

Travis Central Appraisal District



Board of Director's Meeting
June 8, 2021
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
DEBORAH CARTWRIGHT
NICOLE CONLFY
BRUCE ELFANT
ANTHONY NGUYEN
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 – TUESDAY, JUNE 8, 2021 – 11 30 AM**

- 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](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 MAY 25, 2021 REGULAR MEETING
 - b APPROVAL OF THE MINUTES OF THE MAY 25, 2021 WORK SESSION
 - c TAXPAYER LIAISON REPORT
 - d SECTION 25 25B REPORT
 - e ACCOUNTING STATEMENTS
- 5 REGULAR AGENDA
 - a DISCUSSION AND POSSIBLE ACTION ON 2020 FINANCIAL AUDIT
 - b DISCUSSION AND POSSIBLE ACTION ON 2022 PROPOSED BUDGET
 - c DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER REPORT TO INCLUDE 2021 PROTEST SEASON AND 87R LEGISLATIVE BILLS
 - d DISCUSSION AND POSSIBLE ACTION ON LITIGATION AND APPEALS RELATED TO PENDING LAWSUITS AND ANTICIPATED LAWSUITS
 - e DISCUSSION AND POSSIBLE ACTION TO ADD ITEMS TO FUTURE AGENDAS
 - f 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, Deputy Chief of Operations of the Travis Central Appraisal District, do hereby certify that on the 4th day of June, 2021, by 9 o'clock a m this Notice of Meeting was posted at the District's Offices, located at 850 East Anderson Lane, Austin, Texas 78752 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 Deputy Chief of Operations



Came to hand and posted on a Bulletin Board in the Courthouse*
Austin Travis County, Texas on this the 4th day of

June 2021

Dana DeBeauvoir

County Clerk, Travis County Texas

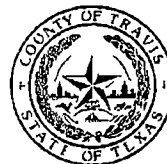
By *[Signature]* Deputy

D ANDERSON

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas



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CONSENT AGENDA

4A

CONSENT AGENDA

TRAVIS CENTRAL APPRAISAL DISTRICT

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



MARYA CRIGLER
CHIEF APPRAISER

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DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TCAD - BOARD OF DIRECTORS **MINUTES OF THE MAY 25, 2021 TELECONFERENCE MEETING**

1. Call to order

Meeting called to order by James Valadez at 12:28 p.m. on May 25, 2021.

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
Tom Buckle	West Travis County	Absent
Debbie Cartwright	Austin ISD	Present
Nicole Conley	City of Austin	Present
Anthony Nguyen	East Travis County	Present
Felipe Ulloa	Austin ISD/City of Austin	Present
Blanca Zamora-Garcia	City of Austin	Present
Bruce Elfant	Travis Co. Tax Assessor-Collector (Non-voting)	Present

Also present were Marya Crigler, Chief Appraiser, Communications, Leana Mann, Deputy Chief of Operations, and Dustin Banks, In-house Counsel.

3. Citizens Communication

- None

4. Consent Items

- APPROVAL OF THE MINUTES OF THE APRIL 8, 2021 MEETING
- TAXPAYER LIAISON REPORT [**PULLED FROM CONSENT**]
- SECTION 25.25B REPORT
- ACCOUNTING STATEMENTS
- BUDGET LINE ITEM TRANSFERS
- PERSONNEL REPORT

MOTION: Approve consent agenda items 4A, 4C, 4D, 4E and 4F.
RESULT: **APPROVED [UNANIMOUS]**
MOVER: James Valadez

AYES: James Valadez, Bruce Grube, Theresa Bastian, Deborah Cartwright, Nicole Conley, Anthony Nguyen, Felipe Ulloa, Blanca Zamora-Garcia

ABSENT: Tom Buckle

4B. Discussion and action on taxpayer liaison report.

Board member Cartwright discussed the taxpayer liaison report regarding a customer service complaint.

MOTION: Approve agenda item 4B.
RESULT: **APPROVED [UNANIMOUS]**
MOVER: James Valadez

AYES: James Valadez, Bruce Grube, Theresa Bastian, Deborah Cartwright, Nicole Conley, Anthony Nguyen, Felipe Ulloa, Blanca Zamora-Garcia

ABSENT: Tom Buckle

5A. Discussion and possible action on ARB report to include ARB membership, 2021 protest season plans, and 2022 ARB budget request.

Members of the board heard from: Thomas King, ARB Chairman.

RESULT: **DISCUSSED**

5B. Discussion and possible action on 2022 proposed budget to include directives to staff regarding the proposed budget.

RESULT: **DISCUSSED**

5C. Discussion and possible action on Chief Appraiser Report to include 2021 mass appraisal report, 2021 protest processes, 87R legislative bill tracking, 2020 PVS study, communications and outreach programs.

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

RESULT: **DISCUSSED**

5D. Discussion and possible action on adjustment to 2021 pay schedule.

Members of the board heard from: Marya Crigler, Chief Appraiser and Leana Mann, Deputy Chief of Operations.

MOTION: Motion to postpone item until next board meeting.
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Debbie Cartwright **SECONDER:** Anthony Nguyen

AYES: James Valadez, Bruce Grube, Theresa Bastian, Deborah Cartwright, Nicole Conley, Anthony Nguyen, Felipe Ulloa, Blanca Zamora-Garcia

ABSENT: Tom Buckle

5E. Discussion and possible action on litigation and appeals related to pending lawsuits and anticipated lawsuits.

No report at this time.

5F. Discussion and possible action to add items to future agendas.

Note: The following items were noted as items for upcoming board meetings or items requested by a board member be added to the next agenda:

:

- 2022 proposed budget
- 2020 audit presentation
- 2021 pay scale adjustment
- Final report on 87R legislative session
- Next Meeting: June 8, 2021 @ 11:30 a.m.

5G. Adjournment

MOTION: Adjourn meeting at 1:40 PM

RESULT: **APPROVED [UNANIMOUS]**

MOVER: James Valadez

AYES: James Valadez, Bruce Grube, Theresa Bastian, Deborah Cartwright, Nicole Conley, Anthony Nguyen, Felipe Ulloa, Blanca Zamora-Garcia

ABSENT: Tom Buckle

Respectfully submitted,

Theresa Bastian, Secretary

Approved:

James Valadez, Chairperson

4B

CONSENT AGENDA

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
DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

TCAD - BOARD OF DIRECTORS **MINUTES OF THE MAY 25, 2021 TELECONFERENCE WORK SESSION**

1. Call to order

Meeting called to order by James Valadez at 11:33 a.m. on May 25, 2021.

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
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Theresa Bastian, Secretary	Austin ISD	Present
Tom Buckle	West Travis County	Absent
Debbie Cartwright	Austin ISD	Present
Nicole Conley	City of Austin	Present
Anthony Nguyen	East Travis County	Present
Felipe Ulloa	Austin ISD/City of Austin	Present
Blanca Zamora-Garcia	City of Austin	Present
Bruce Elfant	Travis Co. Tax Assessor-Collector (Non-voting)	Present

Also present were Marya Crigler, Chief Appraiser, Communications, Leana Mann, Deputy Chief of Operations, and Dustin Banks, In-house Counsel.

3. Workshop on district budget preparation and possible direction to staff on budget priorities. The Board will not make any final decisions regarding the district budget at this meeting.

Members of the Board heard from Marya Crigler, Chief Appraiser and Leana Mann, Deputy Chief of Operations. Members of the Board discussed the proposed 2022 budget.

RESULT: DISCUSSED; NO ACTION TAKEN

4. Adjournment

MOTION: Adjourn work session at 12:27 PM
RESULT: **APPROVED [UNANIMOUS]**

MOVER: James Valadez

AYES: James Valadez, Bruce Grube, Theresa Bastian, Deborah Cartwright, Nicole Conley, Anthony Nguyen, Felipe Ulloa, Blanca Zamora-Garcia

ABSENT: Tom Buckle

Respectfully submitted,

Theresa Bastian, Secretary

Approved:

James Valadez, Chairperson

4C

CONSENT AGENDA

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 2017 2018 2019 2020
430 653 674 1,576 995

Property Owner Interactions

	Complaints	General Inquiries	Protest Process	efiling	Exemptions	Change of Address	Agent Appointment	BBP Issues	Open Records	Tax Issues	Total Activities
Jan	0	11	18	0	28	3	2	10	0	45	117
Feb	2	11	17	0	12	1	2	1	2	12	60
March	0	33	29	0	20	2	1	6	3	16	110
April	3	32	38	0	26	0	23	8	1	11	142
May	1	43	98	57	19	4	352	0	0	7	581
June											0
July											0
Aug											0
Sept											0
Oct											0
Nov											0
Dec											0
Total	6	130	200	57	105	10	380	25	6	91	1,010

Complaint Log

2021 Complaints from Property Owners
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

02/08/2021 Jenica Jensen PID 87934

Tim Wilkins represented property owner in protest held on 02/08/2021. The protested property is a newly constructed condo unit. The hearing was a late protest 41.411.

Prior to start of the hearing, ARB asked if taxes were current. Agent believes this was not appropriate because asking about status of taxes was equivalent to ARB inappropriately entering evidences to the hearing. .

Agent presented condo units sold in mid-2019. as comparable. Agent claimed TCAD appraiser incorrectly dismissed his comparable as not valid and used builder inventory values instead of sales data.

During the hearing, ARB Chair stated had conducted online research during the hearing.

ARB Chair ended the hearing based upon agent being disruptive.

Agent threatening legal action if issue not resolved to this satisfaction. .

02/25/2021 Samantha & Scott Cooley, PID 915515

Property owner was granted and had a 25.25c error type ARB hearing. The protest was about the builder submitting a floor plan showing 3,463 square footage. At the hearing, the property owner provided evidence the square footage submitted by the builder was in error and should have been 1,937. At the hearing, the ARB Panel Chair determined the protest was not valid because the error was created by the builder submitting the wrong floor plan. Instead stating the only error possible for the 25.25c error was an error created by the district. ARB Staff supported the ARB decision and denied a request for another hearing.

I challenged the decision with the ARB requesting the hearing be reopened. After they consulted with their ARB attorney who agreed a builder submitting the wrong floor plan and square footage was an error allowed under a 25.25c protest the ARB has agreed to grant the property owner a new hearing.

04/06/2021 Wayne Murry PID 482539

In November 2019, property owner refinanced their home. At that time, the direct dropped their homestead and over 65 exemptions. When they received updated billing from their mortgage company, then became aware of the problem and reapplied for their exemptions. The result was a doubling of their monthly mortgage payment.

After re-applying for their exemptions, their exemptions have been restored. It has not been a fast process. Updated records forwarded to the tax office for an update in April 2021. They do not understand why a refinancing resulted in a cancelation of their exemptions or why it took so long to correct the problem. . For a retired couple on a fixed income, the increase in their mortgage escrow payments was a financial hardship. .

04/23/2021 Kara Decker PID 175748

Property owner filed for and had a scheduled 2020 protest. After requesting a reschedule, the hearing received an open date. Property owner made numerous emails and phone calls to the ARB inquiring about when they would have their hearing. Most response to emails was an auto-reply stating the ARB was not in session. No calls returned. Hearing date still open.

Now that the 2021 protest season has started and ARB focus is on 2021, it could be the fall of 2021 before they may have their hearing. No answer as to why they have not had their 2020 protest hearing.

05/17/2021 Emil Dides 891439

Per email Subject: Complaint over CS phone conversation

I recently had an issue online where I couldn't E-File and appeal and that was due to a new pin I needed to add to my existing account. This was resolved after about 10 minutes arguing with an employee. It was then resolved by a manager after I asked to transfer to another support specialist due to the lack of knowledge, disrespect, and tone of who I spoke with first,

Tammy was rude to me from the start of the conversation for no reason. She mentioned multiple times that I shouldn't have waited until the last day to file an appeal. Constantly said it's not "our problem" and did not even try to provide any sort of solution. Her tone was disrespectful and it was just a barrage of "the issue is on your end" and "we are busy you shouldn't have waited until the last day to file". (Which was said 5x for some reason that makes absolutely no sense)

Just wanted to inform you of my experience and I hope I never have to call in for assistance to Travis County.

Travis Taxpayer Liaison Hours Report

2021	<i>Monthly</i>			<i>Cumulative</i>		
	Hours	Pay	Rate / Hour	Hours	Pay	Rate/Hour
January	62	1,666.67	26.88	62	1,666.67	26.88
February	39	1,666.67	42.74	101	3,333.34	33.00
March	55	1,666.67	30.30	156	5,000.01	32.05
April	60	1,666.67	27.78	216	6,666.68	30.86
May	56	1,666.67	29.76	272	8,333.35	30.64
June						
July						
August						
September						
October						
November						
December						
Total 2021	272	8,333.35	30.64			

4D

CONSENT AGENDA



Travis Central Appraisal District

Section 25.25B Report

From: May 21, 2021

To: June 05, 2021

Page 1 of 1

6/5/2021

5:36:34PM

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
920523	2020	STEWART SUZANNE M 118.54AC OF LOT 1 BLK A CYPRESS CREEK RANCH (1-d-1w)	26000 HAMILTON POOL RD	\$1,820,002	\$1,818,520
REMOVE JOHNSON CITY ISD WHICH WASA ADDED IN ERROR FOR 2019-2021					
920523	2019	STEWART SUZANNE M 118.54AC OF LOT 1 BLK A CYPRESS CREEK RANCH (1-d-1w)	26000 HAMILTON POOL RD	\$1,820,002	\$1,818,520
REMOVE JOHNSON CITY ISD WHICH WASA ADDED IN ERROR FOR 2019-2021					

4E

CONSENT AGENDA

There are no additional financial statements to present at this time.

REGULAR AGENDA

5A

REGULAR AGENDA



June 1, 2021

To the Board of Directors of
Travis Central Appraisal District
Austin, Texas

We have audited the financial statements of Travis Central Appraisal District (the District) as of and for the year ended December 31, 2020, and have issued our report thereon dated June 1, 2021. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our letter dated February 24, 2021, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

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

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

Planned Scope and Timing of the Audit

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

Compliance with All Ethics Requirements Regarding Independence

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

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is described in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2020. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

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

The most sensitive accounting estimates affecting the financial statements are:

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

Management's estimate of its other post-employment benefit liability is based on reports received from management's third party actuary, Milliman. We evaluated the census data submitted by the District to Milliman and the District's controls over the census submission process that were used to develop the estimate of its other post-employment benefit liability to determine that the estimates are reasonable in relation to the financial statements taken as a whole.

We evaluated the key factors and assumptions used to develop the significant accounting estimates and determined that they are reasonable in relation to the basic financial statements taken as a whole.

Financial Statement Disclosures

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

Significant Difficulties Encountered during the Audit

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

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no uncorrected or corrected misstatements identified as a result of our audit procedures.

Disagreements with Management

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

Representations Requested from Management

We have requested certain written representations from management which are included in the management representation letter dated June 1, 2021.

Management's Consultations with Other Accountants

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

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operating plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

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

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Abilene, Texas

TRAVIS CENTRAL APPRAISAL DISTRICT 2020



Comprehensive Annual Financial Report

Year Ended December 31, 2020

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

Comprehensive Annual Financial Report

Year Ended December 31, 2020

2020 Board of Directors

Mr. James Valadez, Chair
Travis County

Mr. Bruce Grube, Vice-Chair
Travis County

Ms. Theresa Bastian, Secretary
City of Austin

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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Introductory Section

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

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



MARYA CRIGLER
CHIEF APPRAISER

June 1, 2021

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
NICOLE CONLEY
BRUCE ELFANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA-GARCIA

Travis County Taxpayers,
Travis CAD Board of Directors, and
Ms. Marya Crigler, Chief Appraiser,
Travis Central Appraisal District:

I am pleased to present the Comprehensive Annual Financial Report of the Travis Central Appraisal District (the District) for the fiscal year ended December 31, 2020. Responsibility for both the accuracy of the data and the completeness and fairness of presentation, including all disclosures, rests with the District. To the best of my knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to fairly present the financial position and results of the operations of the District. All disclosures necessary to enable the reader to gain an understanding of the District's financial activities have been included.

THE ANNUAL FINANCIAL REPORT

The District's financial statements have been audited by Eide Bailly, LLP, a firm of certified public accountants. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion ("clean"), and that the District's financial statements for the fiscal year ended December 31, 2020 are fairly presented in conformity with generally accepted accounting principles (GAAP). Based on financial accountability criteria set forth under generally accepted accounting principles (GAAP) for state and local governments, 850 EAL Holding Corp., a separate legal entity, is reported as a blended component unit of the District and presented as a governmental activity. The independent auditors' report is presented as the first component of the financial section of this report. The firm Eide Bailly, LLP was selected by the District's Board of Directors to perform the fiscal year 2020 financial audit.

HOW DOES THE PROPERTY TAX SYSTEM WORK?



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.

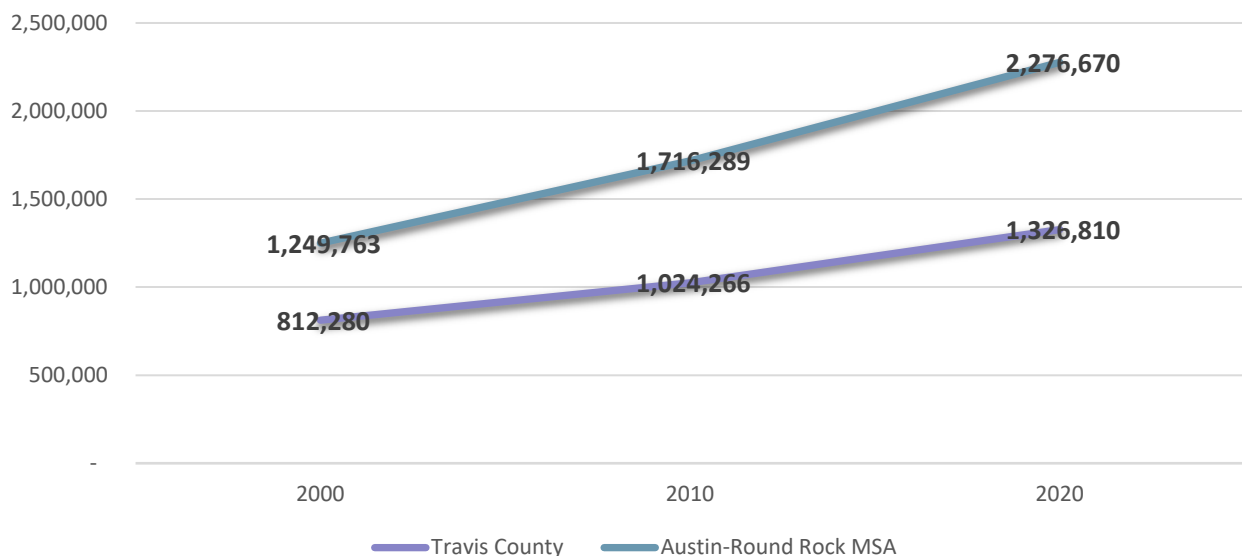
TRAVIS CENTRAL APPRAISAL DISTRICT

The Travis Central Appraisal District was created under the 66th 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 July 1, 2020, according to the City of Austin demographer, is estimated to be 1,341,815. The population of the Austin-Round Rock greater metro area is estimated to be 2,307,753. Since the last census in 2010, the population of Travis County has grown by 31.0%.

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* as a major governmental fund. It is the District's primary operating fund. This fund is used to account for the acquisition and use of the District's expendable financial resources and the related liabilities. The District also reports the 850 EAL Holding Corp. as a major governmental fund. 850 EAL Holding Corp. is a non-profit entity whose primary purpose supports the District. 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.

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, 2020, 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.

MANAGEMENT'S DISCUSSION & ANALYSIS (MD&A)

The Management's Discussion and Analysis (MD&A) provides financial highlights and interprets the financial reports by analyzing trends and by explaining changes, fluctuations and variances in the financial data. The MD&A is also intended to disclose any known significant events or decisions that affect the financial condition of the District. The MD&A complements, and should be read in conjunction with, this letter of transmittal.

FINANCIAL STATEMENT FORMAT

This Comprehensive Annual Financial Report is presented according to the reporting model established by GASB Statement No. 34 and related statements. The report is divided into three sections:

1. *Introductory Section*- This section includes the letter of transmittal, organizational chart, and list of principal officials.
2. *Financial Section*- The financial section includes the Independent Auditor's Report, Management's Discussion and Analysis, the Basic Financial Statements, and Required Supplementary Information.
 - a. *Basic Financial Statements*- This section includes government-wide and fund financial statements as well as the notes to the financial statements. The notes are considered essential to the fair presentation and adequate disclosure for this financial report. They include the Summary of Significant Accounting Policies for the District and other necessary disclosures of importance relating to the financial position of the District.

The notes are treated as an integral part of the financial statements and should be read in conjunction with them.

- b. Required Supplementary Information (“RSI”) - This section includes the budgetary schedule for the fiscal year ended December 31, 2020 and the accompanying notes, schedule of changes in net pension liability and related ratios for the last ten fiscal years, and the schedule of employer contributions for the last ten fiscal years.
3. *Statistical Section*- Although this section contains substantial financial information, these schedules differ from financial statements in that they present some non-accounting data, cover more than the current fiscal year, and are designed to reflect demographic and economic data, operating information, financial trends, and the fiscal capacity of the District.

FACTORS AFFECTING FINANCIAL CONDITION

2020 is one for the history books. In terms of the US economy we saw a GDP swing from -34.3% in Q2 to +33.4% in Q3. Streets were empty, those that could, stayed home and our essential workers soldiered on providing society with the necessities. By the end of the year we saw an overall decrease of 3.5% of the US Gross Domestic Product. The uncertainty in our economy and our personal lives put many investors into a hold position for the better part of the year as indicated by a global CRE deal volume decrease of 36% year-over-year in Q2 2020, according to Deloitte. Moving on to Q4, our proverbial light at the end of the tunnel began to shine in the form of COVID-19 vaccines. Cash flush investors looking for distressed sales continue to sit on their riches as the quicker than expected rebound has continued the upward trend of CRE in general as indicated by a 5.7% year-over-year increase of the All-Property Index which shows the total investment return for CRE investors. Roughly 1% of an already reduced number of transactions have been distressed in 2020, according to Real Capitol Analytics. With lessons learned from the Great Recession, our brief but drastic 2020 recession has left many investors well positioned to continue where they left off going into 2021.

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. For the third year in a

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

Declined 9.5%, putting Austin still well above Dallas and Houston

▲ UNEMPLOYMENT

Austin's unemployment rate was 5.1% at yearend 2020, an increase from 2019 which was 2.7%.

Unemployment Rates

US 6.8%

Texas 7.3%

Austin 5.1%

row, Austin has taken the No. 3 spot on the Milken Institute’s Best-Performing Cities report, noting presences of major tech companies such as Apple Inc., Samsung Electronics, IBM Corp., and Dell.

The Texas capital was named ranked No. 2 for overall real estate prospects in this year’s Urban Land Institute annual industry survey, “Emerging Trends in Real Estate 2021.” The population continues to swell at historic rates, noting Austin as a national leader for resiliency of job market. “Austin has become the clear darling of investors in the post-pandemic world. Attracting investors with its unique combination of high-quality lifestyle, new supply, and a tech forward economy and workforce,” said CBRE’s Vice President Russell Ingram.

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.

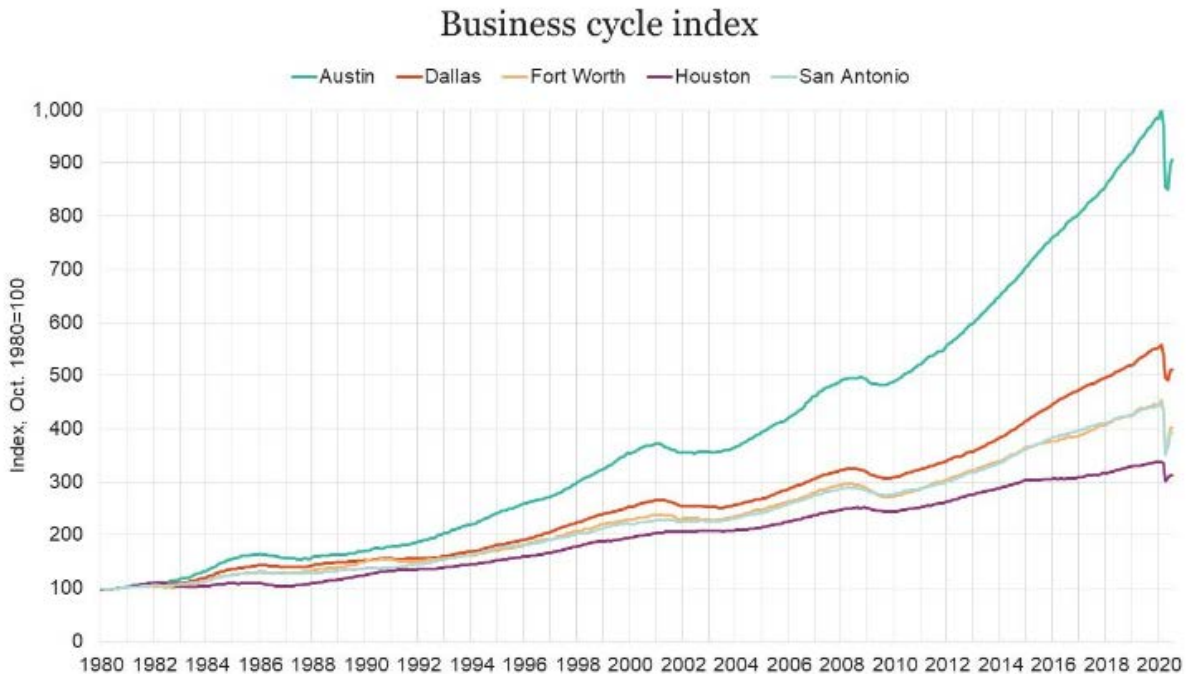
Where Does Austin Rank?

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 State Capital to Live in – 4rd year in a row (*WalletHub, January 2021*)
- No. 1 Tech Town – 2nd year in a row (*CompTIA, December 2020*)
- No. 1 Rate of Tech Job Growth in 2020 (*CompTIA, March 2021*)
- No. 1 In Job Growth in Manufacturing and Financial Activities (*E.I.G., March 2021*)
- No. 1 Best College Town Among Large Cities (*WalletHub, December 2020*)
- No. 2 U.S. Market for Real Estate Investment (*PwC & Urban Land Institute, 2021*)
- No. 2 Job Market (*The Wall Street Journal, April 2021*)
- No. 2 Most Popular Destinations for Migrating Home Buyers (*Redfin, September 2020*)
- No. 3 Best Place to Live in the USA (*U.S. News, 2020 - 2021*)
- No. 3 Top Emerging Life Science Clusters in U.S. (*CBRE, October 2020*)
- No. 4 Metro for Number of Inc. 5000 Firms (*Site Selection Investor Watch, September 2020*)
- No. 15 Top 25 Global Innovation Hubs (*Hickey and Associates, December 2020*)

Economy

Austin’s Business-Cycle Index Growth Rate down 9.5% annually marking an end to a full decade of consecutive expansion.

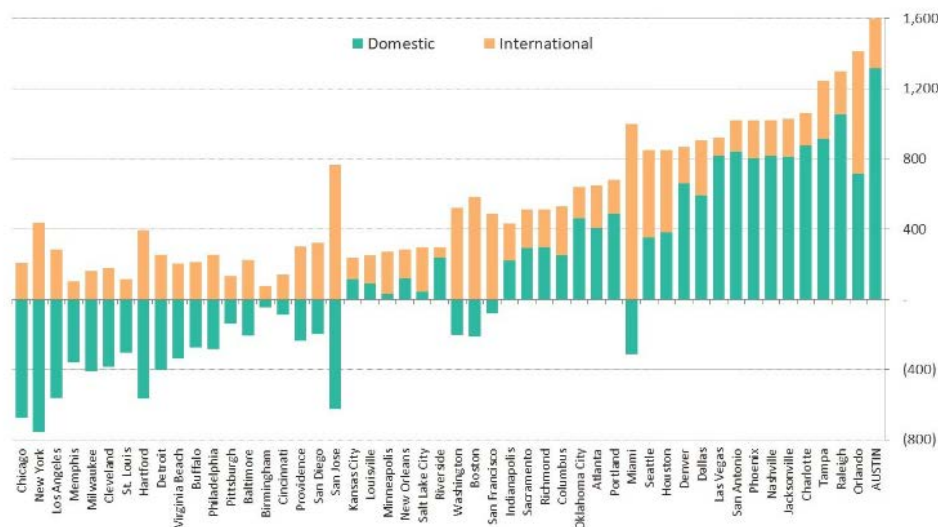


Population Growth

As the 2020 census continues to be counted and the dust settles from what we hope will be the worst of the pandemic, current and accurate population data is not available. In this case we can look to market indicators help us understand general trends. With the influx of large scale corporate relocations and expansions and the historicly low housing supply one can only assume Austin is contiuning its upward trend in population growth. The charts below provide a decade's worth of perspective on the trajectory of the Texas Capitol's population.

Net migration per 10,000 population, 2010-2019

50 largest metros



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

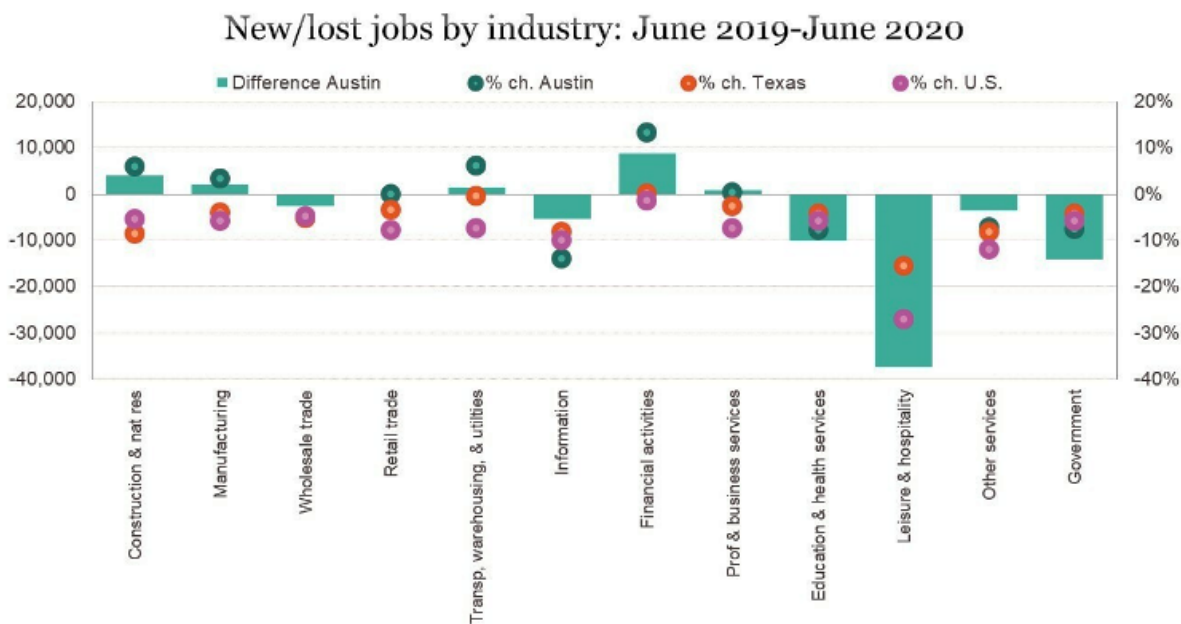
Job Growth

Austin has been ranked the number two market for jobs in the U.S. following a two year run at number one, according to The Wall Street Journal. With marquis announcements of the Tesla Gigafactory and the relocation of the Oracle headquarters leading the charge, Austin was able to buck the national trend of job losses securing a position in the top ten best performing MSA's. Leisure and hospitality was most affected but also most likely to see a rebound as our ability to congregate once more becomes possible.

Best performing among the top 50 metros

	Nonfarm payroll jobs		June 2019-June 2020		Rank
	June 2019	June 2020	Difference	Percent change	
Oklahoma City MSA	654,300	636,200	-18,100	-2.8%	1
Phoenix MSA	2,124,200	2,060,500	-63,700	-3.0	2
Dallas MDiv	2,897,000	2,802,400	-94,600	-3.5	3
Jacksonville MSA	717,000	690,000	-27,000	-3.8	4
Fort Worth MDiv	1,091,200	1,044,200	-47,000	-4.3	5
Tampa MSA	1,389,900	1,309,300	-80,600	-4.4	6
San Antonio MSA	1,081,100	1,033,000	-48,100	-4.4	7
Austin MSA	1,119,300	1,063,400	-55,900	-5.0	8
Salt Lake City MSA	755,500	713,900	-41,600	-5.5	9
Atlanta MSA	2,845,400	2,688,100	-157,300	-5.5	10

Source: U.S. Bureau of Labor Statistics, Current Employment Statistics (CES).



COVID-19 Pandemic Timeline

- 3/6/2020:** The city of Austin declares a disaster. South by Southwest is canceled for the first time. Events of more than 2,500 people are canceled.
- 3/8/2020:** Gov. Greg Abbott issues a disaster declaration for all 254 counties. Texas has 39 confirmed cases.
- 4/13/2020:** Austin and Travis County require facial coverings in public.
- 4/30/2020:** Texas' stay-at-home order ends. More than 30 million people have applied for unemployment in the U.S. in six weeks.
- 5/1/2020:** Local malls reopen. Restaurants, stores, movie theaters, museums, libraries, wedding venues and golf courses are allowed to reopen at 25% occupancy. Dentists are permitted to resume nonemergency treatments. April's sales tax revenue is down 9.3% from April 2019. Austin-Bergstrom International Airport sees a 96.6% drop in passengers from the year before. Vaccine research is well underway, with initial testing of 11 candidates happening globally.
- 5/7/2020:** H-E-B no longer limits purchases of toilet paper and canned goods, but meat limits are in place.
- 5/27/2020:** The U.S. reaches 100,000 deaths.
- 5/28/2020:** Stubb's reopens its outdoor space at limited capacity.
- 6/11/2020:** Travis County reaches 100 deaths

- 6/26/2020:** Abbott allows businesses to operate at 50% capacity. Outdoor gatherings of more than 100 people are prohibited. Tubing is prohibited. Elective surgeries are postponed in Travis County because of reduced hospital capacity. Bars are closed.
- 7/1/2020:** Travis County has 10,000 cases.
- 7/27/2020:** Pfizer and Moderna begin phase three of their vaccine trials.
- 8/9/2020:** The U.S. reaches 5 million cases.
- 8/11/2020:** Texas reaches 500,000 cases.
- 9/22/2020:** The U.S. reaches 200,000 deaths.
- 10/9/2020:** The Austin City Limits Music Festival is virtual.
- 10/14/2020:** Abbott increases business capacity to 75%. He says bars can open at 50%, but Travis County keeps them closed.
- 11/5/2020:** Texas reaches 1 million cases. In Austin-Travis County, a second surge begins as cases hit the highest number since Aug. 15.
- 11/9/2020:** Pfizer releases results that show 90% effectiveness for its vaccine. A week later the company updates that to 95%.
- 11/16/2020:** Moderna releases results that show 95% effectiveness for its vaccine. Austin Public Health creates a COVID-19 Vaccine Coalition to focus on how to distribute the vaccine.
- 12/11/2020:** The FDA gives emergency use authorization for the Pfizer vaccine.
- 12/18/2020:** The FDA gives emergency use authorization for the Moderna vaccine.
- 3/2/2021:** Abbott announces that capacity at all businesses will increase to 100% and the mask mandate will be lifted, effective March 10. All teachers are eligible for vaccinations. Austin and Travis Country continue to require masks.

PROPERTY TAXES AT WORK

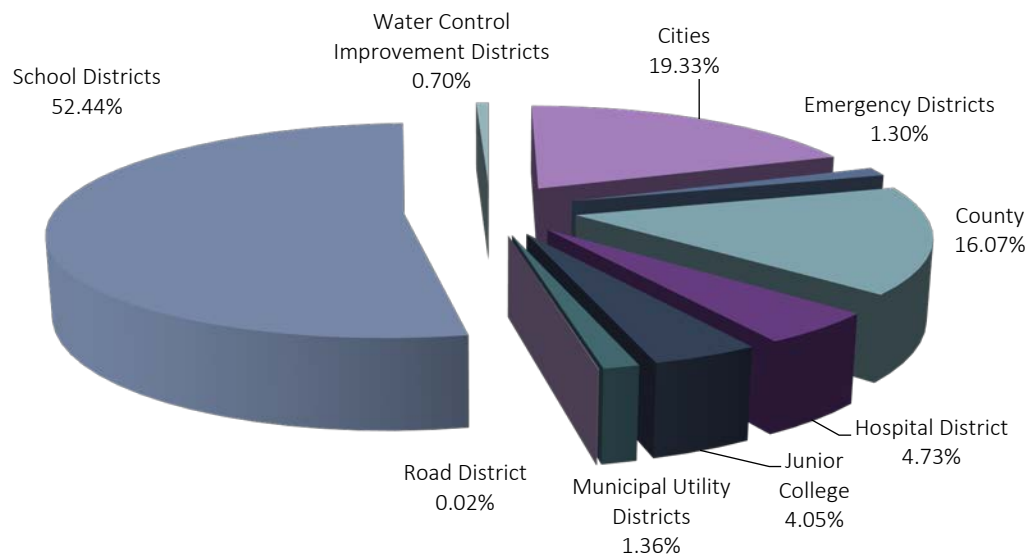
Property taxes are local taxes that are assessed locally, collected locally, and used locally. You pay your property taxes to the local tax collector. The tax collector distributes the funds to schools, cities and other local governments. Local governments spend the funds on schools, roads, hospitals,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



In Travis County property taxes support 132 local government agencies including 21 cities, 17 emergency districts, the county, the hospital district, the junior college, 58 municipal utility districts, 1 road districts, 15 school districts, and 17 water control improvement districts. For 2020 the projected tax levy for all taxing units in Travis County is \$5,115,511,851.

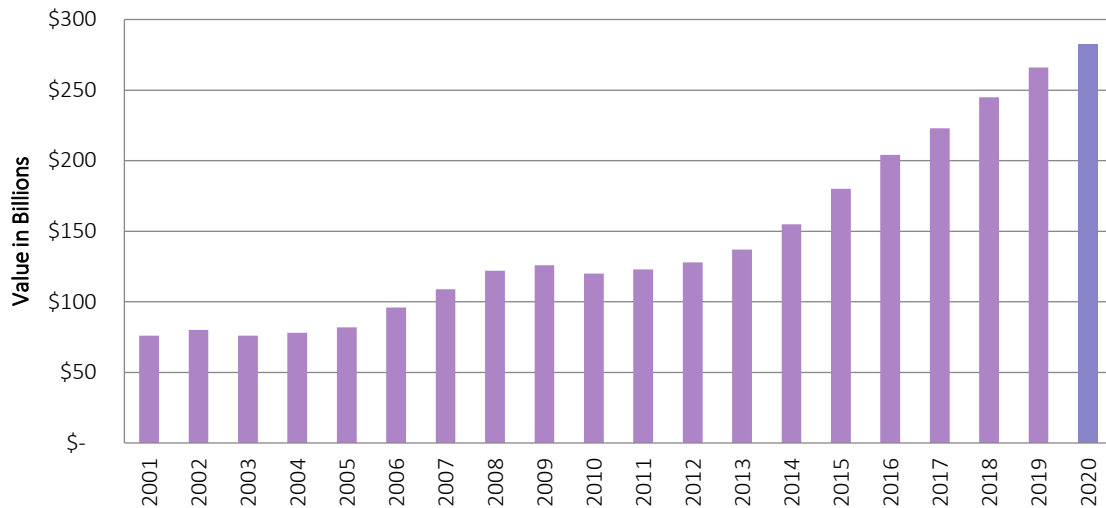
DISTRIBUTION OF PROPERTY TAXES

Total Levy by Taxing Unit Type



2020 was the tenth consecutive year of appraisal roll growth. All sectors experienced growth.

Year	Total Appraisal Roll	Appraisal Roll in Billions	Change from Prior Year	Percent Change
2001	\$ 76,239,434,155	\$ 76	\$ 11,266,510,651	17.34%
2002	\$ 79,727,220,411	\$ 80	\$ 3,487,786,256	4.57%
2003	\$ 76,468,299,684	\$ 76	\$ (3,258,920,727)	-4.09%
2004	\$ 77,780,497,021	\$ 78	\$ 1,312,197,337	1.72%
2005	\$ 82,376,017,030	\$ 82	\$ 4,595,520,009	5.91%
2006	\$ 95,938,443,366	\$ 96	\$ 13,562,426,336	16.46%
2007	\$ 108,849,163,598	\$ 109	\$ 12,910,720,232	13.46%
2008	\$ 121,880,175,682	\$ 122	\$ 13,031,012,084	11.97%
2009	\$ 125,920,708,866	\$ 126	\$ 4,040,533,184	3.32%
2010	\$ 120,247,416,959	\$ 120	\$ (5,673,291,907)	-4.51%
2011	\$ 123,196,201,548	\$ 123	\$ 2,948,784,589	2.45%
2012	\$ 128,176,409,480	\$ 128	\$ 4,980,207,932	4.04%
2013	\$ 136,609,794,659	\$ 137	\$ 8,433,385,179	6.58%
2014	\$ 154,513,882,900	\$ 155	\$ 17,904,088,241	13.11%
2015	\$ 179,776,622,324	\$ 180	\$ 25,262,739,424	16.35%
2016	\$ 203,900,582,596	\$ 204	\$ 24,123,960,272	13.42%
2017	\$ 223,147,520,227	\$ 223	\$ 19,246,937,631	9.44%
2018	\$ 245,338,206,315	\$ 245	\$ 41,437,623,719	20.32%
2019	\$ 266,184,989,892	\$ 266	\$ 20,846,783,577	8.50%
2020	\$ 281,851,353,216	\$ 282	\$ 15,666,363,324	5.89%



DISTRICT GOALS AND OBJECTIVES

- 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.*

AWARDS

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 for the fiscal year ended December 31, 2019. This was the ninth 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.

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 the fiscal year beginning January 1, 2021. This was the ninth consecutive year that the District achieved this prestigious award. 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.

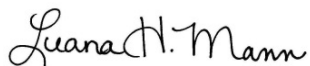
The Government Finance Officers Association of the United States and Canada (GFOA) presented an Award for Outstanding Achievement in Popular Annual Financial Reporting to the Travis Central Appraisal District for its Popular Annual Financial Report (PAFR) for the fiscal year ended December 31, 2019. This was the fourth consecutive year that the District achieved this prestigious award. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports. In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government must publish a PAFR whose contents conform to program standards of creativity, presentation, understandability, and reader appeal. An Award for Outstanding Achievement in Popular Annual Financial Reporting is valid for a period of one year only.

The Government Treasurers' Organization of Texas (GTOT) presented the Travis Central Appraisal District with the Certificate of Distinction for the District's investment policy. The Certificate of Distinction is awarded to local government entities whose investment policy shows a commitment to maintaining a comprehensive investment policy that meets the criteria set forth by the GTOT. This was the fifth consecutive award that the District has received for its 2019-2020 investment policy.

ACKNOWLEDGMENTS

The preparation of this report could not have been accomplished without the dedicated services 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 the Commercial Appraisal department for preparing the market analysis for the Comprehensive Annual Financial Report. I would also like to acknowledge the professional and timely manner in which our auditors, Eide Bailly, LLP conducted the audit. Finally, I would like to acknowledge the Chief Appraiser, Marya Crigler, and the Board of Directors for the Travis Central Appraisal District, who have supported the finance staff in our goal of excellence in financial management and reporting.

