



2026 BUDGET WORKSHOP

and

REGULAR

BOARD OF DIRECTORS MEETING

April 24, 2025

NOTICE OF REGULAR MEETING

BOARD OF DIRECTORS

of the

COLLIN CENTRAL APPRAISAL DISTRICT

CENTRAL APPRAISAL DISTRICT OFFICE

**250 ELDORADO PARKWAY, DR. LEO FITZGERALD BOARD ROOM
MCKINNEY, TEXAS 75069**

Notice is hereby given that on the 24th day of April 2025, at 7:00 a.m., the Board of Directors of the Collin Central Appraisal District will hold a meeting at the Central Appraisal District Office, 250 Eldorado Parkway, McKinney, Texas 75069. 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 telephone access by dialing 1-833-304-4846, at which time they will be prompted to enter the Phone Conference ID: 103 362 528#. 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/bod>. On this 16th day of April 2025, this notice was filed with the County Clerk of Collin County, Texas.



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

FILED

4/16/2025 11:17:08 AM

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



AGENDA

BOARD OF DIRECTORS REGULAR MEETING

**CENTRAL APPRAISAL DISTRICT OFFICE
250 ELDORADO PARKWAY, DR. LEO FITZGERALD BOARD ROOM
MCKINNEY, TEXAS 75069**

A. CALL TO ORDER/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.
3. Introduction of new board member.
4. Administer oath of office to new board member.
5. Conduct 2026 Budget Workshop
6. Adjourn 2026 Budget Workshop

B. CALL TO ORDER/REGULAR MEETING

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.

C. EXECUTIVE SESSION

1. Consultation with attorney regarding pending or contemplated litigation, and/or a matter in which the duty of the attorneys to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State 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. Discussion regarding future building expansion with attorney Mark Walsh.
3. Personnel matters. Pursuant to Texas Open Meetings Act, Section 551.074.

D. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

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

E. 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.

1. Approval of minutes from the March 27, 2025 regular meeting.
2. Review of March 2025 bills.
3. Review of March 2025 financial reports.
4. Review and sign checks for approved purchases requiring Board signature.
5. Review report of March 2025 checks and electronic transfers greater than \$25,000.

END OF CONSENT AGENDA

F. REGULAR AGENDA

1. Receive 2024 Financial Audit from Vail & Park P.C.
2. Discuss and vote on scheduling the Board's second budget workshop in conjunction with the May 22, 2025 regular board meeting.
3. 2025 Budget Line-item Transfer.

G. REPORTS

1. Taxpayer Liaison Officer Report
2. Taxpayer Liaison Officer TDLR status Report
3. 1st Qtr. 2025 Change Report
4. 1st Qtr. 2025 Arbitration Report
5. 1st Qtr. 2025 Investment & Collateral Report
6. Vendor Report
7. Litigation Report
8. Litigation Cost Report

H. CHIEF APPRAISER'S REPORT

1. 2025 Notice of Appraised Value
2. 2025 Notice of Appraised Value Sample

3. 2025 Notice of Protest Sample
4. Informal Appraisal Review Process
5. Taxpayer Assistance Pamphlet
6. 2025 Appraisal Project Meeting
7. 2025 Certified Estimate of Taxable Values

I. AUDIENCE

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

J. ANNOUNCEMENT OF NEXT REGULAR SCHEDULED MEETING

1. May 22, 2025

K. ADJOURNMENT

1. Decision to Adjourn

A.3.
Introduction of new board member.

April 24, 2025

A.4.
Administer oath of office to new board member.

April 24, 2025

A.5.
Conduct 2026 Budget Workshop

April 24, 2025

A.6.
Adjourn 2026 Budget Workshop

April 24, 2025

MINUTES

BOARD OF DIRECTORS COLLIN CENTRAL APPRAISAL DISTRICT

Thursday, March 27, 2025

MEETING LOCATION: CENTRAL APPRAISAL DISTRICT OFFICE
250 Eldorado Parkway, Dr. Leo Fitzgerald
Board Room
McKinney, Texas 75069

MEMBERS PRESENT: Brian Mantzey, Richard Grady, Veronica Yost,
Sumbel Zeb, Andrew Cook, Scott Grigg, Jerry
Tartaglino

MEMBERS ABSENT: Alvin Benton

APPROVAL OF MINUTES:

Chairman

Secretary

NATURE OF BUSINESS

A. CALL TO ORDER

1. Announcement by presiding officer whether the meeting has been posted in the manner required by law.

Discussion: 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.

Motion: Yes 0, No 0, Abstained 0

Motion By: None Second By: None

2. Roll Call: Announcement by presiding officer whether a quorum is present.

Discussion: The Chairman announced that a quorum was present.

Motion: Yes 0, No 0, Abstained 0

Motion By: None Second By: None

B. EXECUTIVE SESSION

No executive session was needed for this meeting.

C. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

No Action taken regarding litigation, real property and/or personnel.

D. 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.

1. Approval of minutes from the February 27, 2025 regular meeting.

Discussion: Mr. Grady motioned to approve the February 2025 minutes Regular Meeting with the revision that the vote should have been 5 to 1 with Mr. Mantzey in opposition. However, after further review, it was determined that Mr. Mantzey voiced his opposition before the motion was made, and subsequently did not cast a vote. *The Chairman votes only when their vote would affect the outcome, such as breaking a tie or to make a quorum.* Therefore, the vote should remain 6 to 0. Action taken: Board approved minutes from February 27, 2025, regular meeting.

Motion: Carried

Yes 6, No 0, Abstained 0

Motion By: Richard Grady

Second By: Sumbel Zeb

2. Review of February 2025 bills.

Discussion: Action taken: Board reviewed the February 2025 bills. Richard Grady motioned. Jerry Tartaglino seconded motioned with the request to add a brief description of each vendor.

Motion: Carried

Yes 6, No 0, Abstained 0

Motion By: Richard Grady

Second By: Jerry Tartaglino

3. Review of February 2025 financial reports.

Discussion: Action taken: Board reviewed and accepted the February 2025 financial reports.

Motion: Carried

Yes 6, No 0, Abstained 0

Motion By: Richard Grady

Second By: Sumbel Zeb

4. Review and sign checks for approved purchases requiring Board signature.

Discussion: Action taken: There were no checks at this meeting needing to be signed by Chairman, Brian Mantzey.

Motion: Carried

Yes 6, No 0, Abstained 0

Motion By: Richard Grady

Second By: Sumbel Zeb

5. Review report of February 2025 checks and electronic transfers greater than \$25,000.

Discussion: Action taken: Board reviewed and accepted the February 2025 report of checks and electronic transfers greater than \$25,000.

Motion: Carried

Yes 6, No 0, Abstained 0

Motion By: Richard Grady

Second By: Sumbel Zeb

E. REGULAR AGENDA

1. Discuss and vote on Board of Directors Policy 120

Discussion: The Board voted to approve Policy #120 regarding Board of Directors and CCAD staff ARB hearings as presented by Chief Appraiser, Marty Wright. Richard Grady motioned to adopt Policy #120 by Resolution #2025-92. Veronica Yost seconded the motion. Motion carried.

Motion: Carried

Yes 6, No 0, Abstained 0

Motion By: Richard Grady

Second By: Veronica Yost

2. Discuss and vote on filling vacant elected board seat.

Discussion: After discussion and consideration of the five potential board member candidates presented, the Board voted for newly elected board member, Mr. Randal Shinn.

Motion: Carried

Yes 6, No 0, Abstained 0

Motion By: Richard Grady

Second By: Andrew Cook

F. REPORTS

1. Taxpayer Liaison Officer Report.

Discussion: Chris Nickell, Taxpayer Liaison Officer, presented the Monthly Status Report and Monthly TDLR Status Report. There were 54 Customer Service Surveys received in February. There were no new complaints to be brought before the Board of Directors. Mr. Nickell addressed the Board with one new TDLR complaint received in March filed by the owner regarding disaster relief. Mr. Swanson has replied with evidence on 3/19/2025.

Motion:

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

2. ARB Adopted Hearing Procedures for 2025.

Discussion: ARB Chairman, George Chollar, addressed the Board regarding the Collin Appraisal Review Board Hearing Procedures - Adopted March 6, 2025, which were delivered to the Collin Central Appraisal District Boards of Directors at the March 27, 2025, board of directors meeting.

Motion:

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

G. CHIEF APPRAISER'S REPORT

1. General Comments

Discussion: Mr. Wright provided an overview and timeline of the upcoming 2025 property value protest and appeal season. Next month, April 24th, will be

the first of two budget workshops. May will be the second budget workshop, with the final budget being presented to the Board for approval in June.

Motion:

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

H. AUDIENCE

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

George Chollar, ARB Chairman

Loren Nelson, Collin County Tax Assessor Office

John Wysaski, Fairview, Tx.

Pamela Sardo, Josephine, Tx.

Randal Shinn, Farmersville, Tx.

Public comments received:

Pamela Sardo, Josephine, Tx.

I. ANNOUNCEMENT OF NEXT REGULAR SCHEDULED MEETING

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

Thursday, April 24, 2025

7:00 a.m.

J. ADJOURNMENT

Chairman, Brian Mantzey, announced that the Board had concluded its business and the meeting was adjourned. The meeting adjourned at 7:46 a.m. Motion was made by Richard Grady. Seconded by Scott Grigg. Motion carried.

[MIN_FOOT]

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
March 2025

Num	Date	Name	Amount
Mar 25			
ACH	03/15/2025	TCDRS	-188,295.55
ACH	03/14/2025	ADP INC	-5,576.89
ACH	03/19/2025	PITNEY BOWES RESERVE ACCOUNT	-20,000.00
ACH-P	03/05/2025	AT&T - FIBER	-1,600.86
ACH-P	03/06/2025	SAM'S CLUB	-163.46
ACH-P	03/10/2025	NCR PAYMENT SOLUTION, FL LLC	-50.00
ACH-P	03/12/2025	AT&T - MAIN LOCAL	-281.82
ACH-P	03/13/2025	AT&T - MAIN LOCAL	-2,556.64
VOID	03/27/2025	TDLR	0.00
6637	03/04/2025	COLORIT GRAPHICS SERVICES	-120.00
6638	03/04/2025	MYPRINTCHOICE	-150.00
6639	03/04/2025	SHRED-IT USA LLC	-2,443.05
6640	03/04/2025	SMITH, CINDY	-135.32
6641	03/04/2025	U.S. POSTAL SERVICE	-350.00
6642	03/04/2025	UBISTOR, INC.	0.00
6643	03/11/2025	BLUECROSS BLUESHIELD (LIFE&STLT)	-11,202.67
6644	03/11/2025	COOMER, KANDY LYNN	-575.00
6645	03/11/2025	GREAT AMERICA FINANCIAL SERVICES	-1,963.00
6646	03/11/2025	KLEIMAN, MELVYN	0.00
6647	03/11/2025	IN BLOOM	-133.00
6648	03/11/2025	M&M FENCING AND WELDING, INC.	-884.60
6649	03/11/2025	YOURMEMBERSHIP.COM, INC.	-408.00
6650	03/13/2025	CINTAS SANI CLEAN #163	-2,649.27
6651	03/13/2025	PROSTAR SERVICES, INC	-2,003.97
6652	03/18/2025	CARENOW CORPORATE	-60.00
6653	03/18/2025	COSTAR REALTY INFORMATION INC	-6,421.23
6654	03/18/2025	FRONTIER WASTE - MCKINNEY	-498.47
6655	03/18/2025	SUPERIOR VISION OF TEXAS	-1,692.46
6656	03/20/2025	BRENNAN, KEVIN	-63.70
6657	03/20/2025	CAPITOL APPRAISAL GROUP, LLC	-5,747.75
6658	03/20/2025	COLORIT GRAPHICS SERVICES	-55.00
6659	03/20/2025	FIRST STOP HEALTH	-1,472.00
6660	03/20/2025	FISH WINDOW CLEANING	-211.00
6661	03/20/2025	INDECO SALES, INC.	-4,235.00
6662	03/20/2025	LEGAL SHIELD / ID SHIELD	-1,781.95
6663	03/20/2025	TDLR	-100.00
6664	03/25/2025	AFLAC	-6,782.18
6665	03/25/2025	BLUECROSS BLUESHIELD OF TEXAS	-50.87
6666	03/25/2025	CITY OF MCKINNEY	-831.95
6667	03/25/2025	PERDUE, BRANDON, FIELDER, COLLINS, MOTT	-250.00
6668	03/25/2025	PITNEY BOWES SUPPLIES	-326.82
6669	03/25/2025	PROSTAR SERVICES, INC	-1,434.25
6670	03/25/2025	SHELL ENERGY SOLUTIONS	-8,360.54
6671	03/25/2025	SPECTRUM ENTERPRISE	-1,356.12
6672	03/25/2025	TASB, INC.	-500.00
6673	03/25/2025	IRON MOUNTAIN	-130.83
6674	03/27/2025	GRIFFITH JR, BOBBY	-450.00
6675	03/27/2025	TDLR	-200.00
6676	03/27/2025	IN BLOOM	0.00
6677	03/27/2025	DEX IMAGING	0.00
6678	03/28/2025	IN BLOOM	-340.00
6679	03/28/2025	DEX IMAGING	-2,737.95
6680	03/28/2025	KLEIMAN, MELVYN	-625.00

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
March 2025

Num	Date	Name	Amount
6681	03/28/2025	CARD SERVICE CENTER	-13,125.16
6682	03/31/2025	PLANO OFFICE SUPPLY	-3,626.02
6683	03/31/2025	STAPLES BUSINESS CREDIT	-3,838.57
6684	03/31/2025	BLUECROSS BLUESHIELD OF TEXAS	-156,092.13
888411	03/04/2025	BUNDICK, FRANK	-412.50
888412	03/04/2025	HENRY, JAMES	-837.50
888413	03/04/2025	NEVAREZ, ALEJANDRO	-900.00
888414	03/04/2025	HAYNES LANDSCAPE & MAINTENANCE, INC	-1,379.92
888415	03/04/2025	IDERA	-880.32
888416	03/04/2025	PARAGON ROOFING INC	-823.50
888417	03/04/2025	SWINGLE COLLINS & ASSOCIATES	-3,250.00
888418	03/04/2025	TRUE PRODIGY TECH SOLUTIONS LLC	-2,257.56
888419	03/04/2025	VARIVERGE LLC	-33,276.15
888420	03/04/2025	VARIVERGE LLC	-565.53
888421	03/05/2025	MC PURE CLEANING, LLC	-6,000.00
888422	03/05/2025	SAUNDERS & WALSH, PLLC	-180,709.34
888423	03/05/2025	UBISTOR, INC.	-4,942.40
888424	03/11/2025	DAVIS, MARISA	-412.50
888425	03/11/2025	JEFFCOAT, JARROD	-412.50
888426	03/11/2025	NEVAREZ, ALEJANDRO	-425.00
888427	03/11/2025	PENSON, OLIVIA K	-437.50
888428	03/11/2025	THIGPEN, LESLIE MICHAEL	-425.00
888429	03/11/2025	MASSEY SERVICE, INC	-336.00
888430	03/11/2025	WEX HEALTH INC	-169.75
888431	03/13/2025	QUALITY PERSONNEL SERVICE	-1,435.50
888432	03/13/2025	INTEX ELECTRICAL CONTRACTORS, INC	-563.50
888433	03/13/2025	ROCKIN G DRYWALL & CONSTRUCTION	-4,000.00
888434	03/17/2025	AARANT REALTY CO	-450.00
888435	03/17/2025	CERBERUS	-3,499.00
888436	03/17/2025	CUSHMAN & WAKEFIELD	-9,500.00
888437	03/17/2025	GREAU, PHILLIP	-123.39
888438	03/18/2025	ARMSTRONG, WILLIAM	-412.50
888439	03/18/2025	BUNDICK, FRANK	-425.00
888440	03/18/2025	DAVIS, MARISA	-425.00
888441	03/18/2025	NEVAREZ, ALEJANDRO	-425.00
888442	03/18/2025	ZEGADLO, MARC	-412.50
888443	03/18/2025	MURLEY PLUMBING	-452.40
888444	03/18/2025	NICKELL, CHRISTOPHER	-2,304.00
888445	03/18/2025	QUALITY PERSONNEL SERVICE	-1,110.90
888446	03/18/2025	SDW LITIGATION SERVICES, P.C.	0.00
888446	03/18/2025	WEST, SUBVET D	-1,000.00
888447	03/18/2025	CHIDGEY, ROBERT	-450.00
888448	03/20/2025	AMERICAN SERVICES	-4,450.00
888449	03/20/2025	MCROBERTS & COMPANY	-6,500.00
888450	03/20/2025	PARAGON ROOFING INC	-1,639.78
888451	03/20/2025	VALBRIDGE PROPERTY ADVISORS	-6,000.00
888452	03/20/2025	VARIVERGE LLC	-17,087.40
888453	03/25/2025	DECK, RANDALL	-412.50
888454	03/25/2025	HENRY, JAMES	-425.00
888455	03/25/2025	NEVAREZ, ALEJANDRO	-437.50
888456	03/25/2025	PENSON, OLIVIA K	-425.00
888457	03/25/2025	POLK, MATTHEW	-425.00
888458	03/25/2025	INTEX ELECTRICAL CONTRACTORS, INC	-263.50
888459	03/25/2025	VARIVERGE LLC	-1,123.25

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
March 2025

<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>
888460	03/25/2025	VARIVERGE LLC	-5,183.97
888461	03/25/2025	QUALITY PERSONNEL SERVICE	-1,106.07
Mar 25			<u>-776,260.68</u>

COMPILED FINANCIAL STATEMENTS

Collin Central Appraisal District

For the One and Three Months Ended March 31, 2025

Collin Central Appraisal District

Compiled Financial Statements

For the One and Three Months Ended March 31, 2025

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Board of Directors

Collin Central Appraisal District
250 Eldorado Parkway
McKinney, Texas 75069

Management is responsible for the accompanying financial statements of the business-type activities of the Collin Central Appraisal District (the “District”) as of March 31, 2025 and for the one and three months ended March 31, 2025, which collectively comprise the District’s basic financial statements as listed in the table of contents, in accordance with accounting principles generally accepted in the United States of America. 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. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

Management has elected to omit the government-wide financial statements, substantially all the disclosures, and the statements of cash flows required by accounting principles generally accepted in the United States of America. If the omitted government-wide financial statements, disclosures, and the statement of cash flows were included in the financial statements, they might influence the user’s conclusions about the District’s financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has omitted the discussion and analysis, schedule of changes in net pension liability and related ratios, and schedule of contributions that the Governmental Accounting Standards Board requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Vail + Park, P.C.

Frisco, Texas

April 15, 2025

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Net Position - Proprietary Fund
March 31, 2025

Assets

Current Assets:

Cash & Cash Equivalents	\$ 15,998,348
Certificates of Deposit	20,592,419
Other Receivable	22,245
Prepaid Items	656,989
Total Current Assets	<u>37,270,001</u>

Noncurrent Assets:

Land	1,387,232
Building	8,799,372
Computer Equipment	992,278
Furniture & Equipment	538,420
Software	797,859
Right-to-Use Assets	201,660
SBITA Assets	626,457
Less Accumulated Depreciation and Amortization	(5,262,157)
Net Pension Asset	4,485,314
Total Noncurrent Assets	<u>12,566,435</u>
Total Assets	<u>49,836,436</u>

Deferred Outflows of Resources

Deferred Outflow Related to TCDRS	3,599,827
Total Deferred Outflows of Resources	<u>3,599,827</u>

Liabilities

Current Liabilities:

Accounts Payable	279,800
Accrued Liability	150,000
Accrued Wages Payable	365,515
Unearned Revenue - Entities	7,346,539
Compensated Absences Payable, Current	176,801
Operating Lease Liabilities, Current	49,470
SBITA Liabilities, Current	181,053
Total Current Liabilities	<u>8,549,178</u>

Noncurrent Liabilities:

Operating Lease Liabilities, Net of Current Portion	88,154
SBITA Liabilities, Net of Current Portion	329,066
Compensated Absences Payable, Net of Current Portion	530,403
Total Noncurrent Liabilities	<u>947,623</u>
Total Liabilities	<u>9,496,801</u>

Deferred Inflow of Resources

Deferred Inflow Related to TCDRS	286,783
Total Deferred Inflows of Resources	<u>286,783</u>

Net Position

Net Investment in Capital Assets	7,433,378
Unrestricted - Designated	29,400,000
Unrestricted - Undesignated	6,819,301
Total Net Position	<u>\$ 43,652,679</u>

COLLIN CENTRAL APPRAISAL DISTRICT
Statements of Revenues, Expenses and Changes in Fund Net Position and Budgetary Comparison - Proprietary Fund
For the One and Three Months Ended March 31, 2025

	One Month Ended March 31, 2025	Three Months Ended March 31, 2025	Budget Fiscal Year 2025	Percentage of Budget	Remaining Budget
Operating Revenues					
Local Support	\$ 2,307,508	\$ 6,922,524	\$ 27,690,100	25.00%	\$ 20,767,576
Business Personal Property					
Rendition Penalty Revenue	14,231	14,231	-		(14,231)
Miscellaneous Revenue	248	902	-		(902)
Total Revenues	<u>2,321,987</u>	<u>6,937,657</u>	<u>27,690,100</u>	<u>25.05%</u>	<u>20,752,443</u>
Operating Expenses					
Salaries - Full Time	929,899	2,786,828	14,608,200	19.08%	11,821,372
Salaries - Part Time and Temp	13,371	24,088	600,000	4.01%	575,912
Overtime	1,763	10,498	140,000	7.50%	129,502
Payroll Taxes	14,371	43,164	214,800	20.09%	171,636
Auto Allowance	63,645	191,476	887,800	21.57%	696,324
Workman's Compensation	3,592	15,290	70,000	21.84%	54,710
Group Insurance	208,296	639,294	2,978,000	21.47%	2,338,706
Employee Retirement	123,313	368,236	2,032,900	18.11%	1,664,664
Unemployment Compensation	-	-	50,000	0.00%	50,000
Aerial Photography	-	-	445,000	0.00%	445,000
Appraisal Review Board	8,086	18,916	1,000,000	1.89%	981,084
Audit & Accounting	15,119	28,869	25,000	115.48%	(3,869)
Board of Directors Meeting	-	-	7,500	0.00%	7,500
Building Maintenance & Repairs	38,035	84,630	760,000	11.14%	675,370
Computer Maintenance	36,825	93,188	375,000	24.85%	281,812
Contract Services	9,608	25,580	150,000	17.05%	124,420
Equipment Repair & Maintenance	1,641	8,650	52,000	16.63%	43,350
General Insurance	5,112	15,587	80,000	19.48%	64,413
Legal Notices & Advertising	2,520	2,520	37,000	6.81%	34,480
Legal Services	210,859	616,478	2,500,000	24.66%	1,883,522
Postage	25,372	72,468	520,000	13.94%	447,532
Professional Services	2,304	14,836	500,000	2.97%	485,164
Registration & Dues	1,115	4,426	45,000	9.84%	40,574
Rent-Equipment	1,963	6,369	115,000	5.54%	108,631
Security	10,625	24,525	165,000	14.86%	140,475
Supplies & Materials	43,638	122,315	570,000	21.46%	447,685
Telephone, Internet, Data Cloud	22,519	46,605	300,000	15.54%	253,395
Travel & Education	5,577	10,847	125,000	8.68%	114,153
Utilities	9,883	32,434	141,900	22.86%	109,466
Equipment & Software - Non-Capital	59,469	148,435	1,195,000	12.42%	1,046,565
Depreciation and Amortization	21,681	65,042	-		(65,042)
Contingency	-	-	300,000	0.00%	300,000
Buy Down of Pension	-	-	400,000	0.00%	400,000
Total Operating Expenses	<u>1,890,201</u>	<u>5,521,594</u>	<u>31,390,100</u>	<u>17.59%</u>	<u>25,868,506</u>
Operating Income (Loss)	<u>431,786</u>	<u>1,416,063</u>	<u>(3,700,000)</u>	<u>-38.27%</u>	<u>(5,116,063)</u>
Nonoperating Income (Expenses)					
Interest Income	176,359	389,258	-		(389,258)
Total Nonoperating Revenues & Expenses	<u>176,359</u>	<u>389,258</u>	<u>-</u>		<u>(389,258)</u>
Change in Net Position	<u>608,145</u>	<u>1,805,321</u>	<u>\$ (3,700,000)</u>	<u>-48.79%</u>	<u>\$ (5,505,321)</u>
Net Position, Beginning of Period	<u>43,044,534</u>	<u>41,847,358</u>			
Net Position, End of Period	<u>\$ 43,652,679</u>	<u>\$ 43,652,679</u>			



Collin Central Appraisal District

Date: 4/17/2025

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



Collin Central Appraisal District

Date: 4/17/2025

To: Board of Directors

From: Marty Wright, Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright", is written over the "From:" line.

