



**2025 BUDGET WORKSHOP**

**and**

**REGULAR**

**BOARD OF DIRECTORS MEETING**

**May 23, 2024**

# **MEETING NOTICE & AGENDA**

NOTICE & AGENDA

NOTICE & AGENDA

**NOTICE OF BUDGET WORKSHOP  
and  
NOTICE OF REGULAR MEETING**

**FILED**

5/16/2024 10:05:23 AM

STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY : EG DEPUTY

**BOARD OF DIRECTORS  
of the  
COLLIN CENTRAL APPRAISAL DISTRICT**

**(CONDUCTED ONSITE & TELEPHONICALLY)**

Notice is hereby given that on the 23rd day of May 2024, at 7:00 a.m., the Board of Directors of the Collin Central Appraisal District will hold a 2025 budget workshop and meeting at the Central Appraisal District Office, 250 Eldorado Pkwy., McKinney, Texas. The Board Chairman will direct the meeting from the District's office, in the Dr. Leo Fitzgerald board room. Board members and the public may attend in person or connect via the telephone number and conference ID below. The chief appraiser and selected staff will attend in person, with other members of the District's staff connecting from their individual offices or from a remote location. Board members, staff and the public will have telephonic access by dialing 1-833-304-4846, at which time they will be prompted to enter the Phone Conference ID: 627 210 814#. Telephonic access will be available at 7:00 a.m. until the meeting is adjourned by the Board Chairman. The subjects to be discussed are listed on the agenda which is attached to and made a part of this notice. The Board's agenda packet is available on the District's public website: <https://collincad.org/boards/bod>  
On this 16th day of May 2024, this notice was filed with the County Clerk of Collin County, Texas.



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Marty Wright  
Chief Appraiser  
Phone: (469) 742-9200

**AGENDA**

**BOARD OF DIRECTORS  
COLLIN CENTRAL APPRAISAL DISTRICT**

**2025 BUDGET HEARING AND  
REGULAR MEETING - Conducted at  
CENTRAL APPRAISAL DISTRICT OFFICE  
250 Eldorado Parkway, Dr. Leo Fitzgerald Board Room  
McKinney, Texas 75069**

**FILED**

5/16/2024 10:05:23 AM

STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY : EG DEPUTY

**7:00 a.m. Thursday, May 23, 2024**

**I. 2025 BUDGET HEARING**

<u>ITEM #</u>	<u>SUB #</u>	<u>ITEM DESCRIPTION</u>
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**A. Call to order: 7:00 a.m.**

- |   |   |
|---|---|
| 1 | Announcement by presiding officer whether the public hearing has been posted in the manner required by law. |
| 2 | Roll call: Announcement by presiding officer whether a quorum is present.                                   |

**B. Conduct 2025 BUDGET HEARING**

**C. Adjourn 2025 BUDGET HEARING**

**II. REGULAR MEETING**

<u>ITEM #</u>	<u>SUB #</u>	<u>ITEM DESCRIPTION</u>
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**A. Call to order: Immediately Following Budget Workshop**

- |   |  |
|---|--|
| 1 | Announcement by presiding officer whether the meeting has been posted in the manner required by law. |
| 2 | Roll call: Announcement by presiding officer whether a quorum is present.                            |

**AGENDA**

**BOARD OF DIRECTORS  
COLLIN CENTRAL APPRAISAL DISTRICT**

**FILED**

5/16/2024 10:05:23 AM

STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY : EG DEPUTY

**B. Executive Session**

- 1 Consultation with attorney regarding pending or contemplated litigation, and/or a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with [the Texas Open Meetings Act]. Pursuant to Texas Open Meetings Act, Section 551.071.
- 2 Deliberation regarding real property. Pursuant to Texas Open Meetings Act, Section 551.072.
- 3 Personnel matters. Pursuant to Texas Open Meetings Act, Section 551.074.

**C. Action on items discussed in executive session**

- 1 Action on any items pertaining to litigation, if any.
- 2 Action on any items pertaining to real property, if any.
- 3 Action on any items pertaining to personnel, if any.

**CONSENT AGENDA**

*The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Board Member, the Chief Appraiser or any citizen.*

**D. Approval of minutes from April 25, 2024 regular meeting.**

**E. Review of April 2024 bills.**

**F. Review of April 2024 financial reports.**

**G. Review and sign checks for approved purchases requiring Board signature.**

**H. Review report of April 2024 checks and electronic transfers greater than \$25,000.**

**AGENDA**  
**BOARD OF DIRECTORS**  
**COLLIN CENTRAL APPRAISAL DISTRICT**

**FILED**

5/16/2024 10:05:23 AM

STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY : EG DEPUTY

**END OF CONSENT AGENDA**

**I. Discuss and vote on conducting a third 2025 budget workshop or scheduling a Public Hearing for the 2025 Proposed Budget.**

**J. Discuss and vote on 2024 Security Operations Upgrade.**

**K. Reports**

- 1 Taxpayer Liaison Officer Reports
- 2 2024 Protest filed with Appraisal Review Board (ARB) Report
- 3 Retirement System Management report, as required by Policy #1007
- 4 Generator Installation Timeline Report

**L. Chief Appraiser's Report**

- 1 2024 Publishing and Printing Requirements
- 2 2024 Certified Estimate of Taxable Value
- 3 General Comments

**III. AUDIENCE**

**A. Receive public comments. Five minute limit per speaker, unless extended by Board vote.**

**IV. ANNOUNCEMENT OF NEXT REGULAR SCHEDULED MEETING**

**V. ADJOURNMENT**

# CONSENT AGENDA

**D.**  
**MINUTES**

**April 25, 2024**



**MINUTES**  
**BOARD OF DIRECTORS**  
**COLLIN CENTRAL APPRAISAL DISTRICT**

**Thursday, April 25, 2024**

**MEETING LOCATION:** Central Appraisal District Office  
250 Eldorado Parkway, Dr. Leo Fitzgerald Board Room  
McKinney, Texas 75069

**MEMBERS PRESENT:** Brian Mantzey, Ronald Kelley, Richard Grady, Ken Maun, Clint Pruett and  
Veronica Yost

**MEMBERS ABSENT:**

**APPROVAL OF MINUTES:** \_\_\_\_\_  
Chairman Secretary

**NATURE OF BUSINESS**

**I. 2025 BUDGET WORKSHOP**

<b>ITEM #</b>	<b>SUB #</b>	<b>ITEM DESCRIPTION</b>
<b>A.</b>		<b>Call to Order: 2025 Budget Workshop</b>
	1	Announcement by presiding officer whether the public hearing has been posted in the manner required by law.
	2	Roll call: Announcement by presiding officer whether a quorum is present.
<b>B.</b>		The Board of Directors conducted the 2025 Budget Workshop which began at 7:00 a.m.
<b>C.</b>		Following discussions led by Richard Grady and Clint Pruett, Chairman, Brian Mantzey adjourned the 2025 Budget Workshop which concluded at 7:29 a.m.

**II. REGULAR MEETING**

<b>ITEM #</b>	<b>SUB #</b>	<b>ITEM DESCRIPTION</b>
<b>A.</b>		<b>Call to Order 7:29 a.m.</b>
	1	Meeting was called to order by Chairman, Brian Mantzey, and he announced that the meeting had been posted in the time and manner required by law.
	2	The Chairman announced that a quorum was present.
<b>B.</b>		<b>Executive Session</b>
		Board recessed to executive session at 7:29 a.m., pursuant to Texas Government Code Sections 551.071, 551.072 and 551.074 for the following purpose(s):

**MINUTES**  
**BOARD OF DIRECTORS**  
**COLLIN CENTRAL APPRAISAL DISTRICT**

- 1 Consultation with attorney regarding pending or contemplated litigation, and/or a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with [the Texas Open Meetings Act]. Pursuant to Texas Open Meetings Act, Section 551.071.
- 2 Deliberation regarding real property. Pursuant to Texas Open Meetings Act, Section 551.072.
- 3 Personnel matters. Pursuant to Texas Open Meetings Act, Section 551.074.

Board reconvened to open session at 8:55 a.m.

**C. Action on items discussed in executive session**

- 1 N/A
- 2 No Action was taken regarding real property.
- 3 N/A

**CONSENT AGENDA**

Motion by Richard Grady to accept reports and approve action items contained in consent agenda. Seconded by Veronica Yost. Motion carried.

- D.** Action taken: Board approved minutes from March 28, 2024 regular meeting.
- E.** Action taken: Board reviewed the March 2024 bills.
- F.** Action taken: Board reviewed and accepted the March 2024 financial reports.
- G.** Action taken: There were no checks requiring Chairman, Brian Mantzey's signature.
- H.** Action taken: Board reviewed and accepted the March 2024 report of checks and electronic transfers greater than \$25,000.
- END OF CONSENT AGENDA**
- I.** Mike Vail, CPA, presented the CCAD's year-end 2023 financial audit performed by the firm Vail & Park, P.C. The Board received the report.
- J.** Richard Grady made the motion to hold the Board's second budget workshop in conjunction with the May 23, 2024 regular board meeting. Veronica Yost seconded the motion. Motion carried.
- K.** Based on changes to the Texas Property Tax Code, Section 6.41 (d) effective July 1, 2024, Chief Appraiser, Marty Wright, presented the proposed changes to Board of Directors Statutory Policies, Policy # 113. Richard Grady motioned to approve the proposed changes as presented by adopting Resolution # 2024-86. Motion was seconded by Veronica Yost. Motion carried.

**MINUTES**  
**BOARD OF DIRECTORS**  
**COLLIN CENTRAL APPRAISAL DISTRICT**

**L.**

**Reports**

- 1 Chris Nickell, TLO, presented the Taxpayer Liaison Officer Report. The following items were included in the report:
  - a) There were 85 Customer Service Surveys received in March with only two noting "needs improvement in wait time". In response, Mr. Nickell stated the CS counter is currently handling record demands with record homestead exemption filings.
  - b) Mr. Nickell informed the Board of Directors that a letter was received from a Mr. Tartaglino who owns multiple properties in Collin County. He is requesting to meet with the Board concerning "several issues outside the scope of 41.41".
- 2 Mr. Nickell continued with the monthly TDLR Status Report. The TDLR complaint filed by Mr. Binit that was reported to the Board at the June 22, 2023 board meeting is still open pending a reply from the State Comptroller's office.
- 3 Mr. Wright presented the 1st Qtr. 2024 25.25 (b) Change Report.
- 4 Tina Castillo, Director of ARB & Agent Services, presented the 1st Qtr. 2024 Arbitration Report.
- 5 1st Qtr. 2024 Investment Report was presented by Jamie Hobbs, CPA.
- 6 Ms. Hobbs also presented the 1st Qtr. 2024 Collateral Report.
- 7 The Active Vendor List Report was presented by Brian Swanson, Deputy Chief Appraiser - Business Operations & Compliance.
- 8 Mr. Swanson presented the 2024 1st Qtr. Litigation Report Update.
- 9 Mr. Swanson also presented a Litigation Status Summary and Legal Expense Summary.

