,040	396,109	405,444	413,961	421,657	429,296
BPP Accts	43,275	43,278	43,274	43,626	43,354	43,084	43,084
Total Accts	424,137	431,318	439,383	449,070	457,315	464,741	472,380
Total # Added	7,783	7,181	8,065	9,687	8,245	7,426	7,639
Total % Increase	1.84%	1.66%	1.84%	2.16%	1.80%	1.60%	1.62%

\*\* Projected number of accounts 2021 and 2022



2020 Percentage by Property Type Value

## REAPPRAISAL PLAN ASSUMPTIONS AND LIMITING CONDITIONS

The 2021 & 2022 Reappraisal Plan adopted by the Travis Central Appraisal District Board of Directors will occur no later than September 15, 2020. The assessment dates for the 2021 & 2022 Reappraisal Plan is January 1, 2021 and January 1, 2022 respectively.



Travis CAD's goal is to appraise all properties at fair market value as of January 1 of every year by reflecting the marketplace based on available market data. The Reappraisal Plan itself regarding 2021 and 2022 building permit and reappraisal account projections are based on historical data and best guess estimates as to what number of properties will be targeted for reappraisal in these years. At the time of approval for the 2021 & 2022 Reappraisal Plan, a complete listing of the actual properties to be targeted for reappraisal cannot be specifically identified. Travis CAD undertakes an as needed reappraisal approach as opposed to a geographical reappraisal approach in order to better achieve the goal of appraisal all property at fair market value as of January 1 of every year.

Travis CAD Reappraisal Plan will target the properties that meet the following building permit and reappraisal criteria during the course of the appraisal year cycle (September 1 – May 1):

1. Any Residential or Commercial account that has a 21 or 22 re-inspection code.
2. Any Residential or Commercial account that has a partially completed improvement.
3. Any Residential or Commercial account that had a significant building permit issued from one of the twenty-one cities in Travis County from January 1 to December 31 and construction began prior to the assessment date.
4. Any Residential or Commercial new land accounts created by subdivision, condominium declaration, or by split/merge activity.
5. Any Residential or Commercial account where data or inquiry has been provided to Travis CAD that indicates the property has had a conditional change that is not currently reflected on the record as of January 1.
6. Any Residential account that falls within a Residential Neighborhood that has been targeted for reappraisal based on a neighborhood sales ratio analysis for the current appraisal year. Neighborhood sales ratio analysis occurs in October, January and March of every appraisal year and is based on current market values and the market data available at the time of the analysis. Typically, neighborhoods whose overall sales ratio is less than 95% or greater than 105% will be targeted for reappraisal.
7. Any Residential account qualifying for residential inventory valuation.
8. Any Commercial account that falls within a Commercial Market Area that has been targeted for reappraisal based on current market analysis. Annual Commercial Market analysis occurs between January and March of each year and consists of sales, cost, and income and expense analysis for the major Commercial property types (Apartments, Office, Industrial, Retail) and market areas.
9. Any qualifying D1 properties are reappraised annually as to their productivity values, as are qualifying O properties' inventory values.
10. All business personal property accounts.
11. Any real property account in 2021 and 2022 that has last reappraisal of 2018 and 2019 respectively.
12. Any account in the reappraisal year in which a rendition has been filed.



Identifying the actual accounts and proposed market value that were targeted for reappraisal based on the criteria for a given appraisal year can be made available to the public after May 1 of any given appraisal year. Please see the Appraisal Divisions 2021 & 2022 Reappraisal Plans below for more specific details concerning the 2021 & 2022 reappraisal efforts.

## **APPRAISAL NOTIFICATION**

Travis CAD provides an appraisal notice for all taxable property on the Travis CAD website annually ([www.traviscad.org](http://www.traviscad.org)).

Travis CAD notification criteria is to mail an appraisal notice annually to all new owners, any property that had an increase in market and/or assessed value from the prior year, all rendered accounts, and all business personal property accounts.

## **PLAN REVIEW, AMENDMENTS, AND ALTERATIONS**

The Board of Directors, acting on a request from the Chief Appraiser, may review, amend or alter this plan, if:

1. The Chief Appraiser's request is made during a public Board of Directors meeting and is properly listed on the agenda for the Board meeting; and
2. The Chief Appraiser identifies the portion of the plan to be altered or amended and substantiates the need to alter or amend the plan.

**Calendar Amendments and Alterations** – The Chief Appraiser is authorized to administratively amend or alter the 2021-2022 Calendar of key events, shown in Appendix C, as she deems necessary. Calendar changes can be made periodically and will not be considered alterations or amendments to the plan and do not require action by the Board of Directors.



# PERFORMANCE ANALYSIS

In each appraisal year, the previous appraisal year's equalized values are analyzed with ratio studies to determine appraisal accuracy and appraisal uniformity overall. In its annual procedures, the district tests values by market area within state property reporting categories. Ratio studies are conducted in compliance with the current Standard on Ratio Studies from the IAAO. Mean, median, and weighted mean ratios are calculated as measures of central tendency for properties in each reporting category to measure the level of appraisal (appraisal accuracy). In each reappraisal year this analysis is used to develop the starting point for establishing the level of accuracy of appraisal performance.



# ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for appraisal year 2021 are detailed in the 2021 appraisal district budget, as adopted by the Board of Directors. This reappraisal plan is adjusted to reflect the expected available staffing in appraisal year 2021 and the anticipated staffing for appraisal year 2022. Staffing will impact the cycle of real property re-inspection and personal property on-site review that can be accomplished in this time period. (See Appendix B for listing of key appraisal staff)

Changes in legislation involving appraisal districts may occur in 2021 when the legislature is called into session. These new laws may require adjustments to the budget, staffing, and programming.

Existing appraisal practices, which are continued from year to year, are identified in procedure manuals and district staff is appropriately trained in order to keep their skills current. In each reappraisal year, real property appraisal cost new tables and depreciation tables are reviewed and updated as necessary based upon cost data obtained from national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means, and local market data. The preliminary values produced by these updates are tested against verified sales data and independent fee appraisals, and adjustments are made as necessary to fit the local market area. Income studies by commercial real property use type are conducted and models are updated from current market data. This includes a review of economic rents and capitalization rates from the local market, data obtained through ARB hearing process, and information from published sources. Personal property density schedules are analyzed, tested and updated based on cost data obtained by rendition and ARB hearing documentation.

Information Technology support is detailed with year specific functions identified by management and system upgrades are scheduled with the district's software vendor. Computer generated forms are reviewed for revisions based on year and reappraisal status. Legislative changes are scheduled for completion and also tested through coordination between the district's IT department and its software vendor. Existing maps and data requirements are developed and updates coordinated between the district's GIS and IT departments in order to make the tools available to appraisal staff.



## PLANNING & ORGANIZATION

A calendar of key events with critical completion dates is prepared for the district. This calendar identifies the key events for developing the appraisal roll (See Appendix C for Calendar of Events.) Production standards for field activities are calculated and incorporated in the planning and scheduling process. This plan encompasses the normal processes carried out for each year by the district, therefore catastrophic events or significant legislative action may have a detrimental effect to the district's operations and require changes to this plan.





# MASS APPRAISAL SYSTEM

The Information Technology Division (IT) maintains Travis Central Appraisal District's information technology infrastructure. The various Management Information Support functions include technical support, computer operations, applications systems development and support, internet support functions, data communications, network and personal computer workstation support, data management, geographic information systems in support of mapping, and multiple layers of GIS related intelligence and digital photography for utilization by all operating departments of the organization. The principal environment for the TCAD IT facility is supported on a Dell multi-server network with SAN data storage operating on Microsoft software with True Automation's PACs system as the principle Computer Assisted Mass Appraisal software. Additionally, multiple network servers are in place to support the access through the internal and external networks for use by individuals. The TCAD data structures reside and are supported by multiple database tables and flat file structures accessible through the PC workstation and network structure. These systems provide direct support for all operating departments involved in appraisal functions, customer service, exemption administration and the Appraisal Review Board support activities. The server data is also utilized to fulfill all the reporting requirements for the taxing units and the State Comptroller's Property Tax Assistance Division.

Computer Assisted Mass Appraisal (CAMA) system revisions are specified by the district management team and scheduled with IT and the district's software vendor. Legislative mandates will be addressed and implemented into the necessary systems applications. All computer generated forms, letters, notices and orders will be reviewed annually and revised as necessary. The following details the procedures as they relate to the 2021 and 2022 appraisal years:

The district's website makes a range of information available for public access, including information on appraisal district operations. The site also provides links to connect users to related websites for taxing units, other appraisal districts and state government resources. Property owners can access additional online information from Travis CAD's website ([www.traviscad.org](http://www.traviscad.org)) that includes property characteristics, preliminary and certified values, protests and appeal procedures, property maps and a tax calendar.

## REAL PROPERTY VALUATION

Revisions to cost models, income models, and market models are specified, updated and tested each appraisal year. Market area boundaries are reviewed and adjusted as indicated by growth patterns and market preferences and other factors. Deeds are processed on an ongoing basis to transfer ownership, establish the basis for land size, and assign account numbers to newly platted lots as an addition to the appraisal roll. The district will also update and process exemptions and special use appraisal applications as necessary and applicable.



Cost schedules are tested with market data (sales) to insure that the appraisal district is in compliance with Texas Property Tax Code, Section 23.011. Replacement cost new tables as well as depreciation tables are based on cost data from national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means and from local market data. The resulting schedules are tested for accuracy and uniformity using ratio studies.

Land tables are updated using current market data (sales) and then tested with a ratio study. Value modifiers are developed for property categories by market area and tested on a pilot basis before deployment with ratio studies/calibration tools.

Income, expense, and occupancy data is updated in the income models for each property use category and market area. Property categories are reviewed to ensure their continued applicability. Capitalization rate studies are completed using current sales data when available, and published sources are also utilized. The resulting models are tested using ratio study tools.

## **PERSONAL PROPERTY VALUATION**

Density schedules are updated using data received during the previous appraisal year from renditions and hearing documentation. Valuation procedures are reviewed, modified as necessary, and tested.

## **APPRAISAL NOTICES**

Appraisal Notices will be sent in accordance with Texas Property Tax Code, Section 25.19. Appraisal notices will be reviewed for legal sufficiency and correctness. Enclosures will be updated, including the latest version of the comptroller's *Property Taxpayer's Remedies*. Real property notices will generally be mailed in early April and personal property notices will be mailed in mid-May for each year covered by the plan.

## **HEARING PROCESS**

Appraisal directors will conduct training for staff in early April of each appraisal year to ensure preparedness for informal and formal hearings, which will generally begin in mid-April of each year covered by the plan. Logistical staff will attend the stated mandated training for ARB members typically held in March.

Revisions and enhancements to existing hearing scheduling procedures for informal and formal appraisal review board hearings will be reviewed and updated to ensure efficiency and timely certification of the appraisal roll. Standards of documentation and the appraisal districts hearing evidence will be reviewed and updated to reflect the current valuation methods and practices. Production of evidence will be tested and compliance with Tax Code requirements will be ensured.



# DATA COLLECTION

## IDENTIFYING & UPDATING PROPERTY CHARACTERISTICS

Field appraisers are currently provided with standardized field collection devices in order to verify existing property characteristics or record new property data. The work assignments are batch-produced based on the geographic area that is delineated for reappraisal. Existing appraisal data is displayed on a field devices used by the appraiser to record new or modified data during an on-site inspection. Each parcel of property has detailed information recorded into the CAMA system. Each improvement shows the sketch and dimensions, the quality of construction, the year of construction, the exterior covering, then number of baths, fireplaces, air conditioning type, fences, pools and other attributes, and the overall condition of the improvement. For land the legal description, dimensions, zoning, size and special characteristics are noted and can be used when comparing to other land parcels. (See Appendix D for sample field device screens).

Other field inspection resources for all departments may include a MAPSCO street directory, sales and income data, fire damage reports, private water and electrical service applications, building permits, certificates of occupancy, building plans, site plans, recorded deeds and plats, photos, published articles and actual cost information.

Field and office procedures are reviewed and revised as required for the data collection process. Activities scheduled for each appraisal year include market area delineation, new construction and demolitions, remodeling, re-inspection of problematic areas, re-inspection of the universe of properties, verification of sales data, and quality control.



	Residential	Commercial	Personal Property
2021	<p>Review appraiser area assignments i.e., land regions, waterfront, and new construction to maximize efficiency, productivity, and accuracy</p> <p>House-by-house characteristics audit of SFRs in Alpha areas A, C, D, E, F, and Y (20,399 properties) with image from street or Connect Explorer</p> <p>Review land regions to determine boundary changes based on new development / transitional areas. Primary focus: appraisal areas B, G, H</p> <p>Review all future land accounts</p> <p>Review condominium segmentation to include naming schema; contributory land values and amenities</p> <p>Identify and review all parcels with multiple legal lots to determine proper valuation (assemblage/plottage)</p>	<p>Complete photography of all commercial properties without a main image. Priority will be placed on properties valued under \$5,000,000.</p> <p>Review floodplain, zoning and other land characteristics. Apply adjustments equitably and uniformly.</p> <p>Review Industrial property characteristics including bay size and finish-out.</p>	<p>Drive all regions for new existing, moved and/or closed accounts.</p> <p>Inspection required for all field card displaying C4-21, New, SIC Question, Link Error, Sq. Ft Question, Locked Door, and other property codes</p> <p>On-site inspection of non-rendered account that have not rendered in past two years</p>
2022	<p>House-by-house characteristics audit of SFRs in Alpha areas S, T, U, V, and W (17,694 properties) with image from street or Connect Explorer</p> <p>Collaborate with commercial department to review all Residential Real Property parcels with commercial improvements</p> <p>Refine process of capturing data collected throughout appeals season (property characteristics, plans, sales, etc.</p> <p>Condominium aerial review audit for missing improvements and new construction, using Connect Explorer</p> <p>Comprehensive review of dated open permits in CAMA to include duplicates, in-house reviews, deleted accounts</p> <p>Review linked (effective) acreage parcels in land regions</p>	<p>Collect financing data of recent sales in order to calculate a market derived "typical" loan to value ratio</p> <p>Review comp sets used to define benchmark properties in order to analyze market trends</p> <p>In-depth review and analysis on Senior/Assisted living and Nursing Homes characteristics.</p>	<p>Drive all regions for new existing, moved and/or closed accounts.</p> <p>Inspection required for all field card displaying C4-22, New, SIC Question, Link Error, Sq. Ft Question, Locked Door, and other property codes</p> <p>On-site inspection of non-rendered account that have not rendered in past two years</p>

**\*\* In addition to properties identified by building permits, sales, protests, and administrative review**



## **MARKET AREA DELINEATION**

Market areas are defined by the physical, economic, governmental and social forces that influence property values. The effects of these forces were used to identify, classify, and stratify or delineate similarly situated properties into smaller, more comparable and manageable subsets for valuation purposes. Delineation can involve the physical drawing of the neighborhood boundary lines on a map or, it can also involve statistical separation or stratification based on attribute analysis. These homogeneous properties have been delineated into valuation neighborhoods for residential property or economic class for commercial property, but because there are discernible patterns of growth that characterize a neighborhood or market segment, analyst staff will annually evaluate the neighborhood boundaries or market segments to ensure homogeneity of property characteristics. A map of market areas and listing of market neighborhoods is in Appendix E.

## **NEW CONSTRUCTION/DEMOLITION**

Field and office review procedures for inspection of new construction will be reviewed and revised as required in order to complete the data collection phase. Field production standards are established and procedures for monitoring tested to meet field review deadlines. Sources of building permit data is confirmed and system input procedures are identified in the procedures adopted by the department.

## **REMODELING**

Market areas with extensive remodeling will be identified through permits and on-site inspections will be planned to verify property characteristic data. Reappraisal of significantly changed properties will take place and values will be tested with ratio studies before they are finalized.

## **RE-INSPECTION OF PROBLEMATIC MARKET AREAS**

Real property market areas, stratified by property classification, will be tested for low or high protest volumes; low or high sales ratios; and high coefficients of dispersion. Market areas that fail any or all of these tests will be determined to be problematic. Field reviews will be scheduled to verify and correct property characteristics data. Additional sales data will be researched and verified in order to assess whether the market area is correctly stratified. In the absence of adequate market data, neighborhoods boundary lines may need to be redrawn and neighborhood clusters, representative of the overall market area will be established.

## **RE-INSPECTION OF THE UNIVERSE OF PROPERTIES**

Texas Property Tax Code, Section 25.18(b) requires the re-inspection of the universe of properties at least once every three years. The district's re-inspection activity is dictated by



availability of staff, which is dependent on the completion of current year protests and certification. Re-inspection of properties will be completed using a combination of field inspections and office review. Office review of property for the 2021-2022 years will include the examination of aerial photography using the 2021 and 2022 flown oblique and orthographic imagery provided by Pictometry Inc., property sketches, existing property characteristics, and existing street-view images captured by district staff.

## **VERIFICATION OF SALES DATA AND PROPERTY CHARACTERISTICS**

Sales information must be verified and property characteristics data contemporaneous with the date of sale will be captured. Since Texas does not require full sales disclosure of sales transactions, the district will obtain sales prices through deeds, voluntarily disclosed closing statements or fee appraisals (usually submitted as evidence in a protest hearing) buyer and seller mail questionnaires, or third party sources such as, real estate agents and market data vendors.

## **QUALITY CONTROL**

Appraisal department managers and data management employees conduct on-going quality control of the entire data entry process. Supervisors and managers verify the accuracy of collected data with periodic on-site field reviews. PACS Mobile contains a QC module enabling managers to check appraiser field work before downloading to PACS. The review process may pinpoint areas where additional appraiser training is required.



## PILOT STUDY

New or revised mass appraisal models will be tested on randomly selected market areas. Sales ratio studies will be used to test the models. Actual test results will be compared against anticipated results and those models not performing satisfactorily will be refined and retested. The procedures used for model specification and model calibration will comply with USPAP Standard Rules 5 and 6.



# VALUATION BY PROPERTY TYPE

## RESIDENTIAL PROPERTY VALUATION

### *SCOPE OF RESPONSIBILITY*

The Residential Appraisal staff is responsible for developing equal and uniform market values for residential properties. There were approximately 341,061 residential improved parcels in Travis County in 2020.

Residential appraisal assignments are delineated from commercial assignments on the basis of property use type codes. Generally, the residential staff values residential single family, all multifamily housing other than apartments, and personal property mobile homes.

The Residential Division is responsible for appraising vacant residential lots and tracts in neighborhoods beginning with an alpha character including real property inventory. Reviews applications and makes grant/deny decisions for special valuation of rural land under Article VIII, 1-d or 1-d-1, of the Texas Constitution, which provides for productivity valuation of qualifying properties primarily devoted to agricultural, wildlife management, or ecological laboratory activities. When required by statute, this division also executes tax rollbacks (re-capture) for properties whose ownership or primary use no longer qualifies them for productivity valuation.





State Cd	State Cd Desc	Prop Count	Market Val
A	SINGLE FAMILY RESIDENCE	318,291	\$ 134,634,567,979
B	MULTIFAMILY RESIDENCE	12,955	\$ 34,585,516,013
C1	VACANT LOTS AND LAND TRACTS	27,791	\$ 3,379,518,474
D1	QUALIFIED OPEN-SPACE LAND	4,648	\$ 2,913,540,161
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	355	\$ 28,906,612
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRVS	6,194	\$ 1,500,199,013
F1	COMMERCIAL REAL PROPERTY	14,618	\$ 60,753,836,078
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	43	\$ 773,354,549
G1	OIL AND GAS	5	\$ 468,115
J1	WATER SYSTEMS	29	\$ 13,036,957
J2	GAS DISTRIBUTION SYSTEM	10	\$ 186,321,732
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	80	\$ 223,751,142
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,335	\$ 360,306,525
J5	RAILROAD	10	\$ 32,725,789
J6	PIPELINE COMPANY	129	\$ 34,219,956
J7	CABLE TELEVISION COMPANY	49	\$ 172,524,282
J8	OTHER TYPE OF UTILITY	1	\$ 13,000,000
J9	RAILROAD ROLLING STOCK	3	\$ 5,620,629
L1	COMMERCIAL PERSONAL PROPERTY	37,534	\$ 7,999,512,566
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	826	\$ 4,319,481,909
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	10,349	\$ 254,282,385
N	INTANGIBLE PROPERTY AND/OR UNCERTIFIED PROPERTY	3	\$ 78,199
O	RESIDENTIAL INVENTORY	12,421	\$ 1,407,544,587
S	SPECIAL INVENTORY TAX	613	\$ 376,051,013
X	TOTALLY EXEMPT PROPERTY	12,747	\$ 29,845,921,708
		<b>461,039</b>	<b>\$ 283,814,286,373</b>



## **APPRAISAL RESOURCES**

### **Personnel**

The Residential Appraisal staff consists of one director, three managers, and thirty-nine appraisers and four support staff. A detailed count may be found in the adopted budget.

### **Data gathering**

A common set of data characteristics for each residential dwelling (Single family residence PTD Codes: A1-A9); (multiple family residences PTD Codes: B2-B4) (personal property mobile homes PTD Code: M1) in Travis County is collected in the field and data entered to the computer. Land data resources include property-specific (view attributes, topography, site plan approvals, sales, listings, and zoning, e.g.,) and general (neighborhood trends, investment criteria, e.g.,) data, acquired from field inspection, aerial imagery, public records, owner survey, consultation with the district's Agricultural Advisory Board, as well as contract services that report sale and listing information, general market trend and investment criteria, *et al.* Travis CAD uses personal field devices to make data entry more efficient in the field work. These PFD's will enable the appraiser to enter data as it is gathered, thus eliminating errors and save time due to not re-writing the gathered data and another employee interpreting the data. This property-specific data drives the TCAD computer-assisted mass appraisal (CAMA) approaches to valuation. Residential appraisal also requires verified sales data, actual construction cost data, and other real estate sources and data. Appraisers also review various real estate related publications to determine patterns and trends in the market data.