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

For: March 2025

ITEM	DATE	DESCRIPTION	\$ AMOUNT
ACH-IB	3/07/25	ADP (payroll and taxes)	\$501,033.20
ACH-IB	3/15/25	TCDRS (retirement contribution)	\$188,295.55
ACH-IB	3/21/25	ADP (payroll and taxes)	\$456,355.83
ACH-TCB	3/04/25	Varigerge (homestead exemption form printed and mailed)	\$33,276.15
ACH-TCB	3/05/25	Saunders & Walsh (legal expense)	\$180,709.34
Ck #6684	3/31/25	Blue Cross and Blue Shield (group health and dental premiums)	\$156,092.13

F.1.
Receive 2024 Financial Audit from Vail & Park
P.C.

April 24, 2025



COLLIN CENTRAL APPRAISAL DISTRICT FY 2024 Audit Results

Presented by
Tung Pham, CPA
Mike Vail, CPA



Agenda

- Objective and Scope of Audit
- Audit Results
- Financial Highlights
- Recommendation
- Q&A

Objective of Audit

- Texas Property Tax Code 6.063:
 - Sec. 6.063. FINANCIAL AUDIT. (a) At least once each year, the board of directors of an appraisal district shall have prepared an audit of its affairs by an independent certified public accountant or a firm of independent certified public accountants.
 - (b) The report of the audit is a public record. A copy of the report shall be delivered to the presiding officer of the governing body of each taxing unit eligible to vote on the appointment of district directors, and a reasonable number of copies shall be available for inspection at the appraisal office.

Scope of Audit

- We conducted the audit in accordance with auditing standards generally accepted in USA (US GAAS) and *Government Auditing Standards*, issued by the Comptroller General of the United States (the “Yellow Book”).
- We documented and assessed the accounting internal controls.
- We performed a risk assessment to determine the nature, extent and timing of our substantive audit procedures.
- We are required to plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Audit Results

- We issued two auditor's reports including:
 - Independent Auditor's Report on the financial statements – Unmodified Opinion (Clean Opinion) (pages 1-3).
 - Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in accordance with *Government Auditing Standards* – No Opinion (pages 33-34).

Financial Highlights

- Financial Statements
 - Management's discussion and analysis (pages 4-7)
 - Basic financial statements (pages 8-13)
 - Notes to financial statements (pages 14-25)
 - Required Supplementary Information (pages 27-33)

Financial Highlights

- Government-wide Financials comparison (page 5)
 - The District's assets exceeded liabilities by \$41.8M, an increase of \$4.7M:
 - Total Assets increased by about \$8M mainly due to increase in cash and investments of about \$5.5M and increase in Net Pension Assets by about \$2.3M due to changes in actuarial assumptions and valuations.
 - Total Liabilities increased by about \$2.4M due to an increase in deferred revenue (\$1.7M) from the prior year due to higher budgeted support revenue for the next fiscal year. Deferred Revenue represents Q1 billings for the next fiscal year.

Financial Highlights

- Liquidity ratios
- Quick Ratio $((\text{Cash} + \text{Investments}) / \text{Total Expenses})$ is:
 - 1.51 times (18.1 months) for the year ended 12/31/24.
 - 1.35 times (16.2 months) for the year ended 12/31/23.
- Current Ratio $((\text{Current Assets} - \text{Current Liabilities}) / \text{Total Expenses})$ is:
 - 1.16 (14.0 months) for the year ended 12/31/24.
 - 1.05 (12.7 months) for the year ended 12/31/23.
- These ratios show how long the District could go without revenue and still pay expenditures for its operations.

Financial Highlights

- Budget to Actual (pages 28-29)
 - Revenues are slightly above budget (\$73.9k) mainly due to miscellaneous revenues from BPP Rendition Penalty.
 - Expenses are \$7.3M below budget due to mainly salaries (\$2.6M), employee retirement (\$1.9M), and various other expenses being below budget.

Recommendation and Other Required Communications

- Recommendation:
 - Consider implementing a maximum limit on vacation and sick leave hours that can be accumulated or carried forward. There have been numerous instances of employees having excessively high accumulated hour balances.

Recommendation and Other Required Communications

- Other Communications:
 - No disagreements with management
 - No non-compliance noted
 - No fraud identified
 - Management's accounting policies appear in accordance with GAAP.

Thank You

- We would like to thank:
 - Brian Swanson, Deputy Chief Appraiser
 - Toni Bryan, Director of Operations and Finance
 - Tamera Glass, Director of HR & Administration
 - Accounting and Finance Staff

Brian, Toni, Tamera and their team were very responsive to our audit requests, and it was a pleasure to work with them on this audit.

Contact Us

- Vail & Park, P.C.
- Address: 11500 State Highway 121, Suite 410
Frisco, TX 75035
- Contact: Tung Pham, CPA or Mike Vail, CPA
- Office: (972) 234-3333
- Email: tung.pham@vailcpas.com;
mike.vail@vailcpas.com

Annual Financial Report
Collin Central Appraisal District
Fiscal year ended December 31, 2024

COLLIN CENTRAL APPRAISAL DISTRICT
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INDEPENDENT AUDITOR'S REPORT

Board of Directors

Collin Central Appraisal District
250 Eldorado Parkway
McKinney, Texas 75069

Opinions

We have audited the accompanying financial statements of the business-type activities of the Collin Central Appraisal District (the "District") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the District, as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 11 to the financial statements, in fiscal year 2024, the District adopted Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (pages 4-7), budgetary comparison statement (pages 28-29), schedule of changes in net pension liability and related ratios (pages 30-31), and schedule of contributions (pages 32-33) information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 3, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Vail + Park, P.C.

Frisco, Texas

April 3, 2025

COLLIN CENTRAL APPRAISAL DISTRICT
Management's Discussion and Analysis (Unaudited)
December 31, 2024

As management of the Collin Central Appraisal District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2024. All amounts, unless otherwise indicated, are expressed in actual dollars.

Financial Highlights

The assets of the District exceeded its liabilities at the close of the most recent fiscal year by \$41,847,358 (Net Position). Of this amount, \$34,341,875 (Unrestricted Net Position), may be used to meet the District's ongoing obligations to citizens and creditors.

The District's Total Net Position increased by \$4,706,364. The increase is attributable to increased revenue from local support, interest income, pension income, and other miscellaneous income. Expenses and revenue remained historically consistent with prior years.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-Wide Financial Statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the District's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

Both of the government-wide financial statements distinguish functions of the District that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The business-type activity of the District is an appraisal service.

The government-wide financial statements include only the District itself (known as the primary government).

The government-wide financial statements can be found on pages 9-10 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The only fund of the District is a proprietary fund.

COLLIN CENTRAL APPRAISAL DISTRICT
Management's Discussion and Analysis (Unaudited)
December 31, 2024

Proprietary Fund. The District maintains one proprietary fund. The proprietary fund is used to report the same functions presented as business-type activities in the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the appraisal service, which is considered to be a major fund.

The basic proprietary fund financial statements can be found on pages 11-13 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 14-25 of this report.

Final budget compared to actual results. The required supplementary information provides a budgetary comparison statement for the proprietary fund. This statement can be found on pages 26-27 of this report. The District's increase in Net Position is due to higher than budgeted revenues in these categories: Interest Income, Misc Revenue, and Pension Income. Additionally, Net Position was higher due to lower than budgeted expenditures in 1) Payroll (Wages and Benefits) due to unfilled positions and salary variances due to attrition, 2) Building Modifications and all IST related expenses due to delayed timing in purchases, 3) Telephone/Internet/Data Cloud, Postage, and Supplies (including printing) due to efficiencies and innovations.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by \$41,847,358 at the close of the most recent fiscal year.

A portion of the District's net position (18 percent) reflects its investment in capital assets (e.g. computers, furniture, and equipment) less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. The remaining balance of *unrestricted net position* \$34,341,875 may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the District is able to report positive balances in both categories of net position for the government as a whole.

COLLIN CENTRAL APPRAISAL DISTRICT - Net Position

	2024	2023 (restated)
Current & Other Assets	\$ 39,873,894	\$ 31,864,251
Capital Assets	8,143,549	8,163,716
Total Assets	48,017,443	40,027,967
Deferred Outflows of Resources	3,599,827	4,608,773
Current & Other Liabilities	8,137,859	6,266,847
Noncurrent Liabilities	1,345,270	798,724
Total Liabilities	9,483,129	7,065,571
Deferred Inflows of Resources	286,783	430,175
Net Position:		
Net Investment in Capital Assets	7,505,483	7,965,875
Unrestricted	34,341,875	29,175,119
Total Net Position	\$ 41,847,358	\$ 37,140,994

COLLIN CENTRAL APPRAISAL DISTRICT
Management's Discussion and Analysis (Unaudited)
December 31, 2024

Business-Type Activities

The following key elements influenced the changes in Net Position from the prior year:

The District's Total Net Position increased by \$4,706,364. The increase in revenues in comparison to prior fiscal year is mainly attributable to increased interest earnings due to higher interest rates and more reserves to investment, and budgeted increase in local entity billing to cover increase in overall budget.

COLLIN CENTRAL APPRAISAL DISTRICT - Change in Net Position

	2024	2023 (restated)
Revenue:		
Program Revenue:		
Charges for Services	\$ 26,094,600	\$ 25,299,000
General Revenue:		
Investment Earnings	1,620,206	806,169
Miscellaneous	73,928	69,733
Total Revenue	27,788,734	26,174,902
Expense:		
Appraisal Service	23,082,370	22,224,964
Total Expense	23,082,370	22,224,964
Increase (Decrease) in Net Position	4,706,364	3,949,938
Net Position - Beginning	37,140,994	33,191,056
Net Position - Ending	<u>\$ 41,847,358</u>	<u>\$ 37,140,994</u>

The increase in expenses was primarily related to a \$1,682,577 in salaries, \$183,211 in employer related retirement expense due to increased salaries, and a \$511,009 increase in legal service expenses. The overall retirement expense also includes \$1,490,156 of pension income.

The decrease in TCDRS employee retirement expenses was mainly due to changes in actuarial assumptions and investment income at the Plan level. The rise in legal expenses was largely attributed to a 14% increase in protests. The salary increase was primarily due to the addition of full-time, part-time, and seasonal employees, as well as an increase in accrued compensated absences.

Revenue growth was mainly due to an increase in budgeted expenditures and agrees to budget amounts. The \$814,037 increase in interest income was mainly due to high interest rates. The increase in interest income resulted from the District investing more funds in interest-bearing accounts at higher interest rates.

Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Proprietary Fund. The District's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail.

The Net Position of the Proprietary Fund at the end of the year was \$41,847,358, with \$29,400,000 designated for specific purposes. The total increase in the Net Position of the Proprietary Fund was \$4,706,364. The financial factors affecting this fund have already been discussed in the section on the District's business-type activities.

COLLIN CENTRAL APPRAISAL DISTRICT
Management's Discussion and Analysis (Unaudited)
December 31, 2024

Capital Assets

Capital Assets: The District's investment in capital assets for its business-type activities as of December 31, 2024, amounts to \$8,089,121 (net of accumulated depreciation and amortization). This investment in capital assets includes computers, software, furniture, equipment, land, building, Right-to-Use Assets, and Subscription-Based Information Technology Arrangements (SBITA) Assets.

Major capital asset events during the current fiscal year included the following:

- Recognition of SBITA Assets of \$473,315 related to contracts related to its property tax software.

Additional information on the District's capital assets can be found on page 19 of the notes to the financial statements.

Economic Factors and Next Year's Budgets & Rates

The 2025 adopted budget will increase by \$1,595,500, representing a 5.35% rise compared to the 2024 budget. The designated funds for the 2025 budget buy-down remain at \$3,700,000, unchanged from 2024.

Below are the percentage changes for the Budget Summary Expenditures from 2024 to 2025:

- **Salaries & Wages for full and part-time, including overtime and FICA taxes:** Budgeted to increase by \$660,500 (4.43%), allowing for salary/wage performance reviews and the addition of six new full-time positions. The changes in staff count include one new Admin/AEL staff position, three new Appraisal staff positions, and two new ARB, Agent & Research Services positions. Part-time Employees/Seasonal Temps were rounded by \$1,400, and one position was moved from Customer Service to Admin, affecting department counts.
- **Employee Insurance, Retirement, and Benefits:** Budgeted to increase by \$187,500 (3.89%).
- **Auto Allowances:** Budgeted to increase by \$32,000 (3.74%).
- **Professional Services, Contract Services, Audit/Accounting Services, and Board of Directors Meetings:** Budgeted to increase by \$255,500 (59.84%).
- **Debt Service Expense:** Budgeted to remain at \$0, as the District does not have any debt service expenses as of the 2025 budget date.
- **Appraisal Review Board Expenses:** Budgeted to increase by \$190,000 (23.46%).
- **Legal Expenses:** Budgeted to increase by \$300,000 (13.64%).
- **Computer Software License & Subscriptions, Software Development, Software and Hardware Maintenance, and Computer Equipment:** Budgeted to decrease by \$80,000 (4.85%).
- **Contingency Expenses:** Budgeted to increase by \$50,000 (20.00%).

All of these factors were considered in preparing the District's budget for the 2025 fiscal year.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Chief Appraiser, 250 Eldorado Parkway, McKinney, Texas 75069.

FINANCIAL STATEMENTS

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Net Position

December 31, 2024

	<u>Primary Government</u> <u>Business-Type</u> <u>Activities</u>
Assets	
Cash & Cash Equivalents	\$ 16,318,194
Investments	18,578,247
Other Receivables	59,103
Prepaid Items	433,036
Noncurrent Assets (Net of Accumulated Depreciation/Amortization):	
Land	1,387,232
Building	5,764,340
Computer Equipment	198,470
Furniture & Equipment	82,110
Software	80,395
Right-to-Use Assets	151,728
SBITA Assets	479,274
Net Pension Asset	4,485,314
Total Assets	<u>48,017,443</u>
Deferred Outflows of Resources	
Deferred Outflows - Pension	<u>3,599,827</u>
Total Deferred Outflows of Resources	<u>3,599,827</u>
Total Assets & Deferred Outflow of Resources	<u>\$ 51,617,270</u>
Liabilities	
Accounts Payable	\$ 371,929
Accrued Wages Payable	365,515
Unearned Revenue	7,400,415
Noncurrent Liabilities:	
Due Within One Year	408,950
Due in More than One Year	<u>936,320</u>
Total Liabilities	<u>9,483,129</u>
Deferred Inflows of Resources	
Deferred Inflows - Pension	<u>286,783</u>
Total Deferred Inflows of Resources	<u>286,783</u>
Total Liabilities & Deferred Inflow of Resources	<u>9,769,912</u>
Net Position	
Net Investment in Capital Assets	7,505,483
Unrestricted	<u>34,341,875</u>
Total Net Position	<u>\$ 41,847,358</u>

The notes to the financial statements are an integral part of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Activities
For the Year Ended December 31, 2024

		<u>Program Revenue</u>	<u>Net (Expense) Revenue</u>
	<u>Expenses</u>	<u>Charges</u>	<u>and</u>
		<u>For Services</u>	<u>Changes in Net Position</u>
			<u>Primary Government</u>
			<u>Business-Type</u>
			<u>Activities</u>
Functions/Programs			
Primary Government:			
Business-Type Activities:			
Appraisal Service	\$ 23,082,370	\$ 26,094,600	\$ 3,012,230
Total Business-Type Activities	23,082,370	26,094,600	3,012,230
Total Primary Government	<u>\$ 23,082,370</u>	<u>\$ 26,094,600</u>	<u>3,012,230</u>
General Revenues:			
Unrestricted Investment Earnings			1,620,206
Miscellaneous Revenue			<u>73,928</u>
Total General Revenues			<u>1,694,134</u>
Change in Net Position			4,706,364
Net Position - Beginning (restated)			<u>37,140,994</u>
Net Position - Ending			<u>\$ 41,847,358</u>

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Net Position

Proprietary Fund

December 31, 2024

Assets

Current Assets:

Cash & Cash Equivalents	\$ 16,318,194
Investments	18,578,247
Other Receivables	59,103
Prepaid Items	433,036
Total Current Assets	<u>35,388,580</u>

Noncurrent Assets:

Land	1,387,232
Building	8,799,372
Computer Equipment	992,278
Furniture & Equipment	538,420
Software	797,859
Right-to-Use Assets	201,660
SBITA Assets	626,457
Less Accumulated Depreciation and Amortization	(5,199,729)
Net Pension Asset	4,485,314
Total Noncurrent Assets	<u>12,628,863</u>

Total Assets	<u>48,017,443</u>
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Deferred Outflows of Resources

Deferred Outflows - Pension	<u>3,599,827</u>
Total Deferred Outflows of Resources	<u>3,599,827</u>

Liabilities

Current Liabilities:

Accounts Payable	371,929
Accrued Wages Payable	365,515
Unearned Revenue	7,400,415
Compensated Absences Payable, Current	176,801
Lease Liabilities, Current	48,917
SBITA Liabilities, Current	183,232
Total Current Liabilities	<u>8,546,809</u>

Noncurrent Liabilities:

Compensated Absences Payable, Net of Current Portion	530,403
Lease Liabilities, Net of Current Portion	102,813
SBITA Liabilities, Net of Current Portion	303,104
Total Noncurrent Liabilities	<u>936,320</u>

Total Liabilities	<u>9,483,129</u>
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Deferred Inflows of Resources

Deferred Inflows - Pension	<u>286,783</u>
Total Deferred Inflows of Resources	<u>286,783</u>

Net Position

Net Investment in Capital Assets	7,505,483
Unrestricted - Designated	29,400,000
Unrestricted - Undesignated	4,941,875
Total Net Position	<u>\$ 41,847,358</u>

The notes to the financial statements are an integral part of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Revenue, Expenses and Changes in Fund Net Position
Proprietary Fund
For the Year Ended December 31, 2024

	Business-Type Activities
Operating Revenues	
Local Support	\$ 26,094,600
Miscellaneous Revenue	73,928
Total Revenues	<u>26,168,528</u>
Operating Expenses	
Salaries	12,001,388
Overtime	80,764
Payroll Taxes	176,503
Auto Allowance	799,259
Workman's Compensation	47,240
Group Insurance	2,262,863
Employee Retirement	3,708
Aerial Photography	383,460
Appraisal Review Board	772,118
Audit & Accounting	31,819
Board of Directors Meeting	6,655
Building Maintenance & Repairs	257,735
Computer Maintenance	272,730
Contract Services	83,193
Equipment Repair & Maintenance	31,239
General Insurance	58,944
Legal Notices & Advertising	18,843
Legal Services	2,562,298
Postage	399,846
Professional Services	270,617
Registration & Dues	34,961
Rent-Equipment	7,392
Security	119,325
Supplies & Materials	399,478
Telephone, Internet, Data Cloud	149,273
Travel & Education	62,753
Utilities	100,313
Equipment & Software - Non-Capital	652,816
Depreciation and Amortization	634,837
Buy Down of Pension Unfunded Actuarial Liability	400,000
Total Operating Expenses	<u>23,082,370</u>
Operating Income (Loss)	3,086,158
Nonoperating Revenues (Expenses)	
Interest Income	1,620,206
Total Nonoperating Revenues & Expenses	<u>1,620,206</u>
Change in Net Position	4,706,364
Net Position, January 1 (restated)	<u>37,140,994</u>
Net Position, December 31	<u><u>\$ 41,847,358</u></u>

The notes to the financial statements are an integral part of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Cash Flows

Proprietary Fund

December 31, 2024

Cash Flows from Operating Activities:	
Cash Received from Customers	\$ 26,144,263
Cash Paid to Suppliers	(8,996,960)
Cash Paid to Employees	(12,625,099)
Net Cash Provided by/(Used in) Operating Activities	<u>4,522,204</u>
Cash Flows from Capital and Financing Activities:	
Acquisition of Capital Assets	(614,670)
Net Cash Provided by/(Used in) Capital Activities	<u>(614,670)</u>
Cash Flows from Investing Activities:	
Proceeds from Maturities of Investments	16,166,264
Purchase of Investments	(18,578,247)
Interest on Deposits	1,620,206
Net Cash Provided by/(Used in) Investing Activities	<u>(791,777)</u>
Net Increase/(Decrease) in Cash and Cash Equivalents	3,115,757
Cash and Cash Equivalents, Beginning of Year	<u>13,202,437</u>
Cash and Cash Equivalents, End of Year	<u>\$ 16,318,194</u>

Reconciliation of Operating Income (Loss) to Net Cash Provided by/(Used in) Operating Activities

Operating Income (Loss)	\$ 3,086,158
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by/(Used in) Operating Activities	
Depreciation and Amortization	634,837
(Increase)/Decrease in Other Receivables	(24,265)
(Increase)/Decrease in Prepaids	(101,928)
(Increase)/Decrease in Net Pension Asset	(2,355,710)
(Increase)/Decrease in Deferred Outflows of Resources	1,008,946
Increase/(Decrease) in SBITA Liability	382,155
Increase/(Decrease) in Lease Liability	58,070
Increase/(Decrease) in Accounts Payable	(14,164)
Increase/(Decrease) in Wages Payable	149,991
Increase/(Decrease) in Compensated Absences Payable	106,321
Increase/(Decrease) in Unearned Revenue	1,735,185
Increase/(Decrease) in Deferred Inflows of Resources	(143,392)
Net Cash Provided by/(Used in) Operating Activities	<u>\$ 4,522,204</u>

Noncash investing, capital, and financing activities:	
Right-to-Use and SBITA Assets acquired through Lease and SBITA Liabilities	\$ 587,287

The notes to the financial statements are an integral part of of this statement.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Collin Central Appraisal District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

Reporting Entity

The Collin Central Appraisal District (the "District"), formerly known as Central Appraisal District of Collin County, is a political subdivision of the State of Texas created on January 1, 1980, by authority of the 1979 State Legislature, to provide uniform ad valorem appraisals to the various taxing entities within Collin County. Operations began on April 1, 1980. All cities, school districts, special districts such as hospitals, community college districts, etc. within Collin County which levy an ad valorem tax are required to fund the annual budget of the District. Senate Bill 621 specifies that the formula for determining each member's contribution to the District's budget will be based on the percent of tax levy each unit collects to the total tax levy of the county.

