


BOARD OF DIRECTORS OF THE
McLENNAN COUNTY APPRAISAL DISTRICT

NOTICE OF PUBLIC MEETING OF THE BOARD OF DIRECTORS

Take notice that a meeting of the Board of Directors of the McLennan County Appraisal District will be held on September 1st, 2022, at 9:00 A.M., at the McLennan County Appraisal District in the upstairs conference room, 315 S. 26th Street, Waco, Texas, for business that may come before the board as outlined on the agenda that is included herein.

I hereby certify that such notice was posted by 9:00 A.M. August 29th, 2022, at McLennan County Appraisal District and on the website at <http://www.mclennanCAD.org/Announcements> in accordance with govt code 551.05.



JOE DON BOBBITT
CHIEF APPRAISER

BOARD OF DIRECTORS MEETING
SEPTEMBER 1, 2022 9:00 A.M.
MCLENNAN COUNTY APPRAISAL DISTRICT
315 S. 26TH STREET, WACO, TX 76710
Agenda

Meeting Called To Order

Public Comment

Business Session

Consent Agenda

1. Minutes of July 14, 2022

Management And Committee Reports

2. Chief appraiser report to include updates regarding: Appraisals, preliminary totals, arb, arbitrations, lawsuits, training & education, open records requests, MCAD building, MCAD contracts, and miscellaneous issues
3. Taxpayer Liaison Officer report
4. Investment Report

Discussion Items

5. Financials

Items Requiring Board Action

6. Public Hearing on 2023 Budget
7. Review and adopt 2023 Budget
8. Public Hearing on 2023-2024 Reappraisal Plan
9. Resolution 2022-7 to adopt Reappraisal Plan for 2023-24

Other Items

10. Set agenda items, and next meeting date/time: Tentative Thursday, November 10th 9am
11. Adjournment

Chief Appraiser Updates

September 1, 2022

HR:

- 44 Positions in the budget- 40 filled
- Filled 1 appraisal support, 1 records, and 2 residential positions
- 1 GIS position accepted
- 2 customer service positions open, typically filled through temp agencies

APPRAISAL:

- 4,236 active Permits
- 2,861 permits entered since January 1

ARB:

- 14,818 protests filed in 2021,
- 19,452 protests currently
- 312 active protests remain, hearings scheduled September 20-21st

ARBITRATION:

- 41 Arbitrations filed for 2022
- 64 Arbitrations filed in 2021
- September 19th deadline to file for completed protests

LAWSUIT:

- 94 Active lawsuits

Properties	Tax Year	Market Value	Estimated Refund
1	2015	650,540.00	828.27
6	2016	2,346,350.00	788.35
2	2017	11,233,370.00	42489.14
111	2018	74,674,922.00	298225.55
15	2019	159,913,070.00	633434.07
227	2020	856,299,682.00	3366294.09
91	2021	549,493,330.00	2079440.61
21	2022	305,712,621.00	1116690.61

TRAINING AND EDUCATION:

- Ad Valorem Conference August 24-26
- Internal training days- potential office closures

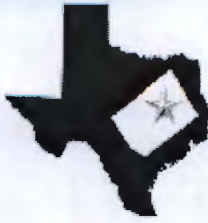
BUILDING/FACILITIES:

- New A/C issues, repetitive call backs for not cooling. Requesting they replace unit if not fixed.
- Donated filing cabinets and furniture to McGregor ISD
- Purged paper documents, 21 bins shredded, similar amount recycled
- Servers Installed
- Migrated email to Office 365 and switched Appraver to Proofpoint

CONTRACTS:

- Cancelled Coverlease before renewal
- Considering services for online applications for exemptions, personal property renditions
 - Harris Govern is migrating web services to a third party for a \$16,000 additional cost per year
 - Just Appraised is currently being used for Deed processing using OCR and machine learning and has additional services and capabilities.

McLENNAN COUNTY APPRAISAL DISTRICT



September 01, 2022

To: McLennan County Appraisal District Board of Directors (BOD)

Subject: Taxpayer Liaison Officer Complaints Report

I have four new complaints to report at this time.

1. Menay Harris emailed complaint regarding appraiser during her Appraisal Review Board (ARB) hearing. I called Ms. Harris to discuss this matter. I explained I had listened to audio recording of her hearing and did not find any inappropriate statements. She said the bathroom comment was made outside of hearing, presumably in waiting area. I explained that Mr. Bobbitt is aware of the situation and will address it with anyone possibly involved since she didn't say for certain who made the statement. I asked her if she would like to address BOD at next meeting and she said no so I consider this complaint resolved.
2. Rick Wegwerth mailed complaint regarding ARB. I called him to discuss this matter. He said the ARB members are not qualified for their jobs. I explained that ARB is appointed by Administrative Judge and trained by State of Texas Comptroller's office. I asked if he would like to address BOD at next meeting and he said no so I consider this complaint resolved.
3. Larry Parker mailed complaint regarding McLennan County Appraisal District (MCAD) and ARB on June 29, 2022. Complaint was mailed to a PO BOX that has not been active for a couple of years so we did not receive it until August 11, 2022.

Mr. Parker submitted his protest and affidavit of evidence and was received on April 18, 2022. He indicated in section 6 of affidavit that he did not intend to appear in person, by tele-conference or by videoconference; in which case the ARB is not required to consider the affidavit at scheduled hearing and may consider the affidavit at a hearing designed for the specific purpose of processing affidavits. This verbiage is included in section 6 of affidavit.

Mr. Parker's hearing was scheduled for May 27 @ 11:40 but ARB processed affidavit on May 19, 2022. Mr. Parker came in May 27 and was informed that ARB had already heard his case since he indicated he would not appear. He was very upset so ARB allowed case to be re-opened and conducted second hearing with him present.



Mr. Parker stated that MCAD called police and referenced officer Torres. MCAD did not call police. Officer Torres was working security that day and was simply making sure situation did not get out of hand.

I listened to audio recording of hearing and did not find any inappropriate statements. Appraiser never stated "it's not my job".

I believe this is a case of misunderstanding the ARB procedures. When affidavit of evidence is filed and box is checked that states: "Do not intend to appear", ARB will hear case per affidavit at a time designated to process affidavits. At no point will the ARB consider Affidavit null & void.

I spoke with Mr. Parker on August 16 at 1:45 and he indicated he did not want to address BOD. He asked that I explain to the BOD that He is right and MCAD is wrong. He reminded me that I am the Taxpayer Liaison and it is my job to do so. I assured him BOD would get copy of his complaint at September 01 meeting.

During our conversation, Mr. Parker referred to MCAD as "stupid" and "bureaucrats" several times. I told him I am here to assist him the best way possible but he keeps calling me stupid. He denied calling me or MCAD stupid and asked for copy of audio recording. I emailed him copy of our recorded conversation later that day.

He emailed me afterwards stating he was right, he never called me stupid and I falsely accused him. I emailed him to apologize for any misunderstanding and he responded and apologized as well.

He did not want to be put on agenda to address BOD so I consider this complaint resolved.

4. Roberta McLaughlin filed complaint that was received August 17. Ms. McLaughlin received an email for final value (in error) when agent withdrew his protest. Mr. Bobbitt replied to her email with detailed explanation since I was out of the office for a couple of days. She did not respond to his email. I called her on August 22 but had to leave her voice mail. She has not returned my call. I consider this complaint resolved since Ms. McLaughlin has not responded.

McLENNAN COUNTY APPRAISAL DISTRICT

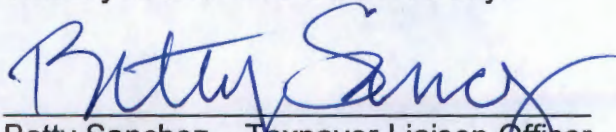


ARB will be in session September 20 & 21, We have about 290 active protests/motions.

We have started the ARB recruiting process. We have 8 members whose terms run through December 2023; 6 members that need to re-apply and one member that has informed me he will not re-apply since he is moving out of McLennan County. Hopefully, all that are eligible will re-apply in which case we would only need three more members.

We have all worked hard to clean and re-arrange work areas to make better use of our space. There was much accumulation of unused office equipment and furniture. I am personally pleased with the new uncluttered look and feel of this office.

Thank you and have a blessed day.


Betty Sanchez – Taxpayer Liaison Officer

From: [Sabrina Gaylor](#)
To: [Betty Sanchez](#)
Cc: [Joe Bobbitt](#); [Jim Halbert](#)
Subject: FW: Website Form Submission
Date: Tuesday, July 19, 2022 3:21:18 PM

Sabrina Gaylor
Director of Customer Service
McLennan County Appraisal District
315 South 26th Street
Waco, Tx 76710
Ph: (254) 752-9864
sgaylor@mclennanappraisal.org

How did we do?
Survey: <https://www.surveymonkey.com/r/MCADsurvey>
Google: <https://g.page/r/Cd1OJaNd9lNYEAg/review>

-----Original Message-----

From: Website Contact Form <menay@att.net>
Sent: Tuesday, July 19, 2022 3:15 PM
To: Sabrina Gaylor <SGaylor@mclennanappraisal.org>
Subject: Website Form Submission

Website Form submission

Web_Form:
MCLENNAN CAD CONTACT FORM

Name:
Menay Harris

Email:
menay@att.net

Message:

I just had my ARB and really could not believe how I was treated. The district person in the room was so dismissive and really acted as if all that I had said was stupid. She barely said anything and what she did say insinuated I had wasted their time. I have never had anyone act like that in that sort of situation. I am just an average person trying to ensure I have a fair and equitable valuation on my home. I didn't ridicule anyone and expect that I would be treated with the same sort of respect. Additionally, another district representative was looking for a protester. When told the person went to the bathroom, she asked, "Number 1 or number 2?" I was shocked. This is a professional building interfacing with the public. I would have expected more. I'm so disappointed in my experience today.

PFD 157904

RECEIVED

AUG 01 2022

McLENNAN CAD

MCAD

Our hearing was 7/18 . Very disappointed in outcome as we presented with pictures the issues of severe foundation issues with this property. My mom is 90 years old and does not have the funds to repair the problems. In years past we presented this and was always granted a reprieve. I assume the appraised value was on a home that was resaleable with out issues but this is clearly not the case.

The board member on the left as I walked in; clearly had his mind made up before I presented my ~~and~~ case as he did on the previous cases before me.

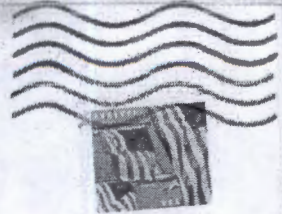
I wasted a entire day with no results. Now you guys send me a form if I wanted to go forward. If we don't have the funds to fix it , we sure don't have the funds for a attorney. This is just so wrong,

Rick Wegwerth

709 N. Robinson Dr
WACO 76706

1867 Sommerteld Dr
WACO TX 76705

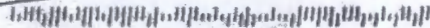
NORTH TEXAS TX P&DC
DALLAS TX 750
29 JUL 2022 PM 10 L



MCAP
315 S. 26th

WACO TX 76710

76710-740015



148955

MCAD Tried to deprive me of my rights

6/23/2022

Enclosed: May 1st second offer letter, same material going to the continued protest

To: McLennan County Tax Payer Liaison Officer-- Betty Sanchez, mcadmail@mclennanacad.org and to
Controller's Property Tax Assistance Division (ptad), tad.communications@cpa.texas.gov

When I got there, they said I had no appointment which I did at 11:40 am 5/27/2022 for a formal protest in person with the board.

They (mcad -McLennan county appraisal district) tried to get out of seeing me and tried very hard to deprive me of my rights.

Sequence of events: they sent appraisal notice of \$227,450, I filed a protest with a signed affidavit in 4/15/2022. ~Then they sent a second offer 208,000 in 5/1/2022 and sent a letter with it that said "if you reject the offer and still want to continue the protest click below to make an appointment"; which I did.

~Then I went to my appointment which I setup through MCAD website. After waiting past my 11:40 time they told me I had no appointment and to go home.

~I had to read the letter to them that accompanied the second offer and explained I was following their instruction and I did not have to notify anybody that I rejected the offer because by "me making the appointment meant I rejected the offer", per instructions they gave me 5/1/2022.

~They said the signed affidavit back in 4/15/2022 (in reference to the first offer) had a box checked that I would not appear in person and relied on sent evidence. That was null and void after they sent the second notice 5/1/2022 with the letter giving me 2 choices a) accept the offer; b) make an appointment to continue the protest.

~They then tried to **deprive me of my rights** and told me to leave because the case is to be settled without my appearance. I drove an hour to get there and was not leaving.

~They are guilty of breaking the law. This has to be **against the law** and somebody needs to be held accountable. They tried to take away my rights, but they failed; them trying is criminal. You do not excuse a law breaker for failing in their attempt at breaking the law.

~ They told me to leave and showed me a copy of the box I checked of the "first offer". They worked so hard to deprive me of my rights. That checked box only refers to the first offer, which is null and void after the second offer is sent.

~I have a witness: Officer Torres a (police on duty on May 27th) who listened and helped me to get the board to see me. I thanked him shook his hand.

~I Had TO STAND UP FOR MY RIGHTS AND they called for police. OFFICER TORRES, listened to me he sided with me and helped me. I was eventually seen by the appraisal board at about 12:40.

~I told the board (ARB) that the MCAD tried to deprive me of my rights. An MCAD representative said I should have called to inform them I did not accept the second offer. I read their letter. It says by "I making the appointment meant I rejected the offer". She then said something about well it is not my job, what all bureaucrats say. The ARB acted like they did not care. It would have been nice for someone to "apologize and they will work hard to change their policies and procedures". No one did that and that is why I'm complaining. No one cares about doing a good, fair job; it is all about squeezing the tax payer. With more money they get more power and keep their useless jobs.

~the main evidence MCAD produced was unsold houses (7 of the 10). It should be against the law to use unsold houses as evidence or grounds to come up with such exuberant values. The ARB cannot distinguish between a sold house and a "house for sale to be negotiated down", they get confused.

~The ARB only gave me 4 min to present my case, which is not enough time. They never looked at the spread sheets and pictures of the cracked foundation. The reason why I know they did not fully understand the spread sheet—they asked no questions and they only gave a token adjustment to the market value. They asked the MCAD if they know of the pictures of the cracked foundation, but never asked to look at them themselves. ARB is not doing their job because:

- a) They never looked nor understood the 3 page spread sheet which shows the difference between my house and the neighbors, **you cannot argue math.**
- b) They never looked at the pictures of the fractured foundation and walls. They should have gone with the historical discount they gave 33% (proven with math), instead the ARB gave a 6.46% discount over my neighbors that do not have a cracked foundation. Totally wrong.
- c) They never looked at the spread sheet that analyzed the comp house that was sold. They only looked at the house prices of unsold houses—very unfair and stupid. It should be against the rules to show unsold houses that are asking high prices knowing there is room for negotiation. The ARB ignored the Comp house #3, which is the only one that comes close to my house in my area, and was sold only a few months earlier and does support my original numbers very well.
- d) The ARB is lazy and is a rubber stamp for MCAD and refuses to process complicated evidence.

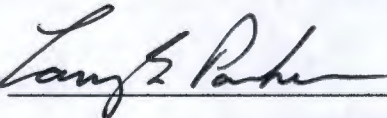
Good Laugh: MCAD sent me a reminder of my appointment at 9.40 am on the same day of my appointment at 11:40am via email which showed I had an appointment and they knew it. Yet they still tried to get rid of me. We had to leave the day before so we did not get the reminder until the next day. Most reminders are done like 2 days before not 2 hours before. This MCAD is the most incompetent one in the history of Texas.

A copy of this systematic attack of citizen's rights will be turned over to the Texas State Attorney General for prosecution and the Tax Payer Liaison Officer of McLennan County.

I believe that the ARB ruling was unfair and sided with the MCAD because I stood up for my rights and made them keep the appointment. This unfair action is causing me to seek justice concerning this matter. The fact the ARB only went down a token amount, proves they did not want to spend the time to analyze the spread sheet (heart of the protest) with its calculation and comparisons. They did not want to see the pictures (cracked foundation, wall break, etc).

If you want copies of the new spread sheets and other information please let me know, 254-627-9418.

Larry S. Parker:



date 6/27/2022

Front Page

Copy they presented to me May 27th to get rid of me!

Property Owner's Affidavit of Evidence

McLennan County Appraisal District

Tax Year 2022 - 1807
148955
Appraisal District Account Number (if known)

GENERAL INSTRUCTIONS: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call, videoconference or written affidavit pursuant to Tax Code Section 41.45.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB.

SECTION 1: Property Owner Information

Laura Jean Parker and Larry S Parker

Name of Property Owner or Lessee

1205 Hefley Pl. Cameron, TX 76520

Mailing Address, City, State, Zip Code

254-6279418

Phone Number (area code and number)

drisp@sbcglobal.net

Email Address*

RECEIVED

APR 18 2022

McLENNAN CAD

* An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

SECTION 2: Property Description

906 Rolling Hills Dr. Hewitt, TX 76643

Physical Address, City, State, Zip Code (if different than above)

If no street address, provide legal description.

Mobile Home Make, Model and Identification Number (if applicable)

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

- Incorrect appraised (market) value and/or value is unequal compared with other properties.
- Property should not be taxed in _____ (name of taxing unit)
- Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.
- Failure to send required notice. _____ (type)
- Exemption was denied, modified or cancelled.
- Temporary disaster damage exemption was denied or modified.
- Ag-use, open-space or other special appraisal was denied, modified or cancelled.
- Change in use of land appraised as ag-use, open-space or timberland.
- Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal.
- Owner's name is incorrect.
- Property description is incorrect.
- Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.
- Other: _____

SECTION 4: Evidence

Attach evidentiary materials (such as letters, receipts, deeds, photographs, etc.) to be submitted with this affidavit.

Provide the total number of pages or images submitted as evidence with this affidavit: 6

SECTION 5: Statement of Facts or Argument

State all facts or arguments that may help resolve your case.

see attached

SECTION 2. Hearing Type

- Indicate how you intend to participate in the ARB hearing regarding your protest (select only one box). *Applies only to the 1st offer. Not after the second offer.*
- I do not intend to appear at the hearing in person, by telephone conference call or by videoconference. This affidavit and the evidence and/or argument submitted with it may be used at the hearing if I do not appear in person at the hearing.
 - I intend to appear in person at the hearing. This affidavit may not be used for the hearing if I do appear in person at the hearing.
 - I intend to appear by telephone conference call for the hearing. This affidavit and the evidence submitted with it may be used for the hearing if I do not appear in person at the hearing.
 - I intend to appear by videoconference for the hearing. This affidavit and the evidence submitted with it may be used for the hearing if I do not appear in person at the hearing.*

NOTE: If you decide later to appear by telephone conference call or videoconference, you must provide written notice to the ARB at least 10 days before the hearing date and submit your evidence with an affidavit (if not previously done).

You may change your mind and appear in person at the ARB hearing. You do not waive the right to appear in person at the hearing by submitting this affidavit to the ARB. If you indicate that you intend NOT to appear at the hearing or you do not complete this section of the form and you do not elect to appear by telephone conference call or videoconference, the ARB is not required to consider the affidavit at a scheduled hearing, and may consider the affidavit at a hearing designed for the specific purpose of processing affidavits.

SECTION 3. Name and Address

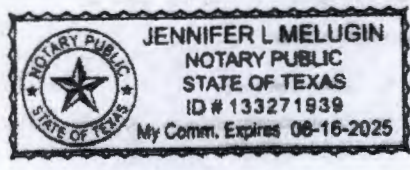
State of Texas
County of: Milam

Before me, the undersigned authority, personally appeared Larry S. Parker, who, being by me duly sworn, deposed as follows:
Affiant Name

1. My name is Larry S. Parker, I am of sound mind, capable of making this affidavit, and personally acquainted with the facts stated in this affidavit as well as any materials attached to this affidavit. I am submitting and offering any materials as evidence or argument to the ARB for consideration at the protest hearing for the property described in Section 2 of this affidavit.
Affiant Name
2. Any materials submitted with this affidavit as evidence were generated or collected by me or for me, and are the original or exact duplicates of the original.
3. Any materials I am submitting as evidence comprise a total of 6 pages or images and are described in Section 4 of this affidavit. I am attaching any materials in paper form or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) onto which images of the materials have been loaded as prescribed by the ARB's hearing procedures.
4. The facts contained in this affidavit are true and correct, and the information reflected in any evidentiary materials attached to this affidavit are true and correct.

Signed on this 13th day of April, 20 22

Affiant Signature [Signature]



SWORN TO AND SUBSCRIBED before me on the 13 day of April, 20 22

Jennifer L. Melugin
Notary Public, State of Texas

08/16/2025
My Commission Expires
Jennifer L. Melugin
Notary's Printed Name

Important Information

GENERAL INFORMATION: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call, videoconference or written affidavit pursuant to Tax Code Section 41.45.

Property owners not appearing in person at a scheduled ARB protest hearing are required to offer and submit evidentiary materials (such as documents, photographs, etc.) or argument (such as a written statement that specifies the action of the appraisal district relating to the property from which relief is sought) by written affidavit delivered to the ARB before the hearing.

Tax Code Section 41.45(b-4) does not require ARBs in counties with populations less than 100,000 that lack technological capabilities to conduct videoconferences.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. Evidence should NOT be provided on a smart phone. Review the ARB's hearing procedures regarding the requirements to properly submit evidence on a small portable electronic device. Do not file this document with the Texas Comptroller of Public Accounts.

DEADLINES: The affidavit and evidence must be submitted to the ARB before the protest hearing begins.

Referencing:
Year: 2022
Protest ID: 1307
Property ID: 148955
Protestor ID: 448045

May 1st 2nd offer

PARKER LAURA JEAN & LARRY S PARKER,

An appraiser has reviewed your protest and the evidence and has offered you a REDUCED VALUE. To view the settlement offer, please click the link listed below and select "View" on the right-hand side of the screen. From there you may accept the offer and your protest will be closed. If you do not agree with the value and would like to continue with your protest you can reject the offer and, you will be scheduled for a formal hearing with the McLennan County Appraisal Review Board, or you may schedule yourself by clicking the link below. If you do not wish to proceed with your protest you may withdraw at any time prior to your formal hearing date. You can view the details and status of your protest by logging into your online account at www.mclennanCAD.org/efile

NOTE: This account is not monitored and cannot accept emails
Offer Amount: \$208000

View Offer > www.mclennanCAD.org/efile?returnUrl=/Protest/ProtestDetails/5/laurajean/148955/1307

Withdraw Protest > www.mclennanCAD.org/efile?returnUrl=/Protest/WithdrawConfirm/5/laurajean/1307

Schedule a Hearing > www.mclennanCAD.org/efile?returnUrl=/Protest/ScheduleProtestHearing/5/laurajean/148955/2022/1307

If you wish to login to the website, please click the link below.