### **SPECIFIC VALUATION OBJECTIVES**

In addition to properties identified by the Reappraisal Plan Assumptions and Limiting Conditions (pg 13), for tax year 2021, Travis Central Appraisal District proposes to review:

1. Review all future land account
2. Review condominium segmentation to include naming, schema, contributory land values and amenities
3. Identify and review all parcels with multiple legal lots to determine proper valuation (assemblage/plottage).

In addition to properties identified by the Reappraisal Plan Assumptions and Limiting Conditions (pg 13), for tax year 2022, Travis Central Appraisal District proposes to review:

1. Review linked (effective) acreage parcels in land regions for accurate and equitable values.

### **New construction/demolition**

New construction and office review procedures are identified and revised as needed. Building permits provided by the cities – Austin being the largest, are a main source of discovering construction or demolition properties. This data is acquired periodically from the cities and used in identifying properties for annual inspection.

### **Sales data is researched and verified**

Sales with a sales ratio of 75% below or 25% above the Travis CAD market value must be



verified and property characteristics data gathered with the date of sale captured. The sales ratio formula is Travis CAD appraisal of the property divided by the sales price. The district also inspects listings within +/- 30% of the Travis CAD market value.

### **Highest and Best Use Analysis**

Highest and best use of property is the reasonable and probable use that supports the highest present values as of the appraisal date. The highest and best use of residential property is normally its current use. This being due to the fact that residential development, in most areas, through deed restrictions and zoning preclude other land uses. Residential valuation reassessment is used in transition areas and areas of mixed residential and commercial use. In transition areas with ongoing renovations of neighborhoods no longer prosperous, the appraiser would review the residential property use and determine the highest and best use. Once the conclusion is made that the highest and best use remains residential, further highest and best use analysis is done to decide the type of residential use on a neighborhood basis. As an example, it may be determined in a transition area that older, non-remodeled homes are not the most productive or profitable use, and the highest and best use of such property is to demolish the old homes and construct new dwellings. In areas of mixed residential and commercial use, the appraiser reviews properties on a periodic basis to determine if changes in the real estate market require reassignment of the highest and best use of a select category of properties.

### **VALUATION AND STATISTICAL ANALYSIS (*Model Calibration*)**

#### **Cost Schedules**

Geographically adjusted, from national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means, cost schedules utilized are reviewed and adjusted periodically in order to consistently reflect market costs or any changing economic trends. These are costs compared with sales of new improvements and evaluated from year to year and indexed to reflect the local residential building and labor market. Costs may also be adjusted for neighborhood factors and influences that affect the total replacement cost of the improvements in a smaller market area based on evidence taken from a sample of market sales. The cost schedules are reviewed regularly and any variation greater than a range of plus or minus 10% from nationally recognized cost schedules is documented.

Tables are also produced in order to uniformly apply value for added amenities as determined by the marketplace. Examples may include pools, bathhouses, outbuildings, boathouses, tennis courts, and other market driven value items.

Possible adjustments for factors that may inhibit value are also in table form and are applied uniformly to any properties affected. Examples may include cracked slab, termite damage, repairs needed, etc.

The District considers all three approaches to value and recognizes the cost approach as an acceptable approach. Generally, for residential property the district considers the market approach a more viable and accurate indicator due to it's being more sensitive to economic, social and physical characteristics of a given property.



## **Income Models**

The income approach to value may be useful to those real properties that are typically viewed as "income producing" when sufficient income data is available and where comparable sales are not present. In the current residential market, the income approach is not generally used.

## **Sales Information**

A sales file for the storage of "snapshot" sales data for vacant and improved properties at the time of sale is maintained for residential real property. Residential improved and vacant sales are collected from a variety of sources, including: district survey letters sent to buyers and sellers, field discovery, protest hearings, sales vendors, builders, realtors and brokers.

A system of type, source, validity and verification codes has been established to define salient facts related to a property's purchase or transfer and to help determine relevant market sale price information. The effect of time as an influence on price can be considered by paired sales analysis and applied in the ratio study to the sales as indicated within each neighborhood area. Neighborhood sales reports are generated as an analytical tool for the appraisers in the development and estimation of market price ranges and property component value estimates. Abstraction and allocation of property components based on sales of similar property is an important analytical tool to interpret market sales under the cost and market approaches to value. These analysis tools help determine and estimate the effects of change, with regard to price, as indicated by sale prices for similar property within the current market.

## **Statistical Analysis**

The residential appraisal staff performs statistical analysis annually to evaluate whether values are equitable and consistent with the market. Ratio studies are conducted on residential neighborhoods in the district to judge the two primary aspects of mass appraisal: accuracy and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each neighborhood and are summarized by year. These summary statistics including, but not limited to, the weighted mean, median, standard deviation, coefficient of variation, and coefficient of dispersion provide the managers a tool by which to determine both the level and uniformity of appraised value on a neighborhood basis. The level of appraised value is determined by the weighted mean for individual properties within a neighborhood, and a comparison of neighborhood weighted means reflect the general level of appraised value between comparable neighborhoods. Review of the standard deviation, coefficient of variation, and coefficient of dispersion discerns appraisal uniformity within and between neighborhoods.

The appraisers, through the sales ratio analysis process, review neighborhoods annually. The first phase involves neighborhood ratio studies that compare the recent sales prices of neighborhood properties to the appraised values of these sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales. Based on the sales ratio statistics and designated parameters for a valuation update, a preliminary decision is made as to whether the value level in a neighborhood needs to be updated in an upcoming reappraisal, or whether the level



of appraised value is acceptable. The residential appraisers perform statistical analysis annually to evaluate whether estimated values are equitable and consistent with the market.

### **Neighborhood and Market Analysis**

Neighborhood analysis of market sales to achieve an acceptable sale ratio or level of appraisal is also the reconciliation of the market and cost approaches to valuation. Market factors are developed from appraisal statistics provided from market analyses and ratio studies and are used to ascertain that estimated values are consistent with the market and to reconcile cost indicators. The district's primary approach to the valuation of residential properties uses a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences not particularly specified in a purely cost model.

The following equation denotes the hybrid model used:

$$MV = LV + ((RCN - AD) * MA)$$

In accordance with the cost approach, the estimated market value (MV) of the property equals the land value (LV) plus the replacement cost new of property improvements (RCN) less accrued depreciation (AD) times the market adjustment factor (MA). The MA is only applied to the improvement value, not the land value. As the cost approach separately estimates both land and building contributory values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values may be needed to bring the level of appraisal to an acceptable standard as indicated by market sales. Thus, demand side economic factors and influences may be observed and considered. These market, or location adjustments, may be abstracted and applied uniformly within neighborhoods to account for location variances between market areas or across a jurisdiction.

### **Market Adjustment or Trending Factors**

Neighborhood, or market adjustment, factors are developed from appraisal statistics provided from ratio studies and are used to ensure that estimated values are consistent with the market. The district's primary approach to the valuation of residential properties is the market or sales comparison approach.

Statistical analysis of present appraised value as compared with recent sales determines the appropriate market adjustment for a neighborhood. Statistical programs developed by the TCAD Residential Department staff are used to study market trends and to develop appropriate market adjustments.

### **Special Appraisal Provisions**

#### *Appraisal of Residential Homesteads*

Article VIII, Sec. 1(i) of the Texas constitution allows the legislature to limit the annual percentage increase in the appraised value of residence homestead to 10% under certain conditions. This limitation is commonly referred to as a Homestead "Capped Value." Sec.23.23 of the Tax Code implements the cap on increases in value. The limited value begins in the



second year the property owner qualifies for a residential homestead exemption. The appraised value of a qualified residence homestead will be the LESSER of:

- the market value; or
- the preceding year's appraised value PLUS 10 percent PLUS the value of any improvements added since the last re-appraisal.

The appraised value of a homestead increases 10% annually or until the appraised value is equal to the market value. If a limited homestead property sells, the cap automatically expires as of January 1<sup>st</sup> of the year following the sale of the property and the property is appraised at its market value. The market value of a limited homestead is maintained, as well as the limited appraised value.

#### *Residential Inventory*

Section 23.12 of the Texas Property Tax Code provides the definition of market value for inventory. Inventory includes residential real property that has never been occupied as a residence and is held for sale in the ordinary course of business, if the property is unoccupied, is not leased or rented, and produces no revenue.

Residential inventory is appraised at market value. The market value of residential inventory is the price at which it would sell as unit to a purchaser who would continue the business. The land appraisal staff applies the same generally accepted appraisal techniques to determine the market value of residential real property inventory.

#### *Agricultural Appraisal*

Texas constitution permits certain kinds of agricultural land to be appraised for tax purposes at a productivity value, rather than a market value. This special appraisal value is based solely on the land's capacity to produce agricultural products. Property qualifying for agricultural appraisal will have a substantial reduction in taxes, based on the difference in the special agricultural appraisal and the market value of the property. Property taxes are deferred until a change in use of the property occurs or, in a much less frequently requested type of special agricultural appraisal, when the ownership changes. At the time of use or ownership change, taxes are recaptured for up to five previous years, based on the difference in what was paid based on the agricultural appraisal, and what would have been paid based on the market value of the property. Procedures for implementing this appraisal are based on the guidelines published in the Manual for the Appraisal of Agricultural Land. A copy may be obtained from the State Comptroller of Public Accounts.

The Texas Property Tax code requires an application before land is considered for agricultural valuation. The deadline for filing a timely application is before May 1. Late agricultural valuation applications may be filed up to the time the appraisal roll is certified; however, a penalty is imposed for late filing.

After an application is filed the property is inspected to determine its qualifications. Three criteria must be met when determining qualification:

- 1) Use – the land must be currently devoted principally to agricultural use;



- 2) Degree of intensity – the agricultural use must be to the degree of intensity generally accepted in the area; and
- 3) History of Use – the land must have been devoted principally to agricultural use for five of the preceding seven years. Land located within an incorporated city or town must have been devoted principally to agricultural use continuously for the preceding five years.

When the land's use qualifications have been reviewed, one of three actions will be taken:

- 1) Application is denied and the property owner is notified by certified mail and given thirty days to appeal the decision to the Appraisal Review Board;
- 2) Application is approved and the property owner is notified of the decision and the productivity land appraised value. Once approved, the property remains valued as a special agricultural use until a change of use occurs, or the ownership changes. If the property's use remains unchanged and only ownership has changed, the new owner is notified and is required to timely apply for special agricultural valuation;
- 3) Disapprove the application and request more information. The applicant is allowed thirty days to provide additional information; otherwise, the application is denied. When requested information is provided, it is added to data already collected to arrive at a final decision.

## **INDIVIDUAL VALUE REVIEW PROCEDURES**

### **Field Review**

The appraiser identifies individual properties in need of field review through examples such as: sales ratio analysis, ARB hearings, building permits, property owner's requests, aerial photography and other sources. Sold properties are reviewed on a regular basis to check for accuracy of data characteristics before they are used in reappraisal analysis.

Increased sales activity can result in a more substantial field effort on the part of the appraisers to review and resolve sales that fall outside acceptable ranges. Additionally, the appraisers frequently field review subjective data items such as quality of construction, condition, and physical, functional and economic obsolescence, factors contributing significantly to the market value of the property.

### **Office Review**

Office reviews are performed in compliance with the International Association of Assessing Officer standards, and with the guidelines required by the existing classification system. The appraiser may utilize aerial photography as a means to verify building characteristics and location without an on-site inspection.

Appraisers conduct a routine valuation review of all properties as outlined in the discussion of ratio studies and market analysis. Previous values resulting from protest hearings, informal negotiation, or litigation are individually reviewed to determine if the value remains appropriate for the current year.





Once an appraisal manager is satisfied with the level and uniformity of value for each area, the estimates of value are prepared for a notice of proposed value.

## **PERFORMANCE TESTS**

### **Sales Ratio Studies**

The primary analytical tool used by the appraisal manager to measure and improve performance is the ratio study. The district ensures that the appraised values produced meet the standards of accuracy in several ways. Overall sales ratios are generated for each ISD to allow the appraiser to review general market trends within their area of responsibility, and provide an indication of market appreciation over a specified period of time. The neighborhood descriptive statistic is reviewed for each neighborhood being updated for the current tax year. In addition to the mainframe sales ratios by school district and neighborhood, sales ratios statistics are generated. Reported in the sales ratio statistics is a level of appraisal value and uniformity profile by land use and appraised value ranges.

### **Management Review Process**

Once the proposed value estimates are finalized, the appraisal supervisors review the sales ratios by neighborhood and present pertinent valuation data, such as weighted sales ratio and pricing trends to the Director of Residential Appraisal and the Chief Appraiser for final review and approval. This review includes comparison of level of value between related neighborhoods within and across jurisdiction lines. The primary objective of this review is to ensure that the proposed values have met preset appraisal guidelines appropriate for the tax year in question.

## **COMMERCIAL PROPERTY VALUATION**

### **SCOPE OF RESPONSIBILITY**

Commercial Appraisal operates within the Commercial/BPP Department of Travis Central Appraisal District which is responsible for the valuation of all commercial real property, including land and improvements, located within the boundaries of Travis Central Appraisal District's jurisdiction. This currently includes approximately 14,661 improved commercial accounts. Commercial real property types generally include multi-family, office, retail, warehouse/manufacturing and various other categories of business related facilities. In general terms, the commercial appraisal staff is responsible for establishing market value on any real property for which the highest and best use is determined to be non-residential.

Commercial appraisal assignments are delineated from residential assignments on the basis of state use code guidelines established by the State Comptroller. Generally, the commercial staff values all commercially improved properties including apartments, retail, office and industrial. Non-Homestead residential properties located in areas of transition to commercial, known as interim-use properties, are also valued by the commercial division. Property data and valuation models for commercial accounts are stored in PACS, Property Appraisal Collection System.





State Cd	State Cd Desc	Prop Count	Market Val
A	SINGLE FAMILY RESIDENCE	318,291	\$ 134,634,567,979
B	MULTIFAMILY RESIDENCE	12,955	\$ 34,585,516,013
C1	VACANT LOTS AND LAND TRACTS	27,791	\$ 3,379,518,474
D1	QUALIFIED OPEN-SPACE LAND	4,648	\$ 2,913,540,161
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	355	\$ 28,906,612
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRVS	6,194	\$ 1,500,199,013
F1	COMMERCIAL REAL PROPERTY	14,618	\$ 60,753,836,078
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	43	\$ 773,354,549
G1	OIL AND GAS	5	\$ 468,115
J1	WATER SYSTEMS	29	\$ 13,036,957
J2	GAS DISTRIBUTION SYSTEM	10	\$ 186,321,732
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	80	\$ 223,751,142
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,335	\$ 360,306,525
J5	RAILROAD	10	\$ 32,725,789
J6	PIPELINE COMPANY	129	\$ 34,219,956
J7	CABLE TELEVISION COMPANY	49	\$ 172,524,282
J8	OTHER TYPE OF UTILITY	1	\$ 13,000,000
J9	RAILROAD ROLLING STOCK	3	\$ 5,620,629
L1	COMMERCIAL PERSONAL PROPERTY	37,534	\$ 7,999,512,566
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	826	\$ 4,319,481,909
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	10,349	\$ 254,282,385
N	INTANGIBLE PROPERTY AND/OR UNCERTIFIED PROPERTY	3	\$ 78,199
O	RESIDENTIAL INVENTORY	12,421	\$ 1,407,544,587
S	SPECIAL INVENTORY TAX	613	\$ 376,051,013
X	TOTALLY EXEMPT PROPERTY	12,747	\$ 29,845,921,708
		<b>461,039</b>	<b>\$ 283,814,286,373</b>

## APPRAISAL RESOURCES

### Personnel

The Commercial Appraisal Section is staffed with a Commercial Director, an Assistant Director, a Commercial Manager, Commercial Research Specialist and five appraisers. Appraisal duties and responsibilities are divided by commercial property type and include Multi-family, Industrial, Office and Retail. All portfolios are overseen by the department director and manager. The Multi-family/Office divisions have three appraisers. The Retail/Industrial portfolios also have three appraisers. The Commercial Division has a support staff that consists of one administrative/clerical position.



### *Commercial Appraisal*

The Commercial Appraisal Division is responsible for valuing all commercial improved real property within Travis Central Appraisal District. Each portfolio team takes responsibility for all aspects of data collection, valuation, valuation appeal (protests), and litigation defense.

The Multi-family appraisal team generally values all apartments, Fraternity/Sorority, Dormitory, Retirement Centers, Nursing/Rest Homes, Treatment/Rehab Centers, Hotel/Motel, Alternate Living Facilities and parking garages in TCAD's jurisdiction.

The Office appraisal team generally values all office condos, Hospitals, large and small offices, banks, mortuary/funeral homes, golf courses, and country clubs in TCAD's jurisdiction.

The Retail appraisal team generally values vehicle Dealer Showrooms, retail store facilities, night clubs, bars, restaurants, theaters, bowling centers, health clubs and marinas in TCAD's jurisdiction.

The Industrial appraisal team generally values all size warehouse facilities, Full and Self-service stations, Mini Lube/Tune-up and Automatic Car Wash facilities.

The assignment of exact area of responsibility is reviewed and assigned each appraisal year by the Director of Commercial Appraisal. Managers and appraisers are also given the task of completing field reviews for all permits issued in their designated appraisal areas. Appraisers are consistently cross trained so they are knowledgeable and competent to appraise any/all commercial property types within TCAD's jurisdiction, even when those properties fall outside of their assigned portfolios.

### **Data Gathering**

#### *Research*

Each appraisal team is responsible for collecting, processing, and maintaining sales and income information that is used in the valuation process. After the information is processed and verified, the sales information is entered into the Property Appraisal Collection System (PACS) or a database maintained by each division. Sales and income information is maintained in databases outside of the CAMA system for use during the appeals season in the form of the Commercial Evidence Packet.

The commercial appraisal staff is responsible for updating and maintaining the commercial Appraisal Field Manual. This includes the periodic review and calibration of various cost and depreciation tables.

#### *Data*

A standardized set of data characteristics for each commercial property in Travis County is collected and data entered by the commercial appraisal staff into PACS. This property-specific data drives the three valuation models. Additional required data includes verified sales of vacant land and improved properties and the pertinent data obtained from each (sales price levels, capitalization rates, income multipliers, equity



dividend rates, marketing period, etc.). Other data used by the appraisers includes sale listings, fee appraisals, actual income and expense data (typically obtained through the appeals process), actual contract rental data, leasing information (commissions, tenant finish, length of terms, etc.), and actual construction cost data. In addition to the actual data obtained from specific properties, market data publications and published market surveys are also reviewed to provide additional support for market trends.

*Data Collection Procedures/Field Inspections* — Data collection of commercial real property involves maintaining data characteristics of the property in PACS. The information contained for each property includes site characteristics, such as land size and topography, and improvement data such as square footage of the building, actual and effective years of construction, quality of construction, condition and all of the miscellaneous details. The appraisers are required to use a property classification system that established uniform procedures for the correct listing of real property. All properties are coded according to a classification system. The appraisers use property classification references during training and as a guide in the field inspection of property and when adding new properties to the appraisal roll.

When the appraisers are doing field inspections, they review all characteristics of the property and make changes where there are discrepancies. They review items such as building class, quality of construction, condition, and physical, functional and economic obsolescence factors contributing to the market value of the property. All comments, changes, date of inspection, appraiser's initials are all added to the property records.

*Commercial Building Permits* — Every city within TCAD's jurisdiction has a system of issuing building permits to property owners in order to ensure that building code standards are followed for all new construction or major remodeling projects. Permits may also be issued for repair or replacement of plumbing, electrical, HVAC, roofing, foundations, canopies, interior or exterior finish, parking lots, and ancillary structures. On a regular basis, copies of those permits are either forwarded to TCAD or downloaded by a TCAD employee from various city websites. Permits are matched to a corresponding commercial account and pertinent permit data is entered into PACS.

*Comparable Sales Data* — Commercial sales data is collected, verified and processed by the commercial appraisal staff. The sale data is reviewed and verified to determine reliability of the content and the source. Sale details are compiled to create a "snapshot" of the sold parcels as of the time of sale. A commercial appraiser may conduct a field inspection to verify the accuracy of the existing property characteristics data.

*Income and Expense Data* — Income and expense data consists of property rent rolls and income statements and is generally provided by property owners during the appeals process. The appraisal staff scans the information into PACs or forwards the data to the support section where it is immediately scanned into the property. The data can be retrieved by appraisers and processed into the PACS income and expense tables. The district also subscribes to several real estate publications, such as CoStar, Real Capital Analytics and



Axiometrics that provide individual summarized income data within each specified submarket or improved market area. Pertinent income data includes contract and market rental rates, asking rental rates, physical and economic vacancies, tenant reimbursements, operating expenses, capitalization rates, discount rates, lease up projections, and finish out costs.

*Sources of Commercial Data* — Property specific data is gathered as part of an on-site field inspection. The majority of cost related data is compiled by subscribing to national publications such as Marshall Valuation Service (Marshall & Swift) and RS Means and from local market data. Closing statements, actual cost documents, rent rolls and income statements provided by owners or agents during the protest and ARB process are considered the most reliable sources of property data. TCAD should receive all copies of the deeds recorded in Travis County that convey commercially classed properties located within the TCAD jurisdiction. When a deed involving a change in commercial property ownership is entered into the TCAD system, data mining techniques are employed to gather as much sale and sale related appraisal information as possible. Travis Central Appraisal District subscribes to CoStar, a vendor of commercial sale and property data, Austin Investor Interests and other subscription based data sources. Other sales sources are contacted such as the brokers involved in the sale, property managers, commercial real estate vendors, Fannie Mae, the Texas State Comptrollers Property Tax Division and other knowledgeable parties. The commercial appraisal staff attempts to confirm and verify data from secondary sources. Unlike the majority of states, Texas laws do not require mandatory disclosure of sale prices. TCAD Commercial sales data is provided by voluntary disclosure or purchased from third party vendors.