Government-Wide & Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. *Business-type activities* rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment. Interest and other items not properly included among program revenues are reported instead as *general revenues*.

Separate fund financial statements are provided for proprietary funds.

Measurement Focus, Basis of Accounting & Financial Statement Presentation

The government-wide and proprietary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The District has no governmental funds.

The District reports the following proprietary fund:

The *Proprietary fund* is used to account for those operations that are financed and operated in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The District's proprietary fund is for appraisal service.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Measurement Focus, Basis of Accounting & Financial Statement Presentation *(continued)*

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of Governmental Accounting Standards Board. Governments also have the *option* of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The government has elected not to follow subsequent private-sector guidance.

Amounts reported as *program revenues* include charges to customers for services provided.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary fund are charges to customers for services. Operating expenses for proprietary funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Assets, Liabilities & Net Position

Deposits & Investments

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with an original maturity date within three months of the date acquired by the District. Other short-term investments are included in investments. Investments are recorded as fair value.

Prepaid Items

Payments made to vendors for services that will benefit periods beyond year end are recorded as prepaid items.

Capital Assets

Property and equipment is recorded at cost. The District capitalizes all assets with a cost greater than \$5,000. Depreciation is provided over the estimated useful lives of the respective assets on a straight-line basis beginning when the asset is placed in service as follows:

<u>Class of Property</u>	<u>Estimated Life</u>
Furniture and Equipment	5-20 Years
Building	10-40 Years
Computer Equipment	5 Years
Software	2-5 Years

Income Taxes

The District, a political subdivision of the State of Texas, is exempt from Federal Income Taxes.

Unearned Revenues

Unearned revenues represent payments by users for services to be rendered during the next fiscal year that were received by the District prior to the current year end.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Assets, Liabilities & Net Position *(continued)*

Compensated Absences

Vacation Leave

The District allows employees to accumulate earned but unused vacation benefits to with no maximum. Vested or accumulated vacation and sick leave is recorded as an expense and liability of the proprietary fund as the benefits accrue to employees. Upon termination, the District pays employees with over one year of service, up to their tenure's maximum for vacation, and up to 360 hours of vacation leave. Vacation leave in excess of the employee's hour maximum is not paid upon termination.

Sick Leave

The District allows employees to accumulate earned but unused sick benefits with no maximum. Vested or accumulated vacation and sick leave is recorded as an expense and liability of the proprietary fund as the benefits accrue to employees. The District employees may receive payment for one half of the current year's accumulated but unused sick leave. The "current year" calendar for this calculation is December 1 through November 30. Upon termination, the District does not pay out any accumulated sick leave.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activity, or proprietary fund type statement of net position.

Leases

The District is a lessee for noncancellable leases of property and equipment. The District recognizes a lease liability, reported with noncurrent liabilities, and a right-to-use (RTU) asset, reported with other capital assets, in the government-wide and proprietary fund financial statements.

The District recognizes lease liabilities with an initial individual value of \$5,000 or more for a lease term greater than one year. At the commencement of the lease, the District measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made.

Subscription-Based Information Technology Arrangements (SBITA)

The District has noncancellable contracts with SBITA vendors for the right to use information technology software, alone or in combination with tangible capital assets. The District recognizes a subscription liability, reported with noncurrent liabilities, and a right to use subscription asset, reported with other capital assets, in the government-wide financial statements.

The District recognizes subscription liabilities with subscription term greater than one year and no variable payments. At the commencement of SBITA, the District initially measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently the subscription liability is reduced by the principal portion of SBITA payments made.

Designated Net Position

Designated Net Position represents tentative plans for future use of financial resources.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Assets, Liabilities & Net Position *(continued)*

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Upcoming and Newly Implemented Accounting Pronouncements

The GASB has issued the following statements:

GASB issued Statement No. 100, "Accounting Changes and Error Corrections-Amendment of GASB Statement No. 62," which prescribes the accounting and financial reporting for each type of accounting change and error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating the prior period, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. The requirements of this statement are effective for reporting periods beginning after June 15, 2023. The District implemented the statement in fiscal year 2024 in relation to a change in accounting principle. See Note 11.

GASB issued Statement No. 101, "Compensated Absences," that clarifies the recognition and measurement guidance for compensated absences. This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. The requirements of this Statement are effective for financial statements for reporting periods beginning after December 15, 2023. The implementation of this statement resulted in a \$230,806 decrease in beginning net position, representing the cumulative effect of the change in accounting principle for the business-type activities

GASB issued Statement No. 102, "Certain Risk Disclosures," that clarifies the definitions & disclosure guidance for risks due to concentration or constraint. The Statement defines a concentration as a lack of diversity related to an aspect of a significant inflow or outflow of resources and a constraint as a limitation imposed by an external party or formal action of the government's highest level of decision-making authority. The Statement requires the government to assess whether a concentration or constraint makes the primary reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of substantial impact, and whether an event associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin within the 12 months after the date the financial statements are issued. The requirements of this Statement are effective for financial statements for reporting periods beginning after June 15, 2024. The District is evaluating the impact that adoption of this Statement will have on its financial statements.

GASB issued Statement No. 103, "Financial Reporting Model Improvements," that attempts to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement expands requirements for the management discussion & analysis, presentation of proprietary fund statement of revenues, expenses & changes in fund net position, and information related to major component units & budgetary comparisons. The requirements of this Statement are effective for financial statements for reporting periods beginning after June 15, 2025. The District is evaluating the impact that adoption of this Statement will have on its financial statements.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Upcoming and Newly Implemented Accounting Pronouncements *(continued)*

GASB issued Statement No. 104, "Disclosure of Certain Capital Assets," to clarify the disclosure requirements related to capital assets. This Statement requires separate disclosure of capital assets arising from leases, public-private & public-public partnerships & availability payment arrangements, and subscription-based information technology arrangements, and additional disclosures for capital assets held for sale. The requirements of this Statement are effective for financial statements for reporting periods beginning after June 15, 2025. The District is evaluating the impact that adoption of this Statement will have on its financial statements.

NOTE 2: STEWARDSHIP, COMPLIANCE & ACCOUNTABILITY

Budgetary Information

The District adopts an annual budget on the cash basis of accounting. This departs from accounting principles generally accepted in the United States of America by not budgeting depreciation expense and by budgeting for capital assets.

The budget process begins in April each year. The budget is approved by the Board and the entities. The Board formally approves the budget in June for the following fiscal year. The budget was not amended during the year, but did have line item changes.

NOTE 3: DEPOSITS & INVESTMENTS

The District's funds are required to be deposited and invested under the terms of a depository contract. The depository bank deposits, for safekeeping and trust with the District's agent bank, approved pledged securities in an amount sufficient to protect District funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") Insurance.

At December 31, 2024, the District's deposits and investments balance includes \$16,318,194 of cash, and \$18,578,247 of investments. Of the deposits and investments balance, the balances held at the financial institutions at December 31, 2024 were \$35,128,786, \$1,000,000 of which was covered by federal depository insurance and the remaining balance was covered by collateral held by the pledging financial institution's trust department or agent in the District's name.

In compliance with the Public Funds Investment Act, the District has adopted a deposit and investment policy. That policy addresses the following risks:

Credit Risk is the risk that a security issuer may default on an interest or principal payment. The District is not exposed to credit risk for its investments.

Custodial Credit Risk is the risk that, in the event of the failure of a depository financial institution or counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover its deposits, value of its investments, or collateral securities that are in the possession of an outside party. The PFIA, the government's investment policy, and Government Code Chapter 2257 "Collateral for Public Funds" contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits and investments. The District is not exposed to custodial risk, as all funds are deposited and invested under terms of a depository contract with amounts greater than the FDIC insurance coverage protected by approved pledged securities held on behalf of the District.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 3: DEPOSITS & INVESTMENTS *(continued)*

Concentration of Credit Risk is the risk of loss attributed to the magnitude of the District's investment in a single issuer (i.e., lack of diversification). Concentration risk is defined as positions of 5 percent or more in the securities of a single issuer. It is the District's policy to not allow for a concentration of credit risk.

Investments issued by the U. S. Government and investments in investment pools are excluded from the 5 percent disclosure requirement. The government is not exposed to concentration of credit risk.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. In accordance with its investment policy, the District manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to less than one year from the time of purchase. The weighted average maturity for the District's investment in external investment pools is less than 60 days.

Foreign Currency Risk is the potential for loss due to fluctuations in exchange rates. The District's policy does not allow for any direct foreign investments, and therefore the District is not exposed to foreign currency risk.

As of December 31, 2024, the District's investments are as follows.

Description	Carrying Amount
Certificates of Deposits	<u>\$18,578,247</u>

NOTE 4: CAPITAL ASSETS

A summary of changes in capital assets follows:

	12/31/23	Additions	Retirements	12/31/24
Capital Assets Not Being Depreciated:				
Land	\$1,387,232	\$ -	\$ -	\$1,387,232
Total Capital Assets Not Being Depreciated	<u>1,387,232</u>	<u>-</u>	<u>-</u>	<u>1,387,232</u>
Capital Assets Being Depreciated:				
Building	8,786,559	12,813	-	8,799,372
Computer Equipment	992,278	-	-	992,278
Furniture & Equipment	523,850	14,570	-	538,420
Software	797,859	-	-	797,859
Right-to-use Assets	186,909	113,972	(99,221)	201,660
SBITA Assets	153,142	473,315	-	626,457
Less: Accumulated Depreciation and Amortization	<u>(4,664,113)</u>	<u>(634,837)</u>	<u>99,221</u>	<u>(5,199,729)</u>
Total Capital Assets Being Depreciated and Amortized	<u>6,776,484</u>	<u>(20,167)</u>	<u>-</u>	<u>6,756,317</u>
Total Capital Assets	<u>\$8,163,716</u>	<u>\$ (20,167)</u>	<u>\$ -</u>	<u>\$8,143,549</u>

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 5: LONG-TERM LIABILITIES

A summary of changes in long-term liabilities follows:

	Balance at 12/31/23	Additions	Retirements	Balance at 12/31/24	Due Within One Year
Lease Liability	\$ 93,660	\$ 113,972	\$ (55,902)	\$ 151,730	\$ 48,917
SBITA Liability	104,181	473,315	(91,160)	486,336	183,232
Total	<u>\$ 197,841</u>	<u>\$ 587,287</u>	<u>\$ (147,062)</u>	<u>\$ 638,066</u>	<u>\$ 232,149</u>

NOTE 6: LEASES

The District implemented GASB No.87, Leases, which required recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract.

During the fiscal year 2024, the District entered into various equipment leases for copiers and mailing systems. As of December 31, 2024, RTU assets, net of accumulated amortization, and lease liabilities were \$151,370.

The following table presents future lease payments that is related to RTU asset under noncancelable operating as of December 31, 2024. Imputed interest represents the difference between undiscounted cash flows and discounted cash flows.

Year Ending December 31,	Operating Lease
2025	\$ 54,744
2026	46,892
2027	31,188
2028	31,188
2029	-
Thereafter	-
Total	<u>164,012</u>
Imputed Interest	<u>(12,282)</u>
Lease Liability	<u>\$ 151,730</u>

The following table presents lease costs for fiscal year 2024:

Operating Lease Costs	54,744
Short-Term Lease Costs	6,017
Amortization of RTU Assets	55,904

The following table presents statistical information related to the District's operating leases. The information presented is as of the balance sheet date.

Weighted-Average Remaining Lease	Weighted-Average Discount Rate
2.62	4.50%

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 7: SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

GASB has issued GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* (GASB 96). GASB 96 provides guidance on financial reporting for subscription-based information technology arrangements (SBITA) for government end users. SBITA results in a right-to-use subscription asset and related liability.

The District has entered into a SBITA that allows the right to use the SBITA vendor's data storage over the subscription term. The District is required to make annual payments for the SBITA. As of December 31, 2024, SBITA assets, net of accumulated amortization, and SBITA liabilities were \$486,336.

The following table presents future lease payments that is related to SBITA as of December 31, 2024. Imputed interest represents the difference between undiscounted cash flows and discounted cash flows.

Year Ending December 31,	SBITA Liability
2025	\$ 201,363
2026	183,720
2027	131,866
Total	516,949
Imputed Interest	(30,613)
SBITA Liability	<u>\$ 486,336</u>

The following table presents SBITA costs for fiscal year 2024:

SBITA Cost	201,363
Short-Term SBITA Costs	439,729
Amortization of SBITA Assets	98,222

The following table presents statistical information related to the District's SBITA. The information presented is as of the balance sheet date.

Weighted-Average Remaining Liability	Weighted-Average Discount Rate
2.23	4.50%

NOTE 8: COMPENSATED ABSENCES

A summary of changes in compensated absences follows:

	Balance at 12/31/2023 (restated)	Net Changes	Balance at 12/31/24	Due Within One Year
Compensated Absences	<u>\$ 600,883</u>	<u>\$ 106,321</u>	<u>\$ 707,204</u>	<u>\$ 176,801</u>

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 9: DESIGNATED NET POSITION

Net Position has been designated for the following purposes:

	Authorized Designations
Building Capital	\$ 12,300,000
TCDRS Pension Related	3,150,000
Litigation	2,050,000
Technology	1,100,000
Ongoing Operations & Disaster Recovery	1,200,000
Insurance	500,000
Future Election Services	1,700,000
2024 Budget Buy Down	3,700,000
2025 Budget Buy Down	3,700,000
Total Designated Net Position	<u>\$ 29,400,000</u>

NOTE 10: RETIREMENT PLAN

Plan Description - The District provides retirement, disability, and death benefits for all of its full-time employees through a nontraditional defined benefit pension plan in the statewide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of nearly 870 nontraditional defined benefit pension plans. TCDRS in the aggregate issues a comprehensive annual financial report on a calendar year basis. The annual financial report is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034.

The plan provisions are adopted by the governing body of the employer, within the options available in the Texas State statutes governing TCDRS (TCDRS Act). Members can retire at ages 60 and above with 8 or more years of service, with 30 years of service regardless of age, or when the sum of their age and years of service equals 75 or more. Members are vested after 8 years of service but must leave their accumulated contributions in the plan to receive any employer financed benefit. Members who withdraw their personal contributions in a lump sum are not entitled to any amounts contributed by their employer.

Benefit amounts are determined by the sum of the employee's contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the employer within the actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the employer's commitment to contribute. At retirement, death, or disability, the benefit is calculated by converting the sum of the employee's accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

Funding Policy - The employer has elected the annually determined contribution rate (Variable-Rate) plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the employer based on the covered payroll of employee members.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 10: RETIREMENT PLAN *(continued)*

Contributions – Employees of the District were required to contribute 7.00% of their annual gross earnings during the fiscal year. The contribution rates for the District were 13.25% in both calendar years 2024 and 2023. The District's contributions to TCDRS for the year ended December 31, 2024, were \$1,893,864, which was \$400,000 more than the required contributions. This additional amount was a Board-approved decision to reduce the pension's unfunded actuarial liability and to proactively fund any potential future cost-of-living adjustments (COLAs).

Under the TCDRS Act, the employer's contribution rate is actuarially determined annually. The employee and employer contribution rates may be changed by the governing body of the employer within the options available in the TCDRS Act.

The required contribution was determined as part of the December 31, 2023 actuarial valuation using the entry age actuarial cost method. The actuarial assumptions at December 31, 2023, included (a) a 7.50% investment rate of return (net of administrative expenses) and (b) projected salary increases of 4.70%. Both (a) and (b) included an inflation component of 2.50%. The actuarial value of assets was determined using techniques that spread the effects of short-term volatility in the market value of investments over a ten-year period. The unfunded actuarial accrued liability is being amortized as a level percentage of payroll on a closed basis.

Actuarial Valuation Information

Actuarial Valuation Date	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023
Actuarial Cost Method	Entry Age	Entry Age	Entry Age	Entry Age	Entry Age
Actuarial Method	Level % Of Payroll, Closed	Level % Of Payroll, Closed	Level % Of Payroll, Closed	Level % Of Payroll, Closed	Level % Of Payroll, Closed
Remaining Amortization	0 Years	0 Years	0 Years	0 Years	0 Years
Asset Valuation Method	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market
Actuarial Assumptions					
Investment Return*	8.00%	8.00%	7.50%	7.50%	7.50%
Projected Salary Increases*	4.90%	4.90%	4.70%	4.70%	4.70%
Inflation	2.75%	2.75%	2.50%	2.50%	2.50%

* Includes inflation at the stated rate.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 10: RETIREMENT PLAN *(continued)*

Net Pension Liability

	Increase (Decrease)		Net Pension
	Total Pension Liability	Plan Fiduciary Net Position	(Asset) Liability
	(a)	(b)	(a) - (b)
Balances as of December 31, 2022	\$ 54,232,944	\$ 56,362,548	\$ (2,129,604)
Changes for the year:			
Service cost	1,638,868	-	1,638,868
Interest	4,131,556	-	4,131,556
Difference between expected/actual experience	421,291	-	421,291
Changes of assumptions	-	-	-
Contributions - employer	-	1,710,653	(1,710,653)
Contributions - employee	-	692,421	(692,421)
Net Investment Income	-	6,187,657	(6,187,657)
Benefit payments, including refunds of employee contributions	(3,074,754)	(3,074,754)	-
Administrative expenses	-	(32,288)	32,288
Other charges	-	(11,018)	11,018
Net changes	3,116,961	5,472,671	(2,355,710)
Balances as of December 31, 2023	<u>\$ 57,349,905</u>	<u>\$ 61,835,219</u>	<u>\$ (4,485,314)</u>

Sensitivity of the Net Pension Liability to Change in the Discount Rate - The following presents the net pension liability of the District, calculated using the discount rate of 7.6%, as well as what the District's net pension liability would have been if it were calculated using a discount rate that is 1 percentage point lower (6.6%) or 1 percentage point higher (8.6%) than the current rate.

	1% Decrease (6.6%)	Discount Rate (7.6%)	1% Increase (8.6%)
District's net pension liability (asset)	<u>\$ 2,858,804</u>	<u>\$ (4,485,314)</u>	<u>\$ (10,652,469)</u>

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2024

NOTE 10: RETIREMENT PLAN *(continued)*

Pension Expense & Deferred Outflows of Resources - For the year ended December 31, 2024, the District recognized pension gain in the amount of \$1,490,156. At December 31, 2024, the District reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience (net of current year amortization)	\$ 579,887	\$ 237,542
Changes in actuarial assumptions	857,525	49,241
Net differences between projected and actual investment earnings (net of current year amortization)	268,551	-
Contributions subsequent to the measurement date	1,893,864	-
Total	<u>\$ 3,599,827</u>	<u>\$ 286,783</u>

\$1,893,864 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the subsequent year. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	
2024	\$ 99,943
2025	254,199
2026	1,366,935
2027	(301,897)
2028	-
Thereafter	-
	<u>\$ 1,419,180</u>

NOTE 11: CHANGE IN ACCOUNTING PRINCIPLE

During fiscal year 2024, the District adopted GASB Statement No. 101, Compensated Absences. As a result, the District recognized an increase in accrued compensated absences and a decrease in net position of \$230,806 at the beginning of the period, representing the cumulative effect of the change in accounting principle for the business-type activities

During fiscal year 2024, the change in accounting principle resulted in a restatement of beginning net position, as follows:

Net Position Restatement	Amount
Net Position - As Originally Reported	\$ 37,371,800
Increase in Compensated Absences	(230,806)
Net Position as of September 30, 2023 - Restated	<u>\$ 37,140,994</u>

NOTE 12: EVALUATION OF SUBSEQUENT EVENTS

The District has evaluated subsequent events through April 3, 2025, the date which the financial statements were available to be issued. There are no matters to report with the evaluation.

