



**2024 BUDGET WORKSHOP**  
**and**  
**REGULAR**  
**BOARD OF DIRECTORS MEETING**

**April 27, 2023**

# **MEETING NOTICE & AGENDA**

4/19/2023 9:32:06 AM

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

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

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

**(CONDUCTED ONSITE & TELEPHONICALLY)**

Notice is hereby given that on the 27th day of April 2023, at 7:00 a.m., the Board of Directors of the Collin Central Appraisal District will hold a 2024 budget workshop and meeting at the Central Appraisal District Office, 250 Eldorado Pkwy., McKinney, Texas. The Board Chairman will direct the meeting from the District's office, in the Dr. Leo Fitzgerald board room. Board members and the public may attend in person or connect via the telephone number and conference ID below. The chief appraiser and selected staff will attend in person, with other members of the District's staff connecting from their individual offices or from a remote location. Board members, staff and the public will have telephonic access by dialing 1-833-304-4846, at which time they will be prompted to enter the Conference ID: 855 458 630#. Telephonic access will be available at 7:00 a.m. until the meeting is adjourned by the Board Chairman. The subjects to be discussed are listed on the agenda which is attached to and made a part of this notice. The Board's agenda packet is available on the District's public website: <https://collincad.org/boards/bod>  
On this 19th day of April 2023, this notice was filed with the County Clerk of Collin County, Texas.



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

**AGENDA**  
**BOARD OF DIRECTORS**  
**COLLIN CENTRAL APPRAISAL DISTRICT**  
**2024 BUDGET WORKSHOP AND**  
**REGULAR MEETING - Conducted at**  
**CENTRAL APPRAISAL DISTRICT OFFICE**  
**250 Eldorado Parkway, Dr. Leo Fitzgerald Board Room**  
**McKinney, Texas 75069**

**7:00 a.m. Thursday, April 27, 2023**

**I. 2024 BUDGET WORKSHOP**

<u>ITEM #</u>	<u>SUB #</u>	<u>ITEM DESCRIPTION</u>
<b>A.</b>		<b>Call to order: 7:00 a.m.</b>
	1	Announcement by presiding officer whether the public hearing has been posted in the manner required by law.
	2	Roll call: Announcement by presiding officer whether a quorum is present.
<b>B.</b>		<b>Conduct 2024 BUDGET WORKSHOP</b>
<b>C.</b>		<b>Adjourn 2024 BUDGET WORKSHOP</b>

**II. REGULAR MEETING**

<u>ITEM #</u>	<u>SUB #</u>	<u>ITEM DESCRIPTION</u>
<b>A.</b>		<b>Call to order: Immediately Following Budget Workshop</b>
	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.
<b>B.</b>		<b>Executive Session</b>
	1	Consultation with attorney regarding pending or contemplated litigation. Pursuant to Texas Open Meetings Act, Section 551.071.



## **AGENDA**

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

- 2 Deliberation regarding real property. Pursuant to Texas Open Meetings Act, Section 551.072.
- 3 Personnel matters. Pursuant to Texas Open Meetings Act, Section 551.074.

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

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

#### **CONSENT AGENDA**

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

#### **D. Approval of minutes from March 23, 2023 regular meeting.**

#### **E. Review of March 2023 bills.**

#### **F. Review of March 2023 financial reports.**

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

#### **H. Review report of March 2023 checks and electronic transfers greater than \$25,000.**

#### **END OF CONSENT AGENDA**

#### **I. Receive 2022 financial audit report from Vail & Park P.C.**

#### **J. Take up tabled item from March 23rd BOD meeting. Discuss and vote on amending Policy #1072 Taxing Unit Late Payments.**

## **AGENDA**

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

- K. Discuss and vote on scheduling the Board's second budget workshop in conjunction with the May 25, 2023 regular board meeting.**

**L. Reports**

- 1 Taxpayer Liaison Officer Report
- 2 TDLR Status Report
- 3 1st Qtr. 2023 Investment Report
- 4 1st Qtr. 2023 Collateral Report
- 5 Vendor Report
- 6 Litigation Report
- 7 Litigation Cost Report

**M. Chief Appraiser's Report**

- 1 2023 Notice of Appraised Value Report
- 2 2023 Preliminary Estimate of Taxable Value
- 3 General Comments

**III. AUDIENCE**

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

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

**V. ADJOURNMENT**

# CONSENT AGENDA

# **D. MINUTES**

**March 23, 2023**

**MINUTES**  
**BOARD OF DIRECTORS**  
**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Thursday, March 23, 2023**

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

**MEMBERS PRESENT:** Ron Carlisle, Ronald Kelley, Brian Mantzey, Ken Maun, Gary Rodenbaugh and Carson Underwood

**MEMBERS ABSENT:**

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

**NATURE OF BUSINESS**

**I. REGULAR MEETING**

<b>ITEM #</b>	<b>SUB #</b>	<b>ITEM DESCRIPTION</b>
<b>A.</b>		<b>Call to Order 7:00 a.m.</b>
	1	Meeting was called to order by Chairman, Gary Rodenbaugh, and he announced that the meeting had been posted in the time and manner required by law.
	2	The Chairman announced that a quorum was present.
<b>B.</b>		<b>Executive Session</b> There was no need for an executive session.
<b>C.</b>		<b>Action on items discussed in executive session</b>
	1	N/A
	2	N/A
	3	N/A
		<b><u>CONSENT AGENDA</u></b> Motion by Carson Underwood to accept reports and approve action items contained in consent agenda. Seconded by Ron Carlisle. Motion carried.
<b>D.</b>		Action taken: Board approved minutes from February 23, 2023 regular meeting.
<b>E.</b>		Action taken: Board reviewed the February 2023 bills.

## MINUTES

### BOARD OF DIRECTORS COLLIN CENTRAL APPRAISAL DISTRICT

- F. Action taken: Board reviewed and accepted the February 2023 financial reports.
- G. Action taken: Board authorized the issuance of the checks listed and Chairman, Gary Rodenbaugh signed checks.
- H. Action taken: Board reviewed and accepted the February 2023 report of checks and electronic transfers greater than \$25,000.

#### **END OF CONSENT AGENDA**

- I. Brian Swanson, Deputy Chief of Operations & Compliance, addressed the Board with a request to amend Policy #1072 based on recommended options provided by the Methods and Assistance Program (MAP) reviewer, a result of the 2022 MAP review findings. Ken Maun was not in favor of the requested amendments. Chief Appraiser, Marty Wright, responded to Mr. Maun's opposition. Toni Bryan, Director of Finance & Operations, shared in the discussion. The Board further discussed the intent of the policy. Carson Underwood made a motion to table this Item for further review and discussion. After further discussion, a second motion was received by Ronald Kelley, tabling the Item for the next meeting. Motion passed.

#### **J. Reports**

- 1 Chris Nickell, Taxpayer Liaison Officer, presented the Monthly Status Report. Having reviewed all 49 February Customer Service Cards, there was only one negative comment. He continued with the Monthly TDLR Status Report, stating there were no issues received.
- 2 On behalf of ARB Chairman, Dean Soderstrom, Tina Castillo, Director of ARB and Agent Services, submitted the adopted Collin ARB Hearing Procedures for 2023 to the Board of Directors. No motion was needed.
- 3 Brian Swanson provided an in-depth overview of the 2022 Property Value Study (PVS).
- 4 Mr. Swanson presented a summary report on the 2023 Methods and Assistance Program (MAPS) review.
- 5 A Roof Status Report was also presented by Mr. Swanson.

#### **K. Chief Appraiser's Report**

- 1 2023 Key Dates
- 2 General Comments

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

**II.**

**AUDIENCE**

- A.** There were no public comments.