**M.**

**Chief Appraiser's Report**

- 1 2024 real property Notice of Appraised Value mailing date was April 15, 2024.
- 2 2024 Notice of Appraised Value sample was displayed.
- 3 2024 Notice of Protest sample was displayed.
- 4 The Informal Appraisal Review Process Important Taxpayer Information insert was displayed.
- 5 Taxpayer Assistance Pamphlet was displayed.
- 6 An update of the 2024 Appraisal Project Meeting was presented.
- 7 An overview of the 2024 Preliminary Estimate of Taxable Values was presented.

**III.**

**AUDIENCE**

**A.**

There were no public comments.

**CCAD staff in attendance:**

Marty Wright  
Toni Bryan  
Tamera Glass  
Valerie Hyden  
Nalia Rivera  
Ryan Matthews  
Stephanie Cave-Bernal  
Brad Richards

**MINUTES**  
**BOARD OF DIRECTORS**  
**COLLIN CENTRAL APPRAISAL DISTRICT**

Brian Swanson  
Dana Wilson  
Elliot Bensed  
Jason Harris  
Paula Bensed  
Phil Greaux  
Shane Cheek  
Shawn Tilley  
Tina Castillo  
Wendy Gilliland  
Eric Grusendorf  
Kaleb Blount  
Taylor Hamilton  
Teresa Justus  
Sara McAfee  
Erin Van Gundy  
Robert Wood  
Chris Nickell  
Sama Abraham  
Sherrie Byrd  
Rachel Tate

**Public in attendance:**

Mark Walsh, Saunders, Walsh & Beard – Attorneys, District’s Legal Counsel  
Robert Philo, Place 1  
Sumbel Susan Zeb, Place 2  
George Chollar, ARB Chairman  
Mike Vail, CPA, Valley View Consulting L.L.C.  
Jamie Hobbs, CPA, Valley View Consulting, L.L.C.

- IV.** The next meeting is to be held on the date and time listed below. The meeting will be held at 250 Eldorado Pkwy., Dr. Leo Fitzgerald Board Room, McKinney, Texas.

Thursday, May 23, 2024  
7:00 a.m.

- V.** Chairman, Brian Mantzey announced that the Board had concluded its business and the meeting was adjourned. The meeting adjourned at 8:55 a.m.

**E.**  
**BILLS**  
**PAID**

**April 2024**

BILLS PAID

BILLS PAID

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Board of Directors Check Detail Report**  
**April 2024**

Num	Date	Name	Amount
<b>Apr 24</b>			
ACH	04/05/2024	ADP INC	-3,916.24
ACH	04/15/2024	TCDRS	-174,379.09
ACH	04/19/2024	PITNEY BOWES RESERVE ACCOUNT	-20,000.00
ACH	04/24/2024	TEXAS WORKFORCE COMMISSION	-775.67
5861	04/04/2024	AFFILIATED COM-NET, INC.	-1,545.44
5862	04/04/2024	AT&T - MAIN LOCAL	-1,945.08
5863	04/04/2024	AT&T - MAIN LOCAL	-256.80
5864	04/04/2024	CINTAS FIRST AID	-111.78
5865	04/04/2024	DSS	-92.40
5866	04/04/2024	HAYNES LANDSCAPE & MAINTENANCE, INC	-1,379.92
5867	04/04/2024	HERITAGE BROKERAGE SERVICES	-8,500.00
5868	04/04/2024	MC PURE CLEANING, LLC	-8,480.00
5869	04/04/2024	PERDUE, BRANDON, FIELDER, COLLINS, MOTT	-250.00
5870	04/04/2024	TRUE PRODIGY TECH SOLUTIONS LLC	-2,076.25
5871	04/04/2024	UBISTOR, INC.	-4,942.40
5872	04/04/2024	WASTE CONNECTIONS OF TEXAS	-310.74
5873	04/10/2024	BLUECROSS BLUESHIELD (LIFE&STLT)	-13,295.62
5874	04/10/2024	CAPITOL APPRAISAL GROUP, LLC	-5,635.00
5875	04/10/2024	DSS FIRE INC	-90.00
5876	04/10/2024	GREAT AMERICA FINANCIAL SERVICES	-1,963.00
5877	04/10/2024	HERITAGE BROKERAGE SERVICES	-6,000.00
5878	04/10/2024	HYDEN, VALERIE	-250.00
5879	04/10/2024	NICKELL, CHRISTOPHER	-2,295.00
5880	04/10/2024	ROCKIN G DRYWALL & CONSTRUCTION	-5,160.32
5881	04/10/2024	SUPERIOR VISION OF TEXAS	-1,615.68
5882	04/10/2024	TEXAS ARCHIVES	-98.02
5883	04/10/2024	VALBRIDGE PROPERTY ADVISORS	-16,000.00
5884	04/10/2024	WAITWHILE, INC.	-12,000.00
5885	04/10/2024	WEX HEALTH INC	-160.25
5886	04/10/2024	U.S. POSTAL SERVICE	0.00
5887	04/10/2024	BRYAN, TONI	-180.00
5888	04/10/2024	CAPITOL BLIND AND DRAPERY CO.	-409.00
5889	04/10/2024	COLLIN COUNTY CHAPTER TAAO	-15.00
5890	04/10/2024	COLORIT GRAPHICS SERVICES	-27.00
5891	04/10/2024	FISH WINDOW CLEANING	-209.00
5892	04/10/2024	GRUSENDORF, ERIC	-255.00
5893	04/10/2024	SAUNDERS & WALSH, PLLC	-111,281.21
5894	04/10/2024	SHI GOVERNMENT SOLUTIONS	-960.00
5895	04/10/2024	SHI GOVERNMENT SOLUTIONS	-897.00
5896	04/10/2024	TDLR	-100.00
5897	04/16/2024	BCC SOFTWARE	-4,336.30
5898	04/16/2024	BEAUCHAMP, MICHAEL	-100.00
5899	04/16/2024	COMPUNETIX, INC.	-14,220.00
5900	04/16/2024	COSTAR REALTY INFORMATION INC	-6,144.72
5901	04/16/2024	HERITAGE BROKERAGE SERVICES	-5,000.00
5902	04/16/2024	LAYER 2 GmbH	0.00
5903	04/16/2024	LEGAL SHIELD / ID SHIELD	-1,692.35
5904	04/16/2024	THE EXEMPTION PROJECT, INC.	-31,781.25
5905	04/18/2024	CARENOW CORPORATE	-60.00
5906	04/18/2024	DEX IMAGING	-925.37
5907	04/18/2024	FIRST STOP HEALTH	-1,426.00
5908	04/18/2024	INSIGHTS PUBLIC SECTOR	-16,566.72
5909	04/18/2024	INTEX ELECTRICAL CONTRACTORS, INC	-943.00

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Board of Directors Check Detail Report**  
**April 2024**

Num	Date	Name	Amount
5910	04/18/2024	KERBY & KERBY PLLC	-250.00
5911	04/18/2024	MICHAEL'S KEYS, INC.	-204.95
5912	04/18/2024	ROCKIN G DRYWALL & CONSTRUCTION	-3,202.00
5913	04/18/2024	TAAD	-126.00
5914	04/18/2024	VAIL & PARK, P.C.	-12,319.32
5915	04/19/2024	NUTT, ZACH	-649.30
5916	04/23/2024	ARMSTRONG & ARMSTRONG, P.C.	-700.00
5917	04/23/2024	AT&T - FIBER	-1,591.31
5918	04/23/2024	AT&T - MOBILITY	-1,116.35
5919	04/23/2024	BLUECROSS BLUESHIELD OF TEXAS	-46.24
5920	04/23/2024	BLUECROSS BLUESHIELD OF TEXAS	-134,420.90
5921	04/23/2024	CITY OF MCKINNEY	-711.80
5922	04/23/2024	JOPLIN'S	-6,250.00
5923	04/23/2024	MURLEY PLUMBING	-430.32
5924	04/23/2024	PROSTAR SERVICES, INC	-2,371.71
5925	04/23/2024	SPECTRUM ENTERPRISE	-1,356.12
5926	04/23/2024	UNUM LIFE INSURANCE CO OF AMERICA	-1,212.90
5927	04/30/2024	AFLAC	-6,578.99
5928	04/30/2024	ALFORD INSURANCE AGENCY	-71.00
5929	04/30/2024	AT&T - FIBER	-49.78
5930	04/30/2024	DALLAS MORNING NEWS	-456.92
5931	04/30/2024	DEX IMAGING	-2,073.67
5932	04/30/2024	HERITAGE BROKERAGE SERVICES	-3,000.00
5933	04/30/2024	MASSEY SERVICE, INC	-336.00
5934	04/30/2024	MYPRINTCHOICE	-595.00
5935	04/30/2024	SHELL ENERGY SOLUTIONS	-4,624.87
5936	04/30/2024	SHI GOVERNMENT SOLUTIONS	-786.50
5937	04/30/2024	UBISTOR, INC.	-4,942.40
5938	04/30/2024	MCRBERTS & COMPANY	-6,500.00
5939	04/30/2024	CINTAS FIRST AID	-68.13
5940	04/30/2024	CINTAS MAT SERVICE	-467.76
5941	04/30/2024	CINTAS SANI CLEAN #163	-3,165.08
5942	04/30/2024	PLANO OFFICE SUPPLY	-4,589.55
5943	04/30/2024	PROSTAR SERVICES, INC	-186.46
5944	04/30/2024	SAM'S CLUB	-95.58
5945	04/30/2024	STAPLES BUSINESS CREDIT	-1,038.07
5946	04/30/2024	CARD SERVICE CENTER	-10,583.24
8880001	04/01/2024	HENDERSON LAW FIRM, KAMILAH	-450.00
8880002	04/01/2024	HENDERSON LAW FIRM, KAMILAH	-1,500.00
8880003	04/01/2024	WEST, SUBVET D	-450.00
8880004	04/02/2024	QUALITY PERSONNEL SERVICE	-472.56
8880005	04/03/2024	BREWER, DEBORAH KIM	-450.00
8880006	04/03/2024	BREWER, DEBORAH KIM	-450.00
8880007	04/03/2024	BREWER, DEBORAH KIM	-450.00
8880008	04/03/2024	BREWER, DEBORAH KIM	-450.00
8880009	04/03/2024	COIMBRA, ELLEN	-450.00
8880010	04/03/2024	DURHAM, LARRY	-450.00
8880011	04/09/2024	HENDERSON LAW FIRM, KAMILAH	-450.00
8880012	04/09/2024	WEST, SUBVET D	-450.00
8880013	04/09/2024	WOMMACK, PAULA	-450.00
8880014	04/09/2024	DIAZ, STEPHEN ERIK	-425.00
8880015	04/09/2024	HENRY, JAMES	-425.00
8880016	04/09/2024	JEFFCOAT, JARROD	-850.00
8880017	04/09/2024	THIGPEN, LESLIE MICHAEL	-425.00

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Board of Directors Check Detail Report**  
**April 2024**