McLennan CAD
www.mclennanCAD.org/efile

Appointment made:
5/27/2022

11:40 am

McLennan County Appraisal
Dist

315 S 26th St Waco TX 76701

Rocky Hill Lot 28 Block B Area .2571 148955

y Parker
Hefley Pl
eron TX 76520-2944



7021 1970 0000 3186 3628



1000



76703

U.S. POSTAGE PAID
FCM LG ENV
CAMERON, TX
76520
JUN 29, 22
AMOUNT

\$8.16

R2305K131213-01

RECEIVED

AUG 11 2022

MCLENNAN CAD

McLennan County
Appraisal Dist.
315 S. 26th
WACO TX
76710

Betty Sanchez
TLO

McL. Cty Appr. Dist. Ofc.

RECEIVED

AUG 11 2022

MCLENNAN CAD

P.O. BOX 2297

Waco, Tx 76703



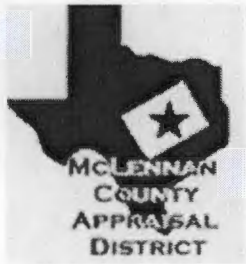
Good morning Mr. Parker,

I have attached recording of our conversation from yesterday per your request.

Have a blessed day.

Betty Sanchez

Taxpayer Liaison Officer



315 South 26th St.

Waco, Texas 76710

Phone: 254-752-9864, Ext. 220

Fax: 254-752-8225

www.mclennanad.org

Let us know how we did by filling out a survey or leaving a google review at the links below.

Survey: <https://www.surveymonkey.com/r/MCADsurvey>

Google Review: <https://g.page/r/Cd1OJaNd9iNYEAg/review>

I listened to the recording twice; and **I was right I never called you stupid**. You falsely accused me and it is on tape, your tape. Those with honor would apologize.

I did refer to the district one time in our 30 min phone call as the "stupid appraisal district". This is an institution not a person and has its own identity. I never called any person or board member stupid. There was no personal attack. I think that everyone would **agree including the board of directors that it is a stupid policy** to have 2 rules that conflict and you pick the rule you wish to follow.

At the review board meeting, after I told them of this mistake, the blond lady-representative said I should have "called the district" to make the appointment. I said that is not what the letter-rule said; it said, "to click the link". Here again another rule is made to address the same issue. Now we have 3 rules. I told the representative, "that I do not have to call because it did not say to". Her responds was, "that was not her job", sound familiar. All of the above is recorded at the review board meeting and is official evidence for review and backing up my claim.

I was wondering, at the beginning you never told me I was being recorded. I thought it is required by law to tell all parties that they are being recorded before the meeting takes place. It did not matter for me because I assumed so and I said nothing wrong.

The stupid part of this mess is not "making a mistake". Everybody makes mistakes. The stupid action is to try to rationalize it and cover it up, change the English language, and blame the other guy. It is no big deal to say, "I'm sorry, and we will fix this mistake and it will not happen again". Man up to your mistakes, admit it, fix it, and go on, it is no big deal.

I wish you luck on Sept 1st at 9:00 am when you meet the board of directors to fix this little mistake. If the board wants to call me they can and I will do what I can to help them.

Sincerely yours,

Larry Parker

On Wednesday, August 17, 2022 at 08:42:06 AM CDT, Betty Sanchez <bsanchez@mclennanacad.org> wrote:

Betty Sanchez

From: larry/kathyparker <drisp@sbcglobal.net>
Sent: Tuesday, August 23, 2022 2:46 PM
To: Betty Sanchez
Subject: Re: Recording of our conversation on 08-16-2022

Thank you Betty
I also apologize for any misunderstanding
have a wonderful day
Larry

On Monday, August 22, 2022 at 08:35:33 AM CDT, Betty Sanchez <bsanchez@mclennanacad.org> wrote:

Good morning Mr. Parker,

I apologize for any misunderstanding. Have a blessed day.

From: larry/kathyparker <drisp@sbcglobal.net>
Sent: Friday, August 19, 2022 8:03 PM
To: Betty Sanchez <BSanchez@mclennanacad.org>
Subject: Re: Recording of our conversation on 08-16-2022

Dear Betty,

8/19/2022

Thank you very much for your thoughtful letter. After our phone call, I reviewed your file and found the reminder **confirming my appointment** 5/27/2022 11:40 with the review board emailed to me the day before the appointment. You all should have a record of the confirmation. I'm sure the **board of directors would agree that it is very stupid to:**

via the "letter I repeated" – says "if you want to see the review board make an appointment click below"

you make the appointment as instructed

you send a letter **confirming the appointment** with time and date

then I get there, and they say you don't have an appointment and are not going to be seen after an hour drive and taking a whole day off.

why confirm an appointment you are not going to keep?

Yes --I said that-- it is a "stupid" procedure. If that happened to you, you would agree.

RECEIVED

AUG 17 2022

McLENNAN CAD

August 11, 2022

Joe Bobbitt
Chief Appraiser
McLennan County Appraisal District
315 South 26th Street
Waco, TX 76710-7400

*I responded by
email 8-18
JDB*

Mr Bobbitt,

My name is Roberta McLaughlin. I live at 131 Bullhide Trail, Lorena 76655.
My property ID is 128321 Geo: 300016000059011

The purpose of this letter is to make an appeal on the final judgement value of my property and one other thing. I know that the Texas Property Tax Basics – June 2020, says that I need to appeal to district court, but that is not within my budget.

The thing that I find so unprofessional and totally unbelievable is this:

The 2022 Notice of Appraised Value that was dated April 6, 2022, and I received at my house gave the Market Value of Improvements (Structure/Buildings, etc.) as \$193,970.

My appointment for my ARB hearing was on Friday July 8, 2022, at 8:20AM. The evening before my hearing looking at my email at about 5:15PM CDT, I found an email from McLennan County Appraisal District dated and timed Thursday July 7, 2022, at 5:10PM CDT.

The email told me “the final value of your property is available”. What? A new figure the night before my hearing?

I knew that the office would be closed but tried to call anyway.

The email told me that I could go online to my efile account to view the amount. I did not file efile and therefore had not efile account to go into. I also never received the letter informing me of my hearing date, and I understand that codes were on it to access efile.

I have enclosed a copy of the email so that you can view the time that it left the Appraisal District.

I have had informal meetings before and one formal ARB meeting in the past, but this was the first time that I received a notice from the Appraisal District stating that the figure on my Notice of Appraised Value I had received in April, now has been changed. UNBELIEVEABLE!

It is stressful enough, but now the night before I get this heaped on me, and just how much sleep do you think I was able to get that night? I can assure you, it was not very much.

I am 71, have gone back to work, have survived cancer and a blood clot, but I may not survive the Appraisal District.

In my ARB meeting I discovered that an additional \$69,000 had been added to the original sum. Since I had to leave my house for my 8:20AM meeting, I was unable to look on CAD to see how the sum was broken down into the various parts, so I don't know what the new “Market Value of Improvements (Structures/ Buildings, etc) “ was. I am sure that it was perfectly legal for the Appraisal District to do

Page 2

this late night manuver, but it in my opinion was highly unethical, unprofessional, and just a plain dirty trick to do to me or anyone else.

Shame on the Appraisal District for having this as your Method of Operation, and actually doing it.

I have zero complaints about the four people on the ARB in my meeting. They were professional and did their job as they saw fit. I agreed, because I knew that I could not go forward with the next level, the district court. My case # was: 2022-15136.

My request is to take off the difference in the Total Market Value from the agreed amount of \$225,000 in the ARB meeting to the amount on my 2022 Notice of Appraised Value of \$193,970. The difference is \$31,030. This amount of \$31,030 all comes from the additional \$69,000 that was added after business hours and the night before my meeting.

By doing this, the Appraisal District gets from the me the full amount stated on the 2022 Notice of Appraised Value that was sent out in April 2022, and I have no choice but to continue working at the age of 71 to be able to pay my property taxes.

It is still a huge win for the Appraisal District, and it will help to restore my faith a little in mankind at the Appraisal District.

I would like to add that in the past I had one formal ARB meeting. After that meeting, I swore that I would never do another formal again. I did because I had no choice.

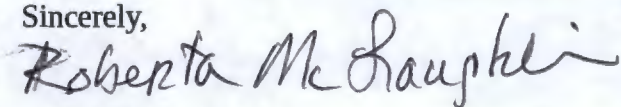
The formal ARB meeting in the past was exceedinly intimidating by one of the county employees (I understand that person has retired HOORAY) and one of the citizen members of the ARB panel. I was drained when I left that meeting.

I applaud you that this years formal ARB meeting, bore no resemblance to the one of the past. Thank you for that. I guess word got out how they used to intimidate people.

This letter is tardy in being sent to you and I apologize for that. My printer quit working. There are no printer repair people in Waco. I had to wait until payday to get a new one. Then I had to wait a good bit before one could be sent to me. Anyway, that is the reason for the delay.

Thank you for your time and attention to this letter. It is sincerely appreciated.

Sincerely,



Roberta McLaughlin
131 Bullhide Trail
Lorena, TX 76655

Final Value For Your Protest

From: no-reply-mclennanCad@trueautomation.com (no-reply-mclennanCad@trueautomation.com)

To: robotrail@yahoo.com

Date: Thursday, July 7, 2022 at 05:10 PM CDT

Referencing:

Year: 2022

Protest ID: 15136

Property ID: 128321

Protestor ID: 315596

MCLAUGHLIN ROBERTA A,

The final value of your property is available. To view your value you may log into your account at www.mclennanCad.org/efile.

NOTE: This account is not monitored and cannot accept emails. If you wish to login to the website, please click the link below.

McLennan CAD
www.mclennanCad.org/efile

Betty Sanchez

From: Joe Bobbitt
Sent: Thursday, August 18, 2022 10:10 AM
To: robotrail@yahoo.com
Cc: Betty Sanchez
Subject: Regarding Appraisal District complaint
Attachments: Agent.pdf; ApprNotice.pdf

Ms. McLaughlin,

I received your letter and I understand where you are coming from as the property tax system is very complicated. I apologize if that email caused you undue stress, that was not our intention, nor something that is typical. We handle almost 20,000 protests in 3 months and unintended things happen, and we try to learn from those issues and prevent what we can from reoccurring in the future. I want to try and address your concerns by email so I can provide other documents and show you some numbers that I believe led to the confusion. Feel free to give me a call after you look over this and I can explain if you have additional questions. I also am copying Betty Sanchez who is the Taxpayer Liaison Officer, in case I am not available when you call or if you want to speak the Board of Directors.

The email you received stating "The final value of your property is available" was due to an error caused by a tax agent that had also filed a protest on your property and then withdrew his protest. When his protest was withdrawn the system closed your protest as well which triggers the email. Staff noticed the error and reopened the protest but the email had already been sent. I included a copy of the appointment of agent from 2019, and they are no longer on record as your agent.

In your letter you state that you discovered an additional \$69,000 had been added to the original sum. If you look at the appraisal notice \$ 69,390 is market value of ag/timber land but only a small portion of that is taxable since it qualifies for ag at \$910 further down. The total market value or what your property could sell for was noticed at \$273,270.

Dear Property Owner,

We have appraised the property listed above for the tax year 2022. As of January 1, our appraisal is outlined below:

Appraisal Information	Last Year - 2021
Structure / Improvement Market Value	113,330
Market Value of Non Ag/Timber Land	8,450
Market Value of Ag/Timber Land	59,150
Market Value of Personal Property/Minerals	0
Total Market Value	180,930
Productivity Value of Ag/Timber Land	860
Appraised Value	122,660
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	121,780

When the ARB determines the value of a property they are determining the "Market Value" number so any reduction they make is to the \$273,270, which was reduced to \$225,000.

Value	Beginning	Notice	Current
Date	05/19/2022	05/16/2022	07/22/2022
Improvements HS	193,970	193,970	145,700
Improvements Non-HS	0	0	0
Land HS	9,910	9,910	9,910
Land Non-HS	0	0	0
AG / Timber Market	69,390	69,390	69,390
AG / Timber Use	910	910	910
Market	273,270	273,270	225,000
HS Cap Loss	69,922	69,922	21,652
Appraised	134,868	134,868	134,868

In addition to the ag value saving almost 69,000, the homestead exemption protects you from increases in Appraised value more than 10% on homestead property. In the tax code section 23.23 below states the appraised value of homestead (non-ag or commercial) property may not exceed the lesser of the market value or last years appraised value + 10% + any new construction value, which for your property is \$134,868. This year most market values increased more than 10% due to how much people are paying for homes. The ARB agreed with you that the value was too high however they believed the value was \$225,000 which is still more than a 10% increase over last year. Since you have a homestead you are still protected from that increase in value, but the taxable amount hasn't really been reduced by the ARB as its still \$134,868.

an appraisal office may increase the appraised value of a residence homestead for a tax year to an amount not to exceed the lesser of:

(1) the market value of the property for the most recent tax year that the market value was determined by the appraisal office; or

(2) the sum of:

(A) 10 percent of the appraised value of the property for the preceding tax year;

(B) the appraised value of the property for the preceding tax year; and

(C) the market value of all new improvements to the property.

As far as appealing the ARB's decision, I do not have the authority to change their value unless a lawsuit or arbitration is filed. Lawsuits are typically used by high value commercial properties due to the expense and I would not recommend that for a homeowner. Arbitration is another method, but there is a fee that goes to the arbitrator not to the appraisal district, and if you are successful at arbitration then the fee would be refunded minus \$50 that the state comptroller keeps as a filing fee. Information regarding arbitration will come in the email on or about July 14th with the boards decision. If you have other questions regarding the arbitration process you can speak with Betty Sanchez as she processes those requests. You may also speak with a tax agent if you are unsure if it would be beneficial to pursue arbitration.

I'm glad overall you feel that the process in the office was less intimidating as we constantly strive to make the experience less stressful. My direct line is below, or you may call the office number and ask to speak to me or Betty and customer service will try to find one of us.

Joe Don Bobbitt, R.P.A.

Chief Appraiser

315 S 26th ST
Waco, Texas 76710-7400
Direct (254)755-6567
Office (254)752-9864

www.mclennanad.org



Let us know how we did by filling out a survey or leaving a google review at the links below.

Survey: <https://www.surveymonkey.com/r/MCADsurvey>

Google Review: <https://g.page/r/Cd1OJaNd9INYEAg/review>



Appointment of Agent for Property Tax Matters

Property Tax
Form 50-162

MAY 14 2019

McLennan CAD

This form is for use by a property owner in designating a lessee or other person to act as the owner's agent in property tax matters. You should read all applicable law and rules carefully, including Section 1.111 of the Texas Property Tax Code and Comptroller Rule 9.3044. This designation will not take effect until filed with the appropriate appraisal district. Once effective, this designation will be in effect until the earlier of (1) the date of a written revocation filed with the appraisal district by the owner or the owner's designated agent, or (2) the expiration date, if any, designated below.

In some cases, you may want to contact your appraisal district or other local taxing units for free information and/or forms concerning your case before designating an agent.

McLennan County Appraisal District

Appraisal District Name _____ Date Received (appraisal district use only) _____

STEP 1: Owner's Name and Address:

Name ROBERTA A McLAUGHLIN Telephone Number (include area code) 254-855-1272
Address 131 BULLHIDE TRAIL
City, State, Zip Code LORENA, TX 76655

STEP 2: Identify the Property for Which Authority is Granted. Identify all property for which you are granting the agent authority and, unless granting authority for all property listed for you, provide at least one of the property identifiers listed below (appraisal district account number, physical or situs address, or legal description). A chief appraiser may, if necessary to identify the property, request additional information. Additionally, in lieu of listing property below, you may attach a list of all property to which this appointment applies, denoting the total number of additional pages attached in the lower right-hand corner below.

(check one)

- all property listed for me at the above address
- the property(ies) listed below:

ENTERED - 81
MAY 16 2019

Appraisal District Account Number _____ Physical or Situs Address of Property _____

Legal Description _____

Appraisal District Account Number _____ Physical or Situs Address of Property _____

Legal Description _____

Appraisal District Account Number _____ Physical or Situs Address of Property _____

Legal Description _____

Appraisal District Account Number _____ Physical or Situs Address of Property _____

Legal Description _____

If you have additional property for which authority is granted, attach additional sheets providing the appraisal district account number, physical or situs address, or legal description for each property. Identify here the number of additional sheets attached:

The Property Tax Assistance Division at the Texas Comptroller of Public Accounts provides property tax information and resources for taxpayers, local taxing entities, appraisal districts and appraisal review boards.

For more information, visit our website:
www.window.state.tx.us/taxinfo/proptax
50-162 - 10-13/11



Appointment of Agent for Property

STEP 3: Identify the Agent

Property Tax Help LLC

254.640.0057

Name

Telephone Number (include area code)

900 Austin Avenue, Suite 1103

Address

Waco, TX 76701

City, State, Zip Code

STEP 4: Specify the Agent's Authority

The agent identified above is authorized to represent me in (check one):

- all property tax matters concerning the property identified
- the following specific property tax matters:

The agent identified above is authorized to receive confidential information pursuant to Tax Code §§11.48(b)(2), 22.27(b)(2), 23.123(c)(2), 23.128(c)(2), and 23.45(b)(2):

Yes No

I hereby direct, as indicated below, the appraisal district, appraisal review board, and each taxing unit participating in the appraisal district to deliver the documents checked below to the agent identified above regarding the property identified. I acknowledge that such documents will be delivered only to the agent at the agent's address indicated above and will not be delivered to me unless the affected offices choose to send me copies or are otherwise required by law. I understand that these documents can affect my legal rights and that the appraisal district, appraisal review board, and the taxing units are not required to send me copies if I direct them to deliver the documents to my agent.

- all communications from the chief appraiser
- all communications from the appraisal review board
- all communications from all taxing units participating in the appraisal district

STEP 5: Date the Agent's Authority Ends. Pursuant to Tax Code §1.111(c), this designation remains in effect until the date indicated or until a written revocation is filed with the appraisal district by the property owner or the owner's designated agent. A designation may be made to expire according to its own terms but is still subject to prior revocation by the property owner or designated agent. Pursuant to Tax Code §1.111(d), a property owner may not designate more than one agent to represent the property owner in connection with an item of property. The designation of an agent in connection with an item of property revokes any previous designation of an agent in connection with that item of property. By designating an agent on this form, previous designations of other agents in connection with the items of property shown on the form are revoked.

Date Agent's Authority Ends

STEP 6: Identification, Signature, and Date

sign here Roberta McLaughlin
Signature of Property Owner, Property Manager, or Other Person Authorized to Act on Behalf of the Property Owner

5-01-2019
Date

print here ROBERTA MCLAUGHLIN
Printed Name of Property Owner, Property Manager, or Other Person Authorized to Act on Behalf of the Property Owner

5-01-2019
Title

The individual signing this form is (check one):

- the property owner
- a property manager authorized to designate agents for the owner
- other person authorized to act on behalf of the owner other than the person being designated as agent

* This form must be signed by the property owner, a property manager authorized to designate agents for the owner, or other person authorized to act on behalf of the owner other than the person being designated as agent. If you are a person other than the property owner, the appraisal district may request a copy of the document(s) authorizing you to designate agents or act on behalf of the property owner.

If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Section 3710, Penal Code.

2022 Notice Of Appraised Value

MCLENNAN COUNTY APPRAISAL DISTRICT
 315 S 26TH ST
 WACO, TX 76710
 www.mclennanacad.org
 Phone: 254-752-9864
 DATE OF NOTICE: April 6, 2022

Property ID: 128321
 Ownership %: 100.00
 Geo ID: 300016000059011
 DBA:
 Legal: GALINDO I Acres 8.0

Legal Acres: 8
 Situs: 131 BULLHIDE TRL LORENA, TX
 76655
 Appraiser:
 Owner ID: 315596

Property ID: 128321 - 300016000059011
 MCLAUGHLIN ROBERTA A
 131 BULLHIDE TRL
 LORENA, TX 76655-3800

A copy of this notice has been sent to your agent.

Dear Property Owner,

We have appraised the property listed above for the tax year 2022. As of January 1, our appraisal is outlined below:

Appraisal Information		Last Year - 2021	Proposed - 2022
Structure / Improvement Market Value		113,330	193,970
Market Value of Non Ag/Timber Land		8,450	9,910
Market Value of Ag/Timber Land		59,150	69,390
Market Value of Personal Property/Minerals		0	0
Total Market Value		180,930	273,270
Productivity Value of Ag/Timber Land		880	910
Appraised Value		122,660	134,868
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)		121,780	133,958
Exemptions		HS, OV65	HS, OV65

2021 Exemption Amount	2021 Taxable Value	Taxing Unit	2022 Proposed Appraised Value	2022 Exemption Amount	2022 Taxable Value
35,000	87,660	*LORENA ISD	134,868	35,000	99,868
36,356	86,304	McLENNAN COMMUNITY COLLEGE	134,868	52,776	82,092
59,356	63,304	McLENNAN COUNTY	134,868	75,776	59,092

The difference between the 2017 appraised value and the 2022 appraised value is 24.18%.

An (*) indicates a tax ceiling exists for the taxing unit.

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase, and school districts will compute your taxes using the greater exemption amount.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the property's value.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 315 S. 26th St., Waco, TX 76710

Deadline for filing a protest: May 16, 2022
 Location of hearings: 315 S. 26th St., Waco, TX 76710
 ARB will begin hearings: May 16, 2022

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; and (2) notice of protest.

Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Sincerely,

Chief Appraiser

**MCLENNAN COUNTY APPRAISAL DISTRICT
YEARLY BUDGET COMPARISON**

YEAR	2018	2019	2020	2021	2022	2023
TOTAL BUDGET AMOUNT	4,640,293	4,475,728	4,382,846	4,408,760	4,489,915	4,806,468
% BUDGET INCREASE	15.6%	-3.5%	-2.1%	0.6%	2.4%	7.1%
ENTITY CONTRIBUTION	4,240,290	4,228,661	4,358,411	4,347,820	4,334,915	4,452,468
% BUDGET INCREASE	6.0%	-0.3%	3.1%	-0.2%	-0.5%	2.7%
TOTAL EXPENSE AUDITED	3,940,399	4,064,539	4,108,067	3,983,120		
***WHAT SHOULD HAVE BEEN CREDITED	299,891	164,122	250,344	364,700		
ENTITY ACTUAL CREDITED AMOUNT	222,572	411,189	310,048	0	130,000	310,000
FUND BALANCE	730,655	1,116,507	1,391,287	1,506,880	1,376,880	1,066,880
CONTINGENCY FUNDS	100,000	100,000	100,000	100,000	100,000	100,000
NUMBER OF EMPLOYEES	42	42	44	44	44	44
*** This is the difference between the Entity Contribution & what the District actually spent.						