**CCAD staff in attendance:**

Marty Wright  
Tamera Glass  
Toni Bryan  
Valerie Hyden  
Phil Greaux  
Ryan Matthews  
Stephanie Cave-Bernal  
Brad Richards  
Brian Swanson  
Dana Wilson  
Elliot Bensend  
Jason Harris  
Paula Bensend  
Eric Grusendorf  
Shane Cheek  
Shawn Tilley  
Tina Castillo  
Cindy Smith  
Kaleb Blount  
Erin Van Gundy  
Jamie Worth  
Robert Wood  
Chris Nickell  
Sam Tharp  
Taylor Hamilton  
Teresa Justus

**III.**

The next meeting is to be held on the date and time listed below.  
The meeting will be held at 250 Eldorado Pkwy., Dr. Leo Fitzgerald  
Board Room, McKinney, Texas.  
Thursday, April 27, 2023  
7:00 a.m.

**IV.**

Chairman, Gary Rodenbaugh announced that the Board had concluded  
its business and the meeting was adjourned. The meeting adjourned at  
8:04 a.m.



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

**March 23, 2023**

BILLS PAID

BILLS PAID

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Board of Directors Check Detail Report**  
**March 2023**

Num	Date	Name	Amount
<b>Mar 23</b>			
ACH	03/15/2023	TCDRS	-154,101.63
ACH	03/10/2023	ADP INC	-3,953.49
ACH	03/02/2023	PITNEY BOWES RESERVE ACCOUNT	-20,000.00
WIRE	03/28/2023	WEX HEALTH INC	-8,000.00
9513	03/08/2023	TURANO, LOUIS R	-577.00
9514	03/14/2023	AUGUSTINE, JUDITH S	-270.00
9515	03/14/2023	BITTNER, NANCY M.	-270.00
9516	03/14/2023	BRANHAM, ALLAN B	-125.00
9517	03/14/2023	BROOKS, TREYSON J.	-125.00
9518	03/14/2023	CHOLLAR JR, GEORGE W	-862.00
9519	03/14/2023	CHOWDHURY, NASIMA	-270.00
9520	03/14/2023	CURFMAN, LAWRENCE A	-125.00
9521	03/14/2023	DIVIRGILIO, RICHARD	-270.00
9522	03/14/2023	FALTYS, DIANNE	-307.00
9523	03/14/2023	FORD-BERGERON, CORINA	-125.00
9524	03/14/2023	HANSON, THOMAS D	-270.00
9525	03/14/2023	HARTMAN, BETTY	-270.00
9526	03/14/2023	HAWKINS, YOLANDA	-270.00
9527	03/14/2023	JAYE, OLIN	-270.00
9528	03/14/2023	KLICKMAN, JOHN MICHAEL	-270.00
9529	03/14/2023	LEATCH, BERT J.	-125.00
9530	03/14/2023	MAHER, KEVIN M	-270.00
9531	03/14/2023	MORGAN, DAVID R.	-125.00
9532	03/14/2023	PERRY, CRAIG N.	-270.00
9533	03/14/2023	PORTER, DAVID S.	-125.00
9534	03/14/2023	PRYOR, JACK R	-270.00
9535	03/14/2023	RICHARD, DAVID G.	-125.00
9536	03/14/2023	ROBINS, JANICE M.	-125.00
9537	03/14/2023	SMITH JR, FLOYD W	-270.00
9538	03/14/2023	SODERSTROM, DEAN C	-640.00
9539	03/14/2023	TRAN, HUONG (RACHEL)	-270.00
9540	03/14/2023	TURANO, LOUIS R	-270.00
9541	03/14/2023	TURNER, KENT M	-270.00
9542	03/14/2023	WARD, FORREST	-270.00
9543	03/14/2023	WHITT, NORMAN J	-270.00
9544	03/14/2023	WOLFSON, LEWIS H	-270.00
9545	03/14/2023	WYSASKI, JOHN	-270.00
9546	03/14/2023	ZACHMANN, MICHAEL	-125.00
9547	03/14/2023	ZINN, THOMAS G	-270.00
9548	03/30/2023	ARCELLANA, CRISTINA M	-270.00
9549	03/30/2023	AUGUSTINE, JUDITH S	-270.00
9550	03/30/2023	BITTNER, NANCY M.	-270.00
9551	03/30/2023	BRANHAM, ALLAN B	-540.00
9552	03/30/2023	CHOLLAR JR, GEORGE W	-762.00
9553	03/30/2023	CHOWDHURY, NASIMA	-270.00
9554	03/30/2023	CURFMAN, LAWRENCE ALLEN	0.00
9555	03/30/2023	DIVIRGILIO, RICHARD	-270.00
9556	03/30/2023	DODSON, MICHAEL	-270.00
9557	03/30/2023	FALTYS, DIANNE	-688.00
9558	03/30/2023	FERGUSON, VICTOR L.	-270.00
9559	03/30/2023	FERRILL, LAWRENCE R	-270.00
9560	03/30/2023	FORD-BERGERON, CORINA	-540.00
9561	03/30/2023	HANSON, THOMAS D	-270.00

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Board of Directors Check Detail Report**  
**March 2023**

<b>Num</b>	<b>Date</b>	<b>Name</b>	<b>Amount</b>
9562	03/30/2023	HARDIN, MARILYN CARLEEN	-270.00
9563	03/30/2023	HARTMAN, BETTY	-270.00
9564	03/30/2023	HAWKINS, YOLANDA	-270.00
9565	03/30/2023	HUBBARD, STEVEN L.	-270.00
9566	03/30/2023	JARZABEK, DOROTA	-270.00
9567	03/30/2023	JAYE, OLIN	-270.00
9568	03/30/2023	KLICKMAN, JOHN MICHAEL	-270.00
9569	03/30/2023	LASHER, DON W.	-270.00
9570	03/30/2023	LEATCH, BERT J.	-540.00
9571	03/30/2023	MAHER, KEVIN M	-270.00
9572	03/30/2023	MAJZNER, CHARLOTTE	-270.00
9573	03/30/2023	McANDREW, THOMAS	-270.00
9574	03/30/2023	MCGEE, BEVERLY J	-270.00
9575	03/30/2023	MOLINA, ESTELA	-270.00
9576	03/30/2023	MORGAN, DAVID R.	-270.00
9577	03/30/2023	MORTENSON, GEORGE R.	-270.00
9578	03/30/2023	MUNDER, GWENDOLYN	-270.00
9579	03/30/2023	PARKER, CHRISTI CRUMP	-270.00
9580	03/30/2023	PERRY, CRAIG N.	-270.00
9581	03/30/2023	PHILLIPS, KATHRYN H	-270.00
9582	03/30/2023	PORTER, DAVID S.	-270.00
9583	03/30/2023	PRYOR, JACK R	-270.00
9584	03/30/2023	RICHARD, DAVID G.	-540.00
9585	03/30/2023	ROBINS, JANICE M.	-540.00
9586	03/30/2023	ROGERS, FLOYD E	-270.00
9587	03/30/2023	SADLER, BRADLEY J	-270.00
9588	03/30/2023	SMITH JR, FLOYD W	-270.00
9589	03/30/2023	SODERSTROM, DEAN C	-825.00
9590	03/30/2023	SWEGLES, DONALD	-540.00
9591	03/30/2023	TON, AZALIAH S W	-270.00
9592	03/30/2023	TRAN, HUONG (RACHEL)	-270.00
9593	03/30/2023	TREWIN, JAMES	-270.00
9594	03/30/2023	TURANO, LOUIS R	-270.00
9595	03/30/2023	TURNER, KENT M	-270.00
9596	03/30/2023	WARD, FORREST	-270.00
9597	03/30/2023	WELBORN, JANET HOLBART	-270.00
9598	03/30/2023	WHITT, NORMAN J	-270.00
9599	03/30/2023	WOLFSON, LEWIS H	-270.00
9600	03/30/2023	WYSASKI, JOHN	-270.00
9601	03/30/2023	YARBOROUGH, DANA	-270.00
9602	03/30/2023	ZACHMANN, MICHAEL	-540.00
9603	03/30/2023	ZINN, THOMAS G	-270.00
9604	03/30/2023	CURFMAN, LAWRENCE ALLEN	0.00
9605	03/30/2023	CURFMAN, LAWRENCE ALLEN	-540.00
54761	03/02/2023	TDLR	-100.00
54762	03/02/2023	ROCKIN G DRYWALL & CONSTRUCTION	-50,000.00
54763	03/07/2023	ARMSTRONG, WILLIAM	-425.00
54764	03/07/2023	BUNDICK, FRANK	-425.00
54765	03/07/2023	DIAZ, STEPHEN ERIK	-425.00
54766	03/07/2023	THIGPEN, LESLIE MICHAEL	-400.00
54767	03/07/2023	AFFILIATED COM-NET, INC.	-1,544.40
54768	03/07/2023	AT&T (MAIN LOCAL)	-1,888.27
54769	03/07/2023	AT&T (MAIN LOCAL)	-242.16
54770	03/07/2023	CINTAS FIRST AID	-114.13