<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>
8880018	04/09/2024	QUALITY PERSONNEL SERVICE	-4,036.36
8880019	04/16/2024	QUALITY PERSONNEL SERVICE	-8,798.96
8880020	04/16/2024	BORTON, BRIAN K	-400.00
8880021	04/16/2024	DECK, RANDALL	-412.50
8880022	04/16/2024	HENRY, JAMES	-412.50
8880023	04/16/2024	NEVAREZ, ALEJANDRO	-837.50
8880024	04/18/2024	LAYER 2 GmbH	-2,541.50
8880025	04/23/2024	BORTON, BRIAN K	-450.00
8880026	04/23/2024	BUNDICK, FRANK	-412.50
8880027	04/23/2024	DECK, RANDALL	-825.00
8880028	04/23/2024	HENRY, JAMES	-550.00
8880029	04/23/2024	JEFFCOAT, JARROD	-437.50
8880030	04/23/2024	NEVAREZ, ALEJANDRO	-425.00
8880031	04/23/2024	PENSON, OLIVIA K	-550.00
8880032	04/23/2024	THIGPEN, LESLIE MICHAEL	-437.50
8880033	04/23/2024	TOYE, TERRY NEIL	-437.50
8880034	04/23/2024	QUALITY PERSONNEL SERVICE	-23,441.80
8880035	04/23/2024	BREWER, DEBORAH KIM	-450.00
8880036	04/23/2024	CHIDGEY, ROBERT	-400.00
8880037	04/23/2024	HENDERSON LAW FIRM, KAMILAH	-450.00
8880039	04/30/2024	VALLEY VIEW CONSULTING, LLC	-4,610.99
8880040	04/29/2024	WEX HEALTH INC	-8,000.00
8880041	04/30/2024	HENDERSON LAW FIRM, KAMILAH	-450.00
8880042	04/30/2024	NGUYEN, RICHARD D.	-450.00
8880043	04/30/2024	VALLEY VIEW CONSULTING, LLC	0.00
8880044	04/30/2024	BORTON, BRIAN K	-425.00
8880045	04/30/2024	BUNDICK, FRANK	-425.00
8880046	04/30/2024	DAVIS, MARISA	-550.00
8880047	04/30/2024	DECK, RANDALL	-437.50
8880048	04/30/2024	GILLESPIE, DANIEL	-425.00
8880049	04/30/2024	HENRY, JAMES	-450.00
8880050	04/30/2024	NEVAREZ, ALEJANDRO	-1,037.50
8880051	04/30/2024	SARTOR, LIAM D.	-425.00
8880052	04/30/2024	ZEGADLO, MARC	-437.50
8880053	04/30/2024	JustFOIA, Inc.	-10,255.57
9990159	04/17/2024	AUGUSTINE, JUDITH S	-185.00
9990160	04/17/2024	BITTNER, NANCY M.	-555.00
9990161	04/17/2024	BYDLON, RICHARD	-540.00
9990162	04/17/2024	CHOLLAR, GEORGE W JR.	-888.00
9990163	04/17/2024	FALTYS, DIANNE	-629.00
9990164	04/17/2024	FARTHING, KARYN	-925.00
9990165	04/17/2024	GRANGER, SUSIE	-540.00
9990166	04/17/2024	HARTMAN, BETTY	-185.00
9990167	04/17/2024	PERRY, CRAIG N.	-222.00
9990168	04/17/2024	WHITT, NORMAN J	-74.00
9990169	04/17/2024	ZINN, THOMAS G	-1,406.00

**Apr 24**

**-798,503.58**



**F.**  
**FINANCIAL**  
**REPORTS**

**April 2024**

# Kerby & Kerby PLLC

CERTIFIED PUBLIC ACCOUNTANTS

Frank Kerby, CPA  
John W. Kerby, CPA

## ACCOUNTANTS' COMPILATION REPORT

BOARD OF DIRECTORS  
CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY  
250 ELDORADO PKWY  
MCKINNEY, TX 75069-8023

Management is responsible for the accompanying financial statements of the business-type activities of CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY (a political subdivision of the State of Texas), which comprise the statement of net position as of April 30, 2024 and the related statement of revenue, expenses, and changes in fund net position and supplemental schedule for the year then ended. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's assets, liabilities, fund balance, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The supplementary budget information is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The supplementary budget information was not subject to our compilation engagement; therefore, we have not audited or reviewed the supplementary budget information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary budget information.

The Central Appraisal District is exempt from taxes as a political subdivision of the State of Texas and, accordingly, these financial statements do not reflect a provision or liability for income taxes.

We are not independent with respect to the Central Appraisal District of Collin County.



Kerby & Kerby PLLC  
McKinney, TX 75070  
May 15, 2024

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

**Statement Of Assets, Liabilities And Fund Balance - Cash Basis**

**April 30, 2024**

**ASSETS**

**CURRENT ASSETS**

Independent Bank - all accts	\$	5,412,074.34
Texas Capital Bank - all accts		7,061,439.90
Accounts Receivable - Retirees		(722.52)
Certificates of Deposit - all accts		18,376,512.75
Prepaid Expenses		58,390.29
Right of Use Assets (lease)		186,909.00
ROU Assets - Accum Depreciation		<u>(93,249.24)</u>

**TOTAL CURRENT ASSETS** \$ **31,001,354.52**

**PROPERTY AND EQUIPMENT**

Furniture and Equipment-Assets	431,834.09
Subscription Assets	153,141.80
Subscript. Asset - Accum Deprec	(48,960.40)
Accum Depr-Furniture & Equip	(338,971.91)
Telephone Equipment-Assets	92,016.23
Accum Depr-Telephone Equipment	(87,784.06)
Computer Equipment-Assets	992,277.92
Accum Depr-Computer Equipment	(724,048.37)
Computer Software-Assets	797,859.15
Accum Depr-Computer Software	(671,522.54)
Building-Assets	8,786,559.02
Accum Depr-Building	(2,786,298.17)
Land-Assets	<u>1,387,232.00</u>
<b>Total Property And Equipment</b>	<b>7,983,334.76</b>

**NET PROPERTY AND EQUIPMENT** **7,983,334.76**

**OTHER ASSETS**

Net Pension Asset	2,129,604.00
Deferred Resource Outflows	<u>4,608,773.00</u>

**TOTAL OTHER ASSETS** **6,738,377.00**

**TOTAL ASSETS** \$ **45,723,066.28**

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

**Statement Of Assets, Liabilities And Fund Balance - Cash Basis**

**April 30, 2024**

**LIABILITIES AND FUND BALANCE**

**CURRENT LIABILITIES**

All Current Liabilities	\$	943,271.58
Subscription Liability		<u>104,181.40</u>

**TOTAL CURRENT LIABILITIES** \$ **1,047,452.98**

**LONG-TERM LIABILITIES**

Deferred Resources Inflows		<u>430,175.00</u>
----------------------------	--	-------------------

**TOTAL LONG-TERM LIABILITIES** 430,175.00

**TOTAL LIABILITIES** **1,477,627.98**

**FUND BALANCE**

Fund Balance(CashBasisRelated)	(294,977.95)
Fund Balance-Designated	25,747,000.00
Fund Balance-Undesignated	3,658,923.97
Fund Bal-Cap Assets Less Debt	7,965,875.72
Year To Date Increase or Decrease	<u>7,168,616.56</u>

**TOTAL DESIGNATED / UNDESIGNATED FUND BALANCE** 44,245,438.30

**TOTAL LIABILITIES AND FUND BALANCE** \$ 45,723,066.28

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**  
**Statement Of Revenue, Expenses And Change In Fund Balance - Cash Basis**  
**1 And 4 Months Ended April 30, 2024**

	2024 Budget	1 month ended Apr 30, 2024	Year to date ended Apr 30, 2024	% of Budget	Remaining Budget
<b>REVENUE</b>					
Entity Support Revenue	\$ 26,094,600.00	\$ 0.00	\$ 13,766,803.00	52.76 %	12,327,797.00
Interest-Bank Accts/Investments	0.00	113,835.40	487,997.75		(487,997.75)
BPP Rendition Penalty Revenue	0.00	40,104.71	55,561.34		(55,561.34)
Misc Revenue	0.00	856.00	2,385.80		(2,385.80)
<b>TOTAL REVENUE</b>	<b>26,094,600.00</b>	<b>154,796.11</b>	<b>14,312,747.89</b>	<b>54.85 %</b>	<b>11,781,852.11</b>
<b>OPERATING EXPENSES</b>					
Salaries Full Time	13,950,900.00	854,945.10	3,368,987.73	24.15 %	10,581,912.27
Salaries Part Time/Temp	598,600.00	20,849.21	64,291.75	10.74 %	534,308.25
Overtime	140,000.00	2,912.79	12,694.70	9.07 %	127,305.30
Auto Allowance	855,800.00	59,491.68	238,382.10	27.85 %	617,417.90
Worker's Compensation	70,000.00	3,857.36	17,179.44	24.54 %	52,820.56
Employee Group Insurance	2,877,000.00	196,653.10	895,277.63	31.12 %	1,981,722.37
FICA Tax	213,000.00	13,301.51	52,499.00	24.65 %	160,501.00
Employee Retirement	1,946,400.00	114,357.42	450,774.59	23.16 %	1,495,625.41
Retirement-UAAL Buy Down	400,000.00	0.00	0.00	0.00 %	400,000.00
Unemployment Compensation	50,000.00	775.67	5,678.74	11.36 %	44,321.26
Legal	2,200,000.00	165,431.21	628,275.91	28.56 %	1,571,724.09
Accounting & Audit	20,000.00	12,569.32	22,319.32	111.60 %	(2,319.32)
Insurance	80,000.00	5,023.01	19,632.80	24.54 %	60,367.20
Legal Notices & Advertising	37,000.00	0.00	7,101.00	19.19 %	29,899.00
Appraisal Review Board	810,000.00	6,149.00	64,349.51	7.94 %	745,650.49
Telephone, Internet, Data Cloud	300,000.00	10,260.81	42,762.81	14.25 %	257,237.19
Utilities	141,900.00	5,647.41	38,865.87	27.39 %	103,034.13
Equipment Rent	115,000.00	1,963.00	18,507.62	16.09 %	96,492.38
Equipment Maintenance	52,000.00	2,459.04	12,296.53	23.65 %	39,703.47
Postage	520,000.00	20,000.00	275,690.21	53.02 %	244,309.79
Aerial Photography	445,000.00	0.00	0.00	0.00 %	445,000.00
Supplies	570,000.00	16,437.57	145,583.66	25.54 %	424,416.34
Registration & Dues	45,000.00	609.16	7,286.16	16.19 %	37,713.84
Travel & Education	125,000.00	1,370.14	16,736.38	13.39 %	108,263.62
Board of Directors Meetings	7,000.00	94.94	157.12	2.24 %	6,842.88
Contract Services	150,000.00	6,049.49	25,531.87	17.02 %	124,468.13
Professional Services	250,000.00	33,657.99	56,256.81	22.50 %	193,743.19
Security	165,000.00	13,325.00	40,662.50	24.64 %	124,337.50
Building Maintenance	260,000.00	19,780.48	59,370.25	22.83 %	200,629.75
Building Repair/Modifications	500,000.00	11,439.27	38,638.24	7.73 %	461,361.76
Depreciation	0.00	21,680.59	86,722.36		(86,722.36)
Furniture & Equipment	75,000.00	0.00	0.00	0.00 %	75,000.00
ComputerHardware&Computer Equip	350,000.00	786.50	786.50	0.22 %	349,213.50
ComputerSoftwareLicens&Subscrip	650,000.00	105,789.78	300,899.26	46.29 %	349,100.74
Computer Hardware Maintenance	50,000.00	0.00	0.00	0.00 %	50,000.00
Software Development	200,000.00	0.00	0.00	0.00 %	200,000.00
Computer Software Maintenance	325,000.00	58,404.24	129,932.96	39.98 %	195,067.04
Contingency	250,000.00	0.00	0.00	0.00 %	250,000.00
K&K, SUSPENSE	0.00	1,655.58	0.00		0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>29,794,600.00</b>	<b>1,787,727.37</b>	<b>7,144,131.33</b>	<b>23.98 %</b>	<b>22,650,468.67</b>
<b>EXCESS(DEFICIT) INCOME &amp; EXPENS</b>	<b>\$ (3,700,000.00)</b>	<b>\$ (1,632,931.26)</b>	<b>7,168,616.56</b>	<b>(193.75)%</b>	<b>(10,868,616.56)</b>
<b>BEGINNING FUND BALANCE</b>			<b>37,535,850.47</b>		
<b>ENDING FUND BALANCE</b>			<b>\$ 44,704,467.03</b>		