**MCLENNAN COUNTY APPRAISAL DISTRICT
2023 PROPOSED ANNUAL BUDGET**

	2022 BUDGET	2023	\$ CHANGE	PERCENT CHANGE	Comment
5000 SALARIES					
5001 ADMINISTRATION	290,268	336,362	46,094	15.9%	
5002 APPRAISAL	980,128	1,093,029	112,901	11.5%	
5003 MAPPING	244,602	317,366	72,764	29.7%	
5004 CLERICAL	452,158	565,468	113,310	25.1%	
5006 PART TIME	0	24,960	24,960	N/A	
5008 AUTO & PHONE ALLOWANCE	137,020	143,500	6,480	4.7%	
TOTAL SALARIES	2,104,176	2,480,685			
				17.89%	
5100 BENEFITS					
5105 FICA TAX EXPENSE	161,500	190,600	29,100	18.0%	
5110 HEALTH INSURANCE	250,900	250,900	0	0.0%	
5110-1 PB&H DEDUCTIBLE (HRA)	35,100	35,100	0	0.0%	
5113 DISABILITY	7,200	8,400	1,200	16.7%	
5115 LIFE INSURANCE	9,000	10,600	1,600	17.8%	
5120 LONGEVITY	15,300	16,200	900	5.9%	
5125 PENSION	275,600	325,200	49,600	18.0%	
5126 PENSION UAAL	0	0	0	0.0%	
5130 UNEMPLOYMENT COMPENSATION	8,000	8,000	0	0.0%	
5135 WORKMANS COMPENSATION	17,000	19,500	2,500	14.7%	
TOTAL BENEFITS	779,600	864,500			
				10.89%	
5200 PROFESSIONAL SERVICES					
5201 APPRAISAL REVIEW BOARD	140,000	133,875	(6,125)	-4.4%	
5205 APPRAISAL SERVICES	114,000	95,500	(18,500)	-16.2%	
5210 AUDIT	7,200	7,200	0	0.0%	
5215 BOARD OF DIRECTORS	1,200	1,200	0	0.0%	
5217 COBRA	0	0	0	0.0%	
5218 COMPUTER SERVICES	18,180	21,000	2,820	15.5%	
5220 CONSULTING SERVICES				0.0%	
5220-1 ACCOUNTING	13,110	13,110	0	0.0%	
5220-2 MISC CONSULTING	0	10,000	10,000	0.0%	
5220-5 HOMESTEAD AUDIT	25,000	20,000	(5,000)	-20.0%	
5229 ARBITRATION	15,000	15,000	0	0.0%	
5230 LEGAL SERVICES				0.0%	
5230-1 RETAINER	22,800	22,800	0	0.0%	
5230-2 COURT COST	170,000	100,000	(70,000)	-41.2%	
5230-3 MISC LEGAL SERVICES	10,000	10,000	0	0.0%	
5230-4 ARB Legal Counsel	5,000	5,000	0	0.0%	
5233 MOVING SERVICE	0	0	0	0.0%	
5234 PAYROLL SERVICE FEE	5,300	6,000	700	13.2%	
5235 PERSONAL PROPERTY LISTS	2,875	2,875	0	0.0%	
5239 SHREDDING SERVICE	1,500	1,500	0	0.0%	
5240 TEMP SERVICES	15,000	7,000	(8,000)	-53.3%	
TOTAL PROFESSIONAL SERVICES	566,165	472,060			
				-16.62%	
5300 OFFICE OPERATING EXPENSES					
5301 DUES AND MEMBERSHIPS	8,000	7,000	(1,000)	-12.5%	
5305 FORMS AND PRINTING				0.0%	
5305-1 NOTICES	30,000	38,000	8,000	26.7%	
5305-2 RENDITIONS	5,500	6,000	500	9.1%	
5305-3 MISC	4,400	2,000	(2,400)	-54.5%	
5310 INSURANCE	8,000	8,000	0	0.0%	
5315 LEGAL PUBLICATIONS	9,100	9,100	0	0.0%	
5317 MILEAGE REIMBURSEMENT	300	300	0	0.0%	
5320 OFFICE EQUIPMENT RENTAL				0.0%	
5320-1 POSTAGE MACHINE	6,000	6,000	0	0.0%	
5320-2 COPIERS	12,000	13,000	1,000	8.3%	
5330 POSTAGE AND FREIGHT				0.0%	
5330-1 POSTAGE	125,000	120,000	(5,000)	-4.0%	
5330-2 FREIGHT	750	750	0	0.0%	
5335 SMALL EQUIPMENT AND FURNITURE	1,500	1,500	0	0.0%	
5336 SMALL SOFTWARE	1,500	700	(800)	-53.3%	
5340 SUBSCRIPTIONS AND BOOKS	41,772	61,800	20,028	47.9%	
5345 SUPPLIES				0.0%	
5345-1 OFFICE SUPPLIES	26,000	26,000	0	0.0%	
5350 TRAINING AND EDUCATION	25,000	25,000	0	0.0%	
5355 TRAVEL	15,000	15,000	0	0.0%	
5360 UTILITIES				0.0%	
5360-1 PHONE AND INTERNET	17,600	23,000	5,400	30.7%	
5360-2 ELECTRIC	21,000	23,000	2,000	9.5%	
5360-4 WATER AND SEWER	3,500	3,500	0	0.0%	
5365 MISC EXPENSE	1,000	0	(1,000)	-100.0%	
TOTAL OFFICE OPERATING EXPENSES	362,922	389,650			
				7.36%	

5400	MAINTENANCE EXPENSES					
5401	BUILDING	15,000	18,000	3,000	20.0%	
	5401-1 JANITORIAL SERVICES	15,840	16,000	160	1.0%	
5402	ELEVATOR	1,000	200	(800)	-80.0%	
5403	LAWN SERVICE	4,200	4,600	400	9.5%	
5405	COMPUTER EQUIPMENT-HARDWARE	2,000	2,000	0	0.0%	
5410	SMALL EQUIPMENT AND FUNITURE	2,000	2,000	0	0.0%	
5415	SOFTWARE MAINTENANCE					
	5415-1 TRUE AUTOMATION	182,000	222,661	40,661	22.3%	
	5415-5 SOFTWARE SERVICE	4,000	4,000	0	0.0%	
	5415-6 ESRI	9,900	10,000	100	1.0%	
	TOTAL MAINTENANCE EXPENSES	235,940	279,461			18.45%
5500	CAPITAL OUTLAY					
5501	BUILDING IMPROVEMENTS	5,000	0	(5,000)	-100.0%	
5502	SMALL EQUIPMENT	2,500	2,500	0	0.0%	
5505	LARGE EQUIPMENT	130,000	5,000	(125,000)	-96.2%	Servers Replaced 2022
5510	LARGE FURNITURE	1,000	0	(1,000)	-100.0%	
5515	SOFTWARE	0	0	0	0.0%	
5525	AERIAL PHOTOGRAPHY	75,000	85,000	10,000	13.3%	
	TOTAL CAPITAL OUTLAY	213,500	92,500			-56.67%
5600	DEBT SERVICE EXPENSE					
5601	DEBT SERVICE INTEREST--BUILDING	35,185	30,979	(4,206)	-12.0%	
5605	DEBT SERVICE PRINCIPLE--BUILDING	92,427	96,633	4,206	4.6%	
	TOTAL DEBT SERVICE EXPENSE	127,612	127,612			0.00%
6000	CONTINGENCY FUND					
6001	BUILDING FUND			0	0.0%	
6005	EQUIPMENT FUND			0	0.0%	
6010	GENERAL CONTINGENCY FUND	100,000	100,000	0	0.0%	
	TOTAL CONTINGENCY FUND	100,000	100,000			0.00%
	TOTAL OPERATING EXPENSES	\$ 4,489,915	\$ 4,806,468	316,553		7.1%
						7.05%
	LESS BUDGETED GENERAL INCOME					
4033	INTEREST ON INVESTMENTS	-	-		0.0%	
4015	INTEREST ON BANK ACCTS	15,000	15,000	0	0.0%	
4040	MISCELLANEOUS REVENUE	2,000	4,000	2,000	100.0%	
4045	BPP RENDITION PENALTY REVENUE	8,000	25,000	17,000	212.5%	
	TOTAL GENERAL INCOME	25,000	44,000	19,000		
	LESS FUND BALANCE CREDIT TO ENTITIES	130,000	310,000	180,000	138.5%	
	TOTAL ENTITY SUPPORT	\$ 4,334,915	\$ 4,452,468	\$ 117,553		2.7%
						2.71%
	Fund Balances					
	Litigation	610,000	610,000	0	0.0%	
	Capital Improvements	196,304	137,826	(58,478)	-29.8%	
	Technology and Professional Services	700,576	570,576	(130,000)	-18.6%	
		1,506,880	1,318,402			0.0%
	Servers	-130000				
	A/C	-58478				
	2021 Excess funds	425641				
		1,744,043				

**MCLENNAN COUNTY APPRAISAL DISTRICT
Profit Loss Budget Yearly Comparison**

	Final			Approved	Estimated		Forecast					
	2019	2020	2021	2022	2023		2024	2025	2026	2027	2028	
Income												
4020 · Revenue from Taxing Entities	4,451,232	4,358,411	4,347,820	4,334,915	4,452,468	3%	5,182,995	5,313,262	5,340,635	5,435,076	5,531,167	
Transfer from Technology and Professional Services Fund				130,000	310,000	138%						
4030 · Interest on Investments												
4032 · Interest from CD's												
4033 · Interest from MM*Met Life												
4035 · Interest - Bank Accts		-	13,718.77	15,000	15,000	0%	15,000	15,000	15,000	15,000	15,000	
4040 · Miscellaneous Revenue	16,310	16,082	1,953.79	2,000	4,000	100%	4,000	4,000	4,000	4,000	4,000	
4045 · BPP RENDITION PENALTY REVENUE	8,186	8,354	45,267.63	8,000	25,000	213%	10,000	10,000	10,000	10,000	10,000	
						-100%						
Total Income	4,475,728	4,382,846	4,408,760	4,489,915	4,806,468	7%	5,211,995	5,342,262	5,369,635	5,464,076	5,560,167	
Gross Profit	4,475,728	4,382,846	4,408,760	4,489,915	4,806,468		5,211,995	5,342,262	5,369,635	5,464,076	5,560,167	
Expense												
5000 · Salaries												
5001 · Administration	294,727	253,920	282,212	290,268	336,362	16%	366,635	388,633	398,349	408,307	418,515	
5002 · Appraisal	1,015,252	979,930	993,451	980,128	1,093,029	12%	1,191,401	1,262,886	1,294,458	1,326,819	1,359,990	
5003 · Mapping	264,876	264,556	237,373	244,602	317,366	30%	345,929	366,685	375,852	385,248	394,879	
5004 · Clerical	283,264	320,824	326,854	452,158	565,468	25%	616,360	653,342	669,675	686,417	703,578	
5006 · Part Time	-	-	34,241		24,960		27,206	28,839	-	-	-	
5008 · Auto and Phone Allowance	129,792	128,288	131,968	137,020	143,500	5%	156,415	165,800	137,020	137,020	137,020	
Total 5000 · Salaries	1,987,911	1,947,518	2,006,099	2,104,176	2,480,685	18%	2,703,947	2,866,184	2,875,354	2,943,812	3,013,982	
5100 · Benefits												
5105 · FICA Tax Expense	137,980	150,189	145,057.18	161,500	190,600	18%	216,316	229,295	230,028	235,505	241,119	
5110 · Health Insurance												
5110-1 · PB&H-Deductible	20,570	7,902	13,477	35,100	35,100	0%	35,100	35,100	35,100	35,100	35,100	
5110 · Health Insurance - Other	200,679	203,088	223,150	250,900	250,900	0%	263,445	268,714	274,088	279,570	285,161	
Total 5110 · Health Insurance	221,249	210,990	236,627	286,000	286,000	0%	298,545	303,814	309,188	314,670	320,261	
5113 · Disability Long Term Insurance	7,010	6,857	6,674.35	7,200	8,400	17%	8,400	8,400	8,400	8,400	8,400	
5115 · Life Insurance	7,886	8,521	8,370.01	9,000	10,600	18%	10,600	10,600	10,600	10,600	10,600	
5117 Cobra	-	(1,480)	260.21									
5120 · Longevity	13,440	14,352	14,448.00	15,300	16,200	6%	16,000	16,000	16,000	16,000	16,000	
5125 · Pension	246,883	264,879	255,859.30	275,600	325,200	18%	351,513	372,604	373,796	382,696	391,818	
5126 · Pension UAAL-TCDRS	30,000	30,000	0.00	-	-		-	-	-	-	-	
5130 · Unemployment Compensation	2,164	9,328	13,401.10	8,000	8,000	0%	9,200	9,200	9,200	9,200	9,200	
5135 · Workers Compensation-TML	9,968	8,644	10,000.00	17,000	19,500	15%	17,000	17,000	17,000	17,000	17,000	
Total 5100 · Benefits	676,580	702,279	690,698	779,600	864,500	11%	927,574	966,913	974,212	994,070	1,014,398	
5200 · Professional Services												
5201 · Appraisal Review Board	119,180	141,841	126,793	140,000	133,875	-4%	133,875	133,875	133,875	133,875	133,875	
5205 · Appraisal Services	35,300	99,338	97,760	114,000	95,500	-16%	114,000	114,000	114,000	114,000	114,000	
5210 · Audit-PB&H	6,850	7,000	7,200	7,200	7,200	0%	7,200	7,200	7,200	7,200	7,200	
5215 · Board of Directors	1,050	736	1,631	1,200	1,200	0%	1,200	1,200	1,200	1,200	1,200	
5218 · Computer Services	5,182	4,804	12,581	18,180	21,000	16%	21,000	21,000	21,000	21,000	21,000	
5220 · Consulting Services												
5220-1 · Accounting	8,450	6,550	7,800	13,110	13,110	0%	13,110	13,110	13,110	13,110	13,110	
5220-2 · Misc Consulting		51,046	9,400		10,000		10,000	10,000	10,000	10,000	10,000	
5220 · Homestead Audit Service	112,266		19,048	25,000	20,000	-20%	20,000	20,000	20,000	20,000	20,000	
Total 5220 · Consulting Services	120,716	57,596	36,248	38,110	43,110	13%	43,110.00	43,110.00	43,110.00	43,110.00	43,110.00	
5229 · Arbitration	17,378	8,719	9,900	15,000	15,000	0%	15,000	15,000	15,000	15,000	15,000	

**MCLENNAN COUNTY APPRAISAL DISTRICT
Profit Loss Budget Yearly Comparison**

	Final			Approved	Estimated		Forecast					
	2019	2020	2021	2022	2023		2024	2025	2026	2027	2028	
5230 · Legal Services												
5230-1 · Retainer-MVBA	20,900	24,700	22,800	22,800	22,800	0%	22,800	22,800	22,800	22,800	22,800	22,800
5230-2 · Court Cost-MVBA	100,024	139,776	77,493	170,000	100,000	-41%	100,000	100,000	100,000	100,000	100,000	100,000
5230-3 · Misc Legal Services	22,937	20,115	8,743	10,000	10,000	0%	10,000	10,000	10,000	10,000	10,000	10,000
5230-4 · ARB Legal Counsel-RAY ARMSTRON	179	5,893	19	5,000	5,000	0%	5,000	5,000	5,000	5,000	5,000	5,000
Total 5230 · Legal Services	144,040	190,484	109,054	207,800	137,800	-34%	137,800	137,800	137,800	137,800	137,800	137,800
5234 · Payroll Service Fee	4,505	5,209	5,708	5,300	6,000	13%	6,000	6,000	6,000	6,000	6,000	6,000
5235 · Personal Property Lists	2,820	2,832	-	2,875	2,875	0%	2,875	2,875	2,875	2,875	2,875	2,875
5239 · Shredding Service	266	746	1,418	1,500	1,500	0%	500	500	500	500	500	500
5240 · Temp Service	26,534	10,559	10,803	15,000	7,000	-53%	7,000	7,000	7,000	7,000	7,000	7,000
Total 5200 · Professional Services	485,337	529,864	419,095	566,165	472,060	-17%	489,560	489,560	489,560	489,560	489,560	489,560
5300 · Office Operation Expenses												
5301 · Dues and Memberships	3,515	6,237	5,621	8,000	7,000	-13%	7,000	7,000	7,000	7,000	7,000	7,000
5305 · Forms and Printing												
5305-1 · Notices	23,696	29,819	37,591	30,000	38,000	27%	38,000	38,000	38,000	38,000	38,000	38,000
5305-2 · Renditions	7,174	4,865	5,819	5,500	6,000	9%	6,000	6,000	6,000	6,000	6,000	6,000
5305-3 · Misc	2,002	1,644	1,580	4,400	2,000	-55%	4,400	4,400	4,400	4,400	4,400	4,400
Total 5305 · Forms and Printing	32,872	36,327	44,989	39,900	46,000	15%	48,400	48,400	48,400	48,400	48,400	48,400
5310 · Insurance on Bldg-TML	8,384	7,916	7,499	8,000	8,000	0%	8,000	8,000	8,000	8,000	8,000	8,000
5315 · Legal Publications-Waco Tribune	7,013	9,069	14,030	9,100	9,100	0%	9,100	9,100	9,100	9,100	9,100	9,100
5317 · Mileage Reimbursement	278	185	93	300	300	0%	300	300	300	300	300	300
5320 · Office Equipment Rental												
5320-1 · Postage Machine-Neopost	5,082	5,904	4,258	6,000	6,000	0%	6,000	6,000	6,000	6,000	6,000	6,000
5320-2 · Copiers-CTWP	9,961	11,343	12,575	12,000	13,000	8%	10,000	10,000	10,000	10,000	10,000	10,000
Total 5320 · Office Equipment Rental	15,044	17,247	16,834	18,000	19,000	6%	16,000	16,000	16,000	16,000	16,000	16,000
5330 · Postage and Freight												
5330-1 · Postage	76,041	119,929	119,933	125,000	120,000	-4%	122,400	124,848	127,345	129,892	132,490	132,490
5330-2 · Freight	220	563	385	750	750	0%	750	750	750	750	750	750
Total 5330 · Postage and Freight	76,261	120,491	120,317	125,750	120,750	-4%	123,150	125,598	128,095	130,642	133,240	133,240
5335 · Small Equipment and Furniture	1,255	7,235	1,089	1,500	1,500	0%	1,500	1,500	1,500	1,500	1,500	1,500
5336 · Small Software	560	-	-	1,500	700	-53%	700	700	700	700	700	700
5340 · Subscriptions and Books	43,710	43,332	61,656	41,772	61,800	48%	64,890	68,135	71,541	75,118	78,874	78,874
5345 · Supplies												
5345-1 · Office Supplies	23,316	26,240	24,959	26,000	26,000	0%	26,000	26,000	26,000	26,000	26,000	26,000
Total 5345 · Supplies	23,316	26,240	24,959	26,000	26,000	0%	26,000	26,000	26,000	26,000	26,000	26,000
5350 · Training and Education	23,727	13,428	25,163	25,000	25,000	0%	20,000	20,000	20,000	20,000	20,000	20,000
5355 · Travel	11,728	15,530	28,977	15,000	15,000	0%	15,000	15,000	15,000	15,000	15,000	15,000
5360 · Utilities												
5360-1 · Phone and Internet	13,252	17,570	22,892	17,600	23,000	31%	23,000	23,000	23,000	23,000	23,000	23,000
5360-2 · Electric-Hudson	21,065	21,720	19,322	21,000	23,000	10%	24,000	24,000	24,000	24,000	24,000	24,000
5360-4 · Water and Sewer-City of Waco	4,137	3,241	3,441	3,500	3,500	0%	4,000	4,000	4,000	4,000	4,000	4,000
Total 5360 · Utilities	38,455	42,530	45,655	42,100	49,500	18%	51,000	51,000	51,000	51,000	51,000	51,000
5365 · Misc Expenses		-	1,069	1,000	-	-100%	1,000	1,000	1,000	1,000	1,000	1,000
5366 · Bank Service Fee												
Total 5300 · Office Operation Expenses	286,118	345,770	397,951	362,922	389,650	7%	392,040	397,733	403,636	409,760	416,114	416,114