### **Specific Valuation Objectives**

In addition to properties identified by the Reappraisal Plan Assumptions and Limiting Conditions (pg 13), for tax year 2021, Travis Central Appraisal District proposes to review:

1. Study the effects on market value, if any, of floodplain, zoning and other land characteristics.
2. Analyze the appropriateness of creating DCF model for hotel valuation
3. Review Industrial income model and the effect that bay size and finish out plays on rental rate and overall market value.
4. Study the impact of COVID-19 on the commercial real estate market.

In addition to properties identified by the Reappraisal Plan Assumptions and Limiting Conditions (pg 13), for tax year 2022, Travis Central Appraisal District proposes to review:

1. In-depth analysis on Senior/Assisted living and Nursing Home valuation.
2. Study the impact of COVID-19 on the commercial real estate market

### *Area Analysis*

Data on regional economic forces such as demographic patterns, regional location factors, employment and income patterns, general trends in real property prices and rents, interest rates, discount rates, and financing trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources. More detailed



analysis is then completed to determine what appraisal area market changes will need to occur during the upcoming valuation cycle.

#### *Neighborhood Analysis*

A commercial neighborhood, submarket or economic area is comprised of land and the commercial properties located within the boundaries of a specifically defined geographic location. The term used in PACS is "neighborhood" otherwise known as NBHD. Every commercial account and economic unit is identified with a NBHD. A market area consists of a wide variety of both competing and complimentary property types including residential, commercial, industrial and governmental. Market area delineations can be based on man-made, political, or natural boundaries.

The effects of these forces are used to determine the highest and best use for a property, and to select the appropriate sale, income and cost data in the valuation process.

TCAD commercial NBHD boundaries closely mirror, but may not match, the submarket areas as defined by Office and Industrial Commercial Real Estate, Austin Investor Interest (multifamily property) and CoStar Properties, a published source of commercial sales. Economic area identification and delineation by each major property use type is a key component in a mass-appraisal, commercial valuation system. All the PACS income and sales comparison valuation models are NBHD specific. Economic areas are periodically reviewed to determine if a revised delineation is required.

#### *Highest and Best Use Analysis*

The highest and best use is the most reasonable and probable use that generates the highest present value of the real estate, as of the date of valuation. The highest and best use of any given property must be physically possible, legally permissible, financially feasible, and maximally productive. It is that use that will generate the highest net return to the property over a period of time. For vacant tracts of land within a jurisdiction, the highest and best use is considered speculative but market-oriented, and is based on the surrounding land uses in a competing land market area. The appraiser must consider the most probable use that is permitted under local administrative regulations and ordinances. While its current zoning regulation may restrict a property's use, the appraiser may also consider the probability that the zoning could be changed, based on activity in the area and a city's propensity for approving zoning change requests.

For improved properties, highest and best use is evaluated as currently improved and as if the site were still vacant. In many instances, the property's current use is the same as its highest and best use. However, the appraiser may determine that the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, speculative use, excess land, or a different optimum use, if the site were vacant. Improved properties reflect a wide variety of highest and best uses which include, but are not limited to: office, retail, apartment, warehouse, light industrial, special purpose, or interim uses. Proper highest and best use analysis insures that the most accurate estimate of market value can be derived.



### *Market Analysis*

A mass-appraisal market analysis relates directly to economic market forces affecting supply and demand that affect a group of similar or "like" properties. This study involves the relationships between social, economic, environmental, governmental, and site conditions. Appraisers consider such general market data as submarket supply and demand, zoning and code restrictions, municipal services, school district characteristics, job growth patterns, population trends, transportation issues, investment patterns and a myriad of other factors that influence the local real estate market. Specific market data is gathered and analyzed including sales of commercial properties, new construction and other building permit activity, new leases, lease rates, absorption rates, vacancies, typical property expenses (inclusive of replacement reserves, if recognized by the market), expense ratio trends, and capitalization rate indicators. This data is used to determine market ranges in price, operating costs and investment return expectations.

### **Valuation Approach**

The commercial appraisal system, developed and maintained in PACS, consists of mass appraisal applications of the sales comparison, cost, and income approaches to value. Each approach to value represents a specific model or formula that defines property characteristics and their relationships in an effort to arrive at an indication of market value for a given property.

#### *Cost Approach*

The very basic valuation model is:

$$\text{Market Value} = \text{Land Value Plus Improvement Value.}$$

This model represents the formula for the cost approach to value. The formula for a cost driven valuation model begins with an estimate of replacement cost new (RCN) for all improvements (buildings, fencing, paving etc.) on a parcel of land. Three forms of depreciation are considered and subtracted from the RCN to result in an estimate of value for the improved portion of the real estate. The sales comparison approach is typically the most reliable method to value the underlying land. An overall value is then computed by adding the depreciated value of the improvements to the value of the land.

*Improvement Valuation* — Cost model specification involves categorizing or grouping commercial improvements by construction type or use. The Commercial Department uses a numerical coding system of building classes that represent over 282 types of commercial property construction. For each building class, key characteristics are used to describe a typical or benchmark property. The characteristics include construction quality, plumbing, interior, flooring, roof type, roof materials, heating/cooling, exterior, foundation, story height, electrical, and number of stories. The Real Property Appraisal Field Manual contains a description and a list of these specific characteristics for each property class. Additional site improvements for each building class, such as concrete paving, light standards, canopies, garages, and storage buildings are also specified and





valued using the cost approach. There are approximately 311 additional detail types that are defined and valued in the PACS cost model.

Other key data necessary for cost valuation includes gross building area, year built and effective year of construction (EYOC), percent and quality of finish-out, percent of completion, and property condition. A base cost rate is associated with each commercial building class. An improvement value or replacement cost is then computed by multiplying the base rate times the structures gross building area. An improvement can have more than one building class.

The total improvement value for an account represents the sum of the depreciated improvement value of all taxable improvements plus any value for the additional site improvements associated with the account.

*Depreciation* — Accrued depreciation is the sum of all forms of loss affecting the contributory value of the improvements. It is the measured loss against replacement cost new taken from all forms of physical deterioration, functional and economic obsolescence. Accrued depreciation is estimated and developed based on losses typical for each property type at that specific age. Physical depreciation is expressed as a percentage that is computed and subtracted from estimated replacement cost value. This percentage rate is extracted from PACS depreciation tables and is dependent on the class, condition, effective age and economic life of each improvement. Individual determinations are made for functional and economic depreciation rates based on property specific conditions. The sum of the three rates is utilized in the PACS application to compute a depreciated improvement value.

*Land Valuation* — On an annual basis, all commercial land values are analyzed by the Commercial Department. The Commercial Department will review, update and adjust any land parcels coded with a commercial neighborhood and/or subset code identified with the numeral "1." Commercial land accounts have all been placed into a delineated commercial submarket to easily identify boundaries and comp set.

#### *Sales Comparison Approach*

Although all three of the approaches to value are based on market data, the Sales Comparison Approach is most frequently referred to as the Market Approach. This approach is utilized for estimating land value and also in comparing sales of similarly improved properties to parcels on the appraisal roll. Sales of similarly improved properties can also provide a basis for the depreciation schedules in the Cost Approach, rates and multipliers used in the Income Approach, and as a direct comparison in the Sales Comparison Approach. Improved sales are also used in ratio studies, which afford the appraiser an excellent means of judging the present level and uniformity of the appraised values.

The formula for the sales comparison approach is:

**Market Value = Sale Price of Comparable Properties adjusted for  
differences between the comparables and the subject.**



In this model, market value is a total amount without a separation for improvement and land values. The sales comparison approach requires an adequate amount of sales data to be accurate. Some commercial property categories cannot be valued with this technique because of a limited amount of verifiable sales data.

Commercial mass appraisal using sales is specified or defined based on several standardized property characteristics or comparison fields. Sales within neighborhoods are used to more accurately define market value for that specific type of property. For commercial properties valued using the Market or Sales method a sales ratio report is conducted by neighborhood in PACS. The sales ratio report allows the commercial appraiser to determine the market adjustment necessary by calculating the mean for sales during a given time frame.

Before the market adjustments are defined in PACS, the appraisers study and analyze the sales in each market segment. This market analysis aids in revealing patterns in value that vary due to location, size, age, etc. The appraiser then determines what market areas have enough credible sales data to make market adjustments based on sales.

#### *Income Approach*

The income approach to value is applied to those real properties which are typically viewed by market participants as "income producing", and for which the income methodology is considered a leading value indicator. The basic formula for the income approach is:

$$\text{Market Value} = \text{Net Operating Income Divided By Overall Cap Rate.}$$

This is also known as "Direct Capitalization", which is a generally accepted appraisal technique used to convert one year's stabilized income into an indication of market value. The PACS income approach module provides the mechanism to capture and specify a property's income characteristics for three levels or variable situations known as "Pro Forma", "Direct Cap" (actual) and "Schedule" (market). These income calculations are under Income Value in three separate tabs in the PACS income module. A thorough analysis of actual market data is performed by the commercial appraisal team. The "Direct Cap" allows the appraiser to use actual income characteristics that are property specific to create an income model individual to the property.

The income approach formula includes gross potential income, economic vacancy, secondary income, total operating expenses, net operating income and capitalization rate.

The income approach formula is generally expressed the following way. A brief definition of each component of the formula is listed below.

Potential Gross Rent  
Minus  
Vacancy & Collection Loss  
Equals  
Effective Gross Rent





Plus  
 Secondary Income  
 Equals  
 Effective Gross Income  
 Minus  
 Operating Expenses  
 Equals  
 Net Operating Income  
 Then  
 Net Operating Income/Overall Cap Rate = Value

Potential Gross Rent (PGR) — Total economic or market rent at 100% occupancy; usually expressed as an annual amount on a per square foot or per unit basis.

Vacancy and Collection (V&C) — Loss in rental income because of economic vacancy, bad debt or economic rental concessions; often expressed as a percent of PGR; based on market cycles and trends.

Effective Gross Rent (EGR) — Rental Income after subtracting vacancy & rental loss from potential gross rent.

Secondary or Other Income — Income, other than rent, that is received from concessions; laundry rooms, parking, storage area rental, electronic communication roof space rental, and other sources related to ordinary operation of a property. Can be expressed as a percentage of PGR or EGR or dollar amount per unit of measure.

Effective Gross Income — Amount of actual income received from rent and secondary sources.

Operating Expenses — Expenses necessary to maintain a cash flow from the real property (not from the business). Typical expenses include management, utilities, property insurance, property taxes, repairs and maintenance, etc. This dollar amount can also be expressed as a percentage or ratio that represents total expenses divided by effective gross income.

Net Operating Income (NOI) — Income remaining after subtracting operating expenses from Effective Gross Income. This amount is income before debt service, property depreciation, personal income taxes, amortization, or interest payments.

Overall Capitalization Rate (OAR) — Rate used to convert income into value. An overall rate represents the requirements of discount (return), recapture and effective tax rates for the whole property. This is expressed as cap rate plus tax rate. If the tax rate is "loaded" into the cap rate, then the amount of real estate taxes is removed as an expense item.

#### *Schedule Maintenance*

Valuation involves the process of estimating and periodically adjusting the mass appraisal formulas, tables, and schedules to reflect current local market conditions. Three valuation



models are utilized in the mass appraisal process; cost, income and sales comparison models. These are represented as separate options for commercial valuation in PACS. PACS software is developed to create valuation models specified according to appropriate Uniform Standards of Professional Appraisal Practices and International Association of Assessing Officers mass appraisal standards and techniques.

*Cost & Depreciation Schedules* — The cost approach to value is applied to all improved real property utilizing the comparative unit or square foot method to determine replacement cost new. Replacement cost new should include all direct and indirect costs, including materials, labor, supervision, architect and legal fees, overhead and a reasonable profit. Development of a comparative cost unit for each building class involves the utilization of national cost data reporting services as well as consideration of actual cost information on comparable properties. A base cost rate has been developed for each building class and represents the replacement cost per unit for a benchmark property for each class.

Accrued depreciation is estimated and developed based on losses typical for each property type at that specific age. Physical depreciation is the loss in value due to wear and tear and exposure to natural forces. For each major class of commercial property, standardized physical depreciation tables have been developed based on physical condition and the building life expectancy. These schedules have been developed for improvements with a 15, 20, 30, 40, 50, 60 or 70-year economic life expectancy. Effective age estimates are based on the utility of the improvements relative to where the improvement lies on the scale of its total economic life and its competitive position in the marketplace. In addition to age, physical depreciation is also based on five condition ratings (salvage, poor, average, good and excellent) that relate to the level of property maintenance.

A depreciation calculation override can be used if the condition or effective age of a property varies from the standard. These adjustments are typically applied to a specific property in the form of physical adjustment, economic adjustment or functional adjustment.

#### *Final Valuation Summary and Reconciliation*

Based on the market data analysis and the methodology described in the cost, income and sales approaches values are determined by the appraiser for each commercial property. The cost approach mass appraisal model is applied to every improved property. The final valuation is applied using the cost, sales comparison or income approach, depending on the property type and availability of data.

#### *Statistical and Capitalization Analysis*

The Commercial Appraisers perform statistical analysis annually to evaluate whether estimated values are equitable and consistent with the market. Appraisers review every commercial property type annually through the sales ratio analysis process. Ratio studies are conducted on commercial properties to judge the two primary aspects of mass appraisal accuracy – level and uniformity of value. Appraisal statistics of central tendency



generated from sales ratios are evaluated and analyzed for the market areas. The level of appraised values is determined by the weighted mean ratio for sales of individual properties, and a comparison of weighted means reflect the general level of appraised values.

Potential gross rent estimates, occupancy levels, secondary income, allowable expenses (inclusive of non-recoverable and replacement reserves), net operating income and capitalization rate and multipliers are continuously reviewed. Income model estimates and conclusions are compared to actual information obtained on individual commercial properties during the appeal and protest hearings process, as well as with information received from published sources and area property managers and owners.

### **INDIVIDUAL VALUE REVIEW PROCEDURES**

#### **Field Review**

The appraiser identifies individual properties in critical need of field review through sales ratio analysis. All properties are periodically reviewed to check for accuracy of property characteristics. Re-drive of selected neighborhoods is conducted on an annual basis.

#### **Office Review**

Office reviews are conducted on all properties. As authorized by the International Association of Assessing Officer standards, on properties subject to field inspection and are performed in compliance with the guidelines required by the existing classification system. The appraiser may utilize aerial photography as a means to verify building characteristics and location without an on-site inspection.

Valuation reports comparing the previous year's values against proposed and final values are generated for all commercial properties. Previous values from protest hearings are reviewed to determine if the value remains the same for the current year based on sales and market conditions. The percentage of value differences are noted for each property within a delineated market segment allowing the appraiser to identify, research and resolve value anomalies before final appraised values are determined. Each appraiser's review is limited to properties in their area of responsibility by property type.

Once the appraiser and manager are satisfied with the level and uniformity of value for each commercial property within the appraiser's area of responsibility, the estimates of value are prepared to send a notice of proposed appraised value.

### **PERFORMANCE TESTS**

#### **Sales Ratio Studies**

The primary tool to measure appraisal performance is a ratio study. A ratio study compares appraised values to market values. Sales ratio studies are an integral part of estimating equitable and accurate market values, and ultimately property assessments for the taxing jurisdictions.

Ratio studies generally have six basic steps: (1) determination of the purpose and objectives, (2) data collection and preparation, (3) comparing appraisal and market data, (4)



stratification, (5) statistical analysis, and (6) evaluation and application of the results.

## **BUSINESS PERSONAL PROPERTY VALUATION**

### ***SCOPE OF RESPONSIBILITY***

Business Personal Property Appraisal operates within the Commercial/BPP Department of Travis Central Appraisal District which is responsible for developing fair and uniform market value appraisal procedures for business personal property (BPP) located within the district. There are five BPP account categories: standard business personal property consisting of merchandise, supplies, furniture, fixtures machinery, equipment and vehicles; leased assets; commercial aircraft and boats; utilities; special inventory for dealers selling autos, boats and boat trailers, manufactured homes, and heavy equipment; and mineral properties. For the 2020 tax year there were 43,354 business personal property value accounts having situs in Travis County.



State Cd	State Cd Desc	Prop Count	Market Val
A	SINGLE FAMILY RESIDENCE	318,291	\$ 134,634,567,979
B	MULTIFAMILY RESIDENCE	12,955	\$ 34,585,516,013
C1	VACANT LOTS AND LAND TRACTS	27,791	\$ 3,379,518,474
D1	QUALIFIED OPEN-SPACE LAND	4,648	\$ 2,913,540,161
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	355	\$ 28,906,612
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRVS	6,194	\$ 1,500,199,013
F1	COMMERCIAL REAL PROPERTY	14,618	\$ 60,753,836,078
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	43	\$ 773,354,549
G1	OIL AND GAS	5	\$ 468,115
J1	WATER SYSTEMS	29	\$ 13,036,957
J2	GAS DISTRIBUTION SYSTEM	10	\$ 186,321,732
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	80	\$ 223,751,142
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,335	\$ 360,306,525
J5	RAILROAD	10	\$ 32,725,789
J6	PIPELINE COMPANY	129	\$ 34,219,956
J7	CABLE TELEVISION COMPANY	49	\$ 172,524,282
J8	OTHER TYPE OF UTILITY	1	\$ 13,000,000
J9	RAILROAD ROLLING STOCK	3	\$ 5,620,629
L1	COMMERCIAL PERSONAL PROPERTY	37,534	\$ 7,999,512,566
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	826	\$ 4,319,481,909
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	10,349	\$ 254,282,385
N	INTANGIBLE PROPERTY AND/OR UNCERTIFIED PROPERTY	3	\$ 78,199
O	RESIDENTIAL INVENTORY	12,421	\$ 1,407,544,587
S	SPECIAL INVENTORY TAX	613	\$ 376,051,013
X	TOTALLY EXEMPT PROPERTY	12,747	\$ 29,845,921,708
		<b>461,039</b>	<b>\$ 283,814,286,373</b>

## APPRAISAL RESOURCES

### Personnel

Under the direction of the Commercial Director, the BPP staff consists of a BPP Team Lead, two Senior Personal Property Appraisers, five Personal Property Appraisers, and one shared Administrative Assistant. A detailed count may be found in the adopted budget.



## Data Gathering

A common set of data characteristics for each account in the district are collected by appraisers in the field, by phone, and other pertinent sources and are entered into the TCAD computer files by both the appraisal and support staff. These assigned property characteristics produce a computer-assisted personal property appraisal (CAPPA) used for comparison purposes when working renditions to determine whether an account's rendered value or CAPPA value will be selected by the category appraiser. The category appraisers also utilize the CAPPA system during the review of their SIC code assignments to value accounts that fail to render.

### *Data Collection Procedures*

Appraisal and data collection procedures are maintained in the Business Personal Property Manual and supplemented with departmental memorandums as needed. Procedures are reviewed and revised to meet the changing requirements of field data collection. Business personal property appraisers reappraise all businesses each year through various discovery means and resources.

### *Sources of Data*

*Standard Business Personal Property Accounts* — Before the field appraisers begin their new-year field work in August/September, a comparison is done between TCAD active field accounts, internally created reports and third party data providers to assist the appraisal staff with identifying accounts that are given priority for inspection/re-inspection.

Various discovery publications are utilized which include, but are not limited to, the Austin Business Journal, the Texas Department of Motor Vehicles website and the commercially registered vehicle listing provided by Infonation Inc., Comptroller's sales tax permits listings, Texas Secretary of State business organizations website for corporations, and the County Clerk's assumed name filings records. This data may be accessed by the field appraisers during the discovery period from various external and internal databases, and printed data may be filed with the appropriate field card.

*Leased Asset/Special Property at Multiple Locations Accounts* — The primary source of discovery for these accounts is the owner renditions submitted in either hard copy or electronic format by the lessors, or lease companies. BPP renditions have a section requesting information on leased assets from the lessee. This data is reviewed by the staff to verify the lessor is on the appraisal roll.

*Commercial and Business Aircraft & Boat Accounts* — The Federal Aviation Administration's (FAA) website provides TCAD with the commercial aircraft registered in Travis County. In addition, local airport/airfield management submit listings of commercial and business aircraft having situs in this district. Commercial boats are identified via an annual report from Texas Parks and Wildlife listing all boats registered in Travis County.

*Special Inventory Accounts* — Monthly statements and annual declaration dealer forms for motor vehicles, boats outboard motors and boat trailers, heavy equipment, and



manufactured homes (as defined by Section 23 of the Texas Property Tax Code) are used for the discovery and valuation of special inventory accounts. To verify all special inventory dealers are on the appraisal roll, BPP staff checks with the state agencies responsible for licensing these dealers: Texas Department of Transportation for motor vehicle dealers, Texas Parks and Wildlife for boat dealers, and the Texas Department of Housing and Community Affairs for manufactured home dealers. Heavy equipment dealers are not licensed.

*Utility, Pipeline and Mineral Accounts* — Travis Central Appraisal District contracts with a third party appraisal firm, Capitol Appraisal Group, Inc. (CAGI) for the appraisal of the utility and pipeline categories identified with J1 through J7 State Codes in the General Overview section. CAGI is also contracted for the valuation of the few mineral accounts located in Travis County. CAGI also values selected complex industrial properties per their contract with TCAD. Uniform Standards of Professional Appraisal Practices or USPAP certification and reappraisal plan information on these properties are maintained at Capitol Appraisal Group's offices.