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Board of Directors Check Detail Report**  
**March 2023**

<b>Num</b>	<b>Date</b>	<b>Name</b>	<b>Amount</b>
54771	03/07/2023	DIAZ, TIFFANY	-543.60
54772	03/07/2023	ELLIOTT ELECTRIC SUPPLY	-190.32
54773	03/07/2023	GRIFFITH JR BOBBY	-750.00
54774	03/07/2023	GRIFFITH JR BOBBY	-450.00
54775	03/07/2023	GRIFFITH JR BOBBY	-450.00
54776	03/07/2023	HARRIS GOVERN	-51,495.98
54777	03/07/2023	HAYNES LANDSCAPE & MAINTENANCE, INC	-1,299.47
54778	03/07/2023	HERITAGE BROKERAGE SERVICES	-34,500.00
54779	03/07/2023	HOME DEPOT	-23.97
54780	03/07/2023	JOPLIN'S	-370.00
54781	03/07/2023	MC PURE CLEANING, LLC	-6,545.00
54782	03/07/2023	MYPRINTCHOICE	-300.00
54783	03/07/2023	PROPERTY TAX EDUCATION COALITION, INC	-165.00
54784	03/07/2023	PROSTAR SERVICES, INC	-74.95
54785	03/07/2023	QUALITY PERSONNEL SERVICE	-2,461.90
54786	03/07/2023	SAUNDERS & WALSH, PLLC	-91,651.84
54787	03/07/2023	SENA, RANDAL	-180.00
54788	03/07/2023	STAPLES BUSINESS CREDIT	-1,530.94
54789	03/07/2023	TEXAS ARCHIVES	-98.02
54790	03/07/2023	UBISTOR, INC.	-4,942.40
54791	03/07/2023	WASTE CONNECTIONS OF TEXAS	-323.16
54792	03/09/2023	IN BLOOM	-120.00
54793	03/09/2023	MCROBERTS & COMPANY	-6,500.00
54794	03/09/2023	SWINGLE COLLINS & ASSOCIATES	-3,000.00
54795	03/09/2023	VARIVERGE LLC	-156,000.00
54796	03/09/2023	WEST, SUBVET D	-450.00
54797	03/09/2023	WEST, SUBVET D	-750.00
54798	03/09/2023	WEX HEALTH INC	-159.40
54799	03/14/2023	ARMSTRONG, WILLIAM	-450.00
54800	03/14/2023	DAVIS, MARISA	-437.50
54801	03/14/2023	JEFFCOAT, JARROD	-425.00
54802	03/14/2023	THIGPEN, LESLIE MICHAEL	-437.50
54803	03/14/2023	VENABLE, JOHNATHAN	-425.00
54804	03/14/2023	BLUECROSS BLUESHIELD (LIFE&STLT)	-11,457.50
54805	03/14/2023	DALLAS MORNING NEWS	-391.39
54806	03/14/2023	DEX IMAGING	-1,937.51
54807	03/14/2023	DIAZ, TIFFANY	0.00
54808	03/14/2023	DSS	-130.00
54809	03/14/2023	GREAT AMERICA FINANCIAL SERVICES	-2,111.75
54810	03/14/2023	HERITAGE BROKERAGE SERVICES	-4,500.00
54811	03/14/2023	INTEX ELECTRICAL CONTRACTORS, INC	-2,405.29
54812	03/14/2023	TRUE PRODIGY TECH SOLUTIONS LLC	-1,025.00
54813	03/14/2023	VARIVERGE LLC	-2,813.06
54814	03/14/2023	QUALITY PERSONNEL SERVICE	-1,928.59
54815	03/16/2023	BRYAN, TONI	-985.20
54816	03/16/2023	HYDEN, VALERIE	-1,021.88
54817	03/16/2023	SENA, RANDAL	-352.50
54818	03/16/2023	GLASS, TAMERA	-985.20
54819	03/21/2023	BUNDICK, FRANK	-425.00
54820	03/21/2023	DIAZ, STEPHEN ERIK	-425.00
54821	03/21/2023	JEFFCOAT, JARROD	-425.00
54822	03/21/2023	POLK, MATTHEW	-412.50
54823	03/21/2023	ARMSTRONG & ARMSTRONG, P.C.	-1,200.00
54824	03/21/2023	AT&T MOBILITY	-1,311.66

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Board of Directors Check Detail Report**  
**March 2023**

<b>Num</b>	<b>Date</b>	<b>Name</b>	<b>Amount</b>
54825	03/21/2023	BREWER, DEBORAH KIM	-450.00
54826	03/21/2023	BREWER, DEBORAH KIM	-400.00
54827	03/21/2023	BREWER, DEBORAH KIM	-450.00
54828	03/21/2023	CARENOW	-60.00
54829	03/21/2023	CITY OF MCKINNEY	-671.10
54830	03/21/2023	COSTAR REALTY INFORMATION INC	-5,544.72
54831	03/21/2023	DIAZ, TIFFANY	-434.88
54832	03/21/2023	DIAZ, TIFFANY	0.00
54833	03/21/2023	DSS	-418.32
54834	03/21/2023	EXPERIAN MARKETING SOLUTIONS	-7,848.22
54835	03/21/2023	FIRST STOP HEALTH	-1,732.60
54836	03/21/2023	KERBY & KERBY PLLC	-250.00
54837	03/21/2023	LEGAL SHIELD / ID SHIELD	-1,463.00
54838	03/21/2023	MEDIUM GIANT COMPANY, INC	-5,231.00
54839	03/21/2023	PARAGON ROOFING INC	-550.00
54840	03/21/2023	PLANO PEST CONTROL	-450.00
54841	03/21/2023	QUALITY PERSONNEL SERVICE	-1,684.88
54842	03/21/2023	SUPERIOR VISION OF TEXAS	-1,501.16
54843	03/21/2023	WEST, SUBVET D	-450.00
54844	03/21/2023	WEST, SUBVET D	-450.00
54845	03/21/2023	ARMSTRONG, WILLIAM	-437.50
54846	03/21/2023	DIAZ, TIFFANY	-570.78
54847	03/23/2023	BUSINESS & LEGAL RESOURCES	-414.95
54848	03/23/2023	DALLAS BUSINESS JOURNAL	-85.00
54849	03/23/2023	DEX IMAGING	-1,252.72
54850	03/23/2023	FISH WINDOW CLEANING	-209.00
54851	03/23/2023	INTEX ELECTRICAL CONTRACTORS, INC	-1,026.00
54852	03/23/2023	INTEX ELECTRICAL CONTRACTORS, INC	-27,265.05
54853	03/23/2023	NICKELL, CHRISTOPHER	-1,040.00
54854	03/23/2023	SENA, RANDAL	-120.00
54855	03/23/2023	VALBRIDGE PROPERTY ADVISORS	-8,000.00
54856	03/23/2023	VARIVERGE LLC	-91.21
54857	03/28/2023	ARMSTRONG, WILLIAM	-400.00
54858	03/28/2023	DIAZ, STEPHEN ERIK	-487.50
54859	03/28/2023	HENRY, JAMES	-862.50
54860	03/28/2023	THIGPEN, LESLIE MICHAEL	-450.00
54861	03/28/2023	AT&T (FIBER)	-2,029.21
54862	03/28/2023	AT&T (U-VERSE)	-170.35
54863	03/28/2023	BLUECROSS BLUESHIELD OF TEXAS	-121,689.25
54864	03/28/2023	CHEEK, SHANE	-120.81
54865	03/28/2023	DIAZ, TIFFANY	-733.86
54866	03/28/2023	JOPLIN'S	-18,750.00
54867	03/28/2023	PERDUE, BRANDON, FIELDER, COLLINS & MOTT	-278.50
54868	03/28/2023	QUALITY PERSONNEL SERVICE	-3,041.93
54869	03/28/2023	SHELL ENERGY SOLUTIONS	-5,461.03
54870	03/28/2023	UNUM LIFE INSURANCE CO OF AMERICA	-1,150.20
54871	03/28/2023	WEST, SUBVET D	-1,000.00
54872	03/28/2023	SENA, RANDAL	-240.00
54873	03/30/2023	CARD SERVICE CENTER	-20,809.87
54874	03/31/2023	CINTAS FIRST AID	-2,027.95
54875	03/31/2023	VAIL & PARK, P.C.	-1,000.00
54876	03/31/2023	CINTAS FIRST AID	-87.50
54877	03/31/2023	CINTAS MAT SERVICE	-526.05
54878	03/31/2023	CINTAS SANI CLEAN	-2,143.23