**MCLENNAN COUNTY APPRAISAL DISTRICT
Profit Loss Budget Yearly Comparison**

	Final			Approved	Estimated		Forecast															
	2019	2020	2021	2022	2023		2024	2025	2026	2027	2028											
5400 · Maintenance Expenses																						
5401 · Building																						
5401 Building Other	16,557	18,111	23,682	15,000	18,000	20%	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
5401-1 Janitorial Service	15,804	15,804	15,804	15,840	16,000	1%	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	15,840
Total 5401 · Building	32,361	33,915	39,486	30,840	34,000	10%	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	30,840
5402 · Elevator	20	-	140	1,000	200	-80%	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
5222 · Lawn Service	3,395	4,130	4,463	4,200	4,600	10%	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600
5405 · Computer Equipment-Hardware	690	26,173	4,659	2,000	2,000	0%	30,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
5410 · Small Equipment and Furniture	1,871	2,842	413	2,000	2,000	0%	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
5415 · Software Maintenance																						
5415-1 · True Automation-Harris	199,603	167,746	179,666	182,000	222,661	22%	234,661	234,661	234,661	234,661	234,661	234,661	234,661	234,661	234,661	234,661	234,661	234,661	234,661	234,661	234,661	234,661
5415-5 · Software Service	2,568	7,215	4,327	4,000	4,000	0%	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
5415-6 · ESRI	9,974	9,974	9,974	9,900	10,000	1%	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	9,900
Total 5415 · Software Maintenance	212,145	184,935	193,967	195,900	236,661	21%	248,661	248,661	248,661	248,661	248,661	248,661	248,661	248,661	248,661	248,661	248,661	248,661	248,661	248,661	248,661	248,561
Total 5400 · Maintenance Expenses	250,482	251,995	243,128	235,940	279,461	18%	318,761	291,761	291,761	291,761	291,761	291,761	291,761	291,761	291,761	291,761	291,761	291,761	291,761	291,761	291,761	291,001
Total Expense	3,686,428	3,777,425	3,756,971	4,048,803	4,486,356	11%	4,831,882	5,012,150	5,034,523	5,128,964	5,128,964	5,128,964	5,128,964	5,128,964	5,128,964	5,128,964	5,128,964	5,128,964	5,128,964	5,128,964	5,128,964	5,225,054
Net Ordinary Income	789,300	605,421	651,789	441,112	320,112	-27%	380,113	330,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,113
5500 · Capital Outlay																						
5501 · Building Improvements	-	-	-	5,000	-	-100%	55,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
5502 · Small Equipment	2,531	30	23	2,500	2,500	0%	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
5505 · Large Equipment	63,256	-	1,008	130,000	5,000	-96%	10,000	10,000	10,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
5510 · Large Furniture	-	-	-	1,000	-	-100%	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
5525 · Aerial Photography-Pictometry	184,714	167,729	97,505	75,000	85,000	13%	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Total 5500 · Capital Outlay	250,501	167,760	98,536	213,500	92,500	-57%	152,500	102,500	107,500	107,500	107,500	107,500	107,500	107,500	107,500	107,500	107,500	107,500	107,500	107,500	107,500	107,500
5600 · Debt Service Expense																						
5601 · Debt Svc Interest-Bldg-Cap 1	46,735.63	43,055.28	39,207.46	35,185.00	30,979.00	-12%	26,582.00	21,984.00	17,177.00	12,152.00	6,898.00											
5605 · Debt Svc Principal-Bldg-Cap 1	80,875.75	84,556.10	88,403.92	92,427.00	96,633.00	5%	101,031.00	105,628.00	110,435.00	115,460.00	120,715.00											
Total 5600 · Debt Service Expense	127,611	127,611	127,611	127,612	127,612	0%	127,613	127,612	127,612	127,612	127,613											
6000 · Contingency Fund																						
6010 · General Contingency Fund	-	-	-	100,000	100,000	0%	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Total 6000 · Contingency Fund	-	-	-	100,000	100,000	0%	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Total Other Expense	378,112	295,371	226,148	441,112	320,112	-27%	380,113	330,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,112	335,113
Net Other Income	-378,112	-295,371	-226,148	-441,112	-320,112	-27%	-380,113	-330,112	-335,112	-335,112	-335,112	-335,112	-335,112	-335,112	-335,112	-335,112	-335,112	-335,112	-335,112	-335,112	-335,112	-335,113
Net Income	411,188	310,050	425,641	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Fund Balances																						
Litigation Reserve Fund		300,000	300,000	610,000	610,000		610,000	610,000	610,000	610,000	610,000	610,000	610,000	610,000	610,000	610,000	610,000	610,000	610,000	610,000	610,000	610,000
Capital Improvements Fund		80,663	80,663	196,304	196,304		196,304	196,304	196,304	196,304	196,304	196,304	196,304	196,304	196,304	196,304	196,304	196,304	196,304	196,304	196,304	196,304
Technology and Professional Services Fund		700,576	700,576	700,576	570,576		570,576	570,576	570,576	570,576	570,576	570,576	570,576	570,576	570,576	570,576	570,576	570,576	570,576	570,576	570,576	570,576
Planned Future Expenses				Servers	ARB Rooms		PC 5 yr warranty 2024															
					Driveway																	

**MCLENNAN COUNTY APPRAISAL DISTRICT
ESTIMATED 2023 BUDGET ALLOCATION**

2023 TOTAL BUDGET = **\$4,806,468**
2023 ENTITY SUPPORT = **\$4,452,468**

JURISDICTION	2021 TAX LEVY *	PERCENT OF TOTAL LEVY & BUDGET	EST 2023 ALLOCATION	EST 2023 QUARTERLY PAYMENT
SCHOOL DISTRICTS				
AXTELL ISD	1,726,613.36	0.350713%	15,615	3,903.84
BOSQUEVILLE ISD	2,762,710.38	0.561167%	24,986	6,246.44
BRUCEVILLE-EDDY ISD	2,381,361.11	0.483706%	21,537	5,384.22
CHINA SPRING ISD	14,721,838.84	2.990326%	133,143	33,285.83
CONNALLY ISD	10,609,515.07	2.155024%	95,952	23,987.94
CRAWFORD ISD	2,900,582.94	0.589172%	26,233	6,558.17
GHOLSON ISD	616,580.42	0.125241%	5,576	1,394.08
HALLSBURG ISD	1,016,974.55	0.206570%	9,197	2,299.36
LA VEGA ISD	13,472,233.72	2.736504%	121,842	30,460.50
LORENA ISD	8,348,188.07	1.695699%	75,500	18,875.11
MART ISD	1,354,842.80	0.275198%	12,253	3,063.28
McGREGOR ISD	6,197,687.61	1.258885%	56,051	14,012.87
MIDWAY ISD	72,889,099.44	14.805364%	659,204	164,801.04
MOODY ISD	1,978,761.07	0.401929%	17,896	4,473.95
OGLESBY ISD	9,553.67	0.001941%	86	21.60
RIESEL ISD	5,252,077.94	1.066811%	47,499	11,874.86
ROBINSON ISD	10,665,198.30	2.166334%	96,455	24,113.84
VALLEY MILLS ISD	1,052,405.16	0.213766%	9,518	2,379.47
WACO ISD	88,282,790.64	17.932158%	798,424	199,605.92
WEST ISD	7,779,119.00	1.580109%	70,354	17,588.46
COUNTY				
MCLENNAN COUNTY	86,240,515.88	17.517328%	779,953	194,988.37
CITIES				
BELLMEAD, CITY OF	2,004,288.48	0.407115%	18,127	4,531.66
BEVERLY HILLS, CITY OF	576,734.34	0.117147%	5,216	1,303.99
BRUCEVILLE-EDDY, CITY OF	371,969.80	0.075555%	3,364	841.02
CRAWFORD, CITY OF	356,292.77	0.072371%	3,222	805.57
GHOLSON, CITY OF	59,415.69	0.012069%	537	134.34
GOLINDA, CITY OF	25,858.58	0.005252%	234	58.47
HALLSBURG, CITY OF	19,258.32	0.003912%	174	43.54
HEWITT, CITY OF	6,051,002.71	1.229090%	54,725	13,681.22
LACY-LAKEVIEW, CITY OF	1,536,785.13	0.312155%	13,899	3,474.65
LEROY, CITY OF	26,429.06	0.005368%	239	59.76
LORENA, CITY OF	734,536.74	0.149200%	6,643	1,660.78
MART, CITY OF	502,797.86	0.102129%	4,547	1,136.82
McGREGOR, CITY OF	2,741,988.27	0.556958%	24,798	6,199.59
MOODY, CITY OF	410,263.83	0.083334%	3,710	927.60
RIESEL, CITY OF	218,892.20	0.044462%	1,980	494.91
ROBINSON, CITY OF	5,577,215.70	1.132854%	50,440	12,609.99
VALLEY MILLS, CITY OF	6,729.11	0.001367%	61	15.21
WACO, CITY OF	90,729,815.45	18.429202%	820,554	205,138.60
WEST, CITY OF	1,268,363.22	0.257632%	11,471	2,867.75
WOODWAY, CITY OF	6,635,643.20	1.347844%	60,012	15,003.08
SPECIAL DISTRICTS				
CASTLEMAN CREEK WATERSHED	28,027.84	0.005693%	253	63.37
ELM CREEK WATERSHED	17,739.70	0.003603%	160	40.11
MCLENNAN COMMUNITY COLLEGE	32,081,338.66	6.516419%	290,141	72,535.37
TEHUACANA CREEK WATER & CONTROL DIST #1	75,439.65	0.015323%	682	170.57
TOTAL	492,315,476.28	100.000000%	4,452,468	1,113,117.08

* as of most recent supplement
MODIFIED 6/1/2022 JDB

Range #	Position	Employee Count	Car Allowance	Minimum Annual Salary	Maximum Annual Salary
Administrative Pay Ranges					
1	Customer Service	5		30,000	46,000
2	Appraisal Support	6		36,000	60,000
3	Deeds	3		43,000	55,000
4	Executive Assistants	2		54,000	71,000
5	Support Supervisors	2		54,000	71,000
Technical Pay Ranges					
10	GIS MAPPING TECH	2		42,000	65,000
11	GIS MAPPING SUPERVISOR	1		70,000	85,000
Licensed Pay Ranges					
20	Appraiser I - "Jr appraiser" non licensed	9	6,480	35,000	52,000
21	Appraiser II - "Staff Appraiser" licensed	8	6,480	45,000	62,000
22	Appraiser III - Sr. Staff Appraiser" licensed	1	6,480	50,000	67,000
23	APPRAISAL SUPERVISOR	3	6,480	67,000	95,000
24	DEP CHIEF APPR	1	6,480	88,000	119,000
25	Chief Appraiser	1	6,480	100,000	150,000

Benefits include:

Group Term Life Insurance

Health Insurance

Accidental Death

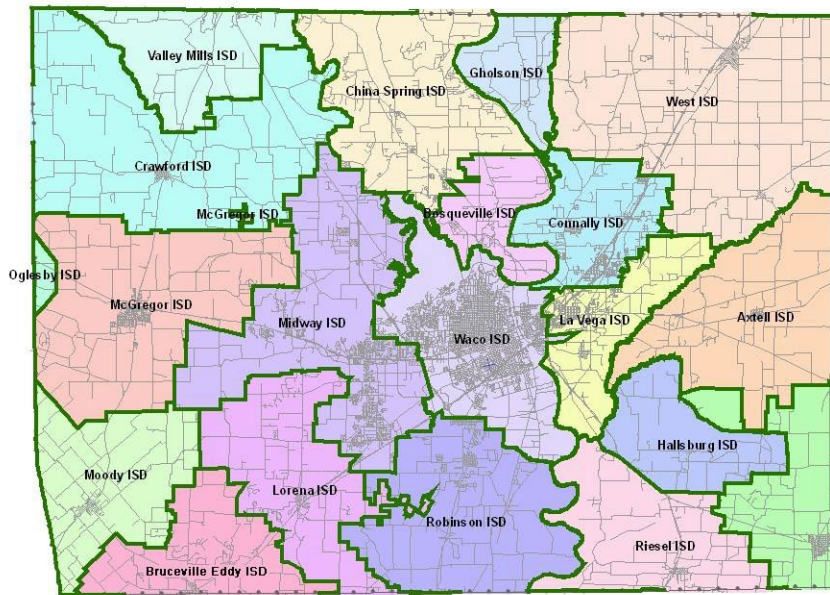
Longevity

Pension

Long Term Disability

Average cost of benefits per employee: \$19,561

McLENNAN COUNTY APPRAISAL DISTRICT



2023-2024 REAPPRAISAL PLAN

Revised April 25, 2022
Adopted September 1, 2022

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EXECUTIVE SUMMARY

TAX CODE REQUIREMENT

Passage of S.B. 1652 amended the Tax Code to require a written biennial reappraisal plan. The following details the changes to the Tax Code:

The Written Plan

Section 6.05, Tax Code, is amended by adding Subsection (i) to read as follows:

- (i) To ensure adherence with generally accepted appraisal practices, the Board of Directors of an appraisal district shall develop biennially a written plan for the periodic reappraisal of all property within the boundaries of the district according to the requirements of Section 25.18 and shall hold a public hearing to consider the proposed plan. Not later than the 10th day before the date of the hearing, the secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time, and place of the hearing. Not later than September 15 of each even-numbered year, the board shall complete its hearings, make any amendments, and by resolution finally approve the plan. Copies of the approved plan shall be distributed to the presiding officer of the governing body of each taxing unit participating in the district and to the comptroller within 60 days of the approval date.

Plan for Periodic Reappraisal

Subsections (a) and (b), Section 25.18, Tax Code, are amended to read as follows:

- (a) Each appraisal office shall implement the plan for the periodic reappraisal of property approved by the board of directors under Section 6.05 (i).
- (b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:
 - (1) Identifying properties to be appraised through physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches;
 - (2) Identifying and updating relevant characteristics of each property in the appraisal records;
 - (3) Defining market areas in the district;
 - (4) Identifying property characteristics that affect property value in each market area, including:
 - (A) The location and market area of the property;
 - (B) Physical attributes of property, such as size, age, and condition;
 - (C) Legal and economic attributes; and
 - (D) Easements, covenants, leases, reservations, contracts, declarations, special assessments, ordinances, or legal restrictions;

- (5) Developing an appraisal model that reflects the relationship among the property characteristics affecting value in each market area and determines the contribution of individual property characteristics;
- (6) Applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
- (7) Reviewing the appraisal results to determine value.

REVALUATION POLICY (REAPPRAISAL CYCLE)

The McLennan County Appraisal District board of directors, by approval of this 2023 and 2024 reappraisal plan, adopts the policy that MCAD reappraises all property in the district annually. The reappraisal year is a complete appraisal analysis of all properties in the district and requires that each property owner be noticed in compliance with section 25.19 of the Tax Code. Tax years 2023 and 2024 will be reappraisal years. Market areas that have existing values consistent with the market and demonstrate uniformity will be noticed at current year value levels.

REAPPRAISAL YEAR ACTIVITIES

1. Performance Analysis – the equalized values from the previous tax year will be analyzed with ratio studies to determine the appraisal accuracy and appraisal uniformity overall and by market area within property reporting categories. Ratio studies will be conducted in compliance with the current *Standard on Ratio Studies* of the International Association of Assessing Officers (IAAO).
2. Analysis of Available Resources – staffing and budget requirements for tax year 2023 are detailed in the 2023 budget, as adopted by the board of directors and attached to the written biennial plan by reference. Existing appraisal practices, which are continued from year to year, will be identified and methods utilized to keep these practices current will be specified. Technology support will be detailed with year-specific functions identified and system upgrades scheduled. Existing maps and data requirements will be specified and updates scheduled.
3. Planning and Organization – a calendar of key events with critical completion dates will be prepared for each major work area. This calendar identifies all key events for appraisal and appraisal staff. A calendar is prepared for tax years 2023 and 2024. Production standards for field activities and review of aerial photography will be established and incorporated in the planning and scheduling process.
4. Mass Appraisal System – Computer Assisted Mass Appraisal (CAMA) system revisions required will be specified and scheduled with the technology department who will also coordinate any changes necessary with the current software vendor for the district. All computer forms and technology procedures will be reviewed and revised as required. Where necessary all computer forms will comply with the content required by the Comptroller's office.
5. Data Collection Requirements – field and office procedures will be reviewed and revised as required for data collection. Activities scheduled for each tax year include

new construction, demolition, remodeling, re-inspection of problematic market areas, re-inspection of the universe of properties on a specific cycle (three years), and field or office verification of sales data and property characteristics. Re-inspection of properties is to be completed using physical inspection or by other reliable means of identification, including deeds or other legal documentation, aerial photographs, land-based photographs, surveys, maps, and property sketches.

6. Pilot study by tax year – new and/or revised mass appraisal models will be tested each tax year. Ratio studies, by market area, will be conducted on proposed values each tax year. Proposed values for each category will be tested for accuracy and reliability in randomly selected market areas. Pilot modeling and ratio studies will be conducted in accordance with IAAO standards and the *Uniform Standards of Professional Appraisal Practices (USPAP)*.
7. Valuation by tax year – using market analysis of comparable sales, locally tested cost data, and income analysis; valuation models will be specified and calibrated in compliance with supplemental standards from the IAAO and USPAP. The calculated values will be tested for accuracy and uniformity using ratio studies.
8. The Mass Appraisal Report – each tax year the Tax Code required mass appraisal report will be prepared and certified by the chief appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 15th). The 2022 mass appraisal report is completed in compliance with USPAP Standard Rule 6–8. The signed certification by the chief appraiser is compliant with USPAP Standard Rule 6-9. This reappraisal plan is referenced in the mass appraisal report.
9. Value defense – evidence to be used by the appraisal district to meet its burden of proof for market value and equity in both informal and formal appraisal review board hearings will be developed and made available to the taxpayer upon request.

2023 -2024 REAPPRAISAL PLAN

The McLennan County Appraisal District reappraises all property in the district every year. The reappraisal year is a complete appraisal analysis of all market areas in the district and each property requiring notice is noticed in compliance with section 25.19 of the Texas Property Tax Code.

PERFORMANCE ANALYSIS

In each tax year 2023 and 2024, the previous tax year’s equalized values are analyzed with ratio studies to determine appraisal accuracy and appraisal uniformity overall and by market area within state property reporting categories. Ratio studies are conducted in compliance with the current *Standard on Ratio Studies* from the International Association of Assessing Officers. Mean, median, and weighted mean ratios are calculated for properties in each reporting category to measure the level of appraisal (appraisal accuracy). The mean ratio is calculated in each market area to indicate the level of appraisal (appraisal accuracy) by property reporting category. The coefficient of dispersion (COD) will be calculated to measure appraisal uniformity by property reporting category. In 2023 and 2024, the reappraisal years, this analysis is used to

develop the starting point for establishing the level and accuracy of appraisal performance; and to also indicate the uniformity or equity of existing appraisals.

ANALYSIS OF AVAILABLE RESOURCES

Staffing and budget requirements for tax year 2023 are detailed in the 2023 appraisal district budget, as adopted by the board of directors and attached to the written biennial plan by reference. This reappraisal plan is adjusted to reflect the available staffing in tax year 2023. The anticipated staffing for tax year 2024 will be contingent upon the 2024 budget. Staffing will impact the cycle of real property re-inspection and personal property on-site review that can be accomplished in the 2023 – 2024 time period.

Existing appraisal practices, which are continued from year to year, are identified and methods utilized to keep these practices current are specified. In the reappraisal year, real property appraisal depreciation tables and cost new tables are tested against verified sales data to ensure they represent current market data. Residential staff will also review *Marshall & Swift* cost guides to ensure consistency of data. The cap rate study by commercial real property type is updated from current market data and market rents are reviewed and updated from local published data. Personal property depreciation tables are tested and analyzed based on rendition and prior year hearing documentation.

Technology support is detailed with year-specific functions identified and system upgrades scheduled. Additional programming is decided on and requested from the district's software vendor. Computer-generated forms are reviewed for revisions based on each year of reappraisal. Legislative changes are incorporated in the CAMA software by the district's software vendor and checked by the technology department. Existing maps and data requirements are specified and updates scheduled.

PLANNING AND ORGANIZATION

A calendar of key events with critical completion dates is prepared for each major work area. This calendar identifies all key events for appraisal and appraisal support. Each department prepared its work plans for 2023 and 2024. Production standards for field activities are calculated and incorporated in the planning and scheduling process.

See attached Calendar of Appraisal Events for 2023 and 2024 Exhibit 'D'

MASS APPRAISAL SYSTEM

Computer Assisted Mass Appraisal (CAMA) system revisions are specified and scheduled with the Technology Department. The technology department will coordinate any changes needed with the current software vendor for the district. All computer forms and technology procedures are reviewed and revised as required. The following details these procedures as it relates to the 2023 and 2024 tax years.

REAL PROPERTY VALUATION

Revisions to cost models, income models, and market models are specified, updated, and tested each tax year.

Cost schedules are tested with market data (sales) to ensure that the appraisal district is in compliance with Texas Property Tax Code, Section 23.011. Replacement cost new tables, as well as depreciation tables, are tested for accuracy and uniformity using ratio study tools and compared with cost data from recognized industry leaders, such as *Marshall & Swift*. Land tables are updated using current market data (sales) and then tested with ratio study tools. Value modifiers are developed for property categories by market area and tested on a pilot basis with ratio study tools. The district may use its own appraiser or an outside vendor to develop land values by area which are then tested and incorporated into district land tables by district employees.

Income, expense, and occupancy data are updated in the income models for each market area. Cap rate studies are completed using current sales data. The resulting models are tested using ratio study tools.

PERSONAL PROPERTY VALUATION

Depreciation schedules are updated using data received during the previous tax year from renditions and hearing documentation. Valuation procedures are reviewed modified as needed and tested.

NOTICING PROCESS

25.19 - Appraisal notice forms are reviewed and edited for updates and legal correctness. Enclosures will also be updated and include information on how to protest noticed values along with protest forms.

HEARING PROCESS

Protest hearing scheduling for Appraisal Review Board hearings is reviewed and updated as required. Standards of documentation are reviewed and amended as required. The appraisal district hearing documentation is reviewed and updated to reflect the current valuation process. Production of documentation is tested for compliance with HB 201 (evidence 14 days in advance) and all other tax code requirements. The ARB committee surveys the Appraisal Review Board and appraisal district staff to see what changes need to be considered to better serve the public. All are compiled and reviewed and solutions are submitted to the administration for approval. This committee begins meeting the next week after hearings are completed and continue to meet thru March of the next year. This committee performs all training on procedures and processes for the next ARB season.

DATA COLLECTION REQUIREMENTS

Field and office procedures are reviewed and revised as required for data collection. Activities scheduled for each tax year include new construction, demolition, remodeling, re-inspection of problematic market areas, and re-inspection of the universe of properties on a specific cycle.

NEW CONSTRUCTION / DEMOLITION

New construction field and office review procedures are identified and revised as required. Field production standards are established and procedures for monitoring are tested. Building permits

will be received electronically from the City of Waco and McGregor and in paper form from other cities and the county. System input procedures are identified and included in the departmental plans. The process of verifying the demolition of improvements is ongoing. This process will be enhanced as we continue using the change finder system in conjunction with Pictometry Aerials.

REMODELING

Market areas with extensive improvement remodeling will be identified and field on-site inspections will be scheduled to update property characteristic data. Updates to valuation procedures are tested with ratio studies before being finalized in the valuation modeling.