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REQUIRED SUPPLEMENTARY INFORMATION (Unaudited)

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Revenues, Expenses and Changes in Fund Net Position
Budgeted and Actual – Proprietary Fund
For the Year Ended December 31, 2024
(Unaudited)

	Budgeted Amounts		Actual	Variance
	Original	Final	Amounts	With Final Budget Positive (Negative)
OPERATING REVENUES				
Local Support	\$ 26,094,600	\$ 26,094,600	\$ 26,094,600	\$ -
Miscellaneous Revenue	-	-	73,928	73,928
Total Revenues	26,094,600	26,094,600	26,168,528	73,928
OPERATING EXPENSES				
Salaries	14,599,500	14,599,500	12,001,388	2,598,112
Overtime	140,000	140,000	80,764	59,236
Payroll Taxes	213,000	213,000	176,503	36,497
Auto Allowance	855,800	855,800	799,259	56,541
Workman's Compensation	70,000	70,000	47,240	22,760
Group Insurance	2,877,000	2,877,000	2,262,863	614,137
Employee Retirement	1,946,400	1,946,400	3,708	1,942,692
Aerial Photography	445,000	445,000	383,460	61,540
Appraisal Review Board	810,000	810,000	772,118	37,882
Audit & Accounting	20,000	34,000	31,819	2,181
Board of Directors Meeting	7,000	7,000	6,655	345
Building Maintenance & Repairs	760,000	546,000	257,735	288,265
Computer Maintenance	375,000	375,000	272,730	102,270
Contract Services	150,000	97,000	83,193	13,807
Equipment Repair & Maintenance	52,000	52,000	31,239	20,761
General Insurance	80,000	80,000	58,944	21,056
Legal Notices & Advertising	37,000	37,000	18,843	18,157
Legal Services	2,200,000	2,650,000	2,562,298	87,702
Postage	520,000	520,000	399,846	120,154
Professional Services	250,000	303,000	270,617	32,383
Registration and Dues	45,000	45,000	34,961	10,039
Rent-Equipment	115,000	115,000	7,392	107,608
Security	165,000	165,000	119,325	45,675
Supplies and Materials	570,000	570,000	399,478	170,522
Telephone, Internet, Data Cloud	300,000	300,000	149,273	150,727
Travel and Education	125,000	125,000	62,753	62,247
Utilities	141,900	141,900	100,313	41,587
Non-Capital - Computer Equipment	350,000	350,000	89,937	260,063
Non-Capital - Computer Software	650,000	650,000	549,933	100,067
Non-Capital - Software Development	200,000	200,000	-	200,000
Non-Capital - Furniture & Equipment	75,000	75,000	12,946	62,054
Contingency	250,000	-	-	-
Buy Down of Pension Unfunded				
Actuarial Liability	400,000	400,000	400,000	-
Total Expenses	29,794,600	29,794,600	22,447,533	7,347,067

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Revenues, Expenses and Changes in Fund Net Position

Budgeted and Actual – Proprietary Fund

For the Year Ended December 31, 2024

(Unaudited)

(Continued)

	Budgeted Amounts		Actual	Variance
	Original	Final	Amounts	With Final Budget Positive (Negative)
Operating Income (Loss)	(3,700,000)	(3,700,000)	3,720,995	7,420,995
NONOPERATING REVENUES & EXPENSES				
Interest Income	-	-	1,620,206	1,620,206
Total Nonoperating Revenues	-	-	1,620,206	1,620,206
Changes in Net Position	(3,700,000)	(3,700,000)	5,341,201	9,041,201
Net Position, Beginning	37,140,994	37,140,994	37,140,994	-
Net Position, Ending	<u>\$ 33,440,994</u>	<u>\$ 33,440,994</u>	<u>\$ 42,482,195</u>	<u>\$ 9,041,201</u>

Budget/GAAP Reconciliation

The following schedule reconciles the amounts of the Statement of Revenues, Expenses, and Changes in Fund Net Position - Budget and Actual amounts to the amounts on the Statement of Revenues, Expenses, and Changes in Fund Net Position - Proprietary Fund:

Net Position (Budget)	\$ 42,482,195
Depreciation	(634,837)
Net Position (GAAP)	<u>\$ 41,847,358</u>

COLLIN CENTRAL APPRAISAL DISTRICT
Schedule of Changes in Net Pension Liability and Related Ratios
Texas Count and District Retirement System
Last Ten Measured Years
(Unaudited)

	Plan Year Ended December 31,			
	2023	2022	2021	2020
Total Pension Liability				
Service cost	\$ 1,638,868	\$ 1,397,034	\$ 1,620,816	\$ 1,337,928
Interest (on the total pension liability)	4,131,556	3,792,689	3,635,302	3,421,845
Changes of benefit terms	-	-	-	-
Difference between expected and actual experience	421,291	1,394,808	(593,855)	80,263
Change of assumptions	-	286,125	(123,103)	2,572,581
Benefit payments, including refunds of employee contributions	(3,074,754)	(2,247,811)	(2,241,296)	(1,976,434)
Net Change in Total Pension Liability	<u>3,116,961</u>	<u>4,622,845</u>	<u>2,297,864</u>	<u>5,436,183</u>
Total Pension Liability - Beginning	<u>54,232,944</u>	<u>49,610,099</u>	<u>47,312,235</u>	<u>41,876,052</u>
Total Pension Liability - Ending (a)	<u>\$ 57,349,905</u>	<u>\$ 54,232,944</u>	<u>\$ 49,610,099</u>	<u>\$ 47,312,235</u>
Plan Fiduciary Net Position				
Contributions - employer	\$ 1,710,653	\$ 1,632,186	\$ 1,525,409	\$ 1,397,166
Contributions - employee	692,421	627,295	605,989	626,952
Net investment income	6,187,657	(3,508,979)	10,790,388	4,603,606
Benefit payments, including refunds of employee contributions	(3,074,754)	(2,247,811)	(2,241,296)	(1,976,434)
Administrative expense	(32,288)	(33,030)	(32,375)	(35,988)
Other	(11,018)	51,651	10,432	5,826
Net Change in Plan Fiduciary Net Position	<u>5,472,671</u>	<u>(3,478,688)</u>	<u>10,658,547</u>	<u>4,621,128</u>
Plan Fiduciary Net Position - Beginning	<u>56,362,548</u>	<u>59,841,236</u>	<u>49,182,689</u>	<u>44,561,561</u>
Plan Fiduciary Net Position - Ending (b)	<u>\$ 61,835,219</u>	<u>\$ 56,362,548</u>	<u>\$ 59,841,236</u>	<u>\$ 49,182,689</u>
Net Pension Liability - Ending (a) - (b)	<u>\$ (4,485,314)</u>	<u>\$ (2,129,604)</u>	<u>\$ (10,231,137)</u>	<u>\$ (1,870,454)</u>
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	107.82%	103.93%	120.62%	103.95%
Covered Employee Payroll	\$9,891,722	\$8,961,352	\$ 8,656,991	\$ 8,956,454
Net Pension Liability as a Percentage of Covered Employee Payroll	-45.34%	-23.76%	-118.18%	-20.88%

Note: GASB Codification, Vol. 2, P20.183 requires that the information on this schedule be data from the period corresponding with the periods covered as of the measurement dates. For example: as of December 31, 2022 for fiscal year 2023. This schedule shows only the years for which this information is available. Additional information will be added until 10 years of data are available and reported.

2019	2018	2017	2016	2015	2014
\$ 1,228,042	\$ 1,210,442	\$ 1,100,051	\$ 1,059,166	\$ 997,345	\$ 904,660
3,193,400	2,973,543	2,735,976	2,520,480	2,561,819	2,375,841
-	271,383	-	-	(2,951,134)	-
266,539	24,590	227,064	(74,285)	(223,224)	54,437
-	-	288,228	-	421,295	-
(1,978,642)	(1,595,367)	(1,464,728)	(1,388,158)	(1,187,991)	(1,103,647)
2,709,339	2,884,591	2,886,591	2,117,203	(381,890)	2,231,291
39,166,713	36,282,122	33,395,531	31,278,328	31,660,218	29,428,927
<u>\$ 41,876,052</u>	<u>\$ 39,166,713</u>	<u>\$ 36,282,122</u>	<u>\$ 33,395,531</u>	<u>\$ 31,278,328</u>	<u>\$ 31,660,218</u>
\$ 1,378,171	\$ 1,352,077	\$ 2,504,666	\$ 942,682	\$ 979,369	\$ 923,493
570,600	533,163	495,639	447,815	408,658	377,997
6,293,963	(719,110)	4,765,385	2,235,667	(550,810)	1,914,871
(1,978,642)	(1,595,366)	(1,464,728)	(1,388,158)	(1,187,991)	(1,103,647)
(33,958)	(30,784)	(25,786)	(24,281)	(21,841)	(22,756)
5,186	12,531	20,336	64,986	66,973	(127,224)
6,235,320	(447,489)	6,295,512	2,278,711	(305,642)	1,962,734
38,326,241	38,773,730	32,478,218	30,199,507	30,505,149	28,542,415
<u>\$ 44,561,561</u>	<u>\$ 38,326,241</u>	<u>\$ 38,773,730</u>	<u>\$ 32,478,218</u>	<u>\$ 30,199,507</u>	<u>\$ 30,505,149</u>
<u>\$ (2,685,509)</u>	<u>\$ 840,472</u>	<u>\$ (2,491,608)</u>	<u>\$ 917,313</u>	<u>\$ 1,078,821</u>	<u>\$ 1,155,069</u>
106.41%	97.85%	106.87%	97.25%	96.55%	96.35%
\$ 8,151,427	\$ 7,616,616	\$ 7,080,551	\$ 6,397,353	\$ 5,837,971	\$ 5,399,957
-32.95%	11.03%	-35.19%	14.34%	18.48%	21.39%

COLLIN CENTRAL APPRAISAL DISTRICT
Schedule of Pension Contributions
Texas Count and District Retirement System
Last Ten Fiscal Years
(Unaudited)

	Fiscal Year Ended December 31,			
	2024	2023	2022	2021
Actuarially determined contribution	\$ 1,493,864	\$ 1,310,653	\$ 1,010,840	\$ 745,367
Contributions in relation to actuarially determined contribution	<u>(1,893,864)</u>	<u>(1,710,653)</u>	<u>(1,632,186)</u>	<u>(1,525,409)</u>
Contribution deficiency (excess)	<u>\$ (400,000)</u>	<u>\$ (400,000)</u>	<u>\$ (621,346)</u>	<u>\$ (780,042)</u>
Covered employee payroll	\$ 11,274,444	\$ 9,891,722	\$ 8,961,352	\$ 8,656,991
Contributions as a percentage of covered employee payroll	16.80%	17.29%	18.21%	17.62%

Note: GASB Codification, Vol. 2, P50.238 states that the information on this schedule should be determined as of the measurement date. Therefore the amounts reported for FY 2022 are for the measurement date of December 31, 2022. This schedule shows only the years for which this information is available. Additional information will be added until 10 years of data are available and reported.

<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
\$ 789,959	\$ 707,544	\$ 644,366	\$ 683,981	\$ 564,247	\$ 605,398
<u>(1,397,166)</u>	<u>(1,378,171)</u>	<u>(1,352,077)</u>	<u>(2,504,665)</u>	<u>(942,683)</u>	<u>(979,369)</u>
<u>\$ (607,207)</u>	<u>\$ (670,627)</u>	<u>\$ (707,711)</u>	<u>\$ (1,820,684)</u>	<u>\$ (378,436)</u>	<u>\$ (373,971)</u>
\$ 8,956,454	\$ 8,151,427	\$ 7,616,616	\$ 7,080,551	\$ 6,397,353	\$ 5,837,971
15.60%	16.91%	17.75%	35.37%	14.74%	16.78%

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Directors

Collin Central Appraisal District
250 Eldorado Parkway
McKinney, Texas 75069

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of Collin Central Appraisal District (the "District"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise The District's basic financial statements and have issued our report thereon dated April 3, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered The District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of The District's internal control. Accordingly, we do not express an opinion on the effectiveness of The District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether The District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Vail + Park, P.C.

Frisco, Texas

April 3, 2025

F.2.

Discuss and vote on scheduling the Board's second budget workshop in conjunction with the May 22, 2025 regular board meeting.

April 24, 2025



Collin Central Appraisal District

April 24, 2025

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

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

RE: Schedule Second 2026 Budget Workshop

Discuss and vote on scheduling the Board's second 2026 budget workshop in conjunction with the May 22, 2025 Regular Board Meeting.

F.3.
2025 Budget Line-item Transfer.


April 24, 2025



Collin Central Appraisal District

April 15, 2025

TO: Board of Directors

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

RE: 2025 Budget line-item transfers

FUND NAME	2025 BUDGET	ACTUAL YTD AS OF 3/31/2025	BUDGET BALANCE 3/31/2025	PROJECTED COST REMAINING	PROJECTED LINE ITEM (SHORTFALL) OR OVERAGE	ADJUSTED LINE ITEM TOTAL REQUESTED (ROUNDED)
Accounting/Audit - #5220	\$25,000	\$28,869	-\$3,869	-\$13,250	-\$17,119	\$17,500
					FUNDS NEEDED	CONTINGENCY BALANCE
Contingency - #7000	\$300,000	\$0			-\$17,500	\$282,500

Governmental Accounting Standards Board (GASB) added additional requirements in 2024 for sick pay accruals. The GASB requirements were outside the scope of the audit engagement, which resulted in CCAD adding an addendum for services during the 2024 Board of Directors required audit.

Due to Kerby & Kerby, PLLC exiting the governmental realm of services, they were no longer able to fulfill the long-standing engagement with CCAD which provided our monthly Compilation Reports. These reports are included in the Board's consent agenda each month. CCAD has contracted with Vail & Park, our current auditing firm, to provide this service. After years without an increase from Kerby & Kerby, the new contracted amount with Vail & Park is significantly higher than the 2025 budget for Auditing and Accounting.



Collin Central Appraisal District

BOARD OF DIRECTORS

Brian Mantzey-Chairman
Scott Grigg-Assessor
Andrew Cook
Jerry Tartaglino
Randal Shinn

Richard Grady-Secretary
Veronica Yost
Sumbel Zeb
Alvin Benton

CHIEF APPRAISER

Marty Wright

BOARD OF DIRECTORS RESOLUTION # 2025 - 1143

The Collin Central Appraisal District Board of Directors met in open session on April 24, 2025. The Board, with a quorum present, by a vote of _____ (for) and _____ (against) adopted the following resolution:

Be it resolved that the Collin Central Appraisal District Board of Directors hereby approves the line-item transfers within the 2025 budget, as listed on the following page, effective immediately.

In witness whereof, I have hereunto set my hand as an Officer of Collin Central Appraisal District Board of Directors, this _____ day of _____, 2025.

Brian Mantzey-Chairman

(and/or)

Richard Grady-Secretary



Collin Central Appraisal District

April 24, 2025

FUND NAME	2025 BUDGET	ACTUAL YTD AS OF 3/31/2025	BUDGET BALANCE 3/31/2025	PROJECTED COST REMAINING	PROJECTED LINE ITEM (SHORTFALL) OR OVERAGE	ADJUSTED LINE ITEM TOTAL REQUESTED (ROUNDED)
Accounting/Audit - #5220	\$25,000	\$28,869	-\$3,869	-\$13,250	-\$17,119	\$17,500
					FUNDS NEEDED	CONTINGENCY BALANCE
Contingency - #7000	\$300,000	\$0			-\$17,500	\$282,500

G.1.
Taxpayer Liaison Officer Report

April 24, 2025



Collin Central Appraisal District

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly Status Report

DATE: April 24, 2025

- 1) We have received no new complaints in the last month.
- 2) We received 105 comment cards in March. With 525 possible boxes checked 516 were Excellent 6 were Satisfactory, 1 Unsatisfactory and 2 not marked. The one box that was marked unsatisfactory included a note: Not her fault.

All the other boxes on that card were marked “excellent”.

G.2.
Taxpayer Liaison Officer TDLR status Report

April 24, 2025



Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly TDLR Status Report

DATE: April 24, 2025

1. We received no new TDLR complaints in March.
2. TDLR complaint PTP20250008265 for disaster relief filed by the new owner, Surender Kakkireni. Mr. Swanson has replied with evidence on 3/19/2025 and has not had a response yet.
3. The Bint file #PTP 20230007199 has been closed (as of August 2, 2024) with finding *non-sufficient evidence of a violation*.

G.3.
1st Qtr. 2025 Change Report

April 24, 2025



Collin CAD - 25.25(b) Change Report

Year	Prop ID	Owner Name	Legal Description	Entity Codes	PTAD Codes	Begin Value	Final Value	Gain/Loss
2021	210710	WU JUN &	PRESTON VILLA (CDA), BLK F/8728, LOT 51	GCN,JCN,SPL,CDA	A	551,856	540,000	-11,856
2022	210710	WU JUN &	PRESTON VILLA (CDA), BLK F/8728, LOT 51	GCN,JCN,SPL,CDA	A	590,844	569,000	-21,844
2023	210710	WU JUN &	PRESTON VILLA (CDA), BLK F/8728, LOT 51	GCN,JCN,SPL,CDA	A	680,879	632,500	-48,379
2024	210710	WU JUN &	PRESTON VILLA (CDA), BLK F/8728, LOT 51	GCN,JCN,SPL,CDA	A	718,072	675,000	-43,072
2020	1024607	JONIC INVESTMENTS LLC	ANNA ORIGINAL DONATION (CAN), BLK 7, LOT 6A & 7A	GCN,JCN,SAN,CAN	C1	1,766	1,766	0
2021	1024607	JONIC INVESTMENTS LLC	ANNA ORIGINAL DONATION (CAN), BLK 7, LOT 6A & 7A	GCN,JCN,SAN,CAN	C1	1,766	1,766	0
2022	1024607	JONIC INVESTMENTS LLC	ANNA ORIGINAL DONATION (CAN), BLK 7, LOT 6A & 7A	GCN,JCN,SAN,CAN	C1	3,852	3,852	0
2023	1024607	JONIC INVESTMENTS LLC	ANNA ORIGINAL DONATION (CAN), BLK 7, LOT 6A & 7A	GCN,JCN,SAN,CAN	C1	8,025	8,025	0
2024	1024607	JONIC INVESTMENTS LLC	ANNA ORIGINAL DONATION (CAN), BLK 7, LOT 6A & 7A	GCN,JCN,SAN,CAN	C1	11,235	11,235	0
2024	2749778	TROJANOWSKI MICHAEL &	ICON AT LEGACY WEST ADDITION (CPL), BLK H, LOT 8; * (NKA LOT 8R) *	GCN,JCN,SPL,CPL	A	981,552	981,552	0
2020	2780463	SPANI KAYLA R &	ERWIN FARMS PHASE 2 (CMC), BLK H, LOT 26	GCN,JCN,SMC,CMC	A	347,498	347,498	0
2021	2780463	SPANI KAYLA R &	ERWIN FARMS PHASE 2 (CMC), BLK H, LOT 26	GCN,JCN,SMC,CMC	A	355,562	355,562	0
2022	2780463	ZULUAGA KAYLA R & DAVID S	ERWIN FARMS PHASE 2 (CMC), BLK H, LOT 26	GCN,JCN,SMC,CMC	A	391,118	391,118	0
2023	2780463	ZULUAGA KAYLA R & DAVID S	ERWIN FARMS PHASE 2 (CMC), BLK H, LOT 26	GCN,JCN,SMC,CMC	A	430,230	430,230	0
2024	2780463	ZULUAGA KAYLA R & DAVID S	ERWIN FARMS PHASE 2 (CMC), BLK H, LOT 26	GCN,JCN,SMC,CMC	A	473,253	473,253	0
2024	2798567	REDWOOD-ERC DALLAS LLC	DALLAS CCRC MASTER CONDO (CDA), UNIT SENI, 99.71 % CMN INT; * (SEF	GCN,JCN,SPL,CDA	F1	83,314,080	83,314,080	0
						88,861,588	88,736,437	-125,151

G.4.
1st Qtr. 2025 Arbitration Report

April 24, 2025



Collin Central Appraisal District

April 14, 2025

TO: Board of Directors

FROM: Tina Castillo, Director of ARB & Agents Services

RE: 1st Quarter 2025 - Arbitration Report

The Texas Property Tax Code Section 41A gives property owners the right to appeal an Appraisal Review Order through binding arbitration.

- There have been 236 Requests for Binding Arbitration filed for 2024.
- The total certified market value of the properties under appeal is \$12,103,780. The difference between the certified value of the properties and the requestor opinion of value is \$9,919,880.
- Below is a representation of the current 2024 arbitration case load, along with the 2023 statistics, as reference.

ARBITRATION STATUS	2024	ARBITRATION STATUS	2023
Active	21	Active	1
Rejected	2	Rejected	1
Withdrawn	26	Withdrawn	17
Dismissed	0	Dismissed	0
Settled	98	Settled	150
District	54	District	76
Taxpayer/Agent	35	Taxpayer/Agent	113
TOTAL	236	TOTAL	358

ARBITRATED BY	2024	ARBITRATED BY	2023
Agent	181	Agent	264
Taxpayer	55	Taxpayer	94
TOTAL	236	TOTAL	358

PROPERTY TYPE	2024	PROPERTY TYPE	2023
Residential	107	Residential	240
Land	18	Land	18
Commercial	97	Commercial	86
BPP	4	BPP	14
TOTAL	236	TOTAL	358

G.5.
1st Qtr. 2025 Investment & Collateral Report

April 24, 2025



QUARTERLY INVESTMENT AND COLLATERAL REPORT

For the Quarter Ended

March 31, 2025

Prepared by

Valley View Consulting, L.L.C.

The investment portfolio of the Collin Central Appraisal District is in compliance with the Public Funds Investment Act and the District's Investment Policy and Strategies. We certify that we have reviewed this quarterly investment report, as of and for the period stated above, that is being submitted for acceptance by the Board of Directors of the Collin Central Appraisal District. To the best of our knowledge and belief, in all material respects the Investment Report was prepared in accordance with the guidelines presented in the Government Code, Chapter 2256 (Public Funds Investment Act) and the Investment Policy adopted by the Board of Directors of the Collin Central Appraisal District. There have been no material misrepresentations in the report by the inclusion or exclusion of information. An effective system of internal controls has been established to ensure that material financial information is recorded in the accounting system and reported in this report. There were no material weaknesses in internal control during this period covered by the report or thereafter.

Signed copy on file.

Brian Swanson, Deputy Chief Appraiser - Business Operations and Compliance

Date

Signed copy on file.