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

**Supplemental Schedules**

**April 30, 2024**

**ACCUMULATED DEPRECIATION**

Accum Depr-Furniture & Equip	\$	(338,971.91)
Subscript. Asset - Accum Deprec		(48,960.40)
Subscription Assets		153,141.80
ROU Assets - Accum Depreciation		(93,249.24)
Right of Use Assets (lease)		186,909.00
Accum Depr-Telephone Equipment		(87,784.06)
Accum Depr-Computer Equipment		(724,048.37)
Accum Depr-Computer Software		(671,522.54)
Accum Depr-Building		<u>(2,786,298.17)</u>

**TOTAL ACCUMULATED DEPRECIATION**

**\$ (4,410,783.89)**

**OTHER CURRENT LIABILITIES**

Accounts Payable	\$	2,259.66
Employee Savings		(270.20)
Lease Liability		93,659.76
Accrued Wages Payable		215,523.77
Accrued Other Curr Liabilities - Other		100,000.00
Employee Payable		(9,828.85)
Retiree Payable		(2,618.17)
Cobra Payable		(54.06)
Retirement Payable		174,492.66
Employee Investments		30.00
Compensated Absences Payable		<u>370,077.01</u>
Subscription Liability		<u>104,181.40</u>

**TOTAL OTHER CURRENT LIABILITIES**

**\$ 1,047,452.98**

**G.**

**FUNDED ITEMS**

***BOARD OFFICER'S SIGNATURE REQUIRED***

**April 2024**



# Collin Central Appraisal District

Date: 5/15/2024

To: Board of Directors

From: Marty Wright, Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright".

Subject: Budgeted expenditures requiring signature of Board Officer

ITEM	DESCRIPTION	\$ AMOUNT
------	-------------	-----------

As of this date, there are no budgeted expenditures that require the signature of a Board Officer.



**H.**

**LARGE EXPENDITURES  
(GREATER THAN \$25,000)**

***APPROVED BY CHIEF APPRAISER, AS  
AUTHORIZED BY BOARD POLICY***

**April 2024**



# Collin Central Appraisal District

Date: 5/15/2024

To: Board of Directors

From: Marty Wright, Chief Appraiser

Subject: Budgeted expenditures over \$25,000 approved by Chief Appraiser

For: April 2024

ITEM	DATE	DESCRIPTION	\$ AMOUNT
ACH	4/05/24	ADP (payroll and taxes)	\$470,504.16
ACH	4/15/24	TCDRS	\$174,379.09
ACH	4/19/24	ADP (payroll and taxes)	\$422,307.69
Ck #5893	4/10/24	Saunders & Walsh	\$111,281.21
Ck #5904	4/16/24	The Exemption Project (True Roll)	\$31,781.25
Wire	4/22/24	East West Bank (CD purchase)	\$2,000,000.00
Ck #5920	4/23/24	Blue Cross and Blue Shield	\$134,420.90

**I.**  
**2025 BUDGET**  
**SCHEDULE**



# Collin Central Appraisal District

---

May 23, 2024

TO: Board of Directors  
FROM: Marty Wright, Chief Appraiser  
RE: Schedule next Budget Meeting

Discuss and vote on conducting a third 2025 budget workshop or scheduling a Public Hearing for the 2025 Proposed Budget in conjunction with the June 27, 2024 regular board meeting.

Marty Wright  
Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright", is positioned below the typed name.

**J.**

## **2024 Security Operations Upgrades**



# Collin Central Appraisal District

May 14, 2024

## 2024 Security Operations Upgrade

The summary below considers sensitive security operations at CCAD. Effort has been made to generalize this content for safeguarding internal processes dealing directly with current and future cybersecurity efforts, while acknowledging this document will be published publicly.

Acronyms used within this summary:

- **MDR** (Managed Detection and Response) – *service oversight solution, incorporates technology, people, and processes*
- **NDR** (Network detection and response) – *data observed from the network traffic that flows through the organization*
- **EDR** (Endpoint detection and response) – *threat detection, and threat response of an organization's endpoints*
- **XDR** (Extended detection and response) – *threat detection on services outside of an organization's endpoints*

Each year we increasingly see local government entities falling to cyber-attacks; 2024 has been no exception. We have also seen a rise in attempts via email campaigns and external attempts at our public facing services. Our internal IT team has deployed multiple methods and systems for live detection, historical logging, remediation, and full disaster recovery. This operation is currently balanced across three staff positions but also additional job duties. We are looking to tie all our systems together and employ a trustworthy state contract holding third party to perform an MDR solution.

The proposed MDR solution would incorporate all existing efforts in our current security operations center and add NDR that further live monitors all our local subnets and their network traffic. Our existing EDR and XDR efforts would all funnel into the proposed MDR solution giving us internal as well as the trusted MDR provider, live oversight for all security operations. This not only adds ease for our staff to research and be notified of events or non-compliant endpoints and services, but we also gain monitoring, review, and remediation efforts 24/7 by trained cybersecurity engineers. This MDR solution also includes breach protection warranty/insurance up to \$1M in total coverage pending an actual breach (this is in addition to our existing cybersecurity insurance coverages).

Here is a summarized breakdown of the annual service cost for this solution under DIR contract pricing:

MDR – 1 Year service cost for full environment:	\$31,337.50
NDR – 1 Year license cost:	\$11,268.00
<b>Grand Total Annual Cost:</b>	<b>\$42,605.50</b>

We are requesting permission to purchase the above solution under state contract pricing, funded in the 2024 budget, not to exceed the **Total Amount of \$45,000** (1 year contract with option to renew or cancel).

Thank you in advance for your consideration, and as always let me know if you have any questions or concerns regarding the above sensitive security operation solution.

**Ryan Matthews**

Deputy Chief Appraiser - Technology

# REPORTS

REPORTS

REPORTS



# Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly Status Report

DATE: May 23, 2024

- 1) 114 Customer Service Surveys received in April vs 97 last April. This reflects the taxpayer receipt of their appraisal notices.
- 2) I am still in contact with Mr. Tartaglino, who owns multiple properties in the county and would like to speak in front of the Board of Directors concerning "several issues outside the scope of 41.41" at some point.





# Collin Central Appraisal District Taxpayer Liaison Officer

---

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly TDLR Status Report

DATE: May 23, 2024

On May 13, 2024, Mr Wright received correspondence from the TDLR that complaint #PTP20230007199, Mr. Binit, reported to the board at the June, 2023, BOD Meeting is under review by prosecutor Nicole Burns.



# Collin Central Appraisal District

May 16, 2024

TO: Board of Directors

FROM: Stephanie Cave-Bernal, Deputy Chief Appraiser, ARB, Customer Service, & Research

RE: 2024 Protest Report

- The number of protests filed has totaled 103,306 as of May 16, 2024, indicating a 10% decrease from 2023. We expect a rise in protest with the consideration of timely postmarked submissions and the upcoming Business Personal Property appeals taken into account.
- The Appraisal Review Board is scheduled to run 12-15 panels concurrently through July 12<sup>th</sup>.
- The total assessed value of the properties under appeal is approximately \$105 billion or 35% of the appraisal roll.
- As required by Texas Property Tax Code Section 25.22, Mr. Wright is scheduled to turn the Real Property records over to the ARB on May 22, 2024.
- Target date for the ARB to approve the records is July 12, 2024.

# COLLIN CENTRAL APPRAISAL DISTRICT

## 2024 Inquiry and Protest Stats


May 16, 2024	2019	2020	2021	2022	2023	2024	2024 MORE INFO
<b><u>INQUIRY STATS</u></b>							<i>Per Day</i>
PHONE	2,519	1,014	498	389	1,993	735	25
CHANGE FROM PRIOR YR	17.60%	-59.75%	-50.89%	-21.89%	412.34%	-63.12%	
COUNTER (INCLUDES KIOSK)	13,198	332	205	643	6,944	4,896	163
<b>TOTAL INQUIRIES</b>	<b>15,717</b>	<b>1,346</b>	<b>703</b>	<b>1,032</b>	<b>8,937</b>	<b>5,631</b>	<b>-3306</b>
CHANGE FROM PRIOR YR	12.80%	-91.44%	<b>-47.77%</b>	<b>46.80%</b>	<b>765.99%</b>	<b>-36.99%</b>	<i>less inquiries</i>
<b><u>EFILE PROTEST STATS</u></b>							
ELIGIBLE PROPERTIES	259,816	315,655	324,032	335,938	347,533	361,156	
EFILE PROTESTS	20,592	21,953	20,896	24,430	21,023	14,511	
CHANGE FROM PRIOR YR	17.26%	6.61%	-4.81%	16.91%	-13.95%	-30.98%	
% OF EFILE TO ELIGIBLE	7.93%	6.95%	6.45%	7.27%	6.05%	4.02%	
<b><u>PROTEST STATS</u></b>							
TAXPAYER PROTESTS	30,024	29,896	26,721	32,990	30,574	18,538	
AGENT PROTESTS	48,908	51,832	52,712	65,987	84,741	84,768	<i>Yr-over-Yr</i>
<b>TOTAL PROTESTS</b>	<b>78,932</b>	<b>81,728</b>	<b>79,433</b>	<b>98,977</b>	<b>115,315</b>	<b>103,306</b>	<b>(12,009)</b>
CHANGE FROM PRIOR YR	9.33%	3.54%	<b>-2.81%</b>	<b>24.60%</b>	<b>16.51%</b>	<b>-10.41%</b>	<i>less protest</i>
<b><u>ARB HEARING STATS</u></b>							
<b>TAXPAYER HEARINGS</b>	6,482	4,426	4,055	8,057	7,350	-	
WITHDRAWALS-PFWD	1,136	579	1,521	3,312	2,479	375	
S&W's	12,717	17,222	14,818	10,475	11,198	3,367	
NO-SHOWS	7,913	5,548	5,520	10,500	8,605	-	
PHONE HEARINGS (TP and AGT)	8	6,406	7,259	6,703	11,559	-	
<b>AGENT HEARINGS</b>	13,653	18,898	23,176	36,632	43,981	-	
WITHDRAWALS-PFWD	12,501	10,366	8,884	7,661	10,539	159	
S&W's	18,912	19,271	16,678	16,756	23,964	62	<i>ARB Hearings</i>
NO-SHOWS	1,908	1,384	1,436	2,149	1,380	-	
TOPLINES	-	14,331	15,663	25,335	26,043	-	
<b>TOTAL HEARINGS</b>	<b>20,135</b>	<b>23,324</b>	<b>27,231</b>	<b>44,689</b>	<b>51,331</b>	<b>-</b>	<i>of protest</i>
CHANGE FROM PRIOR YR	24.90%	15.84%	16.75%	64.11%	14.86%	<b>-100.00%</b>	<i>had a hearing</i>
<b>TOTAL NO-SHOW RATE</b>	<b>32.78%</b>	<b>22.91%</b>	<b>20.35%</b>	<b>22.06%</b>	<b>16.28%</b>	<b>#DIV/0!</b>	