### **SPECIFIC VALUATION OBJECTIVES**

In addition to properties identified by the Reappraisal Plan Assumptions and Limiting Conditions (pg 13), for tax year 2021, Travis Central Appraisal District proposes to review:

1. Review Unrendered properties > \$20,000.

In addition to properties identified by the Reappraisal Plan Assumptions and Limiting Conditions (pg 13), for tax year 2022, Travis Central Appraisal District proposes to review:

1. Review Unrendered properties < \$20,000.

### **SIC Code Analysis**

Standard Industrial Classification (SIC) codes were created in the 1930s to develop a plan of business classification by the federal government. These four digit numeric codes are used as the basis for classifying and valuing business personal property accounts. TCAD has further stratified these codes by adding an alpha suffix to certain SIC codes in order to expand business category groups having similar property characteristics. The North American Classification System (NAICS) was released in 1998 to replace SIC codes, but the software system used by TCAD has not yet been converted to accept the six digit NAICS code. Until that conversion is made, SIC codes will continue to be utilized.

SIC code identification and delineation is the cornerstone of the business personal property valuation system in the district. All of the analysis work done in association with the valuation process is SIC code specific. For 2020, TCAD used 723 SIC codes to classify local business categories. SIC code delineation is periodically reviewed to determine if further refinements are necessary. Of the existing 723 SIC codes, 550 of them have CAPPVA valuation model assignments. Those SIC codes without CAPPVA models primarily consist of business categories that have few or no comparables within Travis County.





### **Highest and Best Use Analysis**

The highest and best use of property is the most reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legally permissible, financially feasible, and maximally productive. The highest and best use of business personal property is normally its current use.

### **VALUATION AND STATISTICAL ANALYSIS (*model calibration*)**

#### **Cost Schedules**

The BPP staff develops the cost schedules (CAPPA grids) specific to the related SIC codes. Cost data is analyzed from property owner renditions, Settlement and Waiver of Protest documentation, and Appraisal Review Board (ARB) hearing evidence to produce SIC grids specifically from these sources only when the value data has been accepted by the appraisal staff. The computation of the SIC grids involves using min, max, mean and percentile functions on the population of accepted accounts. Schedules are reviewed as necessary to reflect changing market conditions and are presented exclusively in a reproduction-cost new (RCN) per square foot format. TCAD has developed a total of 1,079 SIC grid segments (583 for furniture, fixtures, machinery and equipment segments, and 496 for merchandise and supplies segments).

#### **Statistical Analysis**

Summary statistics such as the median, weighted mean and standard deviation provide appraisers analytical tools by which to determine both the level and uniformity of appraised value by SIC code. Review of standard deviation can distinguish appraisal uniformity within SIC codes.

#### **Depreciation Schedule and Trending Factors**

Although all three approaches to value are considered, Travis Central Appraisal District's primary approach to the valuation of business personal property is the cost approach. The trending factors used by TCAD in the development of the depreciation schedule are based on IAAO standards. Price Indexes and Utilization factors from the Bureau of Labor and Statistics, and other local factors are used to calculate the current present value factors (PFV) that are applied to the rendered cost data to calculate the fair market value (FMV) of the fixed assets. The published Iowa State percent good or remaining economic life depreciation factors recognize the trend for changes in cost factors.

Depreciation and lifeing schedules are reviewed and adjusted as needed. Lifeing studies of rendered fixed assets provide guidance for establishing lifeing conventions related to specific SIC codes. Any revisions are then adopted and their use is reflected in all of the calculations for that SIC coded business category. Consistent application of this schedule ensures that market values are uniform and equal. All rendered assets are initially valued using rendered costs calculated by the adopted PVF tables, or rendered good faith estimates.





### **Computer Assisted Personal Property Appraisal (CAPPA) Valuations**

The two main objectives of the CAPPA valuation process are to: (1) analyze and adjust existing SIC models and (2) develop new models for business classifications not previously integrated into CAPPA. The delineated sample is reviewed for accuracy of SIC code, square footage, field data, and original cost information. Models are created and refined using actual original cost data to derive a typical per square foot value for a specific category of assets.

The data sampling process is conducted in the following order: 1) Prioritizing SIC codes for model analysis. 2) Compiling the data and developing the reports. 3) Field inspecting the selected samples. The models are built and adjusted using internally developed software. The models are then tested against the previous year's data. The typical cost per square foot is determined by a statistical analysis of the available data using the percentile function of the population of rendered indexed costs per square foot.

#### ***Standard Business Personal Property Account***

CAPPA model values are used in the general business personal property valuation program to estimate the value of new and/or existing accounts for which a property owner's rendition has either not been received or not used to estimate a value based on comparable properties. The calculated current year value is compared to the indicated CAPPA model value by the category appraiser. All rendered accounts are analyzed and the rendition's appraised value is selected by the assigned category appraiser.

### **Exemption Application Processing**

Freeport Goods (Sec. 11.251) and Goods-In-Transit (Sec. 11.253) annual exemption applications are reviewed by the assigned appraisers and either approved, disallowed, or denied as per Section 11.43. The review consists of an audit of supporting worksheet documents and an analysis of the exemption applications to verify the form's accuracy. If no supporting worksheet documents are provided, the application is disallowed and written requests for omitted documentation are made. Upon the receipt of the worksheet documents, the exemptions are either approved, modified and approved, disapproved with a written request for additional documentation to support the application's claim, or denied with a written letter detailing the status of the application.

Certain vehicles specified under Sec. 11.254 that are used for both the production of income and personal use may receive an exemption for a single vehicle. The exemption applications are reviewed by the appraisal staff and use the same approval or denial procedures as stated for freeport goods and goods-in-traffic above. A vehicle that has been granted this exemption is not required to file an annual exemption application unless requested by the chief appraiser or in cases where there is a vehicle replacement or an ownership change.

#### **Leased Asset/Special Property at Multiple Locations Account**

Leased and multi-location assets are valued using the depreciation schedules mentioned earlier. If the asset to be valued in this category is a vehicle, either the NADA published "trade-in" values or a TCAD depreciation schedule developed for motor vehicles is used.



## **Commercial and Business Aircraft**

Valuation for commercial aircraft designated as a certified air carrier, and business aircraft used for business purposes is processed through the utilization of the Aircraft Blue Book Price Guide (Winter Edition). The Texas Property Tax Code has specific methodology for the valuation and/or allocation of all aircraft for aircraft used both inside and outside this state; Sec. 21.05 states the method for valuing commercial aircraft and Sec. 21.055 refers to the valuation of business aircraft.

## **Special Inventory**

The Texas Property Tax Code provides special valuation procedures for the appraisal of this category of property consisting of dealer motor vehicles, boats outboard motors and boat trailers, manufactured homes, and heavy equipment. Annual Dealer Inventory Declaration forms filed by the property owner on or before February 1<sup>st</sup> are the basis for the appraisal of special inventory. The declaration form details the dealer's previous year's Texas sales (used as the numerator) and divided by either a factor of 12 or the number of months the dealer was open the prior year (the denominator). This establishes a monthly basis consistent with the owner's tax payment requirements. In the absence of an annual declaration, comparable dealers that have filed declarations are identified and adjusted to the subject property to establish an estimated market value.

[Dealer's Inventory Tax Statement](#) forms that are filed monthly beginning February 10<sup>th</sup> and ending January 10<sup>th</sup> of the following year detail the current year sales for the previous month. Dealers file these forms with both the appraisal district and the assessor-collector's office and make monthly property tax payments to the assessor-collector based on the prior month's sales.

## **INDIVIDUAL VALUE REVIEW PROCEDURES**

### **Rendered BPP Accounts Review**

#### *Standard Business Personal Property Account*

A BPP query reporting rendered accounts that have been imaged into the system identifies accounts ready to be processed by the support staff, and after their entry of the rendered information, an additional query alerts the category appraiser of the rendered accounts ready for their review and value selection. This report also flags accounts that require special review procedures: accounts that have either increased or decreased their total area from the prior year; accounts that had a prior year ARB decision thereby compelling the appraiser to analyze that decision to determine if TCAD has substantial evidence to alter the prior year's ARB determination for the current year's appraisal per Sec. 23.01(c); newly established business accounts; and revisions to SIC cost tables. The initial review criteria for standard business personal property accounts are established prior to the printing of field cards. The field cards affected by said criteria are printed with special symbols directing the appraiser to review a specific problem(s) during their field work. Field appraisers pass on the results of the "inspection required" as C4 Year



comments to the category appraiser for their review during the rendition valuation process.

#### *Leased Assets*

Leased Asset/Special Property accounts that have a high volume of assets and/or vehicles have the highest percentage of rendered accounts (roughly 98 percent) of any BPP category. These renditions are commonly filed by the property owner in an Excel compatible format via email or CD. The property owner's spreadsheet is copied over to a template that also contains a present value factor lookup table. The appraiser assigns taxing entities based on asset/vehicle situs, the life class is assigned by asset description, and the value is then calculated. After sorting assets by common taxing entities, a property ID number is assigned to each entity set of assets and the appraiser assigns the value for that account onto the system. Accounts that render by hardcopy must be manually entered into the template by support staff or the appraiser.

#### *Commercial and Business Aircraft*

The commercial and business aircraft account's renditions are simultaneously reviewed and valued utilizing a third party market value appraisal guide.

#### *Special Inventory*

Special inventory dealers with a current declaration on file are reviewed by the assigned appraiser to assess their validity and valued based on the prior year's sales divided by 12 or the total number of months doing business in the prior year.

### **Un-Rendered BPP Accounts Review**

#### *Standard Business Personal Property Account*

BPP accounts that fail to render are scrutinized by the field appraiser during their field work and the category appraiser before 25.19 Notice of Appraised Values are mailed to the property owner. The field appraiser is responsible for assigning the business category SIC code, the total area of the business, the CAPPA grid Quality/Density factors and any comments detailing specific information picked up during field reviews. The category appraiser will review all un-rendered accounts by SIC code to determine the value in comparison with rendered properties.

#### *Leased Assets*

As noted earlier, 98 percent of this category of BPP renders their property. The appraiser responsible for processing the leased asset accounts will contact properties that have failed to render to determine the reason why a rendition was not received.

#### *Commercial Business Aircraft*

Un-rendered commercial and business aircraft accounts are valued the same as rendered properties of the same category, through the utilization of the Aircraft Blue Book Price Guide (Winter Edition) with year and model numbers identified based on the aircraft's N number.



### *Special Inventory*

Special inventory dealers that fail to render are reported to the State licensing agency responsible for issuing licenses, in accordance with the State Property Tax Code. The appraiser will compare un-rendered special inventory accounts with comparable sized dealers of the same category and value the property based on that comparison.

### **PERFORMANCE TESTS**

#### **Ratio Studies**

Each year the Property Tax Division of the State Comptroller's Office conducts a Property Value Study (PVS). The PVS is a ratio study used to measure appraisal district performance. Results from the PVS play a part in school funding. Rather than a sales ratio study, the personal property PVS is a ratio study using state cost and depreciation schedules to develop comparative personal property values. These values are then compared to TCAD's personal property values and ratios are determined.



# MASS APPRAISAL REPORT

Each tax year the Texas Property Tax Code required mass appraisal report will be prepared and certified by the chief appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 15). The mass appraisal report will be completed in compliance with USPAP Standard 6.

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# FINAL PERFORMANCE ANALYSIS

## VALUE DEFENSE

Evidence to be used by the appraisal district to meet its burden of proof for market value and equity in both informal and formal appraisal review board hearing is specified and tested annually.

A variety of evidence is utilized by the district depending on the property type of the subject of the protest. In addition, the district updates the evidence supplied to an owner, an agent, or the Appraisal Review Board to be contemporaneous with the valuation procedures utilized.

Some examples of evidence that may be used include, but are not limited to:

1. Property sales information
2. Property sales adjustment grids
3. Property equity adjustment grids
4. Gross rent/ Income multiplier data
5. Proforma and actual income data
6. Property characteristics data including photos as applicable
7. Aerial photography
8. Cost approach reports as applicable
9. Property renditions as applicable
10. Published reports regarding cost, market or income data
11. Schedules and or models utilized
12. Any other information collected by the district

## INDEPENDENT PERFORMANCE TEST

According to Chapter 5 of the Texas Property Tax Code and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Division (PTD) conducts a property value study (PVS) of each Texas school district within each appraisal district at least once every two years. As a part of this study, the Code also requires the Comptroller to: use sales and recognized auditing and sampling techniques; review each appraisal district's appraisal methods, standards and procedures to determine whether the district used recognized standards and practices (MAP review); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and, determine the level and uniformity of property tax appraisal in each appraisal district. The methodology used in the property value study includes stratified samples to improve sample representativeness and techniques or procedures of measuring uniformity. This study utilizes statistical analysis of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median, and price-related differential (PRD) for properties



overall and by state category (i.e., categories A, B, C, D and FI are directly applicable to real property).

There are sixteen independent school districts in the Travis Central Appraisal District for which appraisal rolls are annually developed. The preliminary results of this study are released in January of the year following the year of appraisal. The final results of this study are certified to the Education Commissioner of the Texas Education Agency (TEA) in the following July of each year for the year of appraisal.

This outside (third party) ratio study provides additional assistance to Travis Central Appraisal District in determining areas of market activity or changing market conditions. Results from the 2018 & 2020 Property Value Studies will be reviewed and analyzed by appraisal managers. Geographic areas or property categories with unsatisfactory ratio results will be added to the work plan for the 2021 and 2022 reappraisal cycles.



# **LIMITING CONDITIONS AND CERTIFICATION**

The appraised value estimates provided by the district are subject to the following conditions:

1. The appraisals are prepared exclusively for ad valorem tax purposes.
2. The property characteristic data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised are performed as staff resources and time allows. Some interior inspections of property appraised are performed at the request of the property owner or as requested by the district for clarification purposes and to correct property descriptions.
3. Validation of sales transactions is attempted through questionnaires to buyer and seller, telephone survey and field review. In the absence of such confirmation, sales data obtained from vendors is considered reliable.
4. Appendix B has a list of staff providing significant assistance to the person signing this certification.

Certification Statement:

*"I, Marya Crigler, Chief Appraiser for the Travis Central Appraisal District, solemnly swear that I have made or caused to be made a reappraisal plan for Travis Central Appraisal District as required by law."*

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Marya Crigler, RPA  
Chief Appraiser





# APPENDIX

## APPENDIX A

### TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

2020 Board of Directors	Jurisdiction Represented	Term Expires
Mr. Tom Buckle	West Travis County	12/13/20
Ms. Blanca Zamora-Garcia	City of Austin	12/31/21
Mr. Bruce Grube, <b>Vice Chair</b>	Travis County	12/31/21
Mr. Ryan Steglich	Austin ISD	12/31/20
Mr. Felipe Ulloa	City of Austin/Austin ISD Jointly	12/31/20
Ms. Teresa Bastian, <b>Secretary</b>	Austin ISD	12/31/21
Mr. James Valadez, <b>Chair</b>	Travis County	12/31/20
Ms. Eleanor Powell	City of Austin	12/31/20
Mr. Anthony Nguyen	East Travis County	12/31/21
Mr. Bruce Elfant	Travis County Tax Assessor Collector	Nonvoting member



Entity Cd	Entity Name	Entity Type	Entity Num
02	CITY OF AUSTIN	City	227-104-03
3H	CITY OF AUSTIN/HAYS CO	City	227-104-03
83	CITY OF BEE CAVE	City	227-117-03
3F	CITY OF CEDAR PARK	City	246-101-03
40	CITY OF CREEDMOOR	City	227-108-03
5F	CITY OF ELGIN	City	011-102-03
50	CITY OF JONESTOWN	City	227-109-03
49	CITY OF LAGO VISTA	City	227-113-03
21	CITY OF LAKEWAY	City	227-105-03
6F	CITY OF LEANDER	City	246-109-03
05	CITY OF MANOR	City	227-101-03
61	CITY OF MUSTANG RIDGE	City	028-103-03
20	CITY OF PFLUGERVILLE	City	227-102-03
11	CITY OF ROLLINGWOOD	City	227-103-03
2F	CITY OF ROUND ROCK	City	246-106-03
09	CITY OF WEST LAKE HILLS	City	227-107-03
55	VILLAGE OF BRIARCLIFF	City	227-115-03
7F	VILLAGE OF POINT VENTURE	City	227-118-03
12	VILLAGE OF SAN LEANNA	City	227-114-03
7E	VILLAGE OF THE HILLS	City	227-119-03
5G	VILLAGE OF VOLENTE	City	227-120-03
5H	VILLAGE OF WEBBERVILLE	City	227-121-03
03	TRAVIS COUNTY	County	227-000-00
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	ESD	011-202-40
41	TRAVIS CO ESD NO 1	ESD	227-201-40
58	TRAVIS CO ESD NO 10	ESD	227-206-40
51	TRAVIS CO ESD NO 11	ESD	227-211-40
72	TRAVIS CO ESD NO 12	ESD	227-212-40
8K	TRAVIS CO ESD NO 13	ESD	227-214-40
71	TRAVIS CO ESD NO 14	ESD	227-213-40
6R	TRAVIS CO ESD NO 15	ESD	227-215-40
8R	TRAVIS CO ESD NO 16	ESD	227-216-40
9B	TRAVIS CO ESD NO 2	ESD	227-202-40
1C	TRAVIS CO ESD NO 3	ESD	227-203-40
57	TRAVIS CO ESD NO 4	ESD	227-205-40
56	TRAVIS CO ESD NO 5	ESD	227-204-40
52	TRAVIS CO ESD NO 6	ESD	227-207-40
1B	TRAVIS CO ESD NO 7	ESD	227-208-40
77	TRAVIS CO ESD NO 8	ESD	227-209-40
39	TRAVIS CO ESD NO 9	ESD	227-210-40
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	Healthcare	227-201-11
68	AUSTIN COMM COLL DIST	Junior College	227-201-15
8N	ANDERSON MILL LIMITED DISTRICT	MUD	246-201-30
1K	BELVEDERE MUD	MUD	227-265-04
1H	COTTONWD CREEK MUD NO 1	MUD	227-254-04
25	HURST CREEK MUD	MUD	227-205-04
6E	LAKE POINTE MUD NO 3 (DA)	MUD	227-251-04
7D	LAKE POINTE MUD NO 5 (DA)	MUD	227-250-04
7J	LAKESIDE MUD NO 3	MUD	227-268-04
9G	LAKESIDE WCID NO 2A	MUD	227-292-04



26	LAKEWAY MUD	MUD	227-203-04
5L	LAZY NINE MUD NO 1A	MUD	227-273-04
5M	LAZY NINE MUD NO 1B	MUD	227-274-04
6P	LOST CREEK LIMITED DISTRICT	MUD	227-202-30
7A	MOORES CROSSING MUD	MUD	227-226-04
2H	NE TRAVIS CO UTILITY DIST	MUD	227-201-05
2N	NORTH AUSTIN MUD NO 1	MUD	246-213-04
84	NORTHTOWN MUD	MUD	227-225-04
73	ONION CREEK METRO PARK DIST	MUD	227-291-04
4P	PILOT KNOB MUD NO 2	MUD	227-286-04
4M	PILOT KNOB MUD NO 3	MUD	227-284-04
2K	PRESIDENTIAL GLEN MUD	MUD	227-266-04
8P	RIVER PLACE LIMITED DISTRICT	MUD	227-203-30
8E	RNCH @ CYPRSS CRK MUD 1	MUD	246-218-04
5E	SENNA HILLS MUD	MUD	227-249-04
33	SHADY HOLLOW MUD	MUD	227-211-04
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	MUD	227-279-04
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	MUD	227-280-04
7K	SUNFIELD MUD NO 1	MUD	227-269-04
1F	TANGLEWD FOREST LTD DIST	MUD	227-201-30
4F	TRAVIS CO MUD NO 10	MUD	227-253-04
4J	TRAVIS CO MUD NO 11	MUD	227-262-04
4K	TRAVIS CO MUD NO 12	MUD	227-263-04
4L	TRAVIS CO MUD NO 13	MUD	227-264-04
3G	TRAVIS CO MUD NO 14	MUD	227-256-04
6G	TRAVIS CO MUD NO 15	MUD	227-255-04
2L	TRAVIS CO MUD NO 16	MUD	227-272-04
6L	TRAVIS CO MUD NO 17	MUD	227-281-04
3N	TRAVIS CO MUD NO 18	MUD	227-283-04
7N	TRAVIS CO MUD NO 19	MUD	227-296-04
70	TRAVIS CO MUD NO 2	MUD	227-252-04
7P	TRAVIS CO MUD NO 20	MUD	227-297-04
6M	TRAVIS CO MUD NO 21	MUD	227-282-04
7R	TRAVIS CO MUD NO 22	MUD	227-298-04
2R	TRAVIS CO MUD NO 23	MUD	227-294-04
3R	TRAVIS CO MUD NO 24	MUD	227-295-04
8C	TRAVIS CO MUD NO 3	MUD	227-237-04
9C	TRAVIS CO MUD NO 4	MUD	227-238-04
1D	TRAVIS CO MUD NO 5	MUD	227-239-04
2D	TRAVIS CO MUD NO 6	MUD	227-240-04
3D	TRAVIS CO MUD NO 7	MUD	227-241-04
4D	TRAVIS CO MUD NO 8	MUD	227-242-04
5D	TRAVIS CO MUD NO 9	MUD	227-243-04
32	WELLS BRANCH MUD	MUD	227-233-04
6H	WEST TRAVIS CO MUD NO 6	MUD	227-259-04
6J	WEST TRAVIS CO MUD NO 8	MUD	227-261-04
7G	WILBARGER CRK MUD NO 1	MUD	227-257-04
7H	WILBARGER CRK MUD NO 2	MUD	227-258-04
3M	WILLIAMSON/TRAVIS MUD NO 1	MUD	246-207-04
8L	TRAVIS CO BEE CAVE ROAD DIST NO 1	Road	227-209-10
01	AUSTIN ISD	School	227-901-02
22	COUPLAND ISD	School	246-914-02