Toni Bryan - Director of Business Operations and Finance

Date

Disclaimer: These reports were compiled using information provided by the District. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields, and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

Asset Type	December 31, 2024			March 31, 2025		
	Ave. Yield	Book Value	Market Value	Ave. Yield	Book Value	Market Value
DDA/MMA/Pool	4.47%	\$ 16,550,539	\$ 16,550,539	4.24%	\$ 16,167,517	\$ 16,167,517
Securities/CDs	5.18%	18,578,247	18,578,247	4.83%	20,592,419	20,592,419
Totals	4.84%	\$ 35,128,786	\$ 35,128,786	4.57%	\$ 36,759,937	\$ 36,759,937

Current Quarter Average Yield (1)

Total Portfolio	4.57%
Rolling Three Month Treasury	4.34%
Rolling Six Month Treasury	4.34%
TexPool	4.33%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio	4.57%
Rolling Three Month Treasury	4.34%
Rolling Six Month Treasury	4.34%
TexPool	4.33%

Interest Earnings (Approximate)

This Quarter	\$ 389,258
Fiscal Year-to-Date	\$ 389,258

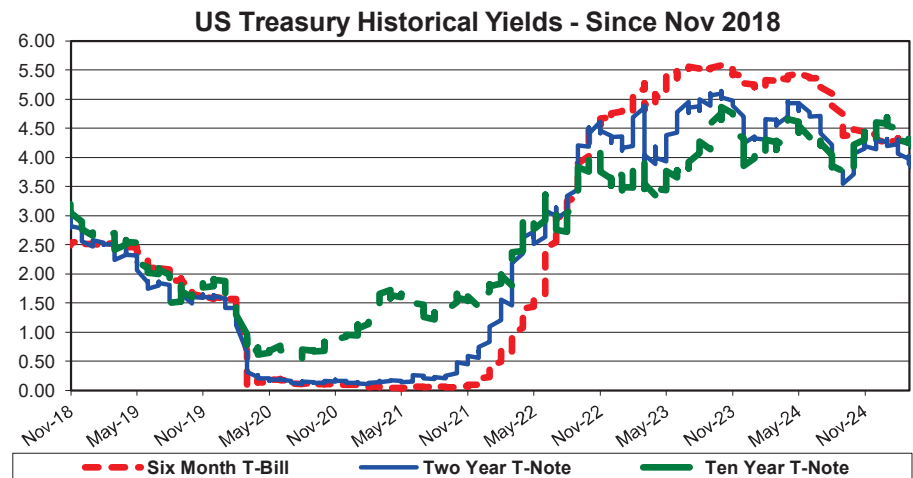
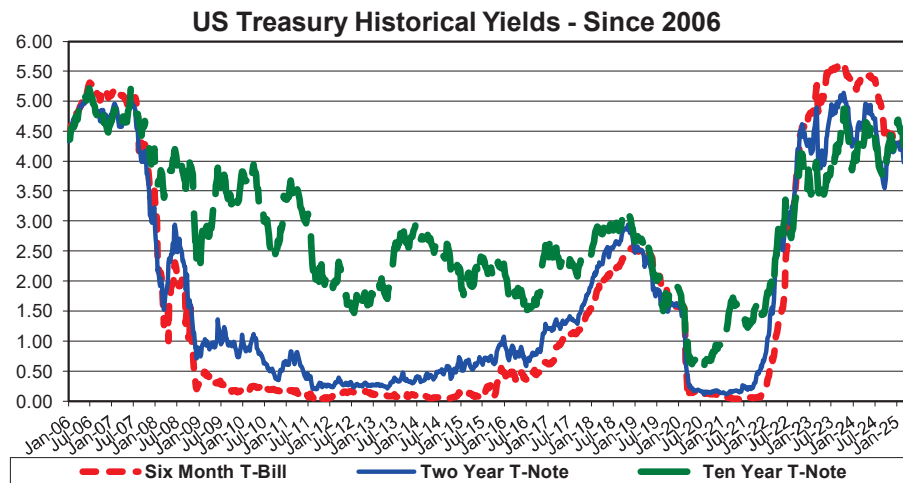
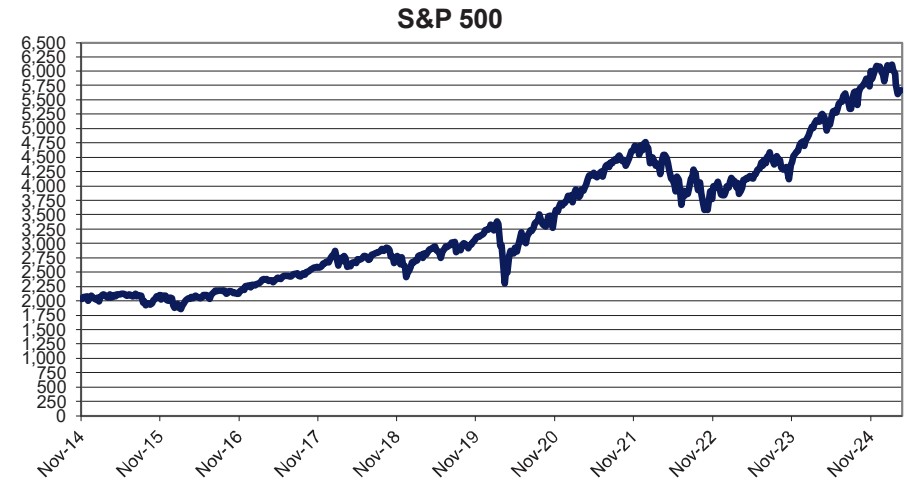
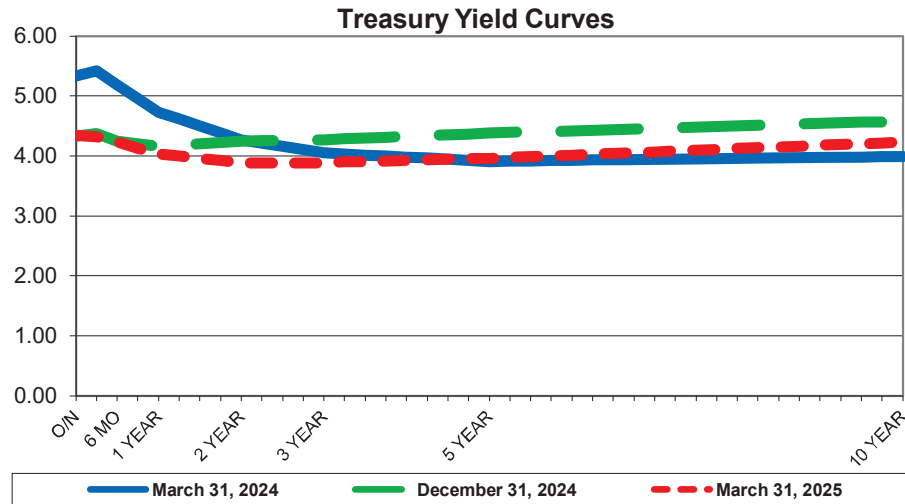
(1) **Current Quarter Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Average Yields** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees..

Economic Overview

3/31/2025

The Federal Open Market Committee (FOMC) kept the Fed Funds target range at 4.25% - 4.50% (Effective Fed Funds trade +/-4.33%). Expectations for additional rate cuts are volatile with current estimates at four 0.25% cuts projected during 2025. March Non-Farm Payroll increased to +228k new jobs, but the Three Month Rolling Average decreased to +152k (from the previous +200k). Fourth Quarter 2024 final GDP ticked up to +2.4% with 2.8% expansion for all of 2024. The S&P 500 Stock Index dipped +/-3% in March to under 5,600. The yield curve flattened with a slight checkmark shape. Crude Oil bounced +/- \$70 per barrel. Inflation remains above the FOMC 2% target (Core PCE +/-2.8% and Core CPI +/-3.1%). Declining global economic outlook and ongoing/expanding international political disruptions increases uncertainty.



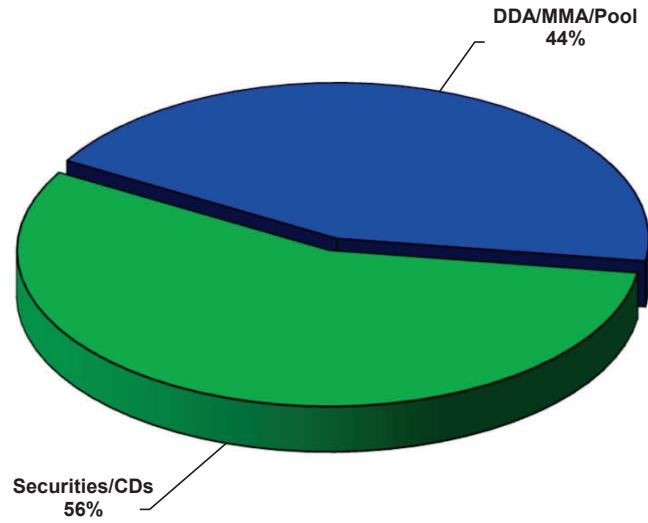
Holdings Report
March 31, 2025

Issuer	Coupon	Settlement Date	Maturity Date	Face Value	Book Value	Market Price	Market Value	YTM @ Cost	Days To Maturity
Independent Financial Operating	0.00	03/31/25	04/01/25	\$ 500,000	\$ 500,000	1.00	\$ 500,000	0.00	1
Independent Financial MMA	4.59	03/31/25	04/01/25	3,912,082	3,912,082	1.00	3,912,082	4.59	1
Texas Capital Bank Operating	0.00	03/31/25	04/01/25	304,906	304,906	1.00	304,906	0.00	1
Texas Capital Bank ARB account	0.00	03/31/25	04/01/25	10,000	10,000	1.00	10,000	0.00	1
Texas Capital Bank MMA	4.42	03/31/25	04/01/25	11,440,529	11,440,529	1.00	11,440,529	4.42	1
East West Bank CD	5.24	04/22/24	04/22/25	2,101,242	2,101,242	100.00	2,101,242	5.38	22
East West Bank CD	5.19	06/21/24	06/23/25	2,082,412	2,082,412	100.00	2,082,412	5.33	84
East West Bank CD	5.09	07/12/24	07/14/25	4,149,416	4,149,416	100.00	4,149,416	5.22	105
East West Bank CD	4.29	01/17/25	10/17/25	2,017,470	2,017,470	100.00	2,017,470	4.38	200
East West Bank CD	4.28	01/16/25	01/16/26	2,119,696	2,119,696	100.00	2,119,696	4.37	291
East West Bank CD	4.25	02/18/25	02/18/26	2,009,804	2,009,804	100.00	2,009,804	4.34	324
UBank CD	4.67	10/02/24	04/02/26	2,046,843	2,046,843	100.00	2,046,843	4.75	367
American Nat'l Bank of TX CD	4.26	01/29/25	07/29/26	2,016,573	2,016,573	100.00	2,016,573	4.33	485
UBank CD	4.88	10/02/24	10/02/26	2,048,962	2,048,962	100.00	2,048,962	4.97	550
				<u><u>\$36,759,937</u></u>	<u><u>\$36,759,937</u></u>		<u><u>\$36,759,937</u></u>	<u><u>4.57</u></u>	<u><u>141</u></u>
								(1)	(2)

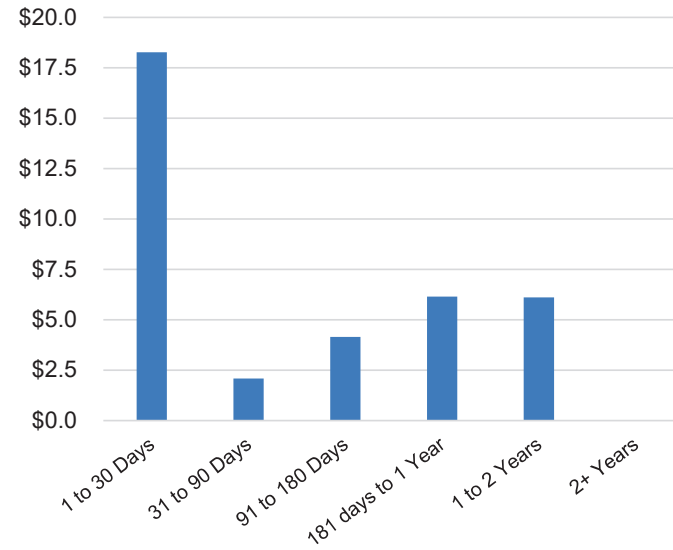
(1) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered.

(2) Weighted average life - For purposes of calculating weighted average life, pool investments are assumed to have a one day maturity.

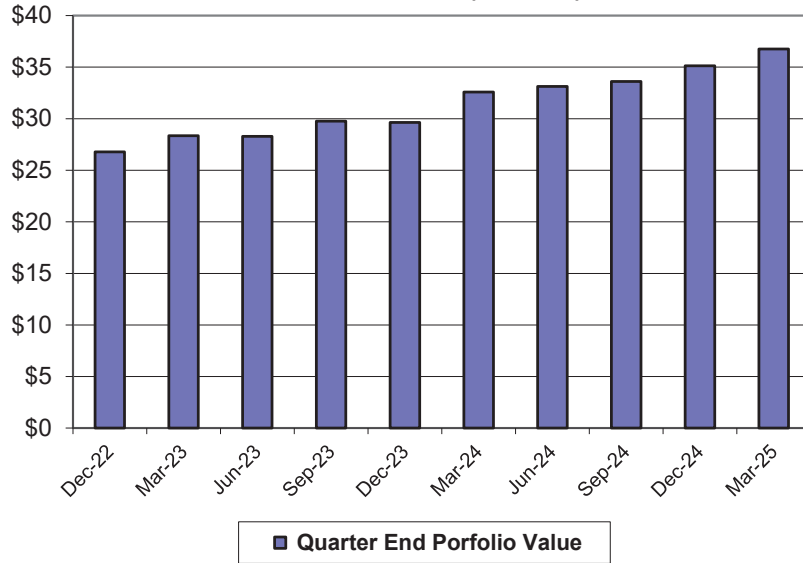
Portfolio Composition



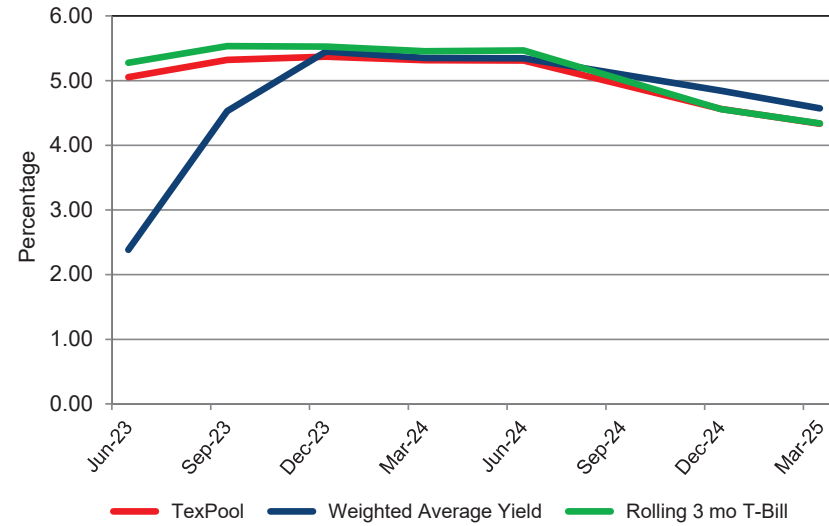
Distribution by Maturity Range (Millions)



Total Portfolio (Millions)



Total Portfolio Performance



Book & Market Value Comparison
March 31, 2025

Issuer	Yield	Maturity Date	Book Value 12/31/24	Increases	Decreases	Book Value 03/31/25	Market Value 12/31/24	Change in Market Value	Market Value 03/31/25
Independent Financial Operating	0.000	04/01/25	\$ 500,000	\$ —	\$ —	\$ 500,000	\$ 500,000	\$ —	\$ 500,000
Independent Financial MMA	4.590	04/01/25	8,098,386	—	(4,186,304)	3,912,082	8,098,386	(4,186,304)	3,912,082
Texas Capital Bank Operating	0.000	04/01/25	149,313	155,594	—	304,906	149,313	155,594	304,906
Texas Capital Bank ARB account	0.000	04/01/25	—	10,000	—	10,000	—	10,000	10,000
Texas Capital Bank MMA	4.420	04/01/25	7,802,840	3,637,689	—	11,440,529	7,802,840	3,637,689	11,440,529
East West Bank CD	5.040	01/16/25	2,096,893	—	(2,096,893)	—	2,096,893	(2,096,893)	—
Texas Capital Bank CD	5.200	02/20/25	2,107,044	—	(2,107,044)	—	2,107,044	(2,107,044)	—
East West Bank CD	5.470	03/21/25	2,146,438	—	(2,146,438)	—	2,146,438	(2,146,438)	—
East West Bank CD	5.379	04/22/25	2,074,270	26,973	—	2,101,242	2,074,270	26,973	2,101,242
East West Bank CD	5.330	06/23/25	2,055,934	26,478	—	2,082,412	2,055,934	26,478	2,082,412
East West Bank CD	5.220	07/14/25	4,097,667	51,749	—	4,149,416	4,097,667	51,749	4,149,416
East West Bank CD	4.380	10/17/25	—	2,017,470	—	2,017,470	—	2,017,470	2,017,470
East West Bank CD	4.370	01/16/26	—	2,119,696	—	2,119,696	—	2,119,696	2,119,696
East West Bank CD	4.340	02/18/26	—	2,009,804	—	2,009,804	—	2,009,804	2,009,804
UBank CD	4.750	04/02/26	2,000,000	46,843	—	2,046,843	2,000,000	46,843	2,046,843
American Nat'l Bank of TX CD	4.330	07/29/26	—	2,016,573	—	2,016,573	—	2,016,573	2,016,573
UBank CD	4.970	10/02/26	2,000,000	48,962	—	2,048,962	2,000,000	48,962	2,048,962
Total / Average	4.571		\$ 35,128,786	\$ 12,167,831	\$(10,536,679)	\$ 36,759,937	\$ 35,128,786	\$ 1,631,151	\$ 36,759,937

Collateral Position
March 31, 2025

	Independent Financial	Texas Capital Bank	American National Bank	East West Bank	UBank
Collateral Value	\$ 9,500,000	\$ 17,100,000	\$ 2,777,892	\$ 17,197,000	\$ 4,040,000
+ FDIC Insurance	250,000	250,000	250,000	250,000	250,000
Total Enhancement	<u>\$ 9,750,000</u>	<u>\$ 17,350,000</u>	<u>\$ 3,027,892</u>	<u>\$ 17,447,000</u>	<u>\$ 4,290,000</u>
Total Deposits	\$ 4,412,082	\$ 11,755,435	\$ 2,016,573	\$ 14,480,041	4,095,805
Collateral Required	\$ 4,162,082	\$ 11,505,435	\$ 1,819,570	\$ 14,230,041	\$ 3,845,805
Excess Coverage	\$ 5,337,918	\$ 5,594,565	\$ 1,011,319	\$ 2,966,959	\$ 194,195
Percentage Coverage	221%	148%	150%	120%	105%
Collateral Type:					
Municipal Bonds			\$ 2,777,892		
Agency Letter of Credit	\$ 9,500,000	\$ 17,100,000		\$ 17,197,000	\$ 4,040,000
(LOC expiration date)	04/11/25	04/30/25		02/23/26	\$ 2,095,000
					Exp: 04/03/26
					\$ 1,945,000
					Exp: 10/05/26

G.6.

Vendor Report

April 24, 2025

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2025

Count	Vendor	Description of services
1	ADP INC	PAYROLL, TAXES, OR FEES
2	AFFILIATED COMMUNITONS, INC.	UTILITIES
3	AFFILIATED COM-NET, INC.	UTILITIES
4	AFLAC	EMPLOYEE BENEFITS
5	AIRCRAFT BLUEBOOK	PUBLICATIONS AND/OR RESEARCH
6	AIRPAC, INC	PUBLICATIONS AND/OR RESEARCH
7	ALFORD INSURANCE AGENCY	SUPPLIES OR MISC G&A SERVICES
8	ALT SERVICES	SUPPLIES OR MISC G&A SERVICES
9	AMERICA TO GO, LLC	CONFERENCE CENTER RENTAL OR CATERING
10	AMERICAN SERVICES	FACILITIES MAINTENANCE, REPAIRS, REMODEL
11	APPRAISAL INSTITUTE	MEMBERSHIP, DUES, LICENSES, ETC.
12	ARMSTRONG & ARMSTRONG, P.C.	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
13	AT&T - CLOUD MICROSOFT	UTILITIES
14	AT&T - FIBER	UTILITIES
15	AT&T - MAIN LOCAL	UTILITIES
16	AT&T - MOBILITY	UTILITIES
17	AT&T - U VERSE	UTILITIES
18	BATTERIES PLUS	SUPPLIES OR MISC G&A SERVICES
19	BCC SOFTWARE	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
20	BETSY ROSS FLAG GIRLS INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
21	BIS CONSULTING	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
22	BLUECROSS BLUESHIELD (LIFE&STLT)	EMPLOYEE BENEFITS
23	BLUECROSS BLUESHIELD OF TEXAS	EMPLOYEE BENEFITS
24	BUSINESS & LEGAL RESOURCES	PUBLICATIONS AND/OR RESEARCH
25	CAPITOL APPRAISAL GROUP, LLC	PROFESSIONAL SERVICES (UTILITIES APPRAISAL SRVS)
26	CAPITOL BLIND AND DRAPERY CO.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
27	CARD SERVICE CENTER	CREDIT CARD MERCHANT
28	CARENOW CORPORATE	NEW HIRE AND/OR TESTING RELATED
29	CCIM INSTITUTE	MEMBERSHIP, DUES, LICENSES, ETC.
30	CDW-G	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
31	CERBERUS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
32	CINTAS CORPORATION #0487	FACILITIES MAINTENANCE, REPAIRS, REMODEL
33	CINTAS FIRST AID	SUPPLIES OR MISC G&A SERVICES
34	CINTAS SANI CLEAN #163	FACILITIES MAINTENANCE, REPAIRS, REMODEL
35	CITY OF MCKINNEY	UTILITIES
36	CITY OF MCKINNEY POLICE DEPARTMENT	UTILITIES
37	CIVIC PLUS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
38	COLLIN COUNTY CHAPTER TAAO	MEMBERSHIP, DUES, LICENSES, ETC.
39	COLLIN COUNTY COMMUNITY COLLEGE DISTRICT	CONFERENCE CENTER RENTAL OR CATERING
40	COLORIT GRAPHICS SERVICES	PRINTING AND/OR POSTAGE & DELIVERY
41	COMPUNETIX, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
42	CONATSER, DAN E	EDUCATION, TRAVEL, OR TRAINER
43	COSTAR REALTY INFORMATION INC	PUBLICATIONS AND/OR RESEARCH
44	CUSHMAN & WAKEFIELD (FROM INACTIVE)	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
45	DALLAS BUSINESS JOURNAL	PUBLICATIONS AND/OR RESEARCH
46	DALLAS MORNING NEWS	PUBLICATIONS AND/OR RESEARCH
47	DELL MARKETING	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
48	DEX IMAGING	EQUIPMENT LEASE OR MAINTENANCE
49	DLT SOLUTIONS LLC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
50	DSS	UTILITIES

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2025

Count	Vendor	Description of services
51	DSS FIRE INC	UTILITIES
52	ELLIOTT ELECTRIC SUPPLY	FACILITIES MAINTENANCE, REPAIRS, REMODEL
53	ESRI INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
54	EVERBRIDGE, INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
55	EXPERIAN MARKETING SOLUTIONS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
56	FASTVUE, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
57	FEDEX OFFICE	PRINTING AND/OR POSTAGE & DELIVERY
58	FERRELLGAS	FACILITIES MAINTENANCE, REPAIRS, REMODEL
59	FIRST STOP HEALTH	EMPLOYEE BENEFITS
60	FISH WINDOW CLEANING	FACILITIES MAINTENANCE, REPAIRS, REMODEL
61	FRONTIER WASTE - MCKINNEY	UTILITIES
62	GREAT AMERICA FINANCIAL SERVICES	EQUIPMENT LEASE OR MAINTENANCE
63	GSO ARCHITECTS	PROFESSIONAL SERVICES (ARCHITECH)
64	HAND, MICHAEL L.	EDUCATION, TRAVEL, OR TRAINER
65	HARRIS GOVERN	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
66	HAVEN TECHNOLOGY CORP	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
67	HAYNES LANDSCAPE & MAINTENANCE, INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
68	HERITAGE BROKERAGE SERVICES	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
69	HEXAGON GEOSPATIAL	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
70	HOLT CAT	FACILITIES MAINTENANCE, REPAIRS, REMODEL
71	HOME DEPOT	SUPPLIES OR MISC G&A SERVICES
72	IAAO LOCK BOX	MEMBERSHIP, DUES, LICENSES, ETC.
73	IDERA	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
74	IN BLOOM	SUPPLIES OR MISC G&A SERVICES
75	INDECO SALES, INC.	FURNITURE, CUBICALS, SMALL EQUIPMENT
76	INSIGHTS PUBLIC SECTOR	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
77	INTEX ELECTRICAL CONTRACTORS, INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
78	IREM	MEMBERSHIP, DUES, LICENSES, ETC.
79	IRON MOUNTAIN (NEW)	FACILITIES MAINTENANCE, REPAIRS, REMODEL
80	J.D. POWER VALUATION SERVICES	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
81	JONES, MICHAEL R	EDUCATION, TRAVEL, OR TRAINER
82	JOPLIN'S	FACILITIES MAINTENANCE, REPAIRS, REMODEL
83	JUST APPRAISED INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
84	JUST FOIA	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
85	JUST TEXAS	PUBLICATIONS AND/OR RESEARCH
86	KATZMANN, TINA	EDUCATION, TRAVEL, OR TRAINER
87	KLEIMAN, MELVYN (formerly Humetrics)	NEW HIRE AND/OR TESTING RELATED
88	LAYER 2 GmbH	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
89	LEGAL SHIELD / ID SHIELD	EMPLOYEE BENEFITS
90	M&M FENCING AND WELDING, INC.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
91	MARSHALL & SWIFT	PUBLICATIONS AND/OR RESEARCH
92	MASSEY SERVICE, INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
93	MC PURE CLEANING, LLC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
94	MCROBERTS & COMPANY	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
95	MEDIUM GIANT COMPANY, INC	PUBLICATIONS AND/OR RESEARCH
96	METRO COUNCIL OF APPRAISAL DISTRICTS	MEMBERSHIP, DUES, LICENSES, ETC.
97	MICHAEL'S KEYS, INC.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
98	MURLEY PLUMBING	FACILITIES MAINTENANCE, REPAIRS, REMODEL
99	MYPRINTCHOICE	PRINTING AND/OR POSTAGE & DELIVERY
100	NATIONWIDE RETIREMENT SOLUTIONS	EMPLOYEE BENEFITS