Respectfully submitted,



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

Travis Central Appraisal District
Board of Directors
December 31, 2020

2020 Board of Directors

Mr. James Valadez, Chair
Travis County

Mr. Bruce Grube, Vice-Chair
Travis County

Ms. Theresa Bastian, Secretary
City of Austin

Mr. Tom Buckle
West Travis County

Mr. Anthony Nguyen
East Travis County

Ms. Eleanor Powell
City of Austin

Mr. Ryan Steglich
Austin ISD

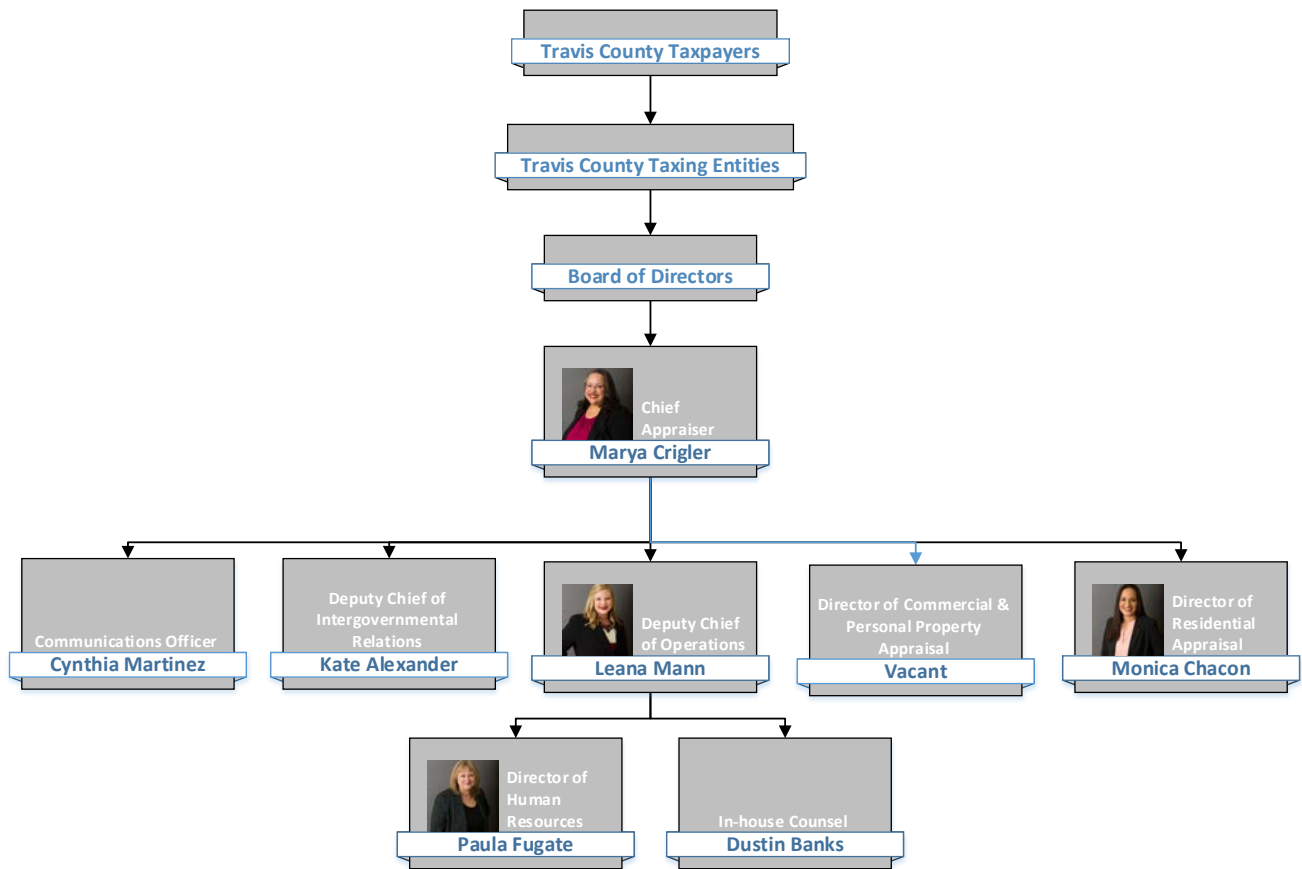
Mr. Felipe Ulloa
Austin ISD/City of Austin

Ms. Blanca Zamora-Garcia
City of Austin

Mr. Bruce Elfant
Travis County Tax Assessor/Collector

Organizational Chart

December 31, 2020



Key District Personnel
December 31, 2020

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	Vacant
Human Resources Director	Paula Fugate
In-House Counsel	Dustin Banks
Communications Officer	Cynthia Martinez

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 for the fiscal year ended December 31, 2019. 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, 2019

Christopher P. Morill

Executive Director/CEO



Financial Section



Independent Auditor's Report

To the Board of Directors
Travis Central Appraisal District
Austin, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Travis Central Appraisal District (the District) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Travis Central Appraisal District, as of December 31, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information on pages 3 through 19 and 64 through 75 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The introductory section and statistical section are presented for purposes of additional analysis and are not a required part of the financial statements.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Abilene, Texas
June 1, 2021

TRAVIS CENTRAL APPRAISAL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020
(UNAUDITED)

As management of the Travis Central Appraisal District (the District), we offer the readers of the District's financial statements this overview and analysis of the financial activities for the fiscal year ended December 31, 2020. This discussion and analysis should be read in conjunction with the accompanying letter of transmittal, the basic financial statements, and the notes to those financial statements. For more detailed information on any of the topics contained in this discussion and analysis, please refer to the Notes to the Basic Financial Statements presented in the latter part of the financial section of this comprehensive annual financial report.

FINANCIAL HIGHLIGHTS

- **Governmental Activities-** The District's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$8,777,400 at the end of fiscal year 2020. Net position consisted of investment in capital assets, net of related debt in the amount of \$11,053,303 (125.9%) and unrestricted net position in the amount of \$(2,275,903) (-25.9%). The result of current fiscal year operations caused total net position to decrease by \$499,562 from the prior fiscal year.
- **Governmental Funds-** As of December 31, 2020, the District's governmental funds showed an ending fund balance of \$4,911,253, a decrease of \$7,759,819 from the prior fiscal year. Of the total ending fund balance, \$673,817 (13.7%) was available for funding future operational needs (unassigned fund balance), \$626,330 (12.8%) was nonspendable in the form of prepaid items, and \$3,611,106 (73.5%) was committed to future needs in the form of reserves.

Committed- reserves	\$ 3,611,106
Nonspendable- prepaid items	626,330
Unassigned	<u>673,817</u>
 Total fund balance	 <u><u>\$ 4,911,253</u></u>

Total expenditures exceeded total revenues (\$20,389,219) by \$7,759,819, with expenditures for the year totaling \$28,149,038. \$7,856,483 (27.9%) were capital expenditures related to the 850 EAL Holding Corp., a component unit of the District. In the general fund, total revenues exceeded total expenditures by \$848,968.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

Government-wide Financial Statements: The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. These statements provide information, both long-term and short-term, about the District's overall financial condition. The government-wide financial statements can be found on page 21-23 of this report.

Statement of Net Position- The statement of net position reports all of the District's assets and deferred outflows of resources and liabilities and deferred inflows of resources, both current and noncurrent, with the difference between the two reported as net position. Net position is one way to measure the District's financial health. Over time, increases or decreases in the District's net position may serve as an indicator of whether its financial health is improving or deteriorating, respectively. In the statement of net position, the assets, liabilities and net position are separately displayed for governmental activities and business-type activities. Activities of the District as a whole include only governmental activities. The District has no business-type activities.

Statement of Activities- The statement of activities presents information showing how the District's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected assessments and earned but unused compensated absences).

Fund Financial Statements: The fund financial statements provide more detailed information about the District's most significant funds, not the District as a whole. Like many other local and state governments, the District utilizes fund accounting. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

There are three types of funds that government entities utilize, depending on their specific needs and requirements: (1) governmental funds, (2) proprietary funds and (3) fiduciary funds. The fund financial statements can be found on page 25-29 of this report.

Governmental Funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows or spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. Because the focus of government funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term

impact of the District's near-term financial decisions. Both the governmental funds balance sheet and the government funds statement of revenues, expenditures and changes in fund balance provide reconciliations to facilitate this comparison. A fund column is presented for the District's General Fund, a governmental fund. A separate fund column is also presented for the District's one and only component unit, 850 EAL Holding Corp. This organization is presented as a blended component unit of the District.

Proprietary Funds: Proprietary funds are used to account for a government's ongoing organizational activities that are similar to those often found in the private sector. The District had no proprietary funds during fiscal year 2020.

Fiduciary Funds: Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support a government's own programs. The District had no fiduciary funds during fiscal year 2020.

The Figure 1 below summarizes the major features of the District's financial statements.

Figure 1

Major Features of Government-wide and Fund Financial Statements		
	Government-wide Statements	Governmental Funds Financial Statements
Scope	Entire District government (except fiduciary funds) and any component units.	The activities of the District that are not proprietary or fiduciary in nature.
Required Financial Statements	Statement of Net Position Statement of Activities	Balance Sheet Statement of Revenues, Expenditures and Changes in Fund Balance
Accounting Basis	Accrual basis of accounting	Modified accrual basis of accounting
Measurement Focus	Economic resources measurement focus	Current financial resources measurement focus
Types of asset/liability information	All assets and liabilities, both financial and capital and both short-term and long-term	Only assets expected to be used up and liabilities that come due during the fiscal year or soon thereafter; no capital assets included
Types of inflow/outflow information	All revenues and expenses during the year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the current fiscal year or sooner.

Notes to the Basic Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on page 31-57 of this report.

Supplementary Schedules: The budgetary comparison schedule is presented as part of the Required Supplementary Information (RSI). The schedule of changes in net pension liability and related ratios for the last ten fiscal years, schedule of changes in net OPEB liability and related ratios for the last ten fiscal years, as well as the schedule of employer contributions for the last ten fiscal years are also presented as part of the Required Supplementary Information (RSI). These schedules and the accompanying notes to the supplementary schedules can be found on page 59-66 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position: As stated previously, net position can be a good indication of the financial health of a governmental entity. At the end of fiscal year 2020, the District's assets and deferred outflows of resources, which totaled \$34,709,086, exceeded liabilities and deferred inflows of resources, which totaled \$25,931,686 by \$8,777,400. This difference is known as net position. The District's net position decreased by \$499,562 from fiscal year 2019 to 2020, a decrease of 5.4%.

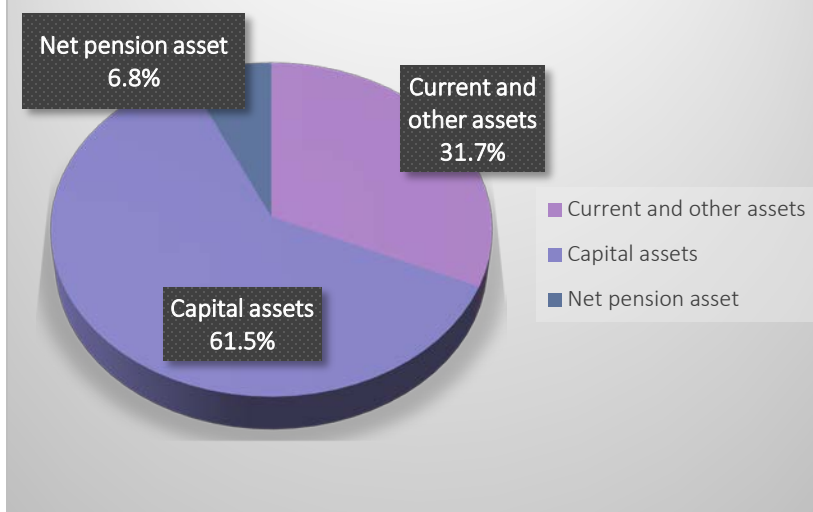
Statement of Net Position

Table A-1

	2020	2019	Increase (Decrease)	Total Percentage Change 2020- 2019	Percent of Total
ASSETS:					
Current and other assets	\$ 10,596,245	\$ 19,041,260	\$ (8,445,015)	-44.4%	31.7%
Capital assets, net of depreciation	20,559,814	12,593,655	7,966,159	63.3%	61.5%
Net pension asset	2,277,846	-	2,277,846	100.0%	6.8%
Total assets	33,433,905	31,634,915	1,798,990	5.7%	96.3%
DEFERRED OUTFLOWS OF RESOURCES	1,275,181	3,989,385	(2,714,204)	100.0%	3.7%
TOTAL ASSETS & DEFERRED OUTFLOWS	34,709,086	35,624,300	(915,214)	-2.6%	100.0%
LIABILITIES:					
Current and other liabilities	6,688,301	7,463,805	(775,504)	-10.4%	27.3%
Noncurrent liabilities	17,822,620	18,504,972	(682,352)	-3.7%	72.7%
Total liabilities	24,510,921	25,968,777	(1,457,856)	-5.6%	94.5%
DEFERRED INFLOWS OF RESOURCES	1,420,765	378,561	1,042,204	100.0%	5.5%
TOTAL LIABILITIES & DEFERRED INFLOWS	25,931,686	26,347,338	(415,652)	-1.6%	100.0%
TOTAL NET POSITION	8,777,400	9,276,962	(499,562)	-5.4%	100.0%
NET POSITION BY CATEGORY:					
Net investment in capital assets	11,053,303	4,400,301	6,653,002	151.2%	125.9%
Restricted	-	1,477,431	(1,477,431)	-100.0%	0.0%
Unrestricted	(2,275,903)	3,399,230	(5,675,133)	-167.0%	-25.9%
Total net position	\$ 8,777,400	\$ 9,276,962	\$ (499,562)	-5.4%	100.0%

For fiscal year 2020, 125.9% of net position was invested in capital assets, net of related debt (\$11,053,303) and -25.9% of net position was unrestricted (-\$2,275,903). Unrestricted net position may be used to meet the District's ongoing financial obligations and responsibilities, whereas net position invested in capital assets are not liquid and are not as easily converted to cash or cash equivalents. During 2020, the 850 EAL Holding Corp., a blended component unit of the District, completed the renovations of the District's new office building located at 850 E. Anderson Lane.

Assets of Governmental Activities at December 31, 2020

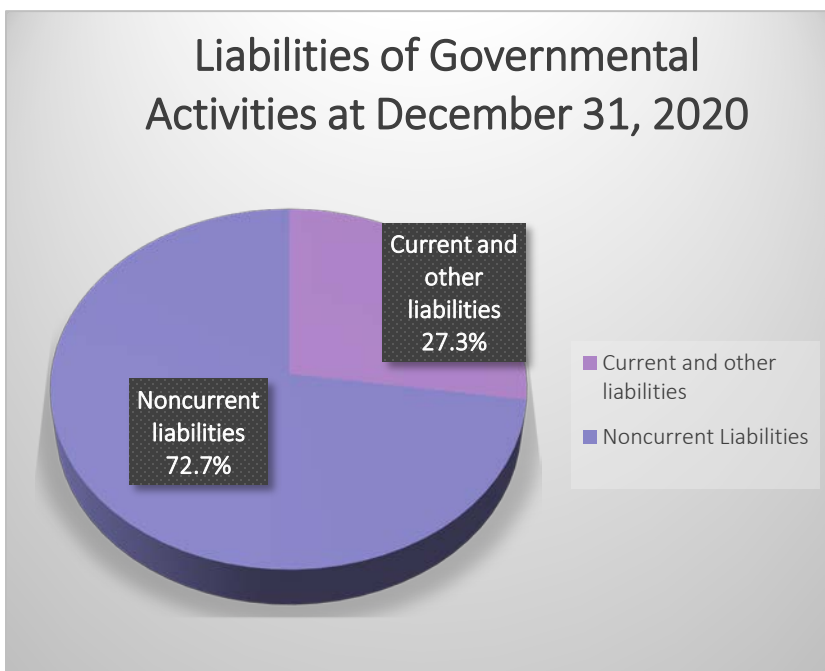


The District's current and other assets (cash, investments, receivables from jurisdictions, prepaid and other assets, etc.) totaled \$10,596,245, which represents 31.7% of total assets (\$33,433,905). Current and other assets decreased from 2019 to 2020 by 44.4% (\$8,445,015). In 2019, the funds held in the reserve for building repair and replacement were invested in TexPool, a local government investment pool. These funds were expended on renovation expenses during the 2020 fiscal year. Capital assets (lands, building and equipment), net of

related debt, represented 61.5% of total assets (\$20,559,814). Capital assets increased from 2019 to 2020 by 63.3% (\$7,966,159). This increase is from the renovation of the District's new office building completed during 2020 by the 850 EAL Holding Corp., a blended component unit of the District.

Current and other liabilities (accounts payable, accrued expenses, unearned revenue, and the portion of notes payable and compensated absences due within one year) totaled \$6,688,301, representing 27.3% of total liabilities (\$24,510,921). Current and other liabilities decreased by 10.4% (\$775,504) from 2019 to 2020. Long-term liabilities (notes payable, net pension liability, net other post-employment benefit liability, and employee leave obligations) totaled \$17,822,620, representing 72.7% of total liabilities (\$24,510,921). Long-term liabilities decreased from 2019 to 2020 by 3.7% (\$682,352). This change was related to payments made on the District's long-term note payable for the purchase and renovation of the District's new office building.

Liabilities of Governmental Activities at December 31, 2020



Long-term liabilities decreased from 2019 to 2020 by 3.7% (\$682,352). This change was related to payments made on the District's long-term note payable for the purchase and renovation of the District's new office building.

Change in Net Position: The District's net position decreased from 2019 to 2020 by 5.4% (\$499,562).

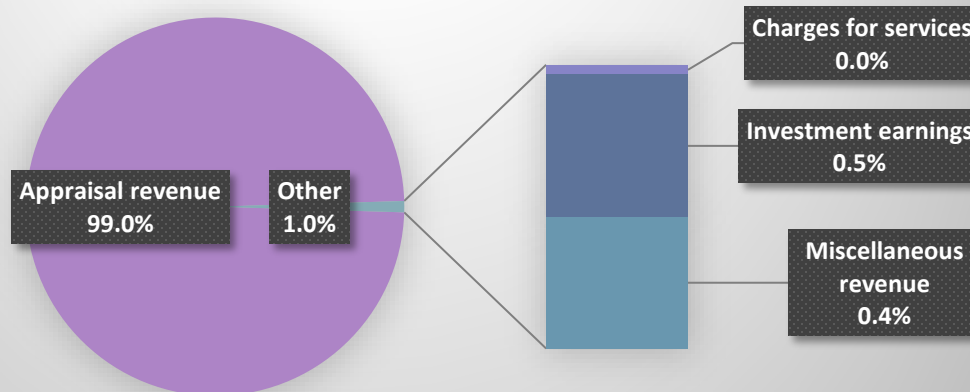
Change in Net Position

Table A-2

	2020	2019	Increase (Decrease)	Total Percentage Change 2019- 2020	Percent of Total
PROGRAM REVENUES:					
Charges for services	\$ 6,876	\$ 15,710	\$ (8,834)	-56.2%	0.0%
GENERAL REVENUES:					
Appraisal assessments	20,193,893	19,486,627	707,266	3.6%	99.0%
Less credits to jurisdictions	-	-	-	0.0%	0.0%
Investment earnings	97,873	332,979	(235,106)	-70.6%	0.5%
Miscellaneous	90,577	104,398	(13,821)	-13.2%	0.4%
Total revenues	20,389,219	19,939,714	449,505	2.3%	100.0%
EXPENSES:					
Payroll and related expenses	12,286,866	13,078,326	(791,460)	-6.1%	58.8%
Data processing	596,998	511,294	85,704	16.8%	2.9%
Transportation	26,052	32,332	(6,280)	-19.4%	0.1%
Operating supplies	415,952	285,192	130,760	45.8%	2.0%
Rentals	144,046	487,706	(343,660)	-70.5%	0.7%
Legal and professional	3,888,938	2,726,782	1,162,156	42.6%	18.6%
Utilities and telephone	575,710	354,890	220,820	62.2%	2.8%
Building and equipment maintenance	361,966	364,224	(2,258)	-0.6%	1.7%
Insurance	70,093	28,551	41,542	145.5%	0.3%
Other services	1,590,251	1,878,183	(287,932)	-15.3%	7.6%
Interest	413,792	250,191	163,601	100.0%	2.0%
Depreciation expense	518,117	651,739	(133,622)	-20.5%	2.5%
Total expenses	20,888,781	20,649,410	239,371	1.2%	100.0%
Change in net position	(499,562)	(709,696)	210,134	-29.6%	-5.7%
Net position, beginning	9,276,962	9,986,658	(709,696)	100.0%	105.7%
Net Position, ending	\$ 8,777,400	\$ 9,276,962	\$ (499,562)	-5.4%	100.0%

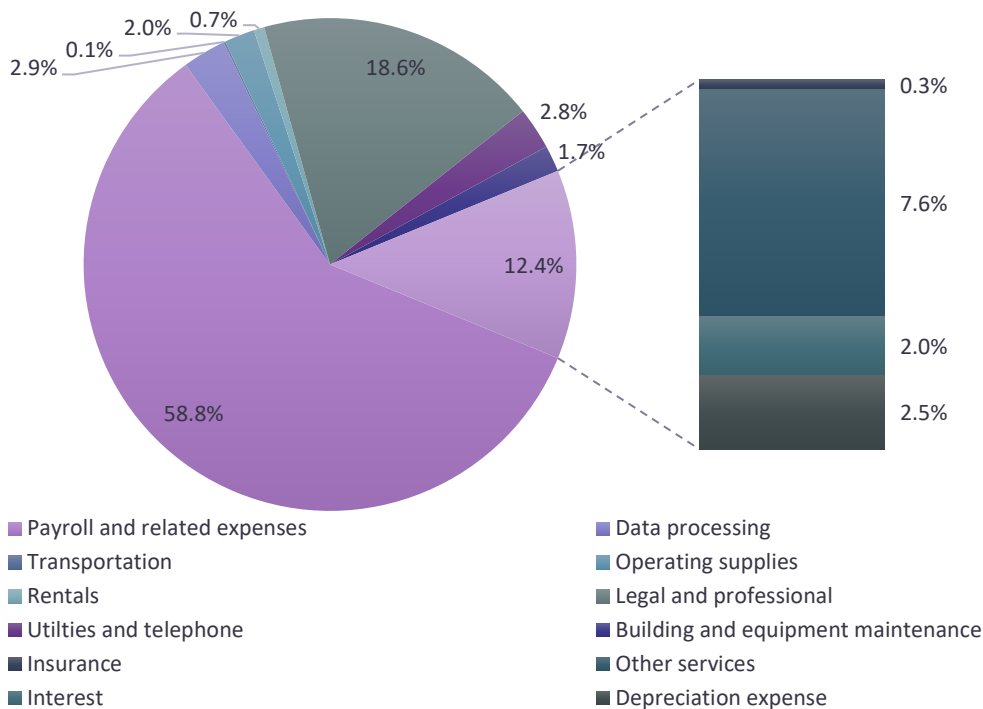
The District's total revenue increased from 2019 to 2020 by 2.3% (\$449,505). Other revenue sources totaled \$195,326, a 56.9% decrease from the 2019 total of \$453,087. During 2020, the markets took a strong down turn due to the COVID-19 pandemic. Historically, markets also take a down turn during a presidential campaign as uncertainty takes hold of many investors. This also contributed to the decrease in investment revenues, which totaled \$235,106 less than in 2019.

Revenues of Governmental Activities- by Source Fiscal Year 2020



Total expenses for fiscal year 2020 totaled \$20,888,781. Total expenses increased from 2019 to 2020 by 1.2% (\$239,371).

Expenses of Governmental Activities- by Source Fiscal Year 2020



Payroll and related expenses, (such as salary, Medicare and retirement contributions, health, dental, life and disability insurance) contribute to the majority of the District's total expenses (58.8%). These expenses totaled \$12,286,866 in 2020. The payroll and related expenses decreased 6.1% (\$791,460) from 2019 to 2020.

Change in Net Position

Table A-3

	2020	2019	Increase (Decrease)	Total Percentage Change
Total revenues	\$ 20,389,219	\$ 19,939,714	\$ 449,505	2.3%
Less: Total expenses	(20,888,781)	(20,649,410)	(239,371)	1.2%
Change in net position	(499,562)	(709,696)	210,134	-29.6%
Net position, beginning of year	9,276,962	9,986,658	(709,696)	-7.1%
Net position, end of year	<u>\$ 8,777,400</u>	<u>\$ 9,276,962</u>	<u>\$ (499,562)</u>	<u>-5.4%</u>

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets: The District's investment in capital assets for its governmental activities at the end of fiscal year 2020 totaled \$20,559,814 (net of accumulated depreciation). The investment in capital assets includes land, building and improvements, and furniture and equipment.

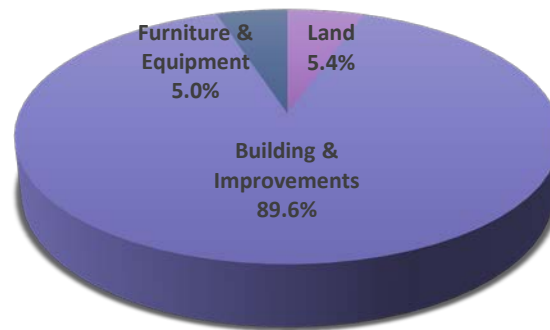
Net capital assets increased from the prior fiscal year by \$7,966,159 (63.3%). Table A-4 below provides a summary of net capital assets by type for the current and prior fiscal years.

Capital Assets Net of Accumulated Depreciation

Table A-4

	Balance December 31, 2020	Balance December 31, 2019	Increase (Decrease)	
			Amount	%
Land	\$ 1,107,653	\$ 1,107,653	\$ -	0.0%
Construction in progress	-	9,352,785	(9,352,785)	100.0%
Building and improvements	20,959,763	3,716,660	17,243,103	463.9%
Less: accumulated depreciation	(2,539,646)	(2,335,859)	(203,787)	8.7%
buildings and improvements, net	18,420,117	1,380,801	17,039,316	1234.0%
Furniture and equipment	5,842,542	5,253,444	589,098	11.2%
Less: accumulated depreciation	(4,810,498)	(4,501,028)	(309,470)	6.9%
furniture and equipment, net	1,032,044	752,416	279,628	37.2%
Invested in capital assets	<u>\$ 20,559,814</u>	<u>\$ 12,593,655</u>	<u>\$ 7,966,159</u>	<u>63.3%</u>
Related debt	(9,506,511)	(8,193,354)	(1,313,157)	16.0%
Governmental activities				
capital assets, net of related debt	<u>\$ 11,053,303</u>	<u>\$ 4,400,301</u>	<u>\$ 6,653,002</u>	<u>151.2%</u>

Capital Assets, Net of Accumulated Depreciation at December 31, 2020



Major Capital Asset Additions during fiscal year 2020:

Type	Description	Cost
OE	Phone System- Additional Avaya IP Office Licenses	\$ 1,169
B	850 E. Anderson Lane Building & Renovations	16,927,944
NE	APC 3000VA Rack Mount UPS (Qty: 6)	12,379
NE	APC Symmetra UPS System- 12000va	3,923
NE	APC UPS 2200KVA	1,122
NE	APC UPS 3000KVA (Qty: 2)	3,000
NE	Cisco Component Parts	38,050
CE	Computer- Optiplex 7080 MFF BTX (Qty: 15)	15,088
B	Condenser- Water Pump & Motor Replacement	24,100
F	Conference Table- 20ft. Boat Shaped, Admin Conference Room	4,265
B	Cooling Tower- Alarm & Control Unit	9,735
F	Executive Desk Set- Desk, Storage Cabinet, Bookshelf (Qty: 2)	9,336
NE	Rack Mount UPS Unit- 3000VA (Qty: 2)	4,568
NE	Server- Dell Power Edge R730 (Qty: 2)	6,480

Type	Description	Cost
B	Cubicle & Furniture Installation	\$ 164,696
B	Cubicles- 850 E. Anderson Lane	116,628
CE	Laptop- Lenovo Thinkpad	1,048
F	Furniture- Collaborative Workspace	5,558
OE	Phone System- Automated Informal Offer System (Enghouse IVR)	87,633
OE	Phone System- Remote IP Office System	30,868
OE	Phone System- Sonexis Conference Manager- Remote ARB Hearings	55,426
OE	Phone System- Xima Chronicall Chat Function for Call Center	12,891
NE	Server- Dell PowerEdge R740- VM Host	36,332
NE	Storage- Dell EMC PowerStore 1000T Storage Solution	193,766
NE	Synology Storage- 850 EAL Facility Move (12TB)	16,544
MS	Turnstiles with Face Recognition Temperature Scan System	54,515
Total		\$17,837,062

The 850 EAL Holding Corp., a component unit of the District, completed the renovations on the District's new office building located at 850 E. Anderson Lane. The District formally began operations at the new office building in July 2020.

Capital asset disposals during fiscal year 2020 include:

Description	Amount
Carpet for Off-site ARB	\$ 4,861
Total	\$ 4,861

The District disposed of one capital asset in 2020. Additional information pertaining to the District's capital assets can be found in Note 5 of the accompanying Notes to the Basic Financial Statements.

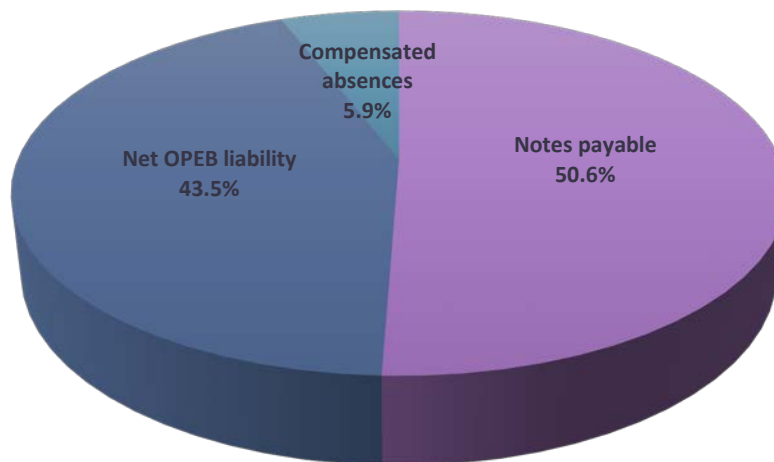
Long-Term Liabilities: Total long-term liabilities decreased by \$3,049,350 (-15.6%). This decrease was related primarily to a decrease of \$4,041,778 in the net pension liability. This can be contributed to the long-term strategic goal of funding the District's TCDRS retirement plan. Additional information on the District's long-term liabilities can be found in Note 7 of the accompanying Notes to the Basic Financial Statements.

Long-term Liabilities at December 31, 2020

Table A-5

	Balance		Increase (Decrease)	
	December 31, 2020	December 31, 2019	Amount	%
Notes payable	\$ 9,506,511	\$ 9,840,400	\$ (333,889)	100.0%
Net pension liability	(2,277,846)	1,763,932	(4,041,778)	-229.1%
Net OPEB liability	8,175,697	6,975,715	1,199,982	68.0%
Compensated absences	1,109,505	983,170	126,335	7.2%
Total governmental activities	<u>\$ 16,513,867</u>	<u>\$ 19,563,217</u>	<u>\$ (3,049,350)</u>	<u>-15.6%</u>

Long-term Liabilities December 31, 2020



FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

Governmental Funds: As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows and outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. Fund balance, which is the difference between a fund's assets and liabilities, is divided into the following five categories:

- ***Nonspendable***- Not in spendable form, or legally or contractually required to remain intact
- ***Restricted***- subject to externally enforceable legal restrictions
- ***Committed***- Use is constrained by specific limitations that the Board of Directors imposes upon itself
- ***Assigned***- Intended to be used by the government for specific purposes, as established by internal management
- ***Unassigned***- Residual amounts in the General Fund that are available for any purpose (may serve as a useful measure of a government's net resources available for funding future operational needs)

The District's governmental funds are comprised of the General Fund- the District's main operating fund and a special revenue fund dedicated to the 850 EAL Holding Corp, which is reported as a blended component unit. At the end of fiscal year 2020, the District's total governmental funds reported an ending fund balance of \$4,911,253, a decrease of \$7,759,819, or 61.2%. \$626,330 (12.8%) was nonspendable in the form of prepaid items. \$3,611,106 (73.5%) was committed in the form of reserves for future expenditures. \$673,817 (13.7%) was unassigned and available for future operational needs. The decrease in fund balance was due to the completion of the District's office building purchase and renovation.

Fund Balance

Table A-6

	2020	2019	Increase (Decrease)	Total Percentage Change 2020-2019	Percent of Total
Committed- reserves	\$ 3,611,106	\$ 6,070,049	\$ (2,458,943)	0.0%	73.5%
Restricted	-	1,477,431	\$ (1,477,431)	100.0%	0.0%
Nonspendable- prepaid items	626,330	541,218	85,112	15.7%	12.8%
Unassigned	673,817	4,582,374	(3,908,557)	-85.3%	13.7%
Total fund balance	<u>\$ 4,911,253</u>	<u>\$ 12,671,072</u>	<u>\$ (7,759,819)</u>	<u>-61.2%</u>	<u>100.0%</u>

As a measure of liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 3.4% of total General Fund expenditures of \$19,540,240, and total fund balance represents 25.1% of total General Fund expenditures.

The District operates within two governmental funds, the General Fund and one special revenue fund. The General Fund is the chief operating fund of the District. The 850 EAL Holding Corp. is a special revenue fund and blended component unit of the District. Its primary function is to support the District's financial obligations related to the purchase of its new office building located at 850 EAL Holding Corp. This special revenue fund was created in May 2019.

Expenditures for the General Fund totaled \$19,540,240 during fiscal year 2020. This represents a modest 1.8% (\$353,124) increase in total expenditures over the 2019 total of \$19,187,116.

General Fund Expenditures by Category				
Table A-7				
	2020 Expenditures	2019 Expenditures	\$ Change	% Change
Payroll and related expenses	\$ 11,245,917	\$ 12,257,122	\$ (1,011,205)	-8.2%
Data processing	596,998	511,294	\$ 85,704	16.8%
Transportation	26,052	32,332	\$ (6,280)	-19.4%
Operating supplies	415,952	285,192	\$ 130,760	45.8%
Rentals	144,046	487,706	\$ (343,660)	-70.5%
Legal and professional	3,888,938	2,724,960	\$ 1,163,978	42.7%
Utilities and telephone	575,710	354,890	\$ 220,820	62.2%
Building and equipment maintenance	361,966	364,224	\$ (2,258)	-0.6%
Insurance	70,093	28,551	\$ 41,542	145.5%
Other services	1,586,774	1,878,183	\$ (291,409)	-15.5%
Capital Outlay	627,794	262,662	\$ 365,132	139.0%
Total Expenditures	<u>\$ 19,540,240</u>	<u>\$ 19,187,116</u>	<u>\$ 353,124</u>	<u>1.8%</u>

Expenditures for the 850 EAL Holding Corp. totaled \$8,608,798 for the year ended December 31, 2020. The majority (91.3%) of the expenditures were capital outlay expenditures related to the renovation of the District's new office building. Another 8.7% of total expenditures were related to the debt service payments for the note payable associated with the building purchase.

850 EAL Holding Corp. Expenditures by Category				
Table A-8				
	2020 Expenditures	2019 Expenditures	\$ Change	% Change
Legal and professional	\$ -	\$ 1,822	\$ (1,822)	-100.0%
Capital outlay	7,856,483	9,352,785	(1,496,302)	-16.0%
Debt service- principal	333,889	159,600	174,289	109.2%
Debt service- interest	414,949	214,819	200,130	93.2%
Other services	3,477	-	3,477	100.0%
Total Expenditures	<u>\$ 8,608,798</u>	<u>\$ 9,729,026</u>	<u>\$ (1,120,228)</u>	<u>-11.5%</u>

General Fund Budgetary Highlights:

Table A-9 below summarizes the change from the original budget to the final budget, as well as the variance between the final budget and the actual amounts for fiscal year 2020.

General Fund Budgetary Comparison					
Table A-9					
	2020				
	Budgeted Amounts			Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Increase (Decrease)	Final		
Appraisal services					
Payroll and related expenses	\$ 12,569,832	(1,333,041)	11,236,791	\$ 11,245,917	\$ (9,126)
Data processing	573,938	10,500	584,438	596,998	(12,560)
Transportation	46,250	(20,000)	26,250	26,052	198
Operating supplies	181,850	248,649	430,499	415,952	14,547
Rentals	134,520	620	135,140	144,046	(8,906)
Legal and professional	3,215,061	551,175	3,766,236	3,888,938	(122,702)
Utilities and telephone	426,735	46,500	473,235	575,710	(102,475)
Building and equipment maintenance	325,766	50,000	375,766	361,966	13,800
Insurance	82,500	(19,000)	63,500	70,093	(6,593)
Other services	1,583,959	184,884	1,768,843	1,586,774	182,069
Capital outlay	304,288	375,521	679,809	627,794	52,015
Debt service- principal	325,952	(325,952)	-	-	-
Debt service- interest	423,242	(423,242)	-	-	-
Total Expenditures	\$ 20,193,893	\$ (653,386)	\$ 19,540,507	\$ 19,540,240	\$ 267

The District's Board of Directors approved five line-item transfers during fiscal year 2020. The transfers did not increase the amount due from any of the taxing jurisdictions; it simply redistributed the budgeted funds. The Board of Directors also approved one transfer from the District's reserve for technology enhancements in the amount of \$95,808. The transfer covered expenditures for phone system enhancements that would allow property owners to accept or reject settlement offers via telephone during the COVID-19 pandemic.

850 EAL Holding Corp. Budgetary Highlights:

Table A-10 on the following page summarizes the change from the original budget to the final budget, as well as the variance between the final budget and the actual amounts for fiscal year 2020. The 850 EAL Holding Corp. did not exist when the 2020 budget was created. The Board of Directors approved a line item transfer for capital expenditures related to the building renovation and debt service payments related to the note payable for the building purchase.

850 EAL Holding Corp. Budgetary Comparison

Table A-10

	2020				
	Budgeted Amounts			Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Increase (Decrease)	Final		
Capital outlay	-	7,856,483	7,856,483	7,856,483	-
Debt service- principal	-	325,952	325,952	333,889	(7,937)
Debt service- interest	-	423,242	423,242	414,949	8,293
Appraisal services					
Other services	-	-	-	3,477	(3,477)
Total Expenditures	\$ -	\$ 8,605,677	\$ 8,605,677	\$ 8,608,798	\$ (3,121)

NEXT YEAR'S BUDGET

The fiscal year 2021 General Fund adopted budget totals \$20,193,893, a \$0 change over the fiscal year 2020 adopted budget. The District recognized the budget constraints that the recent COVID-19 pandemic placed on our taxing entities. The District made great efforts to keep the 2021 budget at a 0.00% increase.

	FY 2021 Adopted Budget	FY 2020 Adopted Budget	\$ Change	% Change
General Fund	\$ 20,193,893	\$ 20,193,893	\$ (0)	0.00%

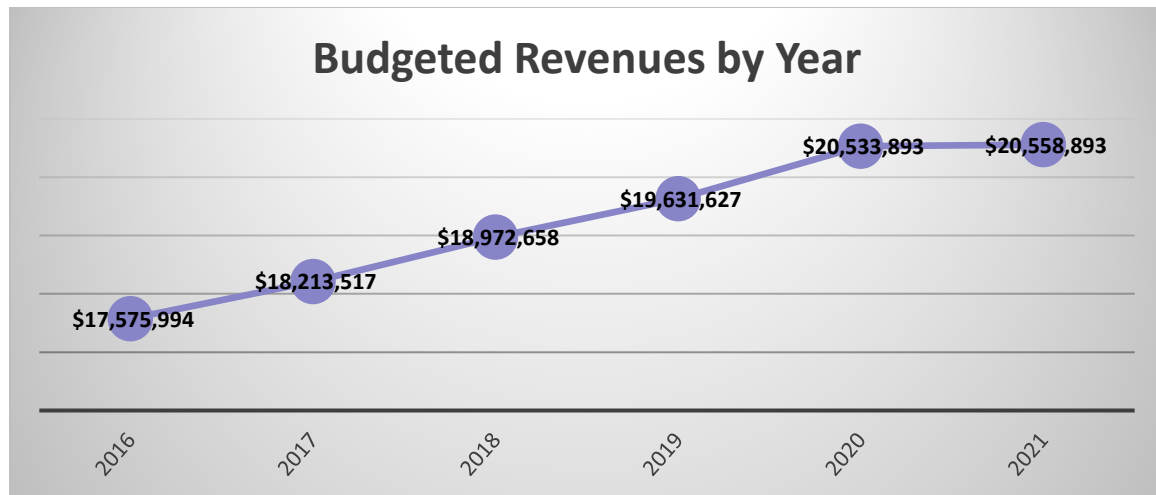
The revenue budget for fiscal year 2021 is \$20,558,893. Since the District uses a balanced budget policy, budgeted assessments to the taxing units must equal budgeted expenditures. Budgeted assessments to the taxing units and budgeted expenditures both total \$20,193,893. The additional \$365,000 in 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.

Table A-11 and the corresponding chart show the total budgeted revenues by source for the fiscal year 2021 budget and the previous five years' budget history.

Revenue Budget History 2016-2021

Table A-11

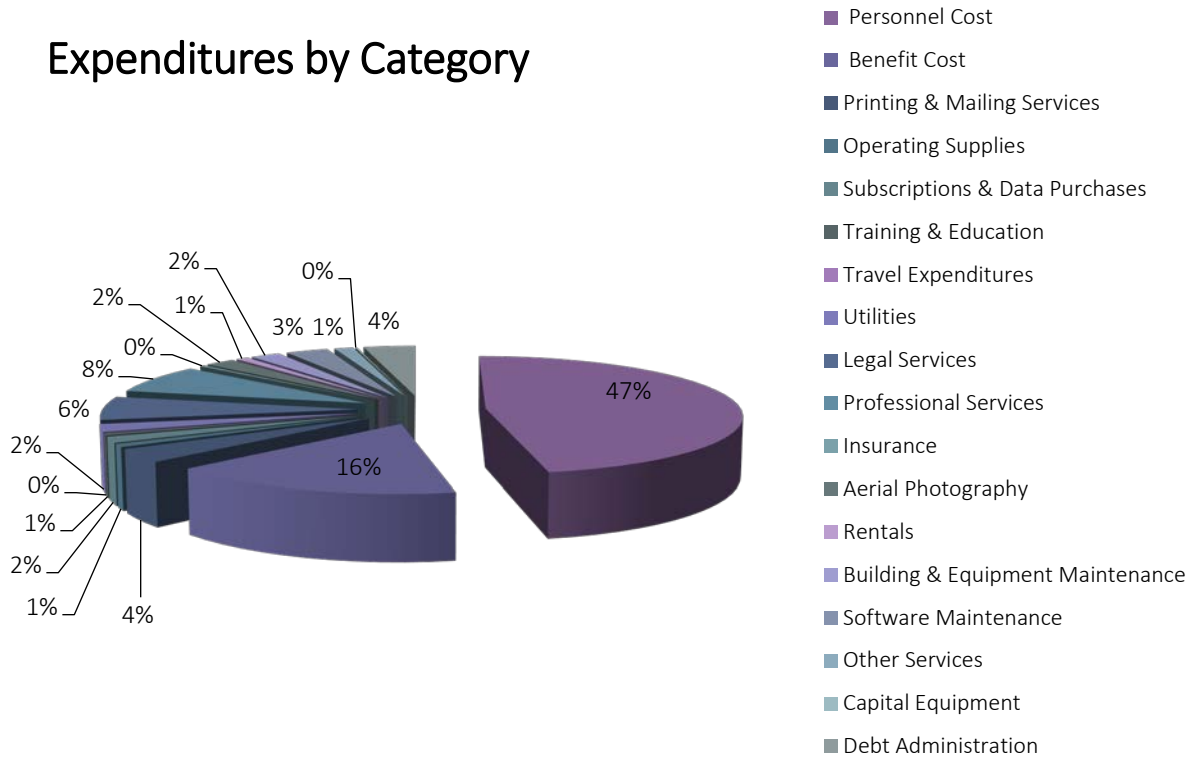
	2016	2017	2018	2019	2020	2021
Budgeted revenues:						
Appraisal assessments	\$17,492,994	\$18,103,517	\$18,827,658	\$19,486,627	\$20,193,893	\$20,193,893
Other miscellaneous revenue	83,000	110,000	145,000	145,000	340,000	365,000
Total budgeted revenues	\$17,575,994	\$18,213,517	\$18,972,658	\$19,631,627	\$20,533,893	\$20,558,893
Percentage increase over previous year	2.00%	3.63%	4.17%	3.47%	4.60%	0.12%



While the District operates as a special purpose government, with only one governmental function, expenditures are broken down by natural expenditure category. The District has 17 different expenditure categories that it budgets for annually. A comparison of the 2020 and 2021 budget by natural expenditure category is provided below.

Expenditures by Category				
Table A-12				
	2021 Budget	2020 Budget	\$ Change	% Change
Expenditures by Category:				
Personnel cost	9,471,645	9,389,097	82,548	0.88%
Benefit cost	3,315,329	3,180,736	134,593	4.23%
Printing and mailing services	733,250	454,300	278,950	61.40%
Operating supplies	172,050	181,850	(9,800)	-5.39%
Subscription and data purchases	328,460	189,780	138,680	73.07%
Training and education	112,365	126,655	(14,290)	-11.28%
Travel expenditures	11,250	46,250	(35,000)	-75.68%
Utilities	421,779	426,735	(4,956)	-1.16%
Legal services	1,293,000	1,335,000	(42,000)	-3.15%
Professional services	1,565,356	1,880,061	(314,705)	-16.74%
Insurance	69,000	82,500	(13,500)	-16.36%
Aerial photography	442,297	524,594	(82,297)	-15.69%
Rentals	175,850	134,520	41,330	30.72%
Building and equipment maintenance	429,486	325,766	103,720	31.84%
Software maintenance	610,347	573,938	36,409	6.34%
Other services	270,970	288,630	(17,660)	-6.12%
Capital equipment	22,265	304,288	(282,023)	-92.68%
Debt administration	749,194	749,194	0	0.00%
Total Expenditures	\$ 20,193,893	\$ 20,193,893	\$ (0)	0.00%

Expenditures by Category

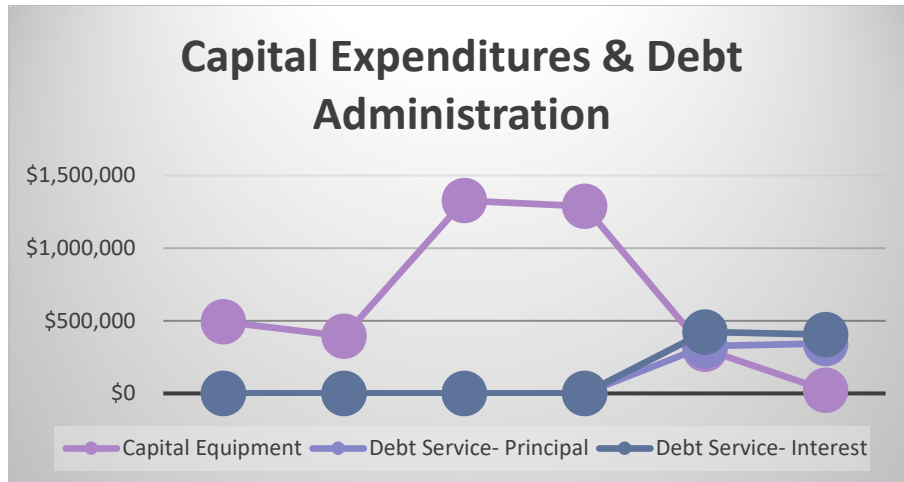


The table and graph below outline the capital expenditures & debt function for the fiscal year 2021 and the previous five fiscal years' budget histories.