I. MARKET AREA DELINEATION

Market areas are defined by the physical, economic, governmental, and social forces that influence property values. The effects of the forces were used to identify, classify and stratify or delineate similarly situated properties into smaller, more comparable, and manageable subsets for valuation purposes. Delineation can involve the physical drawing of neighborhood boundary lines on a map or, it can also involve statistical separation or stratification based on attribute analysis. These homogeneous properties have been delineated into valuation neighborhoods for both residential and commercial properties, but because there are discernible patterns of growth that characterize a neighborhood or market segment, analyst staff will annually evaluate the neighborhood boundaries or market segments to ensure homogeneity of property characteristics. The major market areas of McLennan County are the twenty school districts within the county as shown in exhibit B. These major areas are then broken into neighborhoods as shown in exhibit C. Neighborhoods for 2023 & 2024 will be reviewed during the reappraisal cycle for each of those years.

i. RE-INSPECTION OF THE UNIVERSE OF PROPERTIES

The Texas Property Tax Code, Section 25.18 (b) requires the re-inspection of the universe of properties at least once every three years. The annual re-inspection requirements for tax years 2023 and 2024 will be identified by property type and property classification and scheduled on the key events calendar. Re-inspection of properties will be completed using a combination of field inspections and office reviews. Office review of property for the 2023 tax year will include the examination of aerial photography using the 2022-flown oblique and orthographic imagery provided by *Pictometry, Inc.* Property sketches, existing property characteristics, and aerial photography will be delivered to the district and installed in the CAMA system. The use of more recent oblique and orthographic imagery by the contracted vendors will be dependent on the approval of subsequent budgets for aerial mapping.

There are approximately 121,000 real and personal property parcels in McLennan County. In order to meet the three-year re-inspection mandate of S.B. 1652, the district will re-inspect approximately one-third of these parcels in both tax years 2023 and 2024 using the aforementioned resources. See exhibit C for planned re-inspections.

ii. RE-INSPECTION OF PROBLEMATIC MARKET AREAS

Real property market areas, by property classification, are tested for: low or high protest volumes; low or high sales ratios; or high coefficient of dispersion. Market areas that fail any or all of these tests are determined to be problematic. A combination of field and office reviews are scheduled to verify and/or correct property characteristic data. Additional sales data is

researched and verified. In the absence of adequate market data, neighborhood delineation is verified and neighborhood clusters are identified.

Analyses of prior and current protests are performed to determine areas that may need reviewing. Ratio studies are run by school districts, classes, neighborhoods and any other criteria the appraisers deem necessary to conclude their research for problematic areas. Additional reports of sold and unsold property are run by school district neighborhoods, streets, etc., to determine equality in each area. Ratio studies are run several times during the discovery period to verify work being performed and to determine if additional attention is warranted.

FIELD OR OFFICE VERIFICATION OF SALES DATA AND PROPERTY CHARACTERISTICS

Sales information must be verified and property characteristic data contemporaneous with the date of sale captured. The sales ratio tools require that the property that sold must equal the property appraised so that statistical analysis results will be valid.

PILOT STUDY

New and/or revised mass appraisal models are tested on randomly selected market areas. These modeling tests (sales ratio studies) are conducted each tax year. Actual test results are compared with anticipated results and those models not performing satisfactorily are refined and retested. The procedures used for model specification and model calibration are in compliance with *Uniform Standards of Professional Appraisal Practice*.

VALUATION BY TAX YEAR

Valuation by tax year – using market analysis of comparable sales and locally tested cost data, market area-specific income, and expense data, valuation models are specified and calibrated in compliance with the supplemental standards from the International Association of Assessing Officers and the *Uniform Standards of Professional Appraisal Practice*. The calculated values are tested for accuracy and uniformity using ratio studies. Performance standards are those as established by the IAAO Standard on Ratio Studies. Property values in all market areas are updated each reappraisal year. Tax years 2023 and 2024 are reappraisal years.

RESIDENTIAL REAL PROPERTY

Ratio studies will be conducted on each residential valuation neighborhood in the district to judge the two primary aspects of mass appraisal accuracy—level and uniformity of value. The valuation process for residential property historically begins in August. Land analysis, sales outlier review, neighborhood sales analysis, and finalization of proposed estimates of value will likely occur from October to late March.

Valuation Method Used:

Cost Approach

The district will use a hybrid cost-market approach when valuing single-family and multi-family

residential properties. The comparative unit method will be used to develop the “base” cost of a structure. Adjustments will then be made for differences from base specifications using the unit-in-place method. Table-driven cost factors, taken from *Marshall & Swift*, a nationally recognized commercial cost service, will be adjusted for local or regional differences in construction and labor costs. Neighborhood or location adjustment factors will be developed from appraisal statistics provided by ratio studies to ensure that estimated values reflect both the supply and demand side of the market. The following equation denotes the hybrid model used:

$$MV = MA [RCN - D] + LV$$

The market value (MV) equals the market adjustment factor (MA) applied to the replacement cost new less depreciation (RCNLD), plus the land value (LV). Market adjustments will be applied uniformly within neighborhoods to account for location variances between market areas or across a jurisdiction.

Most residential land values will be estimated using a square foot (adjusting for size) method, which establishes the value of average size lots within each stratum or delineated neighborhood through sales comparison analysis. Some residential land values may use the front foot method or the lot value to better reflect market value in that area. The analysis assumes that the major factors causing variations in land values within a neighborhood are view, traffic, and size. In areas where insufficient vacant land sales exist, the abstraction method, also known as the land residual method and the allocation method, known as the land ratio method will be used to establish lot values within a neighborhood. A computerized land table stores the land information required to consistently value individual parcels within neighborhoods. Land adjustments will be applied on individual properties, where necessary, to adjust for such influences as view, shape, size, and topography, among others.

If a neighborhood is to be updated, the analyst will run a cost ratio study that compares recent sales prices of properties appropriately adjusted for the effects of time and stratified geographically by neighborhood with the property’s cost value. The calculated ratio derived from the sum of the sold properties’ cost value divided by the sum of the sales prices indicates the neighborhood level of value based on the unadjusted cost value for the sold properties. This cost-to-sale ratio will be compared to the appraisal-to-sale ratio to determine the market adjustment factor for each neighborhood. This market adjustment factor is needed to trend the values obtained through the cost approach closer to the actual market evidenced by recent sales prices within a given neighborhood. The sales used to determine the market adjustment factor will reflect the market influences and conditions only for the specified neighborhood, thus producing more representative and supportable values. The market adjustment factor calculated for each neighborhood will be applied uniformly to all properties within a neighborhood and a second set of ratio studies will be generated that compares recent sale prices with the proposed market values for these sold properties. From this set of ratio studies, the appraiser will judge the appraisal level and uniformity in both update and non-update neighborhoods, and finally, for the school district as a whole.

A review and revision of the residential cost schedules will be performed before each reappraisal year. If there has been little or no change from one year to the next, the same values may be unchanged from one year to the next. Samples of newly constructed sold properties of varying construction quality in McLennan County will be reviewed. The property characteristics of these sampled properties will be verified. The results of this comparison will be analyzed using several

measures, including stratification by quality where applicable and a review of estimated building costs, as well as land value to sales prices.

Sales Comparison Approach

As indicated in Property Appraisal and Assessment Administration (IAAO,1990), in the absence of a sale of the subject, sales prices of comparable properties are usually considered the best evidence of market value. The sales comparison approach models the behavior of the market by comparing the properties being appraised with comparable properties that have recently sold or for which offers to purchase have been made. Their sales prices will then be adjusted for differences from the subject and a market value for the subject is estimated from the adjusted sales prices of comparable properties.

The district does not currently develop estimates of value for single-family properties using the traditional sales comparison approach. The district has not yet implemented the modeling utilities available in our core CAMA software to develop estimates of value using the sales comparison approach. The district does use the sales comparison approach in both formal and informal meetings with the taxpayer to justify values obtained using the hybrid cost-market approach.

Income Approach

The income approach is based on the principle that the value of investment property reflects the quality and quantity of the income it is expected to generate over its life. In other words, value is the estimated present value of future benefits, namely income and proceeds from the sale of the property. The appraiser must estimate income from a property and capitalize the income into an estimate of current value.

The model used to estimate the present value of income expected in the future is represented by the following formulas known as IRV.

$$\text{Value} = \text{Income}/\text{Rate or, } \text{Income} = \text{Rate} \times \text{Value or, } \text{Rate} = \text{Income}/\text{Value}$$

The income approach is most suitable for types of properties frequently purchased and held for the purpose of producing income, such as apartments, commercial buildings, and office buildings. It is normally not conducive to the valuation of single-family residential properties that are seldom rented, or where market demand factors such as personal preferences or location unduly influence the market. The district does use the income approach in both formal and informal meetings with the taxpayer to justify values obtained using the cost-market approach when it is prudent to do so.

INVENTORY RESIDENTIAL PROPERTY

Residential improved and vacant property is appraised in compliance with the Texas Property Tax Code, Section 23.12 (a). In general, the district sends inventory appraisal rendition forms to qualified developers each year. These completed forms are used by the district for the actual itemized construction, labor, and material costs, plus other soft or indirect costs. The information is analyzed to determine the discount that should be applied to the land and or improvement values to estimate the market value as of the assessment date. The market values of

improved inventory will be reviewed annually and inventory consideration will be eliminated when ownership transfers to an owner who will occupy the improvement for residential purposes.

COMMERCIAL REAL PROPERTY

The valuation period will begin in January and last until the end of mid-April. Once proposed values will be finalized, a ratio study will be performed to test the level and uniformity of appraisal within property use and among various classes. Apartments with over twenty units, retail and warehouse properties, golf courses, and office buildings will be valued by the cost approach or the income approach, as deemed most appropriate pursuant to Section 23.0101.

Valuation Methods Used:

Cost Approach

The cost approach to value will be applied using the comparative unit method. This methodology involves the use of national cost data reporting services as well as actual cost information on comparable properties whenever possible. Cost models are typically developed based on *Marshall & Swift Services*.

Cost models include the use of replacement cost new (RCN) of all improvements. The replacement cost will be used because it values the cost of a property that is a utility equivalent of the property being appraised using current construction methods and materials and is updated annually. This method is an alternative to using the reproduction cost, which is the cost to construct an exact duplicate of the property being appraised. These costs include comparative base rates, per unit adjustments, and lump-sum adjustments. This approach also employs an alternative valuation method for the underlying land. Time and location modifiers will be necessary to adjust cost data to reflect conditions in a specific market and changes in costs over a period of time. Because a national cost service is used as a basis for our cost models, local modifiers will be applied to adjust the base costs specifically for McLennan County. Depreciation schedules will be developed based on what is typical for each property type of that specific age. Depreciation schedules have been implemented for what is typical of each major class of commercial property by economic life categories. Schedules have been developed for improvements with fifteen, twenty, twenty-five, thirty, thirty-five, forty, forty-five, fifty, fifty-five, sixty, sixty-five, seventy, and seventy-five year expected economic life. These schedules will be tested every other year to ensure they will be reflective of current market conditions. The actual and effective ages of improvements will be noted in the CAMA software. Effective age estimates will be based on observed conditions, desirability, and utility of the improvement.

Market adjustment factors such as external and functional obsolescence will be applied if warranted. A depreciation calculation override will be applied if the condition or effective age of a property varies from the norm. This override is indicated by appropriately noting the physical condition and functional utility ratings on the property data characteristics. These adjustments will typically be applied to a specific property type or location and will be developed through ratio studies or other market analyses. Accuracy in the development of the cost schedules, condition ratings, and depreciation schedules usually minimizes the necessity of this type of adjustment factor.

Sales Comparison Approach

Although all three approaches to value are based on market data, the Sales Comparison Approach is most frequently referred to as the Market Approach. This approach is utilized not only as a primary method for estimating land value but also in comparing sales of similarly improved properties to each parcel on the appraisal roll. Pertinent data from actual sales of properties, both vacant and improved, will be obtained throughout the year in order to analyze relevant information, which is then used in all aspects of valuation. Sales of similarly improved properties can provide a basis for the depreciation schedules in the cost approach, rates and multipliers used in the income approach, and as a direct comparison in the sales comparison approach. Improved sales will also be used in ratio studies, which afford the appraiser an excellent means of judging the present level and uniformity of the appraised values.

Based on the market data analysis and review discussed in the cost, income, and sales approaches, the cost and income models will be calibrated annually. The calibration results will be keyed to the schedules and models in our CAMA system for utilization on all commercial properties in the district.

Income Approach

The income approach to value will be applied to those real properties that are typically viewed by market participants as “income-producing”, which are bought and sold based on the property’s ability to produce income, and for which the income methodology is considered a leading value indicator. The first step in the income approach pertains to the estimation of market rent. This is derived primarily from actual rent data furnished by property owners and from local offerings for rent. A bi-annual rental survey for apartments is performed by MCAD’s commercial department or by using accepted journals that collect sales and recent data for our area. This per unit rental rate multiplied by the number of units results in the estimate of potential gross rent. The district subscribes to a national service that provides local sales and rental information on commercial business enterprises within McLennan County to supplement our sales and data collection efforts.

A vacancy and collection loss allowance is the next item to consider in the income approach. The projected vacancy and collection loss allowance is established from actual data furnished by property owners and on local market data or journals. This allows and accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. The market-derived stabilized vacancy and collection loss allowance is subtracted from the potential gross rent estimate to yield an effective gross rent. Secondary income represents parking income, escalations, reimbursements, and other miscellaneous income generated by the operations of real property. The secondary income estimate is derived from actual data collected and available market information. The secondary income estimate is then added to effective gross rent to arrive at an effective gross income or EGI.

Allowable expenses and expense ratio estimates will be based on a study of the local market, with the assumption of “prudent management”. When necessary, an allowance for non-recoverable expenses such as leasing costs and tenant improvements will be included in the expenses. A non-recoverable expense represents costs that the owner pays to lease rental space. Different expense ratios will be developed for different types of commercial property based on use. For instance, retail properties are most frequently leased on a triple-net basis, whereby the

tenant is responsible for his pro-rata share of taxes, insurance, and common area maintenance. In comparison, a general office building is most often leased on a base year expense stop. This lease type stipulates that the owner is responsible for all expenses incurred during the first year of the lease. However, any amount in excess of the total per unit expenditure in the first year is the responsibility of the tenant. Under this scenario, the total operating expense in year one establishes the base rate. Any increase in expense over the base rate throughout the remainder of the lease term would be the responsibility of the tenant. As a result, expense ratios will be implemented based on the type of commercial property.

Another form of allowable expense is the replacement of short-lived items, such as roof or floor coverings, air conditioning or major mechanical equipment, or appliances requiring expenditures of large lump sums. When these capital expenditures are analyzed for consistency and adjusted, they may be applied on an annualized basis as stabilized expenses. When performed according to local market practices by commercial property type, these expenses when annualized are known as replacement reserves. Subtracting the allowable expenses (inclusive of non-recoverable expenses and replacement reserves) from the effective gross income yields an estimate of net operating income.

Rates and multipliers will be used to convert income into an estimate of market value. These include income multipliers, overall capitalization rates, and discount rates. Each of these is used in specific applications. Rates and multipliers also vary between property types, as well as by location, quality, condition, design, age, and other factors. Therefore, the application of the various rates and multipliers must be based on a thorough analysis of the market.

Capitalization analysis will be used in the income approach models. This methodology involves the capitalization of net operating income as an indication of market value for a specific property. Capitalization rates, both overall (going-in) cap rates for the direct capitalization method and terminal cap rates for discounted cash flow analyses will be derived from the market. Sales of improved properties from which actual income and expense data are obtained provide a very good indication of what a specific market participant is requiring from an investment at a specific point in time. Additionally, overall capitalization rates can be derived from the built-up method, band-of-investment, debt coverage ratio, and published sources for similar properties, as well as results from verified sales. The capitalization rates relate to satisfying the market return requirements of both the debt and equity positions of a real estate investment. This information is obtained from real estate and financial publications, as well as cap rate studies conducted by the district using verified sales and income information for that specific property. Rent loss concessions will be made on specific properties with known vacancy problems. A rent loss concession accounts for the impact of lost rental income while the building is moving toward stabilized occupancy. The rent loss will be calculated by multiplying the rental rate by the percent difference of the property's stabilized occupancy and its actual occupancy. Build out allowances (for first-generation space or retrofit/second-generation space) and leasing expenses will be added to the rent loss estimate. A leasing expense necessary to bring the property to a stabilized level is also included in this adjustment. The total adjusted loss from these real property operations will be discounted using an acceptable risk rate. The discounted value, inclusive of rent loss due to extraordinary vacancy, build-out allowances, and leasing commissions, becomes the rent loss concession and will be deducted from the value estimate of the property at stabilized occupancy. A variation of this technique allows that for every year that the property's actual occupancy is less than stabilized occupancy a rent loss deduction may be estimated. Conversely, if a property were above the stabilized occupancy level as of the appraisal

date, the market would pay a premium for this situation. In this instance, the present value of the excess income over the stabilized level will be added to the value of the property.

INDUSTRIAL REAL PROPERTY

These properties will be valued each year by district staff as well as outside appraisal firms under contract. For 2023 Industrial properties will be primarily appraised by Capitol Appraisal Group and will be re-evaluated for 2024 based on internal staffing and budget constraints. Industrial properties will typically be valued on a cost approach basis since these properties have a low frequency of being bought and sold in the open market compared to commercial and residential properties. In addition, since these properties are owner-occupied, the income approach to value will rarely be applicable to industrial properties.

Valuation Model Used:

Cost Approach

The cost approach is most applicable to the valuation of industrial properties. The values will be appropriately adjusted for age and condition and, if warranted, additional adjustments will be made for facility utilization. For example, two facilities making the same or similar products will not necessarily have values close together because one facility may have better efficiencies, which makes that facility worth more in the market. The market's estimation of the worth of a facility will be taken into account since there will rarely be any similar properties available for comparison under the sales or income approaches to value.

Cost schedules will be tested with market data (sales) to ensure that the appraisal district is in compliance with Texas Property Tax Code, Section 23.011. Replacement cost new tables as well as depreciation tables will be tested for accuracy and uniformity using ratio studies compared with cost data from *Marshall & Swift* and are updated annually.

Sales Comparison Approach

As previously stated, industrial real property does not have a history of being bought and sold with any regularity in the open market. In fact, most industrial facilities remain just as they are for many years, decades even, without changing ownership.

The few sales of industrial facilities that do occur are not typically used because the sales are usually part of a merger or acquisition and other assets and intangible considerations are part of the sales price and are not disclosed. There will usually not be enough verifiable sales of stand-alone industrial properties to have a representative sample of properties to which to compare when valuing other industrial properties.

Income Approach

Industrial facilities are rarely valued by the income approach to value since they are usually owner-occupied. These facilities are usually general commercial structures built out to meet an industrial owner's needs over a certain period of time. In other words, an industrial facility is built for that owner's needs and not built to turn around and lease out the facility to another

industrial user. There are not enough industrial facilities built by industrial users that are leased out to other industrial users to be a meaningful universe of properties for valuation purposes, if they can be found at all.

Industrial real property valuation appraisers consider all three approaches to value to see which approach is most applicable to the property being valued. Usually, the cost approach is most applicable for the reasons previously given, but if any commercial properties are closely similar to the industrial property being valued, then the approach to value for the commercial property is reviewed to see if its method is suitable for the industrial property being examined.

BUSINESS PERSONAL PROPERTY

Valuation Method Used:

Cost Approach

The primary approach to the valuation of business personal property is the cost approach. Cost schedules will be developed based on Standard Industrial Classification (SIC) codes. These schedules will be reviewed to conform to changing market conditions, if necessary.

Comparable type property values will be used to estimate the value of new accounts for which no property owner's rendition is filed. Comparable values will establish parameters for testing the valuation of property for which prior years' data exists or for which current year rendered information is available.

The percent good depreciation factors will be based on the depreciation schedules for furniture, fixtures, and equipment as published in the *Marshall Valuation Service* for October of each year. This mass appraisal percent good depreciation schedule is used to ensure that estimated values are uniform and consistent within the market. RCN and percent good depreciation factors will be utilized to develop value estimates using the following formula:

$$\text{MARKET VALUE ESTIMATE} = \text{RCN} \times \text{PERCENT GOOD FACTOR}$$

Sales Comparison Approach

Business personal property is typically sold as part of the business as a whole and not by itself, which makes this approach unsuitable for valuing most personal property. This approach is only suitable for the valuation of certain types of vehicles and heavy equipment. Value estimates for vehicles will be provided by an outside vendor and are based on data furnished by National Market Reports. An appraiser using published market guides such as the NADA blue book will appraise these types of properties.

There are not enough known sales of business personal property to have a meaningful population of sales for value comparison purposes. This category of personal property is inclusive of various types, such as furniture, computers, and machinery with each having different useful lives. It is typical for personal property to be included in the sale of a facility, instead of being sold separately. There may be certain subsets of personal property that are sold, but all of the personal property must sell at the location with this separate personal property amount known to make meaningful value comparisons under the sales approach.

Income Approach

The income approach has limited use in the appraisal of machinery, equipment, furniture, fixtures, and leasehold improvements because of the difficulty in estimating future net benefits; except in the case of certain kinds of leased equipment. When reliable data on equipment leases are available, the income approach may be used to estimate fair market value of the equipment.

The income approach is not suitable in the appraisal of industrial personal property because the industrial facility operator in the production of an end service or product is using the personal property. Industrial facilities are not in the business of leasing their personal property to another industrial facility for the production of an end service or product.

CAPITOL APPRAISAL GROUP CAD Plan for Periodic Reappraisal of Utility, Railroad, and Pipeline Property

Subsections (a) and (b), Section 25.18, Tax Code:

- (a) CAD shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05 (I).
- (b) The plan provides for annual reappraisal of all utility, railroad, and pipeline property appraised by the CAD. The CAD has a professional services contract with Capitol Appraisal Group, Inc. (CAGI) to appraise these properties for the CAD.
 - (1) Identifying properties to be appraised: Utility, railroad, and pipeline properties that are susceptible to inspection are identified by inspection. The appraiser may also refer to other documents, both public and also confidential to assist in identification of these properties.
 - (2) Identifying and updating relevant characteristics of each property
In the appraisal records: The appraiser identifies and updates relevant characteristics through data collected as part of the inspection process and through later submissions by the property owner, sometimes including confidential rendition. Additional data are obtained through public sources, regulatory reports, and through analysis of comparable properties.
 - (3) Defining market areas in the district: Market areas for utility, railroad, and pipeline property tend to be regional or national in scope. Financial analyst and investor services reports are used to help define market areas.
 - (4) Developing an appraisal approach that reflects the relationship among property characteristics affecting value and determines the contribution of individual property characteristics: For all three types of property, the appraiser must first form an opinion of highest and best use. Among the three approaches to value (cost, income, and market), pipeline value is calculated using a Replacement/Reproduction Cost New Less

Depreciation model [RCNLD]. In addition to the RCNLD indicator, a unit value model may be used if appropriate data are available. Utility and railroad property are appraised in a manner similar to pipeline except that the RCNLD model is not used.