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2025

Count	Vendor	Description of services
101	NCR PAYMENT SOLUTION, FL LLC	CREDIT CARD MERCHANT
102	NORTH CENTRAL TX COG	MEMBERSHIP, DUES, LICENSES, ETC.
103	ONE SOURCE COMMERCIAL FLOORING, INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
104	PAPERTONE ENTERPRISES LLC	SUPPLIES OR MISC G&A SERVICES
105	PARAGON ROOFING INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
106	PERDUE, BRANDON, FIELDER, COLLINS, MOTT	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
107	PICTOMETRY	AERIAL PHOTOGRAPHY
108	PITNEY BOWES LEASE	EQUIPMENT LEASE OR MAINTENANCE
109	PITNEY BOWES RESERVE ACCOUNT	PRINTING AND/OR POSTAGE & DELIVERY
110	PITNEY BOWES SUPPLIES	SUPPLIES OR MISC G&A SERVICES
111	PLANO OFFICE SUPPLY	SUPPLIES OR MISC G&A SERVICES
112	PLANO PEST CONTROL	FACILITIES MAINTENANCE, REPAIRS, REMODEL
113	PRICEWATERHOUSECOOPERS	PUBLICATIONS AND/OR RESEARCH
114	PROPERTY TAX EDUCATION COALITION, INC	EDUCATION, TRAVEL, OR TRAINER
115	PROSTAR SERVICES, INC	SUPPLIES OR MISC G&A SERVICES
116	QUALITY PERSONNEL SERVICE	EMPLOYMENT AGENCY (SEASONAL TEMPS)
117	RING CENTRAL, INC. (NEW)	UTILITIES
118	ROCKIN G DRYWALL & CONSTRUCTION	FACILITIES MAINTENANCE, REPAIRS, REMODEL
119	ROWE, RONALD	EDUCATION, TRAVEL, OR TRAINER
120	SAM'S CLUB	SUPPLIES OR MISC G&A SERVICES
121	SAUNDERS & WALSH, PLLC	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
122	SERVICE FIRST	EQUIPMENT LEASE OR MAINTENANCE
123	SHELL ENERGY SOLUTIONS	UTILITIES
124	SHI GOVERNMENT SOLUTIONS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
125	SHRED-IT USA LLC	SUPPLIES OR MISC G&A SERVICES
126	SPECTRUM ENTERPRISE	UTILITIES
127	STAPLES BUSINESS CREDIT	SUPPLIES OR MISC G&A SERVICES
128	SUPERIOR VISION OF TEXAS	EMPLOYEE BENEFITS
129	SWINGLE COLLINS & ASSOCIATES	EMPLOYEE BENEFITS
130	TAAD	MEMBERSHIP, DUES, LICENSES, ETC.
131	TAAD-IAAO CHAPTER	MEMBERSHIP, DUES, LICENSES, ETC.
132	TAAO	MEMBERSHIP, DUES, LICENSES, ETC.
133	TASB, INC.	MEMBERSHIP, DUES, LICENSES, ETC.
134	TCDRS	EMPLOYEE BENEFITS
135	TDLR	MEMBERSHIP, DUES, LICENSES, ETC.
136	TEXAS ARCHIVES	SUPPLIES OR MISC G&A SERVICES
137	TEXAS COMPTROLLER CO-OP	MEMBERSHIP, DUES, LICENSES, ETC.
138	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SUPPLIES OR MISC G&A SERVICES
139	TEXAS DEPARTMENT OF PUBLIC SAFETY	SUPPLIES OR MISC G&A SERVICES
140	THE EXEMPTION PROJECT, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
141	THOMSON REUTERS	PUBLICATIONS AND/OR RESEARCH
142	TML-IRP	INSURANCE (GENERAL LIAB AND W/C)
143	TOTAL BEVERAGE SYSTEMS	SUPPLIES OR MISC G&A SERVICES
144	TRABOLD COMPANY	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
145	TRANE US INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
146	TRUE PRODIGY TECH SOLUTIONS LLC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
147	U.S. POSTAL SERVICE	PRINTING AND/OR POSTAGE & DELIVERY
148	UBISTOR, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
149	UNUM LIFE INSURANCE CO OF AMERICA	EMPLOYEE BENEFITS
150	USER SCAPE	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2025

Count	Vendor	Description of services
151	VAIL & PARK, P.C.	PROFESSIONAL SERVICES (CPA)
152	VALBRIDGE PROPERTY ADVISORS	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
153	VALLEY VIEW CONSULTING, LLC	PROFESSIONAL SERVICES (INVESTMENT ADVISORS)
154	VARIVERGE LLC	PRINTING AND/OR POSTAGE & DELIVERY
155	WAITWHILE, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
156	WASTE CONNECTIONS OF TEXAS	UTILITIES
157	WEX HEALTH INC	EMPLOYEE BENEFITS
158	YOURMEMBERSHIP.COM, INC.	NEW HIRE AND/OR TESTING RELATED
159	ZOHO CORP	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE

NOTES:

- 1) New vendors are highlighted in bright yellow.
- 2) At the beginning of 2025, 42 A/P vendors were marked "inactive" and came off this list.
- 3) This list EXCLUDES employees, deputy sheriffs, arbitrators, ARB members, and other non-vendor names.

G.7.

Litigation Report

April 24, 2025



Collin Central Appraisal District

April 15, 2025

TO: Board of Directors

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

RE: 2025 1Q Litigation Report Update

As of the date of this report, we have the following litigation information:

- There have been 928 lawsuits served at this point for the 2024 tax year. The total certified value of lawsuits received is \$31,229,742,170. As a point of comparison, in 2023 we had 812 suits filed, and 2022 we had only 542 suits filed. We have seen significant increases in suits filed over the last two years.
- The increase in lawsuits filed from 2023 to 2024 was 14.3%. This is an increase from 2022 of over 71% in total suits filed.
- We currently have just over 40% of the 2024 suits settled, 95% of the 2023 lawsuits settled, more than 98% of 2022, and over 99% of 2021.
- The chart below illustrates the year, current status, citations, total PID's, and certified values over the last five years which were updated as of the April 3, 2025 supplement:

**COLLIN CENTRAL APPRAISAL DISTRICT
LITIGATION SUMMARY
April 15, 2025**

YEAR	STATUS	CITATIONS	PIDS UNDER SUIT	PID'S ON CERTIFIED ROLL	PERCENTAGE OF PID'S UNDER SUIT	CERTIFIED VALUE	CERTIFIED MARKET VALUE FOR THE COUNTY	PERCENTAGE OF CERTIFIED MARKET VALUE
2021	IN PROGRESS	1	9			\$ 232,735,919		
	LITIGATION FINALIZED	366	709			\$ 11,244,358,659		
		367	718	403,282	0.18%	\$ 11,477,094,578	\$ 200,593,604,810	5.72%
2022	IN PROGRESS	5	52			\$ 478,387,694		
	LITIGATION FINALIZED	537	891			\$ 18,076,685,394		
		542	943	416,379	0.23%	\$ 18,555,073,088	\$ 249,802,507,267	7.43%
2023	IN PROGRESS	41	62			\$ 2,500,968,639		
	LITIGATION FINALIZED	771	1,561			\$ 28,103,307,823		
		812	1,623	432,586	0.38%	\$ 30,604,276,462	\$ 293,005,111,198	10.44%
2024	IN PROGRESS	554	873			\$ 20,517,303,462		
	LITIGATION FINALIZED	374	691			\$ 10,712,438,708		
		928	1,564	451,200	0.35%	\$ 31,229,742,170	\$ 317,315,695,009	9.84%
2021- 2024	IN PROGRESS	601	996			\$ 23,729,395,714		
	LITIGATION FINALIZED	2,048	3,852			\$ 68,136,790,584		
	GRAND TOTALS>>>>	2,649	4,848	1,703,447	0.28%	\$ 91,866,186,298	\$ 1,060,716,918,284	8.36%

G.8.
Litigation Cost Report

April 24, 2025

Legal Expense Summary (by expense code and vendor)
Total as of 4/7/2025

LEGAL EXPENSE BY EXPENSE CODE

Name	2025 YTD Total	2025 Budget	2024 YE Total	2023 Total	2022 Total	2021 Total
LITIGATION	\$672,731		\$2,158,735	\$1,542,499	\$1,265,087	\$1,282,281
EXPERT/APPRaisal	\$92,900		\$269,032	\$388,942	\$278,266	\$266,111
GENERAL	\$18,951		\$51,098	\$59,600	\$47,361	\$45,539
PERSONNEL	\$1,908		\$2,173	\$7,597	\$49,063	\$23,216
ARBITRATION	\$10,150		\$64,400	\$36,900	\$17,100	\$15,050
SUBTOTAL	\$796,640	\$2,470,000	\$2,545,438	\$2,035,539	\$1,656,876	\$1,632,197
ARB RELATED	\$4,200	\$30,000	\$16,860	\$8,750	\$16,031	\$15,015
TOTAL	\$800,840	\$2,500,000	\$2,562,298	\$2,044,289	\$1,672,908	\$1,647,212
	\$0					

LEGAL EXPENSE BY VENDOR

Name	2025 YTD Total	2024 Total	2023 Total	2022 Total	2021 Total
1 ARBITRATION&SUBPOENA RELATED	\$10,150	\$64,400	\$36,900	\$17,100	\$15,050
2 ARMSTRONG & ARMSTRONG	\$4,200	\$16,860	\$8,750	\$16,031	\$15,015
CUSHMAN & WAKEFIELD	\$9,500	\$0	\$0	\$0	\$37,600
FISHER & PHILLIPS LLC	\$0	\$0	\$0	\$0	\$209
FRANK PRICE	\$0	\$0	\$0	\$4,000	\$10,000
3 HBS REAL ESTATE	\$0	\$74,600	\$172,750	\$85,000	\$104,050
MALIN GROUP, THE	\$0	\$0	\$0	\$31,916	\$38,461
4 MCROBERTS AND COMPANY	\$13,500	\$33,450	\$95,250	\$72,850	\$74,500
NPV ADVISORS	\$0	\$0	\$17,500	\$19,500	\$0
5 PERDUE, BRANDON, FIELDER	\$750	\$3,029	\$2,779	\$2,500	\$3,036
PHILLIPS MURRAH PC	\$0	\$0	\$0	\$0	\$384
6 SAUNDERS & WALSH, PLLC	\$692,840	\$2,208,978	\$1,606,918	\$1,355,010	\$1,337,407
7 VALBRIDGE PROPERTY ADVISORS	\$69,900	\$160,982	\$103,442	\$69,000	\$11,500
TOTAL	\$800,840	\$2,562,298	\$2,044,289	\$1,672,908	\$1,647,212

H.1.
2025 Notice of Appraised Value Report

April 24, 2025



Collin Central Appraisal District

April 24, 2025

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

RE: 2025 Notice of Appraised Value

Our 2025 real property value notices have a mailing date of April 15, 2025. The following is a summary of the notice mailing.

- Property Type: Real Estate
- Notices eligible for protest filing via our eFile online system: 415,101
- Notices where protest filings are paper: 7,273
- Total count of notices to property owners: 422,374
- Count of duplicate notices sent to tax agents: 72,148

Note: approximately 30,000 Business Personal Property Notices mailed in May and June.

- Protest deadline for April 15th Notices: May 15, 2025, 11:59 p.m.
- Four-year protest filing count:
 - 2021 – 79,573 (20.09% of total property count)
 - 2022 – 99,725 (24.00% of total property count)
 - 2023 – 115,574 (26.75% of total property count)
 - 2024 – 118,759 (26.32% of total property count)
 - 2025 Projected Range:
 - 120,033 (24.29% 4-yr avg. x 1.05 x 470,633 property count)
 - 131,464 (24.29% 4-yr avg. x 1.15 x 470,633 property count)
- ARB hearings begin: May 22, 2025
- Appearance at ARB hearings (property owner's option):
 - in-person, telephone, or web (voice audio with remote screenshare)

H.2.
2025 Notice of Appraised Value Sample

April 24, 2025

2025 Notice of Appraised Value

COLLIN CENTRAL APPRAISAL DISTRICT
250 ELDORADO PKWY
MCKINNEY, TX 75069-8023
Phone: 469.742.9200 866.467.1110

Property ID: 2692097
Ownership %: 100.00
Geo ID: R-10219-00D-0050-1
Legal: NORTHGLEN 1 ADDITION (CPL), BLK D, LOT 5
Legal Acres:
Situs: 3620 FUNSTON DR PLANO, TX 75025
Appraiser: CCE
Agent ID: 1102456
EFile PIN: XXXXXX

DATE OF NOTICE: April 15, 2025

Property ID: 2692097 - R-10219-00D-0050-1
707 PROTEST
Agent for: DASGUPTA ABHIJIT & GARGI A
PO BOX 1784
EULESS, TX 76039-1784

Dear Property Owner,
We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below.

Appraisal Information		Last Year - 2024	Proposed - 2025
Market Value of Improvements (Structures / Buildings, etc.)		765,264	727,128
Market Value of Non Ag/Timber Land		168,000	168,000
Market Value of Ag/Timber Land		0	0
Market Value of Personal Property/Minerals		0	0
Total Market Value		933,264	895,128
Productivity Value of Ag/Timber Land		0	0
Appraised Value** (possible limitations, see below)		744,611	819,072
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65 - Over 65)		HS	HS

2024 Exemption Amount	2024 Taxable Value	Taxing Unit	2025 Proposed Appraised Value	2025 Exemption Amount	2025 Taxable Value
186,653	557,958	PLANO CITY	819,072	179,026	640,046
46,663	697,948	COLLIN COUNTY	819,072	44,756	774,316
186,653	557,958	COLLIN COLLEGE	819,072	179,026	640,046
100,000	644,611	FRISCO ISD	819,072	100,000	719,072

Scan the QR code below to schedule an in-person informal review of your appraised value with the appraisal staff.

CollinCAD.org/informal



See the "Informal Appraisal Review" insert for more information.

The difference between the 2020 appraised value and the 2025 appraised value is 46.26%.

** Your residence homestead is protected from future appraisal value increases in excess of 10% per year PLUS the value of any new improvements.

An (*) next to the Taxing Unit name indicates a tax ceiling exists for that taxing unit. If you qualified your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and 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 and maintenance).

You or your property may qualify for one of these residence homestead exemptions, if not already indicated above. Visit our website or contact our office for more information.

HS - General Residence Homestead

OV65 - Age 65 Or Older, or Surviving Spouse

DP - Disabled Person

DVHS - 100 Percent Disabled Veteran, or Surviving Spouse

MASSS - Surviving Spouse of Member of Armed Forces Killed In Action

FRSS - Surviving Spouse of First Responder Killed in the Line of Duty

LOCAL PROPERTY TAX DATABASE

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.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

County Tax Assessor-Collector: Collin County Tax Office PO Box 8046, McKinney TX 75070 972.547.5020

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

**You may qualify for the real property other than residence homestead circuit breaker limitation if your property's appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection (j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. 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.

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.

To file a protest, you must file a written protest with the ARB. To file a written protest, complete the Notice of Protest form by following the instructions included in the form and, no later than the deadline indicated below, mail or deliver the form to the ARB at the address indicated below. The ARB will notify you of the date & time of your hearing.

Deadline for filing a protest:

May 15, 2025

Location of Hearings:

250 Eldorado Pkwy, McKinney TX 75069

ARB will begin hearings:

May 22, 2025

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistance Pamphlet; and (2) Notice of Protest form. If you have any questions or need more information, please contact the appraisal district office at the phone numbers or at the address shown above.

Marty Wright, Chief Appraiser



H.3.

2025 Notice of Protest Sample

April 24, 2025

CCAD-132 [Rev 2025-v1]

*** Properly owners must file a protest using the Online Appeals eFile website or submit a written protest by mail or in-person. ***

H.4. Informal Appraisal Review Process

April 24, 2025

INFORMAL APPRAISAL REVIEW PROCESS

Important Taxpayer Information



YOUR PROPERTY VALUE IS IMPORTANT TO US - We welcome the opportunity to informally discuss any questions or concerns you have about your appraisal. Additional information on how to schedule an in-person informal review meeting with an appraiser can be found below. *NOTE – All owner protests filed online via our Taxpayer Portal will be reviewed by our appraisers, including your supporting documents & opinion-of-value submitted, as they prepare the case for a potential ARB hearing. Any actions taken by the appraiser will be communicated to you via the Taxpayer Portal eFile system.*

About the Appraisal - The appraiser is required to appraise property at market value as of January 1st. They have applied generally accepted mass appraisal methods and techniques based upon individual characteristics that affect the market value of your property.

Informal Review (meeting with appraiser) - If you want an in-person informal appraisal review with a member of the District's staff, those must be scheduled using the QR code located on your Appraisal Notice. For the most availability, please schedule your meeting as soon as possible. In-person informal reviews are typically finalized at the initial meeting, unless additional information or documents are pending delivery. If you have more than 10 properties that you wish to discuss in-person, please contact our office by phone at the number(s) listed below. Telephone inquiries are responded to typically within 15 business days. The following is provided to assist you in reviewing your appraisal informally with a District appraiser prior to the protest deadline.

Providing Information - Please provide the following items with your protest, based on the property type:

Real Property: closing disclosure, contracts, comparable sales, appraisals, loan documents, repair estimates, & photographs. In addition, for commercial property: rent rolls, leases, income & expense statements, and/or construction documents.

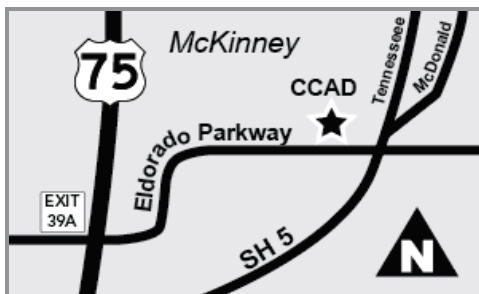
Business Personal Property: depreciation schedules, balance sheets, IRS returns, and letters from your CPA certifying the correct values of inventory, furniture, and/or equipment.

After Informally Reviewing - Whether in-person, by phone, or online, the appraiser will choose one of two actions:

1. Change the appraised value based on a review of the appraisal (including info & documents you provided); or
2. Make no change to the original appraised value.

After Receiving the Appraiser's Action - You may choose one of two options:

1. Agree with the change the appraiser made to the appraised value (and withdraw your protest, if already filed); or
2. Disagree with the appraiser's decision and decide whether to file a formal protest (before the deadline) for a formal hearing with the Appraisal Review Board (ARB), if not already filed, and proceed with the ARB hearing once scheduled.



Hours: Monday to Friday, 8am to 4pm

Thursdays through May 15, open till 7pm

Informal Meetings: By appointment only

Scan QR code on Appraisal Notice to schedule appointment

Address: 250 Eldorado Pkwy, McKinney 75069

Drop-Box available 24/7 next to the main entrance doors

Phone: 469.742.9200 (metro) / 866.467.1110 (toll-free)

Filing Your Protest Online (eFile) - We strongly encourage you to submit your protest using the Taxpayer Portal eFile website. If eligible, you will see your eFile PIN printed in the top-right section of the mailed copy of your appraisal notice. You will need your Property ID and eFile PIN to register for a new user account even if you had filed online in prior years as we have converted to a new eFile system for 2025. Filing through the eFile system is the fastest way to initiate & receive confirmation that your protest has been filed. Additionally, you have the opportunity to manage your protest, upload, review and receive documentation, receive, accept, or reject settlement offers, if made by the appraiser. **Please note, you will receive your Hearing Notification letter through the eFile system within 15 days of the scheduled hearing. You will not receive an additional hearing notice via USPS. If you file your protest through the eFile system, please do not also file a paper/duplicate protest on the same property account.** (eFile.CollinCAD.org)

Protest Deadline - THERE IS A PROTEST DEADLINE. THIS DEADLINE IS PRINTED ON YOUR APPRAISAL NOTICE. You must file your protest prior to the protest deadline to reserve your rights to a formal Appraisal Review Board (ARB) hearing. Please do not wait until after 5pm on the deadline day to eFile in case of technical issues that may prevent you from filing. If you cannot file online due to technical issues or simply chose not to use eFile, the ARB accept protests postmarked or hand-delivered to our office on or before the protest deadline. There is also a drop-box located just outside our main entrance doors. The ARB will notify you of the date and time of your scheduled hearing at least 15 days prior to the hearing via the eFile system, or by USPS mail for those who filed a paper protest. The ARB will NOT accept protests filed via fax, email, or helpdesk. **Please note, an informal review or in-person meeting does not reserve your rights to a formal ARB hearing; you must file a protest before the filing deadline.**

PLEASE READ - IMPORTANT INFORMATION REGARDING FORMAL ARB HEARINGS

Appraisal Review Board (ARB) Hearings - A property owner may participate in their ARB protest hearing by appearing in-person, or by sworn affidavit or written declaration, accompanied by telephone or video conference if requested. If you intend to appear by telephone or video conference, you must notify the ARB of your request in writing no later than the 10th day before the date of the hearing and your request must include the Owner's Name, Address, and Property Account Number(s). Requests should be made using the comments section of your paper protest form, or via email to CollinARB@CollinARB.org. An owner who appears by telephone or video conference must offer any evidence by affidavit or written declaration. To facilitate input into their records, the ARB requests these forms and evidence at least 3 days prior to the hearing. An owner who timely requests a telephone or video conference hearing will receive detailed information about the process. During a video conference, in addition to audio, the ARB panel hearing the protest will use screen sharing to allow all parties a live view of the evidence being reviewed by members of the ARB panel.

For forms and more information about the Collin Appraisal Review Board, visit: www.CollinARB.org

THE FOLLOWING INFORMATION IS PROVIDED TO ASSIST YOU IN REVIEWING YOUR NOTICE OF APPRAISED VALUE

Why did I receive this Notice of Appraised Value?

This appraisal notice was sent to inform you of the appraised value your School District, Collin County, Collin County Community College, City, and/or Special District (*if you live in a city or special district that levies taxes*) will use in calculating your property taxes this year in October.