Capital Expenditures FY 2016-2021

Table A-13

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Capital Expenditures:						
Capital equipment	\$ 493,872	\$ 394,900	\$ 1,326,947	\$ 1,287,795	\$ 304,288	\$ 22,265
Debt service- principal	-	-	-	-	325,952	325,952
Debt service- interest	-	-	-	-	423,242	423,242
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>



REQUESTS FOR INFORMATION

This financial report is designed to provide the citizens of Travis County, the participating taxing units, and other interested parties with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have any questions about this report, or need additional financial information, please direct your requests to:

Travis Central Appraisal District
 Attn: Finance Department
 P.O. Box 149012
 Austin, Texas 78714-9012
 Ph: (512) 834-9317
 Email: Lmann@tcadcentral.org





GOVERNMENT-WIDE FINANCIAL STATEMENTS

TRAVIS CENTRAL APPRAISAL DISTRICT

Statement of Net Position

December 31, 2020

	Governmental Activities
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 3,067,047
Short-term investments	6,772,473
Receivables	130,395
Prepaid expenses and other assets	626,330
Noncurrent assets:	
Net pension asset	2,277,846
Capital assets	
Nondepreciable capital assets	1,107,653
Depreciable capital assets, net	19,452,161
TOTAL ASSETS	33,433,905
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows of resources	1,275,181
TOTAL DEFERRED OUTFLOWS OF RESOURCES	1,275,181
LIABILITIES	
Current liabilities:	
Accounts payable and accrued expenses	2,078,130
Unearned revenue	3,606,862
Accrued interest payable	34,216
Notes payable due within one year	343,770
Employees' compensable leave due within one year	625,323
Noncurrent liabilities:	
Notes payable	9,162,741
Other post-employment benefit (OPEB) liability	8,175,697
Employees' compensable leave	484,182
TOTAL LIABILITIES	24,510,921
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows of resources	1,420,765
TOTAL DEFERRED INFLOWS OF RESOURCES	
NET POSITION	
Net investment in capital assets	11,053,303
Restricted	-
Unrestricted	(2,275,903)
TOTAL NET POSITION	\$ 8,777,400

The Notes to the Basic Financial Statements are an integral part of this statement.

TRAVIS CENTRAL APPRAISAL DISTRICT
Statement of Activities
For the year ended December 31, 2020

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenue and Change in Net Position
			Primary Government Governmental Activities
Primary Government			
Governmental Activities			
Appraisal services:			
Payroll and related expenses	\$ 12,286,866	\$ -	\$ (12,286,866)
Data processing	596,998	6,876	(590,122)
Transportation	26,052	-	(26,052)
Operating supplies	415,952	-	(415,952)
Rentals	144,046	-	(144,046)
Legal and professional	3,888,938	-	(3,888,938)
Utilities and telephone	575,710	-	(575,710)
Building and equipment maintenance	361,966	-	(361,966)
Insurance	70,093	-	(70,093)
Other services	1,590,251	-	(1,590,251)
Interest expense	413,792	-	(413,792)
Depreciation expense	518,117	-	(518,117)
Total Governmental Activities	<u>20,888,781</u>	<u>6,876</u>	<u>(20,881,905)</u>
Total Primary Government	<u>\$ 20,888,781</u>	<u>\$ 6,876</u>	<u>\$ (20,881,905)</u>

General Revenues:

Assessments	20,193,893
Refund of Appraisal Assessments	-
Investment income	97,873
Miscellaneous revenue	90,577
Total General Revenues	<u>20,382,343</u>
Change in Net Position	(499,562)
Beginning Net Position, restated	<u>9,276,962</u>

Ending Net Position

\$ 8,777,400

The Notes to the Basic Financial Statements are an integral part of this statement.





FUND FINANCIAL STATEMENTS

TRAVIS CENTRAL APPRAISAL DISTRICT
Governmental Funds Balance Sheet
December 31, 2020

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash and cash equivalents	\$ 3,067,047	\$ -	\$ 3,067,047
Short-term investments	6,772,473	-	6,772,473
Receivables	130,395	-	130,395
Prepaid items	626,330	-	626,330
TOTAL ASSETS	<u>\$ 10,596,245</u>	<u>\$ -</u>	<u>\$ 10,596,245</u>
LIABILITIES			
Accounts payable and accrued expenditures	\$ 2,078,130	\$ -	\$ 2,078,130
Unearned revenue	3,606,862	-	3,606,862
TOTAL LIABILITIES	5,684,992	-	5,684,992
FUND BALANCES			
Fund balance, committed	3,611,106	-	3,611,106
Fund balance, nonspendable	626,330	-	626,330
Fund balance, unassigned	673,817	-	673,817
TOTAL FUND BALANCES	<u>4,911,253</u>	<u>-</u>	<u>4,911,253</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 10,596,245</u>	<u>\$ -</u>	<u>\$ 10,596,245</u>

The Notes to the Basic Financial Statements are an integral part of this statement.

TRAVIS CENTRAL APPRAISAL DISTRICT
Reconciliation of the Governmental Fund Balance Sheet
to the Statement of Net Position
December 31, 2020

	<u>December 31,</u> <u>2020</u>
Total fund balance- governmental fund	\$ 4,911,253
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Long-term assets are not current financial resources and are not reported in the fund financial statements. (Note 6)	
Net pension asset	2,277,846
Capital assets used in governmental activities are not current financial resources and therefore, are not reported in the governmental fund balance sheet. (Note 5)	
Governmental capital assets	27,909,958
Less: Accumulated depreciation	<u>(7,350,144)</u>
	20,559,814
Deferred outflows of resources for pension and OPEB related items were reported in the Statement of Net Position. (Note 8 and Note 10)	1,275,181
Long-term liabilities are not payable in the current period and are not reported in the fund financial statements (Note 7):	
Compensated absences	(1,109,505)
Interest Payable	(34,216)
Notes payable	(9,506,511)
Other postemployment benefit liability	<u>(8,175,697)</u>
	(18,825,929)
Deferred inflows of resources for pension related items were reported in the Statement of Net Position. (Note 8)	(1,420,765)
Net position of governmental activities	<u><u>\$ 8,777,400</u></u>

The Notes to the Basic Financial Statements are an integral part of this statement.

TRAVIS CENTRAL APPRAISAL DISTRICT
Governmental Fund Statement of Revenues,
Expenditures and Changes in Fund Balance
For the year ended December 31, 2020

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
REVENUES			
Appraisal assessments	\$ 20,193,893	\$ -	\$ 20,193,893
Refund of appraisal assessments	-	-	-
Net appraisal assessments	<u>20,193,893</u>	<u>-</u>	<u>20,193,893</u>
Investment earnings	97,862	11	97,873
Charges for services	6,876	-	6,876
Miscellaneous revenue	90,577	-	90,577
TOTAL REVENUE	<u>20,389,208</u>	<u>11</u>	<u>20,389,219</u>
EXPENDITURES			
Appraisal services			
Payroll and related expenditures	11,245,917	-	11,245,917
Data processing	596,998	-	596,998
Transportation	26,052	-	26,052
Operating supplies	415,952	-	415,952
Rentals	144,046	-	144,046
Legal and professional	3,888,938	-	3,888,938
Utilities and telephone	575,710	-	575,710
Building and equipment maintenance	361,966	-	361,966
Insurance	70,093	-	70,093
Other services	1,586,774	3,477	1,590,251
Capital outlay	627,794	7,856,483	8,484,277
Debt Service- Principal	-	333,889	333,889
Debt Service- Interest	-	414,949	414,949
TOTAL EXPENDITURES	<u>19,540,240</u>	<u>8,608,798</u>	<u>28,149,038</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	848,968	(8,608,787)	(7,759,819)
OTHER FINANCING SOURCES (USES):			
Transfers in	-	7,131,356	7,131,356
Transfers out	(7,131,356)	-	(7,131,356)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(7,131,356)</u>	<u>7,131,356</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(6,282,388)	(1,477,431)	(7,759,819)
FUND BALANCE, beginning of year	<u>11,193,641</u>	<u>1,477,431</u>	<u>12,671,072</u>
FUND BALANCE, end of year	<u>\$ 4,911,253</u>	<u>\$ -</u>	<u>\$ 4,911,253</u>

The Notes to the Basic Financial Statements are an integral part of this statement.

TRAVIS CENTRAL APPRAISAL DISTRICT

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Fund to the Statement of Activities

For the year ended December 31, 2020

	December 31, 2020
Net change in fund balance- governmental fund	\$ (7,759,819)
Amounts reported for governmental activities in the statement of activities are different because:	
The governmental fund reports capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. Therefore, capital outlay expenditures are not reported in the statement of activities (Note 5):	8,484,277
Depreciation expense on capital assets is reported in the statement of activities, but does not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental fund. (Note 5)	(518,117)
Current year changes in accrued interest payable do not require the use of current financial resources; therefore, are not reported as expenditures in governmental funds.	1,157
Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in the governmental funds.	
Pensions (Note 8)	(330,508)
Other postemployment benefits (Note 10)	(584,106)
	(914,614)
Issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has an effect on net position. (Note 7)	
Principal repayment on long-term debt	333,889
Current year changes in long-term liabilities for employees' compensable leave do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental fund. (Note 7)	(126,335)
Change in net position of governmental activities	\$ (499,562)

The Notes to the Basic Financial Statements are an integral part of this statement.





NOTES TO THE BASIC FINANCIAL STATEMENTS

TRAVIS CENTRAL APPRAISAL DISTRICT
Notes to the Basic Financial Statements
December 31, 2020

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TRAVIS CENTRAL APPRAISAL DISTRICT

Notes to the Basic Financial Statements

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

Travis Central Appraisal District (the District) was created by the 66th 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 was formed in 1981 and began operations in 1982.

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 together. The remaining two board members are appointed by a vote of the eastern and western taxing entities within Travis County.

The Texas Property Tax Code, Section 6.063(a) requires an annual audit by an independent certified public accountant. These financial statements have been prepared in accordance with generally accepted accounting principles (GAAP) for local governments as prescribed by the Governmental Accounting Standards Board (GASB).

Reporting Entity

For financial reporting purposes, management has considered all potential component units. Component units are defined as "...legally separate organizations for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the nature and significance of their relationship with a primary government are such that exclusion would cause the reporting entity's financial statements to be misleading." Because of the closeness of the relationship to the primary government, some component units should be blended, as though they are part of the primary government. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in U.S. Generally Accepted Accounting Principles. The criteria used are as follows:

Financial Accountability

The primary government is deemed to be financially accountable if it appoints a voting majority of the organization's governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits to, or impose significant financial burdens on, the primary government. Additionally, the primary government may be financially accountable if an organization is fiscally dependent on the primary government regardless of whether the organization has a separately elected governing board, a governing board appointed by a higher level of government or a jointly appointed board. The 850 EAL Holding Corporation was determined to be reported as a blended component unit of the District based upon the criteria above. The District has no discretely presented component units.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED**Basis of Presentation**

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program or function.

The government-wide financial statements report information on all 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 fund financial statements provide information about the District's governmental fund. The emphasis of fund financial statements is directed to specific activities of the District.

The District reports the *general fund* as a major governmental fund. It is the District's primary operating fund. This fund is 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. 850 EAL Holding Corp., a special revenue fund, is also presented as a major governmental fund.

Blended Component Unit

850 EAL Holding Corp., a non-profit corporation, was created in May of 2019. The primary purpose of this non-profit holding corporation is to help facilitate the purchase and renovation of the District's new office building, located at 850 E. Anderson Lane. The District's Board of Directors maintains its ability to impose its will on the organization. The 850 EAL Holding Corp. Board of Directors consist of the Chairman, Vice Chairman and Secretary of the District's Board of Directors.

Measurement Focus/Basis of Accounting

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

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. Expenses are recognized at the time the liability is incurred. The Statement of Net Position reports all current and non-current assets (including capital assets), deferred outflows, current and non-current liabilities, and deferred inflows. The Statement of Activities reports program revenues and expenses by function. Program revenues include charges for services. General revenues include items such as appraisal revenue that is not restricted to a specific program.

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. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter (sixty days) to be used to pay liabilities of the current period.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Measurement Focus/Basis of Accounting (Cont.)

Expenditures are recorded when the related fund liability is incurred. However, debt service expenditures, as well as expenditures related to long-term liabilities are recorded only when payment is due. Assessments and sales of public information materials are recognized under the susceptible to accrual concept. Interest income is recorded as earned, since it is measurable and available.

Budgetary Control

Annual budgets are legally adopted for the District's General Fund. The Texas Property Tax Code, Section 6.06 requires that the Chief Appraiser present a proposed budget no later than June 15th of the preceding year to the District's Board of Directors and each taxing unit participating in the District. The final budget shall be adopted no later than September 15th of the preceding year.

Beginning in March, the budget goals and guidelines are established by the Chief Appraiser and the Board of Directors. Each department is requested to submit budgets based on goals established for the budget year. The budget includes proposed expenditures and the means of financing them. Public hearings are held for citizen comments. The Board of Directors approves the final budget through passage of a resolution and establishes the annual assessment due from taxing jurisdictions.

The District prepares its fund budget on a GAAP basis. The Chief Appraiser is authorized to transfer amounts between departments within the General Fund; however, revisions that alter total General Fund expenditures must be approved by the Board of Directors and the taxing jurisdictions. The Board of Directors must notify the presiding officer of each taxing unit not later than 30 days before the Board of Directors approves or disapproves the amendment. Unexpended appropriations lapse at year-end.

Financial Statement Elements

Investments

Investments of the District are stated at fair value, with the exception of investments in local government investment pools. The carrying value of investments in local government investment pools is determined by the valuation policy of the local government investment pool. The District is authorized to invest in certificates of deposit at the District's depository bank, obligations of the United States of America, no-load money market mutual funds with an average stated maturity of 90 days or less, investment pools and certain other investments which meet the conditions of the State of Texas Public Funds Investment Act.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Financial Statement Elements- Cont.

Assessments

If the District accumulates unreserved and undesignated excess funds, the Board of Directors shall refund the excess to the taxing entities. In addition, state law requires the District to refund any assessment revenue in excess of expenditures. For the fiscal year ending December 31, 2020, the District's total expenditures exceeded assessment revenue and no refund will be made for the 2020 fiscal year.

Capital Assets

Capital assets, which include land, building and improvements, and furniture and equipment, are reported in the government-wide financial statements. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their acquisition value on the date donated. Repairs and maintenance are recorded as expenses as incurred. Improvements that extend the useful life of a capital asset or increase their value are capitalized in the government-wide statement of net position and expended in the governmental fund.

Capitalized assets have a useful life of more than one year and original cost of \$1,000 or more. Depreciation has been calculated on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Building and improvements	\$1,000	Straight-line	3-50 years
Furniture and equipment	\$1,000	Straight-line	3-15 years

The District considers land to be inexhaustible; therefore, these assets are reported as nondepreciable.

Prepaid Items

Prepaid balances are for payments made by the District in the current year to provide services in the subsequent fiscal year. The District uses the consumption method with regards to the treatment of prepaid items. When using the consumption method, the District recognizes the prepayment as an expenditure proportionately over the periods that service is provided.

Deferred Outflows (Inflows) of Resources

Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows have a positive effect on net position, similar to assets. This year the District recorded pension contributions after the measurement date and changes in plan assumptions as deferred outflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and is not recognized as an inflow of resources (revenue) until that time.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Financial Statement Elements- Cont.

Deferred Outflows (Inflows) of Resources- Cont.

Deferred inflows have a negative effect on net position, similar to liabilities. This year the District records the difference between actual and projected experience and difference between projected and actual earnings on pension plan investments as a deferred inflow of resources.

Compensated Absences

All full-time regular employees accrue vacation and sick leave at a minimum of 8 hours per month. The accrual schedule is outlined below.

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

All full-time regular employees are granted vacation and sick leave benefits in varying amounts. In the event of termination, an employee is entitled to receive accumulated vacation pay and vested accumulated sick pay in a lump sum cash payment. Accumulated vacation pay and vested sick pay for all full-time employees are recorded in the government-wide statement of net position. Accumulated vacation leave payouts are limited to the lower of actual accumulated hours or 625 hours. Accumulated sick leave payouts are calculated at 50% on the first 500 hours and 75% for 501-1,000 hours. Any hours over 1,000 are not paid. The General Fund has been used in prior years to liquidate long-term liabilities. The District plans to continue this practice.

Pensions

For purposes of measuring the net pension asset (liability), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas County and District Retirement System (TCDRS) and additions to/deductions from TCDRS's fiduciary net position have been determined on the same basis as they are reported for TCDRS. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Postemployment Benefits (OPEB)

The District provides certain health care benefits for its retired employees as more fully described in note 10. On December 31, 2020, the District's total OPEB liability for these retiree benefits was \$8,175,697. The District funds the costs of these benefits on a pay-as-you-go basis.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED**Financial Statement Elements- Cont.***Transactions Between Funds*

Transactions between funds that would be accounted for as revenues, expenditures or expenses if they involved organizations external to the District are accounted for as revenues and expenditures in the funds involved. In the fund financial statements, transactions that constitute reimbursements of a fund for expenditures initially made from it, which are properly applicable to another fund, are recorded as expenditures in the reimbursing fund and a reduction of the expenditure in the fund that is reimbursed. Interfund activity within the primary government's governmental activities has been eliminated in the government-wide financial statements.

Net Position

Net position represents the difference between the total of assets and deferred outflows of resources and the total of liabilities and deferred inflows of resources. The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation or through external restrictions imposed by creditors, grantors, or laws and/or regulations of other governments. When both restricted and unrestricted resources are available, it is the District's policy to use restricted resources first, then unrestricted resources as needed.

Fund Balance Classification

Fund balance for the governmental fund is reported in classifications which are outlined in GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54). These classifications demonstrate the extent to which the District is bound by specific purposes for which funds can be spent. The governmental fund classifications are as follows:

Non-spendable- includes amounts that cannot be spent because they are either not in spendable form, or, for legal or contractual reasons, must be kept intact. This classification includes the District's prepaid items.

Restricted- includes fund balance amounts that are constrained for specific purposes which are imposed by providers, such as creditors, or amounts restricted due to constitutional provisions or enabling legislation. This classification includes retirement of long-term debt, construction programs, and other federal and state grants.

Committed- includes fund balance amounts that are constrained for specific purposes that are internally imposed by the District through formal action in an open meeting of the highest level of decision making authority. Committed fund balance is reported pursuant to resolution passed by the Board of Directors.

Assigned- includes fund balance amounts that are self-imposed by the District to be used for a particular purpose. Fund balance can be assigned by the Board of Directors or Chief Appraiser pursuant to the District's fund balance policy.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Financial Statement Elements- Cont.

Fund Balance Classification- Cont.

Unassigned- includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned fund balance categories.

The constraints placed on the fund balances of the General fund are below.

	General Fund
Nonspendable	
Prepaid items	\$ 626,330
Total nonspendable	<u>626,330</u>
Committed	
Reserve for computer equipment	150,000
Reserve for network infrastructure	350,000
Reserve for technology enhancements	154,192
Reserve for litigation	<u>2,956,914</u>
Total committed	<u>3,611,106</u>
Unassigned	<u>673,817</u>
Total fund balance	<u><u>\$ 4,911,253</u></u>

When both restricted and unrestricted fund balances are available for use, it is the District's policy to use restricted fund balance first, then unrestricted fund balance.

Furthermore, committed fund balances are reduced first followed by assigned amounts and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those fund balance classifications are available.

NOTE 2. DEPOSITS AND INVESTMENTS

The components of the District's deposits and investments at December 31, 2020, are as follows:

	General Fund	Total Governmental Funds
Cash	\$ 3,067,047	\$ 3,067,047
State Pool (Tex Pool)	<u>6,772,473</u>	<u>6,772,473</u>
	<u><u>\$ 9,839,519</u></u>	<u><u>\$ 9,839,519</u></u>

NOTE 2. DEPOSITS AND INVESTMENTS- CONT.

Deposits

The District's funds are required to be deposited and invested under the terms of a depository contract. The District's agent bank approves pledged securities as collateral for bank deposits that exceed amounts covered by the Federal Deposit Insurance Corporation ("FDIC") insurance coverage.

Custodial Credit Risk- Deposits. In the case of deposits, this is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. At December 31, 2020, the District's cash deposits were not covered by the FDIC insurance or by investments pledged as collateral by \$240,883. This was only due to a timing issue of cash deposits made on December 31, 2020. Therefore, the District was not exposed to significant custodial credit risk for its deposits.

Investments

Chapter 2256 of the Texas Government Code (the Public Funds Investment Act) authorizes the District to invest in funds under a written investment policy (the "Investment Policy") that emphasizes safety of principal, liquidity, yield, investment diversification, maturity, and the quality and capability of investment personnel. The Investment Policy defines what constitutes the legal list of investments allowed under the policy, which excludes certain investment instruments allowed under Chapter 2256 of the Texas Government Code.

The District's deposits and investments are invested pursuant to the Investment Policy, which is approved annually by the District's Board of Directors. The Investment Policy includes a list of authorized investments, maximum allowable stated maturity, and the maximum weighted average maturity allowed for pooled funds. The Investment Policy also includes an investment strategy statement.

The Investment Officer submits an investment report each quarter to the District's Board of Directors. The report details the investment position of the District and the compliance of the investment portfolio as it relates Investment Policy.

NOTE 2. DEPOSITS AND INVESTMENTS- CONT.

Investments- Cont.

The District is authorized to invest in the following investments:

- Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
- Direct obligations of the State of Texas or its agencies and instrumentalities;
- Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or by the explicit full faith and credit of the United States;
- Joint investment pools of political subdivisions in the State of Texas which invest in instruments and follow practices allowed by current law. A pool must be continuously rated no lower than AAA or at an equivalent rating by at least one nationally recognized rating service;
- Certificates of Deposits issued by a depository institution that has its main office or branch office in Texas. Such Certificates of Deposits are:
 - Guaranteed or insured by the FDIC or the National Credit Union Share Insurance Fund or their successors; or
 - Secured by collateral obligations.
 - Or such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Local Government Code.
- AAA-rated money market mutual funds, if the mutual fund:
 - Is registered with and regulated by the Securities and Exchange Commission;
 - Includes in its investment objectives the maintenance of a stable net asset value of one dollar for each share.
- A1/P1 commercial paper not to exceed 180 days to stated maturity;
- FDIC insured, brokered certificate of deposit securities from a bank in any US state, delivered versus payment to the District's safekeeping agent, not to exceed 12 months to maturity. Before purchase, the investment officer must verify the FDIC status of the bank on www.fdic.gov to assure that the bank is FDIC insured.
- FDIC insured or collateralized interest bearing accounts in any bank in Texas;
- Share certificates of credit unions in Texas which are insured by the National Credit Union Share Insurance Fund.

During 2020, the District invested only in the TexPool Government Investment Pools and Wells Fargo investment sweep account.

Custodial Credit Risk- For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in possession of an outside party.

NOTE 2. DEPOSITS AND INVESTMENTS- CONTINUED

Investments- Cont.

Credit Risk. This is the risk that an issuer of an investment will be unable to fulfill its obligations. The rating of securities by nationally recognized rating agencies is designed to give an indication of credit risk. The District's investment policy limits investments in pooled investment funds to those rated not less than "AAA" or an equivalent rating by at least one nationally recognized rating service.

As of December 31, 2020, the District's investment in TexPool was rated "AAAm" by Standard & Poor's, and therefore, meets the requirements of the District's investment policy. As of December 31, 2020, the District's investments in the Wells Fargo Investment Sweep account were all invested in money market mutual funds that are designed specifically for governmental entities and meet all requirements of the Public Funds Investment Act. Accordingly, the District was not exposed to significant credit risk.

TexPool was established as a trust company with the Treasurer of the State of Texas as the trustee, segregated from all other trustees, investments, and activities of the trust company. Under the TexPool Participation Agreement, administrative and investment services to TexPool are provided by Federated Investors, Inc. through an agreement with the State of Texas Comptroller of Public Accounts. The State Comptroller is the sole officer, director, and shareholder of the Texas Treasury Safekeeping Trust Company authorized to operate TexPool. The State comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor's rate TexPool "AAAm". As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review. TexPool is also subject to annual review by an independent auditor consistent with the Public Funds Investment Act.

TexPool has adopted the provisions of GASB Statement No. 79 and meets the requirements of that standard to measure its investments at amortized cost. In order to meet the criteria to be recorded at amortized cost, the investment pool must transact at a stable net asset value per share and maintain certain maturity, quality, liquidity, and diversification requirements within TexPool. Accordingly, the fair value of the position in TexPool is the same as the value of the TexPool shares. TexPool transacts at a net asset value of \$1.00 per share and has weighted average maturities of 60 days or less and weighted average lives of 120 days or less. Investments held are highly rated by nationally recognized statistical rating organization, have no more than five percent of portfolio with one issuer (excluding U.S. government securities), and can meet reasonably foreseeable redemptions. TexPool has a redemption notice period of one day and may redeem daily. TexPool's authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national state of emergency that affects TexPool's liquidity.

NOTE 3. RECEIVABLES

Receivables in the General Fund are 84.5% receivables from the taxing jurisdictions, 14.8% receivables from employees for elected benefits, and 0.7% receivables from other sources.

	Balance	Percentage of Total Receivables
Receivable from Jurisdictions	\$ 110,227	84.5%
Receivable from Employees	19,316	14.8%
Receivable from other sources	852	0.7%
	<u>\$ 130,395</u>	<u>100.0%</u>

NOTE 4. INTERFUND TRANSACTIONS

Although interfund activity within the District is eliminated in the government-wide financial statements, it remains intact in the fund financial statements. Interfund transfers from the General Fund to 850 EAL Holding Corp. were made to fund the building renovation expenditures.

Interfund transfers for the year ended December 31, 2020 were:

	Transfers In
	850
	EAL
Transfers Out	Holding Corp.
General Fund	\$ 7,131,356
Total	<u>\$ 7,131,356</u>

NOTE 5. CAPITAL ASSETS

	Balance December 31, 2019	Additions	Retirements	Balance December 31, 2020
Capital assets not being depreciated				
Land	\$ 1,107,653	\$ -	\$ -	\$ 1,107,653
Construction in progress	9,352,785	-	(9,352,785)	-
Total capital assets not being depreciated	<u>10,460,438</u>	<u>-</u>	<u>(9,352,785)</u>	<u>1,107,653</u>
 Building and improvements	 3,716,660	 17,243,103	 -	 20,959,763
Furniture and equipment	<u>5,253,444</u>	<u>593,959</u>	<u>(4,861)</u>	<u>5,842,542</u>
 Total capital assets being depreciated	 8,970,104	 17,837,062	 (4,861)	 26,802,305
 Building and improvements	 2,335,859	 203,787	 -	 2,539,646
Furniture and equipment	<u>4,501,029</u>	<u>314,330</u>	<u>(4,861)</u>	<u>4,810,498</u>
Total accumulated depreciation	<u>6,836,888</u>	<u>518,117</u>	<u>(4,861)</u>	<u>7,350,144</u>
 Total capital assets being depreciated, net	 <u>2,133,216</u>	 <u>17,318,945</u>	 <u>-</u>	 <u>19,452,161</u>
 Governmental activities capital assets, net of related debt	 <u>\$ 12,593,654</u>	 <u>\$ 17,318,945</u>	 <u>\$ (9,352,785)</u>	 <u>\$ 20,559,814</u>

NOTE 6. LONG-TERM ASSETS

The following is a summary of long-term asset transactions of the District for the year ended December 31, 2020:

	Balance December 31, 2019	Increase	Decrease	Balance December 31, 2020	Due Within One Year
Net pension asset (liability)	\$ (1,763,932)	\$ (4,521,358)	\$ 8,563,136	\$ 2,277,846	\$ -
Total governmental activities	<u>\$ (1,763,932)</u>	<u>\$ (4,521,358)</u>	<u>\$ 8,563,136</u>	<u>\$ 2,277,846</u>	<u>\$ -</u>

NOTE 7. LONG-TERM LIABILITIES

Payments on long-term notes payable for governmental activities will be made from the 850 EAL Holding Corp. and the General Fund. Compensated absences that pertain to governmental activities will be liquidated by the General Fund. Other liabilities that pertain to governmental activities will be liquidated by the General Fund. The following is a summary of long-term debt transactions of the District for the year ended December 31, 2020:

	Balance December 31, 2019	Increase	Decrease	Balance December 31, 2020	Due Within One Year
Notes payable	\$ 9,840,400	\$ -	\$ (333,889)	\$ 9,506,511	\$ 343,770
Net OPEB liability,	6,975,715	135,997	950,533	8,062,245	
Compensated absences	<u>983,170</u>	<u>594,469</u>	<u>(468,134)</u>	<u>1,109,505</u>	<u>625,323</u>
Total governmental activities	<u>\$ 17,799,285</u>	<u>\$ 730,466</u>	<u>\$ 148,510</u>	<u>\$ 18,678,261</u>	<u>\$ 969,093</u>

Notes Payable

On June 7, 2019, the 850 EAL Holding Corp. entered into a loan agreement with Governmental Capital Corporation for the financing and renovations to the office building located at 850 E. Anderson Lane. The total note payable was for \$10,000,000 at an interest rate of 4.313%. Payments are to be made in quarterly installments in the amount of \$187,209.48 for 20 years. The first payment was made on September 1, 2019. Future payments for this note payable as of December 31, 2020 are as follows:

Year Ending Dec. 31	Principal	Interest	Total
2021	\$ 343,770	\$ 405,068	\$ 748,838
2022	358,859	389,979	748,838
2023	374,611	374,227	748,838
2024	391,055	357,783	748,838
2025	408,220	340,618	748,838
2026-2030	2,326,136	1,418,053	3,744,189
2031-2035	2,883,489	860,700	3,744,189
2036-2039	<u>2,420,369</u>	<u>200,563</u>	<u>2,620,932</u>
Total	<u>\$ 9,506,509</u>	<u>\$ 4,346,991</u>	<u>\$ 13,853,500</u>

NOTE 8: DEFINED BENEFIT PENSION PLAN

Plan Description

The District's defined benefit pension plan, through the Texas County and District Retirement System (TCDRS), provides pensions for all full- and part-time non-temporary employees of the District. TCDRS is an agent multiple-employer defined benefit pension plan (agent pension plan). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of more than 700 nontraditional defined benefit pension plans. The TCDRS Act grants the authority to establish and amend the benefit terms to each participating District's governing board within the options available in the TCDRS Act. The plan provisions are adopted by the governing body of the District, within the options available in the Texas state statutes governing TCDRS (TCDRS Act).

Plan Financial Statements

TCDRS in the aggregate issues a comprehensive annual financial report on a calendar year basis. The annual report is available upon written request from TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034 and on their website at www.tcdrs.org.

Benefits Provided

TCDRS provides retirement, disability, and survivor benefits. TCDRS is a unique, savings-based plan. Members save for their retirement over the length of their careers. At retirement, benefits are based on a member's final savings balance and employer matching. For the District's plan, 7% of each employee's pay is deposited into his or her TCDRS account. By law, employee accounts earn 7% interest on beginning of year balances annually. At retirement, the account is matched at an employer set percentage and is then converted to an annuity. Currently, the District's elected match is 250%. Employees with 10 years of service are eligible to retire at age 60. Any employee may retire when their years of service and age equal 75. This is known as the rule of 75. Employees may retire at any age after 30 years of service. An employee who leaves the District may withdraw his or her contributions, plus any accumulated interest.

Employees Covered by Benefit Terms

At December 31, 2019, the following employees were covered by the benefit terms:

Members:	Dec. 31, 2018	Dec. 31, 2019
Inactive employees entitled to but not yet receiving benefits	115	129
Number of active employees	106	98
Average Monthly salary	\$ 5,375	\$ 5,479
Average age	46.53	46.75
Average length of service in years	9.45	9.63
Inactive employees (or their beneficiaries) receiving benefits:		
Number of benefit recipients	70	74
Average monthly benefit	\$ 2,206	\$ 2,353

NOTE 8: DEFINED BENEFIT PENSION PLAN

Contributions

The District has elected the annually determined contribution rate (ADCR) plan provisions of the TCDRS Act. Under the TCDRS Act, the District has the option of selecting the plan benefits to provide in the future, while at the same time considering the level of the employer contribution rate required to adequately finance the plan. The plan is funded by monthly contributions from both employee members and the employer based on the covered payroll of employee members. The contribution rate of the employer is actuarially determined annually on a calendar year basis using the entry age actuarial cost method. The actuarially determined required contribution rate for fiscal year 2020 was 8.90%. The District elected to contribute at a higher elected rate of 9.0%. The contribution rate payable by the employee is the rate of 7.0% as adopted by the governing body of the District. The employee contribution rate and the employer contribution rate may be changed by the governing body of the District within the options available in the TCDRS Act.

Actuarial Assumptions

All actuarial assumptions that determined the total pension liability as of December 31, 2019 were based on the results of an actuarial experience study for the period January 1, 2013 – December 31, 2016, except where required to be different by GASB 68. TCDRS engaged Milliman, Inc. to complete the GASB 68 valuation on behalf of their participating employers. Milliman's actuarial valuation provides an estimate of the plan's financial condition as of a single date.

	Beginning Date	Ending Date
Valuation date	December 31, 2018	December 31, 2019
Measurement date	December 31, 2018	December 31, 2019
Employer's fiscal year	January 1, 2020	December 31, 2020

The total pension liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Mortality rate assumptions for service retirees were based until 2014 on the RP-2000 Combined Mortality Table with the projection scale AA. Mortality rate assumptions since 2014 are outlined below:

Depositing members	90% of the RP-2014 Active Employee Mortality Table for males and 90% of the RP-2014 Active Employee Mortality Table for females, projected with 110% of the MP-2014 Ultimate scale after 2014.
Service retirees, beneficiaries and non-depositing members	130% of the RP-2014 Healthy Annuitant Mortality Table for males and 110% of the RP-2014 Healthy Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.
Disabled retirees	130% of the RP-2014 Disabled Annuitant Mortality Table for males and 115% of the RP-2014 Disabled Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.

NOTE 8: DEFINED BENEFIT PENSION PLAN- CONTINUED

Actuarial Assumptions- Cont.

The annual salary increase rates assumed for individual members vary by length of service and by entry-age group. The annual rates consist of a general wage inflation component of 3.25% (made up of 2.75% inflation and 0.5% productivity increase assumptions) and a merit, promotion and longevity component that on average approximates 1.6% per year for a career employee.

The payroll growth assumption is for the aggregate covered payroll of an employer.

Growth in membership	0.0%
Payroll growth for funding calculations	2.0%

New employees are assumed to replace any terminated employees and have similar entry ages. Members who become disabled are eligible to commence benefit payments regardless of age. Rates of disability are in a custom table based on TCDRS experience.

The probability of disablement from all other causes is applicable for members who are vested but not eligible for service retirement. Before a member is vested, only the work related disability provisions are applicable. Mortality rates until 2014 for depositing members were based on the RP-2000 Active Employee Mortality Table for males with a two-year set-forward and the RP-2000 Active Employee Mortality Table for females with a four-year setback, both with the projection scale AA and 110% of the MP-2014 Ultimate scale after that.

For current retirees, beneficiary information is supplied by TCDRS. For purposes of calculating the Survivor Benefit for current depositing and non-depositing members, male members are assumed to have a female beneficiary who are three years younger. Female members are assumed to have a male beneficiary who is three years older.

Deferred members are assumed to retire (100% probability) at the later of: (a) age 60 or (b) the earliest retirement eligibility. For all eligible members ages 75 and older, retirement is assumed to occur immediately.

The rate of assumed future termination from active participation in the plan for reasons other than death, disability or retirement vary by length of service, entry-age group (age at hire) and sex. No termination after eligibility for retirement is assumed.

Members who terminate may either elect to leave their account with TCDRS or withdraw their funds. The probability that a member elects a withdrawal varies by length of service and vesting schedule. For non-depositing members who are not vested, 100% are assumed to elect withdrawal.

NOTE 8: DEFINED BENEFIT PENSION PLAN- CONTINUED

Net Pension Liability

The District's net pension liability was measured as of December 31, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Net Pension Liability/ (Asset)	December 31, 2018	December 31, 2019
Total pension liability	\$ 42,187,322	\$ 44,395,477
Fiduciary net position	40,423,390	46,673,323
Net pension liability/(asset)	1,763,932	(2,277,846)
Fiduciary net position as a % of total pension liability	95.8%	105.1%
Pensionable covered payroll ⁽¹⁾	7,199,228	7,042,361
Net pension liability as a % of covered payroll	24.5%	-32.3%

Note: Rounding differences may exist above.

⁽¹⁾ Payroll is calculated based on contribution as reported to TCDRS.

Long-term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined by adding expected inflation to expected long-term real returns, and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS' investment consultant, Cliffwater LLC.

The numbers shown are based on April 2020 information for a 10-year time horizon. Note that the valuation assumptions for long-term expected return is re-assessed at a minimum of every four years, and is set based on a long-term time horizon; the most recent analysis was performed in 2017.

The assumed long-term investment returns of 8.0% is net after investment and administrative expenses. It is assumed returns will equal the nominal annual rate of 8.0% for calculating the actuarial accrued liability and the normal cost contribution rate for the retirement plan of each participating employer.

Real rate of return	5.25%
Inflation	2.75%
Long-term investment return	8.00%

NOTE 8: DEFINED BENEFIT PENSION PLAN- CONTINUED

Long-term Expected Rate of Return- Cont.

Asset Class	Benchmark	Target Allocation (1)	Geometric Real Rate of Return (2)
U.S. Equities	Dow Jones U.S. Total Stock Market Index	14.50%	5.20%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index ⁽³⁾	20.00%	8.20%
Global Equities	MSCI World (net) Index	2.50%	5.50%
International Equities- Developed Markets	MSCI World Ex USA (net) Index	7.00%	5.20%
International Equities- Emerging Markets	MSCI Emerging Markets (net) Index	7.00%	5.70%
Investment Grade Bonds	Bloomberg Barclays U.S. Aggregate Bond Index	3.00%	-0.20%
Strategic Credit	FTSE High-Yield Cash Pay Capped Index	12.00%	3.14%
Direct Lending	S&P/LSTA Leveraged Loan Index	11.00%	7.16%
Distressed Debt	Cambridge Associates Distressed Securities Index ⁽⁴⁾	4.00%	6.90%
REIT Equities	67% FTSE NAREIT All Equity REITs Index + 33% S&P Global REIT (net)	3.00%	4.50%
Master Limited Partnerships (MLPs)	Alerian MLP Index	2.00%	8.40%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index ⁽⁵⁾	6.00%	5.50%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	8.00%	2.30%

Total

100.00%

(1) Target asset allocation adopted at the June 2020 TCDRS Board meeting.

(2) Geometric real rates of return equal the expected return minus the assumed inflation rate of 1.80%, per Cliffwater's 2020 capital market assumptions.

(3) Includes vintage years 2006- present of Quarter Pooled Horizon IRRs.

(4) Includes vintage years 2005- present of Quarter Pooled Horizon IRRs.

(5) Includes vintage years 2007- present of Quarter Pooled Horizon IRRs.

Discount Rate

The discount rate used to measure the total pension liability was 8.10%. This rate reflects the long-term assumed rate of return on assets for funding purposes of 8.00%, net of all expenses, increased by 0.10% to be gross of administrative expenses. TCDRS used an alternative method to determine the sufficiency of the fiduciary net position in all future years. The method reflects the funding requirements under the employer's funding policy and the legal requirements under the TCDRS Act.

NOTE 8: DEFINED BENEFIT PENSION PLAN- CONTINUED

Discount Rate- Cont.

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

Based on the assumptions above, the projected fiduciary net position was determined to be sufficient compared to projected benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity Analysis

The following presents the net pension liability of the District, calculated using the discount rate of 8.10%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (7.10%) or 1 percentage point higher (9.10%) than the current rate.

	1% Decrease (7.10%)	Current Discount Rate (8.10%)	1% Increase (9.10%)
Total pension liability	\$49,357,292	\$44,395,477	\$40,156,453
Fiduciary net position	\$46,673,323	\$46,673,323	\$46,673,323
Net Pension liability/(asset)	\$2,683,969	(\$2,277,846)	(\$6,516,870)

Pension Plan Fiduciary Net Position. Detailed information about the pension plan's fiduciary net position is available in the separately issued TCDRS financial report.

NOTE 8: DEFINED BENEFIT PENSION PLAN- CONTINUED

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) – (b)
Balances as of December 31, 2018	<u>\$ 42,187,322</u>	<u>\$ 40,423,390</u>	<u>\$ 1,763,932</u>
Changes for the year:			
Service cost	1,061,047		1,061,047
Interest on total pension liability ⁽¹⁾	3,419,390		3,419,390
Effect of plan changes ⁽²⁾	-		-
Effect of economic/demographic gains or losses	(163,865)		(163,865)
Effect of assumptions changes or inputs	-		-
Refund of contributions	(108,317)	(108,317)	-
Benefit payments	(2,000,099)	(2,000,099)	-
Administrative expense		(35,567)	35,567
Member contributions		492,965	(492,965)
Net investment income		6,638,680	(6,638,680)
Employer contributions		1,267,625	(1,267,625)
Other changes ⁽³⁾		(5,354)	5,354
Net changes	<u>2,208,156</u>	<u>6,249,933</u>	<u>(4,041,777)</u>
Balances as of December 31, 2019	<u><u>\$ 44,395,478</u></u>	<u><u>\$ 46,673,323</u></u>	<u><u>\$ (2,277,845)</u></u>

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

(2) No plan changes valued.

(3) Relates to allocation of system-wide items.

NOTE 8: DEFINED BENEFIT PENSION PLAN- CONTINUED**Pension Expense**

Total pension expense recognized by the District for the fiscal year ended December 31, 2020 was \$936,359.

Pension Expense/ (Income)	January 1 to December 31, 2019
Service cost	\$ 1,061,047
Interest on total pension liability ⁽¹⁾	3,419,390
Effect of plan changes	-
Administrative expenses	35,567
Member contributions	(492,965)
Expected investment return, net of investment expenses	(3,258,857)
Recognition of deferred inflows/outflows of resources	
Recognition of economic/demographic gains or losses	(236,189)
Recognition of assumption changes or inputs	50,483
Recognition of investment gains or losses	352,529
Other ⁽²⁾	5,354
Pension expense/(income)	\$ 936,359

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

⁽²⁾ Relates to allocation of system-wide items.

Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2020, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ 306,237	\$ -
Changes of assumptions	-	50,483
Net difference between projected and actual earnings on pension plan investments	1,114,528	-
Contributions made subsequent to measurement date ⁽¹⁾	N/A	608,822
Total	<u>\$ 1,420,765</u>	<u>\$ 659,305</u>

⁽¹⁾ Any eligible employer contribution made subsequent to the measurement date through the employer's fiscal year end.

NOTE 8: DEFINED BENEFIT PENSION PLAN- CONTINUED

Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions- Continued

The \$608,822 reported as deferred outflows of resources related to contributions made subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2021. Other amounts reported as deferred outflows or resources and deferred inflows of resources will be recognized as pension expense as follows:

Year ended December 31:	
2020	\$ (404,829)
2021	(395,302)
2022	105,812
2023	(675,963)
2024	-
Thereafter ⁽¹⁾	-

(1) Total remaining balance to be recognized in future years, if any. Note that additional future deferred inflows and outflows of resources may impact these numbers.

Payable to the Pension Plan

At December 31, 2020, the District reported a payable of \$126,656 for the outstanding amount of contributions to the pension plan for December 2020 contributions, paid January 15, 2021.

NOTE 9. OTHER RETIREMENT PLANS

Defined Contribution Plan

The District has established a defined contribution plan for all full-time employees through the Variable Annuity Life Insurance Company (VALIC), a third party administrator. This plan is provided in addition to the District's defined benefit plan offered by TCDRS as discussed Note 8. A defined contribution plan provides pension benefits in return for services rendered, provides an individual account for each participant, and specifies how contributions to the individual's account are to be determined instead of specifying the amount of benefits the individual is to receive upon retirement. Under a defined contribution plan, the benefits participants receive depend solely on the amount contributed to the participant's account and the returns earned on investments of those contributions. This defined contribution plan is considered a single employer OPEB plan (i.e. the plan assets nor plan obligations are pooled with other participating plans).

The District contributes an amount not less than 5% of the employee's gross salary each year. The amount to be contributed each year is determined by the Chief Appraiser and the District's Board of Directors through the budgeting process. In 2020, the District contributed 5% of the employee's gross salary. An employee must be employed on December 31 of the year to be eligible to receive the District's contribution to their account. The District's contributions for each employee (and interest allocated to the employee's account) vest on a graded scale, with the funds being fully vested after five years of continuous service.

NOTE 9. OTHER RETIREMENT PLANS- CONTINUED**Defined Contribution Plan- Continued**

YEARS OF SERVICE	VESTING PERCENTAGE
1	20%
2	40%
3	60%
4	80%
5 OR MORE	100%

District contributions for, and interest forfeited by, employees who leave employment before five years of services are used to reduce the District's required contribution. The District's covered payroll in fiscal year 2020 was \$6,221,747. The District contributed a total of \$311,087 on December 29, 2020.

Deferred Compensation Plan

The employees of the District may contribute a portion of their compensation under the District sponsored Deferred Compensation plan created in accordance with Internal Revenue Code Section 457. Under this plan, participants may elect a pre-tax or post-tax (roth) contribution. Distributions may be made only at termination, retirement, or death. Since the assets held under this plan are not the District's property and are not subject to the District's control, they have been excluded from the financial statements.

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS

Retired employees may be eligible under certain circumstances to elect continued coverage for Other Post-Employment Benefits (OPEB), including medical and prescription drug benefits. The District currently subsidizes the premium for these benefits. In order to be eligible for the subsidy, one must be a District retiree or qualify for retirement through TCDRS and leave their funds in TCDRS after separation.

The District's Board of Directors is under no legal obligation to pay or otherwise subsidize retiree premiums and approves OPEB on a year-to-year basis. The plan is funded on a pay-as-you-go basis. Retirees who are eligible for Medicare have the option to enroll in the District's Retiree Medicare Advantage Plan. For the year ended December 31, 2020, the District paid 80% of the premium for retirees enrolled on the Medicare Advantage Plan with a minimum of 10 years of service at TCAD.

Retirees who are not yet eligible for Medicare may be eligible to stay on the District's health insurance plan. The District subsidizes the premium based on years of service at TCAD.

Years of Service	
1-10	0%
11-19	50%
20+	100%

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS- CONT.

On December 31, 2020, the following employees were covered by the benefit terms:

Members:	Dec. 31, 2020
Actives	88
Terminated Vested	25
Retirees	18

The District's total OPEB liability of \$8,175,697 was measured as of December 31, 2020 and was determined by an actuarial valuation as of January 1, 2019. The actuarial valuation was conducted by Milliman, Inc.

OPEB Liability/ (Asset)	December 31, 2019	December 31, 2020
Total OPEB Liability	\$ 6,975,715	\$ 8,175,697
Covered Payroll	5,887,054	6,923,308
Total OPEB Liability as a % of covered payroll	118.49%	118.09%

The total OPEB liability was determined by an actuarial valuation as of the valuation date, calculated based on the discount rate and actuarial assumptions below, and was then projected forward to the measurement date. There have been no significant changes between the valuation date and the fiscal year end.