# Collin Central Appraisal District

May 16, 2024

TO: Board of Directors

FROM: Brian Swanson, Deputy Chief of Business Operations and Compliance 

RE: Policy #1007 Report – Preliminary 2025 Budget Consideration

The following information is provided based on the reporting requirements of Policy 1007.

INVESTMENT YEAR	POLICY 1007 PERFORMANCE GUIDELINES MET	COLA %, IF PERFORMANCE MET	BUDGET YEAR AFFECTED	YEAR SERIES COUNT #1	YEAR SERIES COUNT #2	YEAR SERIES COUNT #3
2010	YES 12.64%	NONE	2012			
2011	NO -1.15%	1.00% FLAT RATE	2013			
2012	YES 12.63%	1.00% FLAT RATE	2014			
2013	YES 16.39%	1.00% FLAT RATE	2015			
2014	NO 6.84%	NONE	2016			
2015	NO -0.66%	NONE	2017			
2016	NO 7.00%	NONE	2018			
2017	YES 14.72%	40% CPI	2019	1		
2018	NO -1.86%	NONE	2020	2		
2019	YES 16.57%	NONE	2021	3		
2020	YES 10.50%	NONE	2022	4		
2021	YES 22.01%	50% CPI	2023	5	1	
2022	NO -7.00%	NONE	2024		2	
2023	YES 10.50%	NONE	2025		3	
2024	FUTURE	NONE	2026		4	
2025	FUTURE	POTENTIAL COLA	2027		5	1
2026	FUTURE	NONE	2028			2
2027	FUTURE	NONE	2029			3
2028	FUTURE	NONE	2030			4
2029	FUTURE	POTENTIAL COLA	2031			5


Per the guidelines of Policy 1007, the next potential retiree COLA would begin January 1, 2025.



# Collin Central Appraisal District

May 16, 2024

TO: Board of Directors

FROM: Brian Swanson, Deputy Chief of Business Operations and Compliance 

RE: Generator Installation timeline report

At your December 14, 2023 special Board of Directors meeting, this Board authorized the purchase of a 200kW Caterpillar generator to replace our current 30kW generator. The new generator was purchased and is in the process of being shipped to our location.

Our current generator load is for the MDF and IDF server rooms and their HVAC systems only. With the additional back up power provided by the new generator, we will be able to power those server rooms as well as more of the public areas of the building including Customer Service, ARB panel rooms, taxpayer waiting room, and the main lobby. These areas will now have all aspects available for the public such as lights, computers, and HVAC systems.

Below is a general timeline for the installation of the generator and the reconfiguring of the electrical room to allow these other areas of the building to use the generator:

<u>Date</u>	<u>Job Description</u>
June 10 <sup>th</sup>	Install rack in electrical room
June 17 <sup>th</sup>	Receive panels and transformer onsite
June 17 <sup>th</sup> – July 8 <sup>th</sup>	Install new electrical equipment
July 8 <sup>th</sup> – July 22 <sup>nd</sup>	Saw cut and pour new generator pad
August 5 <sup>th</sup>	Set Generator on pad
August 10 <sup>th</sup>	Tie in new ATS to building power
August 12 <sup>th</sup>	Generator start up and load bank
August 16 <sup>th</sup> – August 31 <sup>st</sup>	Electrical circuit migration to new ATS panels
September 3 <sup>rd</sup>	Decommission old generator and ATS

None of the tasks listed above will impact the ongoing operations of the building as we draw closer to certification. Not having any power disruptions during ARB hearings was already discussed with the contractor. The first four items listed are preparation work that would have pushed the finish date back if they were to start after ARB season.

As discussed at the December meeting, this equipment was necessary as we continue to grow as a county and appraisal district to better serve our taxpayers and entities.

# **CHIEF APPRAISER'S REPORT**

CHIEF'S REPORT

CHIEF'S REPORT

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### homemarket

**Rentals**  
Miscellaneous

**Rooms for Rent**

A nice room in an upscale home in a very nice neighborhood, has a furnished room w/ bath, minifridge, microwave, and ceiling fan, for the right individual. All Bills paid, including A/T & High Speed Internet. Full house privileges. Quiet, No Drama, No Pets, No Smoking. Rent can be adjusted if you have experience as a caregiver \$800 Call/Text or leave message for Ed 972-898-1924

### services

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Home Repairs

Home Repairs

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Bids & Proposals

Bids & Proposals

Bids & Proposals

Bids & Proposals

Bids & Proposals

Antiques, Classics, Special Interest

OLD CAR CONSIGNMENTS David Wayne 214-926-5621

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Out of Metroplex - South

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That's the

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NOTICE TO CONTRACTORS

BID NO. 48-24: CANYON BROOK, CANYON VALLEY, & FOREST GROVE PAVEMENT AND UTILITY IMPROVEMENTS

The City of Richardson shall accept electronic bids through Periscope 526 at [periscopeholdings.com](https://periscopeholdings.com) or sealed bids for Bid No. 48-24 Canyon Brook, Canyon Valley, Forest Grove Pavement and Utility Improvements, until June 6, 2024, prior to 2:00 P.M. Central Time. Bids shall be received in the lobby of the Richardson City Hall 2360 Campbell Creek Blvd Ste 525, Richardson, Texas 75082. Bids shall be opened and read aloud on the same day at 3:00 P.M. ONLINE via WebEX. Solicitation documents are available to be downloaded at no charge through [Periscopeholdings.com](https://periscopeholdings.com). A voluntary pre-bid meeting will be held on Tuesday, May 21, 2024, at 2:00 p.m. via WebEX.

Notice of Request for Proposal

The Irving Independent School District (IISD), 2621 W. Airport Frwy, Irving, TX 75062, Dallas County, Texas will receive Proposals until 2:00 PM (CT), May 29, 2024, for the following solicitations:

RFP # 24-45-737 Campus and Department Printed Apparel

RFP #22-45-737 (B) Onsite Campus Student Instructional Programs and Campus Equipment Rentals

RFP information and requirements may be obtained for review on the Irving ISD website at: <https://www.irvingisd.net/Page/2238> or from the Purchasing Office by calling (972) 600-5440.

Method of Submission: E-bid online delivery through the ION Wave portal. Proposals submitted and received after the due date and time noted in these RFP are non-responsive and will not be considered. Oral, e-mail, or faxed proposals transmitted are not acceptable.

Documents will be posted by 8:00AM on May 1, 2024. The posted document will include all information relevant to the procurement process and services needed. The district reserves the right to reject any or all proposals and to waive any irregularities. It is the responsibility of the vendors to check the listed internet site for any addenda posted in relation to this opportunity.

### RECREATIONAL VEHICLES

- Airplanes
- Boats
- Motorcycles
- RVs

### HOME CENTER FOR SALE

- Acreage, Farms and Ranches
- Commercial Real Estate
- Lake & Vacation Property
- Dallas Sales
- Metroplex Sales
- Out of Metroplex Sales
- Miscellaneous Sales

### THE HANDY GUYS

Since 1996

Repairs & Remodeling You name it, we do it! Kitchens, Bathrooms, Roofing, Plumbing, Electrical, Flooring, Decks, Fences, Siding, Painting, Concrety, Gutters, Landscaping and more!

214-394-8788

[www.thehandyguy.net](http://www.thehandyguy.net)

Application has been made with the Texas Alcoholic Beverage Commission for a Wine Only Package Store License Q by JAS JP Investments Inc., to be located at 13910 N Central Expy, Dallas, Dallas County, Texas 75243. Officers of said corporation are Gurleen Kaur, President, and Harpreet Singh, Vice-President.

NOMINATING NOW

We're playing favorites for 2024. We want to know yours.

Nominate now at [BestinDFW.com](https://BestinDFW.com)

### MOTORCYCLES & MOPEDS

2007 Ducati monster SAR Titanium, ohlin upgrades, \$6,800. Lots of extras. 214-392-5583

2017 Indian Springfield No Accidents! New Tires! 9,600 miles. Dallas Cowboys mural on Saddle bags, \$9,000. 402-617-2096

### ACREAGE, FARMS & RANCHES

Equal Housing Opportunity

Real estate advertised in this newspaper is subject to the amended Federal Fair Housing Act of 1968, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin or intention to make such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. For complaints call the Fair Housing Office in your city or HUD 800-669-9777.

### TREE SERVICE

Texas Trees & More Trimming/Pruning Removal, Cabling/Bracing Emergency & Hazardous Removal Insured Tree Service Steven Featell 469-716-9276

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### HOME CENTER FOR RENT

- Acreage, Farms and Ranches
- Commercial Real Estate
- Lake & Vacation Property
- Dallas Rentals
- Metroplex Rentals
- Out of Metroplex Rentals
- Miscellaneous Rentals

### PETS & LIVESTOCK

- Birds
- Cats
- Cattle
- Dogs
- Horses & Mules
- Other Animals
- Pets Found
- Pets Lost
- Services & Supplies

Due to potential misuse/abuse of pets, The Dallas Morning News suggests that advertisers charge a minimal fee for their pets. Every life has a value. Also, due to health risks to the pets, we recommend puppies and kittens are at least 8-12 weeks old before they are sold. Use caution when responding to pet ads that involve unusual payment plans or require long-distance shipping. Find your pet from a trustworthy source. If purchasing from a private party or breeder, ask to see where the pets live to ensure the environment is a clean and healthy one. Reputable breeders will almost always provide detailed genealogical information and a health guarantee. You are encouraged to report suspected inhumane conditions and animal abuse/neglect to the Humane Society and your local authorities.

