

Travis Central Appraisal District



Board of Director's Meeting
February 11, 2021
11:30 a.m.

Prepared: February 8, 2021
Revised: February 9, 2021
February 10, 2021

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 CARIWRIGHT
NICOLE CONLEY
BRUCE ELIANT
ANTHONY NGUYEN
FELIPE ULLOA
BLANCA ZAMORA CARCIA

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

AGENDA

STAYS IN FILE

REGULAR MEETING - THURSDAY, FEBRUARY 11, 2021 – 11 30AM

- 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 JANUARY 7, 2021 MEETING
 - b TAXPAYER LIAISON REPORT
 - c SECTION 25 25B REPORT
 - d PERSONNEL REPORT
- 5 REGULAR AGENDA
 - a DISCUSSION AND POSSIBLE ACTION ON AG ADVISORY BOARD REPORT
 - b DISCUSSION AND POSSIBLE ACTION ON REPORT ON 2020 ARB PROTEST
 - c DISCUSSION AND POSSIBLE ACTION ON 2021 ARB MEMBER APPOINTMENTS, BUDGET AND PER DIEMS
 - d DISCUSSION AND POSSIBLE ACTION ON CHIEF APPRAISER REPORT, TO INCLUDE 2021 FIELD WORK AND VALUATION PROCESSES, 2020 ANNUAL REPORT, 2020 PVS STUDY, COMMUNICATIONS AND OUTREACH PROGRAMS
 - e DISCUSSION AND POSSIBLE ACTION ON AWARD OF CONTRACT IN RESPONSE TO RFP 2020-23 REQUEST FOR PROPOSALS FOR PROFESSIONAL AUDIT SERVICES
 - f DISCUSSION AND POSSIBLE ACTION ON LITIGATION AND APPEALS RELATED TO PENDING LAWSUITS AND ANTICIPATED LAWSUITS
 - g DISCUSSION AND POSSIBLE ACTION TO ADD ITEMS TO FUTURE AGENDAS
 - h ADJOURNMENT

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

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

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

CERTIFICATE OF POSTING

I, Leana Mann, Director of Operations of the Travis Central Appraisal District, do hereby certify that on the 8th day of February, 2021, by 9 o'clock am 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

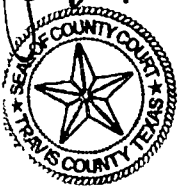
Came to hand and posted on a Bulletin Board in the Courthouse
Austin, Travis County, Texas on this the 5th day of

February 2021

Dana DeBeauvoir
County Clerk, Travis County, Texas

By

A. Macedo
Deputy

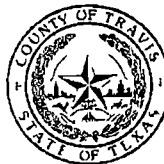


A. MACEDO

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas



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Feb 05, 2021 04 41 PM

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MACEDOS

CONSENT AGENDA

AGENDA

ITEM #4A

TRAVIS CENTRAL APPRAISAL DISTRICT

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



MARYA CRIGLER
CHIEF APPRAISER

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

TCAD - BOARD OF DIRECTORS MINUTES OF THE JANUARY 7, 2021 TELECONFERENCE MEETING

1. Call to order

Meeting called to order by James Valadez at 11:32 a.m. on January 7, 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
Felipe Ulloa	Austin ISD/City of Austin	Present
Blanca Zamora-Garcia	City of Austin	Absent
Eleanor Powell	City of Austin	Absent
Debbie Cartwright	Austin ISD	Present
Tom Buckle	West Travis County	Present
Anthony Nguyen	East Travis County	Present
Bruce Elfant	Travis Co. Tax Assessor-Collector (Non voting)	Present

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

3. Election of Officers for the Board of Directors: Chairperson, Vice Chairperson, Secretary/Treasurer

MOTION: Nominate James Valadez as Chair
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bruce G. **SECONDER:** Theresa Bastian

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

MOTION: Nominate Bruce Grube as Vice Chair
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tom Buckle **SECONDER:** Theresa Bastian

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

MOTION: Nominate Theresa Bastian as Secretary
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bruce Grube **SECONDER:** Felipe Ulloa

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

4. Citizens Communication
Tom King- 6th year ARB member

5. Consent Items

- a. APPROVAL OF THE MINUTES OF THE OCTOBER 23, 2020 MEETING
- b. TAXPAYER LIAISON REPORT
- c. SECTION 25.25B REPORT
- d. ACCOUNTING STATEMENTS
- e. PERSONNEL REPORT

MOTION: Approve consent agenda
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tom Buckle **SECONDER:** Bruce Grube

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

6A. Discussion and possible action on Chief Appraiser report, to include: 2021 field work and valuation processes, remaining 2020 protest, communications and outreach programs

Members of the board heard from: Marya Crigler

6B. Discussion and possible action on appointment of ag advisory board

MOTION: Approve reappointments as recommended
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tom Buckle **SECONDER:** Debbie Cartwright

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

6C. Discussion and possible action on annual review and adoption of investment policy

Members of the board heard from: Leana Mann, Director of Operations

MOTION: Move to approve
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bruce Grube **SECONDER:** Tom Buckle

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

6D. Discussion and possible action on award of contract in response to RFP 2020-22: Request for Proposals for Professional GIS Services

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

MOTION: Approve contract with BIS Consulting LLC
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Anthony Nguyen **SECONDER:** Tom Buckle

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

6E. Discussion and possible action on award of contract in response to RFP 2020-23: Request for Proposals for Professional Audit Services

Table item until next meeting.

MOTION: Motion to approve staff recommendation to repost RFP
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Theresa Bastian **SECONDER:** Tom Buckle

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

6F. Discussion and possible action on award of contract in response to RFP 2020-24: Request for Proposals for Professional Printing and Mailing Services

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

MOTION: Approval of contract with VariVerge LLC
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bruce Grube **SECONDER:** Theresa Bastian

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

6G. Discussion and possible action on waiver of penalties and interest for all jurisdictions until January 31, 2021

Members of the board heard from: Marya Crigler

MOTION: Waive P&I through January 31 with the rationale that we are responding to the difficulties of the pandemic
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Theresa Bastian **SECONDER:** Anthony Nguyen

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

At 12:13 PM the Board moved to executive session; TO DELIBERATE ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 et sec [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 (*Item 6H*)

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

At 12:46 PM, the Board resumed the public session and returned to Item 6H.

6H. Discussion and possible action on litigation and appeals related to pending lawsuits and anticipated lawsuits.

No action taken at this time.

6I. Discussion and possible action to add items to future agendas.

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

- *ARB Processes*
- *Report from ag advisory board- say hello, what are their activities and their recommendations- annual report*
- *Next Meeting: Thursday, February 11, 2021 at 11:30 a.m.*

6J. Adjournment

MOTION: Adjourn meeting at 12:51 PM

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Bruce Grube

SECONDER: Felipe Ulloa

AYES: James Valadez, Bruce Grube, Theresa Bastian, Felipe Ulloa, Debbie Cartwright, Tom Buckle, Anthony Nguyen

ABSENT: Blanca Zamora-Garcia, Eleanor Powell

Respectfully submitted,

Theresa Bastian, Secretary

Approved:

James Valadez, Chairperson

AGENDA

ITEM #4B

Travis Taxpayer Liaison Activity Report

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

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

Property Owner Contacts	2016	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	15	18	0	28	3	2	10	0	45	121
Feb											0
March											0
April											0
May											0
June											0
July											0
Aug											0
Sept											0
Oct											0
Nov											0
Dec											0
Total	0	15	18	0	28	3	2	10	0	45	121

AGENDA

ITEM #4C



Travis Central Appraisal District

Section 25.25B Report

From: January 01, 2021 To: February 08, 2021

Page 1 of 2

2/8/2021

8:45:24AM

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
295106	2017	LANE CLARENCE LOT 5 BLK R SECOND AMENDED PLAT OF WILLIAMSON CREEK SUBD SEC 2 APP SUBMITTED IN 2014 FOR HS- ADDING HS FOR 2014-2021	5401 CHINA BERRY RD	\$172,623	\$172,623
295106	2016	LANE CLARENCE LOT 5 BLK R SECOND AMENDED PLAT OF WILLIAMSON CREEK SUBD SEC 2 APP SUBMITTED IN 2014 FOR HS- ADDING HS FOR 2014-2021	5401 CHINA BERRY RD	\$140,779	\$140,779
295106	2015	LANE CLARENCE LOT 5 BLK R SECOND AMENDED PLAT OF WILLIAMSON CREEK SUBD SEC 2 APP SUBMITTED IN 2014 FOR HS- ADDING HS FOR 2014-2021	5401 CHINA BERRY RD	\$122,768	\$122,768
295106	2014	LANE CLARENCE LOT 5 BLK R SECOND AMENDED PLAT OF WILLIAMSON CREEK SUBD SEC 2 APP SUBMITTED IN 2014 FOR HS- ADDING HS FOR 2014-2021	5401 CHINA BERRY RD	\$83,284	\$83,284
778984	2019	BROOKS ANDREW H PERSONAL PROPERTY COMMERCIAL SPIRITED FOOD CO TAXPAYER OCCUPIES 150 SF INSIDE CAPITAL KITCHEN(COMMISARY KITCHEN) AND RELOCATED TO SPACE AT THE END OF DECEMBE	2823 HANCOCK DR	\$20,474	\$887
778984	2018	BROOKS ANDREW H PERSONAL PROPERTY COMMERCIAL SPIRITED FOOD CO TAXPAYER OCCUPIES 150 SF INSIDE CAPITAL KITCHEN(COMMISARY KITCHEN) AND RELOCATED TO SPACE AT THE END OF DECEMBE	2823 HANCOCK DR	\$16,379	\$887
862223	2020	RIGOLLI JASON LOT 4 BLK D FAIRWAYS AT CRYSTAL FALLS SEC 4 PHS 2A (0.0083AC IN TRAVIS)(0.0083AC IN TRAVIS) 25.25B removed improvement for 2020; it's all 100% in Williamson County aproved by GES 1/11/2021 REMOVE % ON IMP PER WILLIAMSON C	2213 QUARRY LOOP	\$471,047	\$45,000
880874	2020	STANTON MEGHAN LOT 52 BLK A LAKEWAY HIGHLANDS PHS 3 SEC 2 correct imp % on esd 8 & esd 6	231 SUMALT GAP WAY	\$461,469	\$461,469
880875	2020	SMITH KEITH & RAMOS-CONTERAS MANUE LOT 53 BLK A LAKEWAY HIGHLANDS PHS 3 SEC 2 ADJUST % ON IMP ON ESD 6 TO 95% & ESD 8 TO 5% FOR 2020 PER MDC	233 SUMALT GAP WAY	\$552,637	\$552,637
923433	2020	MANCIAS MORGAN & YOSELYN MANCIAS LOT 16 BLK T COMMONS AT ROWE LANE PHS V B THE (.004 AC IN TRAVIS CO) CHG LAND TO 3% IN TCAD, IMPROVEMENT IN NOT IN TCAD\1/22/2021LXE	3012 KENNER DR	\$126,939	\$126,939
923450	2020	BORGAES CLARA SHIRLENE LOT 7 BLK V COMMONS AT ROWE LANE PHS V B THE (.029 AC IN TRAVIS CO) CHG LAND TO 18% IN TRAVIS CO & IMPROVEMENT NOT IN TRAVIS CO FOR 2020 1/27/2021LXE	21405 RESOURCE RD	\$141,127	\$141,127
923451	2020	RICE MITCHELL TODD & ALLISON LUCILLE LOT 8 BLK V COMMONS AT ROWE LANE PHS V B THE (.011 AC IN TRAVIS CO) CHG LAND TO 9% IN TRAVIS CO AND IMPROVEMENT NOT IN TRAVIS CO 1/26/2021LXE	21409 RESOURCE RD	\$207,578	\$207,578

Emailed tcadarb@gmail.com on 2/8/2021
@ 8:50 a.m.



Travis Central Appraisal District

Section 25.25B Report

From: January 01, 2021 To: February 08, 2021

Page 2 of 2

2/8/2021

8:46:17AM

Prop ID	Year	Owner Name/ Legal Description	Location	NOAV Market	Current Market
934330	2020	CW-TX COMMUNITIES LLC LOT 40 BLK I PRESIDENTIAL HEIGHTS PHS 4	JOHN CALHOUN DR	\$26,400	\$26,400
Remove Improvement only for 2020. 1/22/2021 TMD//					
934332	2020	WILLIAMS FAIRYN MCCALL LOT 38 BLK I PRESIDENTIAL HEIGHTS PHS 4	JOHN CALHOUN DR	\$24,000	\$24,000
Remove Improvement only for 2020. 1/22/2021 tmd//					
934333	2020	HORSTMANN DAVID JAMES LOT 37 BLK I PRESIDENTIAL HEIGHTS PHS 4	JOHN CALHOUN DR	\$24,000	\$24,000
Remove Improvement only for 2020. 1/22/2021 TMD//					
934334	2020	ARNOLD ADRIANA & JUSTIN ADAM LOT 36 BLK I PRESIDENTIAL HEIGHTS PHS 4	13004 JOHN CALHOUN DR	\$24,000	\$24,000
Remove Improvement only for 2020. 1/22/2021 TMD//					
934408	2020	MCCORQUODALE MADISON L & LOT 12 BLK I PRESIDENTIAL HEIGHTS PHS 4	12629 HENRY CLAY DR	\$24,000	\$24,000
Remove Improvement only for 2020. 1/22/2021 TMD//					
934409	2020	RAZDAN SIDHARTH LOT 11 BLK I PRESIDENTIAL HEIGHTS PHS 4	HENRY CLAY DR	\$26,400	\$26,400
Remove Improvement only for 2020. 1/22/2021 TMD//					

AGENDA

ITEM #4D

Personnel Changes:					
Name	Action	Date	Job Title	Division	Comments
Leana Mann	Promotion	1/15/2021	Deputy Chief of Operations	Administration	
Matthew Markert	Separation	1/29/2021	Director	Commercial Appraisal	
Michdael Swartout	New Hire	2/16/2021	Appraiser	Residential Appraisal	
Jane Hainline	Retirement	2/26/2021	Appraiser	Residential Appraisal	

Current Openings:

Job Posting#	Date Posted	Position	Division	# of Positions
2020145301-06	1/7/2020	Appraiser	Residential Appraisal	4
2020142301	1/7/2020	BPP Appraiser	Commercial/BPP Appraisal	2
Temp Service	1/10/2020	Clerk	Appraisal Support	2
Temp Service	1/15/2021	CSR	Customer Service	3
2020142304	10/21/2020	Admin Assistant	Commercial/BPP Appraisal	1
2021131201	10/21/2020	IT Manager	IT	1

REGULAR AGENDA

AGENDA ITEM

#5A

TCAD 2021 AG ADVISORY BOARD MEMBERS	
Dan Dierschke Term Expires 12/31/22	Mauri Pottuu Term Expires 12/31/21
Cliff Kessler Term Expires 12/31/22	Larry Mellenbruch Term Expires 12/31/21
Linda Hall Term Expires 12/31/22	
Tommy Miertschin Term Expires 12/31/22	

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

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

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

Mr. Tommy Miertschin is the Travis County Executive Director for the Farm Service Agency. He has been farming and ranching for the past 20 years and is in day to day contact with many of the Travis County farmers and ranchers. He is involved with many programs offered by the county and brings invaluable information to the Agricultural Advisory Board meetings. He has been on the TCAD Agricultural Advisory Board since 2000.

Mr. Mauri Pottuu lives in western Travis County and has been in the farming and ranching business since 1984. He is retired from the industrial management business and is a member of the American Angus Association and the Travis County Farm Bureau. He is an annual host of the Range Field Day that is conducted by the Travis County Extension Service. He is familiar with farming and ranching on the western side of Travis County and particularly interested in range management and registered Angus Cattle.