Valuation date	January 1, 2019
Measurement date	December 31, 2020
Actuarial cost method	Entry age normal
Inflation	3.00%
Salary increases including inflation	3.00%

	<u>2020</u>
Discount rate	2.12%
20 Year Tax-Exempt Municipal Bond Yield	2.12%

The discount rate was based on the Bond Buyer General Obligations 20-Bond Municipal Index.

Mortality rates used in the January 1, 2019 actuarial valuation were based on the following:

Pre-retirement	PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2019 on a generational basis with healthy annuitant rates after benefit commencement.
Post-retirement	PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2019 on a generational basis with healthy annuitant rates after benefit commencement.
Disability retirement	PUB-2010 Disabled Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2019 on a generational basis with healthy annuitant rates after benefit commencement.

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS- CONT.

Sensitivity Analysis- Discount Rate

The following presents the OPEB liability of the Travis Central Appraisal District, calculated using the discount rate of 2.12%, as well as the District's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (1.12%) or one percentage point higher (3.12%) than the current rate.

	<u>1% Decrease (1.12%)</u>	<u>Current Discount Rate (2.12%)</u>	<u>1% Increase (3.12%)</u>
Total OPEB liability	\$9,858,512	\$8,175,697	\$6,859,381

Changes in the Total OPEB Liability

	<u>Total OPEB Liability</u>
Total OPEB Liability, beginning	<u>\$ 6,975,715</u>
Changes for the year:	
Service cost	371,319
Interest on total pension liability	200,130
Effect of plan changes	-
Effect of economic/demographic gains or losses	-
Effect of assumptions changes or inputs	-
Mortality table	(235,322)
Discount rate	950,533
Benefit payments	<u>(86,678)</u>
Net changes	<u>1,199,982</u>
Total OPEB Liability, ending	<u><u>\$ 8,175,697</u></u>

OPEB Expense

The District recognized OPEB expense of \$670,784 for the year ended December 31, 2020.

	<u>January 1 to December 31, 2020</u>
OPEB Expense/ (Income)	
Service cost	\$ 371,319
Interest on total pension liability	200,130
Effect of plan changes	-
Recognition of deferred inflows/outflows of resources	
Recognition of economic/demographic gains or losses	-
Recognition of assumption changes or inputs	<u>99,335</u>
OPEB Expense	<u>\$ 670,784</u>

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS- CONT.

Medical Cost Trends

The monthly per capita medical and pharmacy costs are summarized below:

Monthly Medical Claims Costs at Sample Ages		
Age	Retiree	
	Male	Female
45	\$903	\$1,308
50	\$988	\$1,217
55	\$1,075	\$1,146
60	\$1,231	\$1,225
64	\$1,484	\$1,357
65	\$234	\$226
70	\$236	\$230
75	\$244	\$233
80	\$254	\$238
85	\$264	\$246
90+	\$273	\$254

The trend assumptions for medical and pharmacy costs and retiree premiums are summarized below:

Year	Pre-65 Trend	Post-65 Trend
2019	6.00%	7.60%
2020	5.70	2.30
2021	5.30	5.00
2022	5.00	5.10
2023	4.90	5.00
2024	4.80	4.90
2025	4.80	4.80
2026	4.70	4.80
2027	4.60	4.70
2028 – 2030	4.50	4.60
2031 – 2033	4.60	4.60
2034 – 2039	4.60	4.70
2040 – 2043	4.70	4.70
2044	4.70	4.80
2049	4.80	4.80
2050	4.70	4.70

2051 – 2052	4.60	4.70
2053 - 2057	4.60	4.60
2058 - 2062	4.50	4.60
2063 – 2064	4.50	4.50
2065	4.40	4.40
2066	4.30	4.40
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
2074+	3.80	3.80

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS- CONT.

Sensitivity Analysis- Healthcare Cost Trend Rates

The following presents the total OPEB liability of the Travis Central Appraisal District, calculated using the current healthcare cost trend rates as well as what the Travis Central Appraisal District's OPEB liability would be if it were calculated using trend rates that are 1 percentage point lower or 1 percentage point higher than the current trend rates.

	<u>1% Decrease</u>	<u>Current Trend Rate</u>	<u>1% Increase</u>
Total OPEB Liability	\$ 6,576,161	\$ 8,175,697	\$10,302,567

Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At December 31, 2020, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ -
Changes of assumptions	-	615,876
Total	<u>\$ -</u>	<u>\$ 615,876</u>

Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB- Continued

Other amounts reported as deferred outflows or resources and deferred inflows of resources will be recognized as pension expense as follows:

Year ended December 31:		
2021	\$	99,335
2022		99,335
2023		99,335
2024		99,335
2025		99,335
Thereafter ⁽¹⁾	\$	119,201

⁽¹⁾ Total remaining balance to be recognized in future years, if any. Note that additional future deferred inflows and outflows of resources may impact these numbers.

NOTE 10. OTHER POST-EMPLOYMENT BENEFITS- CONT.

Additional Disclosures

Under GASB 75, the calculation of the liability for OPEB benefits is based on the terms of the plan in effect at the time of each valuation and on the pattern of sharing of costs between the employer and plan members, regardless of whether or not a legally enforceable obligation to pay future benefits exists. Information and amounts presented in the District's Comprehensive Annual Financial Report related to OPEB expenses, liabilities, note disclosures, and supplementary information are only intended to achieve compliance with the requirements of generally accepted accounting principles and do not constitute nor imply that the District has made a commitment or is legally obligated to provide OPEB benefits in future periods.

NOTE 11. COMMITMENTS AND CONTINGENCIES

The District and Appraisal Review Board are defendants in a number of property owner appeals pursuant to Chapter 42 of the State Tax Code. Such legal proceedings allege that the appraised valued placed on taxpayers' properties are excessive. The potential liability to the District in each of these appeals is for recovery of attorney's fees and court costs. The District believes that any ultimate liability on these appeals will not materially affect its financial position. No provision for any liability that might result from these appeals has been recorded in the basic financial statements.

The District is also subject to refunding any excess fund balance to the various taxing jurisdictions. The refunding takes place in the subsequent year and offsets the payments required by the jurisdictions. Since the District's expenditures exceeded appraisal revenue from the taxing entities, there will not be a refunding to the jurisdictions during the 2021 fiscal year as there were no 2020 surplus funds to be refunded.

The District has committed future fiscal year funds to the contracted vendors listed below. Each company has contracted with the District to provide professional services during future fiscal years.

Contracting Vendor	Future Periods Covered Under Contract	Future Amounts Committed Under Contract
BIS Consulting, LLC	January 1, 2021-January 31, 2021	\$ 20,800
Capitol Appraisal Group	January 1, 2021 - December 31, 2022	\$ 242,500.00
Eagleview	January 1, 2021 - December 31, 2024	\$ 1,933,780
True Prodigy	Until Terminated	\$ 388,021 per year

NOTE 12. RISK MANAGEMENT

Third party insurance is currently maintained to cover significant claims or losses such as property loss, business interruption, general liability, workers' compensation, and employee fidelity bond. At December 31, 2020, the District was participating in an intergovernmental shared-risk self-insurance pool, the Texas Municipal League Intergovernmental Risk Pool (TMLIRP). TMLIRP carries stop-loss insurance with private insurers and maintains substantial reserves in order to buffer possible claims and losses.

The District had no significant reductions in insurance coverage for the year ended December 31, 2020. Settlement amounts have neither exceeded insurance coverage for the year ended December 31, 2020 nor the preceding three years.

Under its agreement with the Texas Municipal League Intergovernmental Risk Pool, buildings, structures, and contents insurance is maintained on a "replacement cost" basis with specified coverage limits (utilizing established real and personal property values), a \$5,000 deductible, and coverage extensions for newly acquired property, valuable papers and records, loss of revenue, extra expense and rents and other identified purposes.

The District's coverage with TMLIRP provides general liability coverage up to \$1,000,000 per occurrence with a \$5,000 deductible. The District carries a \$100,000 employee fidelity bond with a \$1,000 deductible. In addition to the aforementioned coverage, the District maintains third party group medical, dental, long-term disability, term life insurance, and long-term care insurance for its active employees.

The District had three taxing entities whose revenue individually represented 10% or more of the District's total revenue, or who's accounts receivable balance individually represented 10% or more of the District's total accounts received. They are as follows:

<u>Taxing Jurisdiction</u>	<u>Percent of Total Revenue</u>	<u>Total Revenue</u>
Austin ISD	33.02%	\$6,434,518
Travis County	15.33%	\$2,986,659
City of Austin	14.61%	\$2,846,278

The Texas Property Tax Code, Section 6.06 mandates that the taxing jurisdictions within a county pay a portion of the appraisal district's budget based on the total levy of each jurisdiction; therefore, the District has no related significant risk.





REQUIRED SUPPLEMENTARY INFORMATION

TRAVIS CENTRAL APPRAISAL DISTRICT
Schedule of Revenues, Expenditures, and Changes in Fund Balances- Budget to Actual
General Fund
Year Ended December 31, 2020

	Budgeted Amounts			Actual	Variance With
	Original	Line Item TXFR	Amended	Amounts	Final Budget
					Positive
					(Negative)
REVENUES					
Assessments	\$ 20,193,893	\$ -	\$ 20,193,893	\$ 20,193,893	\$ -
Refunds of appraisal assessments	-	-	-	-	-
Net appraisal assessments	20,193,893	-	20,193,893	20,193,893	-
Investment earnings	250,000	-	250,000	97,862	(152,138)
Charges for services	20,000	-	20,000	6,876	(13,124)
Miscellaneous revenue	70,000	-	70,000	90,577	20,577
Total revenue	20,533,893	-	20,533,893	20,389,208	(144,685)
EXPENDITURES					
Appraisal Services					
Payroll and related expenses	12,569,832	(1,333,041)	11,236,791	11,245,917	(9,126)
Data processing	573,938	10,500	584,438	596,998	(12,560)
Transportation	46,250	(20,000)	26,250	26,052	198
Operating Supplies	181,850	248,649	430,499	415,952	14,547
Rentals	134,520	620	135,140	144,046	(8,906)
Legal and professional	3,215,061	551,175	3,766,236	3,888,938	(122,702)
Utilities and telephone	426,735	46,500	473,235	575,710	(102,475)
Building and equipment maintenance	325,766	50,000	375,766	361,966	13,800
Insurance	82,500	(19,000)	63,500	70,093	(6,593)
Other services	1,583,959	184,884	1,768,843	1,586,774	182,069
Capital Outlay	304,288	375,521	679,809	627,794	52,015
Debt service- principal	325,952	(325,952)	-	-	-
Debt service- interest	423,242	(423,242)	-	-	-
Total expenditures	20,193,893	(653,386)	19,540,507	19,540,240	267
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	340,000	(653,386)	993,386	848,968	(144,952)
OTHER FINANCING SOURCES (USES):					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	(7,131,356)	(7,131,356)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	(7,131,356)	(7,131,356)
NET CHANGE IN FUND BALANCE	340,000	(653,386)	993,386	(6,282,388)	(7,276,308)
FUND BALANCES, beginning of year	11,193,641	-	11,193,641	11,193,641	-
FUND BALANCES, end of year	<u>\$ 11,533,641</u>	<u>\$ (653,386)</u>	<u>\$ 12,187,027</u>	<u>\$ 4,911,253</u>	<u>\$ (7,276,308)</u>

See Required Supplementary Information- Notes to Schedule of Revenues, Expenditures, and Changes in Fund Balance- Budget to Actual

TRAVIS CENTRAL APPRAISAL DISTRICT

Schedule of Revenues, Expenditures, and Changes in Fund Balances- Budget to Actual
850 EAL Holding Corp. (Major Special Revenue Fund)
Year Ended December 31, 2020

	Budgeted Amounts			Actual	Variance With
	Original	Line Item TXFR	Amended	Amounts	Final Budget
					Positive
					(Negative)
REVENUES					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ -
Refunds of appraisal assessments	-	-	-	-	-
Net appraisal assessments	-	-	-	-	-
Investment earnings	-	-	-	11	11
Charges for services	-	-	-	-	-
Miscellaneous revenue	-	-	-	-	-
Total revenue	-	-	-	11	11
EXPENDITURES					
Appraisal Services					
Payroll and related expenses	-	-	-	-	-
Data processing	-	-	-	-	-
Transportation	-	-	-	-	-
Operating Supplies	-	-	-	-	-
Rentals	-	-	-	-	-
Legal and professional	-	-	-	-	-
Utilities and telephone	-	-	-	-	-
Building and equipment maintenance	-	-	-	-	-
Insurance	-	-	-	-	-
Other services	-	-	-	3,477	(3,477)
Capital Outlay	-	7,856,483	7,856,483	7,856,483	-
Debt service- principal	-	325,952	325,952	333,889	(7,937)
Debt service- interest	-	423,242	423,242	414,949	8,293
Total expenditures	-	8,605,677	8,605,677	8,608,798	(3,121)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	-	(8,605,677)	(8,605,677)	(8,608,787)	(3,110)
OTHER FINANCING SOURCES (USES):					
Transfers in	-	-	-	7,131,356	7,131,356
Transfers out	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	7,131,356	7,131,356
NET CHANGE IN FUND BALANCE	-	(8,605,677)	(8,605,677)	(1,477,431)	7,128,246
FUND BALANCES, beginning of year	1,477,431	-	1,477,431	1,477,431	-
FUND BALANCES, end of year	<u>\$ 1,477,431</u>	<u>\$ (8,605,677)</u>	<u>\$ (7,128,246)</u>	<u>\$ -</u>	<u>\$ 7,128,246</u>

See Required Supplementary Information- Notes to Schedule of Revenues, Expenditures, and Changes in Fund Balance- Budget to Actual

TRAVIS CENTRAL APPRAISAL DISTRICT
Schedule of Changes in Net Pension Liability and Related Ratios
Last Ten Fiscal Years
(Unaudited)

	Year Ended December 31			
	2019	2018	2017	2016
Total pension liability				
Service cost	\$ 1,061,047	\$ 1,068,956	\$ 1,035,937	\$ 1,106,017
Interest on total pension liability	3,419,390	3,245,514	3,070,540	2,853,801
Effect of plan changes	-	-	-	-
Effect of assumption changes or inputs	-	-	201,932	-
Effect of economic/demographic (gains) or losses	(163,865)	(154,208)	(424,938)	(201,743)
Benefit payments, including refunds of employee contributions	(2,108,416)	(1,906,998)	(1,611,370)	(1,541,959)
Net change in total pension liability	2,208,156	2,253,264	2,272,101	2,216,116
Total pension liability—beginning	42,187,322	39,934,058	37,661,958	35,445,842
Total pension liability—ending (a)	\$ 44,395,477	\$ 42,187,322	\$ 39,934,059	\$ 37,661,958
Fiduciary Net Position				
Employer contributions	\$ 1,267,625	\$ 1,295,861	\$ 1,532,648	\$ 1,207,300
Member contributions	492,965	503,946	479,363	469,506
Investment income, net of investment expenses	6,638,680	(771,229)	5,222,195	2,450,741
Benefit payments, including refunds of employee contributions	(2,108,416)	(1,906,998)	(1,611,370)	(1,541,959)
Administrative expense	(35,567)	(32,468)	(27,488)	(26,619)
Other	(5,354)	958	5,110	230,754
Net change in plan fiduciary net position	6,249,933	(909,930)	5,600,458	2,789,723
Plan fiduciary net position—beginning	40,423,391	41,333,321	35,732,863	32,943,140
Plan fiduciary net position—ending (b)	\$ 46,673,323	\$ 40,423,391	\$ 41,333,321	\$ 35,732,863
County's net pension liability—ending (a) – (b)	\$ (2,277,846)	\$ 1,763,931	\$ (1,399,262)	\$ 1,929,095
Fiduciary net position as a % of total pension liability	105.13%	95.82%	103.50%	94.88%
Pensionable covered payroll	\$ 7,042,361	\$ 7,199,228	\$ 6,848,043	\$ 6,707,224
Net pension liability as a % of covered payroll	-32.34%	24.50%	-20.43%	28.76%

Notes to Schedule:

This schedule is presented to illustrate the requirement to show information for 10 years. However, recalculations of prior years are not required, and if prior years are not reported in accordance with the standards of GASB 67/68, they should not be shown here. Therefore, we have shown only years for which the new GASB statements have been implemented.

Year Ended December 31					
2015	2014	2013	2012	2011	2010
\$ 915,763	\$ 943,683	NA	NA	NA	NA
2,653,404	2,494,541	NA	NA	NA	NA
(185,075)	-	NA	NA	NA	NA
375,095	-	NA	NA	NA	NA
181,351	(229,332)	NA	NA	NA	NA
(1,394,140)	(1,262,607)	NA	NA	NA	NA
2,546,398	1,946,285	NA	NA	NA	NA
32,899,444	30,953,159	NA	NA	NA	NA
<u>\$ 35,445,842</u>	<u>\$ 32,899,444</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
\$ 2,237,182	\$ 2,136,607	NA	NA	NA	NA
474,491	438,056	NA	NA	NA	NA
(438,601)	1,932,837	NA	NA	NA	NA
(1,394,140)	(1,262,607)	NA	NA	NA	NA
(23,481)	(23,479)	NA	NA	NA	NA
51,627	56,563	NA	NA	NA	NA
907,078	3,277,977	NA	NA	NA	NA
32,036,061	28,758,085	NA	NA	NA	NA
<u>\$ 32,943,139</u>	<u>\$ 32,036,062</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>\$ 2,502,703</u>	<u>\$ 863,382</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
92.94%	97.38%	NA	NA	NA	NA
\$ 6,778,445	\$ 6,257,940	NA	NA	NA	NA
36.92%	13.80%	NA	NA	NA	NA

TRAVIS CENTRAL APPRAISAL DISTRICT
Schedule of Employer Contributions
Last Ten Fiscal Years
(Unaudited)

Year ended December 31	Actuarially Determined Contribution	Actual Employer Contribution	Contribution Deficiency (Excess)	Pensionable Covered Payroll ⁽¹⁾	Actual Contribution as a % of Covered Payroll
2010	1,056,620	1,056,620	-	6,334,652	16.70%
2011	999,297	999,297	-	6,304,711	15.80%
2012	972,717	972,717	-	6,269,280	15.50%
2013	1,017,939	2,350,752	(1,332,813)	6,346,255	37.00%
2014	939,943	2,136,607	(1,196,664)	6,257,940	34.10%
2015	857,473	2,237,182	(1,379,709)	6,778,445	33.00%
2016	770,660	1,207,300	(436,640)	6,707,224	18.00%
2017	803,262	1,532,642	(729,380)	6,847,929	22.40%
2018	814,233	1,295,861	(481,628)	7,199,228	18.00%
2019	623,953	1,267,625	(643,672)	7,042,361	18.00%

⁽¹⁾ Payroll is calculated based on contributions as reported to TCDRS.



TRAVIS CENTRAL APPRAISAL DISTRICT
Schedule of Changes in Total OPEB Liability and Related Ratios
Last Ten Fiscal Years
(Unaudited)

	Year Ended December 31			
	2020	2019	2018	2017
TOTAL OPEB LIABILITY				
Service cost	371,319	360,504	NA	NA
Interest on total OPEB liability	200,130	186,708	NA	NA
Effect of plan changes	-	-	NA	NA
Effect of economic/demographic gains or losses	-	-	NA	NA
Effect of assumptions changes or inputs	715,211	-	NA	NA
Benefit payments	(86,678)	(49,931)	NA	NA
Net changes	<u>1,199,982</u>	<u>497,281</u>	<u>NA</u>	<u>NA</u>
Total OPEB Liability, beginning	<u>\$ 6,975,715</u>	<u>\$ 6,478,434</u>		
Total OPEB Liability, ending	<u><u>\$ 8,175,697</u></u>	<u><u>\$ 6,975,715</u></u>	<u><u>NA</u></u>	<u><u>NA</u></u>
Covered Payroll	6,923,308	5,887,054	NA	NA
Total OPEB Liability as a % of covered payroll	118.09%	118.49%	NA	NA

Notes to Schedule:

This schedule is presented to illustrate the requirement to show information for 10 years. However, recalculations of prior years are not required, and if prior years are not reported in accordance with the current GASB standard, they should not be reported.

Year Ended December 31					
2016	2015	2014	2013	2012	2011
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA



TRAVIS CENTRAL APPRAISAL DISTRICT
Notes to the Required Supplementary Information

Budgetary Data

The Board of Directors adopts an appropriated budget on a basis consistent with GAAP for the General Fund. At minimum, the District is required to present the original and final amended budgets for revenues and expenditures compared to actual revenues and expenditures for the General Fund. The District uses the following procedures in establishing the budget reflected in the basic financial statements:

1. Prior to June 15, the Board of Directors is presented with a proposed budget for the fiscal year beginning on the following January 1. The budget includes proposed expenditures and the means of financing them. The budget also serves as a basis for determining the annual assessments due from the taxing jurisdictions.
2. Public hearings are conducted to obtain citizen's comments.
3. Prior to September 15, an annual budget is legally adopted for the General Fund. The budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America.
4. The Chief Appraiser is authorized to transfer amounts between departments within the General Fund; however, revisions that alter total General Fund expenditures must be approved by the Board of Directors and the taxing jurisdictions. The fund level is the legal level of budgetary control. Appropriations lapse at year-end.
5. Budgeted amounts presented in the budgetary comparison schedule are as originally adopted by the Board of Directors on August 27, 2019. No supplementary appropriations have been enacted.

NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION- CONTINUED

Schedule of Changes in Net Pension Liability and Related Ratios

Valuation date: Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal ⁽¹⁾
Amortization method	Level percentage of payroll, closed
Remaining amortization period	0.0 years (based on contribution rate calculated in 12/31/2019 valuation)
Asset valuation method	5-year smoothed market
Inflation	2.75%
Salary increases	Varies by age and service. 4.9% average over career including inflation.
Investment rate of return	8.00%, net of investment expenses, including inflation
Retirement age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	130% of the RP-2014 Healthy Annuitant Mortality Table for males and 110% of the RP-2014 Healthy Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.
Changes in Assumptions and Methods Reflected in the Schedule of Employ	2015: New Inflation, mortality and other assumptions were reflected. 2017: New mortality assumptions were reflected
Changes in Plan Provisions Reflected in the Schedule of Employer Contributions ⁽¹⁾	2015: No changes in plan provisions were reflected in the Schedule 2016: Employer contributions reflect that the current service matching rate was increased to 250% 2017: New annuity purchase rates were reflected for benefits earned after 2017. 2018: No changes in plan provisions were reflected in the Schedule 2019: No changes in plan provisions were reflected in the Schedule

* Only changes that affect the benefit amount and that are effective 2015 and later are shown in the Notes to the Schedule.

NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION- CONTINUED

Schedule of Changes in Total OPEB Liability and Related Ratios

Valuation date: Valuation date is January 1, 2019.
Measurement date is December 31, 2020.
Reporting date is December 31, 2020.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Inflation	3.00%
Salary increases	3.00%
Participation Assumption	<p>Current Active Employees: 80% of employees who elect coverage while in active employment and who are eligible for retiree medical benefits are assumed to elect continued medical coverage in retirement.</p> <p>Current Deferred Vested Participants: 80% of current terminated vested former employees are assumed to elect medical coverage when they turn age 65. They are assumed to enroll in the Medicare Advantage Plan. This group is closed to participants who terminated prior to December 31, 2019.</p>
Mortality	<p>Pre-retirement: PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2020 on a generational basis with healthy annuitant rates after benefit commencement.</p> <p>Post-retirement: PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2020 on a generational basis with healthy annuitant rates after benefit commencement.</p> <p>Disability retirement: PUB-2010 Disabled Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2020 on a generational basis with healthy annuitant rates after benefit commencement.</p>





Statistical Section

TRAVIS CENTRAL APPRAISAL DISTRICT

Introduction to the Statistical Section

(Unaudited)

This section of the Travis Central Appraisal District's Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information, says about the District's overall financial health.

Travis Central Appraisal District Financial Trends

Table 1 through 4 present multi-year financial data encompassing the District's net position, General Fund balances, and revenues and expenditures. In reviewing this, it should be noted that the District is statutorily prohibited from incurring bonded indebtedness.

Table 1	Net Position by Component Last Ten Fiscal Years
Table 2	Change in Net Position Last Ten Fiscal Years
Table 3	Fund Balance- Governmental Fund Last Ten Fiscal Years
Table 4	Change in Fund Balance- Governmental Fund Last Ten Fiscal Years

Travis Central Appraisal District Revenue Trends

Table 5 through 7 present the annual assessments, or funds paid, pursuant to the Texas Property Tax Code, by the various taxing entities in Travis County to fund the District's annual budget.

Table 5	Assessments to Taxing Entities Last Ten Fiscal Years
Table 6	Assessments Collected from Taxing Entities Last Ten Fiscal Years
Table 7	Principal Property Taxpayers for 2011 and 2020

Travis Central Appraisal District Taxing Entity Trends

Tables 8 through 10 provide multi-year financial data regarding property tax levies, property tax rates, and appraised values for each of the taxing entities the District services.

Table 8	Property Tax Levies by Taxing Entity Last Ten Fiscal Years
Table 9	Tax Rates by Taxing Entity Last Ten Fiscal Years
Table 10	Appraised Value by Taxing Entity Last Ten Fiscal Years

Demographic and Economic Information

Table 11 identifies changes which have occurred over time in Travis County including county-wide population, per capita income, and other trends.

Table 11	Demographic and Economic Statistics Last Ten Fiscal Years
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Travis Central Appraisal District Operating Information

Table 12 through 14 contain information about the District’s staffing, workload, and capital assets.

Table 12	Budgeted Full-Time Equivalent Appraisal District Employees by Function/Program Last Ten Fiscal Years
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Table 13	Actual Full-Time Equivalent Appraisal District Employees by Function/Program Last Ten Fiscal Years
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Table 14	Operating Indicators by Function/Program Last Ten Fiscal Years
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Travis Central Appraisal District Debt Information

Table 15 provides information about the District’s outstanding debt.

Table 15	Outstanding Debt by Type Last Ten Fiscal Years
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TRAVIS CENTRAL APPRAISAL DISTRICT
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting- Unaudited)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Governmental Activities				
Net investment in capital				
assets	\$ 4,423,085	\$ 4,094,873	\$ 5,290,153	\$ 3,863,065
Restricted				
Unrestricted	<u>1,640,950</u>	<u>1,431,888</u>	<u>2,005,592</u>	<u>5,685,923</u>
Total Governmental Activities				
Net Position	<u><u>6,064,035</u></u>	<u><u>5,526,761</u></u>	<u><u>7,295,745</u></u>	<u><u>9,548,988</u></u>
Total Primary Government				
Net Position	<u><u>\$ 6,064,035</u></u>	<u><u>\$ 5,526,761</u></u>	<u><u>\$ 7,295,745</u></u>	<u><u>\$ 9,548,988</u></u>

SOURCE: Comprehensive Annual Financial Report 2011-2020

TABLE 1

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
\$ 3,890,995	\$ 4,198,586	\$ 3,966,782	\$ 3,629,947	\$ 4,400,301	\$ 11,053,303
				\$ 1,477,431	
<u>6,940,385</u>	<u>8,505,792</u>	<u>10,471,157</u>	<u>6,356,711</u>	<u>3,399,230</u>	<u>(2,275,903)</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>	<u>8,777,400</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>	<u>\$ 8,777,400</u>

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

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Expenses				
Governmental Activities				
Appraisal services	\$ 11,702,337	\$ 12,278,520	\$ 11,693,736	\$ 12,032,932
Interest on long-term debt	35,233	-	11,116	-
Total Governmental Activities Expenses	<u>11,737,570</u>	<u>12,278,520</u>	<u>11,704,852</u>	<u>12,032,932</u>
Total Primary Government Expenses	<u>11,737,570</u>	<u>12,278,520</u>	<u>11,704,852</u>	<u>12,032,932</u>
Program Revenues				
Governmental Activities				
Fees, fines, and charges for services	12,151,322	11,735,080	13,468,605	14,283,508
Total Governmental Activities Program Revenues	<u>12,151,322</u>	<u>11,735,080</u>	<u>13,468,605</u>	<u>14,283,508</u>
Total Primary Government Program Revenues	<u>12,151,322</u>	<u>11,735,080</u>	<u>13,468,605</u>	<u>14,283,508</u>
Net Revenue (Expense)	413,752	(543,440)	1,763,753	2,250,576
Interest income	4,532	6,166	5,231	2,667
Change in net position	418,284	(537,274)	1,768,984	2,253,243
Net position- beginning of year	5,645,751	6,064,035	5,526,761	7,295,745
Net position restatement	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Adjusted net position, beginning of year	5,645,751	6,064,035	5,526,761	7,295,745
Net position- end of year	<u>\$ 6,064,035</u>	<u>\$ 5,526,761</u>	<u>\$ 7,295,745</u>	<u>\$ 9,548,988</u>

SOURCE: Comprehensive Annual Financial Report 2011-2020

TABLE 2

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
\$ 13,048,016	\$ 15,741,400	\$ 16,151,994	\$ 17,052,753	\$ 20,279,111	\$ 20,474,989
-	-	-	-	250,191	413,792
13,048,016	15,741,400	16,151,994	17,052,753	20,529,302	20,888,781
13,048,016	15,741,400	16,151,994	17,052,753	20,529,302	20,888,781
17,245,865	17,598,826	17,791,989	18,827,658	19,486,627	20,291,346
17,245,865	17,598,826	17,791,989	18,827,658	19,486,627	20,291,346
17,245,865	17,598,826	17,791,989	18,827,658	19,486,627	20,291,346
4,197,849	1,857,426	1,639,995	1,774,905	(1,042,675)	(597,435)
4,993	15,572	93,566	252,248	332,979	97,873
4,202,842	1,872,998	1,733,561	2,027,153	(709,696)	(499,562)
9,548,988	10,831,380	12,704,378	14,437,939	9,986,658	9,276,962
(2,920,450)	-	-	(6,478,434)	-	-
6,628,538	10,831,380	12,704,378	7,959,505	9,986,658	9,276,962
\$ 10,831,380	\$ 12,704,378	\$ 14,437,939	\$ 9,986,658	\$ 9,276,962	\$ 8,777,400

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

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Governmental Funds				
Nonspendable	\$ 101,849	\$ 174,147	\$ 377,866	\$ 311,360
Restricted	-	-	-	-
Committed	-	-	-	1,250,000
Assigned	-	-	-	-
Unassigned	<u>2,135,141</u>	<u>1,933,761</u>	<u>2,302,068</u>	<u>1,935,393</u>
 Total Governmental Funds	 <u><u>\$2,236,990</u></u>	 <u><u>\$2,107,908</u></u>	 <u><u>\$2,679,934</u></u>	 <u><u>\$3,496,753</u></u>

SOURCE: Comprehensive Annual Financial Report 2011-2020

TABLE 3

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
\$1,243,778	\$ 893,474	\$ 751,287	\$ 667,721	\$ 541,218	\$ 626,330
-	-	-	-	1,477,431	-
3,419,849	3,164,814	4,164,814	6,228,423	6,070,049	3,611,106
-	-	-	-	-	-
<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>673,817</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>	<u>\$4,911,253</u>

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

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues				
Assessments	\$ 12,689,611	\$ 12,914,797	\$ 13,375,023	\$ 14,246,848
Less: Refunds	(612,738)	(1,259,667)	-	(89,434)
	<u>12,076,873</u>	<u>11,655,130</u>	<u>13,375,023</u>	<u>14,157,414</u>
Investment earnings	4,532	6,166	5,231	2,667
Charges for services	19,474	20,424	23,673	24,444
Miscellaneous income	<u>54,975</u>	<u>59,526</u>	<u>69,909</u>	<u>101,650</u>
Total Revenue	<u>12,155,854</u>	<u>11,741,246</u>	<u>13,473,836</u>	<u>14,286,175</u>
Expenditures				
Appraisal Services				
Payroll and related expenses	9,120,313	9,053,018	10,553,042	10,283,671
Data processing	106,912	440,591	354,679	552,623
Transportation	7,296	20,074	11,843	17,566
Operating supplies	-	371,123	180,563	90,473
Rentals	34,433	39,291	44,724	57,161
Legal & professional	684,615	759,231	363,566	895,228
Utilities and telephone	138,279	143,741	174,140	178,163
Building and equipment maintenance	117,758	127,552	98,024	159,497
Insurance				
Other services	916,028	658,387	716,010	857,625
Debt Service				
Principal	743,612	-	23,588	-
Interest	35,233	-	11,116	-
Capital outlay	<u>437,026</u>	<u>257,319</u>	<u>370,516</u>	<u>377,349</u>
Total Expenditures	<u>12,341,505</u>	<u>11,870,327</u>	<u>12,901,811</u>	<u>13,469,356</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(185,651)	(129,081)	572,025	816,819
Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balance	<u>\$ (185,651)</u>	<u>\$ (129,081)</u>	<u>\$ 572,025</u>	<u>\$ 816,819</u>
Ratio of Debt Service Expenditures to total noncapital expenditures	6.54%	0.00%	0.28%	0.00%

SOURCE: Comprehensive Annual Financial Report 2011-2020

TABLE 4

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
\$ 17,149,799	\$ 17,492,994	\$ 18,103,517	\$ 18,827,658	\$ 19,486,627	\$ 20,193,893
(26,908)	-	(311,528)	-	-	-
17,122,891	17,492,994	17,791,989	18,827,658	19,486,627	20,193,893
4,993	15,572	93,566	252,248	332,979	97,873
31,707	28,886	30,583	30,611	15,710	6,876
89,267	76,946	87,590	75,852	104,398	90,577
17,248,858	17,614,398	18,003,728	19,186,369	19,939,714	20,389,219
10,735,612	9,833,785	11,146,348	11,253,473	12,257,122	11,245,917
617,689	1,332,497	1,206,626	551,025	511,294	596,998
11,031	22,351	53,916	51,919	32,332	26,052
189,457	585,281	169,475	192,446	285,192	415,952
59,672	64,227	65,424	143,982	487,706	144,046
988,761	1,256,519	1,310,221	2,339,462	2,726,782	3,888,938
188,981	199,302	212,177	223,916	354,890	575,710
152,316	192,145	139,863	235,734	364,224	361,966
				28,551	70,093
1,092,679	1,753,409	910,437	1,660,001	1,878,183	1,590,251
-	-	-	-	159,600	333,889
-	-	-	-	214,819	414,949
569,720	941,885	500,000	425,422	9,615,447	8,484,277
14,605,918	16,181,401	15,714,487	17,077,380	28,916,142	28,149,038
2,642,940	1,432,997	2,289,241	2,108,989	(8,976,428)	(7,759,819)
2,000	-	-	-	10,000,000	-
<u>\$ 2,644,940</u>	<u>\$ 1,432,997</u>	<u>\$ 2,289,241</u>	<u>\$ 2,108,989</u>	<u>\$ 1,023,572</u>	<u>\$ (7,759,819)</u>
0.00%	0.00%	0.00%	0.00%	1.94%	3.81%





TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2011	2012	2013	2014
01	AUSTIN ISD	3,930,699.61	3,962,546.72	4,041,606.39	4,279,407.36
02	CITY OF AUSTIN	1,898,893.26	1,947,817.95	2,073,084.99	2,169,601.96
03	TRAVIS COUNTY	2,456,872.45	2,513,094.81	2,633,598.34	2,720,660.04
05	CITY OF MANOR	9,464.07	9,547.40	9,976.65	10,725.48
06	DEL VALLE ISD	235,485.99	237,835.14	241,494.99	263,267.72
07	LAKE TRAVIS ISD	429,518.20	433,166.97	475,740.66	501,785.36
08	EANES ISD	588,084.39	591,994.01	606,527.95	633,684.64
09	CITY OF WEST LAKE HILLS	3,448.38	3,470.08	3,580.76	3,741.80
10	TRAVIS CO WCID NO 10	3,473.71	3,494.46	3,723.76	4,106.44
11	CITY OF ROLLINGWOOD	3,447.25	3,467.83	5,232.42	5,917.40
12	VILLAGE OF SAN LEANNA	559.97	563.73	549.70	563.28
16	LAGO VISTA ISD	78,228.40	79,385.78	84,122.63	80,034.96
17	TRAVIS CO WCID NO 17	11,497.65	11,299.44	12,397.71	12,437.80
18	TRAVIS CO WCID NO 18	4,949.35	4,976.39	5,026.41	4,965.68
19	PFLUGERVILLE ISD	553,465.68	557,577.97	582,770.11	609,531.52
20	CITY OF PFLUGERVILLE	89,351.84	89,892.49	88,434.03	88,492.20
21	CITY OF LAKEWAY	25,644.85	25,796.48	24,561.29	25,283.36
22	COUPLAND ISD	187.81	188.60	187.83	181.88
23	TRAVIS CO WCID POINT VENTURE	3,184.68	3,202.61	3,228.78	3,178.88
25	HURST CREEK MUD	9,733.99	9,784.99	8,155.65	7,833.44
26	LAKEWAY MUD	10,369.55	10,453.59	10,036.07	9,828.36
27	LOST CREEK MUD	5,609.09	5,636.85	4,237.40	4,140.36
32	WELLS BRANCH MUD	17,175.79	17,347.07	17,317.01	17,774.56
33	SHADY HOLLOW MUD	646.29	649.36	639.24	632.92
34	MANOR ISD	213,754.70	255,789.47	255,197.85	244,205.92
35	TRAVIS CO WCID NO 19	2,357.17	2,367.30	2,333.39	2,316.72
37	TRAVIS CO WCID NO 20	5,493.60	5,520.82	5,437.66	4,148.22
38	DRIPPING SPRINGS ISD	797.94	802.40	782.33	804.28
39	TRAVIS CO ESD NO 9	23,242.19	23,389.60	23,308.15	22,983.16
40	CITY OF CREEDMOOR	556.64	587.15	805.34	860.80
41	TRAVIS CO ESD NO 1	10,983.75	11,107.96	11,118.82	10,734.88
49	CITY OF LAGO VISTA	20,824.78	21,112.05	19,765.54	19,941.24
50	CITY OF JONESTOWN	11,171.75	11,290.29	11,526.20	11,011.10
51	TRAVIS CO ESD NO 11	3,719.61	3,750.59	3,661.68	3,860.88
52	TRAVIS CO ESD NO 6	45,764.52	46,040.36	47,948.02	50,410.24
55	VILLAGE OF BRIARCLIFF	1,168.47	1,178.02	1,156.74	1,221.44
56	TRAVIS CO ESD NO 5	4,494.48	4,528.48	4,526.54	4,518.48
57	TRAVIS CO ESD NO 4	7,473.23	7,525.11	7,255.95	7,277.28
58	TRAVIS CO ESD NO 10	6,745.08	6,780.48	6,823.63	7,026.72

TABLE 5
(1 OF 4)

2015	2016	2017	2018	2019	2020
5,233,855.96	5,483,736.15	5,851,085.66	6,166,708.47	6,434,518.25	6,473,404.36
2,558,155.56	2,557,717.25	2,615,588.75	2,763,288.02	2,846,278.29	3,031,981.86
3,107,303.11	3,032,475.98	2,955,444.66	2,973,311.85	2,986,658.63	3,297,784.40
13,265.13	14,807.88	18,723.18	22,052.58	27,077.70	34,147.00
312,056.63	336,257.57	332,263.64	354,187.39	384,833.37	413,269.67
615,605.40	649,335.79	675,961.37	702,343.77	743,922.57	735,863.31
770,149.82	788,284.83	817,087.04	813,465.98	818,474.83	793,171.29
4,591.73	5,066.92	5,239.34	6,107.74	6,729.22	6,982.56
5,017.61	5,195.57	12,453.95	17,760.90	17,104.90	16,910.38
6,887.48	7,217.61	8,034.73	8,730.43	8,844.46	9,326.02
680.82	695.34	694.89	675.31	733.76	762.99
92,832.92	88,503.04	88,448.80	89,043.47	95,208.91	96,631.94
15,144.69	15,756.66	16,600.98	17,085.78	17,611.46	18,030.78
2,747.27	2,824.53	2,897.73	2,741.33	2,632.32	2,561.22
760,621.52	784,595.75	829,177.47	889,314.80	959,436.38	987,846.19
104,058.29	110,579.82	117,661.57	125,248.84	124,443.90	135,100.32
30,160.51	31,447.03	30,820.49	34,998.43	34,362.54	35,660.91
216.71	202.24	221.03	215.80	218.80	198.50
3,588.56	5,593.91	5,550.58	5,855.69	6,215.21	6,639.83
8,761.41	8,529.48	7,823.68	7,343.82	7,110.89	7,075.76
10,844.26	9,000.72	7,870.88	7,397.55	6,819.17	6,265.72
3,477.64	3,463.70	-	-	-	-
20,333.32	19,857.53	20,564.94	20,774.24	21,526.77	21,873.07
758.03	766.00	612.92	792.59	331.92	1,939.52
359,985.05	312,248.28	349,443.89	348,361.20	361,507.44	367,372.80
2,566.16	2,521.50	2,389.12	2,416.63	2,447.97	2,537.08
4,455.07	4,159.89	4,233.49	4,185.35	4,087.18	4,012.49
942.09	834.64	811.24	782.01	739.37	729.11
25,828.48	26,227.50	24,504.29	25,564.63	26,820.98	27,497.02
917.88	907.17	1,005.36	930.05	899.53	1,028.45
12,374.12	12,108.20	12,011.78	12,077.74	12,813.19	13,627.01
23,512.28	23,641.92	23,979.84	24,710.08	26,845.19	29,571.68
12,203.81	11,850.08	11,640.52	11,739.33	14,370.91	3,100.32
4,340.61	4,498.98	4,638.75	5,178.22	5,604.70	6,933.92
62,047.64	65,803.75	68,194.51	70,204.62	69,529.25	71,672.75
2,096.55	2,100.20	2,116.23	1,964.80	1,951.22	1,987.19
5,730.38	5,023.60	5,728.58	5,979.41	6,225.09	6,808.92
8,720.16	8,297.10	9,346.61	9,589.18	9,911.80	10,457.62
8,508.31	8,689.28	8,794.73	8,979.53	9,139.63	9,598.53

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2011	2012	2013	2014
59	RIVER PLACE MUD	7,790.50	7,821.06	7,692.98	7,752.16
61	CITY OF MUSTANG RIDGE	967.07	973.22	1,029.06	1,100.48
68	AUSTIN COMM COLL DIST	424,201.52	434,626.57	442,411.33	462,549.48
69	LEANDER ISD	439,068.94	442,123.25	459,991.96	486,629.00
70	TRAVIS CO MUD NO 2	5,722.36	5,749.42	5,481.04	5,712.92
71	TRAVIS CO ESD NO 14	5,258.30	5,301.56	3,877.35	3,878.96
72	TRAVIS CO ESD NO 12	5,185.10	5,235.09	5,398.29	5,768.96
73	ONION CREEK METRO PARK DIST	-	-	-	-
77	TRAVIS CO ESD NO 8	7,637.17	7,695.36	7,550.91	7,662.00
78	NW TR CO RD DIST 3 GLDN TRI	3,198.21	3,221.71	2,934.35	2,913.76
83	CITY OF BEE CAVE	865.70	870.84	984.02	1,070.84
84	NORTHTOWN MUD	16,773.85	16,753.20	16,552.69	19,187.20
1A	HAYS CONSOLIDATED ISD	562.48	564.84	579.17	600.96
1B	TRAVIS CO ESD NO 7	-	-	-	-
1C	TRAVIS CO ESD NO 3	10,592.33	10,660.17	10,629.36	10,644.52
1D	TRAVIS CO MUD NO 5	3,623.67	3,638.88	3,283.69	3,530.00
1F	TANGLEWD FOREST LTD DIST	2,775.24	2,791.08	2,554.73	2,444.88
1H	COTTONWD CREEK MUD NO 1	2,517.42	2,524.53	2,377.29	2,475.88
1J	CYPRESS RANCH WCID NO 1	1,885.87	1,897.17	2,182.73	2,873.92
1K	BELVEDERE MUD	1,341.97	1,353.40	1,681.23	2,057.48
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	487.13	490.48	459.84	495.00
2A	ELGIN ISD	12,961.42	13,113.68	12,582.34	12,840.32
2D	TRAVIS CO MUD NO 6	3,680.72	3,696.17	3,535.59	3,682.76
2F	CITY OF ROUND ROCK	5,033.69	5,052.58	5,438.43	5,785.08
2G	WMSN CO WSID DIST 3	2,056.26	2,068.16	1,994.17	1,934.88
2H	NE TRAVIS CO UTILITY DIST	7,304.55	7,335.61	7,215.95	7,842.36
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	399,720.56	408,849.08	416,081.10	710,287.76
2K	PRESIDENTIAL GLEN MUD	166.97	169.63	169.94	367.28
2L	TRAVIS CO MUD NO 16	693.37	699.42	2,074.04	3,083.16
2N	NORTH AUSTIN MUD NO 1	1,494.60	1,500.94	1,430.86	1,328.56
2R	TRAVIS CO MUD NO 23	-	-	-	-
3A	MARBLE FALLS ISD	32,150.41	32,418.09	31,470.31	30,596.88
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	40,792.86	40,981.89	41,861.74	39,650.52
3D	TRAVIS CO MUD NO 7	80.59	80.93	79.88	78.84
3F	CITY OF CEDAR PARK	1,492.59	1,503.73	7,880.50	8,171.40
3G	TRAVIS CO MUD NO 14	3,428.17	3,448.10	3,197.17	3,267.80
3M	WILLIAMSON/TRAVIS MUD NO 1	3,064.42	3,137.87	2,953.77	2,804.08
3N	TRAVIS CO MUD NO 18	-	-	-	53.76
3R	TRAVIS CO MUD NO 24	-	-	-	-
4A	JOHNSON CITY ISD	589.51	592.61	576.92	651.96
4D	TRAVIS CO MUD NO 8	2,312.56	2,322.27	2,265.44	2,377.80
4F	TRAVIS CO MUD NO 10	3,889.69	3,951.99	3,814.07	3,479.68

TABLE 5
(2 OF 4)