06	DEL VALLE ISD	School	227-910-02
38	DRIPPING SPRINGS ISD	School	105-904-02
08	EANES ISD	School	227-909-02
2A	ELGIN ISD	School	011-902-02
1A	HAYS CONSOLIDATED ISD	School	105-906-02
4A	JOHNSON CITY ISD	School	016-901-02
16	LAGO VISTA ISD	School	227-912-02
07	LAKE TRAVIS ISD	School	227-913-02
69	LEANDER ISD	School	246-913-02
34	MANOR ISD	School	227-907-02
3A	MARBLE FALLS ISD	School	027-904-02
19	PFLUGERVILLE ISD	School	227-904-02
5A	ROUND ROCK ISD	School	246-909-02
1J	CYPRESS RANCH WCID NO 1	WCID	227-219-19
5J	KELLY LANE WCID NO 1	WCID	227-221-19
5K	KELLY LANE WCID NO 2	WCID	227-222-19
9D	LAKESIDE WCID NO 1	WCID	227-215-19
9H	LAKESIDE WCID NO 2B	WCID	227-217-19
9I	LAKESIDE WCID NO 2C	WCID	227-220-19
9J	LAKESIDE WCID NO 2D	WCID	227-224-19
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	WCID	227-218-19
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	WCID	227-226-19
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	WCID	227-214-19
10	TRAVIS CO WCID NO 10	WCID	227-203-19
17	TRAVIS CO WCID NO 17	WCID	227-208-19
18	TRAVIS CO WCID NO 18	WCID	227-209-19
35	TRAVIS CO WCID NO 19	WCID	227-210-19
37	TRAVIS CO WCID NO 20	WCID	227-211-19
23	TRAVIS CO WCID POINT VENTURE	WCID	227-201-19
2G	WMSN CO WSID DIST 3	WCID	246-201-08



## APPENDIX B

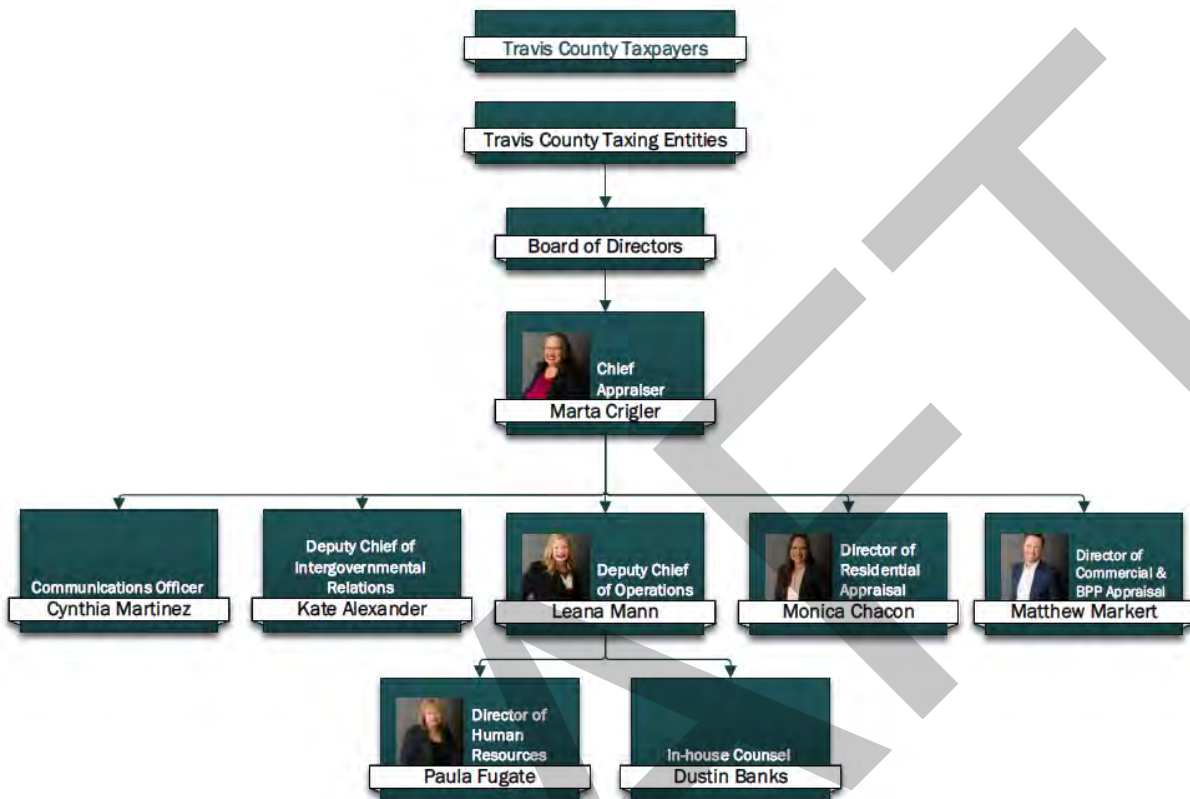
### TRAVIS CENTRAL APPRAISAL DISTRICT LIST OF KEY PERSONNEL

Name	Division	Title
Marya Crigler	Administration	Chief Appraiser
Kate Alexander	Administration	Deputy Chief Policy & Communications
Leana Mann	Administration	Deputy Chief Operations
Paula Fugate	Administration	Human Resources Officer
Monica Chacon	Residential	Director Residential Appraisal
Russell Ledbetter	Residential	Assistant Director Residential Appraisal
Gretchen Stevens	Residential	Residential Appraisal Manager
Zach Dye	Residential	Residential Appraisal Manager
Tanya DeLeon	Appraisal Support	Manager Appraisal Support
Brittney Styers	Customer Support	Manager Customer Service
Matt Markert	Commercial	Director Commercial & Business Personal Property
Jason Ruley	Commercial	Commercial Manager
Tawnya Blaylock	IT	Manager IT
Dusty Banks	Appeals	Senior Litigation Attorney





## TRAVIS CENTRAL APPRAISAL DISTRICT Organizational Chart



## APPENDIX C

September 2020							<div> September 2020 <div> Su Mo Tu We Th Fr Sa </div> <div> 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 </div> </div>							<div> October 2020 <div> Su Mo Tu We Th Fr Sa </div> <div> 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 </div> </div>						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday														
Aug 30	31	Sep 1	2	3	4	5														
		BOD Nominations Export to County Process Supplement		BOD Meeting	Budget Ad	Server & Software Upd														
6	7	8	9	10	11	12														
	Building Permit Load		CASS Export		Field Device Prep															
13	14	15	16	17	18	19														
		Budget Adoption EARS Submission Reappraisal Plan Adop																		
20	21	22	23	24	25	26														
					ARB Approve Records	Certify Create Next Year Layer														
27	28	29	30	Oct 1	2	3														
	Prep Field Devices		1st Export to County Tax Rate Deadline																	

Marya D. Crigler

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October 2020																																																																																										
<div> <div>October 2020</div> <table> <tr><td>Su</td><td>Mo</td><td>Tu</td><td>We</td><td>Th</td><td>Fr</td><td>Sa</td></tr> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td></td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr> </table> <div>November 2020</div> <table> <tr><td>Su</td><td>Mo</td><td>Tu</td><td>We</td><td>Th</td><td>Fr</td><td>Sa</td></tr> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td></td><td></td><td></td><td></td><td></td></tr> </table> </div>							Su	Mo	Tu	We	Th	Fr	Sa				1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Su	Mo	Tu	We	Th	Fr	Sa	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30					
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November 2020							November 2020							December 2020						
							Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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							15	16	17	18	19	20	21	22	23	24	25	26	27	28
							29	30						27	28	29	30	31		
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday														
Nov 1	2 Building Permit Load	3 Export to County Process Supplement	4 Sales Letter Print	5	6	7 Servers & Software Upd														
8	9	10	11 Holiday	12	13	14														
15	16 Aerial Flight Start	17	18	19	20	21														
22	23	24	25	26 Holiday	27	28														
29	30 Start Review Cost Sch	Dec 1	2	3	4	5														

Marya D. Crigler

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December 2020							<div> <div>December 2020</div> <div> <div>Su</div><div>Mo</div><div>Tu</div><div>We</div><div>Th</div><div>Fr</div><div>Sa</div> </div> <div> <div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div> </div> <div> <div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div> </div> <div> <div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div> </div> <div> <div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div> </div> <div> <div>29</div><div>30</div><div>31</div> </div> </div>
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	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jan 31 - Feb 6	Jan 31	Feb 1	2	3	4	5	6
		<div>Building Permit Load</div> <div>Delinquency Deadline</div> <div>EPTS Submission</div> <div>Start Valuation</div>	<div>Annexation Letter</div> <div>Export to County</div> <div>Process Supplement</div> <div>Public Notice - Consol</div>	<div>Auto Update OV6S</div> <div>Sales Letter Print</div>	<div>Run HS Resets</div>	<div>Review Valuation Error</div>	<div>Service &amp; Software Up</div>
	7	8	9	10	11	12	13
Feb 7 - 13				NOAV Sample			
	14	15	16	17	18	19	20
Feb 14 - 20		Holiday					
	21	22	23	24	25	26	27
Feb 21 - 27						Aerial Photos Due	
Feb 28 - Mar 6	28	Mar 1	2	3	4	5	6
	CHODO Deadline						

Maryia D. Criegler

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March 2021

March 2021

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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April 2021

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			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Feb 28	Mar 1	2	3	4	5	6
Feb 28 - Mar 6	<div>Building Permit Load</div> <div>Order NOAV Supplies</div> <div>Review Evidence Requ</div>	<div>Export to County</div> <div>Process Supplement</div>	<div>Sales Letter Print</div>		<div>Begin Budget Estimate</div>	<div>Service &amp; Software Upd</div>
	7	8	9	10	11	12
			<div>PVS Appeal Deadline</div>	<div>NOAV Final Draft</div>		
Mar 7 - 13	14	15	16	17	18	19
		<div>Review ARB reports</div>				
	21	22	23	24	25	26
Mar 14 - 20		<div>AB/TIF Reports from C</div> <div>Efile Portal Updates</div> <div>Start Townhalls</div>			<div>Complete Valuation</div> <div>Valuation Error checks</div>	27
	28	29	30	31	Apr 1	2
		<div>Staff ARB Training</div>	<div>Entity Exempt Updates</div>			3
Mar 21 - 27						
Mar 28 - Apr 3						

Maryia D. Criegler

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Maryn D. Crigler

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April 2021							<div> <div>April 2021</div> <div> <div>Su</div><div>Mo</div><div>Tu</div><div>We</div><div>Th</div><div>Fr</div><div>Sa</div> </div> <div> <div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div><div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div><div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div><div>29</div><div>30</div> </div> </div>
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	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Apr 25	26	27	28	29	30	May 1
4/25 - 30							Service & Software Up
5/2 - 7	2	3 Building Permit Load Start Mass Appraisal R	4 Export to Country Process Supplement	5 Sales Letter Print	6	7	8
5/9 - 14	9	10	11	12	13	14	15 Complete Mass Appra
5/16 - 21	16	17 Appraisal Record Subm Protest Deadline	18	19	20	21	22
5/23 - 28	23	24	25	26	27	28 NOAV 3	29
5/30 - 6/4	30	31 Holiday	Jun 1	2	3	4	5

Maryna D. Criegler

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Marya D. Crigler

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June 2021							June 2021							July 2021						
							Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
							6	7	8	9	10	11	12	4	5	6	7	8	9	10
							13	14	15	16	17	18	19	11	12	13	14	15	16	17
							20	21	22	23	24	25	26	18	19	20	21	22	23	24
							27	28	29	30				25	26	27	28	29	30	31
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday														
May 30	31	Jun 1	2	3	4	5														
		Export to County Process Supplement	Sales Letter Print			Services & Software Upd														
6	7	8	9	10	11	12														
	Building Permit Load	BOD Meeting Prelim Budget																		
13	14	15	16	17	18	19														
	Formal Scheduling Let																			
20	21	22	23	24	25	26														
	Field work planning				End Informals															
27	28	29	30	Jul 1	2	3														
	Start Front Load Form																			

Marya D. Crigler

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July 2021							<div> <div>July 2021</div> <div> <div>Su</div><div>Mo</div><div>Tu</div><div>We</div><div>Th</div><div>Fr</div><div>Sa</div> </div> <div> <div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div> </div> <div> <div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div> </div> <div> <div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div> </div> <div> <div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div> </div> <div> <div>29</div><div>30</div><div>31</div> </div> </div>
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August 2021						
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Aug 1	2 Building Permit Load EPTS Submission	3 Export to County Process Supplement	4 Sales Letter Print	5 Tax Rate Postcard	6	7 Sevya & Software Upd TravisTaxel Go Live
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15	16	17 Clean PTD Errors	18	19	20	21
22	23	24	25	26	27 Approve Appraisal Rol	28
29	30 Certification Run Microfiche	31	Sep 1	2	3	4

Merya D. Crigler

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September 2021							<div> <div>September 2021</div> <div> SuMoTuWeThFrSa </div> <div> 123456789101112131415161718192021222324252627282930 </div> </div>							<div> <div>October 2021</div> <div> SuMoTuWeThFrSa </div> <div> 12345678910111213141516171819202122232425262728293031 </div> </div>						
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			EARS Submission Sales Letter Print			Budget Ad Server & Software Up														
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	Building Permit Load Holiday	BOD Nominations Export to County Process Supplement	CASS Export		Field Device Prep															
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	TCAO Planning Session		Budget Adoption																	
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Merya D. Crigler

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							28	29	30					28	29	30				
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday														
Oct 31	Nov 1	2	3	4	5	6														
	Building Permit Load	Export to County Process Supplement	Sales Letter Print			Service & Software Upd														
7	8	9	10	11	12	13														
				Holiday																
14	15	16	17	18	19	20														
	Aerial Flight Start																			
21	22	23	24	25	26	27														
				Holiday																
28	29	30	Dec 1	2	3	4														

Merya D. Crigler

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December 2021							<div> <div>December 2021</div> <div> <div>Su</div><div>Mo</div><div>Tu</div><div>We</div><div>Th</div><div>Fr</div><div>Sa</div> </div> <div> <div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div> </div> <div> <div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div> </div> <div> <div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div> </div> <div> <div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div> </div> <div> <div>29</div><div>30</div><div>31</div> </div> </div> <div> <div>January 2022</div> <div> <div>Su</div><div>Mo</div><div>Tu</div><div>We</div><div>Th</div><div>Fr</div><div>Sa</div> </div> <div> <div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div> </div> <div> <div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div> </div> <div> <div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div> </div> <div> <div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div> </div> <div> <div>29</div> </div> </div>
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Marya D. Crigler

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January 2022							<div> <div>January 2022</div> <div> <div>Su</div><div>Mo</div><div>Tu</div><div>We</div><div>Th</div><div>Fr</div><div>Sa</div> </div> <div> <div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div> </div> <div> <div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div> </div> <div> <div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div> </div> <div> <div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div> </div> </div>
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Marya D. Cigler

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		Delinquency Deadline Export to County Process Supplement	Auto Update OV6S Public Notice - Consol Sales Letter Print	Run HS Resets	Review Valuation Error	Service & Software Upd
6	7	8	9	10	11	12
	Building Permit Load EPTS Submission Start Valuation		NOAV Sample			
13	14	15	16	17	18	19
20	21	22	23	24	25	26
	Holiday				Aerial Photos Due	
27	28	Mar 1	2	3	4	5
	CHODO Deadline					

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March 2022							<div> <div>March 2022</div> <div> <div>Su</div><div>Mo</div><div>Tu</div><div>We</div><div>Th</div><div>Fr</div><div>Sa</div> </div> <div> <div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div> </div> <div> <div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div> </div> <div> <div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div> </div> <div> <div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div> </div> <div> <div>29</div><div>30</div><div>31</div> </div> </div>
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June 2022							<div> <div>June 2022</div> <div> <div>Su</div><div>Mo</div><div>Tu</div><div>We</div><div>Th</div><div>Fr</div><div>Sa</div> </div> <div> <div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div> </div> <div> <div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div> </div> <div> <div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div> </div> <div> <div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div> </div> <div> <div>29</div><div>30</div><div>31</div> </div> </div>
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August 2022							<div> <div>August 2022</div> <div> SuMoTuWeThFrSa </div> <div> 12345678910111213141516171819202122232425262728293031 </div> </div>							<div> <div>September 2022</div> <div> SuMoTuWeThFrSa </div> <div> 123456789101112131415161718192021222324252627282930 </div> </div>						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday														
Jul 31	Aug 1	2	3	4	5	6														
	Building Permit Load EPTS Submission	Export to County Process Supplement	Sales Letter Print		Tax Rate Postcard	Services & Software Upd														
7	8	9	10	11	12	13														
Travis Taxes Go Live																				
14	15	16	17	18	19	20														
			Clean PTD Errors																	
21	22	23	24	25	26	27														
					Approve Appraisal Rol															
28	29	30	31	Sep 1	2	3														
		Certification Run Microfiche																		

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September 2022							<div> <div>September 2022</div> <div> SuMoTuWeThFrSa </div> <div> 123456789101112131415161718192021222324252627282930 </div> </div>							<div> <div>October 2022</div> <div> SuMoTuWeThFrSa </div> <div> 1234567891011121314151617181920212223242526272829 </div> </div>						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday														
Aug 28	29	30	31	Sep 1	2	3														
				EARS Submission		Service & Software Upd														
4	5	6	7	8	9	10														
Budget Ad	Building Permit Load Holiday	BOD Nominations Export to County Process Supplement	Sales Letter Print		Field Device Prep															
11	12	13	14	15	16	17														
	TCAO Planning Session		CASS Export	Budget Adoption Reappraisal Plan Adop																
18	19	20	21	22	23	24														
	Create Next Year Laye																			
25	26	27	28	29	30	Oct 1														
			1st Export to County		Tax Rate Deadline															

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October 2022						
<div> <div>October 2022</div> <div> <div>Su</div><div>Mo</div><div>Tu</div><div>We</div><div>Th</div><div>Fr</div><div>Sa</div> </div> <div> <div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div> </div> <div> <div>8</div><div>9</div><div>10</div><div>11</div><div>12</div><div>13</div><div>14</div> </div> <div> <div>15</div><div>16</div><div>17</div><div>18</div><div>19</div><div>20</div><div>21</div> </div> <div> <div>22</div><div>23</div><div>24</div><div>25</div><div>26</div><div>27</div><div>28</div> </div> <div> <div>29</div><div>30</div><div>31</div> </div> </div>						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sep 25	26	27	28	29	30	Oct 1
						<div> <div>Secure &amp; Software Upd</div> <div>Start Field Work</div> </div>
2	3	4	5	6	7	8
	<div>Building Permit Load</div>	<div>BOD Meeting</div> <div>Export to County</div> <div>Process Supplement</div>	<div>NDAV Dates to Vendo</div> <div>Sales Letter Print</div>	<div>Review TCORS Funding</div>	<div>Review PTAD Forms</div> <div>Request TxGPS license</div>	
9	10	11	12	13	14	15
	<div>Holiday</div>	<div>BOD Ballot</div>				
16	17	18	19	20	21	22
23	24	25	26	27	28	29
			<div>Run Situs Match Maili</div>			
30	31	Nov 1	2	3	4	5

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November 2022							November 2022							December 2022						
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							6	7	8	9	10	11	12	13	14	15	16	17	18	19
							20	21	22	23	24	25	26	27	28	29	30	31		
							27	28	29	30				25	26	27	28	29	30	31
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday														
Oct 30	31	Nov 1	2	3	4	5														
		Export to County Process Supplement	Sales Letter Print			Services & Software Upd														
6	7	8	9	10	11	12														
	Building Permit Load				Holiday															
13	14	15	16	17	18	19														
20	21	22	23	24	25	26														
	Aerial Flight Start			Holiday																
27	28	29	30	Dec 1	2	3														