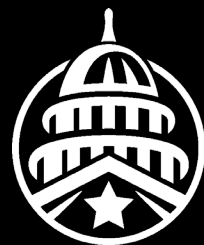
Mr. Larry Mellenbruch lives in eastern Travis County and is a farmer and rancher. He has been in the farming and ranching business for the last 60 years. He is a retired electrical engineer and is a member of the Texas Farm Bureau and the Texas Southwestern Cattle Raisers Association. He is familiar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

AGENDA

ITEM #5B

2020 TRAVIS ARB

TCAD BOARD OF DIRECTORS MEETING | FEBRUARY 11, 2021



TRAVIS CENTRAL
APPRAISAL DISTRICT

THE ISSUE

The Travis Appraisal Review ran a **budget deficit** for the 2020 protest season and is currently using its 2021 budget to complete 2020 hearings.

TCAD is anticipating a record-setting number of protests in 2021. The ARB must be able to manage its workload within its 2021 budget.



2020 ARB BUDGET DEFICIT

2020 ARB Budget	\$	1,201,325.00
ARB Expenditures presented at December BOD Meeting (as of November 20, 2020)		1,247,448.44
Budget Surplus (Deficit)	\$	(46,123.44)
Line Item Transfer from TCAD (Approved December 3, 2020 by BOD)		88,425.00
Budget Remaining for Remainder of 2020	\$	42,301.56
Cost of December 7-9 Hearings		18,987.50
Cost of December 14-18 Hearings		29,407.50
Total Cost of Hearings		48,395.00
Plus: Additional Expenditures in December 2020 (ARB attorney, supplies)		8,716.48
2020 Budget Surplus (Deficit)	\$	(14,809.92)

**Does not include ARB Attorney invoice for Dec. 2020*



2020 HEARING STATISTICS (DECEMBER)

Through November 20, 2020

# of Hearings	46,961
Payment to ARB Members	\$ 1,221,501
Cost per Hearing	\$ 26.16

December 7-9, 2020 (Primarily Agents)

# of Hearings	526
Avg. # of Panels	9.0
Avg. Hearings Per Panel	18.2
Payment to ARB Members	\$ 18,987.50
Cost per Hearing	\$ 36.10

December 14-18, 2020

# of Hearings	498
Avg. # of Panels	9.5
Avg. Hearings Per Panel	13.32
Payment to ARB Members	\$ 29,407.50
Cost per Hearing	\$ 59.05



HISTORICAL COSTS PER HEARING

Year	Protests Received	Board Orders	Less Toplines	Hearings Completed by ARB	Annual Expenditures	Cost per Hearing
2017	127,724	17,969	11,913	6,056	\$ 398,430	\$ 65.79
2018	143,855	27,068	17,023	10,045	\$ 392,520	\$ 39.08
2019	148,145	85,565	6,873	78,692	\$ 1,526,262	\$ 19.40
2020	123,957	85,869	37,262	48,607	\$ 1,274,332	\$ 26.22



REMAINING 2020 PROTESTS

In Person Request	1,308
Reschedule Request	185
Late Protest	68
Prior Scheduled Still Open	<u>283</u>
	1,844



2021 ARB BUDGET YTD

2021 ARB Per Diem Budget	\$	1,172,175.00
Less: ARB Per Diem Expenditures 1/1/21 through 2/5/21		16,185.00
Less: Estimated Hearing Cost for February		16,340.00
ARB Per Diem Budget Remaining for 2021 Hearings	\$	1,139,650.00



FEBRUARY 2021 HEARING ESTIMATE

# of Panels per day	6
# of Days (Feb. 8-11)	4
# of ARB Members per Day (Years 3-6)	18
Plus: ARB Officers	3
Total ARB Members per Day	21
Daily Cost of 18 Reg. Members	\$ 3,360.00
Daily Cost of Officers	\$ 725.00
Total Cost per Day	\$ 4,085.00
Total Personnel Cost for Feb. 8-11	\$ 16,340.00
Scheduled Hearings	687
No Show Rate	33.33%
Estimated # of Hearings	458
Estimated Cost per Hearing	\$ 35.67



TARB Presentation to TCAD BoD February 11, 2021

Storey Cordelle ARB Chair

TARB Rebuttal to 12/8/2020 TCAD BoD Meeting

Summary

- TARB did an outstanding job for 2020!
- TARB completed hearings below cost per hearing of 2017 and 2019!
- BoD should encourage a robust TCAD INFORMAL HEARING process
- Request TARB 2021 Budget to remain as approved
 - Adjust budget to cover increased training needs
 - Monitor 2021 Formal Hearing counts to determine required budget
 - TARB will work to reduce costs
- Maintain TARB per diem at current levels
- Maintain TARB ability to utilize outside attorney
- TARB is an independent body appointed by the Local Administrative Judge

Travis Central Appraisal District Data ***

				"Successful"	"Successful"	"Top Line"
<u>Year</u>	<u>Cert Date*</u>	<u>Protests Received</u>	<u>Formal Hearings</u>	<u>Informal Hearings</u>	<u>eFile Protests</u>	<u>Joint Motion Protests</u>
2017	6/30/17	127724	17969	75495	8283	11913
2018	7/14/18	143855	27068	87297	7821	17023
2019	8/16/19	148145	85565	2509	32026	6404
2020	10/2/20	123794	84501	2134	9996	36538
	* TPTC 7/20					
	<u>Travis Appraisal Review Board "Personnel Costs" ****</u>					
				<u>% Unfavorable</u>		
<u>Year</u>		<u>TCAD Budget</u>	<u>Actual</u>	<u>Variance</u>		<u>Cost per Hearing</u>
2017		\$312,700	\$398,430	27.4%		\$22.17
2018		\$235,675	\$392,520	66.5%		\$14.50
2019		\$235,675	\$1,526,263	547%		\$17.84
2020		\$1,172,175	\$1,274,332	8.7%		\$15.08
					<u>County</u>	<u>2020 Cost/Hearing</u>
					Dallas	\$3.57
					Harris	\$17.96
***	TCAD Data from Open Records Request				Fort Bend	\$26.05
****	TCAD Data from Approved Budgets				Bexar	\$49.04

01 - ARB

	Total Budget	Transfer of Budget Funds from TCAD	Amended Budget	Actual Expenditures to Date	Budget Variance
Expenditures:					
Personnel Costs					
Salaries	\$ 1,172,175.00	\$ 88,425.00	\$ 1,260,600.00	\$ 1,274,332.96	\$ (13,732.96)
Total Personnel Costs	1,172,175.00	88,425.00	1,260,600.00	1,274,332.96	(13,732.96)
Operating supplies					
Operating supplies	750.00	-	750.00	4,677.20	\$ (3,927.20)
Total Operating supplies	750.00	-	750.00	4,677.20	(3,927.20)
Subscription & Data Purchases					
Books & Publications	900.00	-	900.00	12.76	\$ 887.24
Total Books & Publications Purchases	900.00	-	900.00	12.76	887.24
Training & Education					
Training & Education	7,500.00	-	7,500.00	7,350.00	\$ 150.00
Total Training & Education	7,500.00	-	7,500.00	7,350.00	150.00
Legal Services					
Legal & attorney	20,000.00	-	20,000.00	18,187.00	\$ 1,813.00
Total Legal Services	20,000.00	-	20,000.00	18,187.00	1,813.00
Total Expenditures	\$ 1,201,325.00	\$ 88,425.00	\$ 1,289,750.00	\$ 1,304,559.92	\$ (14,809.92)

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

TO: TCAD Board of Directors
FROM: Marya Crigler, Chief Appraiser
DATE: January 14, 2021
RE: ARB Efficiency and Statistics

At the January 7, 2021 board meeting, a member of the Travis Appraisal Review Board (ARB) presented several statistics regarding TCAD's efficiency throughout the protest process. After thorough review of the data presented, I am writing to let you know that those numbers were inaccurate and the figures presented to the board during the December 2020 meeting are correct.

The information TCAD provided in December about the Bexar, Dallas, Fort Bend, and Harris ARBs was all obtained directly from the chief appraisers of those appraisal districts. Our request for data was tailored to ensure that we received comparable information from each appraisal district. As those numbers show, the Travis ARB had the second highest cost per hearing among these ARBs at \$26.16. The Travis ARB's schedule also resulted in totals not being certified until October 2, nearly one month later than Harris County, where the ARB had 2.5 times more hearings to get through.

	2019	2020
Timeframe	6/19/2019 - 10/18/2019	6/22/2020 - 11/20/2020 (ongoing)
# of Weeks	17	22*
# of Hearings Completed	78,979	46,691
Total Per Diem Hearing Cost	\$1,264,223	\$1,221,500
Per Diem Cost Per Hearing	\$16.01	\$26.16
Average # of Hearings Per Panel	42	21

In addition, the numbers presented by the ARB member on TCAD's resolution of protests through the informal process were incorrect. In 2020, TCAD resolved 60% of protests through the informal process compared to 46% of protests were resolved during the informal process in 2019. In 2018 and 2017, TCAD resolved 93% and 95% of protests during the informal process.

The numbers are clear – in 2020 the Travis ARB needed to work for a longer period of time to resolve 59 percent of the number of hearings resolved in 2019. This resulted in a nearly

identical total per diem hearing cost, increased the per diem cost per hearing by 61 percent, and cut the average number of hearings heard per panel in half.

Addressing that inefficiency for 2021 is essential. TCAD expects a record number of protests and a significant number of ARB hearings in 2021 given the impact of the pandemic, the anticipated reappraisal of residential properties, and rapidly rising home prices. It is important that the TCAD Board of Directors has accurate data to evaluate the ARB's efficiency and make appropriate budgetary decisions on behalf of the taxing entities and Travis County taxpayers.

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

February 3, 2021

Armstrong & Armstrong
218 Beimer St.
Taos, NM 87571

Ms. Julia Armstrong,

I am writing to you for assistance in our efforts to promote coordination and efficiency in the appraisal review process in 2021. Your position as legal counsel for the Travis County Appraisal Review Board (ARB) puts you in a unique position to guide the process and ensure that the appraisal roll is certified timely and within the ARBs budget. There are several issues that have come to my attention that could lead to significant problems that I hope to avoid. My goal is for all of us to get on the same page regarding procedures, actions and consequences before protest season begins.

I have been notified that the ARB Chairperson asked one of my staff members, assigned to assist the ARB with clerical and logistical matters, to send Notices of Hearing with less than the 14-day notice required under the Code. This is a violation of law, and, moving forward my staff will not comply with such requests. I have instructed my staff to notify me immediately regarding ARB violations of Tax Code requirements. In the future, any instructions to TCAD staff should be in writing and directed to one email address: ARBAdmin@tcadcentral.org. If we believe that there is a legal or ethical violation, the TCAD attorney will contact you directly.

I have asked multiple times, both in writing and verbally, for the ARB Chairperson to identify how the ARB is characterizing certain hearings (specifically section 41.45(e) or section 41.66(f-1) hearings). In my written communications, I explained why it is important for TCAD to know how the ARB is treating particular hearings since each hearing has different procedural requirements. The ARB Chairperson has refused to respond. I respectfully request your legal assistance and that you discuss this matter with the ARB to ensure the hearings are identified in writing to the TCAD staff so the TCAD staff can prepare for the hearings.

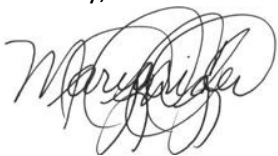
Similarly, I have pointed out on multiple occasions that the Tax Code mandates advance notice of ARB hearings be given to TCAD. I have been advised by counsel that the Appraisal District should be given the same 14-day notice as a property owner or agent; however, the ARB has frequently changed and added hearings to its schedule with no advance notice to TCAD. Although the elimination of consecutive docket hearings should reduce this practice, TCAD and the ARB need to establish a written policy of what constitutes "advance notice." TCAD is entitled to and should be given a reasonable amount of time to prepare for the hearings. Receiving advance notice is also critical to ensuring that TCAD staff can properly support the ARB. Again, I respectfully request your legal assistance to ensure that TCAD receives this required legal notice of hearings.

Additionally, I request your attention as legal counsel for the ARB on another important matter as well. In 2020, the ARB exceeded its budget significantly. While the ARB has a separate budget approved by the TCAD Board of Directors, the ARB does not have the authority to obligate public funds by unilaterally spending money that is not budgeted. The ARB does not have an unlimited budget and must adhere to the budget established by the Board of Directors. I request your assistance in advising your client about its authority regarding public funds and adherence to fiduciary budget responsibilities. To ensure adherence, I will request that the Board of Directors institute a policy that requires *notification to the Board by the Chief Appraiser and/or TCAD's CFO when the ARB has spent 75% of its allocated budget funds*. Further, if the ARB Chairperson calls for hearings and projections show that there is insufficient money to pay the ARB members, TCAD will notify all ARB members that they cannot be paid until such time as the Board of Directors chooses to approve an increase to the ARB budget or allocates additional funds.

Last, I am concerned about the ex parte communications that possibly occurred and the misconception that TCAD staff refuses to settle cases. During the past ARB season, the ARB Chairperson blamed TCAD for not settling enough protests with the property owners in advance of the protest season (even though the CAD offered informal meetings and it was the property owners and tax agents who opted not to participate informally, as is their right). I was told that you stated that this alleged failure to settle protests was a legitimate excuse for the ARB exceeding its budget. In truth, the ARB Chairperson failed to monitor and control the ARB hearing schedule. Commenting on the CAD's ability to settle with tax agents is indicative of information being shared with you by the tax agents. These communications with tax agents prior to a hearing related to any value negotiations with TCAD is an ex parte communications and is clearly prohibited by the Tax Code. Recently the ARB Secretary exhorted CAD staff to settle cases informally where the property owner missed their formal hearing date. Additionally, the TCAD staff were threatened with the ultimatum of: if the CAD would not settle informally the ARB would re-open the case and grant a new hearing. Again, any communication with TCAD staff prior to a hearing related to any value negotiation, especially demands to settle informally, is an ex parte communications and is clearly prohibited by the Tax Code. I hope that you will counsel your client about the potential penalties associated with this type of communication, the false impressions they are creating, and the perception of impropriety created by this communication.

I sincerely wish for TCAD and the ARB to develop and maintain a professional and productive relationship. The mandates established by the Texas Legislature and the guidelines provided by the Comptroller of Public Accounts should be the foundation of that relationship. I hope you will reach out to the TCAD attorney Karen Everston who I copied. If the two of you could reach agreement about the legal procedures and ARB administration, I am confident that the 2021 protest season will be productive, efficient, and taxpayer-friendly.

Sincerely,



Marya D. Crigler
Chief Appraiser
Travis Central Appraisal District

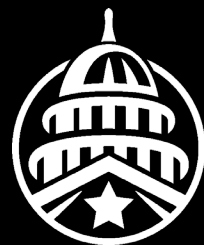
Cc: Karen Everston
TCAD Board of Directors

AGENDA

ITEM #5C

2021 TRAVIS ARB

TCAD BOARD OF DIRECTORS MEETING | FEBRUARY 11, 2021



TRAVIS CENTRAL
APPRAISAL DISTRICT

THE ISSUE

The Travis Appraisal Review ran a **budget deficit** for the 2020 protest season and is currently using its 2021 budget to complete 2020 hearings.

TCAD is anticipating a record-setting number of protests in 2021. The ARB must be able to manage its workload within its 2021 budget.