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
8,843.83	6,587.39	5,961.96	2,146.41	-	-
1,412.38	1,385.07	1,398.36	1,448.22	1,484.29	1,759.07
566,567.45	645,862.60	697,720.93	722,494.77	785,460.68	831,805.81
599,913.21	614,235.21	634,294.20	644,818.42	659,876.79	649,258.37
6,879.66	7,437.23	7,625.70	8,023.54	8,157.02	9,089.67
4,581.03	2,254.68	2,233.29	2,401.71	2,464.73	2,537.70
7,093.11	7,448.53	7,958.82	26,732.84	9,808.38	11,221.17
-	-	14.38	51.51	292.27	490.62
8,870.90	9,028.27	9,251.98	9,429.62	10,487.05	10,878.13
-	-	-	-	-	-
1,363.80	1,624.98	1,777.91	1,808.40	2,001.11	2,042.71
21,512.28	22,160.44	22,810.23	23,448.03	21,750.31	21,832.61
735.18	645.94	859.88	691.91	646.17	784.23
-	-	-	11,889.12	11,864.22	12,080.15
12,185.41	12,539.60	14,350.28	14,613.36	14,212.53	12,120.14
4,892.32	5,603.18	7,040.41	7,214.17	7,387.05	7,620.06
2,880.04	2,892.57	2,977.34	3,353.83	3,516.02	3,720.56
2,532.17	3,036.50	3,838.44	4,716.72	6,395.89	7,686.76
4,326.68	5,413.40	6,080.34	6,170.89	6,682.65	6,872.55
2,938.00	3,519.28	3,506.82	3,408.04	3,153.93	2,862.08
649.57	670.23	753.53	830.57	865.67	880.92
16,032.91	16,129.07	17,470.96	18,137.17	19,831.78	20,119.70
4,228.96	4,163.55	3,780.71	3,564.05	3,463.03	3,001.67
7,028.24	7,768.54	8,040.81	8,255.13	8,425.65	9,659.32
2,335.93	2,212.92	2,223.20	2,361.84	2,491.85	2,712.67
10,007.09	10,449.30	10,028.79	9,088.50	8,088.68	8,215.54
861,381.36	857,215.35	851,558.84	865,495.72	887,072.23	942,465.81
691.12	1,038.89	1,011.01	1,405.69	1,982.09	2,832.22
5,254.57	6,878.45	7,509.95	8,264.58	8,869.41	8,980.77
1,563.15	1,516.70	1,450.47	1,426.52	1,457.56	1,546.70
-	-	-	2.24	74.16	1,212.90
33,554.12	32,553.66	31,920.27	30,610.52	31,990.24	30,057.53
46,327.31	41,297.23	33,314.12	32,890.55	31,645.94	30,935.40
87.56	240.07	73.74	69.95	66.41	64.46
9,563.53	21,787.87	22,100.93	21,618.83	20,856.72	21,183.15
3,925.59	4,000.22	4,108.73	4,225.13	4,068.76	4,261.64
2,989.54	2,818.78	2,660.10	2,522.65	2,351.10	2,294.24
237.93	1,429.86	2,638.66	4,307.66	6,038.68	7,740.45
-	-	-	5.88	6.94	6.75
650.25	601.01	583.79	538.17	516.16	566.14
2,856.29	2,925.18	3,130.29	3,613.17	3,587.08	4,428.62
4,350.21	4,213.86	3,981.96	3,600.28	3,436.45	3,488.85

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2011	2012	2013	2014
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	4,900.63	4,924.12	5,544.88	5,423.00
4J	TRAVIS CO MUD NO 11	4,736.99	5,001.86	5,267.27	6,330.80
4K	TRAVIS CO MUD NO 12	44.61	359.56	335.01	569.26
4L	TRAVIS CO MUD NO 13	53.48	360.14	685.09	1,096.44
4M	PILOT KNOB MUD NO 3	-	-	-	-
4P	PILOT KNOB MUD NO 2	-	-	-	-
5A	ROUND ROCK ISD	361,070.72	364,028.72	374,993.11	378,109.52
5D	TRAVIS CO MUD NO 9	161.10	161.78	155.66	153.20
5E	SENNA HILLS MUD	5,657.06	5,696.61	6,199.93	6,524.64
5F	CITY OF ELGIN	1,400.81	1,407.95	1,543.68	1,402.98
5G	VILLAGE OF VOLENTE	1,013.13	1,023.13	990.49	1,042.24
5H	VILLAGE OF WEBBERVILLE	247.22	249.21	250.53	246.80
5J	KELLY LANE WCID NO 1	2,493.26	2,516.54	2,576.08	3,089.92
5K	KELLY LANE WCID NO 2	124.25	150.10	70.92	117.44
5L	LAZY NINE MUD NO 1A	-	-	-	-
5M	LAZY NINE MUD NO 1B	-	-	38.91	1,385.44
6E	LAKE POINTE MUD NO 3 (DA)	2,504.52	2,515.89	2,520.73	2,657.44
6F	CITY OF LEANDER	7,257.43	7,297.26	8,907.04	11,538.68
6G	TRAVIS CO MUD NO 15	3,015.38	3,030.99	3,207.21	3,882.00
6H	WEST TRAVIS CO MUD NO 6	4,743.18	4,788.75	5,245.04	6,119.52
6J	WEST TRAVIS CO MUD NO 8	4,376.19	4,394.49	4,825.96	5,317.40
6L	TRAVIS CO MUD NO 17	-	-	-	10.32
6M	TRAVIS CO MUD NO 21	-	-	-	-
6P	LOST CREEK LIMITED DISTRICT	-	-	-	-
6R	TRAVIS CO ESD NO 15	-	-	-	-
7A	MOORES CROSSING MUD	3,571.59	3,590.20	3,482.22	3,431.80
7D	LAKE POINTE MUD NO 5 (DA)	2,751.83	2,769.03	2,638.67	2,720.60
7E	VILLAGE OF THE HILLS	518.68	521.46	458.40	439.64
7F	VILLAGE OF POINT VENTURE	813.36	817.80	774.56	855.24
7G	WILBARGER CRK MUD NO 1	643.34	646.77	675.74	984.04
7H	WILBARGER CRK MUD NO 2	179.24	179.99	178.34	174.56
7J	LAKESIDE MUD NO 3	1,835.84	1,796.09	2,586.49	3,146.72
7K	SUNFIELD MUD NO 1	-	-	0.27	0.28
7N	TRAVIS CO MUD NO 19	-	-	-	-
7P	TRAVIS CO MUD NO 20	-	-	-	-
7R	TRAVIS CO MUD NO 22	-	-	-	-
8C	TRAVIS CO MUD NO 3	12,208.46	12,270.48	13,713.30	13,756.28
8E	RNCH @ CYPRSS CRK MUD 1	2,499.70	2,512.70	2,159.63	1,856.96
8G	WMSN-TR CO WCID NO 1D	5,625.35	5,651.90	-	-
8H	BELLA VISTA MUD	2,652.54	2,663.68	2,556.74	2,597.48
8I	WMSN-TR CO WCID NO 1F	2,396.09	2,406.14	1,956.71	2,177.00

TABLE 5
(3 OF 4)

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
6,618.00	6,713.78	6,347.82	5,717.31	5,381.92	5,311.29
8,812.33	9,684.69	9,073.99	8,168.93	8,038.08	7,552.71
1,356.41	3,292.77	3,883.40	4,458.46	5,285.80	6,866.67
1,858.30	2,641.79	3,239.70	4,839.86	5,842.00	6,941.17
150.44	344.70	652.58	2,428.84	3,666.59	4,785.60
-	-	-	104.41	86.58	122.49
469,358.01	467,605.80	487,937.49	494,646.81	509,958.90	502,765.87
174.63	156.80	148.70	143.93	140.65	138.67
7,831.83	7,936.72	7,719.40	7,698.49	7,263.82	6,377.20
1,703.26	1,828.98	2,382.45	2,535.55	2,617.47	2,736.61
1,209.47	946.40	970.98	993.77	900.59	962.21
310.87	312.84	355.63	370.76	355.14	344.73
4,188.61	5,313.46	6,587.75	7,441.17	7,593.61	7,771.61
400.58	1,228.49	2,445.41	4,272.52	6,514.96	6,637.50
-	-	-	18.59	805.39	799.47
4,015.49	7,615.70	9,011.71	10,986.95	13,256.31	16,347.45
3,085.58	3,113.40	3,068.05	2,863.93	1,888.47	1,947.42
16,682.17	19,973.87	22,334.57	24,506.67	27,141.72	31,513.83
5,298.63	6,159.33	6,992.43	9,149.90	9,443.36	9,886.21
7,585.70	9,151.84	10,555.24	11,046.41	9,088.90	9,426.98
5,235.77	4,569.22	4,937.61	4,828.35	5,143.74	4,888.18
302.39	1,021.40	2,236.95	2,798.17	3,401.93	4,431.65
25.97	563.40	1,483.92	2,126.34	3,574.85	5,312.58
-	-	2,447.01	2,293.71	2,077.51	2,034.71
-	-	-	5,294.42	5,698.28	7,028.72
4,386.91	4,872.45	5,360.61	5,752.13	6,064.21	6,202.89
3,234.02	3,198.83	3,088.12	3,088.60	2,756.30	2,805.79
527.65	526.14	1,236.63	1,239.62	2,040.69	2,039.75
1,003.55	997.24	1,021.31	1,097.16	1,171.60	1,209.70
1,213.80	1,310.33	1,345.81	1,382.23	1,489.70	2,318.00
200.13	318.65	353.67	335.65	319.18	307.17
4,627.25	5,330.64	6,418.08	7,117.75	7,755.07	7,879.77
0.30	11.18	7.28	4.68	8.16	6.64
-	-	-	-	-	33.94
-	-	-	-	45.72	139.72
-	-	-	-	96.25	106.67
15,670.13	14,963.53	15,043.00	15,283.37	14,871.63	14,649.05
1,931.85	1,649.89	1,634.56	1,622.26	1,505.83	1,653.02
-	-	-	-	-	-
3,077.37	-	-	-	-	-
2,849.29	-	-	-	-	-

TRAVIS CENTRAL APPRAISAL DISTRICT

Assessments to Taxing Entities

Last Ten Fiscal Years

<u>Juris ID</u>	<u>Jurisdiction Name</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
8J	WMSN-TR CO WCID NO 1G	6,899.91	6,961.46	6,569.19	6,349.28
8K	TRAVIS CO ESD NO 13	248.29	251.44	253.65	256.04
8L	TRAVIS CO BEE CAVE ROAD DIST NO 1	6,161.19	6,187.30	5,763.05	5,731.48
8N	ANDERSON MILL LIMITED DISTRICT	48.86	49.21	49.91	53.12
8P	RIVER PLACE LIMITED DISTRICT	-	-	-	-
9B	TRAVIS CO ESD NO 2	30,949.78	31,181.27	31,244.42	32,442.00
9C	TRAVIS CO MUD NO 4	2,025.04	2,033.54	2,199.33	2,443.28
9D	LAKESIDE WCID NO 1	4,993.33	5,014.29	5,092.70	4,909.76
9G	LAKESIDE WCID NO 2A	9.27	9.31	9.13	8.04
9H	LAKESIDE WCID NO 2B	3,433.90	3,450.00	3,370.44	3,537.04
9I	LAKESIDE WCID NO 2C	3,048.22	3,058.63	3,118.64	3,556.36
9J	LAKESIDE WCID NO 2D	2,362.08	2,665.39	2,635.25	3,439.84
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	26.22	26.44	25.83	232.08
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	-
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
	TOTAL	\$ 12,689,610.00	\$ 12,914,797.00	\$ 13,375,023.00	\$ 14,246,848.00

SOURCE: Travis Central Appraisal District- Internal Management Reports

TABLE 5
(4 OF 4)

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
7,642.57	-	-	-	-	-
308.06	299.66	298.68	300.15	354.33	363.94
6,404.49	5,890.16	5,516.84	4,372.76	4,138.95	5,553.57
62.83	60.07	63.34	67.56	68.41	70.60
-	-	-	-	-	2,198.71
39,893.16	41,605.81	46,545.70	49,441.79	53,378.55	57,487.11
3,006.33	4,471.81	4,644.25	4,242.47	2,580.91	3,857.37
5,598.88	5,712.68	5,368.80	5,431.19	5,268.38	5,280.32
8.79	73.09	515.34	1,184.22	2,035.35	2,995.38
4,613.43	5,174.94	5,563.31	5,957.64	5,904.48	6,056.31
4,697.91	5,451.38	6,499.98	7,881.73	8,955.49	10,207.45
5,123.23	6,526.32	7,169.25	7,856.46	8,200.38	8,777.69
926.98	1,963.56	3,299.17	4,455.78	5,545.21	6,498.34
-	1.26	1.13	1.08	86.80	578.83
-	-	-	3.59	3.47	3.41
\$ 17,149,799.00	\$ 17,492,994.00	\$ 18,103,517.00	\$ 18,827,657.99	\$ 19,486,627.00	\$ 20,193,893.00

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
2011	\$ 12,689,610	\$ 12,076,873	\$ 612,737	-	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%
2020	20,193,893	20,193,893	-	-	100.00%

SOURCE: Travis Central Appraisal District- Internal Management Reports



TRAVIS CENTRAL APPRAISAL DISTRICT
Principal Property Taxpayers
For 2011 and 2020

2020

Taxpayer	Type of Business	Taxable Assessed Value	Rank	Percentage of Total County Taxable Value ⁽¹⁾
SAMSUNG AUSTIN SEMICONDUCTOR	Electronics	\$ 1,667,794,283	1	0.76%
COLUMBIA/ST DAVIDS HEALTH CARE	Health Care	1,184,272,951	2	0.54%
FINLEY COMPANY	Real Estate Investments	568,263,394	3	0.26%
APPLE INC	Electronics	483,539,490	4	0.22%
ORACLE AMERICA INC	Electronics	418,759,426	5	0.19%
CSHV-401 CONGRESS LLC	Property Management	394,900,014	6	0.18%
GW BLOCK 23 OFFICE LLC	Property Management	351,238,480	7	0.16%
DOMAIN RETAIL PROPERTY OWNER LP	Property Management	343,763,509	8	0.16%
ICON IPC TX PROPERTY OWNER	Property Management	325,076,136	9	0.15%
HEB GROCERY COMPANY LP	Supermarket	307,578,287	10	0.14%
TPG-300 WEST 6TH STREET LLC	Property Management			
NXP SEMICONDUCTOR USA INC	Electronics			
ADVANCED MICRO DEVICES INC	Electronics			
SOUTHWESTERN BELL TELEPHONE	Telephone Utility			
DELL INC	Electronics			
IBM CORPORATION	Electronics			
SHOPPING CENTER AT GATEWAY LP	Property Management			
		<u>\$ 6,045,185,970</u>		<u>2.75%</u>

SOURCES: Travis Central Appraisal District Certified Totals Reports

- (1) Based on Net Taxable Value of \$219,561,325,479 from the Travis Central Appraisal District's 2020 certified property values as of May 2, 2021.
- (2) Based on Net Taxable Value of \$99,056,474,255 from the Travis Central Appraisal District' 2011s certified property values as of May 2, 2021.

TABLE 7

2011

Taxable Assessed Value	Rank	Percentage of Total County Net Taxable Value ⁽²⁾
\$ 2,885,626,712	1	2.91%
395,982,759.00	3	0.40%
-		-
-		-
-		-
-		-
-		-
-		-
-		-
204,737,294	9	0.21%
731,381,119	2	0.74%
286,455,509	4	0.29%
272,402,327	5	0.27%
248,355,824	6	0.25%
237,217,852	7	0.24%
222,907,415	8	0.23%
197,737,267	10	0.20%
<u>\$ 5,682,804,078</u>		<u>5.74%</u>





STATISTICAL SECTION TAXING ENTITY TRENDS

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

<u>JurisID</u>	<u>Jurisdiction Name</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
01	AUSTIN ISD	757,526,686.59	783,526,296.45	841,662,048.12	926,243,429.75
02	CITY OF AUSTIN	372,034,106.77	401,789,060.98	426,495,459.01	452,488,235.35
03	TRAVIS COUNTY	480,919,182.51	511,228,846.47	535,998,531.30	550,287,784.28
05	CITY OF MANOR	1,834,156.87	1,971,371.64	2,118,619.04	2,351,667.06
06	DEL VALLE ISD	45,863,098.75	46,853,397.66	52,321,766.70	54,587,554.72
07	LAKE TRAVIS ISD	83,351,990.21	92,956,220.16	99,231,245.97	109,343,195.32
08	EANES ISD	113,104,108.94	117,834,231.72	124,430,351.11	136,025,701.00
09	CITY OF WEST LAKE HILLS	662,500.67	696,707.79	734,942.43	810,689.14
10	TRAVIS CO WCID NO 10	666,302.19	725,276.27	806,532.71	885,475.70
11	CITY OF ROLLINGWOOD	661,901.86	1,014,539.65	1,159,700.88	1,221,729.58
12	VILLAGE OF SAN LEANNA	106,964.67	106,277.09	111,353.73	120,652.63
16	LAGO VISTA ISD	15,493,977.20	16,551,035.00	15,935,470.93	16,620,178.87
17	TRAVIS CO WCID NO 17	2,180,708.86	2,413,943.88	2,447,245.62	2,682,586.31
18	TRAVIS CO WCID NO 18	950,144.01	980,157.72	977,614.98	486,932.10
19	PFLUGERVILLE ISD	106,750,555.18	112,188,145.81	119,815,211.94	134,357,692.49
1A	HAYS CONSOLIDATED ISD	108,976.56	111,523.99	117,431.28	129,471.83
1B	TRAVIS CO ESD NO 7	-	-	-	-
1C	TRAVIS CO ESD NO 3	2,033,473.81	2,061,771.83	2,090,687.75	2,154,530.39
1D	TRAVIS CO MUD NO 5	693,627.86	635,656.38	693,399.03	916,145.19
1F	TANGLEWD FOREST LTD DIST	534,836.99	495,874.34	480,825.23	508,438.49
1G	TRAVIS CO BCCP	-	-	-	-
1H	COTTONWD CREEK MUD NO 1	480,559.72	458,445.19	485,862.51	447,296.10
1J	CYPRESS RANCH WCID NO 1	355,304.75	422,821.94	563,215.62	763,004.11
1K	BELVEDERE MUD	261,954.21	326,427.79	405,420.03	519,754.81
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	93,476.60	89,013.56	97,384.95	114,791.16
20	CITY OF PFLUGERVILLE	17,166,168.01	16,871,090.08	17,393,496.84	18,369,865.54
21	CITY OF LAKEWAY	4,974,658.18	4,794,732.05	4,995,541.66	5,342,155.85
22	COUPLAND ISD	35,870.99	36,717.95	35,971.34	38,165.31
23	TRAVIS CO WCID POINT VENTURE	611,527.96	630,787.43	631,699.27	634,773.79
25	HURST CREEK MUD	1,864,238.17	1,582,808.91	1,541,841.05	1,549,865.05
26	LAKEWAY MUD	1,996,640.93	1,951,072.16	1,934,495.37	1,917,059.31
27	LOST CREEK MUD	1,071,699.05	822,158.83	811,634.67	612,910.02
2A	ELGIN ISD	2,503,371.26	2,439,245.45	2,532,213.17	2,838,407.23
2C	DOWNTOWN PUB IMP DIST	-	-	-	-
2D	TRAVIS CO MUD NO 6	705,005.66	683,880.03	723,639.65	746,749.14
2F	CITY OF ROUND ROCK	969,489.88	1,053,784.76	1,135,196.55	1,240,474.52
2G	WMSN CO WSID DIST 3	392,213.38	365,601.10	398,941.87	411,623.76
2H	NE TRAVIS CO UTILITY DIST	1,392,243.24	1,393,333.90	1,536,680.27	1,762,485.83
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	78,246,545.70	80,770,434.54	139,901,990.02	152,544,414.43

TABLE 8
(1 OF 4)

2015	2016	2017	2018	2019	2020
1,040,452,486.09	1,186,203,137.67	1,311,518,838.22	1,450,163,335.56	1,503,539,657.51	1,569,603,198.10
485,488,733.72	531,159,051.07	588,942,374.12	641,472,346.02	704,220,640.93	903,876,784.51
574,094,159.15	600,533,943.09	634,332,256.61	673,110,021.14	765,957,038.60	821,947,582.45
2,798,705.30	3,806,734.54	4,700,188.02	6,102,558.73	7,931,123.04	8,567,549.21
63,775,482.81	68,425,669.57	76,287,693.76	86,730,717.74	95,987,722.99	102,065,752.79
123,655,988.04	137,576,072.01	150,540,704.92	167,659,417.40	170,914,653.87	176,626,038.55
149,371,990.39	165,531,574.33	173,601,359.34	184,461,419.58	184,225,243.76	188,321,746.50
958,513.88	1,060,339.74	1,312,653.96	1,516,578.69	1,621,798.20	1,892,745.13
983,429.46	2,522,278.98	3,801,292.20	3,854,968.46	3,927,673.98	3,998,084.73
1,366,515.18	1,626,628.63	1,863,711.07	1,993,294.81	2,166,099.47	2,622,385.72
131,524.34	140,718.81	144,557.80	165,370.16	177,215.50	181,565.51
16,979,251.91	18,155,573.65	19,086,094.99	21,457,435.27	22,444,133.41	23,103,656.53
2,982,463.82	3,369,959.57	3,649,004.48	3,969,131.87	4,187,904.54	4,299,926.08
534,076.18	587,912.77	584,654.81	593,250.55	594,878.68	616,614.66
149,219,698.98	168,639,101.85	189,807,443.33	216,230,227.27	229,441,240.36	243,592,405.79
122,506.73	179,527.83	147,285.59	145,628.74	182,147.68	213,076.25
-	-	2,542,973.72	2,673,864.13	2,805,785.32	2,993,828.33
2,371,154.75	2,910,975.11	3,120,704.47	3,203,108.04	2,815,074.59	2,905,974.16
1,059,532.47	1,438,750.40	1,544,860.11	1,664,834.60	1,769,865.92	1,941,365.40
547,688.73	603,183.48	708,340.94	792,412.55	864,151.83	870,400.75
-	-	-	-	-	-
573,762.45	776,065.79	1,004,646.37	1,441,454.51	1,785,359.13	2,092,136.76
1,023,041.78	1,233,833.36	1,312,055.87	1,506,082.31	1,596,247.33	1,584,539.05
666,139.41	709,909.29	726,401.17	710,807.86	664,758.82	641,900.75
127,260.24	152,855.31	176,886.75	195,096.99	204,607.24	210,649.13
20,928,300.20	23,847,810.78	26,724,378.63	28,046,188.04	31,378,958.15	32,892,114.84
5,955,206.25	6,242,945.13	7,487,117.95	7,744,357.97	8,282,751.43	8,652,174.98
38,867.11	45,185.15	45,938.25	49,310.75	46,105.27	57,472.82
1,058,349.33	1,127,913.51	1,248,074.87	1,400,734.63	1,542,194.93	1,866,943.28
1,618,642.18	1,586,543.68	1,564,988.32	1,602,596.47	1,643,444.36	1,686,944.96
1,702,969.02	1,598,889.23	1,578,100.21	1,536,850.90	1,455,303.14	1,421,560.56
654,276.57	-	-	-	-	-
3,113,377.26	3,556,507.12	3,869,873.09	4,469,530.01	4,673,085.62	4,765,034.12
-	-	-	-	-	-
781,654.25	763,793.52	758,674.47	780,469.86	697,180.24	683,197.78
1,467,732.34	1,623,371.24	1,805,635.34	1,898,906.20	2,243,514.36	2,503,411.44
417,901.49	445,672.22	493,587.03	561,592.55	630,054.85	677,161.21
1,974,943.14	2,032,356.46	1,936,713.91	1,822,962.35	1,908,174.73	1,867,316.51
162,284,039.04	173,033,301.05	184,647,263.75	199,921,477.54	218,901,005.74	242,110,340.22

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

<u>JurisID</u>	<u>Jurisdiction Name</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
2K	PRESIDENTIAL GLEN MUD	32,142.88	32,782.85	73,391.52	121,952.19
2L	TRAVIS CO MUD NO 16	134,317.72	404,779.74	602,694.12	922,698.32
2N	NORTH AUSTIN MUD NO 1	284,824.74	276,380.54	260,810.61	275,638.23
2R	TRAVIS CO MUD NO 23	-	-	-	-
32	WELLS BRANCH MUD	3,262,297.67	3,351,914.45	3,523,352.21	3,588,417.37
33	SHADY HOLLOW MUD	123,165.99	123,419.81	123,909.30	133,546.42
34	MANOR ISD	61,973,884.39	49,104,238.69	69,536,851.14	63,633,541.88
35	TRAVIS CO WCID NO 19	454,518.68	460,451.57	454,094.21	451,968.06
37	TRAVIS CO WCID NO 20	1,062,774.59	1,058,684.48	814,146.00	786,435.54
38	DRIPPING SPRINGS ISD	153,036.27	153,450.37	157,954.01	165,912.16
39	TRAVIS CO ESD NO 9	4,477,710.37	4,534,224.98	4,514,843.42	4,560,766.32
3A	MARBLE FALLS ISD	6,276,772.85	6,173,173.78	6,071,429.30	6,004,457.43
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	7,883,917.36	8,091,037.10	7,764,424.05	8,175,167.32
3D	TRAVIS CO MUD NO 7	15,335.55	15,381.87	15,401.12	15,420.10
3F	CITY OF CEDAR PARK	289,403.44	1,522,581.06	1,602,548.60	1,693,793.67
3G	TRAVIS CO MUD NO 14	654,348.36	615,539.94	642,545.02	694,086.65
3M	WILLIAMSON/TRAVIS MUD NO 1	594,924.95	569,415.11	549,053.62	527,404.68
3N	TRAVIS CO MUD NO 18	-	-	-	41,902.04
3R	TRAVIS CO MUD NO 24	-	-	-	-
40	CITY OF CREEDMOOR	112,623.95	155,191.73	169,498.57	162,006.29
41	TRAVIS CO ESD NO 1	2,163,293.03	2,174,721.46	2,129,925.23	2,204,871.43
49	CITY OF LAGO VISTA	4,108,404.55	3,841,750.40	3,949,837.86	4,213,753.56
4A	JOHNSON CITY ISD	117,206.36	111,567.60	128,587.47	114,582.17
4D	TRAVIS CO MUD NO 8	441,513.13	436,547.88	474,801.88	503,021.37
4F	TRAVIS CO MUD NO 10	824,517.08	787,850.64	694,510.58	776,021.66
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	958,730.72	1,086,377.37	1,064,797.18	1,168,209.60
4J	TRAVIS CO MUD NO 11	944,001.30	1,046,914.87	1,254,641.12	1,568,586.06
4K	TRAVIS CO MUD NO 12	7,144.47	64,508.76	121,850.75	248,729.68
4L	TRAVIS CO MUD NO 13	7,471.89	143,831.90	224,801.29	337,643.81
4M	PILOT KNOB MUD NO 3	-	-	-	26,529.45
4P	PILOT KNOB MUD NO 2	-	-	-	-
4R	PILOT KNOB MUD NO 5	-	-	-	-
50	CITY OF JONESTOWN	2,183,750.92	2,279,182.82	2,202,804.31	2,185,772.35
51	TRAVIS CO ESD NO 11	724,785.96	713,066.81	764,173.24	774,698.28
52	TRAVIS CO ESD NO 6	8,844,064.12	9,319,094.53	9,924,722.43	10,980,545.08
55	VILLAGE OF BRIARCLIFF	224,902.46	224,733.75	241,408.91	373,827.41
56	TRAVIS CO ESD NO 5	859,854.86	874,045.04	886,684.35	1,012,516.81
57	TRAVIS CO ESD NO 4	1,437,097.27	1,402,095.31	1,428,127.06	1,543,299.64
58	TRAVIS CO ESD NO 10	1,294,277.29	1,330,064.31	1,381,163.85	1,503,269.88

TABLE 8
(2 OF 4)

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
196,844.67	204,781.13	299,564.32	446,708.75	657,822.61	757,612.27
1,304,224.81	1,520,688.63	1,759,638.76	1,998,917.71	2,085,910.80	2,131,098.81
286,634.88	293,342.67	303,814.98	328,492.52	359,243.80	369,054.90
-	-	488.45	16,713.78	281,712.65	852,341.67
3,763,050.38	4,178,439.12	4,432,889.79	4,851,533.01	5,080,330.58	5,010,232.93
144,633.10	123,998.39	168,818.44	74,805.71	450,481.20	458,095.64
59,250,207.57	71,265,635.03	74,579,477.99	81,474,158.15	85,327,524.38	91,382,852.33
477,027.60	484,543.10	524,893.56	551,705.10	589,273.38	590,271.34
785,953.34	856,823.35	892,756.67	921,136.82	931,956.61	926,584.02
160,208.01	163,889.28	182,704.55	166,634.15	169,346.37	178,800.57
4,961,940.02	4,962,459.78	5,463,107.09	6,044,702.09	6,386,571.26	6,888,055.39
6,200,470.49	6,539,101.01	6,548,585.63	7,209,708.49	6,981,285.59	7,161,688.36
7,803,895.67	6,744,715.70	7,007,316.70	7,132,112.10	7,185,183.33	7,165,396.64
45,346.98	1,378.57	14,890.07	14,966.17	14,971.67	14,949.27
4,102,572.44	4,510,446.55	4,642,119.00	4,700,523.85	4,920,086.46	5,031,350.24
756,512.34	831,698.92	899,897.57	916,985.55	989,827.13	1,019,790.36
532,651.23	537,913.22	537,077.30	529,873.22	532,868.55	480,478.11
270,000.74	535,432.79	938,755.19	1,360,951.13	1,797,827.88	1,882,908.04
-	-	1,335.75	1,563.01	1,568.37	4,447.10
171,796.64	186,137.36	198,870.89	202,727.90	238,872.35	246,862.03
2,297,759.87	2,453,892.91	2,578,368.57	2,887,736.21	3,165,065.11	3,370,335.02
4,485,807.16	4,881,870.69	5,283,156.08	6,050,157.88	6,868,440.18	7,476,131.59
113,653.85	117,567.00	114,867.03	116,327.46	131,493.49	145,984.71
553,051.63	613,433.77	768,900.93	808,428.02	1,028,609.07	941,679.80
802,550.49	869,532.89	774,822.54	774,480.93	810,334.84	827,926.50
1,269,662.59	1,286,442.67	1,217,424.21	1,212,934.72	1,233,622.85	1,284,817.40
1,853,430.82	1,846,393.79	1,741,367.60	1,811,558.27	1,754,224.45	1,740,800.18
638,791.71	787,559.67	972,327.30	1,191,270.93	1,594,881.10	1,943,160.61
513,955.56	654,520.38	1,038,971.78	1,316,623.60	1,612,185.00	1,911,453.00
65,111.94	130,198.65	509,913.16	826,346.12	1,111,523.10	1,603,710.09
-	-	22,225.44	19,513.55	28,449.56	114,223.23
-	-	-	-	-	16,586.85
2,262,962.03	2,371,375.42	2,510,632.59	3,238,803.11	2,865,178.70	2,956,279.49
855,129.31	952,810.89	1,097,589.72	1,263,143.75	1,610,500.94	1,764,187.28
12,465,245.90	13,837,211.07	14,988,972.86	15,669,954.39	16,647,010.33	17,308,741.81
397,167.30	428,759.46	418,947.52	439,750.64	461,551.94	469,136.77
949,735.03	1,159,713.48	1,274,654.20	1,402,962.36	1,581,466.88	1,752,565.81
1,568,038.06	1,905,250.24	2,045,470.86	2,233,844.53	2,428,929.78	2,519,306.86
1,645,218.46	1,782,295.97	1,914,545.03	2,059,818.70	2,229,395.01	2,336,868.55

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

JurisdID	Jurisdiction Name	2011	2012	2013	2014
59	RIVER PLACE MUD	1,488,414.64	1,489,001.40	1,521,386.88	1,569,598.19
5A	ROUND ROCK ISD	69,565,812.00	72,709,729.86	74,094,795.76	82,775,941.64
5D	TRAVIS CO MUD NO 9	30,627.22	29,972.73	29,935.91	30,754.96
5E	SENNA HILLS MUD	1,088,385.12	1,203,979.43	1,278,628.33	1,379,607.64
5F	CITY OF ELGIN	270,438.40	299,830.73	276,633.57	299,313.49
5G	VILLAGE OF VOLENTE	198,098.56	193,485.98	204,552.47	214,673.51
5H	VILLAGE OF WEBBERVILLE	48,198.44	48,747.19	49,839.90	244,243.89
5J	KELLY LANE WCID NO 1	477,549.33	496,625.33	608,589.86	738,446.19
5K	KELLY LANE WCID NO 2	28,441.69	13,655.58	22,949.15	71,002.31
5L	LAZY NINE MUD NO 1A	-	-	-	-
5M	LAZY NINE MUD NO 1B	-	7,491.88	284,301.66	709,591.49
61	CITY OF MUSTANG RIDGE	193,456.07	198,825.30	216,609.14	249,541.59
68	AUSTIN COMM COLL DIST	83,053,257.05	85,830,862.72	90,990,300.64	100,702,143.25
69	LEANDER ISD	85,118,223.26	89,180,885.40	95,477,869.50	106,090,934.10
6E	LAKE POINTE MUD NO 3 (DA)	477,669.18	488,658.15	520,757.29	543,633.78
6F	CITY OF LEANDER	1,373,266.89	1,740,086.01	2,269,057.00	2,944,480.27
6G	TRAVIS CO MUD NO 15	576,021.09	620,334.60	762,398.57	935,763.14
6H	WEST TRAVIS CO MUD NO 6	958,115.66	1,015,948.74	1,219,629.06	1,356,281.27
6J	WEST TRAVIS CO MUD NO 8	850,895.21	929,555.97	967,745.15	926,011.32
6L	TRAVIS CO MUD NO 17	-	-	2,014.10	53,254.72
6M	TRAVIS CO MUD NO 21	-	-	5,707.08	4,573.17
6P	LOST CREEK LIMITED DISTRICT	-	-	-	-
6R	TRAVIS CO ESD NO 15	-	-	-	-
70	TRAVIS CO MUD NO 2	1,095,133.72	1,058,383.66	1,120,427.84	1,216,107.78
71	TRAVIS CO ESD NO 14	1,026,124.12	755,222.97	765,246.98	812,230.17
72	TRAVIS CO ESD NO 12	1,003,923.57	1,022,025.45	1,180,620.43	1,258,118.22
73	ONION CREEK METRO PARK DIST	-	-	-	-
77	TRAVIS CO ESD NO 8	1,487,959.46	1,481,017.79	1,515,470.12	1,581,795.34
78	NW TR CO RD DIST 3 GLDN	612,016.78	564,911.11	569,786.86	-
7A	MOORES CROSSING MUD	693,932.22	677,529.94	683,213.92	777,055.88
7D	LAKE POINTE MUD NO 5 (DA)	527,757.56	511,065.89	533,231.55	570,243.06
7E	VILLAGE OF THE HILLS	99,425.76	89,057.40	86,384.44	93,357.53
7F	VILLAGE OF POINT VENTURE	156,112.42	151,264.53	169,888.59	177,501.14
7G	WILBARGER CRK MUD NO 1	122,462.13	130,347.72	192,667.36	214,649.35
7H	WILBARGER CRK MUD NO 2	33,769.94	34,340.10	34,103.93	35,245.56
7J	LAKESIDE MUD NO 3	340,875.58	498,032.20	615,235.81	816,233.60
7K	SUNFIELD MUD NO 1	53.44	51.80	54.60	1,857.37
7N	TRAVIS CO MUD NO 19	-	-	-	-

TABLE 8
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2015	2016	2017	2018	2019	2020
1,245,291.64	1,206,239.32	457,930.64	-	-	-
88,691,895.38	98,787,676.72	105,751,989.07	114,930,526.62	116,774,478.60	120,096,105.52
29,618.53	30,041.92	30,638.88	31,698.57	32,207.17	32,164.61
1,508,068.09	1,561,698.14	1,640,147.28	1,637,061.84	1,481,194.94	1,427,132.53
344,964.94	485,619.99	540,389.71	589,904.12	635,616.60	658,574.01
179,030.88	197,156.18	211,943.05	202,968.13	223,486.12	231,027.58
59,144.98	75,524.60	81,992.13	80,039.76	80,067.96	83,019.84
1,002,415.68	1,331,714.92	1,584,920.58	1,711,386.99	1,805,067.21	1,845,298.26
232,896.98	495,198.69	910,126.61	1,468,291.07	1,541,653.19	1,614,106.87
-	-	3,987.13	181,513.56	185,687.14	207,123.77
1,439,789.08	1,822,375.39	2,347,174.02	2,987,602.39	3,796,926.42	4,557,701.95
262,012.90	282,952.66	308,398.50	334,518.28	408,568.98	426,019.70
122,202,315.42	141,613,982.85	154,046,209.70	177,021,065.48	193,198,657.29	207,192,365.37
116,428,380.23	128,490,991.54	137,728,569.96	148,717,840.41	150,799,433.88	155,484,164.20
588,043.38	619,972.43	611,109.45	425,608.26	452,315.20	472,301.22
3,772,444.05	4,534,601.54	5,240,763.41	6,116,986.47	7,319,532.70	8,551,660.65
1,164,935.61	1,418,943.99	1,950,457.61	2,128,269.17	2,296,212.61	2,321,751.14
1,730,322.41	2,150,600.25	2,357,118.30	2,048,385.44	2,189,548.97	2,289,518.32
930,193.71	997,361.58	1,027,804.05	1,159,256.73	1,135,347.89	1,287,590.22
192,935.60	454,175.13	595,633.73	766,699.75	1,029,312.96	1,408,709.09
105,773.37	304,803.29	461,830.32	805,672.67	1,233,921.54	1,653,463.11
-	496,122.60	490,764.40	468,213.28	472,590.26	486,420.37
-	-	-	1,284,233.15	1,632,519.94	1,763,728.33
1,404,492.98	1,542,506.19	1,710,987.11	1,838,627.47	2,111,205.42	2,308,810.04
427,220.47	458,380.79	514,563.30	555,480.47	589,416.52	603,421.53
1,412,629.26	1,651,352.08	1,828,750.63	2,210,564.92	2,606,275.76	2,904,475.87
-	4,100.36	10,699.13	65,870.58	113,954.11	188,591.95
1,709,640.57	1,888,394.97	2,014,465.00	2,363,487.82	2,526,598.56	2,660,615.01
-	-	-	-	-	-
920,553.58	1,084,616.98	1,226,287.84	1,366,705.06	1,440,709.78	1,472,485.03
604,389.28	624,086.17	658,523.24	621,192.60	651,684.21	664,213.67
240,519.27	250,922.50	264,118.60	459,913.59	473,760.51	474,057.20
188,668.34	207,516.97	234,071.46	264,045.69	280,969.96	294,813.62
247,699.49	272,607.16	294,381.49	335,736.17	538,387.86	1,024,723.31
60,189.92	71,448.70	71,448.70	71,933.20	71,344.46	71,344.46
1,011,271.57	1,298,106.31	1,516,400.41	1,747,775.63	1,830,187.29	1,870,634.08
2,111.44	1,470.90	995.98	1,838.27	1,541.90	640.02
-	-	-	-	7,882.39	33,082.60

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

JurisID	Jurisdiction Name	2011	2012	2013	2014
7P	TRAVIS CO MUD NO 20	-	-	-	-
7R	TRAVIS CO MUD NO 22	-	-	-	-
83	CITY OF BEE CAVE	166,365.65	190,665.35	210,474.52	241,424.60
84	NORTHTOWN MUD	3,189,998.09	3,194,124.03	3,757,272.80	3,794,451.61
8C	TRAVIS CO MUD NO 3	2,335,369.67	2,658,130.95	2,699,478.07	2,761,529.95
8E	RNCH @ CYPRSS CRK MUD 1	476,821.23	416,135.09	363,725.81	340,578.56
8G	WMSN-TR CO WCID NO 1D	1,075,961.68	-	-	-
8H	BELLA VISTA MUD	505,597.73	493,712.84	508,575.37	542,134.00
8I	WMSN-TR CO WCID NO 1F	456,144.89	378,003.94	426,863.77	499,828.75
8J	WMSN-TR CO WCID NO 1G	1,341,171.78	1,280,545.78	1,252,650.28	1,358,633.88
8K	TRAVIS CO ESD NO 13	47,467.14	49,225.78	50,348.45	54,577.57
8L	TRAVIS CO BEE CAVE ROAD DIST NO	1,178,565.79	1,111,974.37	1,127,851.36	1,133,077.61
8N	ANDERSON MILL LIMITED DISTRICT	9,330.15	9,576.66	10,392.09	11,145.16
8P	RIVER PLACE LIMITED DISTRICT	-	-	-	-
8R	TRAVIS CO ESD NO 16	-	-	-	-
9B	TRAVIS CO ESD NO 2	5,952,149.14	6,004,718.03	6,376,070.71	7,042,263.58
9C	TRAVIS CO MUD NO 4	385,325.12	424,555.73	477,393.83	529,445.88
9D	LAKESIDE WCID NO 1	950,979.10	983,406.53	960,357.52	987,382.69
9G	LAKESIDE WCID NO 2A	1,763.93	1,758.38	1,574.29	1,547.71
9H	LAKESIDE WCID NO 2B	655,127.49	649,948.09	693,164.80	813,367.47
9I	LAKESIDE WCID NO 2C	584,792.22	602,726.18	699,374.25	828,420.72
9J	LAKESIDE WCID NO 2D	510,467.88	507,759.47	672,520.97	903,053.12
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	3,277.68	4,973.33	45,345.01	163,251.41
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	-
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-
TOTAL		\$ 2,484,348,376.23	\$ 2,593,744,560.11	\$ 2,825,106,914.28	\$ 3,034,967,178.26

TABLE 8
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2015	2016	2017	2018	2019	2020
-	-	-	10,303.07	32,451.19	117,982.40
-	-	-	21,692.64	24,774.53	204,950.58
309,582.89	360,657.62	386,177.92	450,994.63	474,447.52	498,281.20
4,195,228.76	4,700,182.07	5,000,906.39	4,901,914.78	5,070,932.29	5,179,187.29
2,830,145.13	3,045,119.63	3,262,147.09	3,351,651.66	3,402,449.20	3,395,682.39
311,651.65	330,302.91	345,814.68	339,373.01	383,937.97	385,676.87
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
58,290.25	60,701.07	63,923.05	79,856.24	84,530.39	94,208.85
1,114,617.62	1,116,651.07	931,122.04	932,805.00	1,289,896.26	1,250,788.21
11,349.39	12,796.68	14,459.51	15,418.14	16,398.92	16,614.67
-	-	-	-	510,681.48	547,053.79
-	-	-	-	-	2,074,169.17
7,878,722.84	9,451,640.71	10,554,925.83	12,030,038.58	13,352,193.14	14,162,387.16
844,692.73	962,875.34	906,681.52	581,664.28	895,929.01	1,264,051.88
1,080,011.04	1,085,852.09	1,160,228.56	1,187,346.36	1,226,428.70	1,217,592.53
13,806.01	119,983.02	252,626.26	458,711.67	695,718.44	1,023,606.78
975,398.01	1,125,791.27	1,270,870.81	1,330,705.03	1,406,664.25	1,410,997.32
1,030,175.75	1,317,097.78	1,691,895.64	2,018,317.08	2,370,825.16	2,754,763.54
1,233,143.01	1,452,596.80	1,674,183.83	1,848,137.27	2,038,742.52	2,216,647.57
372,248.45	670,759.64	954,735.91	1,249,734.77	1,509,330.98	1,754,173.00
237.12	228.42	230.30	19,561.99	134,442.48	261,847.70
-	-	763.79	782.61	791.29	22,627.82
\$ 3,317,830,766.29	\$ 3,675,794,839.42	\$ 4,009,484,773.11	\$ 4,391,746,837.05	\$ 4,692,462,154.84	\$ 5,115,505,490.90

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2011	2012	2013	2014
01	AUSTIN ISD	1.2420	1.2420	1.2420	1.2220
02	CITY OF AUSTIN	0.4811	0.5029	0.5027	0.4809
03	TRAVIS COUNTY	0.4855	0.5001	0.4946	0.4563
05	CITY OF MANOR	0.8212	0.8945	0.8095	0.7118
06	DEL VALLE ISD	1.5300	1.5300	1.4700	1.4700
07	LAKE TRAVIS ISD	1.3159	1.4075	1.4075	1.4075
08	EANES ISD	1.2125	1.2125	1.2125	1.2125
09	CITY OF WEST LAKE HILLS	0.0534	0.0534	0.0534	0.0534
10	TRAVIS CO WCID NO 10	0.0279	0.0288	0.0297	0.0295
11	CITY OF ROLLINGWOOD	0.1446	0.2136	0.2264	0.2066
12	VILLAGE OF SAN LEANNA	0.2498	0.2498	0.2498	0.2498
16	LAGO VISTA ISD	1.1800	1.3200	1.3200	1.3200
17	TRAVIS CO WCID NO 17	0.0600	0.0600	0.0575	0.0575
18	TRAVIS CO WCID NO 18	0.2081	0.2156	0.2113	0.0950
19	PFLUGERVILLE ISD	1.4800	1.5400	1.5400	1.5400
1A	HAYS CONSOLIDATED ISD	1.4613	1.4613	1.4613	1.5377
1B	TRAVIS CO ESD NO 7	-	-	-	-
1C	TRAVIS CO ESD NO 3	0.1000	0.0989	0.0964	0.0908
1D	TRAVIS CO MUD NO 5	0.8571	0.8120	0.8120	0.7693
1F	TANGLEWD FOREST LTD DIST	0.2030	0.2030	0.1930	0.1830
1H	COTTONWD CREEK MUD NO 1	0.9700	1.1000	1.0900	0.9500
1J	CYPRESS RANCH WCID NO 1	0.9000	0.9000	0.9000	0.9000
1K	BELVEDERE MUD	0.4500	0.4500	0.4500	0.4500
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	0.0952	0.0954	0.0944	0.0996
20	CITY OF PFLUGERVILLE	0.5990	0.5940	0.5736	0.5336
21	CITY OF LAKEWAY	0.1996	0.1815	0.1748	0.1700
22	COUPLAND ISD	1.0401	1.0401	1.0401	1.0401
23	TRAVIS CO WCID POINT VENTURE	0.3613	0.3851	0.3991	0.3991
25	HURST CREEK MUD	0.4990	0.4270	0.3950	0.3710
26	LAKEWAY MUD	0.2052	0.2052	0.1963	0.1836
27	LOST CREEK MUD	0.1711	0.1250	0.1150	0.0800
2A	ELGIN ISD	1.5400	1.5400	1.5400	1.5400
2D	TRAVIS CO MUD NO 6	0.4750	0.4750	0.4710	0.4600
2F	CITY OF ROUND ROCK	0.4173	0.4204	0.4195	0.4147
2G	WMSN CO WSID DIST 3	0.8150	0.8150	0.8150	0.8082
2H	NE TRAVIS CO UTILITY DIST	0.8993	0.8993	0.8993	0.8760
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.0789	0.0789	0.1290	0.1264
2K	PRESIDENTIAL GLEN MUD	0.5019	0.5019	0.5019	0.5019
2L	TRAVIS CO MUD NO 16	0.9500	0.9500	0.9500	0.9500
2N	NORTH AUSTIN MUD NO 1	0.3819	0.3719	0.3450	0.3399
2R	TRAVIS CO MUD NO 23	-	-	-	-
32	WELLS BRANCH MUD	0.4700	0.4700	0.4600	0.4300
33	SHADY HOLLOW MUD	0.0500	0.0500	0.0500	0.0493
34	MANOR ISD	1.5150	1.5150	1.5150	1.5150