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Board of Directors Check Detail Report**  
March 2023

---

<b>Num</b>	<b>Date</b>	<b>Name</b>	<b>Amount</b>
54879	03/31/2023	MONROE, MATTHEW	-155.79
54880	03/31/2023	PLANO OFFICE SUPPLY	-6,558.88
54881	03/31/2023	SAM'S CLUB	0.00
54882	03/31/2023	STAPLES BUSINESS CREDIT	-1,594.03
54883	03/31/2023	U.S. POSTAL SERVICE	-290.00
54884	03/31/2023	SAM'S CLUB	-841.73
<b>Mar 23</b>			<b>-936,867.32</b>

**F.**

**FINANCIAL  
REPORTS**

**March 2023**



# Kerby & Kerby PLLC

CERTIFIED PUBLIC ACCOUNTANTS

Frank Kerby, CPA  
John W. Kerby, CPA

## ACCOUNTANTS' COMPILATION REPORT

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

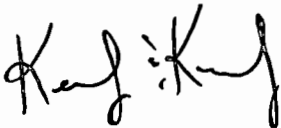
Management is responsible for the accompanying financial statements of the business-type activities of CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY (a political subdivision of the State of Texas), which comprise the statement of net position as of March 31, 2023 and the related statement of revenue, expenses, and changes in fund net position and supplemental schedule for the year then ended. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

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

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

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



Kerby & Kerby PLLC  
McKinney, TX 75070  
April 11, 2023

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY****Statement Of Assets, Liabilities And Fund Balance - Cash Basis****March 31, 2023****ASSETS****CURRENT ASSETS**

American National Bank -Oper	\$	9,976,987.94
American National Bank -ARB		9,010.50
Accounts Receivable - Retirees		(1,451.12)
Certificates of Deposit		18,165,566.01
Accrued Interest Income		19,121.92
Prepaid Expenses		72,607.16
Right of Use Assets (lease)		186,909.00
ROU Assets - Accum Depreciation		<u>(38,726.00)</u>

**TOTAL CURRENT ASSETS** **\$ 28,390,025.41****PROPERTY AND EQUIPMENT**

Furniture and Equipment-Assets	431,834.09
Telephone Equipment-Assets	92,016.23
Computer Equipment-Assets	972,063.88
Computer Software-Assets	797,859.15
Building-Assets	8,022,172.86
Land-Assets	<u>1,387,232.00</u>

<b>Total Property And Equipment</b>	<b>11,703,178.21</b>
Less Accumulated Depreciation	<u>(4,161,933.65)</u>

**NET PROPERTY AND EQUIPMENT** **7,541,244.56****OTHER ASSETS**

Net Pension Asset	10,231,137.00
Deferred Resource Outflows	<u>3,689,443.00</u>

**TOTAL OTHER ASSETS** **13,920,580.00****TOTAL ASSETS** **\$ 49,851,849.97**

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

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

**March 31, 2023**

**LIABILITIES AND FUND BALANCE**

**CURRENT LIABILITIES**

All Current Liabilities	\$	790,157.74
Lease Liability		<u>148,183.00</u>

**TOTAL CURRENT LIABILITIES** \$ **938,340.74**

**LONG-TERM LIABILITIES**

Deferred Resources Inflows	<u>7,318,193.00</u>
----------------------------	---------------------

**TOTAL LONG-TERM LIABILITIES** 7,318,193.00

**TOTAL LIABILITIES** **8,256,533.74**

**FUND BALANCE**

Fund Balance(CashBasisRelated)	6,182,688.50
Fund Balance-Designated	19,663,526.00
Fund Balance-Undesignated	(425,392.00)
Fund Bal-Cap Assets Less Debt	7,606,287.00
Year To Date Increase or Decrease	<u>8,568,206.73</u>

**TOTAL DESIGNATED / UNDESIGNATED FUND BALANCE** **41,595,316.23**

**TOTAL LIABILITIES AND FUND BALANCE** \$ **49,851,849.97**

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**  
**Statement Of Revenue, Expenses And Change In Fund Balance - Cash Basis**  
**1 And 3 Months Ended March 31, 2023**