### Texas Trees & More

Trimming/Pruning Removal, Cabling/Bracing Emergency & Hazardous Removal Insured Tree Service Steven Featell 469-716-9276

Servicing Ellis County and surrounding areas

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### ACREAGE, FARMS & RANCHES

**NOTICE**

Residential rental locators are required to be licensed by the TX Real Estate Commission, Austin 800-250-8732

Locators may advertise apartment units in general terms & all units may not have the same features. The amount of rent quoted in an ad may be the starting rent for a basic unit which does not have all advertised features.

### ACREAGE - OUT OF METROPLEX: SOUTH

For Sale by Owner 169 acres West of Ennis & East of Waxahachie. Call 940-452-0097 Mac

### ACREAGE - OUT OF METROPLEX: WEST

Located 8 miles from Graham, Texas, and Possum Kingdom Lake in the North Texas "Hill Country", these 52 acres would make a wonderful location for a rural homestead or private hunting lodge.

Situated on a county road that takes you directly to Graham, this location has both city water and power available with one water tank already in use by wild game. Turkey, deer, hogs, coyotes, and bobcats inhabit the area.

No mineral rights but beautiful vistas are here. The property is heavily wooded with several small open areas that would make excellent game plots.

For more information call Health of Campbell Farm and Ranch at 540-549-7700 or go online to [www.crfan.com](http://www.crfan.com) and look for the DC Ranch.

Priced under 10,000/acre this gem won't last long.

Make some money from your sell your

Buy and sell with locals. 214.745.8123 [dallasnews.com/classifieds](https://dallasnews.com/classifieds)

### ADOPT SAVE A LIFE

Husky Free to a Loving Home! Great Family dog! House Broken, Great Companion and Very Smart!! 386-314-4761

YORKIES, AKC, quality pups, health suar, champion lines, \$1,200 & up (214) 676-2385 or visit : [shimmerfimeyorkies.com](https://shimmerfimeyorkies.com)

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### DALLAS RENTALS

North Dallas

### ACREAGE - OUT OF METROPLEX: SOUTH

For Sale by Owner 169 acres West of Ennis & East of Waxahachie. Call 940-452-0097 Mac

### ADOPT SAVE A LIFE

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### FREE RENT!

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### ACREAGE - OUT OF METROPLEX: WEST

Located 8 miles from Graham, Texas, and Possum Kingdom Lake in the North Texas "Hill Country", these 52 acres would make a wonderful location for a rural homestead or private hunting lodge.

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### METROPLEX RENTALS

Garland

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### Lake & Vacation Property - For Sale

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### ADOPT SAVE A LIFE

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### Want to Buy

### Want to Buy

### Want to Buy

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### Abode

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# The Dallas Morning News

## AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared Chris Mitchell, Advertising Representative for *THE DALLAS MORNING NEWS* being duly sworn by oath, states the attached advertisement of: (Ad#1869892).

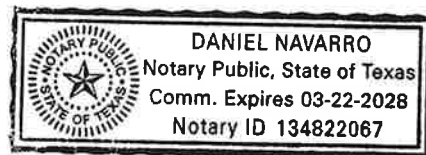
**Collin Central Appraisal District- 2024 Property Protest and Appeal Procedures**

Appeared in *The Dallas Morning News* on May 7, 2024.

  
Dallas Morning News Sales Operations

Sworn to and subscribed before me this

Date: May 7, 2024



  
Notary Public, State of Texas



**COLLIN CENTRAL APPRAISAL DISTRICT  
2024 CERTIFIED  
ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2023 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 06,2024	2024 NON-HOMESTEAD 23.231 LIMITATION LOSS, AS OF APRIL 23, 2024 PRELIM TOTALS	2024 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 CERTIFIED ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 23,2024	2024 ESTIMATED TAXABLE VALUE COMPARED TO 2023 SUPP # 14	2024 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR	2024 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2023 AVG MARKET VALUE OF HOMES, AS OF MARCH 6, 2023 SUPP #14	2024 AVG MARKET VALUE OF HOMES, AS OF 2024 Notices, 4-15-2024	2024 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, APRIL 23, 2024 PRELIMINARY TOTALS	2024 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on APRIL 23, 2024 Preliminary Totals)
<b>SCHOOLS</b>												
ALLEN ISD	\$20,628,352,390	-\$50,385,727	\$434,364,000	\$0	\$21,360,000,000	3.55%	1.44%	2.11%	\$590,534	\$609,490	\$2,220,396,424	\$19,130,000,000
ANNA ISD	\$3,313,951,289	-\$37,386,995	\$420,759,000	\$0	\$3,770,000,000	13.76%	1.06%	12.70%	\$379,365	\$383,477	\$288,410,337	\$3,480,000,000
BLAND ISD	\$26,250,042	-\$2,951,253	\$923,000	\$0	\$25,900,000	-1.33%	-4.85%	3.52%	\$374,218	\$380,307	\$3,476,204	\$22,400,000
BLUE RIDGE ISD	\$483,897,605	-\$7,576,925	\$23,472,000	\$0	\$513,000,000	6.01%	1.16%	4.85%	\$337,784	\$339,187	\$60,640,885	\$452,000,000
CELINA ISD	\$3,841,902,849	-\$63,192,945	\$773,149,000	\$0	\$4,790,000,000	24.68%	4.55%	20.12%	\$574,390	\$213,807	\$408,197,501	\$4,380,000,000
COMMUNITY ISD	\$2,366,290,951	-\$48,539,804	\$257,269,000	\$0	\$2,610,000,000	10.30%	-0.57%	10.87%	\$363,893	\$372,238	\$271,855,754	\$2,330,000,000
FARMERSVILLE ISD	\$1,189,083,870	-\$17,998,942	\$70,156,000	\$0	\$1,270,000,000	6.80%	0.90%	5.90%	\$343,959	\$346,187	\$144,799,632	\$1,120,000,000
FRISCO ISD	\$43,740,324,495	-\$64,423,184	\$1,474,114,000	\$0	\$45,600,000,000	4.25%	0.88%	3.37%	\$677,525	\$709,109	\$2,881,748,018	\$42,710,000,000
LEONARD ISD	\$29,559,300	-\$53,405	\$2,198,000	\$0	\$32,400,000	9.61%	2.17%	7.44%	\$276,950	\$293,916	\$3,590,758	\$28,800,000
LOVEJOY ISD	\$4,065,669,529	-\$15,997,740	\$102,157,000	\$0	\$4,170,000,000	2.57%	0.05%	2.51%	\$965,293	\$1,037,783	\$1,064,983,782	\$3,100,000,000
MCKINNEY ISD	\$24,766,848,355	-\$113,065,540	\$1,784,451,000	\$0	\$26,800,000,000	8.21%	1.00%	7.20%	\$565,572	\$575,848	\$3,487,613,085	\$23,310,000,000
MELISSA ISD	\$3,607,700,777	-\$23,952,647	\$809,676,000	\$0	\$4,440,000,000	23.07%	0.63%	22.44%	\$505,203	\$508,747	\$301,014,641	\$4,130,000,000
PLANO ISD	\$72,112,910,390	-\$203,151,920	\$1,035,756,000	\$0	\$74,030,000,000	2.66%	1.22%	1.44%	\$580,093	\$602,966	\$11,320,051,564	\$62,700,000,000
PRINCETON ISD	\$4,105,196,590	-\$49,605,599	\$592,121,000	\$0	\$4,720,000,000	14.98%	0.55%	14.42%	\$337,214	\$333,398	\$264,794,994	\$4,450,000,000
PROSPER ISD	\$15,974,113,050	-\$46,419,870	\$1,449,262,000	\$0	\$17,810,000,000	11.49%	2.42%	9.07%	\$734,922	\$764,662	\$1,485,194,992	\$16,320,000,000
ROCKWALL ISD	\$1,138,821	\$0	\$0	\$0	\$1,210,000	6.25%	6.25%	0.00%	\$858,469	\$859,281	\$440,645	\$769,000
ROYSE CITY ISD	\$332,186,360	-\$4,475,079	\$28,480,000	\$0	\$363,000,000	9.28%	0.70%	8.57%	\$339,662	\$346,034	\$36,836,339	\$326,000,000
TRENTON ISD	\$27,346,822	-\$242,767	\$14,000	\$0	\$27,800,000	1.66%	1.61%	0.05%	\$429,099	\$441,066	\$3,959,163	\$23,800,000
VAN ALSTYNE ISD	\$102,155,451	-\$3,708,249	\$10,479,000	\$0	\$118,000,000	15.51%	5.25%	10.26%	\$462,546	\$519,358	\$15,373,239	\$102,000,000
WHITWRIGHT ISD	\$11,275,772	-\$116,536	\$700,000	\$0	\$12,000,000	6.42%	0.21%	6.21%	\$288,859	\$414,458	\$1,688,729	\$10,300,000
WYLIE ISD	\$9,912,973,883	-\$70,558,468	\$324,811,000	\$0	\$10,300,000,000	3.90%	0.63%	3.28%	\$463,314	\$483,921	\$1,150,216,791	\$9,140,000,000