TABLE 9
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2015	2016	2017	2018	2019	2020
1.2020	1.1920	1.1920	1.1920	1.1220	1.1027
0.4589	0.4418	0.4448	0.4403	0.4431	0.5335
0.4169	0.3838	0.3690	0.3542	0.3693	0.3744
0.7118	0.7738	0.7722	0.7522	0.8161	0.8161
1.5300	1.5200	1.4600	1.3900	1.3100	1.2570
1.4075	1.4075	1.4075	1.4075	1.3375	1.3239
1.2125	1.2125	1.2000	1.2000	1.1300	1.1164
0.0572	0.0572	0.0650	0.0700	0.0700	0.0786
0.0294	0.0667	0.0946	0.0900	0.0860	0.0840
0.2021	0.2002	0.2089	0.2054	0.2088	0.2369
0.2498	0.2498	0.2498	0.2498	0.2498	0.2498
1.3200	1.3200	1.3200	1.3200	1.2500	1.2036
0.0585	0.0599	0.0599	0.0599	0.0599	0.0599
0.0952	0.0939	0.0855	0.0788	0.0750	0.0750
1.5400	1.5400	1.5400	1.5200	1.4500	1.4223
1.5377	1.5377	1.5377	1.5377	1.5377	1.5377
-	-	0.0979	0.1000	0.1000	0.1000
0.0900	0.1000	0.1000	0.0975	0.0800	0.0790
0.7428	0.6975	0.6030	0.5900	0.5800	0.5790
0.1788	0.1754	0.1900	0.1886	0.1900	0.1896
0.9170	0.9170	0.8500	0.8500	0.8500	0.8500
0.9000	0.9000	0.9000	0.9000	0.9000	0.9000
0.4250	0.3895	0.3700	0.3500	0.3200	0.2950
0.0933	0.0947	0.1000	0.1000	0.1000	0.1000
0.5405	0.5399	0.5399	0.4976	0.4976	0.4863
0.1700	0.1612	0.1741	0.1645	0.1645	0.1645
1.0401	1.0401	1.0401	1.0401	0.9700	1.1540
0.6253	0.6253	0.6247	0.6259	0.6409	0.7409
0.3632	0.3421	0.3200	0.3147	0.3147	0.3200
0.1536	0.1360	0.1258	0.1158	0.1058	0.1030
0.0760	-	-	-	-	-
1.5400	1.5400	1.5400	1.5400	1.5183	1.4607
0.4600	0.4600	0.4848	0.4646	0.4646	0.4646
0.4147	0.4250	0.4300	0.4200	0.4390	0.4390
0.7306	0.7230	0.7230	0.7230	0.7465	0.7465
0.8610	0.7800	0.6800	0.6000	0.5780	0.5500
0.1178	0.1105	0.1074	0.1052	0.1056	0.1103
0.5019	0.3000	0.2976	0.3000	0.3000	0.3000
0.9500	0.9500	0.9500	0.9500	0.9400	0.9300
0.3170	0.2890	0.2880	0.2830	0.2830	0.2817
-	-	0.4101	0.4101	0.4101	0.4101
0.3900	0.3873	0.3795	0.3730	0.3730	0.3700
0.0489	0.0380	0.0477	0.0200	0.1100	0.1100
1.5150	1.5150	1.5150	1.5150	1.4700	1.4427

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

<u>Juris ID</u>	<u>Jurisdiction Name</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
35	TRAVIS CO WCID NO 19	0.2600	0.2600	0.2600	0.2600
37	TRAVIS CO WCID NO 20	0.3200	0.3125	0.2400	0.2300
38	DRIPPING SPRINGS ISD	1.6200	1.4900	1.4900	1.5200
39	TRAVIS CO ESD NO 9	0.0858	0.0845	0.0808	0.0751
3A	MARBLE FALLS ISD	1.2900	1.2800	1.2800	1.2800
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	0.5200	0.4926	0.4498	0.4285
3D	TRAVIS CO MUD NO 7	0.9089	0.9089	0.9089	0.9089
3F	CITY OF CEDAR PARK	0.4935	0.4935	0.4925	0.4850
3G	TRAVIS CO MUD NO 14	0.9903	1.0792	0.9900	0.9400
3M	WILLIAMSON/TRAVIS MUD NO 1	0.6620	0.6570	0.6150	0.5400
3N	TRAVIS CO MUD NO 18	-	-	-	0.7500
3R	TRAVIS CO MUD NO 24	-	-	-	-
40	CITY OF CREEDMOOR	0.3109	0.4190	0.3873	0.3873
41	TRAVIS CO ESD NO 1	0.1000	0.1000	0.1000	0.1000
49	CITY OF LAGO VISTA	0.6300	0.6300	0.6500	0.6500
4A	JOHNSON CITY ISD	1.1930	1.1923	1.1600	1.1482
4D	TRAVIS CO MUD NO 8	0.7213	0.7213	0.7213	0.7213
4F	TRAVIS CO MUD NO 10	0.7470	0.7270	0.7270	0.7800
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	0.4500	0.4988	0.4656	0.4526
4J	TRAVIS CO MUD NO 11	0.7725	0.7725	0.7725	0.7725
4K	TRAVIS CO MUD NO 12	0.1000	0.7725	0.7725	0.7725
4L	TRAVIS CO MUD NO 13	0.1000	0.7725	0.7725	0.7725
4M	PILOT KNOB MUD NO 3	-	-	-	0.9500
4P	PILOT KNOB MUD NO 2	-	-	-	-
4R	PILOT KNOB MUD NO 5	-	-	-	-
50	CITY OF JONESTOWN	0.5600	0.5750	0.5750	0.5656
51	TRAVIS CO ESD NO 11	0.0997	0.0978	0.1000	0.0981
52	TRAVIS CO ESD NO 6	0.1000	0.1000	0.1000	0.1000
55	VILLAGE OF BRIARCLIFF	0.1175	0.1175	0.1175	0.1605
56	TRAVIS CO ESD NO 5	0.1000	0.1000	0.0978	0.1000
57	TRAVIS CO ESD NO 4	0.1000	0.1000	0.0999	0.1000
58	TRAVIS CO ESD NO 10	0.1000	0.1000	0.1000	0.1000
59	RIVER PLACE MUD	0.3350	0.3350	0.3350	0.3129
5A	ROUND ROCK ISD	1.3350	1.3800	1.3674	1.3375
5D	TRAVIS CO MUD NO 9	0.8756	0.8756	0.8756	0.8756
5E	SENNA HILLS MUD	0.5326	0.5490	0.5490	0.5411
5F	CITY OF ELGIN	0.7539	0.7539	0.7539	0.7501
5G	VILLAGE OF VOLENTE	0.1286	0.1215	0.1300	0.1300
5H	VILLAGE OF WEBBERVILLE	0.3025	0.2819	0.2774	0.2774

TABLE 9
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2015	2016	2017	2018	2019	2020
0.2400	0.2250	0.2307	0.2575	0.2575	0.2575
0.2072	0.2055	0.2000	0.2000	0.1875	0.1800
1.5200	1.5200	1.5200	1.5200	1.5200	1.5200
0.0742	0.0730	0.0755	0.0781	0.0781	0.0814
1.2800	1.2800	1.2786	1.2686	1.1986	1.1850
0.3751	0.3000	0.2987	0.2949	0.2889	0.2889
0.9089	0.9089	0.9089	0.9089	0.9089	0.9089
0.4795	0.4700	0.4575	0.4490	0.4470	0.4470
0.9050	0.9050	0.8781	0.8100	0.8100	0.8100
0.5100	0.4662	0.4316	0.4079	0.3850	0.3479
0.7500	0.7500	0.7500	0.7500	0.7500	0.7500
-	-	0.9500	0.9500	0.9500	0.9500
0.3800	0.3800	0.3800	0.3800	0.3160	0.3122
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.6500	0.6500	0.6500	0.6500	0.6500	0.6475
1.1458	1.1409	1.1339	1.1339	1.1339	1.1339
0.7145	0.7145	0.7145	0.7145	0.6800	0.6300
0.7800	0.7500	0.7200	0.7600	0.7600	0.7600
0.4505	0.4320	0.3996	0.3720	0.3422	0.3422
0.7375	0.6925	0.6102	0.5675	0.5275	0.4975
0.7725	0.7725	0.7725	0.7725	0.7725	0.7725
0.7725	0.7725	0.7725	0.7725	0.7725	0.7725
0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
-	-	0.9500	0.9500	0.9500	0.9500
-	-	-	-	-	0.9500
0.5656	0.5656	0.5656	0.5656	0.5656	0.5656
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.1605	0.1605	0.1474	0.1365	0.1319	0.1300
0.0918	0.1000	0.1000	0.1000	0.1000	0.1000
0.0914	0.1000	0.1000	0.1000	0.1000	0.0997
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.2313	0.2070	0.0750	-	-	-
1.3325	1.3325	1.3048	1.3048	1.2348	1.2212
0.8595	0.8435	0.8275	0.8275	0.8275	0.8275
0.5411	0.5411	0.5411	0.5176	0.4651	0.4500
0.6569	0.6569	0.6569	0.6569	0.6569	0.6569
0.1000	0.1065	0.1085	0.0900	0.0900	0.0900
0.3051	0.3402	0.3742	0.3365	0.3073	0.3044

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

<u>Juris ID</u>	<u>Jurisdiction Name</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
5J	KELLY LANE WCID NO 1	0.9500	0.9500	0.9500	0.9500
5K	KELLY LANE WCID NO 2	0.9500	0.9500	0.9500	0.9500
5L	LAZY NINE MUD NO 1A	-	-	-	-
5M	LAZY NINE MUD NO 1B	-	1.0100	1.0100	1.0100
61	CITY OF MUSTANG RIDGE	0.3578	0.3825	0.4188	0.4998
68	AUSTIN COMM COLL DIST	0.0948	0.0951	0.0949	0.0942
69	LEANDER ISD	1.4998	1.5119	1.5119	1.5119
6E	LAKE POINTE MUD NO 3 (DA)	0.2720	0.2720	0.2720	0.2720
6F	CITY OF LEANDER	0.6704	0.6704	0.6679	0.6529
6G	TRAVIS CO MUD NO 15	0.3325	0.3325	0.3325	0.3325
6H	WEST TRAVIS CO MUD NO 6	0.4500	0.4500	0.4500	0.4500
6J	WEST TRAVIS CO MUD NO 8	0.8894	0.8894	0.8400	0.7300
6L	TRAVIS CO MUD NO 17	-	-	0.9500	0.9500
6M	TRAVIS CO MUD NO 21	-	-	0.3125	0.3125
6P	LOST CREEK LIMITED DISTRICT	-	-	-	-
6R	TRAVIS CO ESD NO 15	-	-	-	-
70	TRAVIS CO MUD NO 2	0.9700	0.9800	0.9800	0.9745
71	TRAVIS CO ESD NO 14	0.1000	0.1000	0.1000	0.1000
72	TRAVIS CO ESD NO 12	0.1000	0.1000	0.1000	0.1000
73	ONION CREEK METRO PARK DIST	-	-	-	-
77	TRAVIS CO ESD NO 8	0.1000	0.1000	0.0998	0.0998
7A	MOORES CROSSING MUD	0.9100	0.9900	0.9900	0.9580
7D	LAKE POINTE MUD NO 5 (DA)	0.2800	0.2600	0.2600	0.2600
7E	VILLAGE OF THE HILLS	0.0298	0.0270	0.0248	0.0249
7F	VILLAGE OF POINT VENTURE	0.0900	0.0900	0.1050	0.1095
7G	WILBARGER CRK MUD NO 1	0.9500	0.9500	0.9484	0.9250
7H	WILBARGER CRK MUD NO 2	0.9500	0.9500	0.9500	0.9500
7J	LAKESIDE MUD NO 3	0.9000	0.9000	0.9000	0.8775
7K	SUNFIELD MUD NO 1	0.9000	0.9000	0.9000	0.9000
7N	TRAVIS CO MUD NO 19	-	-	-	-
7P	TRAVIS CO MUD NO 20	-	-	-	-
7R	TRAVIS CO MUD NO 22	-	-	-	-
83	CITY OF BEE CAVE	0.0200	0.0200	0.0200	0.0200
84	NORTHTOWN MUD	0.7500	0.7500	0.7500	0.7360
8C	TRAVIS CO MUD NO 3	0.4800	0.5200	0.5000	0.4841
8E	RNCH @ CYPRSS CRK MUD 1	0.7065	0.6333	0.5128	0.4330
8G	WMSN-TR CO WCID NO 1D	0.4210	-	-	-
8H	BELLA VISTA MUD	0.5042	0.5042	0.5042	0.4990
8I	WMSN-TR CO WCID NO 1F	0.9000	0.9000	0.9000	0.9000

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<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
0.9500	0.9500	0.9500	0.8418	0.7650	0.7475
0.9500	0.9500	0.9500	0.9500	0.8500	0.8100
-	-	1.0000	1.0000	1.0000	1.0000
1.0100	1.0100	1.0100	1.0100	1.0100	1.0100
0.4950	0.4792	0.4998	0.4998	0.4692	0.4735
0.1005	0.1020	0.1008	0.1048	0.1049	0.1058
1.5119	1.5119	1.5119	1.5100	1.4375	1.4184
0.2820	0.2820	0.2550	0.1700	0.1700	0.1729
0.6329	0.5990	0.5779	0.5519	0.5419	0.5369
0.3325	0.3325	0.4075	0.4075	0.4075	0.4075
0.4500	0.4500	0.4500	0.3500	0.3500	0.3500
0.6110	0.5510	0.5210	0.5210	0.5210	0.5210
0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
0.3125	0.3125	0.3125	0.3275	0.3450	0.3650
-	0.0525	0.0489	0.0450	0.0425	0.0428
-	-	-	0.1000	0.1000	0.1000
0.9585	0.9300	0.9173	0.8770	0.8900	0.8900
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
-	0.2000	0.2000	0.2000	0.2000	0.2000
0.0998	0.0998	0.0998	0.1000	0.1000	0.1000
0.9324	0.9070	0.8558	0.8275	0.7980	0.7980
0.2600	0.2600	0.2565	0.2300	0.2260	0.2289
0.0600	0.0600	0.0600	0.1000	0.1000	0.1000
0.1095	0.1131	0.1216	0.1230	0.1220	0.1224
0.9080	0.8895	0.8780	0.8780	0.8780	0.8780
0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
0.8470	0.8400	0.8400	0.8400	0.8400	0.8400
0.9000	0.9000	0.9000	0.9000	0.9000	0.9000
-	-	-	-	0.3650	0.3650
-	-	-	0.3650	0.3650	0.3650
-	-	-	0.8500	0.8500	0.8500
0.0200	0.0200	0.0200	0.0200	0.0200	0.0200
0.7220	0.7075	0.7075	0.6300	0.6250	0.6250
0.4825	0.4815	0.4815	0.4752	0.4695	0.4695
0.3650	0.3565	0.3525	0.3425	0.3535	0.3513
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

TRAVIS CENTRAL APPRAISAL DISTRICT

Tax Rates by Taxing Entity

Last Ten Fiscal Years

<u>Juris ID</u>	<u>Jurisdiction Name</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
8J	WMSN-TR CO WCID NO 1G	0.5565	0.5562	0.5401	0.5368
8K	TRAVIS CO ESD NO 13	0.1000	0.1000	0.1000	0.1000
8L	TRAVIS CO BEE CAVE ROAD DIST NO 1	0.9600	0.7000	0.6285	0.5706
8N	ANDERSON MILL LIMITED DISTRICT	0.1300	0.1300	0.1367	0.1300
8P	RIVER PLACE LIMITED DISTRICT	-	-	-	-
8R	TRAVIS CO ESD NO 16	-	-	-	-
9B	TRAVIS CO ESD NO 2	0.1000	0.1000	0.1000	0.0982
9C	TRAVIS CO MUD NO 4	0.7296	0.7296	0.7296	0.7296
9D	LAKESIDE WCID NO 1	0.9000	0.8800	0.8500	0.8000
9G	LAKESIDE WCID NO 2A	0.9700	0.9700	0.9700	0.9700
9H	LAKESIDE WCID NO 2B	0.9700	0.9700	0.9700	0.9700
9I	LAKESIDE WCID NO 2C	0.9700	0.9700	0.9700	0.9700
9J	LAKESIDE WCID NO 2D	0.9700	0.9700	0.9700	0.9700
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	0.6500	0.6500	0.6500	0.6500
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	-	-
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	-	-

SOURCE: Travis Central Appraisal District- Internal Management Reports

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(4 OF 4)

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
-	-	-	-	-	-
0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
0.3215	0.2599	0.2106	0.1962	0.2817	0.2731
0.1260	0.1234	0.1171	0.1171	0.1177	0.1175
-	-	-	0.0750	0.0775	0.0800
-	-	-	-	-	0.0900
0.0958	0.1000	0.1000	0.1000	0.1000	0.1000
0.7296	0.7296	0.7296	0.7296	0.7296	0.7296
0.8000	0.7500	0.7500	0.7500	0.7500	0.7500
0.9700	0.9700	0.9700	0.9700	0.9700	0.9700
0.9700	0.9700	0.9700	0.9700	0.9700	0.9700
0.9700	0.9700	0.9700	0.9700	0.9700	0.9700
0.9700	0.9700	0.9700	0.9700	0.9700	0.9700
0.6500	0.6250	0.6250	0.6250	0.6250	0.6250
0.9800	0.9800	0.9800	0.9800	0.9800	0.9800
-	-	0.9800	0.9800	0.9800	0.9800

TRAVIS CENTRAL APPRAISAL DISTRICT

Appraised Value by Taxing Entity

Last Ten Fiscal Years

Juris ID	Jurisdiction Name	2011	2012	2013	2014
01	AUSTIN ISD	73,370,992,103	75,656,230,494	81,504,720,642	93,062,515,899
02	CITY OF AUSTIN	88,692,140,657	91,337,848,398	97,646,767,652	111,303,793,195
03	TRAVIS COUNTY	126,069,248,596	129,495,295,805	138,071,076,198	156,022,463,923
05	CITY OF MANOR	282,890,452	273,511,247	328,598,217	399,215,611
06	DEL VALLE ISD	4,448,275,124	4,513,859,611	5,013,756,640	5,433,190,462
07	LAKE TRAVIS ISD	8,130,504,029	8,444,606,417	9,051,561,929	10,024,532,896
08	EANES ISD	10,292,677,657	10,742,574,955	11,398,745,780	12,762,683,366
09	CITY OF WEST LAKE HILLS	1,290,969,141	1,366,984,491	1,451,711,427	1,658,942,154
10	TRAVIS CO WCID NO 10	2,466,067,163	2,610,415,618	2,833,194,230	3,248,621,525
11	CITY OF ROLLINGWOOD	470,743,332	498,338,088	534,007,939	635,514,111
12	VILLAGE OF SAN LEANNA	45,451,481	45,083,627	47,824,994	53,131,699
13	CITY OF SUNSET VALLEY	287,486,704	291,357,704	297,030,446	327,160,478
16	LAGO VISTA ISD	1,638,839,726	1,574,012,807	1,518,894,000	1,601,683,097
17	TRAVIS CO WCID NO 17	4,172,408,297	4,601,883,362	4,884,559,887	5,383,697,463
18	TRAVIS CO WCID NO 18	472,757,230	470,457,715	481,597,453	558,736,598
19	PFLUGERVILLE ISD	8,555,490,673	8,643,073,286	9,490,712,638	10,652,950,824
1A	HAYS CONSOLIDATED ISD	25,382,620	25,532,524	25,823,552	26,579,372
1B	TRAVIS CO ESD NO 7	-	-	-	-
1C	TRAVIS CO ESD NO 3	2,177,783,156	2,230,673,494	2,319,280,227	2,556,047,413
1D	TRAVIS CO MUD NO 5	81,508,344	81,470,834	88,017,645	129,821,886
1F	TANGLEWD FOREST LTD DIST	275,285,265	257,171,500	273,818,845	309,505,775
1G	TRAVIS CO BCCP	5,954,443,169	6,295,823,978	6,367,397,763	7,341,548,369
1H	COTTONWD CREEK MUD NO 1	50,329,547	42,259,113	45,192,403	51,184,135
1J	CYPRESS RANCH WCID NO 1	41,648,925	48,943,707	65,166,349	87,051,431
1K	BELVEDERE MUD	58,715,831	76,664,451	93,275,660	117,060,687
1L	BASTROP-TRAVIS COUNTIES ESD NO 1	151,150,758	147,025,817	156,012,413	174,211,565
1M	REINVESTMENT ZONE # 1 CITY OF PFLUG	-	10,287,221	30,601,032	87,231,264
1N	ELGIN TIRZ #1	-	-	4,093,604	4,403,036
1P	TRAVIS CO IMPROVEMENT DIST NO 1	-	-	-	-
1R	TESSERA ON LAKE TRAVIS PID (MIA)	-	-	-	-
1T	TESSERA ON LAKE TRAVIS PID (IMP AREA #1)	-	-	-	-
1U	TESSERA ON LAKE TRAVIS PID (IMP AREA #2)	-	-	-	-
20	CITY OF PFLUGERVILLE	3,094,536,869	3,102,157,182	3,567,226,357	4,147,585,436
21	CITY OF LAKEWAY	2,577,071,157	2,736,374,549	3,012,639,291	3,311,516,127
22	COUPLAND ISD	11,554,083	11,695,682	11,237,792	11,670,424
23	TRAVIS CO WCID POINT VENTURE	171,290,114	165,041,985	159,678,791	160,490,792
25	HURST CREEK MUD	456,538,076	450,900,246	491,158,092	529,863,082
26	LAKEWAY MUD	986,002,991	963,030,776	1,010,548,322	1,073,562,707
27	LOST CREEK MUD	633,146,549	664,243,406	716,576,773	776,355,753

TABLE 10
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<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
109,908,305,144	127,361,841,366	139,934,729,821	153,285,908,753	167,939,746,878	177,348,338,445
130,735,102,519	150,763,833,494	164,926,811,430	181,463,421,154	197,532,841,210	209,618,511,514
181,370,015,863	206,750,431,701	225,117,062,160	247,786,958,003	268,798,161,469	282,832,710,705
487,231,204	632,690,174	753,055,093	981,434,730	1,153,653,601	1,227,073,679
6,359,269,678	6,633,354,861	7,547,761,230	8,609,650,611	9,869,966,541	10,655,544,006
11,474,922,824	12,848,393,709	13,982,649,503	15,756,524,517	16,726,605,529	17,332,363,550
14,334,736,507	16,044,882,884	16,819,541,753	18,061,913,807	18,968,098,588	19,235,404,947
1,847,062,556	2,093,957,840	2,253,652,206	2,487,751,633	2,628,693,162	2,642,124,239
3,631,610,240	4,154,065,848	4,362,958,582	4,759,931,073	5,067,818,135	5,119,359,921
751,922,900	863,488,242	934,882,916	1,019,217,464	1,080,204,648	1,137,543,961
57,040,208	60,150,442	62,161,594	77,546,324	77,656,282	78,222,330
371,701,959	417,491,202	445,599,400	520,329,663	490,415,112	487,724,463
1,668,730,243	1,836,758,423	1,930,652,780	2,222,713,132	2,390,541,502	2,514,481,032
5,843,464,285	6,463,794,347	6,984,560,281	7,632,990,757	8,005,120,557	8,184,169,319
602,177,607	694,129,686	762,830,067	842,821,306	873,518,775	888,021,608
12,401,245,852	14,164,650,875	15,660,255,230	18,447,656,084	19,774,619,524	21,190,303,192
28,919,030	29,261,396	29,561,443	29,583,765	31,657,883	31,080,966
-	-	3,082,544,275	3,164,141,322	3,268,182,080	3,412,099,648
3,027,216,432	3,241,828,975	3,433,817,410	3,650,678,198	3,874,055,364	3,982,927,271
148,223,291	210,691,255	260,466,896	288,240,831	309,103,474	337,818,642
340,703,490	393,650,187	425,349,056	472,792,296	508,217,702	508,651,889
8,497,928,737	9,962,453,918	10,671,498,336	11,555,659,770	12,292,704,881	12,914,899,331
84,547,023	109,174,969	141,594,692	195,804,522	234,447,709	268,134,024
116,785,299	140,843,752	148,907,052	170,015,081	179,215,427	179,063,428
158,477,700	183,058,582	196,870,335	203,523,026	208,431,155	217,631,356
219,125,016	257,954,559	273,497,773	288,746,254	294,971,925	295,674,845
139,845,422	200,941,949	241,288,414	303,301,073	382,802,492	412,706,709
4,372,972	4,490,180	4,463,689	6,988,781	7,407,313	7,507,756
18,365,682	18,363,338	18,314,923	18,612,426	18,408,207	18,408,207
-	-	39,357,530	56,243,034	5,513,383	5,948,534
-	-	-	-	68,728,557	74,972,401
-	-	-	-	7,834,334	12,874,421
4,678,891,584	5,314,134,233	5,910,893,471	6,750,973,991	7,459,818,166	8,009,539,080
3,681,755,006	4,073,370,884	4,525,138,857	4,988,014,856	5,325,087,054	5,541,925,586
16,495,645	17,176,194	17,320,574	17,489,432	17,439,910	17,734,398
170,939,482	182,263,997	201,708,395	227,267,612	243,928,740	253,703,780
561,360,545	587,689,584	619,402,898	642,537,160	666,266,761	673,754,625
1,135,581,348	1,207,143,323	1,292,905,577	1,368,507,516	1,416,655,999	1,410,946,796
917,553,059	2,617,159	3,237,937	-	1,263,744	35,199

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

Juris ID	Jurisdiction Name	2011	2012	2013	2014
2A	ELGIN ISD	341,217,062	336,940,182	340,000,329	367,911,438
2C	DOWNTOWN PUB IMP DIST	5,283,846,826	5,710,231,977	6,158,956,237	6,898,737,546
2D	TRAVIS CO MUD NO 6	149,571,362	146,643,621	158,852,351	167,946,997
2F	CITY OF ROUND ROCK	305,849,205	354,499,328	386,175,918	397,452,463
2G	WMSN CO WSID DIST 3	51,176,305	47,920,549	51,929,511	54,191,905
2H	NE TRAVIS CO UTILITY DIST	157,524,296	157,682,871	173,542,513	209,820,571
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	126,063,713,789	129,494,259,599	138,060,732,978	156,019,467,668
2K	PRESIDENTIAL GLEN MUD	6,925,170	6,591,352	14,835,466	25,690,283
2L	TRAVIS CO MUD NO 16	16,452,340	45,265,158	65,708,302	101,002,280
2N	NORTH AUSTIN MUD NO 1	75,064,600	74,908,449	76,217,014	81,742,888
2P	ESTANCIA HILL COUNTRY PID	-	-	-	-
2R	TRAVIS CO MUD NO 23	-	-	-	-
2T	TRAVIS CO MUD NO 25	-	-	-	-
30	LAGO VISTA MUD	-	-	-	-
32	WELLS BRANCH MUD	841,637,755	849,725,638	909,109,492	1,004,470,285
33	SHADY HOLLOW MUD	248,611,623	249,167,960	250,249,366	282,489,092
34	MANOR ISD	6,047,149,507	6,041,999,173	5,591,713,473	6,201,164,903
35	TRAVIS CO WCID NO 19	176,704,110	179,221,702	176,477,228	174,706,098
36	TRAVIS CO WCID NO 21	1,598,404	1,598,024	1,966,336	2,178,198
37	TRAVIS CO WCID NO 20	338,078,062	345,537,427	345,223,876	348,368,359
38	DRIPPING SPRINGS ISD	47,768,694	50,052,227	50,559,110	62,317,265
39	TRAVIS CO ESD NO 9	5,390,451,980	5,566,916,259	5,832,729,773	6,517,566,869
3A	MARBLE FALLS ISD	741,021,867	725,741,187	724,896,853	720,451,127
3C	TRAVIS CO WCID 17 STEINER RANCH (DA)	1,641,101,886	1,775,399,187	1,851,252,538	2,052,228,566
3D	TRAVIS CO MUD NO 7	1,687,265	1,692,361	1,694,479	1,696,567
3F	CITY OF CEDAR PARK	69,319,272	325,959,036	357,368,833	380,443,421
3G	TRAVIS CO MUD NO 14	69,946,998	60,800,543	72,131,382	85,567,111
3J	E SIXTH ST PUB IMP DIST	224,368,944	239,178,065	275,319,947	293,443,140
3L	WALLER CREEK TIF	730,653,075	779,344,268	827,559,411	951,272,225
3M	WILLIAMSON/TRAVIS MUD NO 1	91,008,454	87,911,872	90,541,290	100,031,687
3N	TRAVIS CO MUD NO 18	-	-	-	7,935,968
3P	PILOT KNOB MUD NO 1	-	-	-	-
3R	TRAVIS CO MUD NO 24	-	-	-	-
3T	LAGOS PID	-	-	-	-
40	CITY OF CREEDMOOR	53,588,697	54,629,350	60,418,730	61,657,509
41	TRAVIS CO ESD NO 1	2,597,890,660	2,597,948,486	2,547,480,135	2,632,364,251
42	CASCADES MUD NO 1	-	-	-	-
49	CITY OF LAGO VISTA	772,935,044	722,285,157	718,066,066	778,992,562
4A	JOHNSON CITY ISD	35,565,403	35,336,384	39,310,899	43,758,754
4D	TRAVIS CO MUD NO 8	61,210,748	61,637,931	66,959,608	75,568,330

TABLE 10
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2015	2016	2017	2018	2019	2020
451,521,152	515,258,254	536,777,213	567,724,270	593,665,436	600,106,325
8,519,061,905	10,342,232,215	11,378,949,812	12,595,469,166	13,996,568,158	15,609,613,431
175,439,252	166,787,884	156,601,488	171,480,925	150,171,870	147,652,402
403,659,437	444,872,484	516,379,565	557,474,173	618,683,244	696,002,074
61,149,462	68,628,186	71,819,281	79,476,966	86,559,257	92,912,323
235,610,358	268,700,684	293,235,046	312,127,701	340,027,995	350,346,552
181,367,471,467	206,747,122,744	225,115,947,630	247,781,460,144	268,793,263,829	282,825,929,740
43,158,191	78,538,960	105,921,257	153,348,608	225,518,126	259,417,690
139,902,542	162,795,842	188,069,177	216,252,832	225,883,277	232,845,430
91,593,382	103,728,080	106,400,068	124,150,176	133,737,470	133,152,387
-	35,251,660	53,528,293	98,159,579	151,361,660	204,873,020
-	-	9,361,762	9,406,645	72,980,561	214,658,319
-	-	-	-	-	5,745,766
-	-	-	-	-	4,732
1,145,501,626	1,302,637,084	1,414,511,903	1,519,824,637	1,586,763,702	1,549,372,994
307,318,745	346,696,148	370,562,768	379,800,273	423,126,042	421,651,573
6,983,944,157	7,492,705,869	7,652,348,950	8,030,776,979	8,403,693,979	8,907,876,941
226,691,223	229,002,083	230,696,362	215,072,039	231,541,246	230,244,652
2,066,909	2,466,649	2,360,413	2,618,884	2,868,993	2,728,030
404,441,341	451,938,451	464,136,325	473,456,200	537,518,741	537,153,492
77,997,739	78,204,842	78,607,793	78,933,135	79,129,088	79,652,330
7,276,227,354	7,453,324,110	7,795,853,486	8,442,929,248	8,868,926,302	8,954,732,660
747,252,676	795,576,542	793,187,496	915,292,515	929,806,305	941,300,837
2,226,330,435	2,389,505,346	2,476,429,051	2,550,403,412	2,622,510,202	2,613,302,941
4,989,216	151,674	1,638,252	1,646,625	1,647,230	1,644,765
905,000,986	1,011,976,339	1,091,131,237	1,145,888,587	1,208,070,079	1,222,719,683
100,002,321	114,715,219	126,733,149	135,714,669	135,440,889	135,882,384
400,190,117	502,974,449	530,864,953	610,581,373	667,823,063	695,825,411
1,161,285,458	1,374,724,039	1,568,533,022	1,818,684,201	2,009,730,287	2,614,292,491
106,042,220	120,312,265	127,161,683	132,289,694	141,222,161	140,732,624
38,360,422	72,242,732	125,630,956	182,490,968	241,853,727	252,818,936
-	1,397,878	1,533,686	1,521,000	1,791,103	1,582,075
-	-	6,541,689	7,038,701	7,034,552	7,034,552
-	-	-	-	-	19,023,230
64,567,758	66,467,326	70,928,233	72,593,408	111,798,734	113,285,820
2,741,936,605	2,931,547,291	3,068,222,707	3,503,837,159	3,759,337,501	3,905,855,590
1,565,940	1,564,528	1,562,408	1,623,994	1,933,297	2,423,390
832,357,854	910,922,390	977,970,007	1,124,153,977	1,261,554,274	1,358,404,633
53,457,140	52,997,551	52,677,108	52,890,321	65,310,008	65,516,260
82,433,663	86,567,768	107,789,425	113,145,987	151,266,040	159,377,780

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

Juris ID	Jurisdiction Name	2011	2012	2013	2014
4F	TRAVIS CO MUD NO 10	118,863,965	112,789,254	102,349,479	106,012,076
4H	TRAVIS CO WCID 17 FLINTROCK (DA)	214,630,727	219,966,364	230,746,213	262,729,642
4J	TRAVIS CO MUD NO 11	122,954,656	136,751,580	163,793,805	206,087,893
4K	TRAVIS CO MUD NO 12	10,246,067	8,381,665	15,804,578	32,229,042
4L	TRAVIS CO MUD NO 13	7,471,894	21,689,684	32,171,247	46,779,410
4M	PILOT KNOB MUD NO 3	-	-	-	2,792,574
4N	PILOT KNOB MUD NO 4	-	-	-	1,929,180
4P	PILOT KNOB MUD NO 2	-	-	-	-
4R	PILOT KNOB MUD NO 5	-	-	-	-
4T	MANOR HEIGHTS TIRZ	-	-	-	-
50	CITY OF JONESTOWN	424,165,577	429,369,186	416,068,235	427,471,779
51	TRAVIS CO ESD NO 11	1,090,332,522	1,092,405,371	1,116,451,714	1,186,529,168
52	TRAVIS CO ESD NO 6	9,464,835,465	9,954,170,271	10,640,490,940	11,850,902,932
53	TRAVIS CO RFP DIST NO 6	159,434	182,325	2,146	-
54	SW TRAVIS CO RD DIST NO 1	1,132,245,115	1,089,269,384	1,210,602,450	1,326,236,475
55	VILLAGE OF BRIARCLIFF	192,756,010	192,832,985	210,184,931	245,279,336
56	TRAVIS CO ESD NO 5	927,286,270	938,655,253	986,728,550	1,137,816,600
57	TRAVIS CO ESD NO 4	1,589,117,999	1,550,669,163	1,589,557,627	1,748,194,003
58	TRAVIS CO ESD NO 10	1,406,724,730	1,438,356,502	1,501,151,776	1,664,903,365
59	RIVER PLACE MUD	494,072,387	492,707,482	504,132,740	573,811,480
5A	ROUND ROCK ISD	5,653,566,988	5,754,356,547	5,900,012,726	6,850,831,127
5D	TRAVIS CO MUD NO 9	3,497,855	3,423,108	3,418,902	3,512,444
5E	SENNA HILLS MUD	204,932,339	220,022,526	234,915,154	263,022,901
5F	CITY OF ELGIN	59,986,494	64,666,599	60,211,303	65,783,401
5G	VILLAGE OF VOLENTE	166,526,344	174,658,602	172,486,148	180,958,963
5H	VILLAGE OF WEBBERVILLE	19,258,739	20,480,493	21,320,375	91,521,942
5J	KELLY LANE WCID NO 1	50,951,119	52,481,113	64,269,467	78,581,607
5K	KELLY LANE WCID NO 2	3,710,990	1,437,429	2,415,700	7,473,927
5L	LAZY NINE MUD NO 1A	2,970,891	3,385,444	2,131,289	1,836,476
5M	LAZY NINE MUD NO 1B	2,409,085	2,002,111	28,562,362	70,664,369
5N	LAZY NINE MUD NO 1C	1,077,602	1,375,081	250,722	97,503
5P	LAZY NINE MUD NO 1D	1,375,616	1,818,689	38,203	38,203
5R	LAZY NINE MUD NO 1E	4,936,880	4,936,880	4,936,880	4,936,880
61	CITY OF MUSTANG RIDGE	75,754,796	73,666,499	73,085,857	71,821,589
68	AUSTIN COMM COLL DIST	102,629,507,974	105,756,428,636	112,829,812,836	127,880,017,041
69	LEANDER ISD	6,698,390,886	6,935,121,953	7,409,025,504	8,200,240,864
6C	LAKE POINTE MUD	-	-	-	-
6D	TRAVIS CO WCID 17 SOUTHVIEW (DA)	21,032,354	21,058,526	22,166,329	23,522,427
6E	LAKE POINTE MUD NO 3 (DA)	180,849,847	185,228,795	197,981,726	206,583,012
6F	CITY OF LEANDER	217,272,282	275,130,401	365,400,245	472,401,546

TABLE 10
(3 OF 5)

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
109,700,126	122,553,060	117,017,475	112,064,941	117,613,461	120,057,029
285,165,096	300,752,444	307,393,394	329,733,572	368,455,124	377,899,095
254,276,520	271,242,311	288,504,859	324,065,450	337,393,311	355,132,434
83,318,959	102,539,273	126,404,495	156,862,075	210,900,056	256,329,562
69,957,116	88,190,315	134,792,122	171,214,309	209,511,445	249,412,399
6,853,888	13,833,008	55,006,861	89,442,376	120,513,790	172,538,841
1,939,341	1,899,721	1,899,721	1,965,071	2,229,561	1,716,662
2,333,348	2,139,142	2,339,520	2,054,058	2,994,690	12,023,498
1,720,389	1,681,660	1,248,430	1,241,248	2,094,718	1,750,984
-	-	-	-	-	7,314,071
441,385,248	470,048,172	501,069,929	674,059,700	596,878,763	616,568,414
1,284,621,885	1,360,725,749	1,556,374,970	1,683,912,086	2,138,478,412	2,296,306,751
13,484,649,825	14,966,471,896	16,114,328,317	16,958,218,135	17,906,187,925	18,496,334,359
-	-	-	-	-	-
1,608,344,661	1,833,602,554	2,019,488,880	2,256,966,172	2,499,519,629	2,583,602,873
256,258,193	274,218,510	290,341,628	336,472,264	364,296,586	368,152,432
1,164,042,055	1,318,453,862	1,421,916,802	1,563,123,127	1,751,940,336	1,906,922,360
1,969,587,608	2,257,791,532	2,390,227,905	2,636,615,808	2,828,254,246	2,888,536,577
1,800,759,353	1,973,714,220	2,129,165,992	2,282,774,588	2,468,460,793	2,540,797,953
615,784,273	666,805,761	683,797,562	-	-	-
7,731,348,855	8,769,760,049	9,471,761,839	10,171,493,651	10,828,080,016	11,279,137,182
3,948,203	3,903,341	3,989,922	3,830,643	3,892,105	3,886,962
281,982,833	289,889,484	305,033,140	318,089,426	319,793,379	317,739,322
95,127,341	129,526,963	136,499,906	146,797,944	155,661,678	157,998,644
196,777,518	199,273,027	210,547,382	257,883,622	272,609,571	275,451,665
23,019,002	29,169,643	28,186,989	29,620,541	31,659,022	32,689,671
110,029,194	145,256,121	170,720,374	207,664,538	244,443,302	257,097,556
24,674,134	53,342,384	96,330,479	156,842,936	185,690,360	205,274,917
4,031,775	11,845,693	10,552,146	23,382,718	24,904,713	27,043,583
144,678,878	182,725,111	234,543,246	302,376,564	382,213,272	459,195,314
230,629	208,935	208,935	208,935	208,935	208,935
163,725	163,725	163,725	163,725	163,725	163,725
10,189,458	10,189,458	10,189,458	10,189,458	10,189,458	10,189,458
75,548,393	83,605,618	85,729,001	89,760,731	121,890,828	123,585,346
149,465,835,989	171,507,661,328	187,240,940,583	205,435,217,952	223,464,706,562	236,619,433,962
9,132,786,914	10,062,466,848	10,695,721,187	11,578,033,666	12,244,604,712	12,656,080,067
-	-	-	547,063,412	588,106,890	597,037,318
26,676,494	27,139,315	27,207,822	27,504,961	31,569,324	31,904,636
223,058,279	235,352,351	262,773,289	270,626,329	289,127,482	295,059,412
628,698,635	789,058,897	944,506,419	1,159,756,013	1,415,432,888	1,651,079,947

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

<u>Juris ID</u>	<u>Jurisdiction Name</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
6G	TRAVIS CO MUD NO 15	175,652,611	189,035,537	233,942,851	291,973,197
6H	WEST TRAVIS CO MUD NO 6	213,137,180	229,080,219	273,608,993	313,648,741
6I	WEST TRAVIS CO MUD NO 7	3,246,687	3,853,806	4,353,766	4,188,549
6J	WEST TRAVIS CO MUD NO 8	95,673,557	104,517,835	115,301,613	127,354,461
6K	RMMA REUSE & REDEVELOPMENT	435,523,161	525,388,547	610,373,060	845,123,773
6L	TRAVIS CO MUD NO 17	-	-	4,250,975	7,407,957
6M	TRAVIS CO MUD NO 21	-	-	3,318,625	2,956,270
6N	SOUTH CONGRESS PID	-	-	-	-
6P	LOST CREEK LIMITED DISTRICT	-	-	-	-
6R	TRAVIS CO ESD NO 15	-	-	-	-
70	TRAVIS CO MUD NO 2	114,513,674	109,965,882	116,510,755	127,708,911
71	TRAVIS CO ESD NO 14	1,157,256,103	887,023,349	901,682,064	956,588,806
72	TRAVIS CO ESD NO 12	1,411,605,617	1,415,344,797	1,611,474,480	1,672,952,520
73	ONION CREEK METRO PARK DIST	-	-	-	-
76	NE TRAVIS CO ROAD DIST NO 2	724,427,724	730,174,908	756,341,486	694,714,486
77	TRAVIS CO ESD NO 8	1,754,323,825	1,741,973,082	1,784,724,904	1,879,368,985
78	NW TR CO RD DIST 3 GLDN TRI	395,456,280	435,209,806	466,549,458	510,944,736
7A	MOORES CROSSING MUD	82,791,881	74,988,356	76,133,483	94,816,542
7C	TRAVIS CO WCID 17 COMANCHE TRAILS (DA)	148,844,838	160,708,839	169,652,957	179,071,704
7D	LAKE POINTE MUD NO 5 (DA)	196,017,814	204,112,764	209,770,760	225,717,417
7E	VILLAGE OF THE HILLS	410,266,580	404,043,799	442,845,211	481,550,244
7F	VILLAGE OF POINT VENTURE	175,693,344	169,425,251	163,207,623	163,558,058
7G	WILBARGER CRK MUD NO 1	12,920,919	13,880,336	20,611,885	23,670,690
7H	WILBARGER CRK MUD NO 2	3,554,731	3,614,747	3,589,887	3,710,059
7J	LAKESIDE MUD NO 3	38,468,680	56,335,162	69,579,638	94,781,928
7K	SUNFIELD MUD NO 1	152,708	152,708	153,222	353,732
7L	SUNFIELD MUD NO 2	1,177,944	1,177,944	1,177,944	1,642,796
7M	SUNFIELD MUD NO 3	289,609	289,609	289,609	302,485
7N	TRAVIS CO MUD NO 19	-	-	-	-
7P	TRAVIS CO MUD NO 20	-	-	-	-
7R	TRAVIS CO MUD NO 22	-	-	-	-
83	CITY OF BEE CAVE	938,242,607	1,076,719,861	1,193,126,220	1,386,198,389
84	NORTHTOWN MUD	500,904,142	489,934,834	554,510,355	581,307,552
85	AUSTIN MUD NO 1	326,677,265	240,153,444	204,880,471	304,171,139
86	AUSTIN MUD NO 2	161,716,308	168,397,871	181,144,167	232,722,985
87	AUSTIN MUD NO 3	126,361,632	118,109,238	107,889,687	138,044,351
89	NE TCRD DIST NO 4 (WELLS PT)	105,178,389	106,428,198	118,109,229	130,349,350
8C	TRAVIS CO MUD NO 3	502,927,682	523,018,046	550,239,681	578,011,308
8E	RNCH @ CYPRSS CRK MUD 1	68,162,003	66,433,051	71,782,256	81,567,889
8G	WMSN-TR CO WCID NO 1D	259,901,829	82,064	-	21,821

SOURCE: Travis Central Appraisal District- Internal Management Reports

TABLE 10
(4 OF 5)