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## APPENDIX D

### PACS MOBILE

Screen shots of PACS Mobile



Fig. 1 - Assignment Group Selection

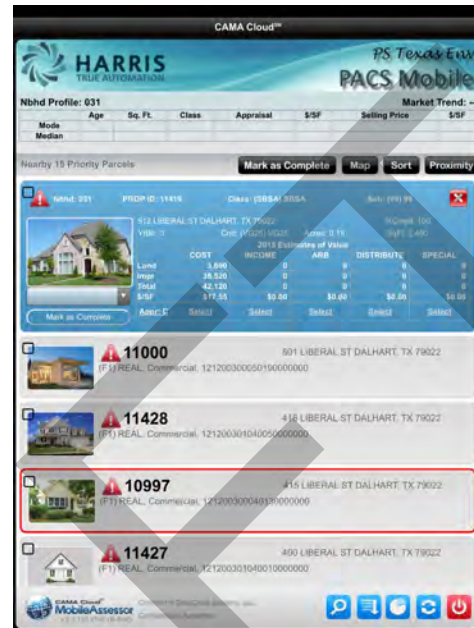


Fig. 2 – Property Selection

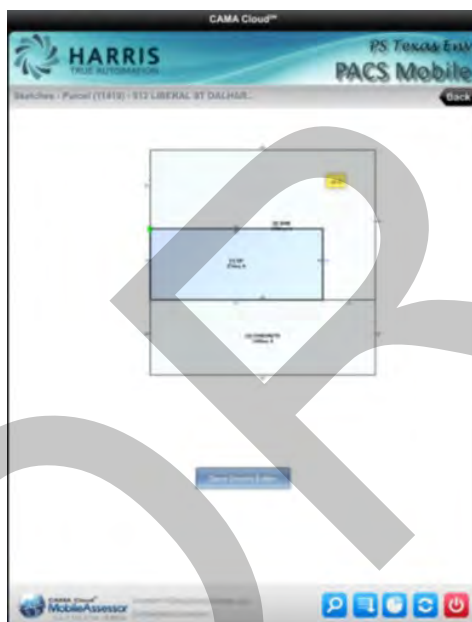


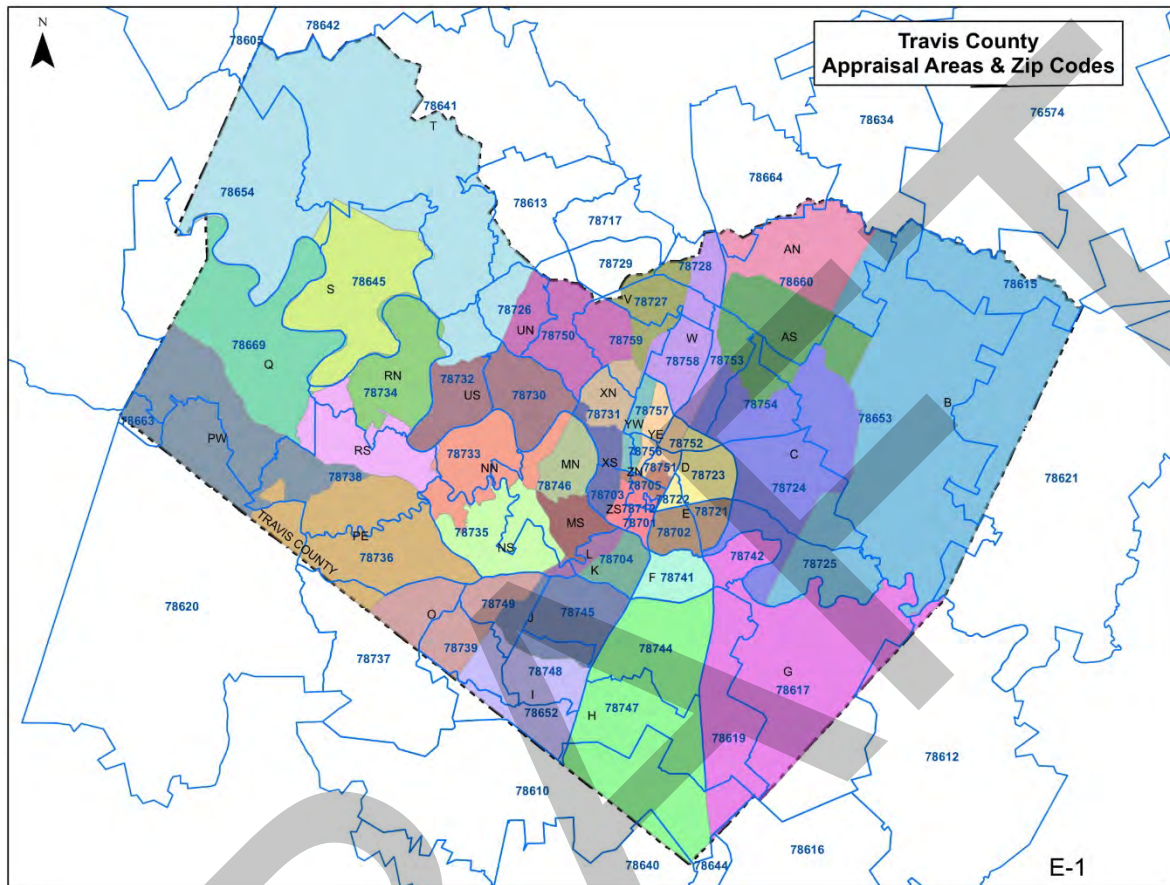
Fig. 3 – Property Sketch



Fig. 4 – Aerial Imagery



## APPENDIX E





[illegible]

Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
35003	35003	Commercial	41CBD	COMMUNITY SHOPPING CNTR	Commercial
72004	FRAT/SORORITY	Commercial	41CEN	COMMUNITY SHOPPING CNTR	Commercial
87004	87004	Commercial	41FNW	ANCHORED SHOPPING CTR FNW	Commercial
98004	98004	Commercial	41NEA	COMMUNITY SHOPPING CNTR	Commercial
00EXE	EXEMPT PPTY W/ SQ FT	Commercial	41NOR	COMMUNITY SHOPPING CNTR	Commercial
05CBD	05CBD	Commercial	41NWE	COMMUNITY SHOPPING CNTR	Commercial
05CEN	05CEN	Commercial	41PFL/FNE	ANCHOR SC PFULGER F NE	Commercial
05EC	05EC	Commercial	41SOU	COMMUNITY SHOPPING CNTR	Commercial
05EC1	05EC1	Commercial	41SWE	41 SOUTHWEST	Commercial
05ENS	05ENS	Commercial	42CBD	NEIGHBOR SHOPPPING CNTR	Commercial
05FNW	05FNW	Commercial	42CEN	NEIGHBOR SHOPPPING CNTR	Commercial
05NC	05NC	Commercial	42FNW	NEIGHBOR SHOPPPING CNTR	Commercial
05NC1	05NC1	Commercial	42NOR	NEIGHBOR SHOPPPING CNTR	Commercial
05NC2	05NC2	Commercial	42NWE	NEIGHBOR SHOPPPING CNTR	Commercial
05NE	05NE	Commercial	42PFL/FNE	ANCHORED SC PFLUGER FNE	Commercial
05NEM	MUELLER INFLUENCE	Commercial	42SOU	NEIGHBOR SHOPPPING CNTR	Commercial
05NO	05NO	Commercial	42SWE	42 SOUTHWEST	Commercial
05NO1	GALEWOOD DR	Commercial	43CBD	MULTI TENANT >10000 SF	Commercial
05NW	05NW	Commercial	43CEN	43CEN	Commercial
05SC	05SC	Commercial	43EAS	43EAS	Commercial
05SC1	05SC1	Commercial	43FNW	43FNW	Commercial
05SC2	05SC2	Commercial	43NEA	43NEA	Commercial
05SE	05SE	Commercial	43NOR	43NOR	Commercial
05SW	05SW	Commercial	43NWE	43NWE	Commercial
05WC	05WC	Commercial	43PFL/FNE	STRIP PFLUG/FNE	Commercial
05WC1	05WC1	Commercial	43SEA	43SEA	Commercial
05WC2	05WC2	Commercial	43SOU	43SOU	Commercial
05WC3	05WC3	Commercial	43SWE	43 SOUTHWEST	Commercial
06CBD	06CBD	Commercial	44CEN	44CEN	Commercial
06CEN	06CEN	Commercial	44EAS	44EAS	Commercial
06EC1	06EC1	Commercial	44NOR	44NOR	Commercial
06ENS	06ENS	Commercial	44NWE	44NWE	Commercial
06FNW	06FNW	Commercial	44PFL/FNE	GROCERY STORE PFLUG/FNE	Commercial
06NC	06NC	Commercial	44SOU	44SOU	Commercial
06NC1	06NC1	Commercial	45WES	45WES	Commercial
06NC2	06NC2	Commercial	46CEN	46CEN	Commercial
06NE	06NE	Commercial	46EAS	46EAS	Commercial
06NEM	MUELLER INFLUENCE	Commercial	46FNW	46FNW	Commercial
06NO	06NO	Commercial	46NEA	46NEA	Commercial
06NO1	GALEWOOD DR	Commercial	46NOR	46NOR	Commercial
06SC	06SC	Commercial	46NWE	46NWE	Commercial
06SC1	06SC1	Commercial	46PFL/FNE	BIG-BOX PFLUG/FAR NE	Commercial
06SC2	06SC2	Commercial	46SOU	46SOU	Commercial
06SE	06SE	Commercial	46SWE	46SWE	Commercial
06WC	06WC	Commercial	47CBD	MEDIUM STORE 10-25000 SF	Commercial
06WC1	06WC1	Commercial	47CEN	MEDIUM STORE 10-25000 SF	Commercial
06WC2	06WC2	Commercial	47DCEN	DRUGSTORE	Commercial
06WC3	06WC3	Commercial	47DFNW	DRUGSTORE	Commercial
08CBD	08CBD	Commercial	47DNOR	DRUGSTORE	Commercial
08CEN	08CEN	Commercial	47DNWE	DRUGSTORE	Commercial
08EC	08EC	Commercial	47DPFL/FNE	DRUG STORE PFLUG/FAR NE	Commercial
08EC1	UT INFLUENCE	Commercial	47DSOU	DRUGSTORE	Commercial
08ENS	08ENS	Commercial	47DSWE	47DSWE	Commercial
08FNW	08FNW	Commercial	47EAS	47EAS	Commercial





Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
08FNW2	08FNW2	Commercial	47FNW	MEDIUM STORE 10-25000 SF	Commercial
08HIR	DOWNTOWN HIGH RISE APTS	Commercial	47NEA	MEDIUM STORE 10-25000 SF	Commercial
08NC	08NC	Commercial	47NOR	MEDIUM STORE 10-25000 SF	Commercial
08NC1	08NC1	Commercial	47PFL/FNE	MED STORE PFLUG/FAR NE	Commercial
08NE	08NE	Commercial	47SEA	MEDIUM STORE	Commercial
08NE1	08NE1	Commercial	47SOU	MEDIUM STORE 10-25000 SF	Commercial
08NE2	08NE2	Commercial	47SWE	47SWE	Commercial
08NE3	08NE3	Commercial	48CBD	CONVENIENCE STORE	Commercial
08NO	08NO	Commercial	48CEN	CONVENIENCE STORE	Commercial
08NO1	08NO1	Commercial	48EAS	CONVENIENCE STORE	Commercial
08NO2	08NO2	Commercial	48FEA	CONVENIENCE STORE	Commercial
08NW	08NW	Commercial	48FNW	CONVENIENCE STORE	Commercial
08NWW	08NWW	Commercial	48NCN	CONVENIENCE STORE	Commercial
08SC	08SC	Commercial	48NEA	CONVENIENCE STORE	Commercial
08SC1	08SC1	Commercial	48NOR	CONVENIENCE STORE	Commercial
08SC2	08SC2	Commercial	48NWE	CONVENIENCE STORE	Commercial
08SC3	08SC3	Commercial	48PFL/FNE	CONVENIENCE STORE PFLU/FNE	Commercial
08SE	08SE	Commercial	48SCN	CONVENIENCE STORE	Commercial
08SE1	08SE1	Commercial	48SEA	CONVENIENCE STORE	Commercial
08SH	08SH	Commercial	48SOU	CONVENIENCE STORE	Commercial
08SRH	SENIOR APARTMENTS	Commercial	48SWE	48SWE	Commercial
08SW	08SW	Commercial	48WES	CONVENIENCE STORE	Commercial
08SW1	08SW1	Commercial	50CBD	OFFICE HI-RISE >=6 FLRS	Commercial
08TC	08TC	Commercial	50CEN	OFFICE HI-RISE >=6 FLRS	Commercial
08TCB	08TCB	Commercial	50FNW	OFFICE HI-RISE >=6 FLRS	Commercial
08WC	08WC	Commercial	50NEA	OFFICE HI-RISE >=6 FLRS	Commercial
08WC1	08WC1	Commercial	50NOR	OFFICE HI-RISE >=6 FLRS	Commercial
08WC2	08WC2	Commercial	50NWE	OFFICE HI-RISE >=6 FLRS	Commercial
08WC3	08WC3	Commercial	50SCN	OFFICE HI-RISE >=6 FLRS	Commercial
08WWW	08WWW	Commercial	50SEA	OFFICE HI-RISE >=6 FLRS	Commercial
0COTA	CIRCUIT OF THE AMERICAS F1 TRACK	Commercial	50SWE	OFFICE HI-RISE >=6 FLRS	Commercial
0DOCK	DOCKOMINIUM	Commercial	51CBD	OFFICE LARGE > 35000 SF	Commercial
0WASH	NON-FULL-SERVICE CARWASH	Commercial	51CEN	OFFICE LARGE > 35000 SF	Commercial
1CBD1	1CBD1	Commercial	51EAS	OFFICE LARGE > 35000	Commercial
1CBD2	1CBD2	Commercial	51FNW	OFFICE LARGE > 35000 SF	Commercial
1CBD3	1CBD3	Commercial	51FSWE	OFFICE LARGE > 35000 SF	Commercial
1CBDC	CBD CORE	Commercial	51NEA	OFFICE LARGE > 35000 SF	Commercial
1CBDR	RAINEY STREET DISTRICT	Commercial	51NOR	OFFICE LARGE > 35000 SF	Commercial
1EA1	1EA1	Commercial	51NWE	OFFICE LARGE > 35000 SF	Commercial
1EA2	1EA2	Commercial	51SCN	OFFICE LARGE > 35000 SF	Commercial
1EA3	1EA3	Commercial	51SEA	OFFICE LARGE > 35000 SF	Commercial
1EC1	1EC1	Commercial	51SOU	OFFICE LARGE > 35000 SF	Commercial
1EC2	1EC2	Commercial	51SWE	OFFICE LARGE > 35000 SF	Commercial
1EC3	1EC3	Commercial	52CBD	OFFICE MEDIUM 10-35000 SF	Commercial
1FE1	1FE1	Commercial	52CEN	OFFICE MEDIUM 10-35000 SF	Commercial
1FE2	1FE2	Commercial	52EAS	OFFICE MEDIUM 10-35000 SF	Commercial
1FE3	1FE3	Commercial	52FNW	OFFICE MEDIUM 10-35000 SF	Commercial
1NC1	1NC1	Commercial	52FSWE	W 360 (2244,620,71)	Commercial
1NC2	1NC2	Commercial	52NEA	OFFICE MEDIUM 10-35000 SF	Commercial
1NC3	1NC3	Commercial	52NOR	OFFICE MEDIUM 10-35000 SF	Commercial
1NE1	1NE1	Commercial	52NWE	OFFICE MEDIUM 10-35000 SF	Commercial
1NE2	1NE2	Commercial	52SCN	OFFICE MEDIUM 10-35000 SF	Commercial
1NE3	1NE3	Commercial	52SEA	OFFICE MEDIUM 10-35000 SF	Commercial
1NO1	1NO1	Commercial	52SOU	OFFICE MEDIUM 10-35000 SF	Commercial



Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
1NO2	1NO2	Commercial	52SWE	OFFICE MEDIUM 10-35000 SF	Commercial
1NO3	1NO3	Commercial	53CBD	OFFICE SMALL <10,000SF	Commercial
1NW1	1NW1	Commercial	53CEN	OFFICE SMALL <10,000SF	Commercial
1NW2	1NW2	Commercial	53EAS	OFFICE SMALL <10,000SF	Commercial
1NW3	1NW3	Commercial	53EXE	OBS 2014	Commercial
1SC1	1SC1	Commercial	53FNW	OFFICE SMALL <10,000SF	Commercial
1SC2	1SC2	Commercial	53KOE	KOENIG LANE	Commercial
1SC3	1SC3	Commercial	53NEA	OFFICE SMALL <10,000SF	Commercial
1SE1	1SE1	Commercial	53NOR	OFFICE SMALL <10,000SF	Commercial
1SE2	1SE2	Commercial	53NWE	OFFICE SMALL <10,000SF	Commercial
1SE3	1SE3	Commercial	53SCN	OFFICE SMALL <10,000SF	Commercial
1SO1	1SO1	Commercial	53SEA	OFFICE SMALL <10,000SF	Commercial
1SO2	1SO2	Commercial	53SOU	OFFICE SMALL <10,000SF	Commercial
1SO3	1SO3	Commercial	53SWE	OFFICE SMALL <10,000SF	Commercial
1SW1	1SW1	Commercial	54CBD	SMALL MEDICAL OFFICE	Commercial
1SW2	1SW2	Commercial	54CEN	SMALL MEDICAL OFFICE	Commercial
1SW3	1SW3	Commercial	54EAS	SMALL MEDICAL OFFICE	Commercial
20AUTO	AUTO PARTS STORE	Commercial	54FNW	SMALL MEDICAL OFFICE	Commercial
20CBD	SM STORE CBD	Commercial	54NEA	SMALL MEDICAL OFFICE	Commercial
20CEN	SM STORE CENTRAL	Commercial	54NOR	SMALL MEDICAL OFFICE	Commercial
20EAS	SM STORE EAST	Commercial	54NWE	SMALL MEDICAL OFFICE	Commercial
20FEA	SM STORE FAR EAST	Commercial	54SCN	SMALL MEDICAL OFFICE	Commercial
20FNW	SM STORE FAR NORTH WEST	Commercial	54SOU	SMALL MEDICAL OFFICE	Commercial
20NEA	SM STORE NORTH EAST	Commercial	54SWE	SMALL MEDICAL OFFICE	Commercial
20NOR	SM STORE NORTH	Commercial	55CEN	LARGE MEDICAL OFFICE	Commercial
20NWE	SM STORE NORTH WEST	Commercial	55FNW	LARGE MEDICAL OFFICE	Commercial
20PFL/FNE	SMALL STORE PFLUG/FNE	Commercial	55FSW	LARGE MEDICAL OFFICE	Commercial
20SEA	SM STORE SOUTH EAST	Commercial	55NEA	LARGE MEDICAL OFFICE	Commercial
20SOU	SM STORE SOUTH	Commercial	55NOR	LARGE MEDICAL OFFICE	Commercial
20SWE	20SWE	Commercial	55NWE	LARGE MEDICAL OFFICE	Commercial
23CBD01		Commercial	55SEA	LARGE MEDICAL OFFICE	Commercial
23CBD02		Commercial	55SOU	LARGE MEDICAL OFFICE	Commercial
23CBD03		Commercial	55SWE	LARGE MEDICAL OFFICE	Commercial
23CBD05		Commercial	56CEN	BANK LARGE OFFICE	Commercial
23CBD06		Commercial	56EAS	BANK LARGE OFFICE	Commercial
23EC01		Commercial	56FNW	BANK LARGE OFFICE	Commercial
23ENS01		Commercial	56FSW	BANK LARGE OFFICE	Commercial
23ENS02		Commercial	56NEA	BANK LARGE OFFICE	Commercial
23ENS03		Commercial	56NOR	BANK LARGE OFFICE	Commercial
23ENS04		Commercial	56NWE	BANK LARGE OFFICE	Commercial
23ENS05		Commercial	56SEA	BANK LARGE OFFICE	Commercial
23FNW01		Commercial	56SOU	BANK LARGE OFFICE	Commercial
23FNW02		Commercial	56SWE	BANK LARGE OFFICE	Commercial
23FNW03		Commercial	57CBD	BANK DRIVE THRU	Commercial
23FNW04		Commercial	57CEN	BANK DRIVE THRU	Commercial
23FNW05		Commercial	57NWE	BANK DRIVE THRU	Commercial
23NC01		Commercial	57SEA	BANK DRIVE THRU	Commercial
23NE02		Commercial	57SOU	BANK DRIVE THRU	Commercial
23NE03		Commercial	57SWE	BANK DRIVE THRU	Commercial
23NE04		Commercial	58CBD	BANK BRANCH OFFICE	Commercial
23NE06		Commercial	58CEN	BANK BRANCH OFFICE	Commercial
23NW01		Commercial	58EAS	BANK BRANCH OFFICE	Commercial
23NW02		Commercial	58FNW	BANK BRANCH OFFICE	Commercial
23NW03		Commercial	58NEA	BANK BRANCH OFFICE	Commercial





Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
23NW04		Commercial	58NOR	BANK BRANCH OFFICE	Commercial
23NW05		Commercial	58NWE	BANK BRANCH OFFICE	Commercial
23NW07		Commercial	58SCN	BANK BRANCH OFFICE	Commercial
23NW08		Commercial	58SEA	BANK BRANCH OFFICE	Commercial
23SC01		Commercial	58SOU	BANK BRANCH OFFICE	Commercial
23SC02		Commercial	58SWE	BANK BRANCH OFFICE	Commercial
23SC03		Commercial	59CBD	59CBD	Commercial
23SC04		Commercial	59CEN	59CEN	Commercial
23SC05		Commercial	59EAS	59EAS	Commercial
23SC06		Commercial	59FNW	59FNW	Commercial
23SC07		Commercial	59KOE	KOENIG LANE	Commercial
23SC08		Commercial	59NEA	59NEA	Commercial
23SC09		Commercial	59NOR	59NOR	Commercial
23SC10		Commercial	59NWE	59NWE	Commercial
23SC11		Commercial	59SCN	59SCN	Commercial
23SC12		Commercial	59SEA	59SEA	Commercial
23SC13		Commercial	59SOU	59SOU	Commercial
23SC14		Commercial	59SWE	59SWE	Commercial
23SC15		Commercial	60CEN	IND'L >= 20K SF, <25% F/O	Commercial
23SE01		Commercial	60EAS	IND'L >= 20K SF, <25% F/O	Commercial
23SE02		Commercial	60FEA	IND'L >= 20K SF, <25% F/O	Commercial
23SW01		Commercial	60FNE	IND'L >= 20K SF, <25% F/O	Commercial
23SW04		Commercial	60FNO	IND'L >= 20K SF, <25% F/O	Commercial
23SW05		Commercial	60FNOR	IND'L >= 20K SF, <25% F/O	Commercial
24CBD01		Commercial	60NEA	IND'L >= 20K SF, <25% F/O	Commercial
24CBD02		Commercial	60NOR	IND'L >= 20K SF, <25% F/O	Commercial
24CBD03		Commercial	60NWE	IND'L >= 20K SF, <25% F/O	Commercial
24CBD04		Commercial	60SEA	IND'L >= 20K SF, <25% F/O	Commercial
24CBD05		Commercial	60SOU	IND'L >= 20K SF, <25% F/O	Commercial
24CBD06		Commercial	60SWE	IND'L >= 20K SF, <25% F/O	Commercial
24CBD07		Commercial	61CEN	WAREHOUSE <20,000 SF	Commercial
24CBD08		Commercial	61EAS	WAREHOUSE <20,000 SF	Commercial
24CBD09		Commercial	61EAS/C	WAREHOUSE <20000 CONDO	Commercial
24CBD11		Commercial	61FEA	WAREHOUSE <20,000 SF	Commercial
24EC01		Commercial	61FNE	WAREHOUSE <20,000 SF	Commercial
24EC03		Commercial	61FNOR	WAREHOUSE <20,000 SF	Commercial
24EC10		Commercial	61FNW	WAREHOUSE <20,000 SF	Commercial
24EC11		Commercial	61FNW/C	WAREHOUSE <20000 CONDO	Commercial
24NC01		Commercial	61NEA	WAREHOUSE <20,000 SF	Commercial
24NC02		Commercial	61NEA/C	WAREHOUSE <20000 CONDO	Commercial
24SC01		Commercial	61NOR	WAREHOUSE <20,000 SF	Commercial
24SC02		Commercial	61NOR/C	WAREHOUSE <20000 CONDO	Commercial
24SC03		Commercial	61NWE	WAREHOUSE <20,000 SF	Commercial
24SC04		Commercial	61SEA	WAREHOUSE <20,000 SF	Commercial
24WC01		Commercial	61SOU	WAREHOUSE <20,000 SF	Commercial
26CBD01		Commercial	61SWE	WAREHOUSE <20,000 SF	Commercial
26CBD02		Commercial	61SWE/C	WAREHOUSE <20000 CONDO	Commercial
26CBD03		Commercial	63BRV	BOAT & RV STORAGE	Commercial
26CBD04		Commercial	63CBD	SELF-STORAGE FACILITY	Commercial
26CBD05		Commercial	63CEN	SELF-STORAGE FACILITY	Commercial
26CBD06		Commercial	63EAS	SELF-STORAGE FACILITY	Commercial
26CBD07		Commercial	63FEA	SELF-STORAGE FACILITY	Commercial
26CBD08		Commercial	63FNE	SELF-STORAGE FACILITY	Commercial
26CBD09		Commercial	63FNOR	SELF-STORAGE FACILITY	Commercial



Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
26CBD10		Commercial	63NEA	SELF-STORAGE FACILITY	Commercial
26CBD11		Commercial	63NOR	SELF-STORAGE FACILITY	Commercial
26CEN01		Commercial	63NWE	SELF-STORAGE FACILITY	Commercial
26ENS01		Commercial	63SEA	SELF-STORAGE FACILITY	Commercial
26ENS02		Commercial	63SOU	SELF-STORAGE FACILITY	Commercial
26ENS03		Commercial	63SWE	SELF-STORAGE FACILITY	Commercial
26ENS04		Commercial	64CEN	IND'L >=20K SF, 25-49.9% F/O	Commercial
26ENS08		Commercial	64EAS	IND'L >=20K SF, 25-49.9% F/O	Commercial
26FNW01		Commercial	64FEA	IND'L >=20K SF, 25-49.9% F/O	Commercial
26FNW05		Commercial	64FNE	IND'L >=20K SF, 25-49.9% F/O	Commercial
26FNW06		Commercial	64FNOR	IND'L >=20K SF, 25-49.9% F/O	Commercial
26FNW07		Commercial	64NEA	IND'L >=20K SF, 25-49.9% F/O	Commercial
26FNW08		Commercial	64NOR	IND'L >=20K SF, 25-49.9% F/O	Commercial
26FNW09		Commercial	64NWE	IND'L >=20K SF, 25-49.9% F/O	Commercial
26FNW10		Commercial	64SEA	IND'L >=20K SF, 25-49.9% F/O	Commercial
26FNW11		Commercial	64SOU	IND'L >=20K SF, 25-49.9% F/O	Commercial
26NC02		Commercial	64SWE	IND'L >=20K SF, 25-49.9% F/O	Commercial
26NC03		Commercial	65CEN	IND'L >=20K SF, 50-74.9% F/O	Commercial
26NE01		Commercial	65EAS	IND'L >=20K SF, 50-74.9% F/O	Commercial
26NE02		Commercial	65FNE	IND'L >=20K SF, 50-74.9% F/O	Commercial
26NE03		Commercial	65FNOR	IND'L >=20K SF, 50-74.9% F/O	Commercial
26NOR01		Commercial	65NEA	IND'L >=20K SF, 50-74.9% F/O	Commercial
26NOR02		Commercial	65NOR	IND'L >=20K SF, 50-74.9% F/O	Commercial
26NW03		Commercial	65SEA	IND'L >=20K SF, 50-74.9% F/O	Commercial
26NW04		Commercial	65SOU	IND'L >=20K SF, 50-74.9% F/O	Commercial
26NW05		Commercial	65SWE	IND'L >=20K SF, 50-74.9% F/O	Commercial
26NW06		Commercial	66CEN	IND'L >=20K SF, >=75% F/O	Commercial
26NW07		Commercial	66EAS	IND'L >=20K SF, >=75% F/O	Commercial
26NW08		Commercial	66FEA	IND'L >=20K SF, >=75% F/O	Commercial
26NW10		Commercial	66FNOR	IND'L >=20K SF, >=75% F/O	Commercial
26SC01		Commercial	66NEA	IND'L >=20K SF, >=75% F/O	Commercial
26SC02		Commercial	66NOR	IND'L >=20K SF, >=75% F/O	Commercial
26SC03		Commercial	66NWE	IND'L >=20K SF, >=75% F/O	Commercial
26SW01		Commercial	66SEA	IND'L >=20K SF, >=75% F/O	Commercial
26SW02		Commercial	66SOU	IND'L >=20K SF, >=75% F/O	Commercial
26SW05		Commercial	66SWE	IND'L >=20K SF, >=75% F/O	Commercial
26SW06		Commercial	67ALL	DATA CENTER	Commercial
26SW07		Commercial	68EAS	TRANSIT WAREHOUSE	Commercial
29MFG	29MFG	Commercial	68FEA	TRANSIT WAREHOUSE	Commercial
30CBD	STRIP CTR CBD	Commercial	68FNOR	TRANSIT WAREHOUSE	Commercial
30CEN	STRIP CTR CENTRAL	Commercial	68NEA	TRANSIT WAREHOUSE	Commercial
30EAS	STRIP CTR EAST	Commercial	68NOR	TRANSIT WAREHOUSE	Commercial
30FNW	STRIP CTR FAR NORTH WEST	Commercial	68SEA	TRANSIT WAREHOUSE	Commercial
30NEA	STRIP CTR NORTH EAST	Commercial	69CEN	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
30NOR	STRIP CTR NORTH	Commercial	69EAS	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
30NWE	STRIP CTR NORTH WEST	Commercial	69FEA	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
30PFL/FNE	STRIP PFLUGER/FNE	Commercial	69FNE	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
30SEA	STRIP CTR SOUTH EAST	Commercial	69FNOR	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
30SOU	STRIP CTR SOUTH	Commercial	69NEA	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
30SWE	30 SOUTHWEST	Commercial	69NOR	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
31CBD	NIGHT CLUB/BAR	Commercial	69NWE	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
31CEN	NIGHT CLUB/BAR	Commercial	69SEA	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
31EAS	NIGHT CLUB/BAR	Commercial	69SOU	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial
31FNW	NIGHT CLUB/BAR	Commercial	69SWE	MFG/ ENG'G/ LAB INDUSTRIAL	Commercial





Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
31NEA	NIGHT CLUB/BAR	Commercial	73DORM	DORMITORY (LOW RISE)	Commercial
31NOR	NIGHT CLUB/BAR	Commercial	74DORM	DORMITORY (HIGH RISE)	Commercial
31NWE	NIGHT CLUB/BAR	Commercial	74EXE	OBS 2014	Commercial
31PFL/FNE	BAR PFLU/FNE	Commercial	76AL	ASSISTED LIVING/MEMORY	Commercial
31SEA	NIGHT CLUB/BAR	Commercial	76CC	CONTINUING CARE	Commercial
31SOU	NIGHT CLUB/BAR	Commercial	76IL	INDEPENDENT LIVING	Commercial
31SWE	31SWE	Commercial	76SN	SKILLED NURSING	Commercial
32CBD	RESTAURANT	Commercial	77HOS	HOSPITAL	Commercial
32CEN	RESTAURANT	Commercial	77OP	OUTPATIENT (SURGICAL) CTRS	Commercial
32EAS	RESTAURANT	Commercial	78CEN	DAYCARE	Commercial
32FNW	RESTAURANT	Commercial	78EAS	DAYCARE	Commercial
32NEA	RESTAURANT	Commercial	78FNE	DAYCARE	Commercial
32NOR	RESTAURANT	Commercial	78NEA	DAYCARE	Commercial
32NWE	RESTAURANT	Commercial	78NOR	DAYCARE	Commercial
32PFL/NE	32 PFLUGER FAR NE	Commercial	78NWE	DAYCARE	Commercial
32SEA	RESTAURANT	Commercial	78SOU	DAYCARE	Commercial
32SOU	RESTAURANT	Commercial	78SWE	DAYCARE	Commercial
32SWE	RESTAURANT SWE	Commercial	78WES	DAYCARE	Commercial
33CEN	FAST FOOD RESTAURANT	Commercial	7WWW5	7WWW5	Commercial
33EAS	FAST FOOD RESTAURANT	Commercial	80CEN	VEHICLE SHOWROOM	Commercial
33FEA	FAST FOOD RESTAURANT	Commercial	80EAS	VEHICLE SHOWROOM	Commercial
33FNW	FAST FOOD RESTAURANT	Commercial	80FEA	VEHICLE SHOWROOM	Commercial
33FWE	FAST FOOD RESTAURANT	Commercial	80FNW	VEHICLE SHOWROOM	Commercial
33NEA	FAST FOOD RESTAURANT	Commercial	80NEA	VEHICLE SHOWROOM	Commercial
33NOR	FAST FOOD RESTAURANT	Commercial	80NOR	VEHICLE SHOWROOM	Commercial
33NWE	FAST FOOD RESTAURANT	Commercial	80SEA	VEHICLE SHOWROOM	Commercial
33PFL/FNE	FAST FOOD PFULGER FNE	Commercial	80SOU	VEHICLE SHOWROOM	Commercial
33SCN	FAST FOOD RESTAURANT	Commercial	80WES	VEHICLE SHOWROOM	Commercial
33SEA	FAST FOOD RESTAURANT	Commercial	81CEN	FULL-SERVICE GAS STATION	Commercial
33SOU	FAST FOOD RESTAURANT	Commercial	81EAS	FULL-SERVICE GAS STATION	Commercial
33SWE	33SWE	Commercial	81NOR	FULL-SERVICE GAS STATION	Commercial
34CBD	HOTEL FULL SERVICE - CBD	Commercial	81NWE	FULL-SERVICE GAS STATION	Commercial
34CBD1		Commercial	81SOU	FULL-SERVICE GAS STATION	Commercial
34CBD3		Commercial	81SWE	FULL-SERVICE GAS STATION	Commercial
34EA2		Commercial	82FNW		Commercial
34EA3		Commercial	82NEA	82NEA	Commercial
34EC1		Commercial	82NOR	82NOR	Commercial
34EC2		Commercial	82NWE	82NWE	Commercial
34NC2		Commercial	82SOU	82SOU	Commercial
34NO2		Commercial	83CEN	VEHICLE SVC/REPAIR/GARAGE	Commercial
34NW1		Commercial	83EAS	VEHICLE SVC/REPAIR GARAGE	Commercial
34NW2		Commercial	83FEA	VEHICLE SVC/REPAIR GARAGE	Commercial
34NW3		Commercial	83FNE	VEHICLE SVC/REPAIR/GARAGE	Commercial
34SC1		Commercial	83FNOR	VEHICLE SVC/REPAIR/GARAGE	Commercial
34SC2		Commercial	83FNW	VEHICLE SVC/REPAIR GARAGE	Commercial
34SC3		Commercial	83NEA	VEHICLE SVC/REPAIR GARAGE	Commercial
34SE1		Commercial	83NOR	VEHICLE SVC/REPAIR GARAGE	Commercial
34SE2		Commercial	83NWE	VEHICLE SVC/REPAIR/GARAGE	Commercial
34SE3		Commercial	83SEA	VEHICLE SVC/REPAIR GARAGE	Commercial
34SW1		Commercial	83SOU	VEHICLE SVC/REPAIR GARAGE	Commercial
34SW2		Commercial	83SWE	VEHICLE SVC/REPAIR/GARAGE	Commercial
35CBD1		Commercial	84CEN	MINI-LUBE	Commercial
35CBD3		Commercial	84EAS	MINI-LUBE	Commercial
35EA3		Commercial	84FNOR	MINI-LUBE	Commercial



Nbhd	Nbhd Name	Res/Com	Nbhd	Nbhd Name	Res/Com
35EC2		Commercial	84NEA	MINI-LUBE	Commercial
35FE3		Commercial	84NOR	MINI-LUBE	Commercial
35NC1		Commercial	84NWE	MINI-LUBE	Commercial
35NC2		Commercial	84SEA	MINI-LUBE	Commercial
35NE1		Commercial	84SOU	MINI-LUBE	Commercial
35NE2		Commercial	84SWE	MINI-LUBE	Commercial
35NE3		Commercial	86CEN	FULL-SERVICE CARWASH	Commercial
35NO1		Commercial	86FNOR	FULL-SERVICE CARWASH	Commercial
35NO2		Commercial	86NEA	FULL-SERVICE CARWASH	Commercial
35NO3		Commercial	86NOR	FULL-SERVICE CARWASH	Commercial
35NW2		Commercial	86NWE	FULL-SERVICE CARWASH	Commercial
35NW3		Commercial	86SOU	FULL-SERVICE CARWASH	Commercial
35SC2		Commercial	86WES	FULL-SERVICE CARWASH	Commercial
35SE1		Commercial	87EAS	PARKING GARAGE	Commercial
35SE2		Commercial	87NOR	PARKING GARAGE	Commercial
35SE3		Commercial	88EXE	OBS 2014	Commercial
35SO1		Commercial	88REH	REHAB FACILITY	Commercial
35SW1		Commercial	89ALC	ALT LIVING CENTERS	Commercial
35SW2		Commercial	90CEN	90CEN	Commercial
35SW3		Commercial	90NWE	90NWE	Commercial
37CBD1		Commercial	90PFL/FNE	90PFL/FNE	Commercial
37CBD3		Commercial	90SOU	90SOU	Commercial
37EA3		Commercial	90SWE	90SWE	Commercial
37EC1		Commercial	90WES	90WES	Commercial
37EC2		Commercial	91MOR	MORTUARY/FUNERAL HM	Commercial
37EC3		Commercial	92EXE	COUNTRY CLUB	Commercial
37FE3		Commercial	92FNW	COUNTRY CLUB	Commercial
37NC1		Commercial	92NEA	COUNTRY CLUB	Commercial
37NC2		Commercial	92SEA	COUNTRY CLUB	Commercial
37NE1		Commercial	92SWE	COUNTRY CLUB	Commercial
37NO1		Commercial	92TEN	TENNIS CLUBS	Commercial
37NO2		Commercial	94CEN	94CEN	Commercial
37NO3		Commercial	94FNW	94FNW	Commercial
37NW2		Commercial	94LRG	>100,000	Commercial
37NW3		Commercial	94NOR	94NOR	Commercial
37SC2		Commercial	94NWE	94NWE	Commercial
37SC3		Commercial	94SOU	Health Club	Commercial
37SE1		Commercial	94SWE	94SWE	Commercial
37SE2		Commercial	95AUSTIN	LAKE AUSTIN MARINA	Commercial
37SE3		Commercial	95TRAV_N	LK TRAVIS N SHORE MARINA	Commercial
37SO1		Commercial	95TRAV_S	LK TRAVIS S SHORE MARINA	Commercial
37SW2		Commercial	96ALL	SPECIAL USE PROPERTIES	Commercial
37SW3		Commercial	96APARK	OFFSITE AIRPORT PARKING	Commercial
3DUMP	3DUMP	Commercial	96EVNT	EVENT CENTER	Commercial
40NOR	40NOR	Commercial	96SCH	SCHOOLS	Commercial
40NWE	40NWE	Commercial	97MHP	MOBILE HOME PARK	Commercial
40SWE	40SWE	Commercial	97RVP	RV PARK	Commercial
40WES	40WES	Commercial	98EXE	98EXE	Commercial
			9CTRT_APSL	CONTRACT APPRAISAL	Commercial



# AGENDA ITEM

**#5D**

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

JAMES VALADEZ  
CHAIRPERSON  
BRUCE GRUBE  
VICE CHAIRPERSON  
THERESA BASTIAN  
SECRETARY/TREASURER



MARYA CRIGLER  
CHIEF APPRAISER

## BOARD MEMBERS

TOM BUCKLE  
BRUCE ELFANT  
ANTHONY NGUYEN  
ELEANOR POWELL  
RYAN STEGLICH  
FELIPE ULLOA  
BLANCA ZAMORA-GARCIA

## **RESOLUTION 20200903-2**

TRAVIS CENTRAL APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
COUNTY OF TRAVIS

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRAVIS CENTRAL APPRAISAL DISTRICT FOR THE APPOINTMENT OF APPRAISAL REVIEW BOARD MEMBERS FOR TAX YEAR 2021.

**WHEREAS**, the Texas Property Tax Code Section 6.414 allows the Travis Central Appraisal District Board of Directors to provide for a number of auxiliary appraisal review board members to hear taxpayer protest before the appraisal review board and assist the board in the performing its duties; and

**WHEREAS**, an auxiliary board member is appointed in the same manner and for the same term as an appraisal review board member under Section 6.41 and is subject to the same eligibility requirements and restrictions as a board member under Section 6.41, 6.411, 6.412, and 6.413; and

**WHEREAS**, the Travis Central Appraisal District budget provides for compensation of appraisal review board members at a specific per diem;

**NOW, THEREFORE BE IT RESOLVED** that the Travis Central Appraisal District Board of Directors has elected to provide that a number of member be appointed as auxiliary appraisal review board members sufficient to bring the total appraisal review board members to \_\_\_\_\_.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Travis Central Appraisal District on this 3<sup>rd</sup> day of September, 2020.