- (5) Comparison and Review: The appraiser considers results that best address the individual characteristics of the subject property when multiple models are used. Year-to-year property value changes for the subject property are examined using computer-assisted statistical review. Periodic reassignment of properties among appraisers or the review of appraisals by a more experienced appraiser contributes to the review process. These types of property are subject to review by the Property Tax Division of the Texas Comptroller's Office through their annual Property Value Study.

CAD Plan for Periodic Reappraisal of Industrial Property

Subsections (a) and (b), Section 25.18, Tax Code:

- (b) CAD shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05 (I).
- (b) The plan provides for annual reappraisal of selected industrial property appraised by the CAD. The CAD has a professional services contract with Capitol Appraisal Group, Inc. (CAGI) to appraise these properties for the CAD.
 - (1) Identifying properties to be appraised: Industrial properties are identified as part of the appraiser's physical inspection process each year and through submitted data by the property owner. The appraiser may also refer to legal documents, photography, and other descriptive items.
 - (2) Identifying and updating relevant characteristics of each property
In the appraisal records: The appraiser identifies and updates relevant characteristics through the inspection process. Confidential rendition, assets lists, and other confidential data also provide additional information. Subject property data is verified through previously existing records and published reports.
 - (3) Defining market areas in the district: Market areas for industrial properties tend to be regional, national, and sometimes international. Published information such as prices, financial analysis, and investor services reports are used to help define market area.
 - (4) Developing an appraisal approach that reflects the relationship among property characteristics affecting value and determines the contribution of individual property characteristics: Among the three approaches to value (cost, income, and market), industrial properties are most commonly appraised using Replacement/Reproduction Cost New Less Depreciation models because of readily available cost information. If sufficient income

or market data are available, those appraisal models may also be used.

- (5) Comparison and Review: The appraiser considers results that best address the individual characteristics of the subject property and that are based on the most reliable data when multiple models are used. Year-to-year property value changes for the subject property are examined using computer-assisted statistical review. Periodic reassignment of properties among appraisers or the review of appraisals by a more experienced appraiser contributes to the review process.

CAD Plan for Periodic Reappraisal of Industrial Personal Property

Subsections (a) and (b), Section 25.18, Tax Code:

- (c) CAD shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05 (i).
- (b) The plan provides for annual reappraisal of all industrial personal property appraised by the CAD. The CAD has a professional services contract with Capitol Appraisal Group, Inc. (CAGI) to appraise these properties for the CAD.
 - (1) Identifying properties to be appraised: Through inspection, the appraiser identifies personal property to be appraised. The appraiser may also refer to other documents, both public and confidential, to assist in identification of these properties. Such documents might include but are not limited to the previous year's appraisal roll, vehicle listing services, and private directories.
 - (2) Identifying and updating relevant characteristics of each property in the appraisal records: Data identifying and updating relevant characteristics of the subject properties are collected as part of the inspection process through directories and listing services as well as through later submissions by the property owner, sometimes including confidential rendition. These data are verified through previously existing records and public reports.
 - (3) Defining market areas in the district: Market areas for industrial personal property are generally either regional or national in scope. Published price sources are used to help define market areas.
 - (4) Developing an appraisal approach that reflects the relationship among property characteristics affecting value and determines the contribution of individual property characteristics. Personal property is appraised using Replacement/Reproduction Cost New Less Depreciation models. Income approach models are used when economic and/or subject property income is available, and a market data model is used when appropriate market sales information is available.

- (5) Comparison and Review: The appraiser reconciles multiple models by considering the model that best addresses the individual characteristics of the subject property. Year-to-year property value changes for the subject property are examined using computer-assisted statistical review. Periodic reassignment of properties among appraisers or the review of appraisals by a more experienced appraiser contributes to the review process.

VALUE DEFENSE

Evidence to be used by the appraisal district to meet its burden of proof for market value and equity in both informal and formal appraisal review board hearings will be developed and provided to the property owner or agent in compliance with HB. 201. After a protest is received and verified, hearing evidence will be generated. To the extent possible, hearing evidence will be available for the following property types:

Residential Property
Special Inventory Residential Property
Multi-Family Residential Property
Commercial Real Property
Vacant Real Property
Industrial Real Property
Utilities
Mineral Interests
Special Valuation Properties
Business Tangible Personal Property
Industrial Tangible Personal Property

THE MASS APPRAISAL REPORT

Each tax year, the mass appraisal report is prepared and certified by the chief appraiser at the conclusion of the appraisal phase of the ad valorem tax calendar (on or about May 15th). The mass appraisal report is completed in compliance with USPAP Standard Rule 6-8. The signed certification by the chief appraiser is compliant with USPAP Standard Rule 6-9. This reappraisal plan is attached to the mass appraisal report. See Exhibit A.

Exhibit 'A'

MASS APPRAISAL SUMMARY REPORT

MCLENNAN COUNTY APPRAISAL DISTRICT

2022 MASS APPRAISAL SUMMARY REPORT

Identification of Subject: The property subject to this report is all real property and tangible personal property, unless specifically exempted, located within the boundaries of the McLennan County Appraisal District, hereinafter referred to as "MCAD" or "District".

Effective Date of Appraisal: The effective date of this mass appraisal is January 1, 2022, unless otherwise specified as in the case of some inventories, which may qualify for appraisal as of September 1 in accordance with Section 23.12, Texas Property Tax Code. The date of this appraisal report is March 30, 2022.

Purpose and Intended Use of Appraisal: The purpose of this mass appraisal is to estimate the market value of all taxable property in an equitable and efficient manner for ad valorem tax purposes in accordance with the laws of the State of Texas.

Legal Requirements: This mass appraisal is made within the provisions of the Texas Property Tax Code.

Administrative Requirements: This mass appraisal is conducted in accordance with the reappraisal policy of MCAD and the methods and procedures described in the appraisal manuals of the District. Furthermore, the District subscribes to the standards of The Appraisal Foundation known as the *Uniform Standards of Professional Appraisal Practices*.

Definition of Market Value: Market value for purposes of this mass appraisal is as defined by the Texas Property Tax Code, §1.04(7), and is as follows:

"Market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- A. exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- B. both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- C. both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

In regards to inventory held as part of a business, §23.12(a) of the Texas Property Tax Code further provides, in part; "the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business."

Identification of Properties: The descriptions of the properties included in this appraisal are included in detail within the appraisal records of MCAD. These descriptions include, but are not limited to the legal description, situs location, ownership and detailed listing of the characteristics of the properties.

Property Rights to be Valued: Properties are appraised in fee simple interest. However, restrictions, easements, encumbrances, etc., are considered on an individual basis. Fractional interests or partial holdings are appraised in fee simple for the total property and divided proportionately based on the pro-rated interests.

Assumptions and Limiting Conditions: The District has taken reasonable steps to secure adequate funding; however fiscal restraints do impact the mass appraisal process. Limited resources and personnel are available to perform the appraisals; therefore, it is not possible to physically inspect every property included on the appraisal roll. When physical inspections were conducted on real property, they were generally performed with exterior review only, if permitted by owner, otherwise by remote inspection methods. It is assumed that the interior conditions are consistent with the exterior condition. When physical inspections were made for the valuation of personal property, inspections were made of the entire facility if allowed by the owner or management of the business.

This mass appraisal has been made under the following additional assumptions and limiting conditions:

- It is assumed that the title to the properties is good and merchantable.
- No liability is assumed for matters of a legal nature.
- Assumptions made in the report are based on the best knowledge and judgment of the appraiser and are believed to be typical of the market.
- All properties are appraised as if free and clear of any or all liens or encumbrances, unless otherwise stated.
- Existence of hazardous materials or other adverse environmental conditions are not considered, unless otherwise indicated.
- Any drawings, photographs, plan, or plats are assumed to be correct and are included solely to assist in visualizing the property.
- It is assumed that there is full compliance with all applicable federal, state, and local regulations and laws, unless otherwise noted.
- No responsibility is assumed for hidden or unapparent conditions in the property that may affect its value.
- It is assumed that all required licenses, certificates of occupancy, consents or other administrative authority from local, state or federal governments can be obtained or renewed for any use on which the value estimate contained in this report is based.
- A specific survey and analysis of properties to determine compliance with the provisions of the Americans with Disabilities Act has not been performed and possible non-compliance has not been considered in valuing these properties.
- While it is believed all information included in the appraisal is correct and accurate; the appraiser does not guarantee such.

This report may not be used for any purpose or by any person other than the party to which it is addressed without the written permission of the McLennan County Appraisal District.

Scope of Appraisal: The scope of the appraisal relates to the nature of the appraisal assignment and the extent of collecting, confirming, and reporting the data, which provides the basis for the estimate of value.

The three generally accepted approaches to value are considered in estimating the market value for each property, with the most appropriate method given the greatest emphasis.

A market-based cost approach is considered the most appropriate for single family residential, most owner occupied commercial, and mobile homes since this method reflects the actions of buyers and sellers in the market, with some exceptions. This approach is based on the principal that a buyer will not pay more for a property than the cost of acquiring a vacant site and constructing a substitute structure of comparable utility, assuming no costly delays in construction.

The sales comparison method is used for vacant lots and land because it reflects the actions of the market place. Where there are no vacant lot sales, an allocation by abstraction is used to value

land. Since these properties typically do not produce any income, the income approach to value is given minimal emphasis.

The income approach is applicable to revenue producing property. It is based on the principal of present worth of future benefits. High-valued commercial properties rarely sell and although difficult to obtain, Income information is usually the only available source of factual data.

In the event a property is unavailable for inspection and the owner has not supplied any information, the appraiser has estimated the measurements and condition of the improvements or a lump sum value for the property.

Personal property is appraised utilizing the cost approach to value. The market approach is used for some categories of personal property when available.

All appraisal estimates are made in compliance with requirements as provided in the Texas Property Tax Code.

This report is applicable to the following property types: single family and multifamily residential, vacant lots and acreage, farm and ranch properties, commercial and industrial properties, mineral, utility, business personal property and mobile homes.

Personnel Resources: The McLennan County Appraisal District staff consists of 42 full-time employees within the departments listed below.

- 4 - Administration
- 5 - Customer Service
- 5 - Appraisal Support
- 10 - Residential Valuation
- 6 - Commercial Valuation
- 6 - Personal Property Valuation
- 6 - GIS Mapping

The administrative staff is responsible for overall planning, organizing, staffing, coordinating, and supervising MCAD and the appraisal activities. The appraisal duties are divided among three departments: Residential, Commercial, and Personal Property. The Residential Department is responsible for appraising all residential housing, and mobile homes in the District. The Commercial Department is responsible for appraising all commercial, industrial, utility, multi-family real property, excluding 4-plexes and smaller in the District. Land is appraised by both the residential and commercial departments. The Personal Property Department appraises business personal property. The Customer Service Department is responsible for exemptions, owner addresses, some data entry, and first response to the property owner. Appraisal support staff are responsible for data entry and verification of data. The Chief Appraiser, Deputy Chief Appraiser and all appraisers are registered with the Texas Department of Licensing and Regulation.

The McLennan County Appraisal District contracts with Capitol Appraisal Group Inc. to appraise its personal property utility properties (Category J) as well as industrial properties for real and personal.

Data Collection and Verification Resources: The McLennan County Appraisal District is responsible for approximately 126,000 real and personal property accounts covering approximately 1,198 square miles. MCAD is responsible for appraising property for 44 entities comprised of twenty (20) school districts, twenty (20) cities, three (3) special districts, McLennan County and McLennan Community College. Appraisal records are maintained in a computer automated mass appraisal (CAMA) system.

Property characteristic data is recorded for each property to be appraised. Resources for the discovery, describing, and listing of property include, but are not limited to the following: field inspections by appraisal staff, renditions, deed records, plat records, and assumed name certificates filed for record with the McLennan County Clerk's office, city building permits, local fee appraisers, builders and realtors, newspaper publications, maps, aerial photography, various third party data sources and other appraisal records of the District.

Construction costs are gathered from available sources including, but not limited to the Marshall and Swift Valuation Service and local builders and developers for use in the cost approach to value.

Information for the sales comparison approach is gathered from properties within the appraisal district through the mailing of questionnaires to grantors and grantees, and all other available sources deemed reliable. Sales data is entered into the database and checked for validity by appraisal and clerical staff.

Rental rates, expenses and occupancy rates are gathered on income producing properties for use in the income approach to value through questionnaire mailings, owner filed property reports and telephone surveys. Income and expense information is entered into a spreadsheet database for analysis and use by district appraisers.

Information relating to business personal property is collected during the normal inspection process and through owner filed renditions and property reports. Costs are also researched for personal property using NADA Guides and other sources.

General trends in new construction techniques, construction costs, interest rates and other pertinent data are gathered from various sources such as trade journals, Marshall and Swift Valuation Service, university real estate research centers, and any other sources deemed appropriate and reliable.

Preliminary Analysis: A ratio analysis is performed for all types of property to determine the accuracy of schedules and properties that need visual inspection or reappraisal.

Area Analysis: MCAD appraises all properties that fall within the county limits. There are thirteen school districts that extend beyond McLennan County. The City of Waco is located in McLennan County, surrounded by several smaller cities. Waco has a population of approximately 140,000 which is about half of the total county population. Baylor University, with a student enrollment of approximately 16,800, is located in Waco. The area also contains a technical college, Texas State Technical College and a junior college, McLennan Community College.

With relatively low interest rates and a growing economy in Waco, new construction and market activity are increasing at a rapid rate in some areas.

Neighborhood Analysis: Neighborhood analysis examines how economic, social, physical, and governmental forces affect property values. The effects of these factors are used to identify neighborhoods. Properties whose values are influenced by the same economic, social, physical and governmental forces are grouped as neighborhoods. Included in the neighborhood analysis is the consideration of patterns of development and property use. Neighborhoods typically experience a three-stage cycle: development, stability, and decline.

Highest and Best Use: Highest and best use is the reasonably, probable and legal use of vacant land or improved property, which when physically possible, financially feasible, and appropriately supported, results in the highest value for the property. For improved properties, the highest and best use determination of a site is made both as if the site is vacant and as improved. The highest and best use for residential property that has a homestead exemption is by law its current use even though its highest and best use may be commercial or industrial.

Data Collection and Validation: Appraisers are assigned areas to work annually either by aerial photography or physical inspection. Although most inspections are performed as a drive-by, properties with changes such as additions, swimming pools, and etc. are conducted by an on-site inspection or aerial photos if the image allows. Properties where physical data has been questioned or requires reviewing, inspections may include confirming the dimensions of structures and/or a complete interior and exterior inspection. The field appraiser determines the extent of the inspection needed. Physical characteristics such as size, quality of construction, detail and property amenities are determined during these inspections. Additionally, size is confirmed through sources such as building permits, construction plans, aerial photos and realtor information. All available and reliable resources are used in pursuit of accurate characteristic data for each property.

Recently sold properties, with high variances from typical sales ratios are site inspected or inspected by aerial photos to ensure proper classification and accurate characteristic descriptions prior to being used in ratio studies or being used to develop market value adjustment factors. They are also checked for any enhancements made prior to sale that may update effective age or change over all depreciation since the last inspection and appraisal.

Depreciation: Depreciation is the loss in value from replacement cost new of an improvement or personal property item due to physical deterioration, functional obsolescence and/or economic obsolescence. Each property, during the on-site review process, is assigned a depreciation factor based on the observed physical condition of the property. Additional adjustments may be made to the property for functional or economic obsolescence if conditions so warrant. Personal property is depreciated using the age-life method based on a typical economic life for each personal property component type.

Testing: Appraised values to sale price ratio studies are conducted to determine the accuracy of values in the District. All areas are tested every year based on the availability of sales information. Ratio tests are performed first to see if global or general adjustments should be made to the cost and/or depreciation schedules or if certain geographic areas or improvement subclasses require reappraisal. The final ratios are performed by school district and/or state code, where sales information is available. Stratification is performed to help in determining if certain valued properties need to be reappraised.

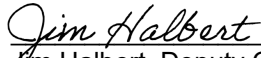
Certification:

I certify that, to the best of my knowledge and belief:


- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have not made a personal inspection of the properties that are the subject of this report.




Joe Don Bobbitt, Chief Appraiser
McLennan County Appraisal District



Jim Halbert, Deputy Chief Appraiser
McLennan County Appraisal District



Clyde Buro, Commercial Supervisor
McLennan County Appraisal District



Gary Schibler, Personal Property Supervisor
McLennan County Appraisal District



Leslie Leaman, Residential Supervisor
McLennan County Appraisal District

Exhibit 'B'

SCHOOL DISTRICTS TO BE REAPPRAISED

MCAD REAPPRAISAL DISTRICTS 2023-2024

2023

	School District	Total Props	Commercial	Business Personal Property	Residential
16	Bruceville-Eddy	2599	188	144	2267
22	Crawford	2136	131	165	1840
30	Lorena	4715	271	349	4095
34	McGregor	4083	408	477	3198
36	Midway	22931	1740	2332	18859
38	Moody	2336	172	139	2025
40	Oglesby	33	1	1	31
46	Valley Mills	747	20	47	680
	Total Parcels	39580	2931	3654	32995

2024

	School District	Total Props	Commercial	Business Personal Property	Residential
32	Mart	2313	325	136	1852
42	Riesel	1772	133	171	1468
48	Waco	41919	5961	4813	31145
50	West	6110	583	483	5044
	Total Parcels	52114	7002	5603	39509

Exhibit 'C'

MARKET AREAS

2023 Residential Neighborhood Plan

16001.0	22102.1	30475.3	36004.0	36052.0	36094.0	36149.0	36201.0	38001.2
16002.0	22700.0	30500.0	36005.0	36053.0	36095.0	36150.0	36202.1	38001.3
16004.0	22798.0	30600.0	36006.0	36054.0	36098.0	36151.0	36203.1	38002.1
16005.0	22870.0	30767.0	36008.0	36055.0	36099.1	36152.0	36204.1	38002.2
16006.0	22890.1	30870.0	36009.0	36056.0	36101.1	36153.0	36205.1	38003.1
16007.0	22890.3	30870.1	36010.0	36060.0	36102.0	36154.1	36273.0	38003.2
16008.0	22890.4	30870.3	36012.1	36061.0	36103.0	36155.0	36475.2	38004.1
16039.0	22890.5	30890.1	36013.0	36062.0	36104.0	36156.1	36480.1	38004.2
16040.0	22890.6	30890.3	36014.1	36063.1	36106.0	36157.0	36481.1	38015.1
16100.1	22890.7	30890.4	36015.0	36064.0	36107.0	36158.0	36481.2	38100.1
16355.0	30001.0	30890.5	36016.0	36067.0	36111.0	36161.1	36482.0	38150.0
16357.0	30002.0	30890.6	36017.0	36072.1	36112.0	36161.2	36520.0	38200.1
16700.0	30003.0	30890.7	36018.0	36072.2	36114.1	36161.3	36605.0	38870.0
16701.0	30004.0	32890.4	36019.0	36072.3	36123.1	36162.1	36701.1	38890.1
16705.0	30005.0	34000.0	36019.1	36073.2	36123.2	36165.1	36702.1	38890.3
16715.0	30006.1	34000.1	36020.0	36075.6	36124.1	36176.0	36702.2	38890.4
16733.0	30007.1	34000.3	36021.0	36076.0	36126.0	36177.1	36755.0	38890.5
16746.0	30008.0	34001.1	36022.0	36077.0	36127.0	36177.2	36871.0	38890.7
16750.0	30009.1	34001.2	36024.0	36078.0	36128.0	36180.0	36871.1	44475.5
16770.0	30010.0	34001.3	36025.0	36079.0	36129.0	36181.1	36872.0	44890.1
16775.6	30011.0	34002.1	36025.1	36080.0	36130.0	36182.0	36873.0	44890.3
16792.0	30012.0	34002.2	36027.0	36081.0	36131.0	36183.0	36880.0	44890.4
16793.1	30013.1	34003.1	36028.0	36084.0	36132.0	36184.0	36881.0	44890.5
16870.0	30013.2	34003.2	36029.0	36085.1	36133.0	36185.0	36891.1	46467.1
16890.1	30014.0	34004.1	36029.1	36085.2	36134.0	36186.0	36891.3	46700.0
16890.3	30015.0	34004.2	36030.0	36085.3	36135.1	36187.0	36891.4	46701.0
16890.4	30015.1	34004.3	36031.0	36085.4	36136.0	36188.0	36891.5	46775.0
16890.5	30017.0	34030.1	36033.0	36085.5	36137.0	36189.0	36891.6	46798.0
16890.6	30018.0	34031.1	36034.1	36086.0	36139.1	36190.0	36891.7	46870.0
18870.0	30019.0	34032.1	36035.0	36086.1	36139.2	36191.0	36892.1	46890.1
20890.1	30020.1	34033.1	36036.0	36086.2	36140.0	36191.1	36892.3	46890.3
22000.0	30021.1	34034.1	36037.0	36087.0	36141.0	36192.0	36892.4	46890.4
22000.3	30025.1	34035.1	36038.0	36088.0	36142.0	36192.1	36892.5	46890.5
22001.1	30025.2	34870.0	36038.1	36088.1	36143.0	36193.0	36892.6	46890.6
22001.2	30027.1	34870.1	36039.0	36089.0	36144.0	36194.0	36892.7	48WDWAY1
22002.1	30030.1	34890.1	36040.0	36089.1	36145.0	36195.0	36893.1	
22002.2	30050.0	34890.3	36041.1	36090.1	36147.0	36196.1	36893.3	
22003.1	30075.0	34890.4	36042.0	36090.2	36148.1	36197.1	36893.4	
22003.2	30375.1	34890.5	36043.0	36090.3	36148.2	36197.2	36893.5	
22004.1	30421.0	34890.6	36043.1	36090.4	36148.3	36198.1	38000.0	
22004.2	30475.0	34890.7	36045.0	36091.0	36148.4	36198.2	38000.1	
22100.1	30475.1	36001.0	36050.0	36092.0	36148.5	36199.1	38000.3	
22101.1	30475.2	36002.1	36051.0	36093.0	36148.6	36200.0	38001.1	