**COLLIN CENTRAL APPRAISAL DISTRICT  
2024 CERTIFIED  
ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2023 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 06,2024	2024 NON-HOMESTEAD 23.231 LIMITATION LOSS, AS OF APRIL 23, 2024 PRELIM TOTALS	2024 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 CERTIFIED ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 23,2024	2024 ESTIMATED TAXABLE VALUE COMPARED TO 2023 SUPP # 14	2024 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR	2024 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2023 AVG MARKET VALUE OF HOMES, AS OF MARCH 6, 2023 SUPP #14	2024 AVG MARKET VALUE OF HOMES, AS OF 2024 Notices, 4-15-2024	2024 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, APRIL 23, 2024 PRELIMINARY TOTALS	2024 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on APRIL 23, 2024 Preliminary Totals)
<b>CITIES &amp; TOWNS</b>												
CITY OF ALLEN	\$19,813,673,109	-\$47,866,691	\$306,296,000	\$0	\$20,580,000,000	3.87%	2.32%	1.55%	\$578,518	\$595,391	N/A	N/A
CITY OF ANNA	\$3,246,561,510	-\$22,406,203	\$402,959,000	\$1,578,055	\$3,690,000,000	13.66%	1.20%	12.46%	\$376,175	\$373,886	N/A	N/A
CITY OF BLUE RIDGE	\$84,887,014	-\$3,733,027	\$1,369,000	\$1,168,695	\$88,900,000	4.73%	1.74%	2.99%	\$196,694	\$209,299	N/A	N/A
CITY OF CARROLLTON	\$152,222,830	-\$634,344	\$0	\$0	\$144,000,000	-5.40%	-5.40%	0.00%	N/A	N/A	N/A	N/A
CITY OF CELINA	\$5,386,305,348	-\$64,892,770	\$1,118,648,000	\$62,399,571	\$6,630,000,000	23.09%	1.16%	21.93%	\$617,312	\$646,920	\$463,819,889	\$6,160,000,000
CITY OF DALLAS	\$7,337,403,474	-\$22,795,730	\$368,550,000	\$0	\$7,700,000,000	4.94%	-0.08%	5.02%	\$635,477	\$670,427	N/A	N/A
TOWN OF FAIRVIEW	\$2,976,157,109	-\$4,929,167	\$101,260,000	\$0	\$3,080,000,000	3.49%	0.09%	3.40%	\$853,385	\$914,929	N/A	N/A
CITY OF FARMERSVILLE	\$474,503,219	-\$6,176,224	\$2,493,000	\$0	\$487,000,000	2.63%	2.11%	0.53%	\$284,172	\$282,083	N/A	N/A
CITY OF FRISCO	\$29,764,541,930	-\$53,508,295	\$1,208,072,000	\$0	\$31,230,000,000	4.92%	0.86%	4.06%	\$735,087	\$775,382	\$1,667,433,940	\$29,560,000,000
CITY OF GARLAND	\$36,749,905	-\$1,342,240	\$0	\$0	\$37,900,000	3.13%	3.13%	0.00%	\$541,829	\$537,790	N/A	N/A
CITY OF JOSEPHINE	\$256,324,298	-\$1,883,185	\$23,818,000	\$85,174	\$285,000,000	11.19%	1.86%	9.33%	\$339,334	\$345,296	\$33,549,702	\$251,000,000
CITY OF LAVON	\$980,036,069	-\$5,285,372	\$85,423,000	\$849,703	\$1,070,000,000	9.18%	0.38%	8.80%	\$398,805	\$398,458	\$110,501,619	\$959,000,000
LOWRY CROSSING	\$261,993,187	-\$2,705,452	\$6,848,000	\$0	\$275,000,000	4.96%	2.35%	2.61%	\$465,998	\$448,261	\$61,113,781	\$213,000,000
CITY OF LUCAS	\$2,224,245,205	-\$14,373,087	\$78,618,000	\$0	\$2,390,000,000	7.45%	3.92%	3.53%	\$1,034,284	\$1,103,979	\$374,334,711	\$2,010,000,000
CITY OF MCKINNEY	\$36,967,617,996	-\$109,052,515	\$1,634,706,000	\$0	\$39,170,000,000	5.96%	1.54%	4.42%	\$560,332	\$575,074	N/A	N/A
CITY OF MELISSA	\$3,158,002,218	-\$15,227,719	\$715,813,000	\$0	\$3,900,000,000	23.50%	0.83%	22.67%	\$489,914	\$492,848	N/A	N/A
CITY OF MURPHY	\$3,402,591,774	-\$10,018,541	\$10,401,000	\$0	\$3,440,000,000	1.10%	0.79%	0.31%	\$582,540	\$622,576	N/A	N/A
CITY OF NEVADA	\$199,413,490	-\$2,311,065	\$13,693,000	\$0	\$214,000,000	7.31%	0.45%	6.87%	\$374,843	\$391,743	N/A	N/A
TOWN OF NEW HOPE	\$96,380,641	-\$227,276	\$507,000	\$0	\$99,600,000	3.34%	2.81%	0.53%	\$422,461	\$405,785	N/A	N/A
CITY OF PARKER	\$1,709,021,208	-\$8,410,782	\$59,317,000	\$0	\$1,800,000,000	5.32%	1.85%	3.47%	\$1,056,139	\$1,133,612	N/A	N/A
CITY OF PLANO	\$55,651,610,627	-\$136,230,076	\$881,619,000	\$0	\$57,420,000,000	3.18%	1.59%	1.58%	\$563,047	\$581,043	\$7,207,147,276	\$50,210,000,000
CITY OF PRINCETON	\$3,306,395,456	-\$36,587,161	\$450,227,000	\$0	\$3,790,000,000	14.63%	1.01%	13.62%	\$341,733	\$340,434	\$201,917,600	\$3,580,000,000
TOWN OF PROSPER	\$6,679,256,565	-\$24,809,416	\$464,428,000	\$0	\$7,190,000,000	7.65%	0.69%	6.95%	\$900,171	\$929,823	\$730,472,375	\$6,450,000,000

**COLLIN CENTRAL APPRAISAL DISTRICT**

**2024 CERTIFIED**

**ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2023 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 06,2024	2024 NON-HOMESTEAD 23.231 LIMITATION LOSS, AS OF APRIL 23, 2024 PRELIM TOTALS	2024 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 CERTIFIED ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 23,2024	2024 ESTIMATED TAXABLE VALUE COMPARED TO 2023 SUPP # 14	2024 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR	2024 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2023 AVG MARKET VALUE OF HOMES, AS OF MARCH 6, 2023 SUPP #14	2024 AVG MARKET VALUE OF HOMES, AS OF 2024 Notices, 4-15-2024	2024 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, APRIL 23, 2024 PRELIMINARY TOTALS	2024 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on APRIL 23, 2024 Preliminary Totals)
<b>CITIES &amp; TOWNS</b>												
CITY OF RICHARDSON	\$10,352,965,622	-\$31,342,832	\$44,073,000	\$0	\$10,340,000,000	-0.13%	-0.55%	0.43%	\$571,969	\$597,189	N/A	N/A
CITY OF ROYSE CITY	\$370,332,588	-\$655,499	\$26,673,000	\$0	\$400,000,000	8.01%	0.81%	7.20%	\$349,767	\$349,371	\$45,488,071	\$354,000,000
CITY OF SACHSE	\$1,573,281,179	-\$4,933,170	\$15,675,000	\$0	\$1,600,000,000	1.70%	0.70%	1.00%	\$493,155	\$519,852	\$193,867,236	\$1,400,000,000
TOWN OF ST. PAUL	\$176,816,686	-\$4,926,896	\$1,013,000	\$0	\$179,000,000	1.23%	0.66%	0.57%	\$548,362	\$598,286	N/A	N/A
CITY OF VAN ALSTYNE	\$77,200	-\$11,675	\$0	\$0	\$67,840	-12.12%	-12.12%	N/A	\$0	\$0	N/A	N/A
CITY OF WESTON	\$177,854,360	-\$175,546	\$50,651,000	\$0	\$228,000,000	28.19%	-0.28%	28.48%	\$532,703	\$558,910	\$20,976,878	\$207,000,000
CITY OF WYLIE	\$7,475,180,821	-\$31,409,117	\$169,639,000	\$0	\$7,680,000,000	2.74%	0.47%	2.27%	\$430,816	\$444,766	\$814,127,159	\$6,860,000,000

**COLLIN CENTRAL APPRAISAL DISTRICT**

**2024 CERTIFIED**

**ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2023 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 06,2024	2024 NON-HOMESTEAD 23.231 LIMITATION LOSS, AS OF APRIL 23, 2024 PRELIM TOTALS	2024 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 CERTIFIED ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 23,2024	2024 ESTIMATED TAXABLE VALUE COMPARED TO 2023 SUPP # 14	2024 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR	2024 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2023 AVG MARKET VALUE OF HOMES, AS OF MARCH 6, 2023 SUPP #14	2024 AVG MARKET VALUE OF HOMES, AS OF 2024 Notices, 4-15-2024	2024 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, APRIL 23, 2024 PRELIMINARY TOTALS	2024 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on APRIL 23, 2024 Preliminary Totals)
<b>COUNTY &amp; COLLEGE</b>												
COLLIN COUNTY	\$224,478,390,395	-\$823,790,074	\$9,532,323,000	\$0	\$237,600,000,000	5.85%	1.60%	4.25%	\$581,499	\$602,134	\$28,158,885,558	\$209,400,000,000
COLLIN CO. COLLEGE	\$200,397,177,840	-\$823,790,074	\$9,322,234,000	\$0	\$212,300,000,000	5.94%	1.29%	4.65%	\$581,499	\$602,134	\$18,338,601,240	\$193,900,000,000
<b>SPECIAL DISTRICTS</b>												
COLLIN CO.WCID#3 (INSPIRATION) WCCW3	\$860,375,430	-\$1,642,545	\$82,259,000	\$0	\$983,700,000	14.33%	4.77%	9.56%	\$583,683	\$607,154	N/A	N/A
COLLIN COUNTY MUD CR412 WM412	\$20,940,746	-\$48,667	\$36,412,000	\$0	\$56,700,000	170.76%	N/A	N/A	\$103,007	\$363,646	N/A	N/A
COLLIN COUNTY MUD#1 WCCM1	\$1,457,091,968	-\$3,378,144	\$230,205,000	\$0	\$1,800,000,000	23.53%	7.73%	15.80%	\$672,149	\$676,529	N/A	N/A
COLLIN COUNTY MUD#2 WCCM2	\$437,680,671	-\$4,077,147	\$163,131,000	\$0	\$718,200,000	64.09%	26.82%	37.27%	\$267,979	\$275,191	N/A	N/A
COLLIN COUNTY MUD#4 WCCM4	\$22,645,998	\$0	\$50,782,000	\$0	\$87,735,978	287.42%	N/A	N/A	\$66,818	\$264,815	N/A	N/A
COLLIN COUNTY MUD#5 WCCM5	\$69,155	-\$1,159,980	\$40,000	\$0	\$16,500,000	23759.45%	N/A	N/A	\$0	N/A	N/A	N/A
DOUBLE R MUD #2A WDRM2 (NOT TAXING)	\$0	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	\$0	N/A	N/A	N/A
EAST COLLIN COUNTY MUD#1 WEEM1 (NOT TAXING)	\$251,954	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	\$0	N/A	N/A	N/A
EAST FORK FWSD #1A WEF1A	\$59,717,039	-\$45,449	\$32,198,000	\$0	\$96,800,000	62.10%	N/A	N/A	\$446,717	\$554,692	N/A	N/A
ELEVON MUD #1A WEM1A	\$46,095,647	-\$8,491	\$76,334,000	\$0	\$120,300,000	160.98%	N/A	N/A	\$86,719	\$308,332	N/A	N/A
LAKEHAVEN MUD WLHM	\$6,527,736	\$0	\$35,248,000	\$0	\$93,000,000	1324.69%	N/A	N/A	\$0	\$304,153	N/A	N/A
LC MUD #1 WLCM1	\$5,342,510	\$0	\$0	\$0	\$17,700,000	231.30%	231.30%	0.00%	\$0	N/A	N/A	N/A
MAGNOLIA POINTE MUD #1 WDRM1	\$375,454,400	-\$46,757	\$16,208,000	\$0	\$432,000,000	15.06%	10.74%	4.32%	\$295,171	\$291,614	N/A	N/A
MCKINNEY MUD#1 WMM1	\$935,010,254	-\$207,431	\$13,150,000	\$0	\$992,700,000	6.17%	4.76%	1.41%	\$611,344	\$592,504	N/A	N/A
MCKINNEY MUD#2 WMM2	\$263,221,161	-\$1,140,952	\$116,500,000	\$0	\$426,900,000	62.18%	17.92%	44.26%	\$424,436	\$471,463	N/A	N/A
NORTH PARKWAY MMD#1 MNP1	\$54,744,900	-\$5,172,026	\$0	\$0	\$102,700,000	87.60%	87.60%	0.00%	\$0	\$0	N/A	N/A