OPTIONS

Take preventative action to ensure the ARB operates within the time constraints and budget for 2021 by exploring:

- Taking discretionary funds for other line items to ARB per diems
- Changing per diems
- Transferring budgeted funds for attorneys to ARB per diems
- Approaching the taxing entities for an increase in the ARB budget



2021 ARB BUDGET

	<u>Total Budget</u>
Expenditures:	
Personnel Costs	
Salaries	\$ 1,172,175.00
Total Personnel Costs	<u>1,172,175.00</u>
Operating supplies	
Operating supplies	<u>750.00</u>
Total Operating supplies	750.00
Subscription & Data Purchases	
Books & Publications	<u>900.00</u>
Total Books & Publications Purchases	900.00
Training & Education	
Training & Education	<u>7,500.00</u>
Total Training & Education	7,500.00
Legal Services	
Legal & attorney	<u>20,000.00</u>
Total Legal Services	<u>20,000.00</u>
Total Expenditures	<u>\$ 1,201,325.00</u>



METRO CAD PER DIEM COMPARISON

YOB	Travis	Dallas	Harris	Fort Bend	Bexar	Tarrant	El Paso
6	\$ 200	\$ 125	\$ 204		\$ 200	\$ 200	\$ 150
5	\$ 190	\$ 125	\$ 204		\$ 190	\$ 200	\$ 150
4	\$ 180	\$ 125	\$ 185		\$ 180	\$ 200	\$ 150
3	\$ 170	\$ 125	\$ 185		\$ 170	\$ 200	\$ 150
2	\$ 160	\$ 125	\$ 167		\$ 160	\$ 200	\$ 150
1	\$ 150	\$ 125	\$ 167		\$ 150	\$ 200	\$ 150
Chair	\$ 275	\$ 200	\$ 211		\$ 225	\$ 225	\$ 200
Secretary	\$ 225				\$ 210		\$ 200
Vice Chair	\$ 225						
Team Lead	\$ 200		\$49.50 per month				
# Formals	46,691	116,198	114,498	15,960	8,580	16,306	12,000
Per Diems	\$ 1,221,501	\$ 330,000	\$ 2,056,041	\$ 415,705	\$ 420,775	\$ 573,960	\$ 230,825
Cost/Formal	\$ 26.16	\$ 2.84	\$ 17.96	\$ 26.05	\$ 49.04	\$ 35.20	\$ 19.24
Certification	October 2	August 21	September 9	July 25	July 25	July 25	July 20

*as of 12/3/20



2018 ARB Per Diems

Term	½ Day (2-4 hrs)	Full Day	Quorum/Meeting
First Term	\$75.00	\$150.00	\$40.00
Second Term	\$85.00	\$170.00	\$40.00
Third Term	\$85.00	\$170.00	\$40.00
Secretary	\$100.00	\$200.00	\$40.00
Chair	\$112.50	\$225.00	\$40.00
Team Lead/Panel Chair	\$10.00	\$20.00	\$0.00

2019 ARB Per Diems

Term	½ Day (2-4 hrs)	Full Day	Quorum/Meeting
First Term	\$75.00	\$150.00	\$40.00
Second Term	\$85.00	\$170.00	\$40.00
Third Term	\$95.00	\$190.00	\$40.00
Team Leads/Mentor	\$100.00	\$200.00	\$40.00
Chair-Elect/Secretary	\$112.50	\$225.00	\$40.00
Chair	\$137.50	\$275.00	\$40.00

2020 ARB Per Diems

Term	½ Day (2-4 hrs)	Full Day	Quorum/Meeting
First Term Year 1	\$75.00	\$150.00	\$40.00
Year 2	\$80.00	\$160.00	
Second Term Year 3	\$85.00	\$170.00	\$40.00
Year 4	\$90.00	\$180.00	
Third Term Year 5	\$95.00	\$190.00	\$40.00
Year 6	\$100.00	\$200.00	
Team Leads/Mentor	\$100.00	\$200.00	\$40.00
Specialized Panel*	\$100.00	\$200.00	
Vice Chair/Secretary	\$112.50	\$225.00	\$40.00
Chair	\$137.50	\$275.00	\$40.00

AGENDA

ITEM #5D

2020 ANNUAL REPORT



FEBRUARY 11, 2021

A MESSAGE FROM THE CHIEF APPRAISER

It is my pleasure to present the 2020 Annual Report of the Travis Central Appraisal District. This annual report provides general information regarding Texas property tax appraisals as well as Travis Central Appraisal District (Travis CAD) statistics highlighting the results of our appraisal operations, taxpayer assistance, appeals process, financial stewardship, and statistical comparisons from the Property Tax Assistance Division Property Value Study.

My staff and I are committed to providing timely and accurate appraisal services in a manner resulting in fair and equitable treatment for all of Travis County's citizens and property taxpayers. We are very proud to have received Meets All ratings on the Methods and Assistance Program Review conducted by the State Comptrollers Property Tax Assistance Division. I acknowledge and thank my entire staff for this achievement.

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

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

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

Sincerely,



Marya Crigler
Chief Appraiser



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FOREWORD

Texas local units of government rely heavily on property tax to fund their operations. Statewide, more than 4,000 separate taxing jurisdictions impose a property tax; these include counties, school districts, cities, and special-purpose districts that provide junior colleges, hospitals, water and wastewater utilities, flood control, and emergency services.

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

The Texas Constitution sets out five basic rules for property taxes ⁽²⁾:

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

Appraisal districts are political subdivisions of the State responsible for appraising property within county boundaries. Taxing entities use those appraised values to set their ad valorem tax rates and levy property taxes. The governing bodies of taxing units, such as school boards, commissioners’ courts, city councils, and special purpose district boards of directors, derive the tax rate by dividing the proposed tax levy by the taxable value of property, as provided by the appraisal district. Taxable value is a property’s appraised value minus all applicable exemptions, deductions, and limitations. The tax rate is the level of taxation imposed by a taxing unit on taxable property within its boundaries. The local government’s tax assessor applies the tax rate to the taxable value in its jurisdiction to compute the tax due on each property. ⁽¹⁾

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

2 Texas Comptroller of Public Account – Texas Property Tax System



UNDERSTANDING THE LOCAL PROPERTY TAX PROCESS

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

- An appraisal district in each county sets the value of property each year. 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. The members of the Appraisal Review Board are appointed by the local administrative judge.
- Local taxing units—city, county, school and special districts—decide how much money they will spend by adopting a budget. Next, the 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 your 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. Your appraisal district also processes applications for tax exemptions, agricultural appraisals, and other tax relief.
2. After the May 15 protest deadline, the appraisal review board begins hearing protests from property owners who believe their property values are incorrect or who did not get exemptions or agricultural appraisal. 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 your property. Every property is taxed by the county and the local school district. You also may pay taxes to a city and to special districts such as hospital, junior college, water, fire and others.
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.



PROPERTY TAX CALENDAR

January 1	Appraisal districts are required to appraise property at its value on this date.
January 1 – April 30	Appraisal districts complete appraisals and process applications for exemptions.
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.
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.



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 county, cities, and school districts, 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 the Open Meetings Act and the Public Information Act. Meetings are generally open to the public and information generated by the appraisal district is, in most cases, also available to the public.

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

BOARD MEMBERS	
Theresa Bastian Austin ISD Term Expires 2021	Deborah Cartwright Austin ISD Term Expires 2022
Felipe Ulloa City of Austin/Austin ISD Term Expires 2021	Bruce Elfant Travis County Assessor Collector
Bruce Grube Travis County Term Expires 2021	Nicole Conley City of Austin Term Expires 2020
Tom Buckle West Travis County Term Expires 2022	Anthony Nguyen East Travis County Term Expires 2021
James Valadez Travis County Term Expires 2022	Blanca Zamora Garcia City of Austin Term Expires 2021
CHIEF APPRAISER	
Marya Crigler Appointed: December 2011	



TRAVIS CAD MISSION

The activities of the Travis Central Appraisal District are governed by the Texas Property Tax Code, the laws passed by the Legislature, and the administrative rules adopted by the Comptrollers Property Tax Assistance Division.

Our Mission

The mission of 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 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, responsive and transparent.

Performance: Demand integrity, accountability and high standards from all staff and strive continuously for excellence and efficiency.



STRATEGIC GOALS

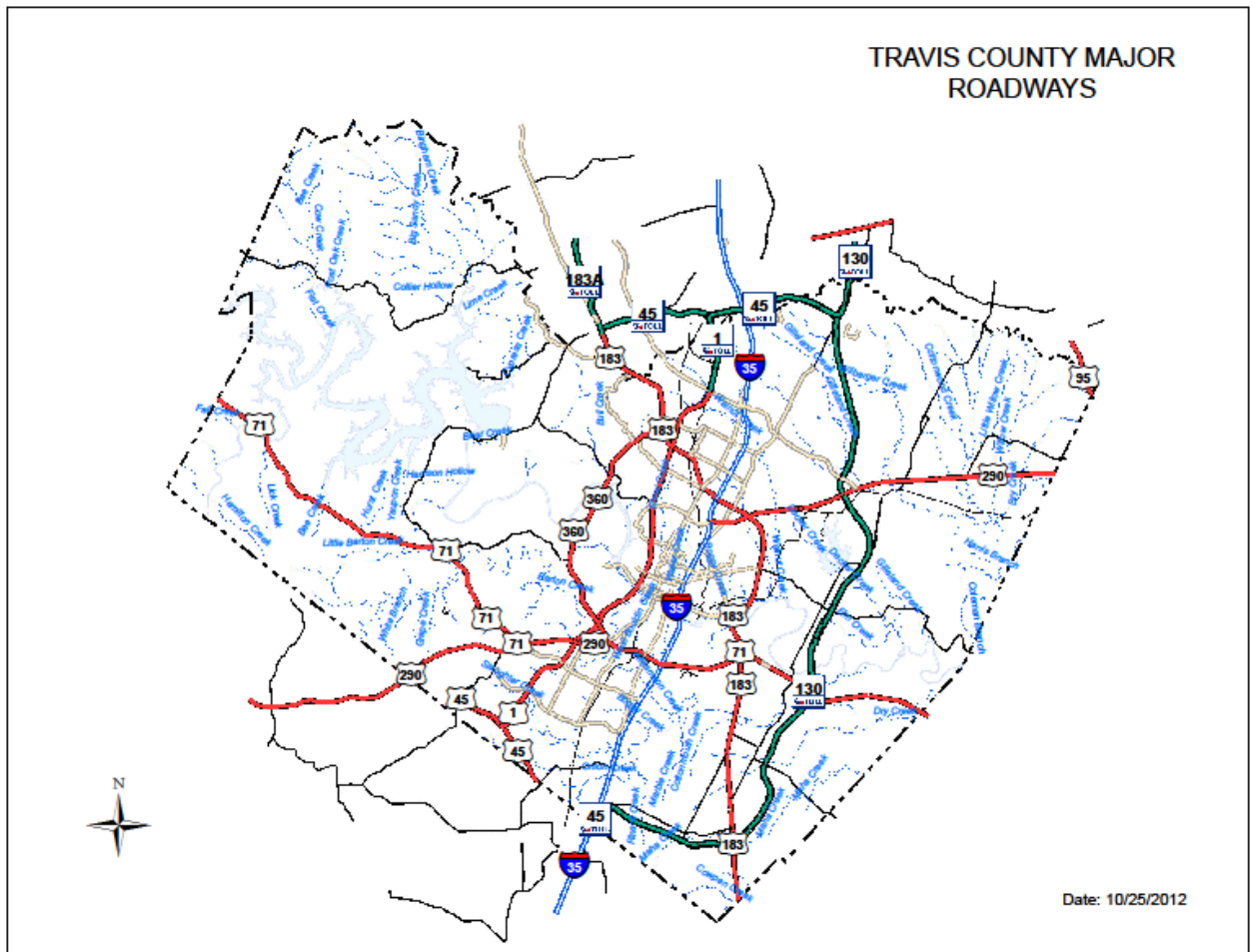
1. Develop appraisals that reflect market value and ensure fairness and uniformity
2. Be efficient in business processes and ensure that mission-critical tasks are completed in a timely manner with a high level of accuracy
3. Collect, create and maintain accurate data
4. Ensure that the district maintains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



TRAVIS COUNTY DEMOGRAPHICS

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

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1003	03	TRAVIS COUNTY	0.3165	0.0578	0.3744



TRAVIS COUNTY DEMOGRAPHICS

Established: January 25, 1840
 County Seat: Austin
 2010 Population: 790,390
 2019 Est Population: 1,273,954
 Square Miles: 1,023
 Jurisdictions: 15 Schools
 21 Citis
 95 Special Districts

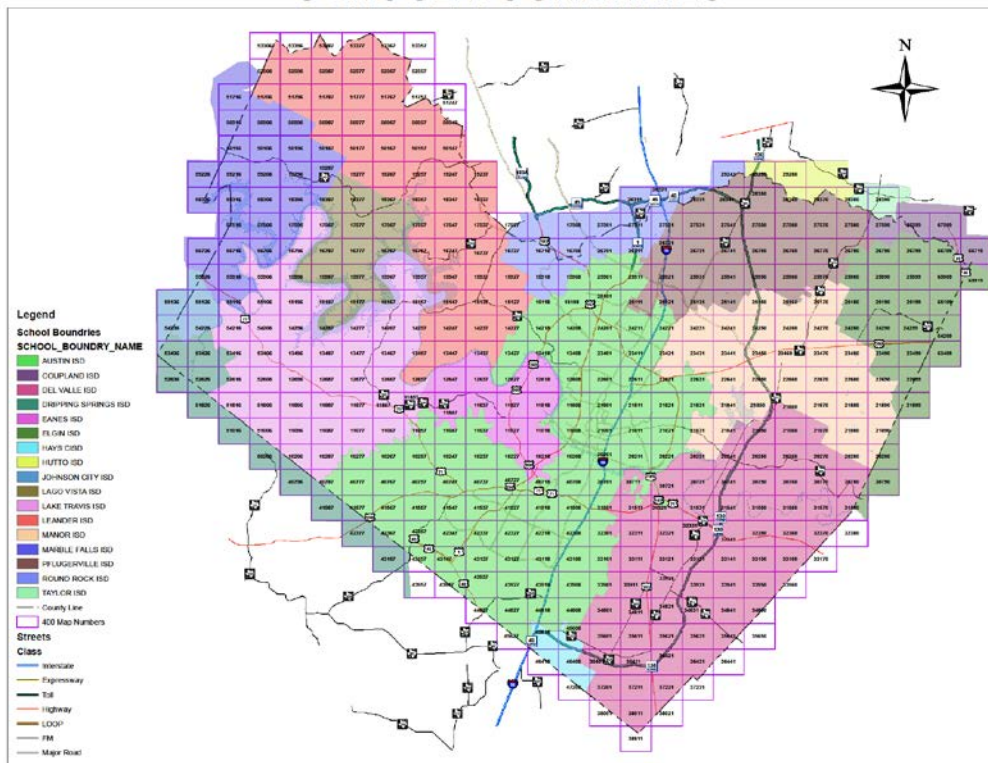


TRAVIS COUNTY SCHOOL DISTRICTS

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

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1001	01	AUSTIN ISD	0.9897	0.1130	1.1027
1005	06	DEL VALLE ISD	0.9270	0.3300	1.2570
1006	07	LAKE TRAVIS ISD	0.9764	0.3475	1.3239
1007	08	EANES ISD	0.9964	0.1200	1.1164
1009	1A	HAYS CONSOLIDATED ISD	1.0400	0.4977	1.5377
1023	16	LAGO VISTA ISD	0.9436	0.2600	1.2036
1026	19	PFLUGERVILLE ISD	0.9623	0.4600	1.4223
1027	2A	ELGIN ISD	1.0125	0.4482	1.4607
1037	22	COUPLAND ISD	0.9217	0.2323	1.1540
1042	3A	MARBLE FALLS ISD	0.9697	0.2153	1.1850
1053	34	MANOR ISD	0.9427	0.5000	1.4427
1057	38	DRIPPING SPRINGS ISD	1.1700	0.3500	1.5200
1059	4A	JOHNSON CITY ISD	1.0400	0.0939	1.1339
1072	5A	ROUND ROCK ISD	0.9564	0.2648	1.2212
1098	69	LEANDER ISD	0.9534	0.4650	1.4184