2015	2016	2017	2018	2019	2020
363,481,557	443,445,733	497,636,271	566,788,800	641,504,524	649,999,843
412,473,114	498,205,425	527,873,564	592,948,538	632,009,066	658,953,341
3,668,967	3,488,143	3,593,051	3,666,986	3,798,907	3,796,190
152,341,622	181,145,283	197,411,368	222,642,308	218,053,387	250,070,498
1,113,772,613	1,330,254,338	1,494,797,273	1,731,586,223	1,984,908,527	2,078,150,748
22,112,157	47,837,508	63,863,360	82,681,040	111,087,380	151,087,814
37,410,026	100,977,064	152,936,023	252,990,398	365,482,050	462,282,707
-	100,293,638	111,769,180	152,385,121	161,278,168	166,469,170
-	975,544,681	1,046,603,143	1,068,272,348	1,144,650,262	1,154,659,625
-	-	-	1,709,606,648	2,165,589,837	2,301,347,618
155,570,741	175,798,443	193,722,502	217,057,067	247,128,072	272,129,223
568,111,479	597,335,953	661,920,728	733,859,726	759,393,965	763,043,328
1,991,469,013	2,406,538,702	2,580,365,275	2,910,195,292	3,366,260,395	3,608,601,371
2,705,828	4,311,359	7,637,360	36,514,238	83,424,231	134,327,151
763,074,355	886,977,569	1,007,027,852	1,180,033,631	1,336,406,019	1,502,996,900
2,046,194,624	2,292,818,900	2,426,142,585	2,898,359,687	3,053,325,798	3,137,336,464
608,998,313	672,730,338	742,862,735	791,807,645	812,394,668	796,573,287
122,526,420	137,311,468	162,765,268	187,781,309	197,152,509	200,460,016
190,335,203	203,665,974	210,344,745	225,184,803	224,899,783	226,926,323
237,545,386	244,295,100	264,065,741	276,437,083	301,884,288	302,083,791
509,680,093	530,360,576	558,606,311	580,350,960	604,645,592	605,759,434
173,995,809	185,376,512	204,801,660	230,456,092	246,955,755	256,799,789
40,963,075	44,692,258	50,563,341	55,338,547	79,498,627	135,825,540
6,335,781	7,520,916	7,520,916	7,571,916	7,509,943	7,509,943
124,169,749	158,026,524	185,137,987	212,945,091	224,534,695	229,536,231
382,127	311,082	258,299	409,847	238,963	134,529
1,642,796	1,642,796	1,642,796	1,679,530	1,696,378	1,678,591
302,485	302,485	302,485	302,485	302,485	302,485
-	-	-	5,319,793	5,489,701	13,006,159
-	-	-	6,129,068	11,451,419	34,766,558
-	-	-	12,008,904	11,541,631	28,292,521
1,787,167,949	2,119,921,634	2,262,909,246	2,651,667,914	2,786,078,761	2,918,897,959
692,389,402	817,433,745	841,497,860	1,194,775,187	1,032,265,994	1,045,380,556
354,331,135	367,775,171	476,046,104	498,084,707	570,893,752	461,482,083
293,929,042	368,292,485	421,164,518	459,177,170	468,885,630	466,670,079
130,600,861	126,684,925	121,516,029	128,129,771	171,565,054	255,686,695
143,342,306	161,347,764	190,673,524	250,447,953	291,725,014	356,458,416
682,548,388	717,840,405	760,663,680	786,198,459	797,382,243	791,448,523
87,241,305	94,363,146	99,323,598	100,115,914	111,575,362	111,154,003
-	-	-	-	-	-

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

Juris ID	Jurisdiction Name	2011	2012	2013	2014
8H	BELLA VISTA MUD	101,040,459	98,515,117	101,793,113	112,275,522
8I	WMSN-TR CO WCID NO 1F	52,012,700	43,348,755	48,875,082	57,451,605
8J	WMSN-TR CO WCID NO 1G	247,166,166	232,465,535	233,805,141	257,778,399
8K	TRAVIS CO ESD NO 13	128,861,409	130,139,288	129,961,874	133,606,148
8L	TRAVIS CO BEE CAVE ROAD DIST NO 1	122,829,576	158,915,847	179,513,675	198,639,682
8M	TRAVIS-CREEDMOOR MUD	12,045,563	12,629,333	16,073,611	16,572,703
8N	ANDERSON MILL LIMITED DISTRICT	8,865,333	9,048,004	9,080,310	10,703,214
8P	RIVER PLACE LIMITED DISTRICT	-	-	-	-
8R	TRAVIS CO ESD NO 16	-	-	-	-
98	ACC DIST - WMSN CO	-	93,278	36,254	38,953
9B	TRAVIS CO ESD NO 2	6,461,510,581	6,518,062,091	7,183,421,453	8,240,198,025
9C	TRAVIS CO MUD NO 4	52,820,202	58,197,204	65,439,269	72,570,096
9D	LAKESIDE WCID NO 1	106,216,263	112,317,504	113,815,314	125,392,319
9F	WILLIAMSON COUNTY	-	-	-	21,460
9G	LAKESIDE WCID NO 2A	797,656	799,836	830,724	1,304,340
9H	LAKESIDE WCID NO 2B	68,076,881	67,537,017	71,910,727	85,311,956
9I	LAKESIDE WCID NO 2C	63,383,356	64,993,295	85,580,136	98,107,743
9J	LAKESIDE WCID NO 2D	54,479,235	54,304,649	71,599,374	97,024,220
9K	WEST CYPRESS HILLS WCID NO 1	4,377,297	4,377,297	4,377,297	4,377,297
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	5,682,237	7,008,401	12,689,909	31,204,688
9M	SOUTHEAST TRAVIS COUNTY MUD NO 1	-	-	907,249	901,051
9N	SOUTHEAST TRAVIS COUNTY MUD NO 2	-	-	2,523,156	2,523,156
9P	SOUTHEAST TRAVIS COUNTY MUD NO 3	-	-	-	-
9R	SOUTHEAST TRAVIS COUNTY MUD NO 4	-	-	-	-
CLT	COMMUNITY LAND TRUST	-	-	-	122,788
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	-	-	-	-
IH	INDIAN HILLS PID	-	-	-	2,343,370
LSRD	LONE STAR RAIL DISTRICT	-	-	-	2,225,722,931
SH	SEAHOLM TIF	-	-	-	97,183,593
WV	WHISPER VALLEY PID	-	-	-	6,077,282
TOTALS		\$ 651,292,073,359	\$ 670,054,057,655	\$ 714,736,523,569	\$ 810,434,664,430

SOURCE: Travis Central Appraisal District- Internal Management Reports

TABLE 10
(5 OF 5)

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
-	14,074	-	-	-	-
-	-	-	-	-	-
-	88,196	-	-	-	-
164,238,446	181,774,331	183,341,473	191,660,639	207,084,080	212,415,963
351,754,077	438,340,537	450,822,524	484,146,688	466,582,714	466,935,734
17,296,078	18,107,324	22,457,459	24,546,226	31,192,672	32,300,078
10,960,348	13,753,672	16,389,622	17,105,945	17,385,978	17,335,343
-	-	-	-	741,682,517	764,749,970
-	-	-	-	-	2,800,993,834
88,594	760,183	129,628	220,952	391,853	438,093
9,692,352,961	11,098,791,402	12,209,785,964	14,082,809,960	15,283,082,476	16,141,628,882
115,778,271	131,976,546	124,274,541	79,727,619	122,800,996	173,256,225
139,109,181	147,508,439	157,990,961	161,861,366	166,546,175	165,828,254
21,460	-	-	-	-	-
7,305,217	18,037,322	31,494,443	50,640,755	74,133,319	111,074,804
102,993,459	119,534,118	133,882,328	138,782,884	147,702,082	147,790,428
120,929,033	150,352,548	189,083,396	222,844,630	261,854,392	304,914,816
134,156,575	156,582,420	180,322,939	196,628,959	217,366,146	235,930,511
6,241,710	6,241,710	6,241,710	6,243,698	6,277,214	6,338,430
67,683,212	118,897,886	165,929,972	213,703,234	256,451,769	298,034,115
901,051	901,051	901,051	2,527,944	14,551,986	27,936,680
2,523,156	2,523,156	2,523,156	2,523,156	2,523,156	2,308,961
3,392,831	3,392,831	3,392,831	3,398,853	3,398,346	3,392,116
2,055,412	2,280,344	2,280,344	2,280,344	2,280,344	2,280,344
278,030	126,500	134,375	151,311	150,966	150,966
-	4,533,622,884	5,002,126,559	5,567,749,118	6,555,136,350	7,505,020,534
2,343,370	2,343,370	2,343,370	1,171,685	1,296,795	1,804,149
3,494,314,533	4,179,658,060	4,851,758,828	5,526,836,548	6,236,612,685	7,053,638,649
150,176,150	235,902,861	386,759,247	410,437,698	420,445,960	425,064,422
7,266,593	41,906,218	42,637,782	44,715,880	57,350,097	76,319,222
\$ 943,204,633,007	\$ 1,081,811,046,601	\$ 1,182,467,802,818	\$ 1,303,307,546,164	\$ 1,416,109,743,172	\$ 1,497,159,253,009

The seal of the Travis Central Appraisal District is a circular emblem. It features a central five-pointed star. Above the star is a stylized building with a dome, flanked by two sets of wings or branches. The entire design is enclosed within a circular border containing the text "TRAVIS CENTRAL APPRAISAL DISTRICT".

STATISTICAL SECTION

DEMOGRAPHIC & ECONOMIC INFORMATION

TRAVIS CENTRAL APPRAISAL DISTRICT
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Travis County Population⁽¹⁾	Travis County Personal Income (In Thousands)⁽²⁾	Travis County Per Capita Personal Income⁽²⁾	Single Family Home Sales in the Austin Area⁽³⁾	Average Home Price in the Austin Area⁽³⁾	Travis County Un-employment Rate⁽³⁾
2011	1,061,709	51,628,347	49,176	21,007	249,676	6.6%
2012	1,096,886	58,440,548	54,307	25,170	265,476	5.5%
2013	1,122,248	60,520,308	54,601	29,913	28,648	5.1%
2014	1,152,260	65,876,861	57,703	30,083	306,240	4.1%
2015	1,179,805	68,732,403	58,593	31,336	330,102	3.3%
2016	1,206,110	70,898,828	58,622	32,594	346,573	3.2%
2017	1,227,585	77,863,304	64,199	33,852	365,600	3.1%
2018	1,246,572	84,294,574	69,084	34,651	379,746	2.9%
2019	1,273,954	91,299,187	71,666	37,058	393,257	2.6%
2020	1,341,815	Data not available		40,283	437,414	6.3%

SOURCES: (1) Texas A&M University, Real Estate Research Center (2011-2019)
City of Austin Demographer (2020) as of July 2020
(2) Bureau of Economic Analysis, Department of Commerce
(3) Texas A&M University, Real Estate Research Center

NOTES: Prior years may have been updated by the source





STATISTICAL SECTION OPERATING INFORMATION

TRAVIS CENTRAL APPRAISAL DISTRICT
 Budgeted Full-time Equivalent Employees
 By Function/Program
 Last Ten Fiscal Years

<u>Function/Program</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Appraisal	78	79	80	81
Information Systems	36	35	33	32
Administration/General Operations	<u>15</u>	<u>16</u>	<u>15</u>	<u>14.5</u>
Total	129	130	128	127.5

SOURCE: Travis Central Appraisal District 2011 through 2020 Adopted Budgets
NOTES: A full-time employee is equivalent to approximately 2,080 hours per year

TABLE 12

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
89	89	89	81.5	82.5	83.5
29	29	29	29.5	31.5	31.5
<u>14</u>	<u>14</u>	<u>14</u>	<u>12</u>	<u>11</u>	<u>14</u>
132	132	132	123	125	129

TRAVIS CENTRAL APPRAISAL DISTRICT
 Actual Full-time Equivalent Employees
 By Function/Program
 Last Ten Fiscal Years

Function/Program	2011	2012	2013	2014
Appraisal	76	76	76	70
Information Systems	31	26	25	25
Administration/General Operations	16	15	12	12
Total	123	117	113	107

SOURCE: Travis Central Appraisal District 2011 through 2020 payroll reports
NOTES: A full-time employee is equivalent to approximately 2,080 hours per year
 This schedule excludes any vacant positions

TABLE 13

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
88	61	76	72.5	81	80
27	32	22	24.5	29	22
<u>12</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>13</u>	<u>12</u>
127	102	107	106	123	114

TRAVIS CENTRAL APPRAISAL DISTRICT
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	2011	2012	2013	2014
Appraisal				
Real property accounts	355,501	357,660	360,750	365,563
Business personal property accounts	40,132	41,503	42,475	42,216
Total property count	395,633	399,163	403,225	407,779
Total Appraisal Roll	\$ 123,196,201,548	\$ 128,176,409,480	\$ 136,609,794,659	\$ 154,513,882,900
Change from Prior Year	2.45%	4.04%	6.58%	13.11%
Permits processed	18,611	20,728	21,135	23,985
New subdivisions added	163	204	225	276
New lots added	1,678	2,169	2,536	4,297
New condos added	357	350	424	444
New condo units added	1,218	616	1,198	980
New construction	3,660	4,251	5,197	6,110
Field inspections completed	79,589	74,252	75,753	89,905
Deed transactions processed	33,961	23,386	31,833	30,885
Sales transaction processed	13,181	15,140	15,281	12,159
Exemptions processed	16,218	12,744	14,154	19,611
Renditions processed	26,429	24,140	26,615	25,651
Notices of appraised value mailed	385,616	387,354	391,497	395,956
Support Services				
Homestead	201,598	202,948	202,600	205,281
Over age 65	41,403	44,225	46,200	48,899
Disabled Vet	6,610	6,794	6,909	7,182
Disabled Persons	3,492	3,619	3,730	3,872
Freeport inventory	360	384	344	386
Charitable/non-profit	11,381	11,842	12,270	12,879
Solar/wind power	24	217	1,017	1,666
Abatements	15	15	14	18
Low Income Housing				66
Community Land Trust				6
Historical site	570	483	506	548
Pollution control	72	68	72	77
Average Market Value of HS Property	N/A	N/A	N/A	315,801
Average HS Exemption Amount	N/A	N/A	N/A	75,525
Average Taxable Value of HS Property	N/A	N/A	N/A	240,276

TABLE 14

2015	2016	2017	2018	2019	2020
370,513	380,837	388,005	396,129	405,423	413,957
43,061	43,265	43,325	43,668	43,704	43,353
413,574	424,102	431,330	439,797	449,127	457,310
\$ 179,776,622,324	\$ 203,900,582,596	\$ 223,147,520,227	\$ 245,338,206,315	\$ 266,184,989,892	\$ 281,851,353,216
16.35%	13.42%	9.44%	20.32%	8.50%	5.89%
24,274	23,615	25,383	28,193	29,276	29,276
306	282	318	317	270	270
6,470	6,283	5,881	5,344	10,130	10,130
603	544	872	1,325	1,357	1,357
2,664	2,382	2,253	3,808	3,826	3,826
7,503	7,404	7,817	8,065	9,516	9,516
100,980	124,909	149,829	170,128	206,592	206,592
32,125	22,565	20,928	20,471	21,678	21,678
16,575	17,470	19,181	18,725	19,265	19,265
19,548	22,565	22,565	22,429	22,623	22,623
26,889	26,722	26,540	26,272	25,586	25,586
404,922	412,268	418,339	426,432	341,382	341,382
205,776	210,285	215,509	218,470	221,638	227,488
50,682	53,457	56,236	58,764	61,357	63,025
7,136	7,365	7,629	7,944	8,417	8,481
3,916	3,909	3,931	3,945	3,939	3,830
343	324	239	267	261	235
12,474	12,733	12,817	12,783	13,213	13,158
1,875	2,258	2,570	3,102	4,007	4,133
18	4	4	2	-	-
70	69	76	85	72	76
8	1	1	2	1	1
543	521	541	499	550	539
75	140	142	139	144	142
349,962	380,231	402,715	432,310	452,650	452,462
87,097	95,164	97,003	105,090	105,627	96,886
262,865	285,067	305,712	327,220	347,023	355,573



STATISTICAL SECTION DEBT INFORMATION

TRAVIS CENTRAL APPRAISAL DISTRICT

Outstanding Debt by Type

Last Ten Fiscal Years

Fiscal Year	Governmental Activities	Total Primary Government
2011	-	-
2012	-	-
2013	-	-
2014	-	-
2015	-	-
2016	-	-
2017	-	-
2018	-	-
2019	9,840,400	9,840,400
2020	9,506,511	9,506,511

SOURCE: Comprehensive Annual Financial Report 2011-2020



5B

REGULAR AGENDA



TRAVIS CENTRAL APPRAISAL DISTRICT

2022 Proposed Budget

June 8, 2021

Travis Central Appraisal District Budget Comparison by Category

Budget Category	2022 Proposed Budget	2021 Adopted Budget	\$ Change	% Change	2020 Adopted Budget	2020 Actual
Personnel Cost	11,138,355	9,471,645	1,666,710	17.60%	9,389,097	8,679,365
Benefit Cost	4,143,507	3,315,329	828,178	24.98%	3,180,737	2,566,552
Printing & Mailing						
Services	850,950	733,250	117,700	16.05%	454,300	609,950
Operating Supplies	159,285	172,050	(12,765)	-7.42%	181,850	415,953
Subscriptions & Data						
Purchases	415,426	328,460	86,966	26.48%	189,779	217,026
Training & Education	111,115	112,365	(1,250)	-1.11%	126,655	46,849
Travel Expenditures	10,750	11,250	(500)	-4.44%	46,250	26,052
Utilities	624,147	421,779	202,368	47.98%	426,735	575,710
Legal Services	983,500	1,293,000	(309,500)	-23.94%	1,335,000	2,390,497
Professional Services	1,350,369	1,565,356	(214,987)	-13.73%	1,880,061	1,479,990
Insurance	77,000	69,000	8,000	11.59%	82,500	70,094
Aerial Photography	442,297	442,297	-	0.00%	524,594	527,960
Rentals	169,370	175,850	(6,480)	-3.68%	134,520	143,626
Building & Equipment Maintenance	405,984	429,486	(23,502)	-5.47%	325,765	361,966
Software Maintenance	515,735	610,347	(94,612)	-15.50%	573,938	596,998
Other Services	373,760	270,970	102,790	37.93%	288,630	203,438
Capital Equipment	265,723	22,265	243,458	1093.46%	304,288	627,794
Debt Administration	748,838	749,194	(356)	-0.05%	749,194	748,838
Total	\$ 22,786,111	\$ 20,193,893	\$ 2,592,218	12.84%	\$ 20,193,893	\$ 20,288,658

2021 Total Budget	\$	20,193,893
2022 Total Budget	\$	22,786,111
\$ Change in Total Budget	\$	2,592,218
% Change in Total Budget		12.84%

Travis Central Appraisal District

Budget Comparison

GL Account Title	2022 Proposed Budget	2021 Adopted Budget	\$ Change	% Change	2020 Adopted Budget	2020 Actual
REVENUE:						
Appraisal Revenue	22,786,111	20,193,893	2,592,218	12.84%	19,486,627	20,193,893
Investment earnings	90,000	250,000	(160,000)	-64.00%	40,000	97,873
Charges for Services	7,500	15,000	(7,500)	-50.00%	30,000	7,648
Miscellaneous revenue	85,000	100,000	(15,000)	-15.00%	75,000	89,805
	22,968,611	20,558,893	2,409,718	11.72%	19,631,627	20,389,219
EXPENDITURES:						
Personnel Cost						
Salaries	8,547,683	7,430,023	1,117,660	15.04%	7,330,175	6,513,991
Overtime	151,247	151,247	-	0.00%	148,747	91,657
Temporary Staffing	355,000	300,000	55,000	18.33%	300,000	435,573
Auto Allowance	504,000	418,200	85,800	20.52%	438,000	363,811
ARB Per Diem Payments	1,580,425	1,172,175	408,250	34.83%	1,172,175	1,274,333
Benefit Cost						
Retirement Contributions	1,059,419	669,525	389,894	58.23%	688,680	608,822
Retirement- 401(a)	445,134	385,672	59,462	15.42%	382,600	298,197
Deferred Comp	228,567	198,836	29,731	14.95%	306,080	178,751
Health Insurance	1,926,524	1,636,955	289,569	17.69%	1,383,880	1,145,217
Retiree Healthcare	115,338	106,022	9,316	8.79%	120,385	78,294
Dental Insurance	101,414	98,496	2,918	2.96%	89,122	57,839
Life Insurance	47,007	44,800	2,207	4.93%	34,894	30,057
Disability Insurance	59,175	33,438	25,737	76.97%	34,046	45,348
LTC	28,600	26,500	2,100	7.92%	26,705	22,323
Medicare Contributions	129,089	111,845	17,244	15.42%	110,955	98,464
Employee Programs	3,240	3,240	-	0.00%	3,390	3,240
Printing & Mailing Services						
Printing	273,200	249,750	23,450	9.39%	147,600	224,310
Paper	45,000	45,000	-	0.00%	30,000	6,973
Postage & Freight	283,250	283,500	(250)	-0.09%	131,700	168,960
Postage & Freight- Special						
Services	246,000	152,000	94,000	61.84%	140,000	199,499
Shipping Costs	3,500	3,000	500	16.67%	5,000	10,208
Operating Supplies						
Operating Supplies	82,000	97,750	(15,750)	-16.11%	97,750	52,114
Operating Supplies- Equipment	52,285	42,800	9,485	22.16%	42,800	213,414
Operating Supplies- Software	15,000	21,500	(6,500)	-30.23%	16,300	65,513
Furniture & Equipment	10,000	10,000	-	0.00%	25,000	84,912
Subscription & Data Purchases						
Subscriptions	415,426	328,460	86,966	26.48%	189,779	217,026
Training & Education						
Education & Training	111,115	112,365	(1,250)	-1.11%	126,655	46,849
Travel Expenditures						
Travel, Meals & Lodging	10,750	11,250	(500)	-4.44%	46,250	26,052
Utilities						
Utilities	208,960	211,200	(2,240)	-1.06%	246,260	189,930
Telephone	218,437	40,000	178,437	446.09%	61,000	260,294
Wireless Internet	50,000	50,000	-	0.00%	40,000	41,036
Internet	146,750	120,579	26,171	21.70%	79,475	84,450

GL Account Title	2022 Proposed Budget	2021 Adopted Budget	\$ Change	% Change	2020 Adopted Budget	2020 Actual
Legal Services						
Legal & Attorney	271,000	553,000	(282,000)	-50.99%	890,000	1,703,352
Legal & Attorney- Personnel	2,500	5,000	(2,500)	-50.00%	10,000	1,279
Arbitration Refunds	210,000	85,000	125,000	147.06%	35,000	206,850
Legal Fees- Expert Witness/Reports	500,000	650,000	(150,000)	-23.08%	400,000	479,016
Professional Services						
Accounting & Audit	37,165	28,290	8,875	31.37%	18,290	18,855
Appraisal Services	177,313	171,250	6,063	3.54%	365,000	134,250
Professional Services	1,100,891	1,330,816	(229,925)	-17.28%	1,464,271	1,292,517
Professional Services- Payroll	35,000	35,000	-	0.00%	32,500	34,368
Insurance						
Workers' Compensation	10,000	15,000	(5,000)	-33.33%	32,000	7,879
Unemployment Insurance	35,000	25,000	10,000	40.00%	25,000	31,058
Property Insurance	15,000	12,000	3,000	25.00%	5,500	14,404
Liability Insurance	17,000	17,000	-	0.00%	20,000	16,753
Aerial Photography						
Aerial Photography	442,297	442,297	-	0.00%	524,594	527,960
Rentals						
Rental- Office Machines	157,070	154,850	2,220	1.43%	111,520	128,442
Rental- Storage	12,300	21,000	(8,700)	-41.43%	23,000	15,184
Facility Rental	-	-	-	0.00%	-	420
Building & Equipment Maintenance						
Repair & Maintenance- Equipment	166,516	208,069	(41,553)	-19.97%	179,365	144,067
Building Maintenance	141,848	123,797	18,051	14.58%	83,360	137,014
Building Cleaning Service	97,620	97,620	-	0.00%	63,040	80,885
Software Maintenance						
Software Maintenance	515,735	610,347	(94,612)	-15.50%	573,938	596,998
Other Services						
Records Management	7,700	8,500	(800)	-9.41%	9,000	5,632
Dues & Membership	13,760	13,220	540	4.08%	16,130	11,672
Advertising & Legal Notices	31,200	36,600	(5,400)	-14.75%	20,500	52,712
Employee Appreciation	24,000	24,000	-	0.00%	31,000	868
BOD	30,500	34,750	(4,250)	-12.23%	31,100	27,143
Security Service	250,000	137,800	112,200	81.42%	165,000	91,876
Deed Copies	3,000	2,500	500	20.00%	2,500	3,046
Vehicle Fuel	1,800	1,800	-	0.00%	1,800	966
Vehicle Maintenance	1,200	1,200	-	0.00%	600	920
Bank Fees	10,000	10,000	-	0.00%	10,000	8,298
Credit Card Fees	600	600	-	0.00%	1,000	305
Property Taxes	-	-	-	0.00%	-	3,477
Capital Equipment						
Capital Equipment	265,723	22,265	243,458	1093.46%	304,288	627,794
Capital Equipment- 850 EAL	-	-	-	0.00%		7,856,483
Debt Administration						
Debt Service- Principal	358,859	343,933	14,926	4.34%	325,952	333,889
Debt Service- Interest	389,979	405,261	(15,282)	-3.77%	423,242	414,949
Total	\$ 22,786,111	\$ 20,193,893	\$ 2,592,218	12.84%	\$ 20,193,894	\$ 28,149,038

Travis Central Appraisal District Budget by Department

GL Title	Admin & Appeals	IT	Customer Service	Appraisal Support	Commercial & BPP	Residential	ARB	850 EAL Holding Corp.	Total Budget
Personnel Cost									
Salaries	1,360,144	936,616	751,638	593,043	1,598,187	3,308,055	-	-	8,547,683
Overtime	15,000	10,000	18,667	22,080	5,500	80,000	-	-	151,247
Temporary Staffing	25,000	-	125,000	150,000	25,000	30,000	-	-	355,000
Auto Allowance	2,400	-	6,600	-	151,800	343,200	-	-	504,000
Per Diem Payments	-	-	-	-	-	-	1,580,425	-	1,580,425
Benefit Cost									
Retirement Contributions	164,832	111,457	104,320	88,422	193,159	397,229	-	-	1,059,419
Retirement- 401(a) Contributions	69,257	46,831	43,832	37,152	81,159	166,903	-	-	445,134
Deferred Comp	40,629	23,415	21,916	18,576	40,580	83,451	-	-	228,567
Health Insurance	327,398	149,918	237,370	212,384	299,836	699,618	-	-	1,926,524
Retiree Healthcare	115,338	-	-	-	-	-	-	-	115,338
Dental Insurance	46,442	5,154	8,160	7,301	10,307	24,050	-	-	101,414
Life Insurance	7,314	4,945	4,630	3,923	8,570	17,625	-	-	47,007
Disability Insurance	8,791	5,397	6,823	6,066	9,938	22,160	-	-	59,175
LTC	3,000	2,400	3,800	3,400	4,800	11,200	-	-	28,600
Medicare Contributions	20,085	13,581	12,711	10,774	23,536	48,402	-	-	129,089
Employee Programs	3,240	-	-	-	-	-	-	-	3,240
Printing & Mailing Services									
Printing	83,100	189,200	100	50	250	500	-	-	273,200
Paper	45,000	-	-	-	-	-	-	-	45,000
Postage & Freight	283,250	-	-	-	-	-	-	-	283,250
Postage & Freight	-	246,000	-	-	-	-	-	-	246,000
Shipping Costs	3,500	-	-	-	-	-	-	-	3,500

GL Title	Admin & Appeals	IT	Customer Service	Appraisal Support	Commercial & BPP	Residential	ARB	850 EAL Holding Corp.	Total Budget
Operating Supplies									
Operating Supplies	29,000	42,500	500	1,000	1,000	3,000	5,000	-	82,000
Operating Supplies- Equipment	-	52,285	-	-	-	-	-	-	52,285
Operating Supplies- Software	-	15,000	-	-	-	-	-	-	15,000
Furniture & Equipment	10,000	-	-	-	-	-	-	-	10,000
Subscriptions & Data Purchases									
Books, Publications, Subscriptions	252,756	3,100	16,970	-	139,875	2,725	-	-	415,426
Training & Education									
Education & Training	54,615	5,500	500	500	12,500	27,500	10,000	-	111,115
Travel Expenditures									
Travel, Meals & Lodging	10,750	-	-	-	-	-	-	-	10,750
Utilities									
Utilities	208,960	-	-	-	-	-	-	-	208,960
Telephone	218,437	-	-	-	-	-	-	-	218,437
Wireless Internet	50,000	-	-	-	-	-	-	-	50,000
Internet	66,000	80,750	-	-	-	-	-	-	146,750
Legal Services									
Legal & Attorney	236,000	-	-	-	-	-	35,000	-	271,000
Legal & Attorney- Personnel	2,500	-	-	-	-	-	-	-	2,500
Arbitration Refunds	210,000	-	-	-	-	-	-	-	210,000
Legal Fees- Expert Witness/Reports	500,000	-	-	-	-	-	-	-	500,000
Professional Services									
Accounting & Audit	37,165	-	-	-	-	-	-	-	37,165
Appraisal Services	177,313	-	-	-	-	-	-	-	177,313
Professional Services	100,020	999,371	-	1,500	-	-	-	-	1,100,891
Professional Services- Payroll	35,000	-	-	-	-	-	-	-	35,000
Insurance									
Workers' Compensation	10,000	-	-	-	-	-	-	-	10,000
Unemployment Insurance	35,000	-	-	-	-	-	-	-	35,000
Property Insurance	15,000	-	-	-	-	-	-	-	15,000
Liability Insurance	17,000	-	-	-	-	-	-	-	17,000

GL Title	Admin & Appeals	IT	Customer Service	Appraisal Support	Commercial & BPP	Residential	ARB	850 EAL Holding Corp.	Total Budget
Aerial Photography									
Aerial Photography	-	442,297	-	-	-	-	-	-	442,297
Rentals									
Rental- Office Machines	157,070	-	-	-	-	-	-	-	157,070
Rental- Storage	4,500	7,800	-	-	-	-	-	-	12,300
Building & Equipment Maintenance									
Repair & Maintenance- Equipment	19,916	144,500	2,100	-	-	-	-	-	166,516
Building Maintenance	141,848	-	-	-	-	-	-	-	141,848
Building Cleaning Service	97,620	-	-	-	-	-	-	-	97,620
Software Maintenance									
Software Maintenance	-	515,735	-	-	-	-	-	-	515,735
Other Services									
Records Management	7,700	-	-	-	-	-	-	-	7,700
Dues & Membership	8,470	90	1,090	90	1,200	2,820	-	-	13,760
Advertising & Legal Notices	31,200	-	-	-	-	-	-	-	31,200
Employee Appreciation	24,000	-	-	-	-	-	-	-	24,000
BOD	30,500	-	-	-	-	-	-	-	30,500
Security Service	250,000	-	-	-	-	-	-	-	250,000
Deed Copies	-	-	3,000	-	-	-	-	-	3,000
Vehicle Fuel	1,800	-	-	-	-	-	-	-	1,800
Vehicle Maintenance	1,200	-	-	-	-	-	-	-	1,200
Bank Fees	10,000	-	-	-	-	-	-	-	10,000
Credit Card Fees	600	-	-	-	-	-	-	-	600
Capital Equipment									
Capital Equipment	256,553	9,170	-	-	-	-	-	-	265,723
Debt Administration									
Debt Service- Principal	-	-	-	-	-	-	-	358,859	358,859
Debt Service- Interest	-	-	-	-	-	-	-	389,979	389,979
<u>Total</u>	<u>\$ 5,942,213</u>	<u>\$ 4,063,012</u>	<u>\$ 1,369,727</u>	<u>\$ 1,156,261</u>	<u>\$ 2,607,197</u>	<u>\$ 5,268,438</u>	<u>\$ 1,630,425</u>	<u>\$ 748,838</u>	<u>\$ 22,786,111</u>

2022 PROPOSED BUDGET

June 8, 2021



TRAVIS CENTRAL
APPRAISAL DISTRICT

CAD COMPARISON– MARKET VALUE

- Travis CAD has the 3rd highest total market value in the state.
- In terms of market value, the most comparable CADs to Travis CAD would be Dallas, Tarrant and Bexar CADs.

Market Value		
CAD	Market Value	Compared to TCAD
Harris CAD	\$ 614,768,405,959	217.36%
Dallas CAD	\$ 338,414,666,296	119.65%
Travis CAD	\$ 282,832,710,705	100.00%
Tarrant CAD	\$ 271,240,978,852	95.90%
Bexar CAD	\$ 211,747,006,032	74.87%
Denton CAD	\$ 134,834,279,727	47.67%
Fort Bend CAD	\$ 95,759,594,087	33.86%
Williamson CAD	\$ 84,928,636,262	30.03%
El Paso CAD	\$ 57,387,035,437	20.29%

BUDGET AS A PERCENTAGE OF TOTAL MARKET VALUE

- “A helpful statistic for weighing central appraisal district performances is made by comparing the central appraisal district budget to total market value. This measures appraisal and operating efficiencies based on how much it costs to produce a market value appraisal roll. This is a cost / budget percentage obtained by dividing the market value by the central appraisal district budget.”- Williamson CAD 2020 Annual Report

Budget as a % of Market Value			
CAD	Market Value	Budget	Budget as % of
<i>Travis CAD</i>	<i>\$ 282,832,710,705</i>	<i>\$ 20,193,893</i>	<i>0.0071%</i>
Dallas CAD	\$ 338,414,666,296	\$ 28,144,871	0.0083%
Bexar CAD	\$ 211,747,006,032	\$ 18,948,050	0.0089%
Tarrant CAD	\$ 271,240,978,852	\$ 28,441,197	0.0105%
Denton CAD	\$ 134,834,279,727	\$ 14,219,669	0.0105%
Williamson CAD	\$ 84,928,636,262	\$ 9,509,500	0.0112%
Harris CAD	\$ 614,768,405,959	\$ 90,728,307	0.0148%
Fort Bend CAD	\$ 95,759,594,087	\$ 14,259,935	0.0149%
El Paso CAD	\$ 57,387,035,437	\$ 16,082,787	0.0280%

BUDGET AS A PERCENTAGE OF TOTAL LEVY

- Another useful statistic is the CAD budget compared to the total taxes levied by the taxing entities. This statistic reflects how much it costs to generate a dollar of property tax revenue which, in turn, indicates appraisal and operating efficiencies.
- While TCAD feels that the budget as a percentage of total market value is a better indication of efficiency, most major metro CADs use the budget to levy statistic in their reports.
- The budget as a percentage of levy is somewhat understated for Travis CAD because of the number of exempt properties in Travis County. In addition to the usual county and city properties, Travis County also has numerous state owned properties that are fully exempt, and therefore do not generate any levy.



BUDGET AS A PERCENTAGE OF TOTAL LEVY

2020 Budget as a % of Total Levy				
CAD	2020 Budget		2019 Levy	Budget as % of Total Levy
Dallas CAD	\$	28,144,871	\$ 7,371,062,620	0.38%
Travis CAD	\$	20,193,893	\$ 4,655,621,613	0.43%
Bexar CAD	\$	18,948,050	\$ 4,154,643,866	0.46%
Tarrant CAD	\$	28,441,197	\$ 4,753,469,524	0.60%
Denton CAD	\$	14,219,669	\$ 2,261,264,061	0.63%
Williamson CAD	\$	9,509,500	\$ 1,471,539,814	0.65%
Fort Bend CAD	\$	14,259,935	\$ 2,004,575,740	0.71%
Harris CAD	\$	90,728,307	\$ 11,888,313,314	0.76%
El Paso CAD	\$	16,082,787	\$ 1,299,944,197	1.24%



CAD COMPARISON– PARCEL COUNT

- Travis CAD is the 6th largest CAD in terms of parcel count.
- Parcel count can be a deceiving comparison
 - The types of accounts a CADs uses for different procedures can significantly skew the parcel count for comparison purposes. For example, Tarrant CAD has 740,812 physical parcels but must maintain over 1,000,000 accounts for undivided mineral interests making their reported parcel count 1,838,350. For leased equipment other CADs may maintain one account for each physical location for leased equipment whereas Travis aggregates thousands of physical locations of leased equipment under a single accounts based on jurisdictions.

Parcel Count (excluding minerals)		
CAD	Parcel Count	Compared to TCAD
Harris CAD	1,658,632	359.74%
Dallas CAD	797,115	172.89%
Tarrant CAD	740,812	160.68%
Bexar CAD	705,101	152.93%
Denton CAD	481,968	104.53%
Travis CAD	461,061	100.00%
El Paso CAD	428,251	92.88%
Fort Bend CAD	354,514	76.89%
Williamson CAD	241,338	52.34%



CAD COMPARISON– COST PER PARCEL

- Travis CAD does not believe the cost per parcel provides an accurate reflection of CAD operational efficiencies
 - This is mainly due to the fact that parcel count can easily be skewed and is not comparable
 - Based on statutory requirement to appraise at market value you cannot skew market value and levy, or the tax base that generates revenue.
- ** Only one major metro CAD uses the cost per parcel as a comparison in their annual report.*

Parcel Count (excluding minerals)			
CAD	Parcel Count	Budget	Cost per Parcel
Bexar CAD	705,101	\$ 18,948,050	\$ 26.87
Denton CAD	481,968	\$ 14,219,669	\$ 29.50
Dallas CAD	797,115	\$ 28,144,871	\$ 35.31
El Paso CAD	428,251	\$ 16,082,787	\$ 37.55
Tarrant CAD	740,812	\$ 28,441,197	\$ 38.39
Williamson CAD	241,338	\$ 9,509,500	\$ 39.40
Fort Bend CAD	354,514	\$ 14,259,935	\$ 40.22
Travis CAD	461,061	\$ 20,193,893	\$ 43.80
Harris CAD	1,658,632	\$ 90,728,307	\$ 54.70



CAD COMPARISON – BUDGET PER CAPITA

- Yet another statistic used to measure CAD performance can be made by comparing the CAD budget to the county population.
- This statistics shows a cost per person and the lower the result, the more cost efficient the CAD is.
- Travis CAD has the 4th lowest budgeted cost per capita

Budget per Capita			
CAD	County Population ⁽¹⁾	Budget	Cost per Person
Bexar CAD	2,003,554	\$ 18,948,050	\$ 9.46
Dallas CAD	2,635,516	\$ 28,144,871	\$ 10.68
Tarrant CAD	2,102,515	\$ 28,441,197	\$ 13.53
Travis CAD	1,273,954	\$ 20,193,893	\$ 15.85
Denton CAD	887,207	\$ 14,219,669	\$ 16.03
Williamson CAD	590,551	\$ 9,509,500	\$ 16.10
Fort Bend CAD	811,688	\$ 14,259,935	\$ 17.57
El Paso CAD	839,238	\$ 16,082,787	\$ 19.16
Harris CAD	4,713,325	\$ 90,728,307	\$ 19.25



CAD COMPARISON- WORK LOAD

- An analysis was conducted on the work load of the most comparable metro CADs- Dallas, Tarrant and Bexar.
- Since parcel count was discussed at our last meeting, Denton CAD was included in our analysis since they are the CAD most similar to Travis CAD in terms of parcel count.

CAD Analysis		
CAD	Market Value	Parcel Count
Dallas CAD	\$ 338,414,666,296	797,115
Travis CAD	\$ 282,832,710,705	461,061
Tarrant CAD	\$ 271,240,978,852	740,812
Bexar CAD	\$ 211,747,006,032	705,101
Denton CAD	\$ 134,834,279,727	481,968

CAD COMPARISON– TAXING ENTITIES

- Travis CAD also serves more taxing entities than Dallas, Tarrant and Bexar CAD. Each taxing entities requires additional work to be completed by administrative staff to include estimates, monthly supplements, certification of the roll, notices mailed on behalf of the entity such as the SB2 postcard, answering information requests for the entities, etc.

Taxing Entities Served

CAD	# of Taxing Entities
Harris CAD	538
Fort Bend CAD	220
Travis CAD	132
Williamson CAD	112
Denton CAD	105
Tarrant CAD	70
Bexar CAD	69
Dallas CAD	61
El Paso CAD	37



CAD COMPARISON – TAXPAYER ASSISTANCE

- Travis CAD completes a comparable number of taxpayer assistance tasks as Dallas, Tarrant and Bexar CADs. Travis CAD completes more deed transactions than the other comparable metro CADs.

Exemptions Processed

CAD	Exemptions Worked
Tarrant CAD	39,491
Bexar CAD	27,739
Travis CAD	23,687
Dallas CAD	1,642
Denton CAD	N/A

Taxpayer Assistance

CAD	Calls & Online Chat
Bexar CAD	213,686
Dallas CAD	96,340
Travis CAD	96,306
Tarrant CAD	81,925
Denton CAD	N/A

Deed Transactions

CAD	Deeds Worked
Travis CAD	93,652
Bexar CAD	76,986
Tarrant CAD	76,515
Dallas CAD	N/A
Denton CAD	N/A

CAD COMPARISON- APPRAISAL WORK LOAD

- Travis CAD more closely compares with Bexar CAD in terms of the number of appraisal tasks that are completed each year. Dallas CAD and Tarrant CAD both provide comparable statistics to Travis CAD.

New Construction

CAD	New Construction
Tarrant CAD	11,807
Bexar CAD	11,302
Travis CAD	9,051
Dallas CAD	4,962
Denton CAD	N/A

Renditions Processed

CAD	Renditions Worked
Bexar CAD	25,792
Travis CAD	23,687
Dallas CAD	18,417
Tarrant CAD	N/A
Denton CAD	N/A

CAD COMPARISON– PROTESTS

- Travis CAD more closely compares with Tarrant CAD in terms of the number of protests filed.
- In terms of the value under protest, Travis CAD is more comparable to Dallas CAD.
- As you can see from the chart below, Denton CAD who has a similar parcel count, has 50,000 fewer protest and \$81.6 billion less in terms of value under protest.

Protest Work Load			
CAD	Protest Filed	Value Under Protest	
Dallas CAD	178,360	\$	175,193,547,557
Tarrant CAD	149,089	\$	95,294,228,109
Travis CAD ⁽¹⁾	147,368	\$	148,331,683,572
Bexar CAD	130,780	\$	107,132,684,587
Denton CAD	96,748	\$	66,724,078,986

⁽¹⁾ Used 2019 protest count in analysis since TCAD did not reappraise properties in 2020.

CAD COMPARISON- PROTESTS

- Travis CAD also has the highest proportion of protests that are filed by agents compared to the other metro CADs.
- Dallas CAD is the most comparable metro CAD in terms of agent protests at 66.71% compared to TCAD's 85.56%.

Agent Protests			
CAD	Number of Agent Protest	Number of Owner Protests	Agent Protests as a % of Total Protests
Travis CAD	105,275	17,767	85.56%
Dallas CAD	118,988	59,372	66.71%
Bexar CAD	76,884	53,896	58.79%
Tarrant CAD		N/A	
Denton CAD		N/A	

Agent Protests	
CAD	Agent Protests as a % of Total Protests
Travis CAD	85.56%
Williamson CAD	70.23%
Dallas CAD	66.71%
Fort Bend CAD	66.39%
Bexar CAD	58.79%
Tarrant CAD	N/A
Denton CAD	N/A
Harris CAD	N/A

CAD COMPARISON- LAWSUITS

- Travis CAD also has the highest number of lawsuits by count and by value under protest. Dallas CAD has a comparable number of lawsuits to Travis CAD, but has almost \$6 billion less in value under lawsuit.

Lawsuit Totals			
CAD	Number of Lawsuits	Value Under Lawsuit	Lawsuits as a % of Total Value
<i>Travis CAD</i>	<i>1,564</i>	<i>\$ 50,781,523,248</i>	<i>17.95%</i>
Dallas CAD	1,557	\$ 44,900,000,000	13.27%
Bexar CAD	1,196	\$ 26,591,339,819	12.56%
Denton CAD	430	\$ 10,966,041,335	8.13%
Tarrant CAD	N/A	N/A	N/A

CAD COMPARISON– ARBITRATIONS

- Travis CAD also has the highest number of arbitrations filed compared to the other CADs in our analysis.

Arbitration Totals	
CAD	Number of Arbitrations
<i>Travis CAD</i>	<i>414</i>
Bexar CAD	191
Denton CAD	152
Dallas CAD	N/A
Tarrant CAD	N/A

WORK LOAD REQUIRED

- The work load that TCAD must complete in order to certify the roll has increased substantially in the past 10 years.

Change in Work Load Required

	2020	2011	10 Year Change	% Change
Field Inspections	227,564	79,589	147,975	185.92%
New Condos	908	357	551	154.34%
New Construction	9,051	3,660	5,391	147.30%
Permits	30,823	18,611	12,212	65.62%
New Subdivision	266	163	103	63.19%
Exemptions Processed	24,831	16,218	8,613	53.11%

Change in Work Load Required

	2020	2011	10 Year Change	% Change
Protests	147,368	81,353	66,015	81.15%
Lawsuits	1,556	240	1,316	548.33%
Arbitrations	414	114	300	263.16%

- TCAD has the same number of budgeted employees as it did in 2011.