Why does the notice not include the tax amounts?

The Appraisal District does not impose a tax or set tax rates. Beginning August 7th, you may visit CollinTaxes.org to access your property tax information, including information regarding the amount of taxes that each entity will impose on your property along with their tax rates. That website is 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.

What are the Appraisal District's duties?

The Appraisal District's primary duties include placing all taxable property on the appraisal roll, appraising all property at market value, approval or denial of exemption applications, approval, or denial of agricultural use appraisal applications, and processing agricultural use rollbacks for change of use.

Who sets the property tax rates?

The governing body of each taxing unit (city, school, county, etc. elected officials) determines their tax rate each year. The Appraisal District does not recommend, determine, or adopt tax rates. Please contact the appropriate taxing unit for questions or concerns related to their tax rate.

What is the appraised value based on?

Section 1.04 of the Texas Property Tax Code requires the Appraisal District to appraise all property at 100% MARKET VALUE. The tax code defines "market value" as the price at which a property would transfer under prevailing market conditions on January 1st, considering the seller has a reasonable time to find a purchaser, and both are knowledgeable of the possible uses of the property, and neither are in a position to take advantage of the other.

What is a Cap/Limitation?

Homestead Cap: This applies to residential homesteads only and goes into effect the second year after a homestead exemption has been granted in your name on your residence. This limit is the previous year's appraised value, plus 10%, plus the value of any new improvements made to the property. See our website FAQs for a detailed explanation and illustration of the calculation. (*Example: for homestead exemptions filed & qualified for on or before Dec 31st 2023, the cap is effective for the 2025 tax year*)

Non-Homestead Cap (Circuit Breaker Limitation): This applies to all other non-homesteaded real property (rental homes, secondary homes, commercial properties, etc.) valued at \$5,160,000 or less, and goes into effect the year after you own the property for a full calendar year. This limit is the previous year's appraised value, plus 20%, plus the market value of any new improvements. (*Example: for non-homestead real property purchased on or before Dec 31st 2023, the cap is effective for the 2025 tax year*)

NOTE: When appealing your value, you are disputing the MARKET VALUE. The assessed or taxable value can only be lowered if you are successful in lowering the market value below the assessed value or obtain approval of an exemption and/or ag use appraisal.

What must I do to qualify for a General Residential Homestead Exemption?

You may qualify if you:

- ✓ Own & occupy the home as your principal residence;
- ✓ Do not claim a residential exemption on any other property; and
- ✓ File a Homestead Exemption Application with the Appraisal District

NOTE: School districts must allow the general homestead exemption. All other entities are optional.

Visit our website or contact our office for more information regarding other exemptions that are available.

Exemption applications are available on our website, or you can call our office to request one by mail.

H.5.

Taypayer Assistance Pamphlet

April 24, 2025

Taxpayer Assistance Pamphlet

January 1, 2025

You are entitled to an explanation of the remedies available to you when you are not satisfied with your property's appraised value. The Texas Comptroller of Public Accounts is required to publish a pamphlet that explains the remedies available to taxpayers and procedures to be followed in seeking remedial action. The Comptroller's office must provide information related to the functions of the taxpayer liaison officer (TLO) appointed in appraisal districts with a population of more than 120,000 and include advice on preparing and presenting a protest.

The Tax Code further directs that copies of the pamphlet be made readily available to taxpayers at no cost. The chief appraiser of an appraisal district may include it with the notice of appraised value mailed to property owners to explain the deadlines and procedures used in protesting their property's value. The chief appraiser must provide another copy to property owners initiating a protest.

The first step in exercising your rights under the Tax Code is to protest your property's appraised value. The following remedies only address appraised values and related matters. Government spending and taxation are not the subjects of this publication and must be addressed by local taxing units.

How to Protest Property Value

Appraisal districts must send required notices by May 1, or by April 1 if your property is a residence homestead, or as soon as practical thereafter. The notice must separate the appraised value of real and personal property.

The notice will also include the date and place the appraisal review board (ARB) will begin hearing protests and an explanation of the availability and purpose of an informal conference with the appraisal district to resolve your concerns before your ARB hearing. If you are dissatisfied with your appraised value or if errors exist in the appraisal records of your property, you should file a notice of protest with the ARB.

If an appraisal district has an internet website, it must permit electronic filing of a protest for incorrect appraised value and/or unequal appraisal of property for which a residence homestead exemption has been granted, with certain exceptions. Counties with populations of 500,000 or more are required to have a website. Contact your local appraisal district for more details on filing a protest electronically.

What Can be Protested

The notice of protest may be filed using the model form on the Comptroller's website: comptroller.texas.gov/forms/50-132.pdf. The notice need not be on this form. Your notice of protest is sufficient if it identifies (1) the

protesting person claiming an ownership interest in the property, (2) the property that is the subject of the protest and (3) dissatisfaction with an appraisal district determination.

You may request the ARB schedule hearings on protests to be held consecutively concerning up to 20 designated properties on the same day. You may use a special notice on the Comptroller's website: comptroller.texas.gov/forms/50-131.pdf.

You may protest your property's value in the following situations:

- the value the appraisal district placed on your property is too high and/or your property is unequally appraised;
- the appraisal district denied a special appraisal, such as open-space land, or incorrectly denied or modified your exemption application;
- the appraisal district failed to provide you with required notices;
- the appraisal district denied the circuit breaker limitation on appraised value for non-homestead real property; or
- other matters prescribed by Tax Code Section 41.41(a).

How to Complete the Protest Form

If using the protest form, these tips will help ensure that you can present your evidence and preserve your appeal rights.

- You should pay particular attention to the reason for protest section of the form.
- What you check as the reason for the protest influences the type of evidence you may present at your hearing.
- Your appeal options after the hearing are influenced by what you protest.

In the case of a typical residential property, checking incorrect appraised value and/or unequal appraisal will allow you to present the widest types of evidence and preserve your full appeal rights.

How to Resolve Concerns Informally

Appraisal districts will informally meet with you and try to resolve your objections prior to your ARB hearing. You must request the informal conference with the appraisal district on either your notice of protest form or in writing before your scheduled hearing date. It is very important, however, that you preserve your right to a hearing with the ARB by filing your notice of protest before the deadline, even if you expect to resolve your concerns at the informal meeting with the appraisal district.

Ask one of the appraisal district's appraisers to explain how the district arrived at your property's value. Be sure the property description is correct and that the measurements for your home or business and lot are accurate. Many appraisal districts have this information online.

What is an ARB?

The ARB is an independent, impartial group of citizens authorized to resolve disputes between taxpayers and the appraisal district. In counties with a population of less than 75,000, the local administrative district judge, or the judge's designee appoints ARB members. In counties with a population of 75,000 or more, the appraisal district board of directors appoints ARB members, including special panel ARB members to hear complex property cases where available.

The ARB must adopt and follow certain hearing procedures that may be unfamiliar to you. It must base its decisions on facts it hears from you and the appraisal district to decide whether the appraisal district has acted properly in determining your property's value.

ARB members cannot discuss your case with anyone outside of the hearing. Protest hearings, however, are open to the public and anyone can sit in and listen to the case. A closed hearing is allowed on the joint motion of the property owner and chief appraiser if either intends to disclose proprietary or confidential information at the hearing.

When are Protests Filed?

You must file your notice of protest with the ARB no later than May 15 or 30 days after the appraisal district mailed the notice of appraised value, whichever is later. You may request an evening or Saturday hearing. The ARB will notify you at least 15 days in advance of the date, time and place of your hearing. Under certain circumstances, you may be entitled to a postponement of the hearing to a later date. The ARB begins hearings around May 15 and generally completes them by July 20. Start and end dates can vary by appraisal district.

At least 14 days before your protest hearing, the appraisal district will mail a copy of this pamphlet; a copy of the adopted ARB hearing procedures; and a statement that you may request a copy of the data, schedules, formulas and any other information the chief appraiser will introduce at your hearing.

You or your authorized representative may appear at the ARB hearing in person, by telephone conference call, videoconference or by filing a written affidavit. To appear by telephone conference call or videoconference, you must provide written notice at least 10 days before the hearing, and any evidence must be submitted by written affidavit delivered to the ARB before the hearing begins. ARBs in counties with populations less than 100,000 that also lack the technological capabilities for videoconferences are not required to provide them.

If you fail to appear, you may lose the right to be heard by the ARB on the protest and the right to appeal. If you or your authorized representative fails to appear at a hearing, you are entitled to a new hearing if you file with the ARB, not later than four days after your hearing date, a written statement showing good cause for failing to appear and request a new hearing. Good cause is defined as a reason that includes an error or mistake that was not intentional or was not the result of conscious indifference and will not cause undue delay or injury to the person authorized to extend the deadline or grant a rescheduling.

What Steps to Take to Prepare for a Protest Hearing

You should consult with the appraisal district staff about your property's value. Ask questions about items you do not understand. The appraisal district is required to provide copies of documents that you request, at no charge via first class mail or electronically by filing a written request to exchange electronic communications on a form prescribed by the Comptroller for that purpose. Many appraisal districts provide a great deal of information on their websites at no charge.

If you are protesting the appraisal of your home or small business, you can view videos on the topic on the Comptroller's website at comptroller.texas.gov/taxes/property-tax/protests/index.php.

Observing the following tips can also help in achieving a successful appeal:

- *Be on time and prepared for your hearing.* The ARB may place time limits on hearings.
- *Stick to the facts and avoid emotional pleas.* The ARB has no control over the appraisal district's operations or budget, tax rates for local taxing units, inflation or local politics; addressing these topics in your presentation wastes time and will not help your case.
- *Review the ARB hearing procedures.* After you receive the ARB hearing procedures, take time to become thoroughly familiar with them and be prepared to follow them.
- *Present your information in a simple and well-organized manner.* You and the appraisal district staff are required to exchange evidence at or before the hearing. Photographs and other documents are useful. You should take an appropriate number of copies so that each ARB member and the appraisal district representative receives one.

The date of your appraisal is Jan. 1, so you should make sure that changes made before that date are included in the appraisal. Improvements or damage to your property after Jan. 1 should not be part of the appraisal or the protest.

If you are protesting business property value or other appraisal matters, you should have evidence to support your opinion of value. Sales data may not be available or relevant, but income and expense information may be useful.

Generally, the appraisal district has the burden of proof in value and unequal appraisal

disputes. An appraiser's job is to appraise property at its market value, equitably and uniformly.

Limited Binding Arbitration

After you have filed a notice of protest and if you believe your ARB or chief appraiser failed to comply with a procedural requirement relating to your protest, you may file a request for limited binding arbitration (LBA) to compel the ARB or chief appraiser to comply with certain procedural requirements.

To request LBA, you must file a Request for Limited Binding Arbitration. Additional information about filing an LBA request, including filing deadlines and fees, can be found at texas.gov/propertytaxarbitration.

What if you are Dissatisfied with the ARB's Decision

After the ARB rules on your protest, it will send a written order by certified mail. If you are dissatisfied with the order of determination, there are three options to appeal. Any ARB decision can be appealed to the state district court in the county in which the property is located. Depending on the facts and property type, you may be able to appeal to the State Office of Administrative Hearings (SOAH) or to regular binding arbitration.

Additional information about appealing an ARB decision, including filing deadlines and fees, can be found on the Comptroller's website at comptroller.texas.gov/taxes/property-tax/protests/index.php.

In all types of appeals you are required to pay a specified portion of your taxes before the delinquency date.

TLOs

Appraisal district boards of directors in counties with populations of more than 120,000 must appoint a TLO whose primary responsibility is assisting taxpayers, property owners and members of the public with understanding the appraisal process, the protest process, and suggestions with the appraisal district, and filing an LBA request.

A property owner may file a written complaint with the TLO to request resolution of a dispute on a matter that does not relate to property appraisal. The TLO may resolve a complaint by directing the property owner to the appropriate resources or referring the issue to the appropriate employee or officer of the appraisal district or ARB. Additionally, the TLO may facilitate an informal meeting with the parties of the dispute to resolve the issue and notify a property owner of the resolution of a complaint not later than the 90th day after the date the complaint is filed. The resolution of a complaint filed is not an action that a property owner is entitled to protest, request LBA or appeal under Tax Code Chapter 42.

TLOs also assist property owners, agents, and members of the public with understanding the Comptroller's ARB Survey process

for submitting comments, complaints and suggestions related to the ARB's fairness and efficiency.

What is the Comptroller's role in the protest process?

The Comptroller's office provides a survey for property owners to offer feedback on the ARB experience that may be submitted by mail or electronically. The online survey is available in English at surveymonkey.com/r/surveyarb and in Spanish at surveymonkey.com/r/Spanishsurveyarb. Survey results are published in an annual report. The Comptroller's office does not, however, have oversight responsibility over the ARB and has no authority to investigate complaints about the ARB. Any complaints about the ARB or its members should be directed to the ARB itself, the TLO or the applicable appointing authority. The Comptroller's office has no direct involvement in the protest process.

Further, this pamphlet is intended to provide customer assistance to taxpayers. It does not address all aspects of property tax law or the appraisal process. The Comptroller's office is not offering legal advice, and this information neither constitutes nor serves as a substitute for legal advice. Questions regarding the meaning or interpretation of statutes, notice requirements and other matters should be directed to an attorney or other appropriate counsel.

Where can you get more information?

This publication does not cover all aspects of the ARB protest process or property taxes. For more information, please see the following web resources:

- *Appraisal Protests and Appeals;*
- *Appraisal Review Board Manual;*
- *Paying Your Taxes;*
- *Property Tax System Basics;*
- *Taxpayer Bill of Rights;*
- *Texas Property Tax Code;* and
- *Valuing Property.*

This information is found on the Comptroller's Property Tax Assistance website. It provides property owners a wealth of information on the appraisal and protest process at comptroller.texas.gov/taxes/property-tax/. For specific inquiries, you must contact the appraisal district in which your property is located.

Property Tax Assistance Division
Texas Comptroller of Public Accounts
Publication #96-295, Revised January 2025.

For additional copies visit our website:

comptroller.texas.gov/taxes/property-tax/

 Sign up to receive email updates on the Comptroller topics of your choice at **comptroller.texas.gov/subscribe/**.

In compliance with the Americans with Disabilities Act, this document may be requested in alternative formats by calling:

800-252-5555.

H.6.
2025 Appraisal Project Meeting

April 24, 2025



Collin Central Appraisal District

April 24, 2025

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

RE: 2025 Appraisal Project Meeting

Our fourteenth annual Appraisal Project meeting was held on April 3, 2025. The following is a summary of this year's attendance.

Entity Type	Count
CAD Board of Directors	6
Cities and Towns	62
Collin CAD Employees	8
Collin County	6
Collin County College	4
Collin County Tax Office	3
School Districts	25
Special Districts	3
Dallas County Tax Office	2
Grand Total	119

H.7.

2025 Certified Estimate of Taxable Values

April 24, 2025



Collin Central Appraisal District

April 17, 2025

TO: Collin Central Appraisal District Taxing Entities

FROM: Marty Wright, Chief Appraiser

RE: 2025 Certified Estimates

Ladies and Gentlemen:

Attached to this letter you will find the 2025 Collin Central Appraisal District Certified Estimates of value as required by Texas Property Tax Code Section 26.01(e):

Except as provided by Subsection (f), not later than April 30, the chief appraiser shall prepare and certify to the assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value of property in that taxing unit. The chief appraiser shall assist each county, municipality, and school district in determining values of property in that taxing unit for the taxing unit's budgetary purposes.

This letter serves as notice to each Collin Central Appraisal District taxing entity that I, Marty Wright, Chief Appraiser, do hereby certify that the 2025 Certified Estimates have been calculated and delivered by the statutory date of April 30, 2025.

Sincerely,

Marty Wright
Chief Appraiser

**COLLIN CENTRAL APPRAISAL DISTRICT
2025 CERTIFIED ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2024 CERTIFIED TAXABLE VALUE, SUPP # 13, MARCH 05,2025	2025 NON- HOMESTEAD 23.231 LIMITATION LOSS	2025 ESTIMATED NEW PROPERTY (INCLUDED IN CERTIFIED ESTIMATED TAXABLE)	2025 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN CERTIFIED ESTIMATED TAXABLE)	2025 CERTIFIED ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 17, 2025	2025 ESTIMATED TAXABLE VALUE COMPARED TO 2024 SUPP # 13	2025 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER- YEAR	2025 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2024 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 5, 2025 SUPP #13	2025 AVG MARKET VALUE, AS OF 2025 NOTICES 4-15-2025	2025 ESTIMATED OVER-65 FREEZE TAXABLE LOSS	2025 CERTIFIED FREEZE ADJUSTED TAXABLE VALUE (ROUNDED)
SCHOOLS												
ALLEN ISD	\$22,543,963,116	-\$47,304,378	\$597,498,000	\$0	\$24,070,000,000	6.77%	4.12%	2.65%	\$606,801	\$611,914	\$2,691,459,764	\$21,370,000,000
ANNA ISD	\$3,889,335,367	-\$33,225,771	\$535,557,000	\$0	\$4,620,000,000	18.79%	5.02%	13.77%	\$380,346	\$373,724	\$335,054,582	\$4,280,000,000
BLAND ISD	\$29,144,171	-\$2,904,361	\$4,494,000	\$0	\$36,500,000	25.24%	9.82%	15.42%	\$364,203	\$414,197	\$4,548,487	\$31,900,000
BLUE RIDGE ISD	\$527,998,677	-\$25,830,540	\$30,584,000	\$0	\$609,000,000	15.34%	9.55%	5.79%	\$336,621	\$356,635	\$68,799,113	\$540,000,000
CELINA ISD	\$4,972,772,499	-\$119,407,811	\$781,328,000	\$0	\$7,130,000,000	43.38%	27.67%	15.71%	\$605,953	\$625,801	\$493,531,634	\$6,630,000,000
COMMUNITY ISD	\$2,816,491,197	-\$36,017,742	\$397,072,000	\$0	\$3,380,000,000	20.01%	5.91%	14.10%	\$366,050	\$356,107	\$325,282,753	\$3,050,000,000
FARMERSVILLE ISD	\$1,358,303,507	-\$34,152,573	\$102,308,000	\$0	\$1,540,000,000	13.38%	5.84%	7.53%	\$340,008	\$352,757	\$180,994,117	\$1,350,000,000
FRISCO ISD	\$47,828,665,629	-\$67,361,330	\$1,180,508,000	\$0	\$51,650,000,000	7.99%	5.52%	2.47%	\$707,012	\$716,811	\$3,465,195,110	\$48,180,000,000
LEONARD ISD	\$33,851,926	-\$1,724,766	\$1,512,000	\$0	\$39,500,000	16.68%	12.22%	4.47%	\$292,161	\$312,398	\$4,564,552	\$34,900,000
LOVEJOY ISD	\$4,592,100,999	-\$13,116,246	\$85,891,000	\$0	\$4,940,000,000	7.58%	5.71%	1.87%	\$1,037,501	\$1,080,162	\$1,240,183,057	\$3,690,000,000
MCKINNEY ISD	\$28,285,441,698	-\$201,821,713	\$1,557,629,000	\$0	\$31,390,000,000	10.98%	5.47%	5.51%	\$572,246	\$581,624	\$4,144,963,827	\$27,240,000,000
MELISSA ISD	\$4,592,267,185	-\$25,960,731	\$440,529,000	\$0	\$5,250,000,000	14.32%	4.73%	9.59%	\$502,987	\$509,376	\$369,712,607	\$4,880,000,000
PLANO ISD	\$76,044,201,717	-\$188,034,628	\$630,251,000	\$0	\$80,340,000,000	5.65%	4.82%	0.83%	\$600,327	\$615,436	\$13,089,861,763	\$67,250,000,000
PRINCETON ISD	\$4,957,613,384	-\$66,181,813	\$691,546,000	\$0	\$6,040,000,000	21.83%	7.88%	13.95%	\$325,325	\$323,627	\$319,825,559	\$5,720,000,000
PROSPER ISD	\$18,867,739,043	-\$71,077,330	\$1,109,194,000	\$0	\$20,920,000,000	10.88%	5.00%	5.88%	\$758,606	\$776,581	\$1,827,594,450	\$19,090,000,000
ROCKWALL ISD	\$1,255,750	\$0	\$0	\$0	\$1,340,000	6.71%	6.71%	0.00%	\$859,281	\$841,503	\$502,852	\$837,000
ROYSE CITY ISD	\$383,103,809	-\$7,332,236	\$24,035,000	\$0	\$428,000,000	11.72%	5.45%	6.27%	\$344,027	\$327,806	\$38,312,590	\$389,000,000
TRENTON ISD	\$28,503,051	-\$1,511,520	\$387,000	\$0	\$29,700,000	4.20%	2.84%	1.36%	\$416,143	\$420,332	\$3,768,632	\$25,900,000
VAN ALSTYNE ISD	\$146,191,918	-\$4,426,559	\$31,050,000	\$0	\$207,000,000	41.59%	20.36%	21.24%	\$516,995	\$550,872	\$18,945,194	\$188,000,000
WHITEWRIGHT ISD	\$13,039,092	-\$451,317	\$104,000	\$0	\$13,300,000	2.00%	1.20%	0.80%	\$407,660	\$432,012	\$1,710,268	\$11,500,000
WYLIE ISD	\$11,154,921,682	-\$78,201,761	\$232,836,000	\$0	\$11,810,000,000	5.87%	3.79%	2.09%	\$482,406	\$486,316	\$1,393,738,549	\$10,410,000,000