**COLLIN CENTRAL APPRAISAL DISTRICT  
2024 CERTIFIED  
ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2023 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 06,2024	2024 NON-HOMESTEAD 23.231 LIMITATION LOSS, AS OF APRIL 23, 2024 PRELIM TOTALS	2024 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 CERTIFIED ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 23,2024	2024 ESTIMATED TAXABLE VALUE COMPARED TO 2023 SUPP # 14	2024 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR	2024 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2023 AVG MARKET VALUE OF HOMES, AS OF MARCH 6, 2023 SUPP #14	2024 AVG MARKET VALUE OF HOMES, AS OF 2024 Notices, 4-15-2024	2024 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, APRIL 23, 2024 PRELIMINARY TOTALS	2024 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on APRIL 23, 2024 Preliminary Totals)
<b>SPECIAL DISTRICTS</b>												
RAINTREE MUD#1 WRTM1	\$24,215	\$0	\$0	\$0	\$4,100,000	16831.65%	16831.65%	0.00%	\$0	N/A	N/A	N/A
RIVERFIELD MUD #1 WRFM1	\$1,220,000	\$0	\$0	\$0	\$1,200,000	-1.64%	-1.64%	0.00%	\$0	N/A	N/A	N/A
SEIS LAGOS UTILITY DIST WSE	\$374,945,400	-\$1,468	\$5,923,000	\$0	\$416,000,000	10.95%	9.37%	1.58%	\$819,003	\$882,501	N/A	N/A
TRAILS OF BLUE RIDGE RDTBR	\$65,275,917	\$0	\$254,000	\$0	\$64,600,000	-1.04%	-1.42%	0.39%	\$656,532	\$598,483	N/A	N/A
UPTOWN MUD #1 WUM1	\$24,906,123	-\$19,251	\$0	\$0	\$87,700,000	252.12%	N/A	N/A	\$0	N/A	N/A	N/A
VAN ALSTYNE MUD#2 WVAM2	\$5,553,666	\$0	\$3,890,000	\$0	\$32,800,000	490.60%	N/A	N/A	\$12,375	N/A	N/A	N/A
VAN ALSTYNE MUD#3 WVAM3	\$8,155,512	-\$769,124	\$0	\$0	\$24,300,000	197.96%	N/A	N/A	\$0	N/A	N/A	N/A

**COLLIN CENTRAL APPRAISAL DISTRICT  
2024 TIF & TIRZ CAPTURED VALUE ESTIMATE**

<u>TIF or TIRZ NAME</u>	ENTITY CODE	2023 TIF or TIRZ Taxable Value, as of 4-09-2023, after Supplement # 16	Base Taxable Value to Exclude from TIF or TIRZ Captured Value, for 2023	2023 Calculated TIF or TIRZ Captured Value	2024 Estimated Taxable Value, 4-22-2023	Base Taxable Value to Exclude from TIF or TIRZ Captured Value, for 2024	2024 Calculated TIF or TIRZ Captured Value	2024 New Property Taxable Value (included in Taxable Value)
ALLEN TIF #1	TA1	\$342,943,020	\$2,424,420	\$340,518,600	\$308,267,210	\$2,424,420	\$305,842,790	\$8,647,401
ALLEN TIF #2	TA2	\$1,138,946,936	\$81,267,393	\$1,057,679,543	\$1,266,571,320	\$81,267,393	\$1,185,303,927	\$55,496,698
ALLEN TIF #3	TA3	\$61,905,945	\$282,221	\$61,623,724	\$144,916,545	\$282,221	\$144,634,324	\$58,686,414
ALLEN TIF #4	TAL4	\$16,414,767	\$16,414,767	\$0	\$25,403,020	\$16,414,767	\$8,988,253	\$0
ANNA TIRZ #2	TAN02	\$119,157,145	\$15,118	\$119,142,027	\$120,384,875	\$15,118	\$120,369,757	\$1,601,567
ANNA TIRZ #3	TAN03	\$20,984,000	\$18,245	\$20,965,755	\$60,069,777	\$18,245	\$60,051,532	\$18,236,237
ANNA TIRZ #4	TAN04	\$5,730,552	\$53,194	\$5,677,358	\$97,329,925	\$53,194	\$97,276,731	\$55,766,433
ANNA TIRZ #5	TAN05	\$1,984,560	\$8,350	\$1,976,210	\$2,400,000	\$8,350	\$2,391,650	\$0
ANNA TIRZ #6	TAN06	\$102,308,258	\$67,261,273	\$35,046,985	\$117,739,417	\$67,261,273	\$50,478,144	\$103,782
CELINA TIRZ #2	TCL02	\$343,276,650	\$6,182,256	\$337,094,394	\$350,837,693	\$6,182,256	\$344,655,437	\$894,770
CELINA TIRZ #5	TCL05	\$6,379,063	\$4,582,987	\$1,796,076	\$89,036,141	\$4,582,987	\$84,453,154	\$0
CELINA TIRZ #6	TCL06	\$167,325,923	\$1,672,560	\$165,653,363	\$180,482,119	\$1,672,560	\$178,809,559	\$5,895,481
CELINA TIRZ #7	TCL07	\$178,744,234	\$19,189	\$178,725,045	\$195,170,824	\$19,189	\$195,151,635	\$7,878,236
CELINA TIRZ #9	TCL09	\$98,701,646	\$7,838	\$98,693,808	\$100,296,527	\$7,838	\$100,288,689	\$22,909
CELINA TIRZ #10	TCL10	\$66,846,057	\$14,153	\$66,831,904	\$63,779,980	\$14,153	\$63,765,827	\$220,279
CELINA TIRZ #11	TCL11	\$248,317,082	\$86,443,673	\$161,873,409	\$335,677,728	\$86,443,673	\$249,234,055	\$60,851,811
CELINA TIRZ #13	TCL13	\$73,771,468	\$382,197	\$73,389,271	\$171,035,753	\$382,197	\$170,653,556	\$0
CELINA TIRZ #15	TCL15	\$489,409	\$489,409	\$0	\$474,156	\$489,409	\$0	\$0
CELINA TIRZ #16	TCL16	\$501,277	\$501,277	\$0	\$444,849	\$501,277	\$0	\$0
DALLAS TIF #21	TDA21	\$293,111,764	\$30,002,385	\$263,109,379	\$306,239,455	\$30,002,385	\$276,237,070	\$1,910,458
FARMERSVILLE TFC #1	TFC1	\$228,488,001	\$54,904,342	\$173,583,659	\$243,008,009	\$48,946,113	\$194,061,896	\$7,132,735
FAIRVIEW TIRZ #1	TFV1	\$510,634,608	\$173,332,797	\$337,301,811	\$633,392,740	\$172,852,785	\$460,539,955	\$23,575,843
FRISCO TIF #1	TF1	\$2,207,929,925	\$16,059,872	\$2,191,870,053	\$2,443,865,625	\$16,059,872	\$2,427,805,753	\$1,423,245
FRISCO TIF #5	TF5	\$687,980,635	\$0	\$687,980,635	\$926,688,062	\$0	\$926,688,062	\$145,234,680
FRISCO TIRZ #6	TFR06	\$845,894,157	\$580,717,626	\$265,176,531	\$1,081,216,017	\$580,717,626	\$500,498,391	\$195,743,134



**COLLIN CENTRAL APPRAISAL DISTRICT  
2024 TIF & TIRZ CAPTURED VALUE ESTIMATE**

<u>TIF or TIRZ NAME</u>	ENTITY CODE	2023 TIF or TIRZ Taxable Value, as of 4-09-2023, after Supplement # 16	Base Taxable Value to Exclude from TIF or TIRZ Captured Value, for 2023	2023 Calculated TIF or TIRZ Captured Value	2024 Estimated Taxable Value, 4-22-2023	Base Taxable Value to Exclude from TIF or TIRZ Captured Value, for 2024	2024 Calculated TIF or TIRZ Captured Value	2024 New Property Taxable Value (included in Taxable Value)
FRISCO TIRZ #7	TFR07	\$42,471,260	\$62,967	\$42,408,293	\$79,924,481	\$62,967	\$79,861,514	\$0
LAVON TIRZ #2	TLA02	\$20,995,267	\$709,003	\$20,286,264	\$88,725,911	\$709,003	\$88,016,908	\$17,025,478
MELISSA TIF #1	TM1	\$324,034,176	\$15,954,372	\$308,079,804	\$339,607,171	\$15,954,372	\$323,652,799	\$5,472,501
MCKINNEY TIF #1	TMC1	\$795,685,960	\$236,841,057	\$558,844,903	\$984,926,831	\$236,841,057	\$748,085,774	\$54,512,784
MCKINNEY TIF #2	TMC2	\$408,397,598	\$118,421,460	\$289,976,138	\$535,775,584	\$118,421,460	\$417,354,124	\$91,445,219
PLANO TIF #2	TP2	\$1,127,394,139	\$306,807,183	\$820,586,956	\$1,295,334,775	\$306,807,183	\$988,527,592	\$35,360,262
PLANO TIF #3	TP3	\$893,223,732	\$610,102,390	\$283,121,342	\$967,130,923	\$610,102,390	\$357,028,533	\$33,376,411
PLANO TIF #4	TP4	\$272,934,227	\$260,340,729	\$12,593,498	\$359,781,779	\$260,340,729	\$99,441,050	\$48,027,769
PRINCETON TIRZ #1	TPN1	\$493,580,237	\$9,282,770	\$484,297,467	\$537,400,590	\$9,282,770	\$528,117,820	\$21,690,150
PRINCETON TIRZ #2	TPN2	\$128,338,217	\$1,065,912	\$127,272,305	\$125,086,046	\$1,065,912	\$124,020,134	\$95,322
PRINCETON TIRZ #3	TPN3	\$34,974,943	\$2,823,111	\$32,151,832	\$105,941,385	\$2,823,111	\$103,118,274	\$66,336,655
PRINCETON TIRZ #5	TPN5	\$24,371,213	\$1,042,422	\$23,328,791	\$103,701,816	\$1,042,422	\$102,659,394	\$54,277,385
PROSPER TIF #1	TPR1	\$312,032,642	\$4,507,850	\$307,524,792	\$461,961,179	\$4,507,850	\$457,453,329	\$9,539,727
PROSPER TIF #2	TPR2	\$11,104,312	\$29,413	\$11,074,899	\$33,348,678	\$29,413	\$33,319,265	\$16,195,339
RICHARDSON TIF #2	TRC2	\$1,448,204,322	\$37,485	\$1,448,166,837	\$1,499,981,995	\$37,485	\$1,499,944,510	\$31,651
RICHARDSON TIF #3	TRC3	\$320,566,330	\$10,589,481	\$309,976,849	\$319,542,558	\$10,589,481	\$308,953,077	\$6,509,088
SACHSE TIRZ #3	TSA03	\$343,550,092	\$156,139,086	\$187,411,006	\$385,459,765	\$156,139,086	\$229,320,679	\$12,235,071