SCHOOL BOUNDARIES



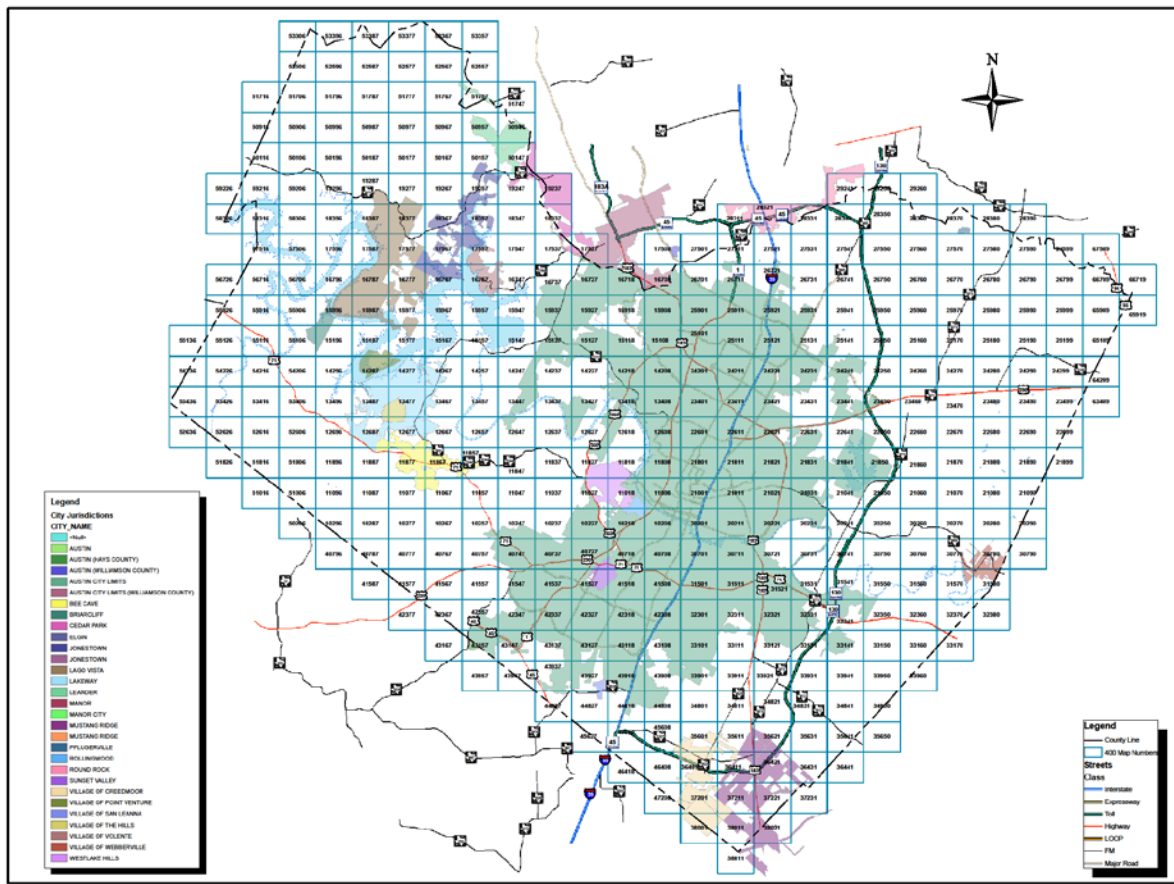
TRAVIS COUNTY CITIES

Travis County has 22 cities within its boundaries, including the State capital of Austin. Austin is the fourth largest city in the state and the eleventh largest city in the United States. Residents of the area represent a diverse mixture of government employees, college students and staff, musicians, high-tech workers and business people.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1002	02	CITY OF AUSTIN	0.4209	0.1126	0.5335
1004	05	CITY OF MANOR	0.6009	0.2152	0.8161
1008	09	CITY OF WEST LAKE HILLS	0.0786	-	0.0786
1018	11	CITY OF ROLLINGWOOD	0.1220	0.1149	0.2369
1019	12	VILLAGE OF SAN LEANNA	0.2498	-	0.2498
1020	13	CITY OF SUNSET VALLEY	-	-	-
1031	2F	CITY OF ROUND ROCK	0.2963	0.1427	0.4390
1035	20	CITY OF PFLUGERVILLE	0.3101	0.1762	0.4863
1036	21	CITY OF LAKEWAY	0.1214	0.0431	0.1645
1046	3F	CITY OF CEDAR PARK	0.2490	0.1980	0.4470
1065	40	CITY OF CREEDMOOR	0.3122	-	0.3122
1071	49	CITY OF LAGO VISTA	0.4083	0.2392	0.6475
1075	5F	CITY OF ELGIN	0.4283	0.2286	0.6569
1076	5G	VILLAGE OF VOLENTE	0.0900	-	0.0900
1077	5H	VILLAGE OF WEBBERVILLE	0.0788	0.2256	0.3044
1078	50	CITY OF JONESTOWN	0.4720	0.0936	0.5656
1083	55	VILLAGE OF BRIARCLIFF	0.0560	0.0740	0.1300
1090	6F	CITY OF LEANDER	0.3249	0.2120	0.5369
1096	61	CITY OF MUSTANG RIDGE	0.4436	0.0299	0.4735
1102	7E	VILLAGE OF THE HILLS	0.1000	-	0.1000
1103	7F	VILLAGE OF POINT VENTURE	0.1224	-	0.1224
1122	83	CITY OF BEE CAVE	-	0.0200	0.0200



CITY BOUNDARIES



PROPERTY TAXES AT WORK

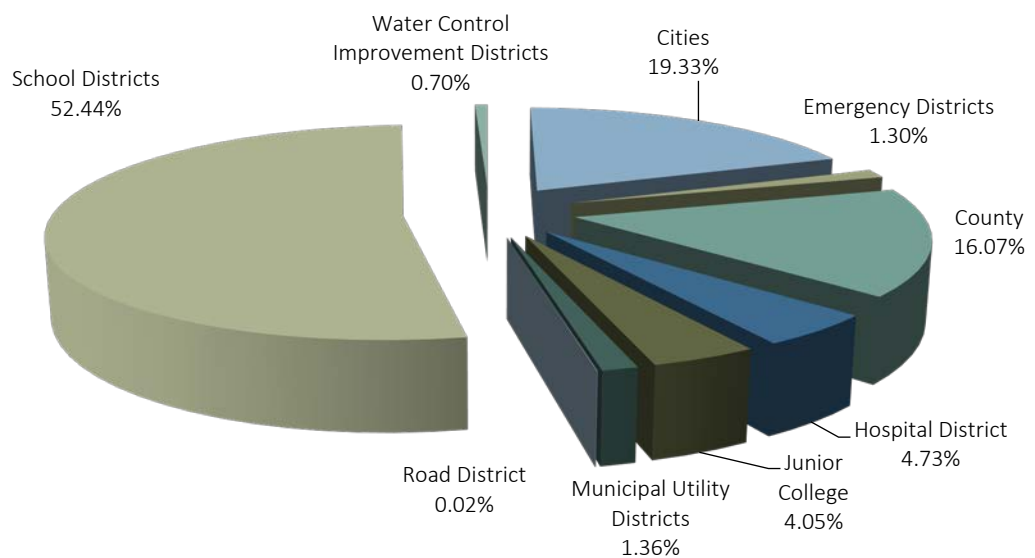
Property taxes are local taxes that are assessed locally, collected locally, and used locally. You pay your property taxes to the local tax collector. The tax collector distributes the funds to schools, cities and other local governments. Local governments spend the funds on schools, roads, hospitals,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



In Travis County, property taxes support 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

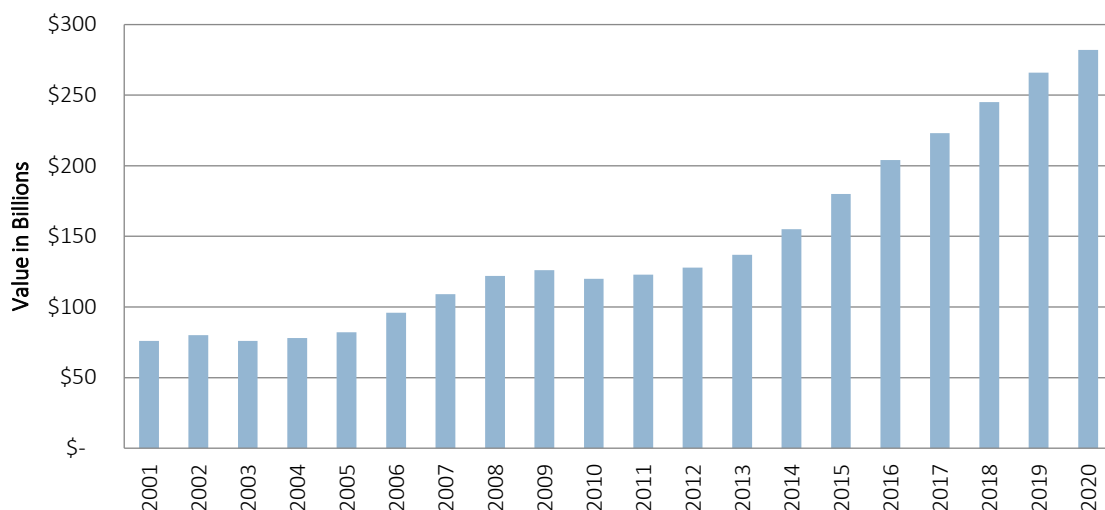
Total Levy by Taxing Unit Type



20 YEAR HISTORY OF APPRAISAL ROLL VALUES

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%



2020 APPRAISAL INFORMATION

TRAVIS COUNTY CERTIFIED TOTALS

TRAVIS County			2020 CERTIFIED TOTALS		As of Certification	
Property Count: 457,311			03 - TRAVIS COUNTY Grand Totals		1/29/2021	12:48:05PM
Land			Value			
Homesite:			46,317,810,211			
Non Homesite:			55,537,018,014			
Ag Market:			3,015,911,666			
Timber Market:			196,710			
			Total Land	(+)	104,870,936,601	
Improvement			Value			
Homesite:			85,336,979,307			
Non Homesite:			78,731,534,261			
			Total Improvements	(+)	164,068,513,568	
Non Real			Count	Value		
Personal Property:			43,353	13,893,059,549		
Mineral Property:			5	468,115		
Autos:			0	0		
			Total Non Real	(+)	13,893,527,664	
			Market Value	=	282,832,977,833	
Ag			Non Exempt	Exempt		
Total Productivity Market:			2,974,021,836	42,086,540		
Ag Use:			29,446,209	230,765		
Timber Use:			4,364	0		
Productivity Loss:			2,944,571,263	41,855,775		
			Productivity Loss	(-)	2,944,571,263	
			Appraised Value	=	279,888,406,570	
			Homestead Cap	(-)	2,078,960,610	
			Assessed Value	=	277,809,445,960	
			Total Exemptions Amount (Breakdown on Next Page)	(-)	58,247,853,353	
			Net Taxable	=	219,561,592,607	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 821,948,582.47 = 219,561,592,607 * (0.374359 / 100)

TIF Zone Code	Tax Increment Loss
017_3L	1,594,263,196
Tax Increment Finance Value:	1,594,263,196
Tax Increment Finance Levy:	5,968,267.76



TRAVIS County

2020 CERTIFIED TOTALS

As of Certification

Property Count: 457,311

03 - TRAVIS COUNTY
Grand Totals

1/29/2021

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Exemption Breakdown

Exemption	Count	Local	State	Total
CLY	1	33,000	0	33,000
DP	3,830	293,198,261	0	293,198,261
DV1	1,320	0	11,215,126	11,215,126
DV1S	76	0	375,000	375,000
DV2	757	0	6,691,514	6,691,514
DV2S	46	0	337,500	337,500
DV3	981	0	9,185,801	9,185,801
DV3S	40	0	340,000	340,000
DV4	2,567	0	20,651,338	20,651,338
DV4S	297	0	1,992,000	1,992,000
DVCH	2	0	462,433	462,433
DVHS	2,119	0	718,758,492	718,758,492
DVHSS	276	0	95,172,211	95,172,211
EX-XD	53	0	15,412,984	15,412,984
EX-XD (Prorated)	2	0	116,374	116,374
EX-XG	16	0	15,838,874	15,838,874
EX-XI	34	0	128,746,029	128,746,029
EX-XJ	208	0	743,175,306	743,175,306
EX-XL	4	0	5,158,272	5,158,272
EX-XO	6	0	74,635	74,635
EX-XR	86	0	8,030,925	8,030,925
EX-XU	42	0	77,854,703	77,854,703
EX-XV	11,022	0	28,741,741,055	28,741,741,055
EX-XV (Prorated)	102	0	44,533,451	44,533,451
EX366	1,583	0	435,214	435,214
FR	235	1,586,789,636	0	1,586,789,636
FRSS	2	0	698,960	698,960
HS	227,488	19,777,616,188	0	19,777,616,188
HT	539	529,618,564	0	529,618,564
LIH	76	0	86,186,266	86,186,266
LVE	2	1,300,849	0	1,300,849
MASSS	4	0	1,632,773	1,632,773
OV65	59,530	4,855,196,151	0	4,855,196,151
OV65S	3,495	276,565,836	0	276,565,836
PC	142	150,740,687	0	150,740,687
SO	4,133	41,976,945	0	41,976,945
Totals		27,513,036,117	30,734,817,236	58,247,853,353

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2020 CERTIFIED TOTALS

Property Count: 457,311

03 - TRAVIS COUNTY
Grand Totals

1/29/2021 12:48:17PM

State Category Breakdown

State Code	Description	Count	Acre	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	318,343	124,021.8368	\$2,879,516,899	\$134,355,411,164	\$106,354,853,752
B	MULTIFAMILY RESIDENCE	12,954	11,595.0072	\$769,209,767	\$34,519,186,572	\$34,285,417,195
C1	VACANT LOTS AND LAND TRACTS	27,769	31,229.9697	\$1	\$3,362,136,975	\$3,360,849,582
D1	QUALIFIED OPEN-SPACE LAND	4,724	211,685.6828	\$0	\$2,974,013,294	\$29,171,840
D2	IMPROVEMENTS ON QUALIFIED OP	354	394.2437	\$137,168	\$28,415,171	\$28,343,944
E	RURAL LAND, NON QUALIFIED OPE	6,143	53,405.9801	\$7,499,969	\$1,450,068,310	\$1,323,639,105
F1	COMMERCIAL REAL PROPERTY	14,615	36,577.0691	\$1,083,931,502	\$60,210,193,157	\$59,878,158,139
F2	INDUSTRIAL AND MANUFACTURIN	43	1,049.2779	\$2,362,294	\$775,069,202	\$765,180,752
G1	OIL AND GAS	5		\$0	\$468,115	\$468,115
J1	WATER SYSTEMS	29	0.5200	\$0	\$13,036,957	\$13,036,957
J2	GAS DISTRIBUTION SYSTEM	10	0.6808	\$0	\$186,321,732	\$186,321,732
J3	ELECTRIC COMPANY (INCLUDING C	80	14.1384	\$0	\$223,751,142	\$223,751,142
J4	TELEPHONE COMPANY (INCLUDI	1,339	2.4057	\$0	\$357,923,844	\$357,767,793
J5	RAILROAD	11	11.5656	\$0	\$32,727,333	\$32,727,333
J6	PIPELINE COMPANY	129	16.7052	\$0	\$34,219,556	\$34,150,843
J7	CABLE TELEVISION COMPANY	49		\$0	\$172,524,282	\$172,524,282
J8	OTHER TYPE OF UTILITY	1		\$0	\$13,000,000	\$13,000,000
J9	RAILROAD ROLLING STOCK	3	0.1575	\$0	\$5,620,629	\$5,620,629
L1	COMMERCIAL PERSONAL PROPE	37,511		\$735,176	\$7,935,661,867	\$7,660,114,074
L2	INDUSTRIAL AND MANUFACTURIN	839		\$0	\$4,319,926,534	\$2,869,685,233
M1	TANGIBLE OTHER PERSONAL, MOB	10,339		\$33,679,194	\$253,983,439	\$230,645,007
N	INTANGIBLE PROPERTY AND/OR U	3		\$76,669	\$78,199	\$78,199
O	RESIDENTIAL INVENTORY	12,387	5,066.1947	\$613,188,644	\$1,363,203,222	\$1,358,997,935
S	SPECIAL INVENTORY TAX	620		\$0	\$376,052,756	\$376,052,756
X	TOTALLY EXEMPT PROPERTY	12,761	112,085.3033	\$221,114,196	\$29,869,717,253	\$0
Totals			587,156.7385	\$5,611,451,479	\$282,832,710,705	\$219,560,576,339