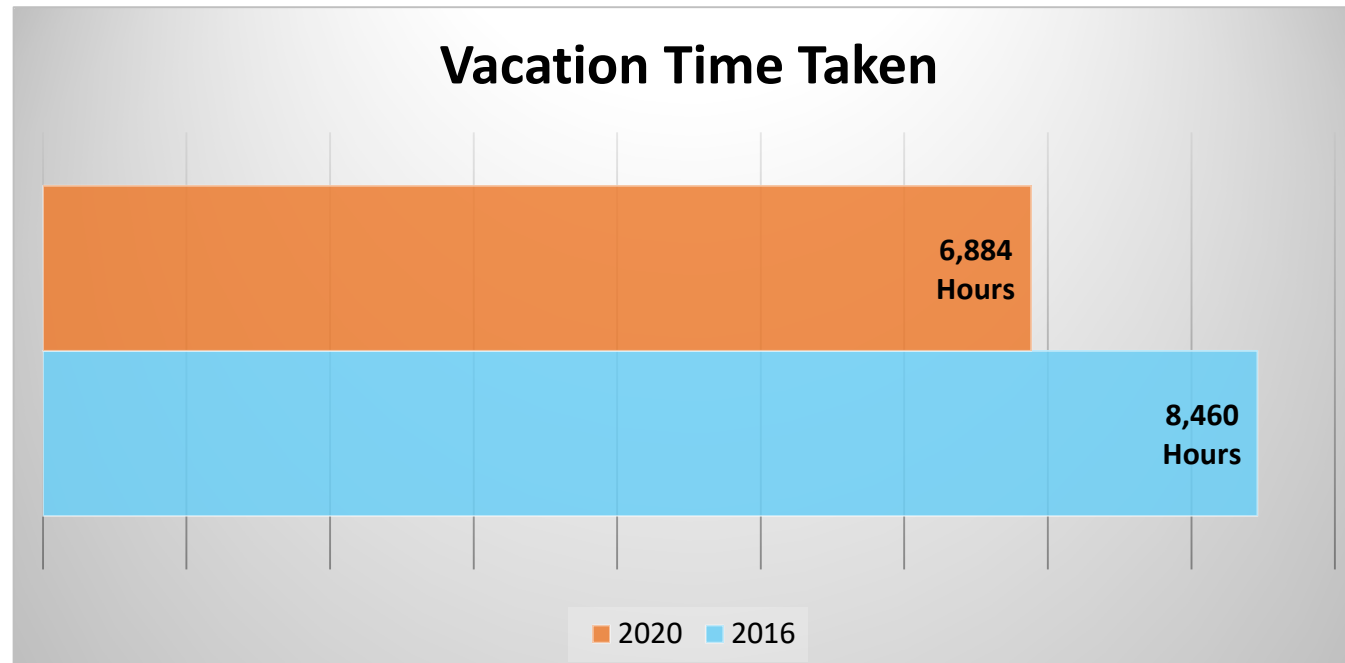
Budgeted Personnel

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
# of Budgeted Personnel	129	130	128	127.5	132	131	132	123	125	129	129



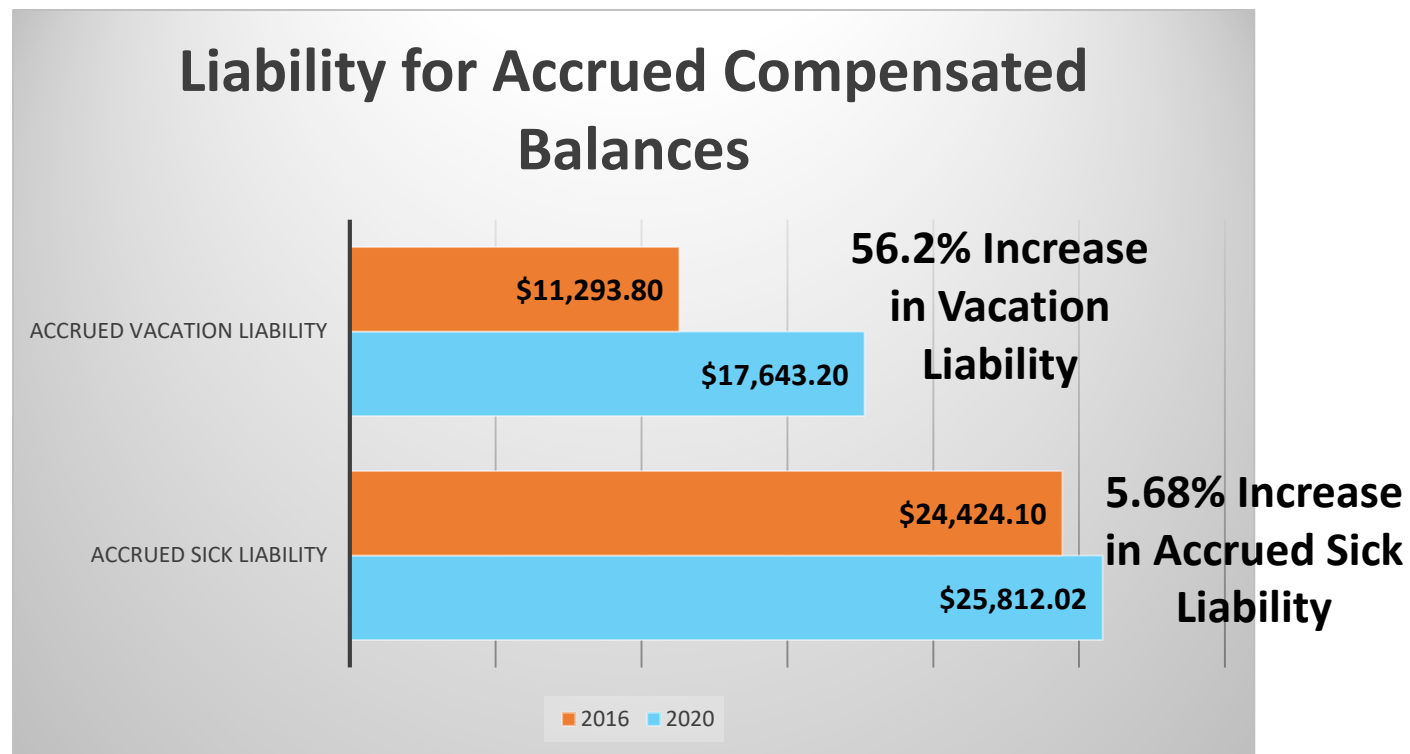
VACATION TIME

- Because of the work load required and the lower budgeted FTEs compared to other metro CADs, our staff have not been able to take the time off that they need.
- In the last five years, staff have taken 20% less vacation time.



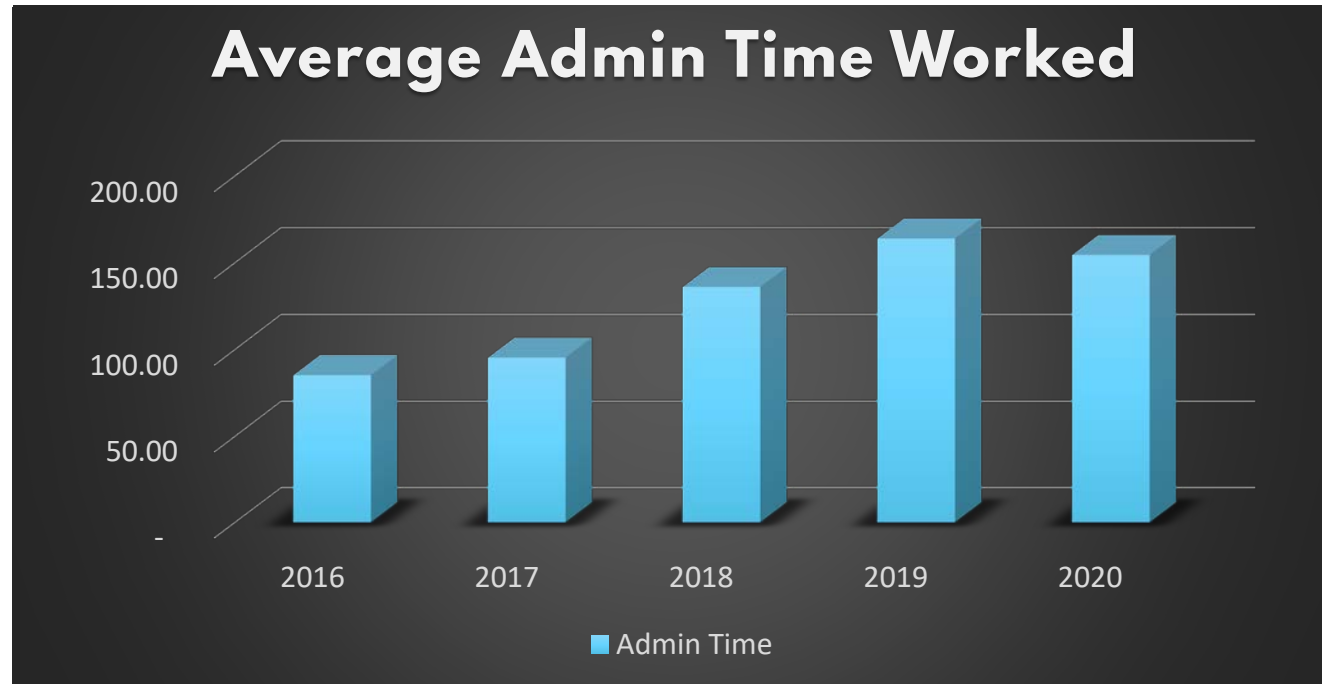
VACATION LIABILITY

- This also increases our long-term liability for accrued sick and vacation time that would be paid to an employee upon separation.



EXTRA WORK HOURS

- The average amount of time that exempt staff work more than 40 hours per week has increased by 81% in the last 5 years.
- Based on the first 5 months of the year, exempt staff have worked 3.2% more admin hours than they worked in 2020.



CAD COMPARISON– STAFFING

- When reviewing all of the factors of comparison between the metro CADs, TCAD should be compared with Dallas CAD, Tarrant CAD and Bexar CAD based on the work load and total market value of the roll.
- TCAD would need to add 75 staff members to bring TCAD's staffing levels to the average staff of those 3 comparable CADs.

Staffing						
Department	Travis CAD	Dallas CAD	Tarrant CAD	Bexar CAD	Avg. EEs per Dept.	TCAD Diff from Average
Administration & Appeals	14	19	27	16	21	7
Appraisal Support	14	34	31	-	22	8
Customer Service	18	32	37	29	33	15
Information Technology	12	13	18	11	14	2
GIS	2	10	5	15	10	8
Residential Appraisal	48	59	40	53	51	3
Commercial Appraisal	14	30	34	20	28	14
BPP Appraisal	8	46	19	17	27	19
Total Budgeted Positions	130	242	211	161	205	75

CAD COMPARISON– STAFFING

- Based on our work load and expected increase in work due to recently passed legislation, TCAD is requesting 15 additional staff in the 2022 proposed budget and will request an additional 13 positions in the 2023 proposed budget.

Proposed New Positions		
Department	Position	Count
Customer Service	Customer Service Team Lead	1
Customer Service	Customer Service Representative	1
Commercial/BPP Appraisal	Commercial Appraiser	4
Residential Appraisal	Residential Manager	1
Residential Appraisal	Residential Team Lead	1
Residential Appraisal	Residential Appraiser	7

STAFFING

- Like many employers in Austin, TCAD has struggled to find applicants and have had applicants reject jobs because the starting pay was too low.
- TCAD is having to compete with large private sector organizations such as Amazon and Tesla.
 - Amazon- currently **465** open position in Austin (Source: Glassdoor)
 - Tesla- currently **245** open positions in Austin (Source: Glassdoor)

McDonald's and Chipotle have both stated they are raising the hourly wages for employees across the U.S. "These increases, which have already begun, will be rolled out over the next several months and include shifting the entry level range for crew to at least \$11-\$17 an hour", the fast food giant said in a statement, adding that shift managers would be paid at least \$15 an hour.

Amazon stated that they will provide workers with an average starting salary of \$17 per hour and a \$1,000 sign-on bonus depending on the location.



STAFFING

- TCAD's starting pay rates are significantly lower than starting rates for other companies in the Austin area.
- We are proposing a 12% increase to the starting pay for clerical positions in the 2022 budget.

Clerical Job Postings in Austin Area (Private Sector)

Company	Position	Min. Starting Pay	Current Starting Rate	Variance	Proposed Starting Rate	Variance (2022)
Regal Plastics Supply	Customer Service Representative	\$ 19.23	\$ 15.77	-21.9%	\$ 17.66	-8.9%
Registered Agent Solutions, Inc.	Customer Service Representative	\$ 17.00	\$ 15.77	-7.8%	\$ 17.66	3.7%
Texas Mutual Insurance Company	Call Center Representative	\$ 23.50	\$ 15.77	-49.0%	\$ 17.66	-33.1%
Average				-26.3%		-12.7%



STAFFING

- For appraiser positions, we expect for our salaries to be slightly lower than competing non-government positions because we have a robust benefit package.
- Because we are having applicants reject offers because of pay, we feel the starting pay needs to increase. We are proposing a 7% increase in the 2022 budget for appraiser and professional positions.

Appraiser Job Postings in Austin Area (Private Sector)

Company	Position	Min. Starting Pay	Current Starting Rate	Variance	Proposed Starting Rate	Variance (2022)
Sharp Appraisers LLC	Residential Appraiser	\$ 49,920.00	\$ 43,056.00	-15.9%	\$ 46,072.00	-8.4%
Wells Fargo	Residential Staff Appraiser (Certified)	\$ 60,400.00	\$ 54,787.20	-10.2%	\$ 58,622.30	-3.0%
JLL Valuation & Advisory	Associate Appraiser (Trainee Lic.)	\$ 52,000.00	\$ 43,056.00	-20.8%	\$ 46,069.00	-12.9%
Average				-15.7%		-8.1%



STAFFING

- TCAD is also competing with other government agencies for clerical positions in particular. We need to be competitive with other government agencies because we all offer robust benefit packages.
- Pay is a larger factor in clerical positions because the cost of living in this area is much higher. Clerical employees are often less concerned with long-term benefits such as retirement and more concerned with take home pay.
- We are proposing a 12% increase to clerical position

Clerical Job Postings in Austin Area (Public Sector)						
Company	Position	Min. Starting Pay	Current Starting Rate	Variance	Proposed Starting Rate	Variance (2022)
City of Austin	Customer Service Representative	\$ 18.25	\$ 15.77	-15.7%	\$ 17.66	-3.3%
Travis County	Court Clerk I	\$ 17.31	\$ 15.77	-9.8%	\$ 17.66	2.0%
Texas DPS	License Specialist II	\$ 17.45	\$ 15.77	-10.7%	\$ 17.66	1.2%
City of Austin	Admin Assistant	\$ 18.00	\$ 15.77	-14.1%	\$ 17.66	-1.9%
Average				-12.6%		-0.5%



CAD COMPARISON– PAY SCALE

- We also analyzed pay scales for other comparable metro CADs (Tarrant CAD and Dallas CAD).
- We have applied a cost-of-living adjustment to the salaries
 - Dallas CAD- 5.78% more expensive to live in Austin
 - Tarrant CAD- 10.84% more expensive to live in Austin

Cost of Living Adjustment		
Data Source	Austin vs. Dallas	Austin vs. Fort Worth
Bestplaces.net	17.40%	19.50%
Salary.com	5.10%	5.80%
Nerd Wallet	-9.00%	8.00%
Numbeo.com	-1.80%	10.06%
Uptowndallasapt.com/dallas-vs-austin	17.20%	N/A
Average	5.78%	10.84%

CAD COMPARISON- CLERICAL

NOTE: It is difficult to match job titles from one CAD to another. Because of this, we looked at groups of positions (clerical, appraisers, management).

Clerical Positions- Dallas CAD

Position	DCAD				Proposed Starting Pay	Variance (2022)
	DCAD Starting Pay	DCAD Starting Pay w/ COLA	TCAD Starting Pay	Variance		
Customer Service Representative	\$ 15.38	\$ 16.27	\$ 15.77	-3.2%	\$ 17.66	7.8%
Appraisal Support/Data Entry	\$ 15.38	\$ 16.27	\$ 15.77	-3.2%	\$ 17.66	7.8%
Deed Clerk/CS Rep	\$ 15.38	\$ 16.27	\$ 15.77	-3.2%	\$ 17.66	7.9%
Average				-3.2%		7.9%

Clerical Positions- Tarrant CAD

Position	TAD Starting				Proposed Starting Pay	Variance (2022)
	TAD Starting Pay	TAD Pay w/ COLA	TCAD Starting Pay	Variance		
Customer Service Representative	\$ 15.46	\$ 17.14	\$ 15.77	-8.7%	\$ 17.66	3.0%
Appraisal Support/Data Entry	\$ 14.82	\$ 16.43	\$ 15.77	-4.2%	\$ 17.66	7.0%
Deed Clerk/CS Rep	\$ 16.10	\$ 17.85	\$ 15.77	-13.2%	\$ 17.66	-1.0%
Average				-8.7%		3.0%



CAD COMPARISON- APPRAISERS

NOTE: It is difficult to match job titles from one CAD to another. Because of this, we looked at groups of positions (clerical, appraisers, management).

Appraiser Positions- Dallas CAD

Position	DCAD				Proposed Starting Pay	Variance (2022)
	DCAD Starting Pay	Starting Pay w/ COLA	TCAD Starting Pay	Variance		
Residential Appraiser	\$ 44,100.00	\$ 46,648.98	\$ 43,056.00	-8.3%	\$ 46,069.92	-1.3%
BPP Appraiser	\$ 44,100.00	\$ 46,648.98	\$ 43,056.00	-8.3%	\$ 46,069.92	-1.3%
Commercial Appraiser (Trainee)	\$ 44,100.00	\$ 46,648.98	\$ 48,672.00	4.2%	\$ 52,079.04	10.4%
Commercial Appraiser	\$ 58,185.00	\$ 61,548.09	\$ 54,787.00	-12.3%	\$ 58,622.09	-5.0%
Average				-6.2%		0.7%

Appraiser Positions- Tarrant CAD

Position	TAD Starting				Proposed Starting Pay	Variance (2022)
	TAD Starting Pay	Pay w/ COLA	TCAD Starting Pay	Variance		
Residential Appraiser	\$ 47,320.00	\$ 52,449.49	\$ 43,056.00	-21.8%	\$ 46,069.92	-13.8%
BPP Appraiser	\$ 47,320.00	\$ 52,449.49	\$ 43,056.00	-21.8%	\$ 46,069.92	-13.8%
Commercial Appraiser (Trainee)	\$ 47,320.00	\$ 52,449.49	\$ 48,672.00	-7.8%	\$ 52,079.04	-0.7%
Commercial Appraiser	\$ 47,320.00	\$ 52,449.49	\$ 54,787.00	4.3%	\$ 58,622.09	10.5%
Average				-11.8%		-4.5%



CAD COMPARISON- TECHNICAL

NOTE: It is difficult to match job titles from one CAD to another. Because of this, we looked at groups of positions (clerical, appraisers, management).

Technical Positions- Dallas CAD

Position	DCAD				Proposed Starting Pay	Variance (2022)
	DCAD Starting Pay	Starting Pay w/ COLA	TCAD Starting Pay	Variance		
Database Programmer Analyst	\$ 53,600.00	\$ 56,698.08	\$ 68,723.00	17.5%	\$ 73,533.82	22.9%
CAMA Operations Manager	\$ 83,000.00	\$ 87,797.40	\$ 65,125.00	-34.8%	\$ 69,683.54	-26.0%
Network Manager	\$ 83,000.00	\$ 87,797.40	\$ 98,530.00	10.9%	\$ 101,485.49	13.5%
Help Desk Technician	\$ 44,080.00	\$ 46,627.82	\$ 40,602.00	-14.8%	\$ 45,473.79	-2.5%
Average				-5.3%		2.0%

Technical Positions- Tarrant CAD

Position	TAD Starting				Proposed Starting Pay	Variance (2022)
	TAD Starting Pay	Pay w/ COLA	TCAD Starting Pay	Variance		
Database Programmer Analyst	\$ 58,368.00	\$ 64,695.09	\$ 68,723.00	5.9%	\$ 73,533.82	12.0%
Network Manager	\$ 78,897.00	\$ 87,449.43	\$ 98,530.00	11.2%	\$ 101,485.49	13.8%
CAMA Operations Manager	\$ 77,083.00	\$ 85,438.80	\$ 65,125.00	-31.2%	\$ 69,683.54	-22.6%
Average				-4.7%		1.1%



CAD COMPARISON – MANAGEMENT

NOTE: It is difficult to match job titles from one CAD to another. Because of this, we looked at groups of positions (clerical, appraisers, management).

Management Positions- Dallas CAD						
Position	DCAD					
	DCAD Starting Pay	DCAD Starting Pay w/ COLA	TCAD Starting Pay	Variance	Proposed Starting Pay	Variance (2022)
Customer Service Manager	\$ 77,496.00	\$ 81,975.27	\$ 68,723.00	-19.3%	\$ 73,533.82	-11.5%
Customer Service Manager	\$ 51,920.00	\$ 54,920.98	\$ 68,723.00	20.1%	\$ 73,533.82	25.3%
Appraisal Support Manager	\$ 58,185.00	\$ 61,548.09	\$ 68,723.00	10.4%	\$ 73,533.82	16.3%
HR Manager	\$ 64,450.00	\$ 68,175.21	\$ 68,723.00	0.8%	\$ 73,533.82	7.3%
Residential Asst. Director	\$ 94,752.00	\$ 100,228.67	\$ 100,942.00	0.7%	\$ 103,970.67	3.6%
In-house Counsel	\$ 137,945.00	\$ 145,918.22	\$ 130,000.00	-12.2%	\$ 133,900.00	-9.0%
Residential Director	\$ 137,945.00	\$ 145,918.22	\$ 127,462.00	-14.5%	\$ 131,286.27	-11.1%
Commercial & BPP Director	\$ 137,945.00	\$ 145,918.22	\$ 110,968.00	-31.5%	\$ 114,297.04	-27.7%
Average				-5.7%		-0.8%



CAD COMPARISON – MANAGEMENT

NOTE: It is difficult to match job titles from one CAD to another. Because of this, we looked at groups of positions (clerical, appraisers, management).

Management Positions- Tarrant CAD						
Position	TAD Median Pay	TAD Median with COLA	TCAD Median Pay	Variance	Proposed Median	Variance (2022)
Appeals Manager	\$ 68,659.84	\$ 76,102.57	\$ 80,517.00	5.5%	\$ 86,152.98	11.7%
Customer Service Manager	\$ 68,659.84	\$ 76,102.57	\$ 80,517.00	5.5%	\$ 86,152.98	11.7%
Appraisal Support Manager	\$ 68,659.84	\$ 76,102.57	\$ 80,517.00	5.5%	\$ 86,152.98	11.7%
HR Manager	\$ 67,483.83	\$ 74,799.08	\$ 80,517.00	7.1%	\$ 86,152.98	13.2%
Residential Asst. Director	\$ 121,362.04	\$ 134,517.69	\$ 109,262.00	-23.1%	\$ 109,261.37	-23.1%
Commercial Litigation Spec.	\$ 121,362.04	\$ 134,517.69	\$ 96,907.00	-38.8%	\$ 96,906.17	-38.8%
Residential Director	\$ 146,973.84	\$ 162,905.80	\$ 127,462.00	-27.8%	\$ 127,461.37	-27.8%
Commercial/BPP Director	\$ 146,973.84	\$ 162,905.80	\$ 127,462.00	-27.8%	\$ 127,461.37	-27.8%
Average				-11.7%		-8.7%



2022 PROPOSAL– PAY SCALE INCREASE

- Proposed increase to pay schedule in 2022 budget:

Proposed Pay Schedule Increase				
	Grades	Proposed Increase	# of Positions Affected	% of Total Workforce
Clerical	1-4	12%	41	28.9%
Appraisers	5-7	7%	58	40.8%
Technical	8-12	7%	33	23.2%
Management	13-22	3%	10	7.0%

- Largest increase is to clerical positions
- 92.9% of employees will see at least a 7% increase

2022 PROPOSED BUDGET

- The District is proposing a 12.84% increase in the 2022 proposed budget.
- Increase in budget totals \$2,592,218
 - TCAD - \$2,163,118 (83.4%)
 - ARB - \$429,100 (16.6%)
- Proposing FTEs- Additional 14 positions (net)

Year	Budget Amount	Percentage Increase
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%
2022	\$ 22,786,111	12.84%

2022 PROPOSED BUDGET

- Proposing to use \$1,752,067 in reserve funds
- Create *Reserve for Data Purchases* and budget for \$150,000 increase to reserve
 - Allows the District to “save” for full data set purchase over multiple years
 - Provides predictability to the taxing entities
- Net Use of Reserves- \$1,608,067

PROPOSED USE OF RESERVE FUNDS				
Reserve Fund	Current Balance	FY 2021 Changes	Proposed 2022 Changes	Ending Balance
Reserve for Computer Equipment	150,000	(36,000)	(54,073)	59,927
Reserve for Network Infrastructure	350,000	-	(49,802)	300,198
Reserve for Technology Enhancements	154,192		(154,192)	-
Reserve for Litigation	2,956,914	(500,000)	(1,500,000)	956,914
Reserve for Building Repair & Replacement	-			-
Reserve for Appraisal Review Board Operations	-			-
Reserve for Market Data Purchases	-		150,000	150,000
Total	<u>\$ 3,611,106</u>	<u>\$ (536,000)</u>	<u>\$ (1,608,067)</u>	<u>\$ 1,467,039</u>



APPRAISAL REVIEW BOARD

Appraisal Review Board (ARB)

Variance FY 2022 Proposed vs. FY 2021 Adopted

GL Code	Description	FY 2022 Proposed	FY 2021 Adopted	\$ Variance	% Variance
	Personnel Costs				
40100	Per Diem Payments				
	Hearing Cost	1,479,450	1,106,815	372,635	33.67%
	Officer Non-hearing Pay	51,475	30,000	21,475	71.58%
	New Member Orientation	13,500	2,500	11,000	440.00%
	Committee Work	2,000	7,500	(5,500)	-73.33%
	Pay during training	34,000	25,360	8,640	34.07%
	Operating Supplies				
40220	Operating Supplies	5,000	750	4,250	566.67%
	Subscription & Data Purchases				
40231	Books, Publications, Subscriptions & Databases	-	900	(900)	-100.00%
	Training & Education				
40330	Training & Education	10,000	7,500	2,500	33.33%
	Legal Services				
40510	Attorney & Court Costs	35,000	20,000	15,000	75.00%
Total		\$ 1,630,425	\$ 1,201,325	\$ 429,100	35.72%

APPRAISAL REVIEW BOARD

PER DIEM: \$1,530,925

- HEARINGS: \$1,420,000
 - 40 PANELS AT \$500/PANEL X 60 HEARING DAYS = \$1,200,000
 - 20 PANELS AT \$500/PANEL X 22 HEARING DAYS = \$220,000
- OFFICERS:
 - HEARING DAYS: \$725/DAY X 82 HEARING DAYS = \$59,450
 - NONE HEARING DAYS: \$725/DAY X 71 DAYS = \$51,475
 - AVERAGE 2 DAYS/WEEK IN OFFICE
- COMPTROLLER REQUIRED TRAINING:
 - 1 FULL DAY = \$34,000
- NEW MEMBER ORIENTATION = \$13,500
- MEMBER COMMITTEE WORK = \$2,000

SUPPLIES & BOOKS: \$5,000

TRAINING & EDUCATION: \$10,000

LEGAL SERVICES: \$20,000

GRAND TOTAL: \$1,615,425



2022 PROPOSED BUDGET

Travis Central Appraisal District Budget Comparison by Category

Budget Category	2022 Proposed Budget	2021 Adopted Budget	\$ Change	% Change	2020 Adopted Budget	2020 Actual
Personnel Cost	11,138,355	9,471,645	1,666,710	17.60%	9,389,097	8,679,365
Benefit Cost	4,143,507	3,315,329	828,178	24.98%	3,180,737	2,566,552
Printing & Mailing						
Services	850,950	733,250	117,700	16.05%	454,300	609,950
Operating Supplies	159,285	172,050	(12,765)	-7.42%	181,850	415,953
Subscriptions & Data						
Purchases	415,426	328,460	86,966	26.48%	189,779	217,026
Training & Education	111,115	112,365	(1,250)	-1.11%	126,655	46,849
Travel Expenditures	10,750	11,250	(500)	-4.44%	46,250	26,052
Utilities	624,147	421,779	202,368	47.98%	426,735	575,710
Legal Services	983,500	1,293,000	(309,500)	-23.94%	1,335,000	2,390,497
Professional Services	1,350,369	1,565,356	(214,987)	-13.73%	1,880,061	1,479,990
Insurance	77,000	69,000	8,000	11.59%	82,500	70,094
Aerial Photography	442,297	442,297	-	0.00%	524,594	527,960
Rentals	169,370	175,850	(6,480)	-3.68%	134,520	143,626
Building & Equipment						
Maintenance	405,984	429,486	(23,502)	-5.47%	325,765	361,966
Software Maintenance	515,735	610,347	(94,612)	-15.50%	573,938	596,998
Other Services	373,760	270,970	102,790	37.93%	288,630	203,438
Capital Equipment	265,723	22,265	243,458	1093.46%	304,288	627,794
Debt Administration	748,838	749,194	(356)	-0.05%	749,194	748,838
Total	<u>\$ 22,786,111</u>	<u>\$ 20,193,893</u>	<u>\$ 2,592,218</u>	<u>12.84%</u>	<u>\$ 20,193,893</u>	<u>\$ 20,288,658</u>



5C

REGULAR AGENDA

CHIEF APPRAISERS REPORT

June 8, 2021



TRAVIS CENTRAL
APPRAISAL DISTRICT

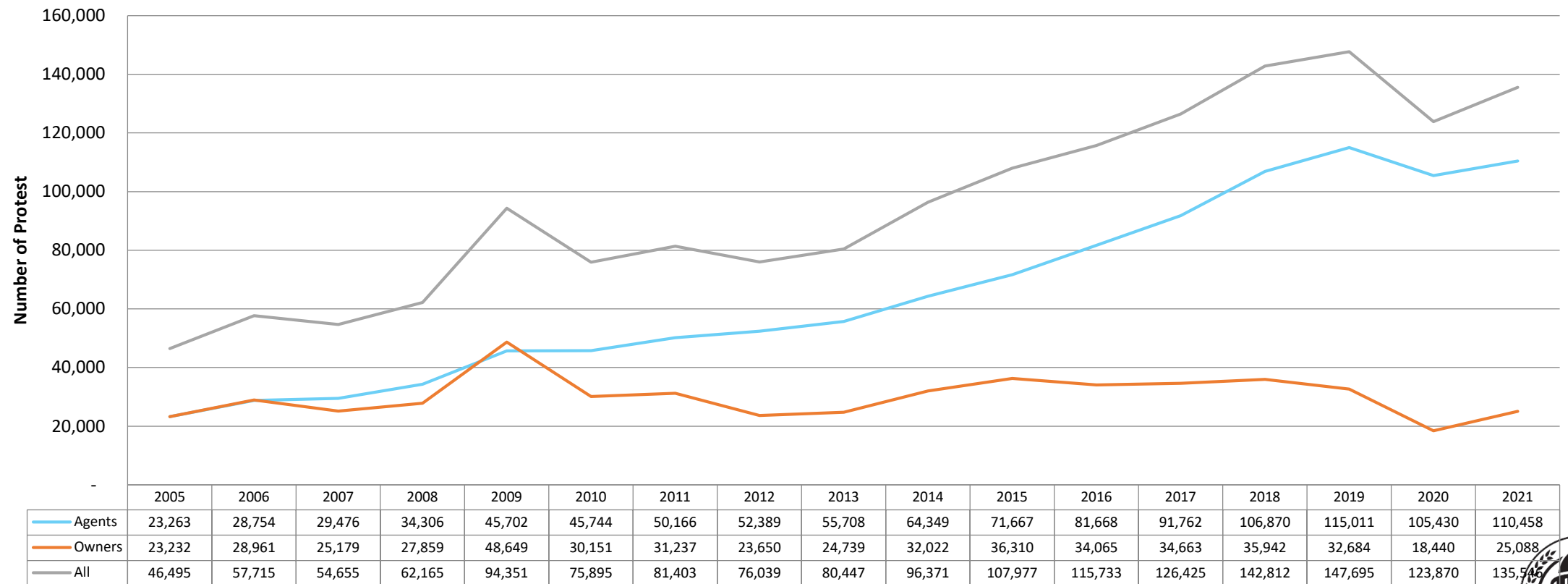
2021 PROTEST SEASON



TRAVIS CENTRAL
APPRAISAL DISTRICT

PROTEST DATA

Number of Protest by Filer



PROTEST DATA

EfileStatus		
Status	Count	Value
EFiled_Agent	104,737	\$ 147,341,459,427
EFiled_Owner	17,113	\$ 10,257,762,105
Paper_Agent	5,721	\$ 7,883,601,218
Paper_Owner	7,974	\$ 5,663,605,724
	135,545	\$ 171,146,428,474

Open Protests		
Portfolio	Count	Value
BPP	1,668	\$ 1,561,172,247
Comm_Hotels	234	\$ 4,951,901,585
Comm_Industrial	2,590	\$ 12,425,385,684
Comm_Land	2,822	\$ 4,574,906,496
Comm_MultiFamily	1,240	\$ 25,225,476,697
Comm_Office	3,982	\$ 26,835,148,268
Comm_Retail	2,464	\$ 9,682,518,410
Comm_Specialty	384	\$ 2,524,380,141
Residential	92,711	\$ 57,667,381,776
	108,095	\$ 145,448,271,304

PROTEST DATA

Informal Meetings

Residential

Commercial

April 19, 2021 to **June 18, 2021**

April 26, 2021 to **June 18, 2021**

Informals Held		
Status	Count	Value
Informal Meetings	39,998	\$ 56,843,335,157
Informal Offers Made	83,304	\$ 83,980,254,876

Informal/ Formal		
Status	Count	Value
Informals	9,770	\$ 6,414,794,160
TopLine	17,702	\$ 19,237,541,389
ARB Hearings	1	\$ 1,881,545
	27,473	\$ 25,654,217,094

PROTEST DATA

Scheduling

	Count	Days	PerDay
Dollar Down = \$715,000	36,876	25	1,475
Same Day w \$900,000, Dollar Down	50,814	25	2,033

Formals hearings - June 1, 2021 to August 30, 2021

Saturday Hearings	
Saturday, July 10, 2021	Full Schedule
Saturday, July 17, 2021	Overflow Schedule
Saturday, July 24, 2021	Overflow Schedule
Saturday, July 31, 2021	Overflow Schedule
Saturday, August 14, 2021	Full Board Schedule
Saturday, August 21, 2021	Overflow Schedule



CERTIFICATION STATUS

ARB Approval Threshold:

90% of value complete by
July 20,2021

TRAVIS COUNTY	Current Status	Est 7/25 Status
Grand Total Market Value	\$ 322,525,452,205	\$ 322,525,452,205
Value required for Certification	\$ 290,272,906,985	\$ 290,272,906,985
Number of accounts protested	135,566	135,566
Value Protested Under Review	\$ 144,729,218,591	\$ 144,729,218,591
Scheduled		\$ 39,402,448,150
Affidavits		\$ -
Joint Motions		\$ 2,814,347,869
Pending Data Entry		\$ -
Pending Data Entry - ARB review		\$ -
Unfinished Docket - 4 day		\$ -
Value Protested Remaining	\$ 144,729,218,591	\$ 102,512,422,572
Value <u>not</u> Under Review	\$ 177,796,233,614	\$ 220,013,029,633
Value needed	\$ 112,476,673,371	\$ 70,259,877,352
Certification Percentage	55.13%	68.33%



PROTEST DATA

Scheduling

<i>**June 1 - June 11 -- Prior Year Hearings</i>	
June 15 - June 18 -- Required Owner Hearings	920
June 21 - June 25 -- Agent hearings	11,322

	Per Panel Rate
Commercial Panels	35
Residential Panels	40
Residential Same Day Hearing Requests	60

Unscheduled Protests		
Portfolio	Count	Value
BPP	1,603	\$ 1,518,096,732
Comm_Hotels	223	\$ 4,869,491,760
Comm_Industrial	2,235	\$ 8,619,792,191
Comm_Land	2,645	\$ 4,047,541,343
Comm_MultiFamily	983	\$ 14,534,138,405
Comm_Office	3,504	\$ 9,321,521,125
Comm_Retail	2,133	\$ 7,044,936,594
Comm_Specialty	376	\$ 2,301,041,890
Residential	84,847	\$ 50,142,020,784
	98,549	\$ 102,398,580,824

87R LEGISLATIVE BILL TRACKING



TRAVIS CENTRAL
APPRAISAL DISTRICT

BILL TRACKING – HOUSE

- HB 115
 - Exemption for charitable organization providing housing. Modeled after Community First Village
- HB 533
 - Sale of personal property seized under tax warrant will be conducted by peace officer or collector in all counties
- HB 988
 - By May 15th the ARB must hold public hearing to adopt hearing procedures. The adopted procedures must not conflict with Comptroller's model hearing procedures. The Comptroller will review each CADs ARB hearing procedures for compliance.



BILL TRACKING – HOUSE

- HB 988 (cont'd)
 - Taxpayer liaison must submit report to Comptroller of all comments and complaints filed.
 - Communication by the governing body, officer, or employee of a taxing unit meant to influence the chief appraiser or employee of an appraisal district regarding valuation is a Class A misdemeanor.
 - Taxing unit may extend period to qualify for Freeport from 175 to no more than 270 days in a disaster area.
 - Changes made to special inventory for watercraft that is part of a fleet.
 - Notice must be sent if an account number changes
 - Chief appraiser shall combine or separate accounts on written request, limited exceptions.



BILL TRACKING – HOUSE

- HB 988 (cont'd)
 - Chief appraiser may not send corrected or amended notice after June 1 for rendered property unless omitted property or correction of clerical error.
 - NOAV must be provided on CAD website.
 - NOAV must include information on informal settlement conference.
 - CAD shall provide an informal settlement conference for each property owner that protests and request an informal.
 - Property owner may request to have a hearing before a single member panel
 - Board orders must separate land and improvement value; however, owners may not appeal separate land and improvement value.
 - Lessee may appeal to district court if property owner does not appeal



BILL TRACKING – HOUSE

- HB 988 (cont'd)
 - Property owner may file a complaint with the Taxpayer Liaison for failure to comply with ARB hearing procedures. Complaints are given to the BOD of the CAD for investigation and the BOD can order remediation of the complaint or removal of the ARB chairman for failure to remediate.
 - Property owner may file for binding arbitration for a limited scope of procedural violation related to ARB and CAD requirements under Chapter 41. The CAD and ARB have 10 days to cure the procedural violation. The Ar
 - A court may not enter an order that conflicts with 42.23(d).



BILL TRACKING – HOUSE

- HB 1082
 - Adds elected officials to list of confidential owners
- HB 1090
 - Changed amount of time CAD adds omitted property from five to three preceding years
- HB 1118
 - Expands cybersecurity training to elected and appointed officials that use computer to perform at least 25% of their official duties.
- HB 1154
 - Information required to be given to Comptroller for maintaining database of special purpose districts



BILL TRACKING – HOUSE

- HB 1197
 - Extends amount of time a religious organization can receive an exemption on land to be developed from six to ten years.
- HB 1428
 - Extends the exemption for certain collections services contracts from provisions governing contingent fee contracts for legal services.
- HB 1476
 - Governmental entity must notify vendors within 21 days of a disputed amount on an invoice and may withhold 110% of the disputed amount from the paid invoice.
- HB 1493
 - Provides court actions against individuals use of entity name that falsely implies governmental affiliation.



BILL TRACKING – HOUSE

- HB 1543
 - Makes changes to the creating and maintenance of public improvement districts and how property is transferred within the district
- HB 1544
 - Allows for land to continue to receive open space valuation while participating in sand mining – bracketed Carrizo-Wilcox Aquifer
- HB 1869
 - Redefines “debt”, “designated infrastructure”, “refunding bond”, and “self supporting debt” for taxing jurisdictions in regards to how these items are used during tax rate calculations
- HB 1900
 - Limits tax rates for a “defunding municipality” and requires Comptroller to deduct state funds before distribution to the city



BILL TRACKING – HOUSE

- HB 2429
 - Changes the calculation for tax rates when the deminimis rate exceeds the voter approval tax rate
- HB 2535
 - Chief appraiser must exclude from value chicken coops and rabbit pens used for the noncommercial production of food for personal consumption
- HB 2723
 - Create Texas.gov/PropertyTaxes landing page for truth in taxation websites. Entities must provide website address on public notices.
- HB 2941
 - All CADs must have taxpayer liaison officer and the local administrative district judge will appoint ARB members

BILL TRACKING – HOUSE

- HB 3629
 - Provides that before filing suit or selling a foreclosure, a collector must wait 181 days after notice of delinquency following the date an over 65 of veterans exemption holder no longer owns or occupies the property.
- HB 3786
 - Allows Comptroller to send report and require CADs to submit reports electronically
- HB3788
 - Allows ARB training to be done remotely
- HB 3833
 - Mandates appraisal procedures for properties subject to LURA and used for renting to low income individuals.
 - Changes Ag change of use penalty from five to three years.



BILL TRACKING – HOUSE

- HB 3971
 - For properties in a designated historic district, the chief appraiser must consider the effect on the property's value of any restrictions placed by the historic district on the property owners ability to alter, improve, or repair the property
- HJR 125
 - Allowing the surviving spouse of a disabled person to continue to receive the limitation on the school district taxes.



BILL TRACKING – SENATE

- SB 56
 - Adds current or former US attorneys and federal public defenders to the list of individuals that may request confidentiality
- SB 58
 - Allows governmental agencies to purchase cloud computing under section 271.003 of local government code.
- SB 63
 - Allows Comptroller to require documents to be communicated to them electronically
 - ARB training may take place remotely
 - Adds five year term limits to BOD of a CAD, excluding assessor/collector. Prohibits former fee appraisers, employees of CAD, and tax agents from being members of BOD until after three years.



BILL TRACKING – SENATE

- SB 63 (cont'd)
 - ARB members cannot be employed by a CAD until after two years after they last served.
 - 90 day time limit for the removal of ARB member
 - Extends the exemption for solar or wind powered energy devices to leased equipment
 - Exemption application must be processed within 90 days after all required information is provided. CADs have 30 days to make a written request for additional information. Notice of modification or denial of exemption must include each reason for modification or denial.
 - Ag application must be processed within 90 days after all required information is provided. CADs have 30 days to make a written request for additional information. Notice of modification or denial of exemption must include each reason for modification or denial.



BILL TRACKING – SENATE

- SB 63 (cont'd)
 - If a request for a 25.25 hearing is made on or after January 1st but before September 1st, the ARB shall schedule the hearing to be held not later than 90 days after the date the ARB approves the records (July 20). If request is made after September 1st the hearing shall be scheduled within 90 days of the request.
 - ARB shall schedule 41.44 hearing to be held within 90 days after the date the ARB approved the records.
 - Upon request of the property owner the ARB shall deliver an electronic reminder by text message or email reminding the owner or tax agent of the date, time and place of their protest hearing.
 - The chief appraiser cannot offer evidence at an ARB hearing for the denial of an exemption that was not stated on the denial letter sent unless the CAD provides written notice of the additional reasons 14 days prior to the hearing.



BILL TRACKING – SENATE

- SB 63 (cont'd)
 - If a request for a 25.25 hearing is made on or after January 1st but before September 1st, the ARB shall schedule the hearing to be held not later than 90 days after the date the ARB approves the records (July 20). If request is made after September 1st the hearing shall be scheduled within 90 days of the request.
 - ARB shall schedule 41.44 hearing to be held within 90 days after the date the ARB approved the records.
 - Upon request of the property owner the ARB shall deliver an electronic reminder by text message or email reminding the owner or tax agent of the date, time and place of their protest hearing.
 - The chief appraiser cannot offer evidence at an ARB hearing for the denial of an exemption that was not stated on the denial letter sent unless the CAD provides written notice of the additional reasons 14 days prior to the hearing.



BILL TRACKING – SENATE

- SB 113
 - Provides appraisal procedures for appraising property as a community land trust
- SB 186
 - Allows a county to issue bonds to maintain or restore county courthouse
- SB 334
 - Permits disclosure of confidential market data information for property subject to arbitration. Repeals population bracket.
- SSB 611
 - Adds fatally injured in the line of duty to the exemption for surviving spouse of member of armed forces killed in action. Allows late filing up to two years.



BILL TRACKING – SENATE

- SB 725
 - Land does not lose Ag valuation if a portion (less than 200 feet wide) is taken by condemnation for right of way. Any additional taxes due because of land is diverted to non ag use as a result of condemnation are the responsibility of the condemning entity and not the property owner.
- SB 742
 - Allows for installment payments for property damaged in a disaster area. Also allows property not damaged but located in a disaster area to pay taxes in installments if gross receipts are \$5M or less.
- SB 794
 - 100% Disabled Veteran exemption changed from “receives” to “has been awarded”



BILL TRACKING – SENATE

- SB 804
 - Allows cities to add properties to PID if a sufficient number of owners located in the PID want to be included. No newly constructed hotels may be added to PID unless owner consents to its inclusion.
- SB 841
 - Adds honorably retired law enforcement to list of individuals who can request confidentiality.
- SB 916
 - Requires TDLR to link on the record of each chief appraiser to each Comptroller MAPs and PVS completed under that chief appraiser.



BILL TRACKING – SENATE

- SB 1088
 - Allows the chief appraiser of a CAD to receive a list of all homesteads from another CAD.
- SB 1134
 - Adds federal bankruptcy judge, US Marshals or a family member (defined) to the list of individuals that may request confidentiality.
- SB 1225
 - Allows for suspension of open records requirements by a governing body during a catastrophe. Defines catastrophe to not include a period when staff is working remotely but the physical office is closed for the purposes of open records.



BILL TRACKING – SENATE

- SB 1245
 - Requires Comptroller to create a manual to show the public how to complete Farm Ranch survey. Farm Ranch Survey conducted by comptroller must estimate the productivity value of open space land..
- SB 1257
 - Adds information that must be included in Comptrollers database of abatement properties.
- SB 1421
 - Allows for 25.25(c) correction for BPP rendition errors for current and two prior years.



BILL TRACKING – SENATE

- SB 1427
 - Specifies that damage under 11.35 exemption means physical damage
- SB 1438
 - Changes the tax rate calculation procedures for any jurisdiction in a disaster area to the procedures for a special taxing unit.
- SB 1439
 - Increases the exemption for personal property from \$500 to \$2,500.
- SB 1764
 - Collector may require payment received under Section 33.48 to be made in US Currency, cashier's check, or electronic funds transfer.



BILL TRACKING – SENATE

- SB 1854
 - Taxes are not considered delinquent for the purposes of filing for binding arbitration if the owner has filed for deferral of taxes.
- SB 1919
 - Allows for ARB hearings to be held by videoconferencing.
- SJR 35
 - Provide for an exemption for surviving spouse of member or armed services of the US who is killed or fatally injured in the line of duty.



OUTREACH



TRAVIS CENTRAL
APPRAISAL DISTRICT

FACT CHECKING

Have worked to correct misinformation about the property tax system in several online articles and local podcasts.