	2023 Budget	1 month ended Mar 31, 2023	Year to date ended Mar 31, 2023	% of Budget	Remaining Budget
<b>REVENUE</b>					
Entity Support Revenue	\$ 25,299,000.00	\$ 4,275,821.25	\$ 13,397,857.00	52.96 %	11,901,143.00
Interest-Bank Accts/Investments	0.00	77,783.33	140,034.99		(140,034.99)
BPP Rendition Penalty Revenue	0.00	76.73	16,170.86		(16,170.86)
Misc Revenue	0.00	661.00	992.60		(992.60)
<b>TOTAL REVENUE</b>	<b>25,299,000.00</b>	<b>4,354,342.31</b>	<b>13,555,055.45</b>	<b>53.58 %</b>	<b>11,743,944.55</b>
<b>OPERATING EXPENSES</b>					
Salaries Full Time	12,815,600.00	739,659.73	2,241,542.29	17.49 %	10,574,057.71
Salaries Part Time/Temp	330,500.00	13,976.45	46,884.47	14.19 %	283,615.53
ARB Remodel	0.00	96,560.05	208,726.15		(208,726.15)
Offsite Storage	0.00	1,935.40	5,331.20		(5,331.20)
Temp-Administration	0.00	0.00	542.50		(542.50)
Overtime	120,000.00	3,653.31	16,979.90	14.15 %	103,020.10
Auto Allowance	822,800.00	56,584.02	171,330.36	20.82 %	651,469.64
Worker's Compensation	70,000.00	3,358.05	6,194.15	8.85 %	63,805.85
Employee Group Insurance	3,016,000.00	177,472.60	631,307.73	20.93 %	2,384,692.27
FICA Tax	192,400.00	11,610.63	35,853.02	18.63 %	156,546.98
Employee Retirement	1,757,800.00	98,830.24	298,783.34	17.00 %	1,459,016.66
Retirement-UAAL Buy Down	400,000.00	0.00	0.00	0.00 %	400,000.00
Unemployment Compensation	50,000.00	0.00	0.00	0.00 %	50,000.00
Legal	2,100,000.00	152,680.34	386,085.03	18.39 %	1,713,914.97
Accounting & Audit	16,000.00	1,250.00	19,578.65	122.37 %	(3,578.65)
Insurance	60,000.00	4,465.97	13,156.29	21.93 %	46,843.71
Legal Notices & Advertising	37,000.00	5,231.00	5,231.00	14.14 %	31,769.00
Appraisal Review Board	810,000.00	28,051.00	100,753.31	12.44 %	709,246.69
Telephone, Internet, Data Cloud	350,000.00	9,290.98	46,723.13	13.35 %	303,276.87
Utilities	141,900.00	6,625.64	23,761.26	16.75 %	118,138.74
Equipment Rent	115,000.00	2,111.75	5,642.28	4.91 %	109,357.72
Equipment Maintenance	52,000.00	2,515.23	5,064.13	9.74 %	46,935.87
Postage	520,000.00	178,282.07	234,540.37	45.10 %	285,459.63
Aerial Photography	445,000.00	0.00	0.00	0.00 %	445,000.00
Supplies	570,000.00	30,805.33	97,897.19	17.17 %	472,102.81
Registration & Dues	45,000.00	(106.00)	1,604.16	3.56 %	43,395.84
Travel & Education	175,000.00	7,679.07	12,299.03	7.03 %	162,700.97
Board of Directors Meetings	7,000.00	56.62	152.62	2.18 %	6,847.38
Contract Services	150,000.00	1,186.58	3,747.91	2.50 %	146,252.09
Professional Services	250,000.00	4,993.49	21,733.56	8.69 %	228,266.44
Security	165,000.00	8,175.00	22,437.50	13.60 %	142,562.50
Building Maintenance	240,000.00	10,536.60	35,621.59	14.84 %	204,378.41
Building Repair/Modifications	400,000.00	6,428.26	21,349.53	5.34 %	378,650.47
Depreciation	0.00	21,680.59	65,041.77		(65,041.77)
Furniture & Equipment	75,000.00	0.00	12,089.00	16.12 %	62,911.00
ComputerHardware&Computer Equip	350,000.00	0.00	0.00	0.00 %	350,000.00
ComputerSoftwareLicens&Subscrip	650,000.00	14,447.75	78,996.34	12.15 %	571,003.66
Computer Hardware Maintenance	50,000.00	0.00	0.00	0.00 %	50,000.00
Software Development	200,000.00	0.00	0.00	0.00 %	200,000.00
Computer Software Maintenance	325,000.00	53,787.98	109,867.96	33.81 %	215,132.04
Contingency	225,000.00	0.00	0.00	0.00 %	225,000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>28,099,000.00</b>	<b>1,753,815.73</b>	<b>4,986,848.72</b>	<b>17.75 %</b>	<b>23,112,151.28</b>
<b>EXCESS(DEFICIT) INCOME &amp; EXPENS</b>	<b>\$ (2,800,000.00)</b>	<b>\$ 2,600,526.58</b>	<b>8,568,206.73</b>	<b>(306.01)%</b>	<b>(11,368,206.73)</b>
<b>BEGINNING FUND BALANCE</b>			<b>33,027,109.50</b>		
<b>ENDING FUND BALANCE</b>			<b>\$ 41,595,316.23</b>		

# **CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

## **Supplemental Schedules**

**March 31, 2023**

### **ACCUMULATED DEPRECIATION**

Accum Depr-Furniture & Equip	\$	(306,222.27)
Accum Depr-Telephone Equipment		(78,611.04)
Accum Depr-Computer Equipment		(609,161.51)
Accum Depr-Computer Software		(625,581.39)
Accum Depr-Building		<u>(2,542,357.44)</u>

**TOTAL ACCUMULATED DEPRECIATION** **\$ (4,161,933.65)**

### **OTHER CURRENT LIABILITIES**

Credit Card-TIB Mastercard	3,369.52
Credit Card-Sam's Wholesale	167.54
Employee Savings	8,805.34
Lease Liability	148,183.00
Accrued Wages Payable	198,353.06
Accrued Other Curr Liabilities - Other	72,500.00
Employee Payable	(3,115.92)
Retiree Payable	104.00
Retirement Payable	151,042.44
Compensated Absences Payable	<u>358,931.76</u>

**TOTAL OTHER CURRENT LIABILITIES** **\$ 938,340.74**

**G.**

## **FUNDED ITEMS**

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



# Collin Central Appraisal District

Date: 4/20/2023

To: Board of Directors

From: Marty Wright, Chief Appraiser

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

Subject: Budgeted expenditures requiring signature of Board Officer

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

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



**H.**

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

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

**March 2023**



# Collin Central Appraisal District

Date: 4/20/2023

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 2023

ITEM	DATE	DESCRIPTION	\$ AMOUNT
Ck #54863	03/28/23	Blue Cross and Blue Shield	\$121,689.25
Ck #54762	03/02/23	Rockin G Drywall	\$50,000.00
Ck #54776	03/07/23	Harris Govern	\$51,495.98
Ck #54778	03/07/23	Heritage Brokerage Services	\$34,500.00
Ck #54786	03/07/23	Saunders & Walsh	\$91,651.84
Ck #54795	03/09/23	Variverge LLC	\$156,000.00
ACH	03/10/23	ADP (payroll and taxes)	\$409,204.96
ACH	03/15/23	TCDRS	\$154,101.63
Ck #54852	03/23/23	Intex Electrical	\$27,265.05
ACH	03/24/23	ADP (payroll and taxes)	\$370,866.88

**I.**

**2022 Financial Audit  
Vail & Park P.C.**

# **CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY FY2022 Audit Results**

Presented by  
Mike Vail, CPA



# Agenda

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

# Objective of Audit

- Texas Property Tax Code Section 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 will issue two auditor's reports including:
  - Independent Auditor's Report on the financial statements – Unmodified Opinion (pages 1-2).
  - 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* (pages 29-30).

# Financial Highlights

- Financial Statements
  - Management's discussion and analysis (pages 3-6)
  - Basic financial statements (pages 8-12)
  - Notes to financial statements (pages 13-21)
  - Required Supplementary Information (pages 23-28)

# Financial Highlights

- Government-wide Financials comparison (page 4)
  - The District's assets exceeded liabilities by \$33.4M, an increase of \$6.6M:
    - Total Asset increased by almost \$13M mainly due to increase in cash from positive operation results (6.5M) and increase in TCDRS net pension assets (\$8M) due to changes actuarial assumptions and valuations.
    - Total Liabilities remain relatively comparable
    - Total Deferred Outflows slightly reduced (\$500k)
    - Total Deferred Inflows increased by \$5.7M, also related to TCDRS Pension Plan.

# Financial Highlights

- Budget to Actual (pages 23-24)
  - Revenues are slightly above budget (\$65k difference) mainly due to miscellaneous revenues from BPP Rendition Penalty.
  - Expenditures are \$8.3M below budget due to various non-capital expenses were below budget, salaries (\$2.7M) and retirement expense (\$2.6M). Retirement expense is below budget due to adjustments from TCDRS Pension Plan.

## Recommendations and Other Required Communications

- Internal Controls on Financial Reporting:
  - No findings noted
- 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

Brian, Toni, 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: 1801 Gateway Boulevard, Suite 212  
Richardson, TX 75080
- Contact: Mike Vail, CPA
- Office: (972) 234-3333
- Email: [mike.vail@vailcpas.com](mailto:mike.vail@vailcpas.com)

**CENTRAL APPRAISAL DISTRICT  
OF COLLIN COUNTY**

Financial Statements  
(With Auditor's Report Thereon)

**December 31, 2022**



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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
**Central Appraisal District of Collin County**  
250 Eldorado Parkway  
McKinney, Texas 75069

### Opinions

We have audited the accompanying financial statements of the business-type activities of the Central Appraisal District of Collin County (the "District") as of and for the year ended December 31, 2022, 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, 2022, 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.

### Emphasis of Matter

As described in Leases Note to the financial statements, during the year ended September 30, 2022, the District adopted new accounting guidance, GASB Statement No. 87, Leases. Our opinion is 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 and budgetary comparison 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 March 27, 2023, 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.*

Richardson, Texas

March 27, 2023

## Management's Discussion and Analysis

As management of the Central Appraisal District of Collin County, 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, 2022**. 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 \$33,400,728 (Net Position). Of this amount, \$25,794,442, (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 \$6,556,307. The increase is mainly attributable to sustained revenue, decreased expenses, and a gain on changes in pension plan's valuation.