2020 CERTIFIED TOTALS

Property Count: 457,311

03 - TRAVIS COUNTY
Effective Rate Assumption

1/29/2021 12:48:17PM

New Value

TOTAL NEW VALUE MARKET:	\$5,611,451,479
TOTAL NEW VALUE TAXABLE:	\$5,036,296,270

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	1	2019 Market Value	\$11,496,402
EX-XG	11.184 Primarily performing charitable functio	7	2019 Market Value	\$2,427,066
EX-XJ	11.21 Private schools	5	2019 Market Value	\$15,727,381
EX-XU	11.23 Miscellaneous Exemptions	7	2019 Market Value	\$14,561,308
EX-XV	Other Exemptions (Including public property, r	253	2019 Market Value	\$251,894,556
EX366	HB366 Exempt	231	2019 Market Value	\$848,031

ABSOLUTE EXEMPTIONS VALUE LOSS**\$296,954,744**

Exemption	Description	Count	Exemption Amount
DP	Disability	93	\$7,283,567
DV1	Disabled Veterans 10% - 29%	60	\$377,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	5	\$25,000
DV2	Disabled Veterans 30% - 49%	59	\$478,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	93	\$948,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	3	\$30,000
DV4	Disabled Veterans 70% - 100%	188	\$2,088,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	16	\$132,000
DVHS	Disabled Veteran Homestead	211	\$68,548,382
DVHSS	Disabled Veteran Homestead Surviving Spouse	26	\$8,783,420
FRSS	First Responder Surviving Spouse	1	\$473,117
HS	Homestead	14,780	\$1,346,623,943
HT	Historical	2	\$1,615,084
OV65	Over 65	4,673	\$385,411,105
OV65S	OV65 Surviving Spouse	131	\$9,243,246
SO	Solar	12	\$71,115
PARTIAL EXEMPTIONS VALUE LOSS		20,355	\$1,832,146,479
NEW EXEMPTIONS VALUE LOSS			\$2,129,101,223

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$2,129,101,223

New Ag / Timber Exemptions

2019 Market Value	\$8,884,711	Count: 37
2020 Ag/Timber Use	\$70,885	
NEW AG / TIMBER VALUE LOSS	\$8,813,826	

New Annexations**New Deannexations**

TRAVIS County

2020 CERTIFIED TOTALS

As of Certification

03 - TRAVIS COUNTY
Average Homestead Value

Category A and E

Count of H&S Residences	Average Market	Average H&S Exemption	Average Taxable
223,835	\$451,992	\$96,830	\$355,162

Category A Only

Count of H&S Residences	Average Market	Average H&S Exemption	Average Taxable
222,965	\$452,462	\$96,886	\$355,576

Lower Value Used

Count of Protected Properties	Total Market Value	Total Value Used
42,059	\$26,567,909,423.00	\$21,567,954,286

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ALL JURISDICTION CERTIFIED VALUES

Entity ID	Entity Name	Entity Type	Market Value	Net Taxable Value
1138	ACC DIST - WMSN CO	J	\$ 438,093	\$ 438,093
1439214	ANDERSON MILL LIMITED DISTRICT	M	\$ 17,335,343	\$ 14,145,559
1097	AUSTIN COMM COLL DIST	J	\$ 236,619,701,090	\$ 195,834,260,863
1001	AUSTIN ISD	S	\$ 177,348,338,445	\$ 147,311,030,783
1124	AUSTIN MUD NO 1	M	\$ 461,482,083	\$ 151,553,541
1125	AUSTIN MUD NO 2	M	\$ 466,670,079	\$ 456,688,414
1126	AUSTIN MUD NO 3	M	\$ 255,686,695	\$ 194,813,283
1364190	BASTROP-TRAVIS COUNTIES ESD NO 1	E	\$ 295,674,845	\$ 210,649,133
1329420	BELVEDERE MUD	M	\$ 217,631,356	\$ 217,593,475
1636026	CASCADES MUD NO 1	M	\$ 2,423,390	\$ 1,384,223
1150	CIRCLE C MUD NO 3	M	\$ 175,000	\$ 95
1002	CITY OF AUSTIN	C	\$ 209,618,778,642	\$ 169,424,219,238
1122	CITY OF BEE CAVE	C	\$ 2,918,897,959	\$ 2,491,406,010
1046	CITY OF CEDAR PARK	C	\$ 1,222,719,683	\$ 1,135,005,389
1065	CITY OF CREEDMOOR	C	\$ 113,285,820	\$ 79,071,760
1075	CITY OF ELGIN	C	\$ 157,998,644	\$ 100,252,393
1078	CITY OF JONESTOWN	C	\$ 616,568,414	\$ 522,680,249
1071	CITY OF LAGO VISTA	C	\$ 1,358,404,633	\$ 1,154,614,917
1036	CITY OF LAKEWAY	C	\$ 5,541,925,586	\$ 5,259,680,838
1090	CITY OF LEANDER	C	\$ 1,651,079,947	\$ 1,601,624,875
1004	CITY OF MANOR	C	\$ 1,227,073,679	\$ 1,049,816,102
1096	CITY OF MUSTANG RIDGE	C	\$ 123,585,346	\$ 89,972,481
1035	CITY OF PFLUGERVILLE	C	\$ 8,009,539,080	\$ 6,763,749,711
1018	CITY OF ROLLINGWOOD	C	\$ 1,137,543,961	\$ 1,106,958,937
1031	CITY OF ROUND ROCK	C	\$ 696,002,074	\$ 570,253,176
1020	CITY OF SUNSET VALLEY	C	\$ 487,724,463	\$ 447,827,697
1008	CITY OF WEST LAKE HILLS	C	\$ 2,642,124,239	\$ 2,408,072,680
1594404	COMMUNITY LAND TRUST	RO	\$ 150,966	\$ 88,216
1015	COTTONWD CREEK MUD NO 1	M	\$ 268,134,024	\$ 246,133,736
1037	COUPLAND ISD	S	\$ 17,734,398	\$ 5,446,846
1016	CYPRESS RANCH WCID NO 1	W	\$ 179,063,428	\$ 176,059,894
1005	DEL VALLE ISD	S	\$ 10,655,811,134	\$ 8,187,577,874
1028	DOWNTOWN PUB IMP DIST	P	\$ 15,609,613,431	\$ 12,223,376,762
1057	DRIPPING SPRINGS ISD	S	\$ 79,652,330	\$ 12,525,053
1049	E SIXTH ST PUB IMP DIST	P	\$ 695,825,411	\$ 693,470,992
1007	EANES ISD	S	\$ 19,235,404,947	\$ 17,758,096,512
1027	ELGIN ISD	S	\$ 600,106,325	\$ 336,951,126
1559173	ELGIN TIRZ #1	T	\$ 7,507,756	\$ 7,451,837
1671480	ESTANCIA HILL COUNTRY PID	P	\$ 204,873,020	\$ 194,064,080
1009	HAYS CONSOLIDATED ISD	S	\$ 31,080,966	\$ 13,935,398
1675215	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	T	\$ 7,505,020,534	\$ 5,800,431,837
1039	HURST CREEK MUD	M	\$ 673,754,625	\$ 527,170,299
1607165	INDIAN HILLS PID	P	\$ 1,804,149	\$ 1,804,149
1059	JOHNSON CITY ISD	S	\$ 65,516,260	\$ 14,014,714
1306817	KELLY LANE WCID NO 1	W	\$ 257,097,556	\$ 246,862,644
1306818	KELLY LANE WCID NO 2	W	\$ 205,274,917	\$ 199,272,453
1023	LAGO VISTA ISD	S	\$ 2,514,481,032	\$ 2,004,946,855
1050	LAGO VISTA MUD	M	\$ 4,732	\$ 4,732
1814277	LAGOS PID	P	\$ 19,023,230	\$ 17,118,858



Entity ID	Entity Name	Entity Type	Market Value	Net Taxable Value
1761821	LAKE POINTE MUD	M	\$ 597,037,318	\$ 563,612,206
1089	LAKE POINTE MUD NO 3 (DA)	M	\$ 295,059,412	\$ 273,164,383
1101	LAKE POINTE MUD NO 5 (DA)	M	\$ 302,083,791	\$ 290,176,351
1006	LAKE TRAVIS ISD	S	\$ 17,332,363,550	\$ 13,728,762,481
1332603	LAKESIDE MUD NO 3	M	\$ 229,536,231	\$ 222,694,533
1131	LAKESIDE WCID NO 1	W	\$ 165,828,254	\$ 162,345,671
1134	LAKESIDE WCID NO 2A	M	\$ 111,074,804	\$ 105,526,472
1135	LAKESIDE WCID NO 2B	W	\$ 147,790,428	\$ 145,463,641
1136	LAKESIDE WCID NO 2C	W	\$ 304,914,816	\$ 283,996,241
1137	LAKESIDE WCID NO 2D	W	\$ 235,930,511	\$ 228,520,368
1040	LAKEWAY MUD	M	\$ 1,410,946,796	\$ 1,380,155,879
1397701	LAZY NINE MUD NO 1A	M	\$ 27,043,583	\$ 20,712,377
1397702	LAZY NINE MUD NO 1B	M	\$ 459,195,314	\$ 451,257,619
1397703	LAZY NINE MUD NO 1C	M	\$ 208,935	\$ 1,131
1397704	LAZY NINE MUD NO 1D	M	\$ 163,725	\$ 887
1397705	LAZY NINE MUD NO 1E	M	\$ 10,189,458	\$ 55,172
1098	LEANDER ISD	S	\$ 12,656,080,067	\$ 11,223,015,251
1599645	LONE STAR RAIL DISTRICT	T	\$ 7,053,638,649	\$ 6,784,809,489
1685385	LOST CREEK LIMITED DISTRICT	M	\$ 1,154,659,625	\$ 1,136,496,196
1041	LOST CREEK MUD	M	\$ 35,199	\$ 35,199
1838707	MANOR HEIGHTS TIRZ	T	\$ 7,314,071	\$ 144,471
1053	MANOR ISD	S	\$ 8,907,876,941	\$ 6,130,273,886
1042	MARBLE FALLS ISD	S	\$ 941,300,837	\$ 633,284,775
1099	MOORES CROSSING MUD	M	\$ 200,460,016	\$ 184,521,933
1127	NE TCRD DIST NO 4 (WELLS PT)	R	\$ 356,458,416	\$ 312,742,971
1111	NE TRAVIS CO ROAD DIST NO 2	R	\$ 1,502,996,900	\$ 1,373,413,699
1033	NE TRAVIS CO UTILITY DIST	M	\$ 350,346,552	\$ 339,512,093
1396104	NORTH AUSTIN MUD NO 1	M	\$ 133,152,387	\$ 131,009,904
1123	NORTHTOWN MUD	M	\$ 1,045,380,556	\$ 828,669,966
1113	NW TR CO RD DIST 3 GLDN TRI	R	\$ 796,573,287	\$ 796,554,237
1141	NW TRAVIS CO MUD NO 1	M	\$ 4,739	\$ 4,739
1636256	ONION CREEK METRO PARK DIST	M	\$ 134,327,151	\$ 94,295,975
1026	PFLUGERVILLE ISD	S	\$ 21,190,303,192	\$ 17,484,018,746
1672423	PILOT KNOB MUD NO 1	M	\$ 1,582,075	\$ 548,461
1604242	PILOT KNOB MUD NO 2	M	\$ 12,023,498	\$ 12,023,498
1597862	PILOT KNOB MUD NO 3	M	\$ 172,538,841	\$ 168,811,588
1597864	PILOT KNOB MUD NO 4	M	\$ 1,716,662	\$ 257,877
1636020	PILOT KNOB MUD NO 5	M	\$ 1,750,984	\$ 1,745,984
1332144	PRESIDENTIAL GLEN MUD	M	\$ 259,417,690	\$ 252,537,424
1506857	REINVESTMENT ZONE # 1 CITY OF PFLUG	T	\$ 412,706,709	\$ 356,949,118
1761831	RIVER PLACE LIMITED DISTRICT	M	\$ 764,749,970	\$ 683,817,235
1318757	RMMA REUSE & REDEVELOPMENT	T	\$ 2,078,150,748	\$ 1,841,605,029
1116	RNCH @ CYPRSS CRK MUD 1	M	\$ 111,154,003	\$ 109,785,615
1072	ROUND ROCK ISD	S	\$ 11,279,137,182	\$ 10,151,738,200
1607163	SEAHOLM TIF	T	\$ 425,064,422	\$ 404,686,085
1074	SENNA HILLS MUD	M	\$ 317,739,322	\$ 317,140,563
1052	SHADY HOLLOW MUD	M	\$ 421,651,573	\$ 416,450,580
1676767	SOUTH CONGRESS PID	P	\$ 166,469,170	\$ 143,889,293
1558193	SOUTHEAST TRAVIS COUNTY MUD NO 1	M	\$ 27,936,680	\$ 26,719,153
1558195	SOUTHEAST TRAVIS COUNTY MUD NO 2	M	\$ 2,308,961	\$ 2,308,961
1636027	SOUTHEAST TRAVIS COUNTY MUD NO 3	M	\$ 3,392,116	\$ 3,392,116
1636028	SOUTHEAST TRAVIS COUNTY MUD NO 4	M	\$ 2,280,344	\$ 2,280,344
1373279	SUNFIELD MUD NO 1	M	\$ 134,529	\$ 71,113