TRAVIS CENTRAL APPRAISAL DISTRICT

\_\_\_\_\_  
James Valadez, Chairman  
Board of Directors

ATTEST:

\_\_\_\_\_  
Bruce Grube, Vice Chairman  
Board of Directors

# AGENDA ITEM

**#5E**



## Protest Status Update

9/1/2020

Under Protest		
Portfolio	Count	Value
BPP	1,917	\$ 997,413,257
Comm_Hotels	53	\$ 689,524,431
Comm_Industrial	948	\$ 2,588,286,460
Comm_Land	904	\$ 1,192,041,410
Comm_MultiFamily	202	\$ 2,238,237,340
Comm_Office	1,203	\$ 2,939,930,432
Comm_Retail	876	\$ 2,748,174,222
Comm_Specialty	179	\$ 634,806,071
Residential	66,532	\$ 34,878,083,519
	<b>72,814</b>	<b>\$ 48,906,497,142</b>

Scheduled - Formal		
Portfolio	Count	Value
BPP	65	\$ 1,997,407
Comm_Hotels	1	\$ 24,049,711
Comm_Industrial	285	\$ 777,084,300
Comm_Land	272	\$ 383,366,442
Comm_MultiFamily	18	\$ 68,853,450
Comm_Office	643	\$ 1,272,495,454
Comm_Retail	251	\$ 1,285,856,908
Comm_Specialty	17	\$ 18,183,349
Residential	60,511	\$ 31,850,856,461
	<b>62,063</b>	<b>\$ 35,682,743,482</b>

Unscheduled		
Portfolio	Count	Value
BPP	1,775	\$ 889,062,792
Comm_Hotels	47	\$ 635,832,056
Comm_Industrial	166	\$ 784,773,778
Comm_Land	242	\$ 452,700,599
Comm_MultiFamily	60	\$ 1,593,915,495

TRAVIS COUNTY	Current Status	Pending Status
Grand Total Market Value	\$ 283,496,205,902	\$ 283,496,205,902
Value required for Certification	\$ 269,321,395,607	\$ 269,321,395,607
Number of accounts protested	122,843	122,843
Value Protested Under Review	\$ 49,375,017,963	\$ 49,375,017,963
Value Sched -- DateTime		
Value Sched -- Consecutive		
Unfinished Docket -- DateTime		\$ 702,169,223
Unfinished Docket - Consecutive		
LOC		\$ 206,114,220
Top Lines		\$ 1,089,519,689
Pending Data Entry		\$ 947,046,370
Pending Data Entry - issues		\$ 1,447,989,941
Value Protested Remaining	\$ 49,375,017,963	\$ 44,982,178,520
Value <u>not</u> Under Review	\$ 234,121,187,939	\$ 238,514,027,382
ARB Value Required to Certify	<b>\$ 35,200,207,668</b>	<b>\$ 30,807,368,225</b>
<b>Certification Percentage</b>	<b>82.58%</b>	<b>84.17%</b>



## Protest Status Update

Comm_Office	163	\$ 406,100,618
Comm_Retail	129	\$ 500,578,268
Comm_Specialty	52	\$ 305,832,357
Residential	1,521	\$ 898,758,477
	<b>4,155</b>	<b>\$ 6,467,554,440</b>

Efile Accounts		
Status	Count	Value
EFiled_Agent	69,127	\$ 106,534,237,460
EFiled_Owner	7,562	\$ 4,144,517,685
Paper_Agent	35,914	\$ 34,690,233,921
Paper_Owner	10,239	\$ 7,837,255,878
	<b>122,842</b>	<b>\$ 153,206,244,944</b>

Informal / Formal Completed		
Status	Count	Value
Informals	19,086	\$ 14,903,567,410
TopLine	13,208	\$ 58,860,074,050
ARB Hearings	19,539	\$ 32,849,791,723
	<b>51,833</b>	<b>\$ 106,613,433,183</b>

Formal Hearing Venue		
Status	Count	Value
Telephone	1,318	\$ 1,401,780,758
No Preference	36,267	\$ 19,725,593,264
In Person Form	4,953	\$ 5,833,179,661
In Person Request	27,029	\$ 18,085,330,313
	<b>69,567</b>	<b>\$ 45,045,883,996</b>

**850 EAL Holding Corp.**  
**Construction Budget-to-Actual**  
**August 31, 2020**

	<u>Demo</u>	<u>Construction</u>	<u>Architectural</u>	<u>Total</u>
Original Proposal	\$ 450,000.00	\$ 7,350,000.00	\$ 490,100.00	\$ 8,290,100.00
Original Budget	\$ 436,579.84	\$ 6,310,277.21	\$ 490,100.00	\$ 7,236,957.05
Approved Change Orders	-	423,062.89	47,300.00	470,362.89
Amended Budget	436,579.84	6,733,340.10	537,400.00	7,707,319.94
Expenses Paid to Date	426,328.58	6,071,465.87	528,533.45	7,026,327.90
Remaining Budget	10,251.26	661,874.23	8,866.55	680,992.04
% of Budget Remaining	2.35%	10.49%	1.81%	9.41%
	<b><i>Under (Over) Budget</i></b>			<b><u>\$ 582,780.06</u></b>

# AGENDA ITEM

**#5F**

## ADOPTION OF QUALIFIED REPLACEMENT BENEFIT ARRANGEMENT

EFFECTIVE January 1, 2020

Travis Central Appraisal District

### **Purpose of this Publication**

Section 113.1 of the Administrative Code for the Texas County and District Retirement System establishes a qualified governmental excess benefit program in accordance with Section 415(m) of the Internal Revenue Code and as authorized under Section 845.504, Government Code. The program entitled as the “Texas County and District Retirement System Qualified Replacement Benefit Arrangement” is maintained solely for the purpose of providing for the payment of that portion of the annual retirement benefits that had been accrued by and would otherwise be payable with respect to a member of the Texas County and District Retirement System but for the limitation on the payment of benefits under Section 415(b) of the Internal Revenue Code of 1986, as amended.

### **Definitions**

As defined under section 113.2, the following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise.

- (1) “Act” means the provisions of Texas Government Code, Title 8, Subtitle F, as amended from time to time, establishing the Texas County and District Retirement System.
- (2) “Arrangement” means the Texas County and District Retirement System Qualified Replacement Benefit Arrangement, as set forth herein and as amended from time to time.
- (3) “TCDRS” or “System” means the Texas County and District Retirement System, as established under the provisions of the Act.
- (4) “Benefit Recipient” means any individual who receives a retirement benefit from TCDRS as a Retiree or as a surviving beneficiary of a deceased Member or Retiree. The term may include an alternate payee of a deceased Member or Retiree.
- (5) “Benefit” means a retirement benefit accrued under the provisions of the Act.
- (6) “Board” means the Board of Trustees of TCDRS.
- (7) “Code” means the Internal Revenue Code of 1986, as amended (and corresponding provisions of any subsequent federal tax laws) and the regulations there under.
- (8) “Effective Date” means January 1, 2006, the effective date of the Arrangement.
- (9) “Eligible Member” means a Retiree or a deceased Member or Retiree with respect to an Employer, from and after the date the Employer adopts the Arrangement.
- (10) “Employer” means an Employer whose employees are Members of TCDRS with respect to retirement benefits paid by TCDRS under the provisions of the Act; provided that the Employer signs an adoption agreement in the form specified by the Board to adopt the Arrangement.
- (11) “Restricted Benefit” means the maximum Benefit permitted to be paid to a Benefit Recipient under the Retirement Plan of the Employer, as limited by Code Section 415, in

accordance with Section 844.008 of the Act.

- (12) “Member” means any individual who accrues or has accrued a Benefit under the Act.
- (13) “Participant” means any Benefit Recipient with respect to an Employer who is eligible to participate in the Arrangement in accordance with Article 2.
- (14) “Retirement Plan” means the defined benefit plan established under TCDRS for employees of the Employer, and their beneficiaries, in accordance with the Act, and qualified under Code Section 401(a).
- (15) “Retiree” means a Member who receives a Benefit under the Act with respect to an Employer.
- (16) “Unrestricted Benefit” means the benefit that would be payable to a Benefit Recipient under the Retirement Plan of the Employer if the limits of Code Section 415 were not applicable in accordance with Section 844.008 of the Act.

### **Eligibility and Payments**

- (a) Eligibility to Receive Payments.

If, at the time an Eligible Member becomes a Retiree or dies or at any time thereafter, the Unrestricted Benefit of the Benefit Recipient under the Retirement Plan of the Employer exceeds the Restricted Benefit payable to the Benefit Recipient at that time, the Benefit Recipient shall become a Participant and shall be entitled to receive payments under this Arrangement, in accordance with the terms hereof, and may not waive or defer the receipt of such payments. A Benefit Recipient shall in no event become a Participant until the later of:

- (1) January 1, 2006, the Effective Date of the Arrangement, or
- (2) the effective date of the applicable Employer’s adoption of the Arrangement.

- (b) Amount of Payments.

A Participant shall receive payments under this Arrangement equal to the difference between the Participant’s Unrestricted Benefit and his or her Restricted Benefit, provided that the amount of payments so determined shall be subject to change and to such adjustments as TCDRS deems appropriate, from time to time. In no event shall a Participant be entitled to receive a payment under this Arrangement if such payment, when combined with other payments under this Arrangement and under the Retirement Plan of the Employer, would result in the Participant receiving total payments in excess of the Participant’s Unrestricted Benefit.

- (c) Form and Timing of Payments.

Payments under this Arrangement shall be paid by the applicable Employer to each Participant at the time and in the form and manner as the System may direct. Any election made by an Eligible Member with regard to the distribution of Benefits under the System, including the designation of a named beneficiary, as defined in Section 841.001(4) of the Act, shall be equally applicable to and binding on such Eligible Member and on all persons who at any time have or claim to have any interest in connection with payments under this Arrangement.

- (d) Effect on TCDRS.

Any Benefit payable under the Retirement Plan of the Employer established under TCDRS shall be paid solely in accordance with the terms and provisions thereof and shall

be subject to Section 415 of the Code and other applicable tax limitations; nothing in this Arrangement shall operate or be construed in any way to modify, amend or affect the Benefits payable there under.

- (e) **Tax Withholding.**  
All payments under this Arrangement shall be subject to and reduced by applicable federal, state and local income, payroll and other tax withholding requirements and all other applicable deductions required by this Arrangement or by law.
- (f) **Participation Determined Annually.**  
Participation in the Arrangement shall be determined annually for each plan year. In any plan year, benefits shall only be paid under the Arrangement to a Participant after the date in the plan year that the benefits paid to such person from TCDRS under the Retirement Plan of the Employer have reached the maximum annual benefit that can be paid by TCDRS under Code Section 415 for that plan year. The date the maximum annual benefit payment from TCDRS is reached is the beginning date of participation by the Participant for that plan year. The beginning date of a Participant's participation in the Arrangement may change from plan year to plan year as the amount payable under this Arrangement is predetermined. An individual's participation in the Arrangement will cease for any plan year or portion of a plan year for which the individual's Benefit is not limited by Code Section 415.
- (g) **No Election to Defer Compensation.**  
No election shall be provided at any time to a Participant or any other individual, directly or indirectly, to defer compensation under the Arrangement.

#### **Administration**

- (a) **Administrator.**  
TCDRS shall be the Administrator of the Arrangement and shall be responsible for the supervision and control of the operation and administration of the Arrangement, except as otherwise provided herein. Subject to the authority of the Board, TCDRS shall have the exclusive right and full discretion to construe and interpret the Arrangement, to establish rules and procedures for its operation and administration, and to decide any and all questions of fact, actuarial valuation, interpretation, definition or administration arising under or in connection with the administration of the Arrangement. The interpretation and construction of any provisions of the Arrangement by the Administrator and its exercise of any discretion granted under the Arrangement shall be binding and conclusive on all persons who at any time have or claim to have any interest whatever under this Arrangement.
- (b) **Contributions and Payments.**
  - (1) As soon as administratively feasible and before the receipt of Employer contributions, TCDRS shall calculate the portion of the contributions necessary to make the payments due to Participants of that Employer for the next payment period and for any applicable expenses under this Arrangement. Before depositing its contributions with TCDRS, the Employer shall deduct the calculated amounts and make payment directly to its Participants; and directly to TCDRS for any applicable expenses under the Arrangement. Notwithstanding the foregoing, if TCDRS determines, in its sole discretion, that the allocation of contributions to the Arrangement would jeopardize the actuarial soundness of the Retirement Plan of

the Employer, TCDRS shall terminate the Arrangement and shall notify the participating Employer and Participants.

- (2) Amounts deducted for payments and expenses under the Arrangement shall be separately accounted for and shall be used exclusively for payments and expenses under the Arrangement.
- (3) The Employer from whom the Eligible Member retired or died while a Member with respect to such Employer shall be solely responsible for paying any amounts due to the Participant under the terms of the Arrangement. TCDRS shall have no obligation to pay any amounts due under the terms of the Arrangement.
- (4) The Employer shall be responsible for satisfying all tax withholding, payroll tax payments, other applicable tax payments and reporting requirements applicable to the Arrangement, if any, and shall be responsible for administering all payments due under the Arrangement.

(c) Plan Unfunded.

This Arrangement shall at all times be entirely unfunded within the meaning of the federal tax laws. Nothing contained herein shall be construed as providing for assets to be held in trust for the Participants. No Participant or any other person shall have any interest in any assets of TCDRS or any Employer by reason of the right to receive a payment under the Arrangement. Nothing contained herein shall be construed as a guarantee by TCDRS, any Employer, or any other entity or person that the assets of the Employer will be sufficient to pay any benefit hereunder.

(d) Appeal Procedure.

In the event a dispute arises between the Employer and the Administrator relating to the determination of the Administrator or the interpretation, operation or administration of this Arrangement, the Administrator's decision shall be final, conclusive and binding unless the Employer submits an appeal directly to the Board within 20 days from the date of notice of the decision, for consideration and action in accordance with the administrative review procedures set forth in 34 TAC Sections 101.19 – 101.23. The action of the Board, taken on its own motion or as the result of an appeal, is final, conclusive, and binding.

### **Amendment and Termination**

(a) Amendment and Termination of the Arrangement.

The Board reserves the right, in its sole discretion, to amend or terminate the Arrangement at any time and from time to time. By way of example, and not limitation, the Arrangement may be amended or terminated to eliminate all payments with respect to any Member or other individual who has not become eligible to participate in the Arrangement as of the date of such amendment or termination by reason of retirement or death in accordance with Section 113.3(a) of this chapter. In addition, an amendment or termination may be retroactive to the extent that the Board deems such action necessary, in its sole discretion, to maintain the tax-qualified status of the System or the status of this Arrangement as a qualified governmental excess benefit arrangement as defined in Code Section 415(m) or to avoid jeopardizing the actuarial soundness of the Retirement Plan of the Employer.

(b) Termination of Employer's Participation.

- (1) An Employer may terminate its participation in the Arrangement at any time with the consent of and on terms established by the Administrator.
  - (2) The Administrator may terminate the participation of an Employer if the Employer fails to comply with the rules established by the Board for the administration of the Arrangement as from time to time amended or modified, or fails to perform in accordance with the adoption agreement. The determination of an Employer's failure to comply and subsequent involuntary termination of participation is within the sole discretion and authority of the Administrator. The Administrator's decision is final, conclusive and binding unless timely appealed directly to the Board in accordance with Section 113.3(d) of this chapter.
- (c) **Participants.**  
If an Employer's participation in the Arrangement is voluntarily or involuntarily terminated, then any person who is a Benefit Recipient with respect to that Employer and who is a Participant in the Arrangement shall immediately cease such participation and shall be entitled to no benefits under this Arrangement and no benefits shall be paid or due to such Participant on or after the date of such termination. On the termination of an Employer in the Arrangement, the Employer shall have sole and complete responsibility and liability for paying any benefits that would otherwise be payable under the Arrangement with respect to its Participants, and the System and all other participating Employers shall have no responsibility or liability for any such benefits.

### **General Provisions**

- (a) **Applicable Law.**
- (1) All questions pertaining to the validity, construction and administration of the Arrangement shall be determined in conformity with the laws of the State of Texas, except to the extent federal law preempts state law.
  - (2) If any provision of the Arrangement or the application thereof to any circumstance or person is invalid, the remainder of the Arrangement and the application of such provision to other circumstances or persons shall not be affected thereby.
- (b) **Indemnification**  
To the extent allowed by law, an Employer electing to participate in the Arrangement must agree to indemnify, defend, and hold harmless the System, the employees of the System, the Board, and all other Employers participating in the Arrangement from and against any and all direct or indirect liabilities, demands, claims, losses, costs and expenses, including reasonable attorney's fees, arising out of or resulting from the Employer's participation in the Arrangement and/or the Employer's voluntary or involuntary termination of participation in the Arrangement. The agreement of the Employer to indemnify, defend and hold harmless survives the termination of the Employer's participation in the Arrangement and the termination of the Arrangement.
- (c) **Nonalienation.**  
Benefits under this Arrangement shall not be subject to alienation or legal process, except to the extent permitted under Government Code, Chapter 804.
- (d) **No Enlargement of Employment Rights.**  
The establishment of the Arrangement shall not confer any legal rights upon any employee or other person for a continuation of employment, nor shall it interfere with the



rights of the Employer to discharge any employee and to treat the employee without regard to the effect which that treatment might have upon the employee as a Participant in the Arrangement.

- (e) Information Required By Arrangement.  
Benefit Recipients, other individuals and Employers shall furnish to the Administrator such evidence, data and information as the Administrator considers necessary or desirable for the purpose of administering the Arrangement.
- (f) Paying Benefits, Costs and Expenses from TCDRS Assets is prohibited.  
No assets of the System shall be used directly or indirectly to pay benefits under the Arrangement or to pay any costs or expenses of administering the Arrangement. Expenses of administering the Arrangement may include expenses for professional, legal, accounting, and other services, and other necessary or appropriate costs of administration.

## **1. General Information**

Employer: Travis Central Appraisal District

Employer Address: P.O. Box 149012, Austin, TX 78714-9012

Employer Contact: Leana Mann

Contact Phone: (512) 834-9317

Contact Email: Lmann@tcadcentral.org

## **2. Adoption of Arrangement**

The undersigned Employer hereby adopts the TCDRS Qualified Replacement Benefit Arrangement ("Arrangement") with respect to employees and former employees of Employer who are Members of TCDRS and with respect to benefits paid by TCDRS under the provisions of Government Code, Title 8, Subtitle F. The signatories represent that they have the authority to sign this Agreement and bind the Employer to the terms hereof. The signatories further represent that they and the Employer have taken all actions necessary to effectuate the terms of this Agreement, including but not limited to obtaining any approval required by the Employer's board or other governing body.

## **3. Agreement to be Bound by Terms of Arrangement**

Employer agrees to be bound by the terms of the Arrangement, as the same may be amended from time to time. Employer further agrees to be bound by all actions, decisions and interpretations of TCDRS or the board of trustees of TCDRS, in connection with the administration of the Arrangement.

## **4. Obligations of Employer**

Employer acknowledges that it shall be solely responsible for paying any amounts received from TCDRS and due under the terms of the Arrangement to the Benefit Recipients for the Eligible Members who retired from Employer or who died while a Member with respect to Employer.

Employer agrees to pay to each Participant on each payment date the amount remitted to Employer by TCDRS to satisfy the Employer's obligation to each such Participant, reduced by all applicable federal, state and local income, payroll and other tax withholding amounts, if any.

Employer acknowledges that it shall be solely responsible for satisfying all tax withholding, payroll tax payments, other applicable tax payments and reporting requirements applicable under the Arrangement, if any.

To the extent allowed by law, Employer agrees to indemnify, defend, and hold harmless the System, the employees of the System, the Board, and all other Employers participating in the Arrangement from and against any and all direct or indirect liabilities, demands, claims, losses, costs and expenses, including reasonable attorney's fees, arising out of or resulting from the Employer's participation in the Arrangement and/or the Employer's voluntary or involuntary termination of participation in the Arrangement. The agreement of Employer to indemnify, defend and hold harmless survives the termination of the Employer's participation in the Arrangement and the termination of the Arrangement.

It is understood that current funds have not been obligated by Employer for this indemnification.

Travis Central Appraisal District AUTHORIZATION TO ADOPT

QUALIFIED REPLACEMENT BENEFIT ARRANGEMENT

With respect to the participation of Travis Central Appraisal District in the Texas County & District Retirement System (TCDRS) for the 2020 plan year, this qualified replacement benefit arrangement was adopted in the 3<sup>rd</sup> day of September 2020.

**Certification**

I certify that the foregoing authorization concerning the participation of Travis Central Appraisal District in the Texas County and District Retirement System Qualified Replacement Benefit Arrangement truly and accurately reflects the official action taken during a properly posted and noticed meeting on September 3, 2020 by the Governing Board of Travis Central Appraisal District as such is recorded in the official minutes.

\_\_\_\_\_  
James Valadez, Chairperson  
Travis Central Appraisal District  
Board of Directors

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

# AGENDA ITEM

**#5G**

August 28, 2020

Dear Board Members,

My name is William J. Fields and until June 1, 2020, I was Travis Central Appraisal District's Chairperson of the Travis Appraisal Review Board (TARB). We had some problems interacting prior to my resignation of Chair. To facilitate working with the Board members, I decided to refrain from politicking for 2 weeks of arb chairperson's work (March 23 – April 3). Since I am no longer the Chair but have honestly worked during those 2 weeks, I believe I should be paid for my time. I have honestly and diligently put in a legitimate effort into doing a good (if not outstanding) job of performing the duties of ARB Chair in accordance with my direction from Judge Sulac when I interviewed for the job with him and my thorough understanding of the job. To this day, I would not have done anything differently except been more confrontational with my dealings with the Board rather than being submissive (which is not a characteristic of my personality). I only ask that you agree to pay me for hours earned doing my job as ARB Chair. (Below is a table of my hours worked and my activities during that period.)

Dates: 03/23 – ½ day; 03/24 – 1 day; 03/25 – 1 day; 03/26 – 1 day; 03/27 – 1day

03/30 – 1 day; 03/31 – 1 day; 04/01 – 1 day; 04/02 – 1 day; 04/03 – ½ day which totals 9 days.

ARB Work: Email writing, answering tax payer questions and inquiries, preparing New Member training syllabus, internal meetings with staff and ARB members preparing for the formal hearings, one-on-discussions with new members on the workings of the ARB, conferring with tax agents on the ARB operations, reviewing new and updated hearing scripts, telecons with the ARB attorneys, meetings and discussions with TCAD personnel, identifying and procuring ARB supplies, planning hearing schedules, addressing ARB hearings during the pandemic, determining how the ARB will implement the changes to the ARB procedures as defined by the 2019 Texas tax laws, developing 'talking papers' on issues which arose from 2019 'Lessons Learned,' making decisions on the 'day-to-day' ARB work during the hearing year for 2020, and providing leadership and management of the ARB team.

Based on the actions described above, I worked 9 days at \$275 per day which equals \$2,475.00.

Sincerely,

**William J. Fields**

William J. Fields

ARB Member Year 6

DRAFT

# AGENDA ITEM

#5H



# LAGO VISTA INDEPENDENT SCHOOL DISTRICT

8039 Bar K Ranch Road  
P.O. Box 4929  
Lago Vista, TX 78645

Darren Webb  
Superintendent

Dr. Suzy Lofton-Bullis  
Deputy Superintendent

Jason Stoner  
Director of Finance

To Whom It May Concern:

LVISD asks that the late fees incurred from LVISD's lost quarterly payment be removed. Our business office processed a payment to Travis Central Appraisal District on September 13th, 2019 for invoice #5162 (2019 4<sup>th</sup> Quarter Appraisal Fees) in the amount of \$23,802.22. As of January 2020, the check remained outstanding and we reached out to TCAD to resolve the issue. At that time, LVISD was told that there will be no late fees applied due to a postal service error. The original check was voided and new payment was sent on February 6<sup>th</sup>, 2020. In June 2020, we received invoice #5670 for late fees of \$1,450.96. As mentioned previously, LVISD was told there will not be late fee penalty for the postal service error. However, LVISD is now being told a letter and TCAD board approval is required to waive penalty fees. Attached is documentation of the original check sent in September that was not received, as well as the actual check that was applied to the outstanding invoice. The late payment was of no fault of our own, and, once the LVISD business office discovered the check remained outstanding, we immediately took care of the issue. Please let us know if you have any further questions.

Thanks,