**COLLIN CENTRAL APPRAISAL DISTRICT
2025 CERTIFIED ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2024 CERTIFIED TAXABLE VALUE, SUPP # 13, MARCH 05,2025	2025 NON- HOMESTEAD 23.231 LIMITATION LOSS	2025 ESTIMATED NEW PROPERTY (INCLUDED IN CERTIFIED ESTIMATED TAXABLE)	2025 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN CERTIFIED ESTIMATED TAXABLE)	2025 CERTIFIED ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 17, 2025	2025 ESTIMATED TAXABLE VALUE COMPARED TO 2024 SUPP # 13	2025 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER- YEAR	2025 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2024 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 5, 2025 SUPP #13	2025 AVG MARKET VALUE, AS OF 2025 NOTICES 4-15-2025	2025 ESTIMATED OVER-65 FREEZE TAXABLE LOSS	2025 CERTIFIED FREEZE ADJUSTED TAXABLE VALUE (ROUNDED)
CITIES & TOWNS												
CITY OF ALLEN	\$21,437,613,689	-\$42,226,186	\$428,358,000	\$0	\$22,700,000,000	5.89%	3.89%	2.00%	\$592,745	\$599,873	N/A	N/A
CITY OF ANNA	\$3,810,650,711	-\$21,135,138	\$461,421,000	\$3,907,285	\$4,310,000,000	13.10%	0.89%	12.21%	\$371,268	\$364,886	N/A	N/A
CITY OF BLUE RIDGE	\$98,412,486	-\$3,609,397	\$4,540,000	\$6,781,833	\$115,000,000	16.86%	5.35%	11.50%	\$211,777	\$221,628	N/A	N/A
CITY OF CARROLLTON	\$196,323,849	-\$53,440	\$0	\$0	\$192,000,000	-2.20%	-2.20%	0.00%	N/A	N/A	N/A	N/A
CITY OF CELINA	\$7,129,595,048	-\$110,629,354	\$1,095,006,000	\$3,256,438	\$9,810,000,000	37.60%	22.19%	15.40%	\$637,991	\$661,475	\$557,628,049	\$9,250,000,000
CITY OF DALLAS	\$7,885,043,578	-\$23,919,308	\$68,092,000	\$0	\$8,320,000,000	5.52%	4.65%	0.86%	\$665,724	\$702,575	N/A	N/A
TOWN OF FAIRVIEW	\$3,321,350,004	-\$6,837,960	\$88,220,000	\$0	\$3,570,000,000	7.49%	4.83%	2.66%	\$917,343	\$940,842	N/A	N/A
CITY OF FARMERSVILLE	\$501,531,429	-\$14,193,251	\$5,468,000	\$167,575	\$519,000,000	3.48%	2.36%	1.12%	\$279,317	\$264,377	\$65,412,633	\$453,587,367
CITY OF FRISCO	\$33,075,354,260	-\$49,891,874	\$995,582,000	\$0	\$36,180,000,000	9.39%	6.38%	3.01%	\$772,198	\$780,789	\$2,038,110,510	\$34,140,000,000
CITY OF GARLAND	\$40,688,550	-\$1,417,853	\$0	\$0	\$42,200,000	3.71%	3.71%	0.00%	\$527,792	\$553,824	N/A	N/A
CITY OF JOSEPHINE	\$305,969,530	-\$1,866,175	\$23,492,000	\$302,705	\$331,000,000	8.18%	0.40%	7.78%	\$342,451	\$338,028	\$40,869,171	\$290,000,000
CITY OF LAVON	\$1,172,034,402	-\$11,818,448	\$260,174,000	\$0	\$1,430,000,000	22.01%	-0.19%	22.20%	\$392,823	\$380,576	\$124,947,706	\$1,300,000,000
LOWRY CROSSING	\$299,418,967	-\$2,026,026	\$57,522,000	\$0	\$353,000,000	17.90%	-1.32%	19.21%	\$435,477	\$420,554	\$67,601,697	\$285,000,000
CITY OF LUCAS	\$2,505,361,629	-\$12,539,445	\$77,721,000	\$0	\$2,720,000,000	8.57%	5.46%	3.10%	\$1,102,853	\$1,145,562	\$443,613,792	\$2,270,000,000
CITY OF MCKINNEY	\$40,953,160,284	-\$182,498,571	\$1,568,327,000	\$2,390,375	\$44,300,000,000	8.17%	4.34%	3.84%	\$572,526	\$580,815	N/A	N/A
CITY OF MELISSA	\$4,038,504,798	-\$12,187,052	\$345,562,000	\$0	\$4,530,000,000	12.17%	3.61%	8.56%	\$490,157	\$493,903	\$298,886,514	\$4,231,113,486
CITY OF MURPHY	\$3,731,492,976	-\$7,261,979	\$13,564,000	\$0	\$3,820,000,000	2.37%	2.01%	0.36%	\$618,296	\$613,632	N/A	N/A
CITY OF NEVADA	\$226,012,746	-\$1,652,757	\$3,882,000	\$0	\$237,000,000	4.86%	3.14%	1.72%	\$389,882	\$402,551	N/A	N/A
TOWN OF NEW HOPE	\$102,348,201	-\$259,314	\$787,000	\$0	\$102,000,000	-0.34%	-1.11%	0.77%	\$403,670	\$391,070	N/A	N/A
CITY OF PARKER	\$1,945,102,237	-\$5,900,835	\$71,285,000	\$0	\$2,080,000,000	6.94%	3.27%	3.66%	\$1,127,493	\$1,141,192	N/A	N/A
CITY OF PLANO	\$60,371,702,236	-\$139,610,242	\$583,117,000	\$0	\$63,930,000,000	5.89%	4.93%	0.97%	\$578,906	\$593,441	\$8,271,010,556	\$55,650,000,000
CITY OF PRINCETON	\$4,001,499,096	-\$39,831,747	\$490,535,000	\$17,686,769	\$4,730,000,000	18.21%	5.50%	12.70%	\$335,905	\$332,295	\$237,990,717	\$4,490,000,000
TOWN OF PROSPER	\$7,607,975,217	-\$42,157,672	\$391,503,000	\$0	\$8,670,000,000	13.96%	8.81%	5.15%	\$922,648	\$950,078	\$863,069,509	\$7,800,000,000

**COLLIN CENTRAL APPRAISAL DISTRICT
2025 CERTIFIED ESTIMATE OF TAXABLE VALUE**

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CITIES & TOWNS												
CITY OF RICHARDSON	\$10,688,635,065	-\$27,893,055	\$28,979,000	\$0	\$10,740,000,000	0.48%	0.21%	0.27%	\$593,148	\$601,054	N/A	N/A
CITY OF ROYSE CITY	\$418,479,432	-\$5,960,927	\$22,312,000	\$0	\$474,000,000	13.27%	7.94%	5.33%	\$347,234	\$331,474	\$45,155,655	\$428,000,000
CITY OF SACHSE	\$1,717,860,048	-\$2,932,742	\$3,937,000	\$0	\$1,780,000,000	3.62%	3.39%	0.23%	\$516,047	\$523,288	\$229,607,057	\$1,550,000,000
TOWN OF ST. PAUL	\$198,278,923	-\$3,493,146	\$1,065,000	\$0	\$213,000,000	7.42%	6.89%	0.54%	\$589,876	\$615,408	N/A	N/A
CITY OF VAN ALSTYNE	\$77,338	-\$59,194	\$0	\$0	\$18,690	-75.83%	-75.83%	N/A	N/A	N/A	N/A	N/A
CITY OF WESTON	\$232,080,845	-\$645,970	\$8,315,000	\$0	\$270,000,000	16.34%	12.76%	3.58%	\$571,319	\$582,583	\$27,911,912	\$242,000,000
CITY OF WYLIE	\$8,189,880,030	-\$39,195,750	\$140,956,000	\$0	\$8,590,000,000	4.89%	3.16%	1.72%	\$445,375	\$449,894	\$953,741,172	\$7,630,000,000

**COLLIN CENTRAL APPRAISAL DISTRICT
2025 CERTIFIED ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2024 CERTIFIED TAXABLE VALUE, SUPP # 13, MARCH 05,2025	2025 NON- HOMESTEAD 23.231 LIMITATION LOSS	2025 ESTIMATED NEW PROPERTY (INCLUDED IN CERTIFIED ESTIMATED TAXABLE)	2025 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN CERTIFIED ESTIMATED TAXABLE)	2025 CERTIFIED ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 17, 2025	2025 ESTIMATED TAXABLE VALUE COMPARED TO 2024 SUPP # 13	2025 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER- YEAR	2025 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2024 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 5, 2025 SUPP #13	2025 AVG MARKET VALUE, AS OF 2025 NOTICES 4-15-2025	2025 ESTIMATED OVER-65 FREEZE TAXABLE LOSS	2025 CERTIFIED FREEZE ADJUSTED TAXABLE VALUE (ROUNDED)
COUNTY & COLLEGE												
COLLIN COUNTY	\$249,096,038,407	-\$1,025,937,826	\$8,390,857,000	\$0	\$269,300,000,000	8.11%	4.74%	3.37%	\$597,129	\$606,765	\$32,544,289,594	\$236,700,000,000
COLLIN CO. COLLEGE	\$224,308,165,467	-\$1,025,937,826	\$8,243,843,000	\$0	\$243,400,000,000	8.51%	4.84%	3.68%	\$597,129	\$606,765	\$22,042,642,908	\$221,300,000,000
SPECIAL DISTRICTS												
BLUE MEADOW MUD#3 WBMM3	\$2,186,264	-\$9,748,663	\$6,314,000	\$0	\$29,430,000	1246.13%	957.33%	288.80%	N/A	N/A	N/A	N/A
CELINA MMD #2 MCL02	\$0	\$0	\$0	\$233,396,686	\$240,000,000	0.00%	0.00%	0.00%	N/A	N/A	N/A	N/A
COLLIN CO.WCID#3 (INSPIRATION) WCCW3	\$997,338,971	-\$724,515	\$80,686,000	\$0	\$1,100,000,000	10.29%	2.20%	8.09%	\$603,895	\$612,743	N/A	N/A
COLLIN COUNTY MUD CR412 WM412	\$60,928,369	-\$164,047	\$48,041,000	\$0	\$116,000,000	90.39%	N/A	N/A	\$337,186	\$359,392	N/A	N/A
COLLIN COUNTY MUD#1 WCCM1	\$1,811,397,593	-\$7,293,337	\$110,236,000	\$0	\$2,000,000,000	10.41%	4.33%	6.09%	\$671,336	\$690,863	N/A	N/A
COLLIN COUNTY MUD#2 WCCM2	\$733,598,638	-\$227,040	\$199,338,000	\$0	\$940,000,000	28.14%	0.96%	27.17%	\$269,313	\$265,059	N/A	N/A
COLLIN COUNTY MUD#4 WCCM4	\$89,137,858	\$0	\$62,429,000	\$19,414	\$201,000,000	125.49%	N/A	N/A	\$243,952	\$269,046	N/A	N/A
COLLIN COUNTY MUD#5 WCCM5	\$10,970,292	-\$1,269,862	\$0	\$30,638	\$38,460,000	250.58%	N/A	N/A	N/A	N/A	N/A	N/A
COLLIN COUNTY MUD#10 WCM10	\$6,561,767	-\$1,484,740	\$15,453,000	\$0	\$38,740,000	490.39%	N/A	N/A	\$149,407	\$172,879	N/A	N/A
COLLIN COUNTY MUD#12 WCM12	\$0	\$0	\$0	\$1,668,294	\$1,710,000	-100.00%	N/A	N/A	N/A	N/A	N/A	N/A
EAST FORK FWSD #1A WEF1A	\$93,088,665	\$0	\$0	\$0	\$91,600,000	-1.60%	N/A	N/A	\$549,246	\$481,527	N/A	N/A
ELEVON MUD #1A WEM1A	\$123,174,824	-\$42,779	\$34,635,000	\$0	\$170,000,000	38.02%	N/A	N/A	\$303,656	\$304,796	N/A	N/A
LAKEHAVEN MUD WLHM	\$83,507,286	-\$656,500	\$77,395,000	\$0	\$226,450,000	171.17%	N/A	N/A	\$259,487	\$309,002	N/A	N/A
LC MUD #1 WLCM1	\$16,509,941	\$0	\$10,631,000	\$0	\$30,900,000	87.16%	22.77%	64.39%	N/A	\$347,788	N/A	N/A
MAGNOLIA POINTE MUD #1 WDRM1	\$436,200,971	-\$27,132	\$47,133,000	\$0	\$474,000,000	8.67%	-2.14%	10.81%	\$290,194	\$276,009	N/A	N/A

**COLLIN CENTRAL APPRAISAL DISTRICT
2025 CERTIFIED ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2024 CERTIFIED TAXABLE VALUE, SUPP # 13, MARCH 05,2025	2025 NON- HOMESTEAD 23.231 LIMITATION LOSS	2025 ESTIMATED NEW PROPERTY (INCLUDED IN CERTIFIED ESTIMATED TAXABLE)	2025 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN CERTIFIED ESTIMATED TAXABLE)	2025 CERTIFIED ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 17, 2025	2025 ESTIMATED TAXABLE VALUE COMPARED TO 2024 SUPP # 13	2025 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER- YEAR	2025 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2024 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 5, 2025 SUPP #13	2025 AVG MARKET VALUE, AS OF 2025 NOTICES 4-15-2025	2025 ESTIMATED OVER-65 FREEZE TAXABLE LOSS	2025 CERTIFIED FREEZE ADJUSTED TAXABLE VALUE (ROUNDED)
SPECIAL DISTRICTS												
MCKINNEY MUD#1 WMM1	\$1,001,521,322	-\$172,527	\$1,846,000	\$0	\$1,040,000,000	3.84%	3.66%	0.18%	\$587,793	\$596,004	N/A	N/A
MCKINNEY MUD#2 WMM2	\$424,798,092	-\$6,037,959	\$169,094,000	\$0	\$607,000,000	42.89%	3.09%	39.81%	\$469,006	\$492,512	N/A	N/A
NORTH PARKWAY MMD#1 MNP1	\$79,446,526	-\$8,665,999	\$34,797,000	\$0	\$457,800,000	476.24%	432.44%	43.80%	N/A	N/A	N/A	N/A
RAINTREE MUD#1 WRTM1	\$25,204	\$0	\$0	\$0	\$13,250,000	52471.02%	52471.02%	0.00%	N/A	N/A	N/A	N/A
RIVERFIELD MUD #1 WRFM1	\$1,220,000	\$0	\$0	\$0	\$9,300,000	662.30%	662.30%	0.00%	N/A	N/A	N/A	N/A
SEIS LAGOS UTILITY DIST WSE	\$418,693,080	-\$65,591	\$845,000	\$0	\$443,000,000	5.81%	5.60%	0.20%	\$877,377	\$901,589	N/A	N/A
TRAILS OF BLUE RIDGE RDTBR	\$65,535,426	\$0	\$224,000	\$0	\$70,600,000	7.73%	7.39%	0.34%	\$599,375	\$644,249	N/A	N/A
UPTOWN MUD #1 WUM1	\$58,013,744	-\$3,354,277	\$18,288,000	\$0	\$134,000,000	130.98%	N/A	N/A	N/A	\$429,493	N/A	N/A
VAN ALSTYNE MUD#2 WVAM2	\$19,589,182	\$644,756	\$4,066,000	\$0	\$87,000,000	344.12%	N/A	N/A	\$269,536	\$361,567	N/A	N/A

**COLLIN CENTRAL APPRAISAL DISTRICT
2025 TIF & TIRZ CAPTURED VALUE ESTIMATE**

<u>TIF or TIRZ NAME</u>	ENTITY CODE	2024 TIF or TIRZ Taxable Value, as of 4-3-2025, after Supplement # 15	Base Taxable Value to Exclude from TIF or TIRZ Captured Value, for 2024	2024 Calculated TIF or TIRZ Captured Value	2025 Estimated Taxable Value, 4-14-2025	Base TaxableValue to Exclude from TIF or TIRZ Captured Value, for 2025	2025 Calculated TIF or TIRZ Captured Value	2025 New Property Taxable Value (included in Taxable Value)
ALLEN TIF #1	TA1	\$294,567,059	\$2,424,420	\$292,142,639	\$317,078,509	\$2,424,420	\$314,654,089	\$34,280
ALLEN TIF #2	TA2	\$1,220,667,612	\$81,267,393	\$1,139,400,219	\$1,349,708,785	\$81,267,393	\$1,268,441,392	\$36,294,422
ALLEN TIF #3	TA3	\$108,676,964	\$282,221	\$108,394,743	\$290,980,616	\$282,221	\$290,698,395	\$127,300,297
ALLEN TIF #4	TAL4	\$18,633,217	\$16,414,767	\$2,218,450	\$107,932,598	\$16,414,767	\$91,517,831	\$42,995,544
ANNA TIRZ #2	TAN02	\$123,765,044	\$15,118	\$123,749,926	\$114,919,938	\$15,118	\$114,904,820	\$1,425,409
ANNA TIRZ #3	TAN03	\$50,684,984	\$18,245	\$50,666,739	\$133,146,389	\$18,245	\$133,128,144	\$64,719,736
ANNA TIRZ #4	TAN04	\$86,401,459	\$53,194	\$86,348,265	\$173,941,569	\$53,194	\$173,888,375	\$72,170,158
ANNA TIRZ #5	TAN05	\$1,600,879	\$8,350	\$1,592,529	\$1,863,114	\$8,350	\$1,854,764	\$0
ANNA TIRZ #6	TAN06	\$115,643,750	\$67,261,273	\$48,382,477	\$156,349,262	\$67,261,273	\$89,087,989	\$25,827,308
CELINA TIRZ #2	TCL02	\$364,688,519	\$6,182,256	\$358,506,263	\$427,592,567	\$6,182,256	\$421,410,311	\$174,811
CELINA TIRZ #5	TCL05	\$6,469,297	\$4,582,987	\$1,886,310	\$55,244,273	\$4,582,987	\$50,661,286	\$255,712
CELINA TIRZ #6	TCL06	\$187,108,817	\$1,672,560	\$185,436,257	\$195,585,040	\$1,672,560	\$193,912,480	\$81,815
CELINA TIRZ #7	TCL07	\$201,744,092	\$19,189	\$201,724,903	\$201,019,386	\$19,189	\$201,000,197	\$129,759
CELINA TIRZ #9	TCL09	\$104,062,725	\$7,838	\$104,054,887	\$107,291,653	\$7,838	\$107,283,815	\$0
CELINA TIRZ #10	TCL10	\$65,551,788	\$14,153	\$65,537,635	\$82,642,697	\$14,153	\$82,628,544	\$4,389,176
CELINA TIRZ #11	TCL11	\$322,684,216	\$86,443,673	\$236,240,543	\$376,073,853	\$86,443,673	\$289,630,180	\$21,940,830
CELINA TIRZ #13	TCL13	\$128,125,449	\$382,197	\$127,743,252	\$504,578,087	\$382,197	\$504,195,890	\$37,278,398
CELINA TIRZ #15	TCL15	\$397,103	\$489,409	-\$92,306	\$395,172	\$489,409	\$0	\$0
CELINA TIRZ #16	TCL16	\$403,384	\$501,277	-\$97,893	\$420,815	\$501,277	\$0	\$0
DALLAS TIF #21	TDA21	\$318,110,812	\$30,002,385	\$288,108,427	\$322,183,941	\$30,002,385	\$292,181,556	\$44,065
FARMERSVILLE TFC #1	TFC1	\$242,042,104	\$54,904,342	\$187,137,762	\$273,705,930	\$54,904,342	\$218,801,588	\$6,340,435
FAIRVIEW TIRZ #1	TFV1	\$540,946,637	\$173,332,797	\$367,613,840	\$651,248,009	\$173,332,797	\$477,915,212	\$40,522,448
FRISCO TIF #1	TF1	\$2,300,838,836	\$16,059,872	\$2,284,778,964	\$2,510,066,153	\$16,059,872	\$2,494,006,281	\$1,426,676

**COLLIN CENTRAL APPRAISAL DISTRICT
2025 TIF & TIRZ CAPTURED VALUE ESTIMATE**

<u>TIF or TIRZ NAME</u>	ENTITY CODE	2024 TIF or TIRZ Taxable Value, as of 4-3-2025, after Supplement # 15	Base Taxable Value to Exclude from TIF or TIRZ Captured Value, for 2024	2024 Calculated TIF or TIRZ Captured Value	2025 Estimated Taxable Value, 4-14-2025	Base Taxable Value to Exclude from TIF or TIRZ Captured Value, for 2025	2025 Calculated TIF or TIRZ Captured Value	2025 New Property Taxable Value (included in Taxable Value)
FRISCO TIF #5	TF5	\$866,972,207	\$0	\$866,972,207	\$1,006,114,318	\$0	\$1,006,114,318	\$66,841,460
FRISCO TIRZ #6	TFR06	\$1,024,719,218	\$580,717,626	\$444,001,592	\$1,091,608,620	\$580,717,626	\$510,890,994	\$15,065,155
FRISCO TIRZ #7	TFR07	\$42,132,017	\$62,967	\$42,069,050	\$164,665,994	\$62,967	\$164,603,027	\$39,447,459
LAVON TIRZ #2	TLA02	\$89,307,482	\$709,003	\$88,598,479	\$266,371,855	\$709,003	\$265,662,852	\$138,463,382
MELISSA TIF #1	TM1	\$354,067,004	\$15,954,372	\$338,112,632	\$381,049,947	\$15,954,372	\$365,095,575	\$9,553,286
MCKINNEY TIF #1	TMC1	\$917,252,364	\$236,841,057	\$680,411,307	\$1,115,960,576	\$236,841,057	\$879,119,519	\$21,425,966
MCKINNEY TIF #2	TMC2	\$520,442,915	\$118,421,460	\$402,021,455	\$651,112,656	\$118,421,460	\$532,691,196	\$31,221,077
PLANO TIF #2	TP2	\$1,225,593,677	\$306,807,183	\$918,786,494	\$1,395,050,104	\$306,807,183	\$1,088,242,921	\$18,415,717
PLANO TIF #3	TP3	\$935,521,344	\$610,102,390	\$325,418,954	\$1,258,841,699	\$610,102,390	\$648,739,309	\$135,790,660
PLANO TIF #4	TP4	\$348,722,275	\$260,340,729	\$88,381,546	\$406,718,178	\$260,340,729	\$146,377,449	\$25,037,813
PLANO TIF #5	TP5	\$2,346,544,437	\$2,347,244,802	-\$700,365	\$2,469,681,196	\$2,347,244,802	\$122,436,394	\$0
PRINCETON TIRZ #1	TPN1	\$534,988,828	\$9,282,770	\$525,706,058	\$542,481,720	\$9,282,770	\$533,198,950	\$2,075,210
PRINCETON TIRZ #2	TPN2	\$129,935,086	\$1,065,912	\$128,869,174	\$119,368,073	\$1,065,912	\$118,302,161	\$231,474
PRINCETON TIRZ #3	TPN3	\$188,975,595	\$2,823,111	\$186,152,484	\$272,112,786	\$2,823,111	\$269,289,675	\$69,766,632
PRINCETON TIRZ #4	TPN4	\$14,843,155	\$14,848,539	-\$5,384	\$111,110,215	\$14,848,539	\$96,261,676	\$54,331,622
PRINCETON TIRZ #5	TPN5	\$104,019,780	\$1,042,422	\$102,977,358	\$208,481,163	\$1,042,422	\$207,438,741	\$67,677,655
PRINCETON TIRZ #6	TPN6	\$37,104,298	\$8,729,949	\$28,374,349	\$126,068,677	\$8,729,949	\$117,338,728	\$51,595,535
PROSPER TIF #1	TPR1	\$359,090,705	\$4,507,850	\$354,582,855	\$488,923,832	\$4,507,850	\$484,415,982	\$30,120,521
PROSPER TIF #2	TPR2	\$29,682,197	\$29,413	\$29,652,784	\$52,543,406	\$29,413	\$52,513,993	\$0
RICHARDSON TIF #2	TRC2	\$1,301,525,656	\$37,485	\$1,301,488,171	\$1,371,675,306	\$37,485	\$1,371,637,821	\$0
RICHARDSON TIF #3	TRC3	\$284,146,483	\$10,589,481	\$273,557,002	\$313,817,712	\$10,589,481	\$303,228,231	\$6,952,631
SACHSE TIRZ #3	TSA03	\$379,663,094	\$156,139,086	\$223,524,008	\$395,909,337	\$156,139,086	\$239,770,251	\$2,907,498