Entity ID	Entity Name	Entity Type	Market Value	Net Taxable Value
1373280	SUNFIELD MUD NO 2	M	\$ 1,678,591	\$ 160,012
1373281	SUNFIELD MUD NO 3	M	\$ 302,485	\$ 9,596
1082	SW TRAVIS CO RD DIST NO 1	R	\$ 2,583,602,873	\$ 2,426,932,004
1013	TANGLEWD FOREST LTD DIST	M	\$ 508,651,889	\$ 459,072,126
1772331	TESSERA ON LAKE TRAVIS PID (IMP AREA #1)	A	\$ 74,972,401	\$ 72,695,571
1772333	TESSERA ON LAKE TRAVIS PID (IMP AREA #2)	A	\$ 12,874,421	\$ 12,874,421
1698761	TESSERA ON LAKE TRAVIS PID (MIA)	P	\$ 5,948,534	\$ 5,948,534
1000	TRAVIS CENTRAL APP DIST	A	\$ 283,608,484,397	\$ 246,545,940,488
1014	TRAVIS CO BCCP	M	\$ 12,914,899,331	\$ 10,668,134,928
1389381	TRAVIS CO BEE CAVE ROAD DIST NO 1	R	\$ 466,935,734	\$ 458,076,927
1066	TRAVIS CO ESD NO 1	E	\$ 3,905,855,590	\$ 3,370,335,017
1086	TRAVIS CO ESD NO 10	E	\$ 2,540,797,953	\$ 2,336,868,545
1079	TRAVIS CO ESD NO 11	E	\$ 2,296,306,751	\$ 1,764,187,284
1108	TRAVIS CO ESD NO 12	E	\$ 3,608,601,371	\$ 2,904,475,873
1332608	TRAVIS CO ESD NO 13	E	\$ 212,415,963	\$ 94,208,846
1107	TRAVIS CO ESD NO 14	E	\$ 763,043,328	\$ 603,421,533
1727173	TRAVIS CO ESD NO 15	E	\$ 2,301,347,618	\$ 1,763,728,330
1807956	TRAVIS CO ESD NO 16	E	\$ 2,800,993,834	\$ 2,304,632,413
1129	TRAVIS CO ESD NO 2	E	\$ 16,141,628,882	\$ 14,162,387,163
1011	TRAVIS CO ESD NO 3	E	\$ 3,982,927,271	\$ 3,678,448,306
1085	TRAVIS CO ESD NO 4	E	\$ 2,888,536,577	\$ 2,526,887,519
1084	TRAVIS CO ESD NO 5	E	\$ 1,906,922,360	\$ 1,752,565,813
1080	TRAVIS CO ESD NO 6	E	\$ 18,496,334,359	\$ 17,308,741,806
1010	TRAVIS CO ESD NO 7	E	\$ 3,412,099,648	\$ 2,993,828,334
1112	TRAVIS CO ESD NO 8	E	\$ 3,137,336,464	\$ 2,660,615,006
1058	TRAVIS CO ESD NO 9	E	\$ 8,954,732,660	\$ 8,461,984,510
1635977	TRAVIS CO IMPROVEMENT DIST NO 1	P	\$ 18,408,207	\$ 10,680,923
1062	TRAVIS CO MUD NO 10	M	\$ 120,057,029	\$ 108,937,698
1274977	TRAVIS CO MUD NO 11	M	\$ 355,132,434	\$ 349,909,584
1274978	TRAVIS CO MUD NO 12	M	\$ 256,329,562	\$ 251,541,827
1274981	TRAVIS CO MUD NO 13	M	\$ 249,412,399	\$ 247,437,282
1047	TRAVIS CO MUD NO 14	M	\$ 135,882,384	\$ 125,900,045
1091	TRAVIS CO MUD NO 15	M	\$ 649,999,843	\$ 569,754,881
1396736	TRAVIS CO MUD NO 16	M	\$ 232,845,430	\$ 229,150,410
1574082	TRAVIS CO MUD NO 17	M	\$ 151,087,814	\$ 148,285,167
1574543	TRAVIS CO MUD NO 18	M	\$ 252,818,936	\$ 251,054,405
1727347	TRAVIS CO MUD NO 19	M	\$ 13,006,159	\$ 9,063,725
1106	TRAVIS CO MUD NO 2	M	\$ 272,129,223	\$ 259,416,858
1727348	TRAVIS CO MUD NO 20	M	\$ 34,766,558	\$ 32,323,945
1574074	TRAVIS CO MUD NO 21	M	\$ 462,282,707	\$ 453,003,592
1729857	TRAVIS CO MUD NO 22	M	\$ 28,292,521	\$ 24,111,833
1720114	TRAVIS CO MUD NO 23	M	\$ 214,658,319	\$ 207,837,520
1720115	TRAVIS CO MUD NO 24	M	\$ 7,034,552	\$ 468,116
1807970	TRAVIS CO MUD NO 25	M	\$ 5,745,766	\$ 5,745,766
1115	TRAVIS CO MUD NO 3	M	\$ 791,448,523	\$ 723,255,036
1130	TRAVIS CO MUD NO 4	M	\$ 173,256,225	\$ 173,252,725
1012	TRAVIS CO MUD NO 5	M	\$ 337,818,642	\$ 335,296,270
1029	TRAVIS CO MUD NO 6	M	\$ 147,652,402	\$ 147,050,750
1044	TRAVIS CO MUD NO 7	M	\$ 1,644,765	\$ 1,644,765
1061	TRAVIS CO MUD NO 8	M	\$ 159,377,780	\$ 149,472,984
1073	TRAVIS CO MUD NO 9	M	\$ 3,886,962	\$ 3,886,962
1100	TRAVIS CO WCID 17 COMANCHE TRAILS (DA)	W	\$ 226,926,323	\$ 206,093,071
1064	TRAVIS CO WCID 17 FLINTROCK (DA)	W	\$ 377,899,095	\$ 375,458,037



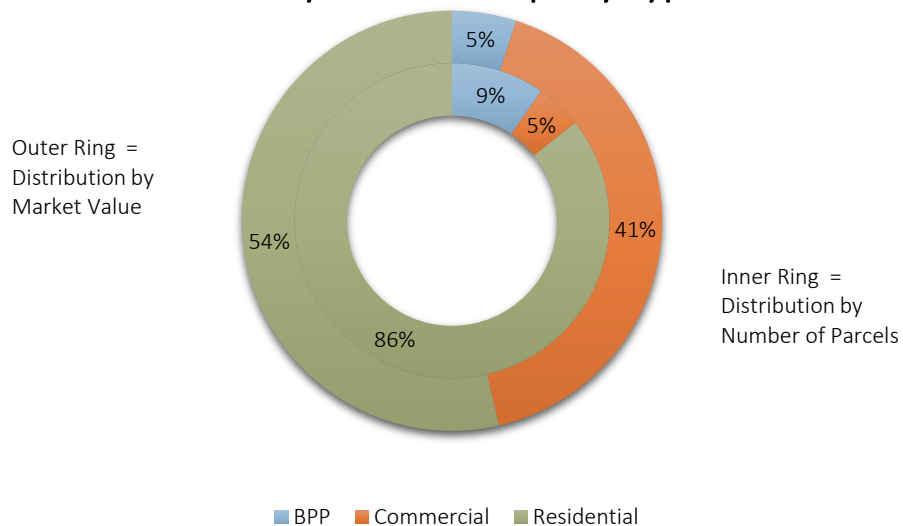
Entity ID	Entity Name	Entity Type	Market Value	Net Taxable Value
1481361	TRAVIS CO WCID 17 SERENE HILLS (DA)	W	\$ 298,034,115	\$ 280,667,680
1088	TRAVIS CO WCID 17 SOUTHVIEW (DA)	W	\$ 31,904,636	\$ 31,588,442
1043	TRAVIS CO WCID 17 STEINER RANCH (DA)	W	\$ 2,613,302,941	\$ 2,480,234,212
1017	TRAVIS CO WCID NO 10	W	\$ 5,119,359,921	\$ 4,759,624,681
1024	TRAVIS CO WCID NO 17	W	\$ 8,184,169,319	\$ 7,178,507,640
1025	TRAVIS CO WCID NO 18	W	\$ 888,021,608	\$ 822,152,874
1054	TRAVIS CO WCID NO 19	W	\$ 230,244,652	\$ 229,231,589
1056	TRAVIS CO WCID NO 20	W	\$ 537,153,492	\$ 514,768,900
1055	TRAVIS CO WCID NO 21	W	\$ 2,728,030	\$ 2,432,137
1038	TRAVIS CO WCID POINT VENTURE	W	\$ 253,703,780	\$ 251,983,167
1003	TRAVIS COUNTY	G	\$ 282,832,977,833	\$ 219,561,592,607
1034	TRAVIS COUNTY HEALTHCARE DISTRICT	H	\$ 282,826,196,868	\$ 219,489,995,899
1436544	TRAVIS-CREEDMOOR MUD	M	\$ 32,300,078	\$ 32,165,695
1083	VILLAGE OF BRIARCLIFF	C	\$ 368,152,432	\$ 360,874,436
1095	VILLAGE OF GARFIELD	C	\$ 23,074	\$ 23,074
1103	VILLAGE OF POINT VENTURE	C	\$ 256,799,789	\$ 240,860,803
1019	VILLAGE OF SAN LEANNA	C	\$ 78,222,330	\$ 72,684,351
1102	VILLAGE OF THE HILLS	C	\$ 605,759,434	\$ 474,057,197
1076	VILLAGE OF VOLENTE	C	\$ 275,451,665	\$ 256,697,315
1077	VILLAGE OF WEBBERVILLE	C	\$ 32,689,671	\$ 27,273,272
1147	VILLAGE OF WSTRN OAKS MUD	M	\$ -	\$ -
1396737	WALLER CREEK TIF	T	\$ 2,614,292,491	\$ 1,871,316,825
1051	WELLS BRANCH MUD	M	\$ 1,549,372,994	\$ 1,354,117,009
1332609	WEST CYPRESS HILLS WCID NO 1	W	\$ 6,338,430	\$ 176,247
1092	WEST TRAVIS CO MUD NO 6	M	\$ 658,953,341	\$ 654,148,092
1093	WEST TRAVIS CO MUD NO 7	M	\$ 3,796,190	\$ 3,796,190
1094	WEST TRAVIS CO MUD NO 8	M	\$ 250,070,498	\$ 247,138,238
1607164	WHISPER VALLEY PID	P	\$ 76,319,222	\$ 75,599,153
1104	WILBARGER CRK MUD NO 1	M	\$ 135,825,540	\$ 116,711,083
1105	WILBARGER CRK MUD NO 2	M	\$ 7,509,943	\$ 7,509,943
1772334	WILDHORSE PID (IMP AREA #1)	P	\$ 17,899,433	\$ 17,876,933
1400491	WILLIAMSON/TRAVIS MUD NO 1	M	\$ 140,732,624	\$ 138,108,110
1032	WMSN CO WSID DIST 3	W	\$ 92,912,323	\$ 90,711,482



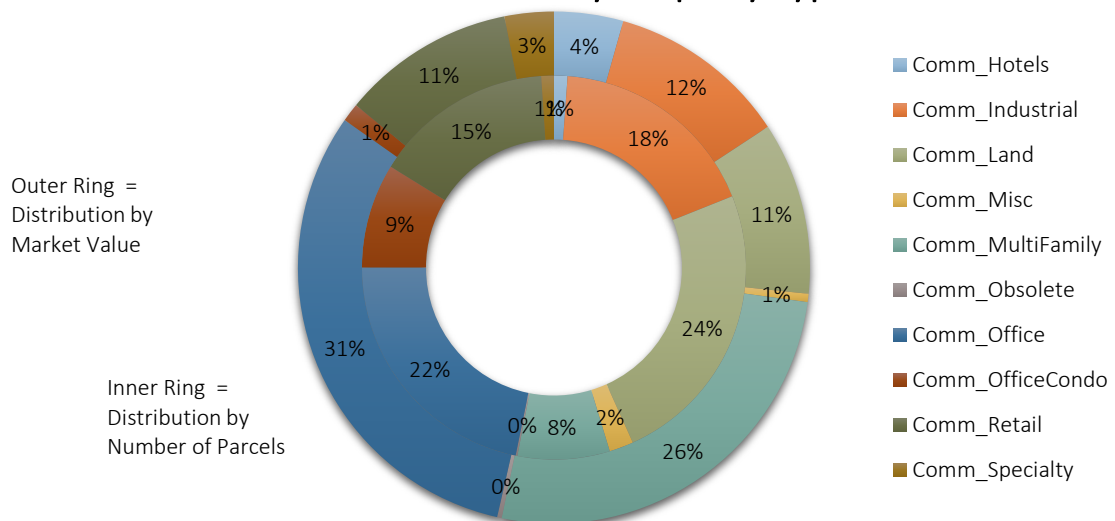
VALUE DISTRIBUTIONS

Property Type	Count	Market Value
BPP	43,779	\$ 13,935,388,496
Commercial	21,679	\$ 116,865,720,830
Residential	392,011	\$ 151,050,243,890
	457,469	\$ 281,851,353,216

Distribution by General Property Type



Commercial Distribution by Property Type



STATE PROPERTY CATEGORIES

State Cd	State Cd Description	Prop Count	New Market	Market Val	Taxable Val
A	SINGLE FAMILY RESIDENCE	318,343	\$ 2,879,516,899	\$ 134,355,411,164	\$ 106,354,853,752
B	MULTIFAMILY RESIDENCE	12,954	\$ 769,209,767	\$ 34,519,186,572	\$ 34,285,417,195
C1	VACANT LOTS AND LAND TRACTS	27,769	\$ 1	\$ 3,362,136,975	\$ 3,360,849,582
D1	QUALIFIED OPEN-SPACE LAND	4,724	\$ -	\$ 2,974,013,294	\$ 29,171,840
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	354	\$ 137,168	\$ 28,415,171	\$ 28,343,944
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRVS	6,143	\$ 7,499,969	\$ 1,450,068,310	\$ 1,323,639,105
F1	COMMERCIAL REAL PROPERTY	14,615	\$ 1,083,931,502	\$ 60,210,193,157	\$ 59,878,158,139
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	43	\$ 2,362,294	\$ 775,069,202	\$ 765,180,752
G1	OIL AND GAS	5	\$ -	\$ 468,115	\$ 468,115
J1	WATER SYSTEMS	29	\$ -	\$ 13,036,957	\$ 13,036,957
J2	GAS DISTRIBUTION SYSTEM	10	\$ -	\$ 186,321,732	\$ 186,321,732
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	80	\$ -	\$ 223,751,142	\$ 223,751,142
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,339	\$ -	\$ 357,923,844	\$ 357,787,793
J5	RAILROAD	11	\$ -	\$ 32,727,333	\$ 32,727,333
J6	PIPELINE COMPANY	129	\$ -	\$ 34,219,556	\$ 34,150,843
J7	CABLE TELEVISION COMPANY	49	\$ -	\$ 172,524,282	\$ 172,524,282
J8	OTHER TYPE OF UTILITY	1	\$ -	\$ 13,000,000	\$ 13,000,000
J9	RAILROAD ROLLING STOCK	3	\$ -	\$ 5,620,629	\$ 5,620,629
L1	COMMERCIAL PERSONAL PROPERTY	37,511	\$ 735,176	\$ 7,935,661,867	\$ 7,660,114,074
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	839	\$ -	\$ 4,319,926,534	\$ 2,869,685,233
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	10,339	\$ 33,679,194	\$ 253,983,439	\$ 230,645,007
N	INTANGIBLE PROPERTY AND/OR UNCERTIFIED PROPERTY	3	\$ 76,669	\$ 78,199	\$ 78,199
O	RESIDENTIAL INVENTORY	12,387	\$ 613,188,644	\$ 1,363,203,222	\$ 1,358,997,935
S	SPECIAL INVENTORY TAX	620	\$ -	\$ 376,052,756	\$ 376,052,756
X	TOTALLY EXEMPT PROPERTY	12,761	\$ 221,114,196	\$ 29,869,717,253	\$ -
		461,061	\$ 5,611,451,479	\$ 282,832,710,705	\$ 219,560,576,339



TOP TEN TAXPAYERS

Top Ten 2020 Ad Valorem Taxpayers in Travis County

	Taxpayer Name	Market Value	% of Total County Market Value	Taxable Value	% of Total County Taxable Value
1	Samsung Austin Semiconductor	\$ 1,242,124,146	0.44%	\$ 1,106,452,994	0.50%
2	Columbia/St Davids Health Care	\$ 560,457,056	0.20%	\$ 560,457,056	0.26%
3	Finley Company	\$ 509,232,789	0.18%	\$ 506,675,781	0.23%
4	Apple Inc.	\$ 477,000,000	0.17%	\$ 477,000,000	0.22%
5	Oracle America Inc.	\$ 421,313,663	0.15%	\$ 421,313,663	0.19%
6	CSHV- 401 Congress LLC	\$ 410,868,000	0.15%	\$ 410,868,000	0.19%
7	GW Block 23 Office LLC	\$ 382,749,000	0.14%	\$ 382,749,000	0.17%
8	Domain Retail Property Owner LP	\$ 379,221,401	0.13%	\$ 379,221,401	0.17%
9	Icon IPC TX Property Owner	\$ 377,003,136	0.13%	\$ 377,003,136	0.17%
10	HEB Grocery Company LP	\$ 375,137,945	0.13%	\$ 375,137,945	0.17%
	TRAVIS COUNTY TOTAL	\$ 282,832,710,705	100.00%	\$ 219,560,576,339	100.00%
<i>* Sum of all properties/accounts for the principal taxpayer</i>					



APPRAISAL WORKLOAD

	2018	2019	2020
Permits	28,193	29,276	30,823
New Subdivision	317	270	266
New Lots	5,344	10,130	7,214
New Condos	1,325	1,357	908
New Units	3,808	3,826	3,127
New Construction	8,065	9,516	9,051
Field Inspections	170,128	206,592	227,564
Deed Transactions	20,471	21,678	20,081
Sales Transactions	18,725	19,265	8,518
Exemptions Processed	22,429	22,623	24,831
Renditions Processed	26,272	25,586	23,687
Notices of Appraised Value Mailed	426,432	341,382	185,659



EXEMPTIONS

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

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

100% Disabled veterans are eligible for 100% exemptions for their residence homestead.