2023 Commercial Neighborhood Plan

16903.0	30980.1	36955.F	36989.E
16903.1	30980.2	36955.G	36990.1
16903.2	30980.3	36955.K	36999.1
16903.4	30980.4	36955.L	38900.0
16903.5	34900.0	36955.M	38908.1
16940.0	34900.1	36955.N	38908.2
16950.1	34917.1	36955.Q	38908.3
16951.1	34917.2	36960.1	38908.4
16955.1	34917.3	36970.1	38908.6
16955.2	34917.4	36980.0	38908.8
16955.3	34917.5	36980.1	38917.1
16955.4	34917.6	36980.2	38917.2
16955.5	34917.8	36980.3	38917.3
16955.6	34917.9	36980.4	38917.4
16955.7	34917.D	36980.5	38917.6
16955.8	34940.0	36980.6	38917.7
16976.1	34950.0	36980.7	38917.A
16980.1	34950.1	36980.8	38940.0
22917.1	34950.A	36980.9	38950.1
22917.3	34950.C	36980.A	38980.1
22917.A	34950.E	36980.B	44950.1
22917.B	34950.J	36980.C	46917.4
22917.F	34980.0	36980.P	46980.1
22940.0	34980.1	36984.0	46989.2
22950.1	34980.2	36985.0	46989.3
22980.1	34980.3	36985.1	48933.2
22989.1	34980.4	36985.2	48985.3
22989.2	34980.5	36985.3	48987.5
28940.0	34980.6	36985.4	48987.7
30940.0	34980.7	36985.5	
30940.1	34980.8	36985.6	
30950.1	36920.0	36985.A	
30955.1	36930.1	36985.B	
30955.2	36933.1	36986.0	
30955.3	36933.2	36986.1	
30955.4	36933.3	36986.2	
30955.5	36933.5	36986.3	
30955.6	36940.0	36987.1	
30955.7	36940.1	36989.1	
30955.8	36940.2	36989.2	
30955.A	36940.4	36989.3	
30955.B	36950.1	36989.4	
30955.E	36955.1	36989.5	
30955.F	36955.2	36989.6	
30955.G	36955.5	36989.7	
30955.H	36955.6	36989.8	
30955.J	36955.8	36989.9	
30955.K	36955.9	36989.A	
30955.M	36955.A	36989.B	
30955.N	36955.C	36989.C	
30975.1	36955.D	36989.D	

2024 Residential Neighborhood Plan

12890.1	42000.0	48711.1	48870.2	48CARVR1	48NWACO2	50004.1
12890.5	42000.1	48711.2	48870.3	48CARVR-B	48NWACO-B	50004.2
20325.0	42000.3	48711.3	48ALVIS1	48CDRDG1	48OAKWD1	50004.3
20890.1	42001.1	48711.4	48ALVIS-B	48CDRDG-B	48OAKWD2	50006.5
24890.1	42001.2	48712.1	48AUSAV1	48DEANH1	48PKDVH1	50017.1
26275.0	42002.1	48713.1	48AUSAV2	48DEANH-B	48PKDVH2	50018.0
28046.1	42002.2	48714.1	48AUSAV3	48DWTWN1	48PKDVH3	50020.1
32000.0	42003.1	48715.1	48AUSAV-B	48DWTWN2	48PKDVH4	50022.1
32000.1	42003.2	48716.1	48BAYLR10	48DWTWN3	48PKDVH5	50035.0
32000.3	42004.1	48717.1	48BAYLR11	48HOTX1	48PKDVH-B	50038.0
32001.1	42004.2	48718.1	48BAYLR12	48HOTX-B	48RBSON1	50039.0
32001.2	42100.1	48720.1	48BAYLR9	48HOTX-T	48RBSON-B	50040.0
32002.1	42275.3	48721.1	48BAYLRA.1	48KNDRK1	48RCHHL1	50041.0
32002.2	42375.0	48722.1	48BAYLRA.2	48KNDRK2	48RCHHL-B	50042.0
32003.1	42535.0	48723.1	48BAYLRA.3	48KNDRK-B	48RVFT1	50045.0
32003.2	42870.0	48724.1	48BAYLRA.4	48LNDBR1	48SNGHT1	50100.0
32004.1	42870.1	48724.2	48BAYLRA.5	48LNDBR2	48SNGHT2	50478.0
32004.2	42890.1	48725.1	48BAYLRA.6	48LNDBR3	48SNGHT-B	50700.0
32325.2	42890.3	48726.1	48BAYLRA.7	48LNDBR-B	48UNIV1	50701.0
32725.0	42890.4	48727.1	48BAYLRB.1	48MNTVW1	48UNIV-B	50715.7
32870.0	42890.5	48728.1	48BAYLRB.2	48MNTVW2	48WDWAY1	50760.0
32890.1	44890.1	48729.1	48BAYLRB.3	48MNTVW3	48WDWAY2	50793.0
32890.3	44890.4	48730.1	48BAYLRB.4	48MNTVW-B	50000.0	50793.1
32890.4	48701.1	48731.1	48BAYLRB.5	48MR2	50000.1	50801.0
32890.5	48702.1	48732.1	48BAYLRB.6	48MR3	50000.3	50870.0
32890.6	48703.1	48733.1	48BAYLRB.8	48MR4	50001.1	50870.1
36017.0	48704.1	48735.1	48BEVHL1	48MR5	50001.2	50890.1
36130.0	48705.1	48736.1	48BEVHL-B	48MR6	50001.3	50890.3
36135.1	48706.1	48737.1	48BRKOK1	48MRMH	50002.1	50890.4
36158.0	48707.1	48738.1	48BRKOK-B	48NERVR1	50002.2	50890.5
36871.0	48708.1	48739.1	48BRKVW1	48NERVR2	50003.1	50890.6
36880.0	48709.1	48740.1	48BRKVW2	48NERVR-B	50003.2	50890.7
38000.0	48710.1	48870.1	48BRKVW-B	48NWACO1	50003.3	

2024 Commercial Neighborhood Plan

32950.1	48905.2	48925.6	48950.1	48980.D	50957.5
32950.2	48905.3	48925.8	48951.0	48980.E	50957.6
32980.1	48905.A	48925.A	48951.F	48981.0	50957.7
36933.1	48905.E	48925.B	48951.G	48981.1	50957.8
42950.1	48905.F	48925.D	48952.1	48982.1	50957.9
42980.1	48909.2	48925.G	48952.2	48982.2	50957.A
42989.1	48909.3	48925.H	48952.3	48982.4	50957.B
42989.2	48909.4	48925.J	48952.G	48982.5	50957.C
42989.4	48909.5	48925.L	48952.J	48982.6	50957.D
42989.5	48909.6	48925.N	48952.K	48982.7	50957.E
42989.6	48909.A	48925.P	48953.2	48982.8	50957.F
42989.A	48909.B	48925.S	48953.3	48982.9	50957.G
42989.B	48909.D	48926.0	48953.4	48983.5	50957.H
44955.1	48909.J	48928.0	48953.5	48984.0	50957.J
48900.1	48909.L	48928.1	48953.A	48984.2	50957.K
48900.1C1	48912.0	48928.2	48953.C	48984.3	50957.L
48900.1C2	48912.2	48928.3	48955.1	48984.5	50970.1
48900.2	48912.4	48928.4	48955.2	48984.A	50975.1
48900.2C1	48912.5	48928.5	48955.3	48985.1	50980.1
48900.2C2	48915.1	48928.6	48955.4	48985.2	
48900.2C3	48915.2	48928.9	48955.5	48985.3	
48900.2C4	48919.0	48928.C	48955.6	48985.6	
48900.2C5	48919.1	48928.D	48955.7	48986.3	
48900.2C6	48919.2	48928.E	48955.8	48986.4	
48900.2C7	48919.3	48930.1	48955.9	48986.5	
48900.2C8	48919.4	48930.2	48955.A	48986.6	
48900.2C9	48919.5	48930.3	48955.B	48986.7	
48900.3	48919.6	48930.4	48955.C	48986.B	
48900.3C1	48919.7	48930.5	48955.D	48987.0	
48900.4	48919.8	48931.0	48955.E	48987.1	
48900.5	48919.9	48931.2	48957.1	48987.6	
48900.6	48919.A	48931.4	48957.2	48987.7	
48900.7	48919.B	48931.B	48957.3	48987.8	
48900.8	48919.C	48932.0	48957.4	48987.9	
48900.A	48919.D	48933.0	48957.5	48987.B	
48900.G	48919.E	48933.3	48957.6	48987.D	
48902.1	48919.F	48935.0	48970.0	48987.E	
48902.2	48919.G	48937.1	48970.1	48987.F	
48902.3	48919.J	48937.2	48975.1	48987.G	
48902.4	48919.N	48940.1	48975.3	48987.P	
48902.5	48919.P	48940.2	48975.4	48988.2	
48903.0	48919.U	48940.5	48980.0	48988.3	
48903.2	48919.V	48941.1	48980.2	48988.5	
48903.3	48919.W	48941.2	48980.3	48989.0	
48903.4	48924.0	48941.3	48980.5	48995.0	
48903.5	48924.A	48941.4	48980.6	50933.1	
48903.A	48925.0	48941.6	48980.7	50950.1	
48903.B	48925.1	48941.7	48980.8	50957.0	
48903.C	48925.2	48941.8	48980.9	50957.1	
48903.D	48925.3	48941.9	48980.A	50957.2	
48905.0	48925.4	48941.A	48980.B	50957.3	
48905.1	48925.5	48941.C	48980.C	50957.4	

Exhibit 'D'

CALENDAR OF EVENTS

Exhibit 'E'

BUDGET

MCLENNAN COUNTY APPRAISAL DISTRICT 2022 PROPOSED BUDGET DETAIL

We currently serve 45 taxing entities that include 20 school districts, 20 cities, the county and 5 other entities. We are responsible for appraising more than 125,000 parcels with a market value in excess of twenty five billion dollars. Our overall budget for 2022 will increase 2.7% from our 2021 budget, but our entity contribution will decrease as we use our reserve funds to purchase replacement servers. The Board of Directors intent is to reserve enough funds committed to litigation, capital expenses, and new technology that the district's budget can be a more predictable expense for the taxing entities.

ORDINARY INCOME

Income is comprised of allocated payments from the taxing entities served by the appraisal district. Allocations are based on the percentage obtained by dividing the levy for each entity by the total levy of all entities. Additional income is generated from interest earned on the bank accounts, open records requests and personal property rendition penalties.

EXPENSES

Salaries: Budgeted salaries show a 3% decrease as staff have retired, though employees should see roughly a 3% increase in pay after wages were frozen for 2021. Our staff is currently comprised of 44 employees, of which 22 are appraisers. All but six, out of the 22 appraisers, are registered professional appraisers with the State of Texas. The trainees must complete the five-year training period to achieve this designation. The appraisers are required to have professional designations that require extensive training and testing along with continuing education courses to continue their employment.

Benefits: Health insurance costs are estimated to increase 5% over current costs. We have historically managed to reduce this cost by using our HRA plan and providing coverage with higher deductibles.

Longevity pay is granted to full time McCAD employees who have been with the district for at least five years as of January 1, 2008. Longevity is paid at a rate of \$4 per month, per full year of service, up to a maximum of \$1,200.

Pension: The TCDRS budgeted rate is 13% for 2022, which remains unchanged from prior and is slightly higher than the required rate.

Professional Services: Appraisal Review Board (ARB) members will be paid at \$175.00 per full day and \$87.50 for half days. The chairman is paid \$200.00 per full day and \$100 for half days. ARB costs have increased in the last few years as number of protests increase with market values. The primary complaint during the appeal process is that taxpayers feel like they were rushed during their hearing. With statutory appeal timelines the district needs to expand the number of Appraisal Review Board members to allow more cases to be resolved prior to certification.

The appraisal services expense line item covers contractual services with Capitol Appraisal Group (CAGI). Capitol Appraisal works utility properties, mineral properties, and specialty properties. These specialty properties include: Riesel Power Plant, telephone towers and cable companies. In 2021 industrial property appraisals were transferred to CAGI to help eliminate back logs for the commercial department, and due to CAGI's additional data and expertise in this area.

Legal fees are budgeted for the services with McCreary, Veselka, Bragg, and Allen Law firm. Currently, the district has over 100 pending value lawsuits, but the lawsuits deemed with a higher risk of potential trial costs have been resolved.

Office Operating Expenses: Printing expenses, including costs for processing Notices of Appraised Value, personal property renditions, and personal property penalty letters, have also increased. Additional postage costs are due to increased requirements to notify taxpayers of changes and increases in the amount of certified mail, along with new requirements for sending postcards. Insurance expenses cover general liability, property (real and

contents), electronic data processing, accounts receivable/valuable papers, commercial crime, umbrella liability, and employee/public officials' liability.

Maintenance Expenses: The software maintenance budget includes maintenance expenses for the computer assisted mass appraisal software used for valuing properties, as well as, software for GIS mapping, and deed information. These items increase approximately 2%-3% each year. Since replacing our old elevator, we have been able to reduce our overall building maintenance costs.

CAPITAL OUTLAY

We will be flying each school district according to our future reappraisal plans. Continuing with "Change Finder" options for our aerial flights, we will be able to work more efficiently and also meet legislation mandates for inspecting properties once every three years. It also allows us to pick up new improvements that did not have building permits issued for them. The cost for aerials is minimal when compared to the value added by picking up these new improvements. Our 2015 servers will need to be replaced in 2022 and will be paid from our reserve funds.

DEBT SERVICE EXPENSE

These budgeted expenses cover twelve months of mortgage payments. We refinanced the building with Capital One in 2016, lowering our interest rate from 5.84545% to 4.5%. This will save the entities over \$100,000 in additional interest over the life of the loan.

CONTINGENCY FUND

The contingency is remaining at \$100,000 for additional contingency items that may come up. There is no pending litigation against the District other than valuation related cases. Additionally, the board has implemented policies to ensure that sufficient capital reserves are in place to maintain a positive fund balance, now and in the future, as well as having developed a 5-year budget forecast.

**MCLENNAN COUNTY APPRAISAL DISTRICT
YEARLY BUDGET COMPARISON**

YEAR	2017	2018	2019	2020	2021	2022
TOTAL BUDGET AMOUNT	4,015,115	4,640,293	4,465,382	4,383,411	4,372,817	4,489,815
% BUDGET INCREASE	2.12%	15.57%	-3.77%	-1.84%	-0.24%	2.68%
ENTITY CONTRIBUTION	3,998,615	4,240,290	4,228,661	3,947,222	4,347,817	4,334,815
% BUDGET INCREASE	2%	6%	0%	-7%	10%	0%
TOTAL EXPENSE AUDITED	3,628,095	3,940,399	4,064,539	4,108,067		
***WHAT SHOULD HAVE BEEN CREDITED	370,520	299,891	164,122	-160,845		
ENTITY ACTUAL CREDITED AMOUNT	385,853	222,572	411,189	310,048		
FUND BALANCE	630,655	730,655	1,116,507	1,391,287		
CONTINGENCY FUNDS	150,000	100,000	100,000	0	100,000	100,000
NUMBER OF EMPLOYEES	41	42	42	44	44	44
*** This is the difference between the Entity Contribution & what the District actually spent.						

**MCLENNAN COUNTY APPRAISAL DISTRICT
2022 PRELIMINARY ANNUAL BUDGET**

	2021 BUDGET	2022	\$ CHANGE	PERCENT CHANGE	Comment
5000 SALARIES					
5001 ADMINISTRATION	301,775	290,268	(11,507)	-3.8%	
5002 APPRAISAL	997,242	980,128	(17,114)	-1.7%	
5003 MAPPING	271,300	244,602	(26,698)	-9.8%	
5004 CLERICAL	405,952	452,158	46,206	11.4%	
5006 PART TIME	48,000	0	(48,000)	-4800000%	Reclassified as Appraisal Service
5008 AUTO & PHONE ALLOWANCE	137,020	137,020	0	0%	
TOTAL SALARIES	2,161,289	2,104,176		0%	
				-2.64%	
5100 BENEFITS					
5105 FICA TAX EXPENSE	162,100	161,400	(700)	-0.4%	
5110 HEALTH INSURANCE	239,000	250,900	11,900	5.0%	
5110-1 PB&H DEDUCTIBLE (HRA)	35,100	35,100	0	0.0%	
5113 DISABILITY	7,200	7,200	0	0.0%	
5115 LIFE INSURANCE	9,100	9,000	(100)	-1.1%	
5120 LONGEVITY	15,100	15,300	200	1.3%	
5125 PENSION	276,700	275,600	(1,100)	-0.4%	
5126 PENSION UAAL	0	0	0	0.0%	
5130 UNEMPLOYMENT COMPENSATION	7,400	8,000	600	8.1%	
5135 WORKMANS COMPENSATION	17,300	17,000	(300)	-1.7%	
TOTAL BENEFITS	769,000	779,500		1.37%	
5200 PROFESSIONAL SERVICES					
5201 APPRAISAL REVIEW BOARD	120,000	140,000	20,000	16.7%	
5205 APPRAISAL SERVICES	66,000	114,000	48,000	72.7%	Moved from Part Time
5210 AUDIT	6,700	7,200	500	7.5%	
5215 BOARD OF DIRECTORS	1,200	1,200	0	0.0%	
5218 COMPUTER SERVICES	4,500	18,180	13,680	304.0%	Increased Network Security
5220 CONSULTING SERVICES				0.0%	
5220-1 ACCOUNTING	13,110	13,110	0	0.0%	
5220-2 MISC CONSULTING	0	0	0	0.0%	
5220-5 HOMESTEAD AUDIT	0	25,000	25,000	0.0%	
5229 ARBITRATION	15,000	15,000	0	0.0%	
5230 LEGAL SERVICES				0.0%	
5230-1 RETAINER	22,800	22,800	0	0.0%	
5230-2 COURT COST	180,000	170,000	(10,000)	-5.6%	
5230-3 MISC LEGAL SERVICES	10,000	10,000	0	0.0%	
5230-4 ARB Legal Counsel	3,000	5,000	2,000	66.7%	
5233 MOVING SERVICE	0	0	0	0.0%	
5234 PAYROLL SERVICE FEE	4,869	5,300	432	8.9%	
5235 PERSONAL PROPERTY LISTS	2,800	2,875	75	2.7%	
5239 SHREDDING SERVICE	1,500	1,500	0	0.0%	
5240 TEMP SERVICES	25,000	15,000	(10,000)	-40.0%	
TOTAL PROFESSIONAL SERVICES	476,479	566,165		18.82%	
5300 OFFICE OPERATING EXPENSES					
5301 DUES AND MEMBERSHIPS	8,000	8,000	0	0.0%	
5305 FORMS AND PRINTING				0.0%	
5305-1 NOTICES	28,000	30,000	2,000	7.1%	
5305-2 RENDITIONS	5,500	5,500	0	0.0%	
5305-3 MISC	4,400	4,400	0	0.0%	
5310 INSURANCE	8,500	8,000	(500)	-5.9%	
5315 LEGAL PUBLICATIONS	8,000	9,100	1,100	13.8%	
5317 MILEAGE REIMBURSEMENT	300	300	0	0.0%	
5320 OFFICE EQUIPMENT RENTAL				0.0%	
5320-1 POSTAGE MACHINE	5,000	6,000	1,000	20.0%	
5320-2 COPIERS	10,000	12,000	2,000	20.0%	
5330 POSTAGE AND FREIGHT				0.0%	
5330-1 POSTAGE	148,100	125,000	(23,100)	-15.6%	
5330-2 FREIGHT	1,000	750	(250)	-25.0%	
5335 SMALL EQUIPMENT AND FURNITURE	1,500	1,500	0	0.0%	
5336 SMALL SOFTWARE	1,500	1,500	0	0.0%	
5340 SUBSCRIPTIONS AND BOOKS	88,200	41,772	(46,428)	-52.6%	Alternative Data source
5345 SUPPLIES				0.0%	
5345-1 OFFICE SUPPLIES	24,000	26,000	2,000	8.3%	
5350 TRAINING AND EDUCATION	25,000	25,000	0	0.0%	
5355 TRAVEL	15,000	15,000	0	0.0%	
5360 UTILITIES				0.0%	
5360-1 PHONE AND INTERNET	13,500	17,600	4,100	30.4%	
5360-2 ELECTRIC	21,000	21,000	0	0.0%	
5360-4 WATER AND SEWER	4,000	3,500	(500)	-12.5%	
5365 MISC EXPENSE	1,000	1,000	0	0.0%	
TOTAL OFFICE OPERATING EXPENSES	421,500	362,922		-13.90%	

5400	MAINTENANCE EXPENSES					
5401	BUILDING	15,000	15,000	0	0.0%	
	5401-1 JANITORIAL SERVICES	15,840	15,840	0	0.0%	
5402	ELEVATOR	1,000	1,000	0	0.0%	
5403	LAWN SERVICE	4,000	4,200	200	5.0%	
5405	COMPUTER EQUIPMENT-HARDWARE	2,000	2,000	0	0.0%	
5410	SMALL EQUIPMENT AND FUNITURE	2,000	2,000	0	0.0%	
5415	SOFTWARE MAINTENANCE	0	0	0	0.0%	
	5415-1 TRUE AUTOMATION	168,902	182,000	13,098	7.8%	
	5415-5 SOFTWARE SERVICE	4,000	4,000	0	0.0%	
	5415-6 ESRI	9,900	9,900	0	0.0%	
	TOTAL MAINTENANCE EXPENSES	222,642	235,940			
			5.97%			
5500	CAPITAL OUTLAY					
5501	BUILDING IMPROVEMENTS	5,000	5,000	0	0.0%	
5502	SMALL EQUIPMENT	2,500	2,500	0	0.0%	
5505	LARGE EQUIPMENT	10,000	130,000	120,000	1200.0%	Server Replacement
5510	LARGE FURNITURE	1,000	1,000	0	0.0%	
5525	AERIAL PHOTOGRAPHY	75,000	75,000	0	0.0%	
	TOTAL CAPITAL OUTLAY	93,500	213,500			
			128.34%			
5600	DEBT SERVICE EXPENSE					
5601	DEBT SERVICE INTEREST--BUILDING	39,452	35,185	(4,267)	-10.8%	
5605	DEBT SERVICE PRINCIPLE--BUILDING	88,955	92,427	3,472	3.9%	
	TOTAL DEBT SERVICE EXPENSE	128,407	127,612			
			-0.62%			
6000	CONTINGENCY FUND					
6010	GENERAL CONTINGENCY FUND	100,000	100,000	0	0.0%	
	TOTAL CONTINGENCY FUND	100,000	100,000			
			0.00%			
	TOTAL OPERATING EXPENSES	\$ 4,372,817	\$ 4,489,815	116,999	2.7%	
			2.68%	(116,999)		
	LESS BUDGETED GENERAL INCOME					
4033	INTEREST ON INVESTMENTS	-	-		0.0%	
4015	INTEREST ON BANK ACCTS	15,000	15,000	0	0.0%	
4040	MISCELLANEOUS REVENUE	2,000	2,000	0	0.0%	
4045	BPP RENDITION PENALTY REVENUE	8,000	8,000	0	0.0%	
	TOTAL GENERAL INCOME	25,000	25,000	0		
	LESS FUND BALANCE CREDIT TO ENTITIES	0	130,000	130,000	0.0%	Planned use of Tech and Prof Serv. Committed Funds for Server Replacement
	TOTAL ENTITY SUPPORT	\$4,347,817	\$ 4,334,815	\$ (13,001)	-0.3%	
			-0.30%			
	Fund Balances					
	Litigation	300,000	300,000	0	0.0%	
	Capital Improvements	80,663	80,663	0	0.0%	
	Technology and Professional Services	700,576	570,576	(130,000)	-18.6%	Server Replacement
		1,081,239	951,239		0.0%	