### 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 8-9 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.

**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 10-12 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 13-21 of this report.

**Other Information.** The individual fund statement provides a budgetary comparison statement for the proprietary fund. This statement can be found on pages 23-24 of this report.

### **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 \$33,400,728 at the close of the most recent fiscal year.

A portion of the District's net position (23 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* \$25,794,442 may be used to meet the governments 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**

	2022	2021
Current & Other Assets	\$ 36,495,665	\$ 24,278,246
Capital Assets	7,754,469	7,147,810
Total Assets	44,250,134	31,426,056
Deferred Outflows of Resources	3,689,443	4,142,807
Other Liabilities	855,691	816,999
Total Liabilities	949,843	816,999
Deferred Inflows of Resources	13,589,006	7,907,443
Net Position:		
Net Investment in Capital Assets	7,606,286	7,147,810
Unrestricted	25,794,442	19,696,611
Total Net Position	<u>\$ 33,400,728</u>	<u>\$ 26,844,421</u>

**COLLIN CENTRAL APPRAISAL DISTRICT - Change in Net Position**

	2022	2021
Revenue:		
Program Revenue:		
Charges for Services	\$ 23,694,901	\$ 21,759,401
General Revenue:		
Investment Earnings	271,117	138,288
Miscellaneous	64,645	80,582
Total Revenue	24,030,663	21,978,271
Expense:		
Appraisal Service	17,074,356	17,110,884
Total Expense	17,074,356	17,110,884
Extraordinary Items:		
Buy Down of Unfunded Pension Costs	(400,000)	(400,000)
Increase (Decrease) in Net Position	6,556,307	4,467,387
Net Position - Beginning	26,844,421	22,377,034
Net Position - Ending	\$ 33,400,728	\$ 26,844,421

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

**Business-Type Activities**

Business-type activities increased the District's Net Position by \$6,556,307.

Operating expenses decreased by \$36,528 from the previous year. Salaries and Benefits decreased by \$273,624.

Buy down of Unfunded Pension Costs decreased Net Position by \$400,000.

**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.

Net Position of the Proprietary Fund at the end of the year amounted to \$33,400,728. The total increase in Net Position of the Proprietary Fund was \$6,556,307. The factors concerning the finances of this fund have already been addressed in the discussion of the District's business type activities.

**Capital Assets & Debt Administration**

Capital Assets: The District's investment in capital assets for its business-type activities as of **December 31, 2022**, amounts to \$7,606,286 (net of accumulated depreciation). This investment in capital assets includes computers, software, furniture, equipment, land, and building.

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

- Building improvement of \$540,760 and furniture of \$91,446 for Taypayer Waiting Room, Customer Service expansion, and Mapping Department renovation, and computer equipment of \$193,684.

Additional information on the District's capital assets can be found on page 17 of the notes to the financial statements.

### **Economic Factors and Next Year's Budgets & Rates**

- The 2023 adopted budget will increase by \$2,704,100, representing an increase of 10.65% compared to the 2022 budget.
- The 2023 designated funds utilized to buy down the budget is \$2,800,000, which is an increase of 64.71% compared to the 2022 budget buy down of \$1,700,000.
- Below are the percent changes for the Budget Summary Expenditures from 2022 to 2023:
- Total Salaries & Wages are budgeted to increase by \$1,329,100, which is an increase of 11.13%. This increase will allow for salary/wage performance reviews and six (6) new full-time positions and two (2) new part-time positions. The changes in staff count are: one (1) new Support Service staff position, one (1) new Appraisal staff position, three (3) new Customer Service staff positions, one (1) new ARB/Agent Research staff position, and two (2) new part-time staff positions as needed.
- Employee Insurance, Retirement, and Benefits are budgeted to increase by \$601,700, which is an increase of 12.31%.
- Auto Allowances are budgeted to increase by \$10,800, which is an increase of 1.33%.
- Professional & Contract Services are budgeted to increase by \$45,000, which is an increase of 7.55%.
- Operational Services are budgeted to increase by \$95,500, which is an increase of 4.13%.
- Debt Service Expense is budgeted to increase \$0, which is an increase of 0%, because the District does not have any debt service expense as of 2023.
- Maintenance Expenses are budgeted to increase by \$127,000, which is an increase of 13.51%.
- Appraisal Review Board expenses, for hearing taxpayer protests, are budgeted to increase by \$160,000, which is an increase of 24.62%.
- Legal Services are budgeted to increase by \$200,000, which is an increase of 10.53%.
- Capital Outlay is budgeted to increase by \$110,000, which is an increase of 9.44%.
- The Contingency expense account is budgeted to increase by \$25,000, which is an increase of 12.50%.

All of these factors were considered in preparing the District's budget for the 2023 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, 2022

	<u>Primary Government Business-Type Activities</u>
<b>Assets</b>	
Cash & Cash Equivalents	\$ 7,856,009
Investments	18,054,156
Other Receivable	18,222
Prepaid Items	336,141
Land	1,387,232
Building	5,514,778
Computer Equipment	557,717
Furniture & Equipment	107,833
Right-to-use Assets	186,909
Net Pension Asset	10,231,137
Total Assets	<u>44,250,134</u>
<b>Deferred Outflow of Resources</b>	
Deferred Outflow Related to TCDRS	<u>3,689,443</u>
Total Assets & Deferred Outflow of Resources	<u>47,939,577</u>
<b>Liabilities</b>	
Accounts Payable	\$ 244,375
Accrued Wages Payable	198,353
Noncurrent Liabilities:	
Due Within One Year	412,963
Due in More than One Year	94,152
Net Pension Liability	-
Total Liabilities	<u>949,843</u>
<b>Deferred Inflow of Resources</b>	
Payments for future Appraisal Service Rendered	6,270,813
Deferred Inflow Related to TCDRS	<u>7,318,193</u>
Total Deferred Inflows of Resources	<u>13,589,006</u>
Total Liabilities & Deferred Inflow of Resources	<u>14,538,849</u>
<b>Net Position</b>	
Net Investment in Capital Assets	7,606,286
Unrestricted	<u>25,794,442</u>
Total Net Position	<u>\$ 33,400,728</u>

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

**COLLIN CENTRAL APPRAISAL DISTRICT**Statement of Activities  
For the Year Ended December 31, 2022

Functions/Programs	Expenses	Program Revenue Charges For Services	Net (Expense) Revenue and Changes in Net Position Primary Government Business-Type Activities
Primary Government:			
Business-Type Activities:			
Appraisal Service	\$ 17,074,356	\$ 23,694,901	\$ 6,620,545
Total Business-Type Activities	17,074,356	23,694,901	6,620,545
Total Primary Government	<u>\$ 17,074,356</u>	<u>\$ 23,694,901</u>	<u>6,620,545</u>
General Revenues:			
Unrestricted Investment Earnings			271,117
Miscellaneous Revenue			<u>64,645</u>
Total General Revenues			<u>335,762</u>
Extraordinary Items:			
Buydown of Pension Unfunded Actuarial Liability			<u>(400,000)</u>
Total Extraordinary Items			<u>(400,000)</u>
Change in Net Position			6,556,307
Net Position - Beginning			<u>26,844,421</u>
Net Position - Ending			<u>\$ 33,400,728</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, 2022

**Assets**

## Current Assets:

Cash & Cash Equivalents	\$ 7,856,009
Investments	18,054,156
Other Receivable	18,222
Prepaid Items	336,141
Total Current Assets	<u>26,264,528</u>

## Noncurrent Assets:

Land	1,387,232
Building	8,022,173
Computer Equipment	972,064
Furniture & Equipment	523,850
Software	797,859
Right-to-use Assets	186,909
Less Accumulated Depreciation	(4,135,618)
Net Pension Asset	<u>10,231,137</u>
Total Noncurrent Assets	<u>17,985,606</u>

Total Assets	<u>44,250,134</u>
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**Deferred Outflows of Resources**