Documentation from the Department of Veterans Affairs must be submitted indicating 100 percent disability compensation due to a service connected disability AND a rating of 100 percent disabled or a determination of individual unemployability from the VA.

Entity Name	State Mandated Homestead	Local Option Homestead (%)	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
ACC DIST - WMSN CO		1		\$ 75,000		\$ 75,000
ANDERSON MILL LIMITED DISTRICT		20		\$ 10,000		\$ 10,000
AUSTIN COMM COLL DIST		1		\$ 164,000		\$ 164,000
AUSTIN ISD	\$ 25,000		\$ 10,000	\$ 25,000	\$ 10,000	\$ 15,000
CITY OF AUSTIN		10		\$ 88,000		\$ 88,000
CITY OF AUSTIN/HAYS CO				\$ 51,000		\$ 51,000
CITY OF AUSTIN/WMSN CO				\$ 51,000		\$ 51,000
CITY OF BEE CAVE		20		\$ 65,000		\$ 65,000
CITY OF CEDAR PARK		1		\$ 30,000		\$ 20,000
CITY OF ELGIN				\$ 15,000		\$ 15,000
CITY OF JONESTOWN		20		\$ 8,000		\$ 8,000
CITY OF LAGO VISTA		20				
CITY OF LAKEWAY				\$ 5,000		
CITY OF LEANDER				\$ 10,000		\$ 10,000
CITY OF MANOR				\$ 10,000		
CITY OF MUSTANG RIDGE				\$ 5,000		
CITY OF PFLUGERVILLE				\$ 35,000		\$ 35,000
CITY OF ROLLINGWOOD				\$ 3,000		
CITY OF ROUND ROCK				\$ 22,000		\$ 3,000
CITY OF SUNSET VALLEY		10		\$ 3,000		\$ 3,000
CITY OF WEST LAKE HILLS				\$ 4,000		
COTTONWOOD CREEK MUD NO 1				\$ 5,000		\$ 5,000
COUPLAND ISD	\$ 25,000		\$ 10,000		\$ 10,000	
DEL VALLE ISD	\$ 25,000		\$ 10,000		\$ 10,000	
DOWNTOWN PUB IMP DIST				\$ 70,000		\$ 70,000
DRIPPING SPRINGS ISD	\$ 25,000		\$ 10,000		\$ 10,000	
E SIXTH ST PUB IMP DIST				\$ 70,000		\$ 70,000
EANES ISD	\$ 25,000		\$ 10,000	\$ 20,000	\$ 10,000	\$ 20,000
ELGIN ISD	\$ 25,000		\$ 10,000		\$ 10,000	



Entity Name	State Mandated Homestead	Local Option Homestead (%)	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
HAYS CONSOLIDATED ISD	\$ 25,000		\$ 10,000		\$ 10,000	
HURST CREEK MUD		20		\$ 10,000		\$ 10,000
HUTTO ISD	\$ 25,000		\$ 10,000		\$ 10,000	
JOHNSON CITY ISD	\$ 25,000		\$ 10,000		\$ 10,000	
LAGO VISTA ISD	\$ 25,000	20	\$ 10,000		\$ 10,000	
LAKE TRAVIS ISD	\$ 25,000	20	\$ 10,000		\$ 10,000	
LAKEWAY MUD				\$ 5,000		
LEANDER ISD	\$ 25,000		\$ 10,000	\$ 3,000	\$ 10,000	\$ 3,000
LOST CREEK LIMITED DISTRICT				\$ 4,000		
LOST CREEK MUD				\$ 4,000		
MANOR HEIGHTS TIRZ						
MANOR ISD	\$ 25,000		\$ 10,000	\$ 25,000	\$ 10,000	\$ 15,000
MARBLE FALLS ISD	\$ 25,000		\$ 10,000	\$ 3,000	\$ 10,000	
NORTH AUSTIN MUD NO 1				\$ 15,000		\$ 15,000
NORTHTOWN MUD		4				
PFLUGERVILLE ISD	\$ 25,000		\$ 10,000	\$ 9,100	\$ 10,000	
RIVER PLACE LIMITED DISTRICT		10		\$ 25,000		\$ 25,000
RIVER PLACE MUD		10		\$ 25,000		
RNCH @ CYPRSS CRK MUD 1				\$ 15,000		\$ 15,000
ROUND ROCK ISD	\$ 25,000		\$ 10,000		\$ 10,000	\$ 3,000
SOUTHEAST TRAVIS COUNTY MUD NO 1						
SOUTHEAST TRAVIS COUNTY MUD NO 2						
TANGLEWD FOREST LTD DIST		10		\$ 50,000		\$ 15,000
TRAVIS CO BCCP		20		\$ 65,000		\$ 65,000
TRAVIS CO ESD NO 9				\$ 4,000		
TRAVIS CO MUD NO 10		15		\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 15				\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 2				\$ 5,000		\$ 5,000
TRAVIS CO MUD NO 8		20		\$ 15,000		\$ 15,000
TRAVIS CO RFP DIST NO 6				\$ 3,000		\$ 3,000
TRAVIS CO WCID NO 10				\$ 4,000		
TRAVIS CO WCID NO 15		20		\$ 15,000		
TRAVIS CO WCID NO 17		10		\$ 15,000		\$ 15,000
TRAVIS CO WCID NO 18				\$ 30,000		
TRAVIS COUNTY		20		\$ 85,500		\$ 85,500
TRAVIS COUNTY HEALTHCARE DISTRICT		20		\$ 85,500		\$ 85,500
VILLAGE OF POINT VENTURE		10				
VILLAGE OF SAN LEANNA				\$ 25,000		
VILLAGE OF THE HILLS		20		\$ 10,000		\$ 10,000
VILLAGE OF VOLENTE				\$ 45,000		\$ 45,000
VILLAGE OF WEBBERVILLE		5				
WELLS BRANCH MUD		20				



Entity Name	State Mandated Homestead	Local Option Homestead (%)	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
WEST TRAVIS CO MUD NO 8		20		\$ 15,000		
WMSN-TR CO WCID NO 1F				\$ 15,000		\$ 15,000
WMSN-TR CO WCID NO 1G				\$ 15,000		\$ 15,000

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

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

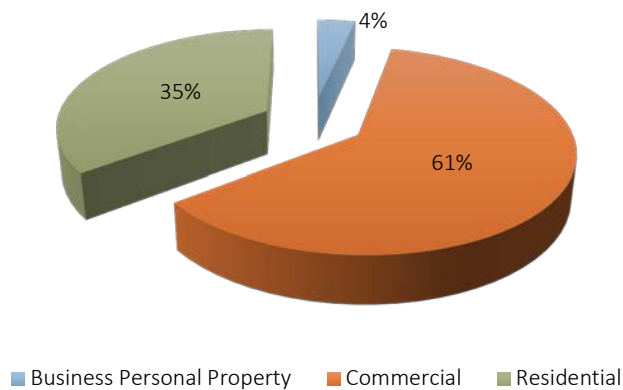


TAXPAYER APPEALS

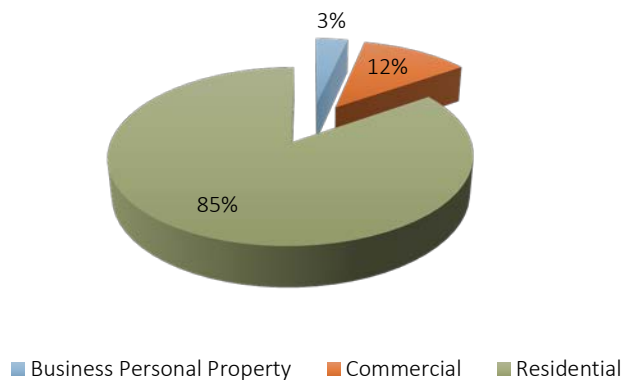
Taxpayers have the right to appeal their property's valuation. The Appraisal Review Board considers all evidence presented by the property owner and the Appraisal District Office at formal hearings. They then rule on the value of the property in question.



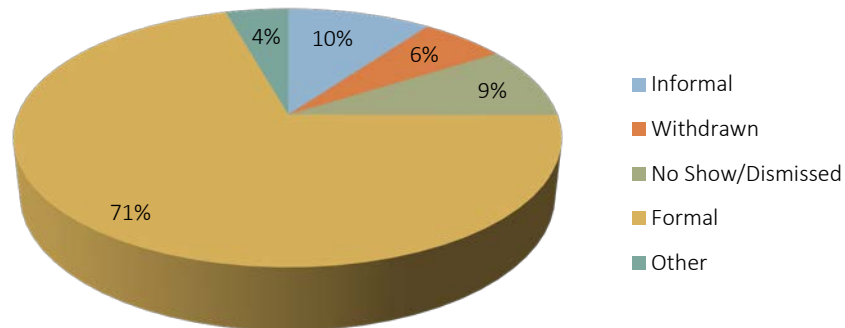
Distribution of 2020 Appeals by Market Value



Distribution of 2020 Appeals By Number of Appeals Filed

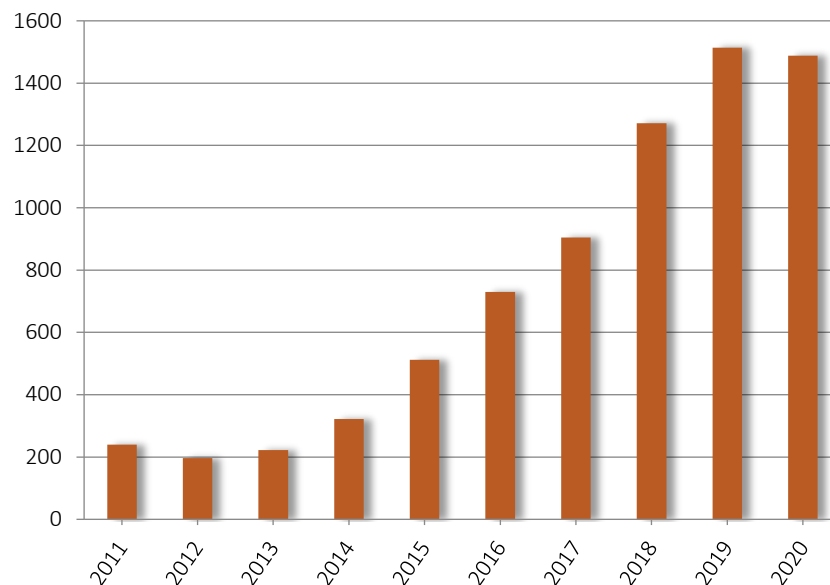


Taxpayers that file an appeal are first given an opportunity to meet informally with an appraiser. If the property owner is unable to reach a value agreement with the appraiser, they are then able to carry their protest to the Appraisal Review Board for a formal hearing.



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

10 Year History of Property Lawsuits



COMPTROLLER PTAD STUDIES

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

The purpose of the PVS is to determine the median level of appraisal for the appraisal district and determine the taxable value for each ISD for school funding purposes. Travis CAD received its most recent PVS review in 2020. The final results of the 2020 PVS were not available at the time of this report. The 2018 PVS results are provided.

2018 PROPERTY VALUE STUDY

Category	Number of Ratios **	2018 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w /in (+/-) 10 % of Median	% Ratios w /in (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	8243	121,832,855,984	1.00	7.33	75.87	94.19	1.02
B. MULTI-FAMILY RESIDENCES	318	28,870,478,393	0.98	5.22	83.69	94.35	1.01
C1. VACANT LOTS	407	3,062,417,821	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	29,282,589	*	*	*	*	*
E. RURAL-NON-QUAL	47	1,235,172,304	*	*	*	*	*
F1. COMMERCIAL REAL	239	49,916,179,443	0.97	3.02	92.25	95.05	1.00
F2. INDUSTRIAL REAL	0	744,464,874	*	*	*	*	*
G. OIL, GAS, MINERALS	0	287,886	*	*	*	*	*
J. UTILITIES	7	983,099,408	*	*	*	*	*
L1. COMMERCIAL PERSONAL	209	7,330,031,386	1.00	14.48	66.64	84.50	1.10
L2. INDUSTRIAL PERSONAL	0	4,639,282,815	*	*	*	*	*
M. OTHER PERSONAL	0	210,908,552	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	811,089,883	*	*	*	*	*
S. SPECIAL INVENTORY	0	320,260,328	*	*	*	*	*
OVERALL	9470	219,985,811,666	0.99	8.09	74.89	92.47	1.02

2019 METHODS AND ASSISTANCE PROGRAM REVIEW

Travis CAD received its most recent MAP review in 2019. The review is designed to determine whether appraisal districts are meeting minimum requirements for appraisal duties and reviews specifically for governance, taxpayer assistance, operating procedures, and appraisal standards and methodology. Travis CAD passed all mandatory requirements and received exceeds rating in all areas of review.



2019 Methods and Assistance Program Review

Glenn Hegar
Texas Comptroller of Public Accounts
2018-19 Final Methods and Assistance Program
Review

Travis Central Appraisal District

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

Mandatory Requirements	PASS/FAIL
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

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

Appraisal District Ratings:

Meets All – The total point score is 100

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

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

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

Unsatisfactory – The total point score is less than 75

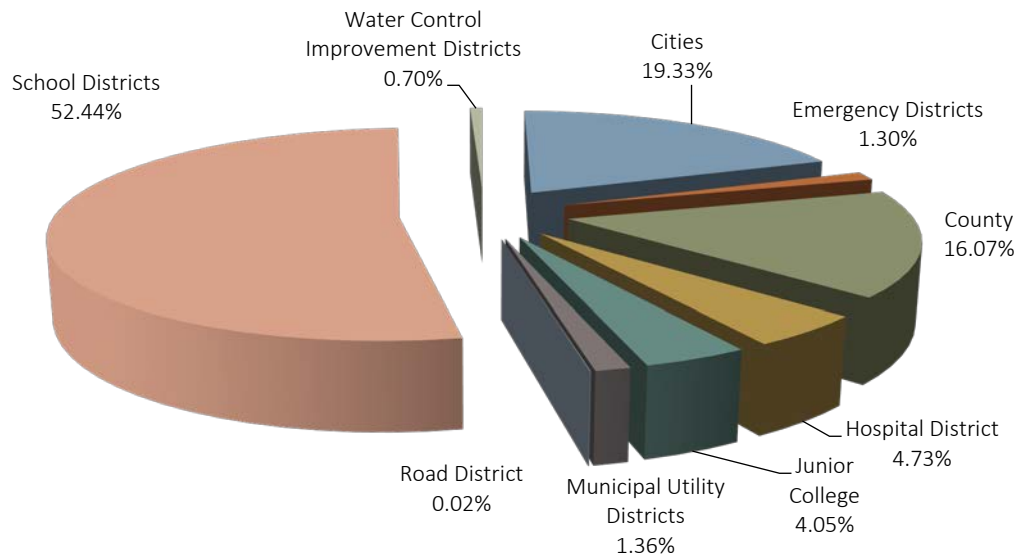
Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	15	15	100
Taxpayer Assistance	11	11	100
Operating Procedures	23	23	100
Appraisal Standards, Procedures and Methodology	31	30	97



APPRAISAL DISTRICT FINANCES

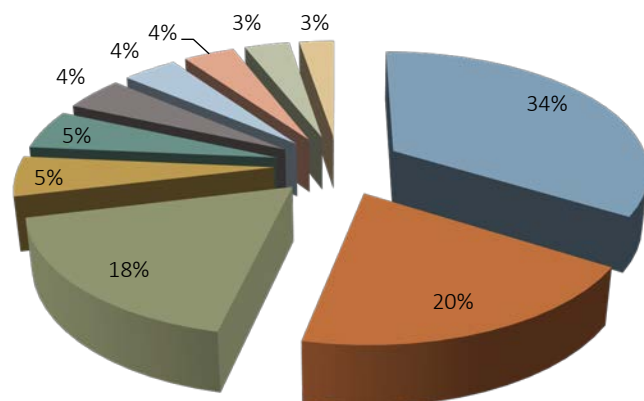
Local taxing units pay CAD expenses according to their share of the total property tax levy of all the taxing units in the CAD.