**MCLENNAN COUNTY APPRAISAL DISTRICT
Profit Loss Budget Yearly Comparison**

	Final Budget		Approved	Estimated		Forecast				
	2019	2020	2021	2022		2023	2024	2025	2026	2027
Income										
4020 · Revenue from Taxing Entities	4,451,232	4,358,411	4,347,817	4,334,815	0%	4,474,934	4,495,791	4,573,433	4,647,912	4,723,612
Transfer from Technology and Professional Services Fund				130,000						
4030 · Interest on Investments	150									
4032 · Interest from CD's										
4033 · Interest from MM*Met Life										
4035 · Interest - Bank Accts		-	15,000	15,000		15,000	15,000	15,000	15,000	15,000
4040 · Miscellaneous Revenue	4,000	16,082	2,000	2,000	0%	4,000	4,000	4,000	4,000	4,000
4045 · BPP RENDITION PENALTY REVENUE	10,000	8,354	8,000	8,000	0%	10,000	10,000	10,000	10,000	10,000
Total Income	4,465,382	4,382,846	4,372,817	4,489,815	3%	4,503,934	4,524,791	4,602,433	4,676,912	4,752,612
Gross Profit	4,465,382	4,382,846	4,372,817	4,489,815	3%	4,503,934	4,524,791	4,602,433	4,676,912	4,752,612
Expense										
5000 · Salaries										
5001 · Administration	293,475	242,376.93	301,775	290,268	-4%	297,525	304,963	312,587	320,402	328,412
5002 · Appraisal	953,020	947,335.67	997,242	980,128	-2%	1,004,631	1,029,747	1,055,490	1,081,877	1,108,924
5003 · Mapping	267,585	256,821.53	271,300	244,602	-10%	250,717	256,985	263,410	269,995	276,745
5004 · Clerical	396,102	310,859.31	405,952	452,158	11%	463,462	475,049	486,925	499,098	511,575
5006 · Part Time			48,000		-100%	-	-	-	-	-
5008 · Auto and Phone Allowance	137,020	124,006	137,020	137,020	0%	137,020	137,020	137,020	137,020	137,020
Total 5000 · Salaries	2,047,202	1,881,400	2,161,289	2,104,176	-3%	2,153,355	2,203,764	2,255,432	2,308,393	2,362,677
5100 · Benefits										
5105 · FICA Tax Expense	153,900	144,638	162,100	161,400	0%	172,268	176,301	180,435	184,671	189,014
5110 · Health Insurance										
5110-1 · PB&H-Deductible	33,700	7,902	35,100	35,100	0%	35,100	35,100	35,100	35,100	35,100
5110 · Health Insurance - Other	227,900	203,088	239,000	250,900	5%	255,918	261,036	266,257	271,582	277,014
Total 5110 · Health Insurance	261,600	210,990	274,100	286,000	4%	291,018	296,136	301,357	306,682	312,114
5113 · Disability Long Term Insurance	6,100	6,857	7,200	7,200	0%	7,200	7,200	7,200	7,200	7,200
5115 · Life Insurance	8,600	8,521	9,100	9,000	-1%	9,000	9,000	9,000	9,000	9,000
5117 Cobra		(1,480)								
5120 · Longevity	13,500	14,352	15,100	15,300	1%	16,000	16,000	16,000	16,000	16,000
5125 · Pension	262,200	256,577	276,700	275,600	0%	279,936	286,489	293,206	300,091	307,148
5126 · Pension UAAL-TCDRS	30,100	30,000	-	-		-	-	-	-	-
5130 · Unemployment Compensation	9,200	7,677	7,400	8,000	8%	9,200	9,200	9,200	9,200	9,200
5135 · Workers Compensation-TML	16,500	8,644	17,300	17,000	-2%	17,000	17,000	17,000	17,000	17,000
Total 5100 · Benefits	761,700	686,775	769,000	779,500	1%	801,623	817,327	833,398	849,845	866,676
5200 · Professional Services										
5201 · Appraisal Review Board	119,200	141,840.82	120,000	140,000	17%	140,000	140,000	140,000	140,000	140,000
5205 · Appraisal Services	30,000	99,338.00	66,000	114,000	73%	114,000	114,000	114,000	114,000	114,000
5210 · Audit-PB&H	6,850	7,000.00	6,700	7,200	7%	6,700	6,700	6,700	6,700	6,700
5215 · Board of Directors	1,200	736.18	1,200	1,200	0%	1,200	1,200	1,200	1,200	1,200
5218 · Computer Services	20,000	4,804.00	4,500	18,180	304%	18,180	18,180	18,180	18,180	18,180
5220 · Consulting Services										
5220-1 · Accounting	11,700	6,550.00	13,110	13,110	0%	13,110	13,110	13,110	13,110	13,110
5220-2 · Misc Consulting		51,045.81								
5220 · Homestead Audit Service	112,300.00		0.00	25,000.00		25,000	25,000	25,000	25,000	25,000
Total 5220 · Consulting Services	124,000.00	57,595.81	13,110.00	38,110.00	191%	38,110.00	38,110.00	38,110.00	38,110.00	38,110.00
5229 · Arbitration	19,000	8,719	15,000	15,000	0%	15,000	15,000	15,000	15,000	15,000

**MCLENNAN COUNTY APPRAISAL DISTRICT
Profit Loss Budget Yearly Comparison**

	Final Budget		Approved	Estimated		Forecast				
	2019	2020	2021	2022		2023	2024	2025	2026	2027
5230 · Legal Services										
5230-1 · Retainer-MVBA	24,000	24,700	22,800	22,800	0%	22,800	22,800	22,800	22,800	22,800
5230-2 · Court Cost-MVBA	155,000	139,776	180,000	170,000	-6%	170,000	170,000	170,000	170,000	170,000
5230-3 · Misc Legal Services	20,000	20,115	10,000	10,000	0%	10,000	10,000	10,000	10,000	10,000
5230-4 · ARB Legal Counsel-RAY ARMSTRON	5,000	5,893	3,000	5,000	67%	5,000	5,000	5,000	5,000	5,000
Total 5230 · Legal Services	204,000	190,484	215,800	207,800	-4%	207,800	207,800	207,800	207,800	207,800
5234 · Payroll Service Fee	4,869	5,209	4,869	5,300	9%	4,869	4,869	4,869	4,870	4,870
5235 · Personal Property Lists	2,800	2,832	2,800	2,875	3%	2,875	2,875	2,875	2,875	2,875
5239 · Shredding Service	500	746	1,500	1,500	0%	500	500	500	500	500
5240 · Temp Service	60,000	10,559	25,000	15,000	-40%	15,000	15,000	15,000	15,000	15,000
Total 5200 · Professional Services	592,419	529,863	476,479	566,165	19%	564,234	564,234	564,234	564,235	564,235
5300 · Office Operation Expenses										
5301 · Dues and Memberships	6,000	6,237	8,000	8,000	0%	8,000	8,000	8,000	8,000	8,000
5305 · Forms and Printing										
5305-1 · Notices	28,000	29,819	28,000	30,000	7%	30,000	30,000	30,000	30,000	30,000
5305-2 · Renditions	7,500	4,865	5,500	5,500	0%	5,500	5,500	5,500	5,500	5,500
5305-3 · Misc	5,000	1,644	4,400	4,400	0%	4,400	4,400	4,400	4,400	4,400
Total 5305 · Forms and Printing	40,500	36,327	37,900	39,900	5%	39,900	39,900	39,900	39,900	39,900
5310 · Insurance on Bldg-TML	7,700	7,916.44	8,500	8,000	-6%	8,000	8,000	8,000	8,000	8,000
5315 · Legal Publications-Waco Tribune	8,000	9,069.32	8,000	9,100	14%	9,100	9,100	9,100	9,100	9,100
5317 · Mileage Reimbursement	1,000	185.48	300	300	0%	300	300	300	300	300
5320 · Office Equipment Rental										
5320-1 · Postage Machine-Neopost	5,000	5,904.07	5,000	6,000	20%	6,000	6,000	6,000	6,000	6,000
5320-2 · Copiers-CTWP	10,000	11,343.32	10,000	12,000	20%	10,000	10,000	10,000	10,000	10,000
Total 5320 · Office Equipment Rental	15,000	17,247	15,000	18,000	20%	16,000	16,000	16,000	16,000	16,000
5330 · Postage and Freight										
5330-1 · Postage	95,000	119,929	148,100	125,000	-16%	127,500	130,050	132,651	135,304	138,010
5330-2 · Freight	1,500	563	1,000	750	-25%	750	750	750	750	750
Total 5330 · Postage and Freight	96,500	120,491	149,100	125,750	-16%	128,250	130,800	133,401	136,054	138,760
5335 · Small Equipment and Furniture	2,000	7,235.12	1,500	1,500	0%	1,500	1,500	1,500	1,500	1,500
5336 · Small Software	3,000	0.00	1,500	1,500	0%	1,500	1,500	1,500	1,500	1,500
5340 · Subscriptions and Books	44,000	43,332.39	88,200	41,772	-53%	43,861	46,054	48,356	50,774	53,313
5345 · Supplies										
5345-1 · Office Supplies	24,000	26,240.29	24,000	26,000	8%	26,000	26,000	26,000	26,000	26,000
Total 5345 · Supplies	24,000	26,240	24,000	26,000	8%	26,000	26,000	26,000	26,000	26,000
5350 · Training and Education	17,000	13,427.71	25,000	25,000	0%	20,000	20,000	20,000	20,000	20,000
5355 · Travel	15,000	15,530.06	15,000	15,000	0%	15,000	15,000	15,000	15,000	15,000
5360 · Utilities										
5360-1 · Phone and Internet	14,000	17,569.51	13,500	17,600	30%	17,600	17,600	17,600	17,600	17,600
5360-2 · Electric-Hudson	23,000	21,719.76	21,000	21,000	0%	24,000	24,000	24,000	24,000	24,000
5360-4 · Water and Sewer-City of Waco	4,000	3,241.14	4,000	3,500	-13%	4,000	4,000	4,000	4,000	4,000
Total 5360 · Utilities	41,000	42,530	38,500	42,100	9%	45,600	45,600	45,600	45,600	45,600
5365 · Misc Expenses	1,000	-	1,000	1,000	0%	1,000	1,000	1,000	1,000	1,000
5366 · Bank Service Fee										
Total 5300 · Office Operation Expenses	321,700	345,770	421,500	362,922	-14%	364,011	368,754	373,657	378,728	383,973

**MCLENNAN COUNTY APPRAISAL DISTRICT
Profit Loss Budget Yearly Comparison**

	Final Budget		Approved	Estimated		Forecast				
	2019	2020	2021	2022		2023	2024	2025	2026	2027
5400 · Maintenance Expenses										
5401 · Building										
5401 Building Other	16,000	18,111	15,000	15,000	0%	15,000	15,000	15,000	15,000	15,000
5401-1 Janitorial Service	20,000	15,804	15,840	15,840	0%	16,500	16,500	16,500	16,500	15,840
Total 5401 · Building	36,000	33,915	30,840	30,840	0%	31,500	31,500	31,500	31,500	30,840
5402 · Elevator	5,000	-	1,000	1,000	0%	2,000	2,000	2,000	2,000	2,000
5222 · Lawn Service	3,000	4,130	4,000	4,200	5%	4,200	4,200	4,200	4,200	4,200
5405 · Computer Equipment-Hardware	6,000	26,173	2,000	2,000	0%	3,000	3,000	3,000	3,000	3,000
5410 · Small Equipment and Furniture	3,000	2,842	2,000	2,000	0%	2,000	2,000	2,000	2,000	2,000
5415 · Software Maintenance										
5415-1 · True Automation-Harris	274,000	167,747	168,902	182,000	8%	194,000	194,000	194,000	194,000	194,000
5415-5 · Software Service	6,000	7,215	4,000	4,000	0%	4,000	4,000	4,000	4,000	4,000
5415-6 · ESRI	10,000	9,974	9,900	9,900	0%	9,900	9,900	9,900	9,900	9,900
Total 5415 · Software Maintenance	290,000	184,936	182,802	195,900	7%	207,900	207,900	207,900	207,900	207,900
Total 5400 · Maintenance Expenses	343,000	251,996	222,642	235,940	6%	250,600	250,600	250,600	250,600	249,940
Total Expense	4,066,021	3,695,804	4,050,910	4,048,703	0%	4,133,822	4,204,678	4,277,321	4,351,800	4,427,500
Net Ordinary Income	399,361	687,043	321,907	441,112	37%	370,112	320,113	325,112	325,112	325,112
5500 · Capital Outlay										
5501 · Building Improvements	5,000	-	5,000	5,000	0%	55,000	5,000	5,000	5,000	5,000
5502 · Small Equipment	5,000	30	2,500	2,500	0%	1,500	1,500	1,500	1,500	1,500
5505 · Large Equipment	50,000	-	10,000	130,000	1200%	10,000	10,000	15,000	15,000	15,000
5510 · Large Furniture	1,000	-	1,000	1,000	0%	1,000	1,000	1,000	1,000	1,000
5525 · Aerial Photography-Pictometry	196,000	167,729	75,000	75,000	0%	75,000	75,000	75,000	75,000	75,000
Total 5500 · Capital Outlay	257,000	167,760	93,500	213,500	128%	142,500	92,500	97,500	97,500	97,500
5600 · Debt Service Expense										
5601 · Debt Svc Interest-Bldg-Cap 1	46,735.63	43,055.28	39,452.00	35,185.00	-11%	30,979.00	26,582.00	21,984.00	17,177.00	12,152.00
5605 · Debt Svc Principal-Bldg-Cap 1	80,875.75	84,556.10	88,955.00	92,427.00	4%	96,633.00	101,031.00	105,628.00	110,435.00	115,460.00
Total 5600 · Debt Service Expense	127,611	127,611	128,407	127,612	-1%	127,612	127,613	127,612	127,612	127,612
6000 · Contingency Fund										
6010 · General Contingency Fund	14,750	-	100,000	100,000	0%	100,000	100,000	100,000	100,000	100,000
Total 6000 · Contingency Fund	14,750	-	100,000	100,000	0%	100,000	100,000	100,000	100,000	100,000
Total Other Expense	399,361	295,371	321,907	441,112	37%	370,112	320,113	325,112	325,112	325,112
Net Other Income	-399,361	-295,371	-321,907	-441,112	37%	-370,112	-320,113	-325,112	-325,112	-325,112
Net Income	-	391,672	-	-		-	-	-	-	-
Reserve Fund Balances										
Litigation Reserve Fund		300,000	300,000	300,000		300,000	300,000	300,000	300,000	300,000
Capital Improvements Fund		80,663	80,663	80,663		80,663	80,663	80,663	80,663	80,663
Technology and Professional Services Fund		700,576	700,576	570,576		570,576	570,576	570,576	570,576	570,576
Planned Future Expenses						Servers	ARB Rooms	PC 5 yr warranty 2024		

**MCLENNAN COUNTY APPRAISAL DISTRICT
ESTIMATED 2022 BUDGET ALLOCATION**

**2022 TOTAL BUDGET = \$4,489,815
2022 ENTITY SUPPORT = \$4,334,815**

JURISDICTION	2020 TAX LEVY *	PERCENT OF TOTAL LEVY & BUDGET	EST 2022 ALLOCATION	EST 2022 QUARTERLY PAYMENT
SCHOOL DISTRICTS				
AXTELL ISD	1,649,720.50	0.343943%	14,909	3,727.32
BOSQUEVILLE ISD	2,643,505.26	0.551132%	23,891	5,972.64
BRUCEVILLE-EDDY ISD	2,326,279.73	0.484996%	21,024	5,255.92
CHINA SPRING ISD	13,534,704.05	2.821789%	122,319	30,579.84
CONNALLY ISD	9,990,113.78	2.082794%	90,285	22,571.31
CRAWFORD ISD	2,820,708.10	0.588077%	25,492	6,373.01
GHOLSON ISD	591,966.38	0.123416%	5,350	1,337.47
HALLSBURG ISD	967,080.32	0.201622%	8,740	2,184.99
LA VEGA ISD	13,174,439.69	2.746679%	119,063	29,765.87
LORENA ISD	8,233,939.85	1.716657%	74,414	18,603.48
MART ISD	1,272,156.03	0.265226%	11,497	2,874.26
McGREGOR ISD	6,095,426.74	1.270808%	55,087	13,771.79
MIDWAY ISD	71,098,770.85	14.823061%	642,552	160,638.08
MOODY ISD	1,740,406.68	0.362850%	15,729	3,932.21
OGLESBY ISD	9,207.09	0.001920%	83	20.80
RIESEL ISD	5,395,510.72	1.124886%	48,762	12,190.43
ROBINSON ISD	10,446,519.40	2.177947%	94,410	23,602.50
VALLEY MILLS ISD	944,035.16	0.196818%	8,532	2,132.92
WACO ISD	86,443,166.87	18.022144%	781,227	195,306.67
WEST ISD	5,980,032.78	1.246750%	54,044	13,511.08
COUNTY				
MCLENNAN COUNTY	89,468,324.41	18.652845%	808,566	202,141.61
CITIES				
BELLMEAD, CITY OF	1,886,056.92	0.393215%	17,045	4,261.29
BEVERLY HILLS, CITY OF	518,475.76	0.108095%	4,686	1,171.43
BRUCEVILLE-EDDY, CITY OF	351,069.57	0.073193%	3,173	793.19
CRAWFORD, CITY OF	306,598.78	0.063921%	2,771	692.72
GHOLSON, CITY OF	72,575.43	0.015131%	656	163.97
GOLINDA, CITY OF	25,135.72	0.005240%	227	56.79
HALLSBURG, CITY OF	18,071.46	0.003768%	163	40.83
HEWITT, CITY OF	5,694,355.40	1.187190%	51,463	12,865.63
LACY-LAKEVIEW, CITY OF	1,504,174.82	0.313599%	13,594	3,398.48
LEROY, CITY OF	26,135.08	0.005449%	236	59.05
LORENA, CITY OF	709,568.61	0.147935%	6,413	1,603.17
MART, CITY OF	458,811.53	0.095656%	4,146	1,036.62
McGREGOR, CITY OF	2,686,566.01	0.560110%	24,280	6,069.93
MOODY, CITY OF	372,511.12	0.077663%	3,367	841.64
RIESEL, CITY OF	208,911.39	0.043555%	1,888	472.01
ROBINSON, CITY OF	5,362,637.55	1.118032%	48,465	12,116.16
VALLEY MILLS, CITY OF	6,151.26	0.001282%	56	13.90
WACO, CITY OF	87,257,543.95	18.191930%	788,587	197,146.65
WEST, CITY OF	1,229,040.03	0.256237%	11,107	2,776.85
WOODWAY, CITY OF	5,849,029.06	1.219438%	52,860	13,215.09
SPECIAL DISTRICTS				
CASTLEMAN CREEK WATERSHED	24,294.86	0.005065%	220	54.89
ELM CREEK WATERSHED	14,999.00	0.003127%	136	33.89
MCLENNAN COMMUNITY COLLEGE	30,187,759.16	6.293709%	272,821	68,205.17
TEHUACANA CREEK WATER & CONTROL DIST #1	53,250.87	0.011102%	481	120.31
TOTAL	479,649,737.71	100.000000%	4,334,815	1,083,703.86

4,334,815

* as of most recent supplement
MODIFIED 6/4/2021 JDB

CALCULATION CHECK

**MCLENNAN COUNTY APPRAISAL DISTRICT
POSITION AND PAY RANGE**

POSITION CLASSIFICATION	NUMBER OF EMPLOYEES	ANNUAL STARTING SALARY	ANNUAL MAXIMUM SALARY
DATA CLERK	5	24,000	33,300
DATA ANALYST	6	26,400	36,500
RECORDS TECHNICIAN	3	29,040	43,000
ADMIN ASST	2	31,944	44,500
CUST SERV SUPERVISOR	1	44,721	62,000
GIS MAPPING TECH	2	42,000	65,000
GIS MAPPING SUPERVISOR	1	50,000	80,000
APPRAISER 1	6	32,000	50,000
APPRAISER 2	11	36,000	55,000
APPRAISAL SUPERVISOR	3	58,334	95,000
ASST CHIEF APPR	1	77,500	119,000
CHIEF APPRAISER	1	Set by Board of Directors	

Benefits include:

- Group Term Life Insurance
- Health Insurance
- Accidental Death
- Longevity
- Pension
- Long Term Disability

Exhibit 'F'

RESOLUTION ADOPTING REAPPRAISAL PLAN

**RESOLUTION OF ADOPTION OF A REAPPRAISAL PLAN
FOR TAX YEARS 2023 & 2024 FOR
McLENNAN COUNTY APPRAISAL DISTRICT**

WHEREAS, Sections 6.05 and 25.18 of the Texas Property Tax Code, sets forth requirements for developing a biennial written plan for the periodic reappraisal of all property within the boundaries of the appraisal district; and

WHEREAS, in order to create a definitive plan, the McLennan County Appraisal District has developed a written plan for the district to use for the periodic reappraisal of all property within the boundaries of the district for tax years 2023 & 2024; and

WHEREAS, the Board of Directors of the McLennan County Appraisal District has reviewed the reappraisal plan prepared by the Appraisal District and has determined that the plan meets the statutory criteria and that it is in the public interest that the plan be adopted by the McLennan County Appraisal District,

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MCLENNAN COUNTY APPRAISAL DISTRICT:

That the McLennan County Appraisal District adopts the Reappraisal Plan for Tax Years 2023 and 2024, attached hereto as Exhibit 1.

PASSED AND APPROVED THIS THE 1st Day of September, 2022

Ben Perry, Chairman
McLennan County Appraisal District

ATTEST:

Jim Holmes, Secretary
McLennan County Appraisal District