Deferred Outflow Related to TCDRS	<u>3,689,443</u>
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**Liabilities**

## Current Liabilities:

Accounts Payable	244,375
Accrued Wages Payable	198,353
Compensated Absences Payable	358,932
Lease Liabilities, current	54,031
Total Current Liabilities	<u>855,691</u>

**Noncurrent Liabilities:**

Lease Liabilities, net of current portion	<u>94,152</u>
Total Noncurrent Liabilities	<u>94,152</u>
Total Liabilities	<u>949,843</u>

**Deferred Inflow of Resources**

Payments for future Appraisal Service Rendered	6,270,813
Deferred Inflow Related to TCDRS	<u>7,318,193</u>
Total Deferred Inflows of Resources	<u>13,589,006</u>

**Net Position**

Net Investment in Capital Assets	7,606,286
Unrestricted - Designated	17,963,525
Unrestricted - Undesignated	7,830,917
Total Net Position	<u>\$ 33,400,728</u>

The notes to the financial statements are an integral part of 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, 2022

	Business-Type Activities
<b>Operating Revenues</b>	
Local Support	\$ 23,694,901
Miscellaneous Revenue	64,645
Total Revenues	<u>23,759,546</u>
<b>Operating Expenses</b>	
Salaries	9,066,246
Overtime	105,205
Payroll Taxes	144,392
Auto Allowance	709,056
Workman's Compensation	39,412
Group Insurance	1,923,163
Employee Retirement	(945,729)
Aerial Photography	383,460
Appraisal Review Board	635,232
Audit & Accounting	15,070
Board of Directors Meeting	6,415
Building Maintenance & Repairs	270,016
Computer Maintenance	258,286
Contract Services	76,968
Equipment Repair & Maintenance	35,230
General Insurance	50,507
Legal Notices & Advertising	16,228
Legal Services	1,672,908
Postage	421,730
Professional Services	496,386
Registration & Dues	25,711
Rent-Equipment	37,483
Security	107,088
Supplies & Materials	455,802
Telephone, Internet, Data Cloud	155,840
Travel & Education	71,494
Utilities	97,773
Equipment & Software - Non-Capital	336,844
Depreciation and Amortization	406,140
Total Operating Expenses	<u>17,074,356</u>
<b>Operating Income (Loss)</b>	6,685,190
<b>Nonoperating Revenues (Expenses)</b>	
Interest Income	271,117
Total Nonoperating Revenues & Expenses	<u>271,117</u>
<b>Extraordinary Items</b>	
Buydown of Pension Unfunded Actuarial Liability	<u>(400,000)</u>
<b>Change in Net Position</b>	6,556,307
Net Position, January 1	<u>26,844,421</u>
<b>Net Position, December 31</b>	<u>\$ 33,400,728</u>

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

**COLLIN CENTRAL APPRAISAL DISTRICT**

## Statement of Cash Flows

Proprietary Fund

December 31, 2022

## Cash Flows from Operating Activities:

Cash Received from Customers	\$ 23,744,999
Cash Paid to Suppliers	(9,245,400)
Cash Paid to Employees	(9,908,416)
Net Cash Provided by/(Used in) Operating Activities	<u>4,591,183</u>

## Cash Flows from Capital and Financing Activities:

Acquisition of Capital Assets	(825,890)
Buydown of Actuarial Pension Liability	(400,000)
Payments of Leases Payable	(38,726)
Net Cash Provided by/(Used in) Capital Activities	<u>(1,264,616)</u>

## Cash Flows from Investing Activities:

Purchase of Investments	(18,054,156)
Interest on Deposits	271,118
Net Cash Provided by/(Used in) Investing Activities	<u>(17,783,038)</u>

Net Increase/(Decrease) in Cash and Cash Equivalents (14,456,471)

Cash and Cash Equivalents, Beginning of Year 22,312,480

Cash and Cash Equivalents, End of Year \$ 7,856,009

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

Operating Income (Loss) \$ 6,685,190

## Adjustments to Reconcile Operating Income (Loss) to Net

Cash Provided by/(Used in) Operating Activities	
Depreciation and Amortization	406,140
(Increase)/Decrease in Other Receivables	(14,547)
(Increase)/Decrease in Prepaids	(244,506)
(Increase)/Decrease in Net Pension Asset	(8,360,682)
(Increase)/Decrease in Deferred Outflows of Resources	453,364
Increase/(Decrease) in Accounts Payable	12,570
Increase/(Decrease) in Wages Payable	25,891
Increase/(Decrease) in Compensated Absences Payable	(53,800)
Increase/(Decrease) in Deferred Inflows of Resources	5,681,563
Net Cash Provided by/(Used in) Operating Activities	<u>\$ 4,591,183</u>

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, 2022

### **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Central Appraisal District of Collin County 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 Central Appraisal District of Collin County (District) 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, 2022

### **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 or Equity**

##### Deposits & Investments

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity date within three months of the date acquired by the government. 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, 2022

### **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** *(continued)*

#### **Assets, Liabilities & Net Position or Equity** *(continued)*

##### Compensated Absences

It is the District's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave since the District does not have a policy to pay any amounts when employees separate from service with the government. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements.

##### 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.

##### Designated Net Position

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

##### 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.

### **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 and the budget is formally approved by the Board in June for the following fiscal year. The budget was not amended during the year.

#### **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, 2022**, the District's bank balance was \$8,461,366 and certificate of deposit balance of \$18,054,156. Of the balances, \$500,000 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:

## **COLLIN CENTRAL APPRAISAL DISTRICT**

Notes to Financial Statements  
For the Year Ended December 31, 2022

### **DEPOSITS & INVESTMENTS** *(continued)*

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.

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.

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. GASB Statement No. 72, Fair Value Measurement and Application provides a framework for measuring fair value which establishes a three-level fair value hierarchy that describes the inputs used to measure assets and liabilities:

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs – other than quoted prices included within Level 1 – that are observable for an asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for an asset or liability.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs. If the fair value of an asset or liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

**COLLIN CENTRAL APPRAISAL DISTRICT**

Notes to Financial Statements  
For the Year Ended December 31, 2022

**CAPITAL ASSETS**

A summary of changes in capital assets follows:

	<u>12/31/21</u>	<u>Additions</u>	<u>Retirements</u>	<u>12/31/22</u>
Capital Assets Not Being Depreciated:				
Land	<u>\$ 1,387,232</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,387,232</u>
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	7,481,413	540,760	-	8,022,173
Computer Equipment	778,380	193,684	-	972,064
Furniture & Equipment	432,404	91,446	-	523,850
Software	797,859	-	-	797,859
Right-to-use assets	-	186,909	-	186,909
Less: Accumulated Depreciation	<u>(3,729,478)</u>	<u>(406,140)</u>	<u>-</u>	<u>(4,135,618)</u>
Total Capital Assets Being Depreciated	<u>5,760,578</u>	<u>606,659</u>	<u>-</u>	<u>6,367,237</u>
Total Capital Assets	<u>\$ 7,147,810</u>	<u>\$ 606,659</u>	<u>\$ -</u>	<u>\$ 7,754,469</u>

**LEASES**

In February 2016, the FASB issued ASU No. 2016-02, Leases (Topic 842), which requires that lease assets (lessees) to recognize the assets and elated liabilities for the rights and obligations created by the leases on the lessee's balance sheet for leases with terms exceeding 12 months. ASU No. 2016-02 defines a lease as a contract or part of a contract that conveys the right to control the use of identified assets for a period of time in exchange for consideration. The lessee in a lease will be required to initially measure the right-of-use (ROU) asset and the lease liability at the present value of the remaining lease payments, as well as capitalize initial direct costs as part of the right-of-use asset. ASU No. 2016-02 is effective for the District for fiscal year 2022.

During the fiscal year 2022, the District entered into various equipment leases for copiers and mailing systems. As of December 31, 2022, ROU assets, net of accumulated amortization, and lease liabilities were \$148,183, respectively.