Budget by Taxing Unit Type



- AUSTIN ISD
- CITY OF AUSTIN
- TRAVIS COUNTY
- PFLUGERVILLE ISD
- TRAVIS COUNTY HEALTHCARE DISTRICT
- AUSTIN COMM COLL DIST
- EANES ISD
- LAKE TRAVIS ISD
- LEANDER ISD
- ROUND ROCK ISD

Top 10 Contributing Taxing Units



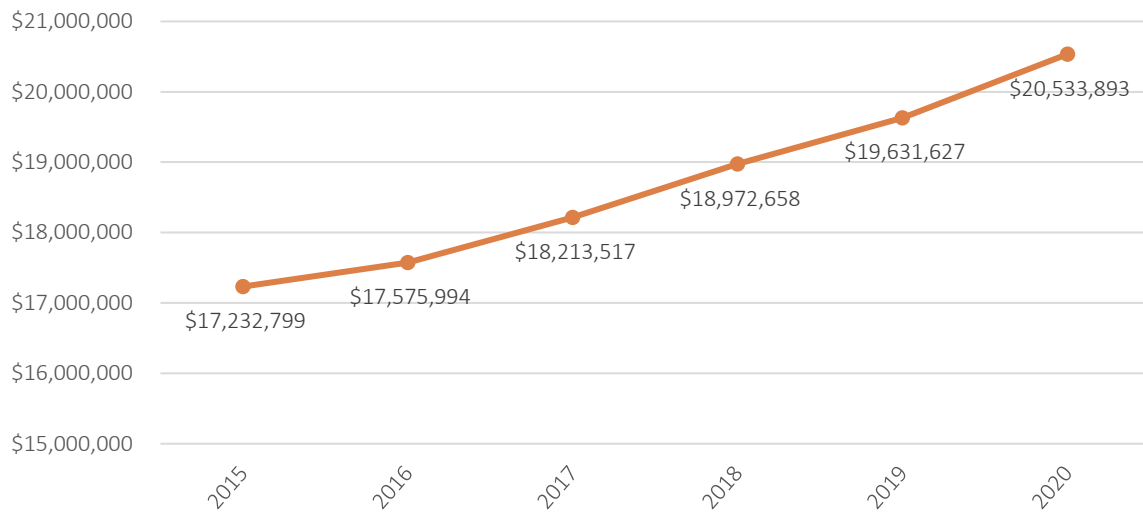
The District's financial statements are audited annually by a CPA in accordance with generally accepted auditing standards. The results of the audit are presented to the Board.

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

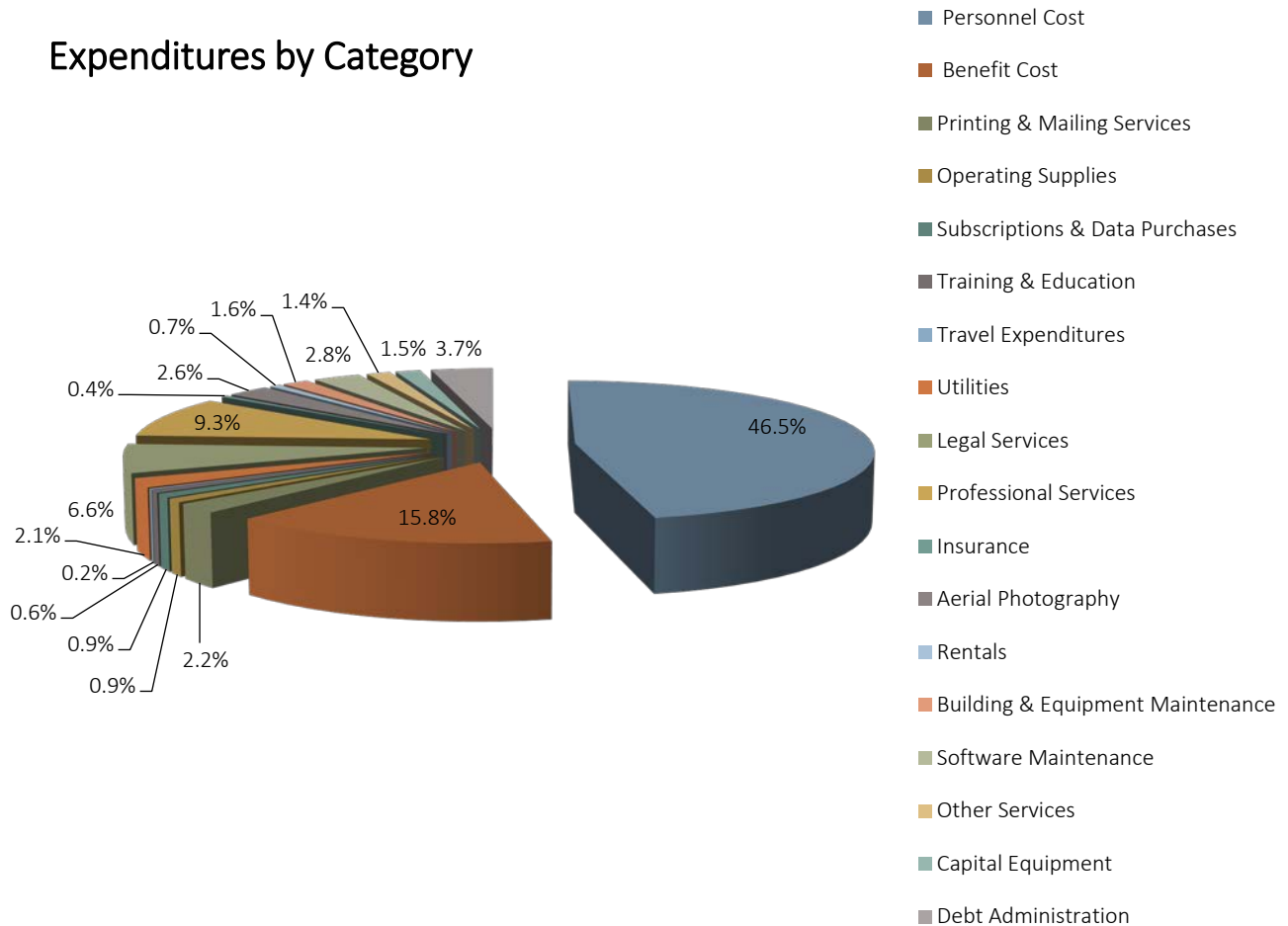
Below is summary of the major revenue sources and major expenditure categories by fiscal year for FY 2020 and the previous five years' budget histories.

<i>Budget History FY 2015-2020</i>						
	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
	<u>Adopted</u>	<u>Adopted</u>	<u>Adopted</u>	<u>Adopted</u>	<u>Adopted</u>	<u>Adopted</u>
Budgeted revenues:						
Appraisal assessments	\$ 20,193,893	\$ 19,486,627	\$ 18,827,658	\$ 18,103,517	\$ 17,492,994	\$ 17,149,799
Other revenue	340,000	145,000	145,000	110,000	83,000	83,000
Total budgeted revenues	\$ 20,533,893	\$ 19,631,627	\$ 18,972,658	\$ 18,213,517	\$ 17,575,994	\$ 17,232,799
Expenditures by Category:						
Personnel Cost	\$ 9,389,097	\$ 8,337,691	\$ 7,947,826	\$ 8,299,674	\$ 8,197,171	\$ 8,166,992
Benefit Cost	3,180,737	4,145,872	3,812,072	3,914,726	3,519,297	3,530,581
Printing & Mailing Services	454,300	443,395	460,470	440,778	409,985	383,960
Operating Supplies	181,850	202,750	205,010	251,150	410,050	132,206
Subscriptions & Data Purchases	189,779	199,330	151,513	134,938	129,285	130,673
Training & Education	126,655	177,730	165,340	197,155	154,420	170,495
Travel Expenditures	46,250	48,850	46,350	42,990	22,830	19,630
Utilities	426,735	263,525	214,260	214,260	198,224	194,960
Legal Services	1,335,000	824,250	949,250	1,762,375	1,859,625	1,615,625
Professional Services	1,880,061	1,876,015	1,153,635	687,003	608,004	975,815
Insurance	82,500	82,500	88,000	104,500	102,000	102,693
Aerial Photography	524,594	442,297	460,000	215,226	215,226	78,240
Rentals	134,520	172,220	314,250	61,310	56,930	67,650
Building & Equipment Maintenance	325,765	189,189	368,636	216,461	222,141	182,200
Software Maintenance	573,938	557,328	913,284	904,306	663,934	665,174
Other Services	288,630	235,890	250,815	261,765	230,000	126,905
Capital Equipment	304,288	1,287,795	1,326,947	394,900	493,872	606,000
Debt Administration	749,194	-	-	-	-	-
Total Budgeted Expenditures	\$ 20,193,893	\$ 19,486,627	\$ 18,827,657	\$ 18,103,517	\$ 17,492,994	\$ 17,149,799
Budget Increase (Decrease)- \$	\$ 707,266	\$ 658,970	\$ 724,140	\$ 610,523	\$ 343,195	\$ 2,902,951
Budget Increase (Decrease)- %	3.63%	3.50%	4.00%	3.49%	2.00%	20.38%





Expenditures by Category



A useful statistic is comparing the CAD budget to the total taxes levied by the taxing entities. It reflects how much it costs to generate a dollar of property tax revenue which, in turn, indicates appraisal and operating efficiencies.

CAD	2019 Tax Levy	2020 Budget	% of Levy
Dallas CAD	\$ 7,371,062,620	\$ 29,369,242	0.40%
Travis CAD	\$ 4,673,345,975	\$ 20,193,893	0.43%
Tarrant CAD	\$ 5,275,381,223	\$ 25,828,993	0.49%
Harris CAD	\$ 11,948,766,001	\$ 90,728,307	0.76%
El Paso CAD	\$ 1,305,558,884	\$ 16,032,787	1.23%
Bexar CAD	\$ 373,489,611	\$ 18,948,050	5.07%

Top 10 CAD by 2019 Value	Market Value (Billions)	% of Total
Harris CAD	\$ 627.1	16.87%
Dallas CAD	\$ 350.6	9.43%
Travis CAD	\$ 268.6	7.22%
Tarrant CAD	\$ 255.1	6.86%
Bexar CAD	\$ 197.6	5.32%
Collin CAD	\$ 181.1	4.87%
Denton CAD	\$ 126.0	3.39%
Fort Bend CAD	\$ 94.9	2.55%
Williamson CAD	\$ 82.9	2.23%
Montgomery CAD	\$ 75.6	2.03%
State Total	\$ 3,717.8	



CAD STAFFING

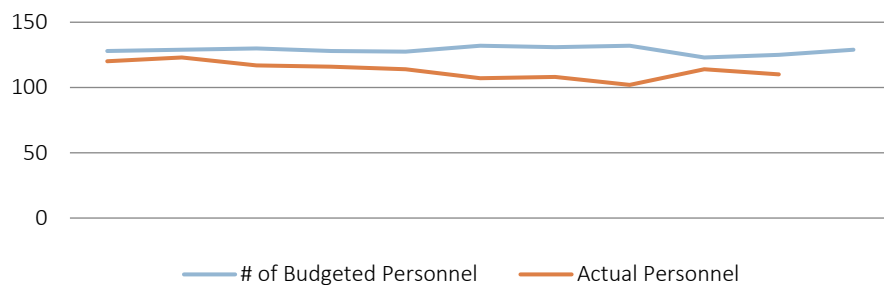
Key District Personnel

Chief Appraiser	Marya Crigler
Deputy Chief of Policy and Communications	Kate Alexander
Deputy Chief of Operations	Leana Mann
Director Humana Resources	Paula Fugate
In-house Counsel	Dustin Banks
Communications Officer	Cynthia Martinez
Director Residential Appraisal	Monica Chacon
Assistant Director Residential Appraisal	Russell Ledbetter
Director Commercial Appraisal	Matthew Markert
Manager Information Technology	Tawnya Blaylock
Manager Customer Service	Brittany Styers
Manager Appraisal Support	Tanya Deleon

The appraisal district employs a mixture of professional and clerical staff.

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
# of Budgeted Personnel	128	129	130	128	127.5	132	131	132	123	125	129
Actual Personnel	120	123	117	116	114	107	108	102	114	110	N/A
Variance	8	6	13	12	13.5	25	23	30	9	15	N/A

Personnel Comparison



VISIT OR CONTACT US

Office Location

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

Mailing Address

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

Customer Inquiries and Assistance

Phone: (512) 834-9138
Email: CSinfo@tcadcentral.org
Website: www.traviscad.org

Business Hours

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

Directions

From North Austin

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

From South Austin

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

From East Austin

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

From West Austin

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



AGENDA

ITEM #5E

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

TO: Travis Central Appraisal District
Board of Directors

FROM: Leana H. Mann
Deputy Chief of Operations

DATE: February 5, 2021

RE: Item No. 5E- Recommendation for RFP 2020-23: RFP for Professional Audit Services

The District posted and received responses on RFP 2020-23: Request for Proposals for Professional Audit Services. The closing date of the RFP was February 2, 2021 at 2:00 p.m. The District received two responses:

Brown, Graham & Company, PC
Eide Bailly LLP

After thoroughly reviewing both responses, I recommend the Board of Directors select Eide Bailly LLP as the respondent who provides the best value to the District. An analysis of the factors that led to the District's recommendation is provided below:

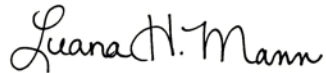
RFP 2020-23: RFP for Audit Services					
Evaluation Criteria		Weight	Max Possible Points	Assigned Points	
				Brown, Graham & Company, PC	Eide Bailly LLP
Experience and References		30%			
Subcriteria	1. Does the audit firm perform governmental audits?		10.00	10.00	10.00
	2. Number Appraisal Districts audits performed		10.00	6.00	10.00
	3. Number of Metro CAD audits performed		10.00	-	6.00
Price		20%	20.00	10.00	20.00
Organization Chart/Resumes		20%	20.00	20.00	20.00
Prior Relationship with the District (if any)		30%	30.00	-	-
Total:		100%	100.00	46.00	66.00

Eide Bailly LLP has more experience auditing larger appraisal district. They currently audit both Williamson CAD and Hays CAD. Eide Bailly LLP also proposed a lower cost per year for their services.

Year	Brown, Graham & Company, PC	Eide Bailly LLP
Price- Year 1	\$ 27,000	\$ 23,500
Price- Year 2	\$ 29,000	\$ 24,675
Price- Year 3	\$ 31,000	\$ 25,910
Total cost of 3 year contract	<u>\$ 87,000</u>	<u>\$ 74,085</u>

* BGC provided a range for each year. The lower amount was used in the cost analysis comparison.

Respectfully submitted,



Leana H. Mann, CGFO
Deputy Chief of Operations