The following table presents future lease payments under noncancelable operating as of December 31, 2022. Imputed interest represents the difference between undiscounted cash flows and discounted cash flows.

<u>Year Ending</u> <u>December 31,</u>	<u>Operating</u> <u>Lease</u>
2023	\$ 65,057
2024	63,750
2025	27,520
2026	15,704
2027	-
Thereafter	-
Total	<u>172,032</u>
Imputed interest	<u>(23,849)</u>
Lease liability	<u>\$ 148,183</u>

The following table presents lease costs for fiscal year 2022:

Operating lease costs	43,270
Short-term lease costs	21,767
Amortization of ROU assets	38,726

**COLLIN CENTRAL APPRAISAL DISTRICT**

Notes to Financial Statements  
For the Year Ended December 31, 2022

**LEASES (continued)**

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

Weighted-average remaining lease	Weighted-average discount rate
2.96	4.50%

**COMPENSATED ABSENCES**

A summary of changes in compensated absences follows:

	12/31/21	Additions	Retirements	12/31/22
Compensated Absences	<u>\$ 412,732</u>	<u>\$ 524,473</u>	<u>\$ (578,273)</u>	<u>\$ 358,932</u>

**DESIGNATED NET POSITION**

Net Position has been designated for the following purposes:

	Authorized Designations	Current Year Activity	Designated Balance
Building Capital	\$ 8,000,000	\$ -	\$ 8,000,000
TCDRS Pension Related	2,613,525	-	2,613,525
Litigation	2,050,000	-	2,050,000
Technology	1,000,000	-	1,000,000
Ongoing Operations & Disaster Recovery	1,200,000	-	1,200,000
Insurance	300,000	-	300,000
2022 Budget Buy Down	1,700,000	(1,700,000)	-
2023 Budget Buy Down	2,800,000	-	2,800,000
Total Designated Net Position	<u>\$19,663,525</u>	<u>\$(1,700,000)</u>	<u>\$ 17,963,525</u>

**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 800 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.

**COLLIN CENTRAL APPRAISAL DISTRICT**

Notes to Financial Statements  
For the Year Ended December 31, 2022

**RETIREMENT PLAN – Plan Description** *(continued)*

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.

**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 13.75% and 13.00% in calendar year 2022 and 2021, respectively. The District's contributions to TCDRS for the year ended **December 31, 2022** were \$1,632,186 and were equal to the required contributions. Under the TCDRS Act, the contribution rate of the employer is actuarially determined annually. The employee contribution rate and the employer contribution rate 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, 2021 actuarial valuation using the entry age actuarial cost method. The actuarial assumptions at December 31, 2021 included (a) 7.50 percent investment rate of return (net of administrative expenses), and (b) projected salary increases of 4.70 percent. Both (a) and (b) included an inflation component of 2.50 percent. 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	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021
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%	8.00%	8.00%	7.50%
Projected Salary Increases*	4.90%	4.90%	4.90%	4.90%	4.70%
Inflation	2.75%	2.75%	2.75%	2.75%	2.50%

\* Includes inflation at the stated rate.

# COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements  
For the Year Ended December 31, 2022

## **RETIREMENT PLAN** *(continued)*

### **Net Pension Liability**

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balances as of December 31, 2020	\$ 47,312,235	\$ 49,182,689	\$ (1,870,454)
Changes for the year:			
Service cost	1,620,816	-	1,620,816
Interest	3,635,302	-	3,635,302
Difference between expected/actual experience	(593,855)	-	(593,855)
Changes of assumptions	(123,104)	-	(123,104)
Contributions - employer	-	1,525,409	(1,525,409)
Contributions - employee	-	605,989	(605,989)
Net Investment Income	-	10,790,388	(10,790,388)
Benefit payments, including refunds of employee contributions	(2,241,296)	(2,241,296)	-
Administrative expenses	-	(32,375)	32,375
Other charges	-	10,431	(10,431)
Net changes	2,297,863	10,658,546	(8,360,683)
Balances as of December 31, 2021	\$ 49,610,098	\$ 59,841,235	\$ (10,231,137)

**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)	\$ (3,761,397)	\$ (10,231,137)	\$ (15,666,390)

**Pension Expense & Deferred Outflows of Resources** - For the year ended **December 31, 2022**, the District recognized pension benefit in the amount of \$945,729. At **December 31, 2022**, the District reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of	Deferred Inflows of Resources
Differences between expected and actual economic experience (net of current year amortization)	\$259,851	\$ 475,084
Changes in actuarial assumptions	1,797,406	98,483
Net differences between projected and actual investment earnings (net of current year amortization)	-	6,744,626
Contributions subsequent to the measurement date	1,632,186	-
Total	\$ 3,689,443	\$ 7,318,193

\$1,632,186 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 year ending December 31, 2022. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

**COLLIN CENTRAL APPRAISAL DISTRICT**

Notes to Financial Statements  
For the Year Ended December 31, 2022

**RETIREMENT PLAN – Pension Expense & Deferred Outflows of Resources** *(continued)*

Year ended December 31,	
2022	\$ (1,053,547)
2023	(1,827,657)
2024	(1,266,994)
2025	(1,112,738)
2026	-
Thereafter	-
	<u>\$ (5,260,936)</u>

**EXTRAORDINARY ITEM**

During the year, the District voluntarily reduced their unfunded pension liability by \$400,000.

**EVALUATION OF SUBSEQUENT EVENTS**

The District has evaluated subsequent events through March 27, 2023, the date which the financial statements were available to be issued.

## **REQUIRED SUPPLEMENTARY INFORMATION**



**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, 2022

	Budgeted Amounts		Actual	Variance
	Original	Final	Amounts	With Final Budget Positive (Negative)
<b>OPERATING REVENUES</b>				
Local Support	\$ 23,694,900	\$ 23,694,900	\$ 23,694,901	\$ 1
Miscellaneous Revenue	-	-	64,645	64,645
Total Revenues	23,694,900	23,694,900	23,759,546	64,646
<b>OPERATING EXPENSES</b>				
Salaries	11,789,000	11,789,000	9,066,246	2,722,754
Overtime	106,000	106,000	105,205	795
Payroll Taxes	173,100	173,100	144,392	28,708
Auto Allowance	812,000	812,000	709,056	102,944
Workman's Compensation	60,000	60,000	39,412	20,588
Group Insurance	2,585,000	2,585,000	1,923,163	661,837
Employee Retirement	1,641,400	1,641,400	(945,729)	2,587,129
Aerial Photography	430,000	430,000	383,460	46,540
Appraisal Review Board	650,000	650,000	635,232	14,768
Audit & Accounting	16,000	16,000	15,070	930
Board of Directors Meeting	7,000	7,000	6,415	585
Building Maintenance & Repairs	515,000	515,000	270,016	244,984
Computer Maintenance	375,000	375,000	258,286	116,714
Contract Services	115,000	115,000	76,968	38,032
Equipment Repair & Maintenance	50,000	50,000	35,230	14,770
General Insurance	50,000	50,000	50,507	(507)
Legal Notices & Advertising	37,000	37,000	16,228	20,772
Legal Services	1,900,000	1,900,000	1,672,908	227,092
Postage	500,000	500,000	421,730	78,270
Professional Services	517,000	517,000	496,386	20,614
Registration and Dues	45,000	45,000	25,711	19,289
Rent-Equipment	95,000	95,000	37,483	57,517
Security	165,000	165,000	107,088	57,912
Supplies and Materials	510,000	510,000	455,802	54,198
Telephone, Internet, Data Cloud	350,000	350,000	155,840	194,160
Travel and Education	175,000	175,000	71,494	103,506
Utilities	160,900	160,900	97,773	63,127
Non-Capital - Computer Equipment	300,000	300,000	81,451	218,549
Non-Capital - Computer Software	600,000	600,000	255,393	344,607
Non-Capital - Software Development	200,000	200,000	-	200,000
Non-Capital - Furniture & Equipment	65,000	65,000	-	65,000
Miscellaneous Expense	500	500	-	500
Total Expenses	24,994,900	24,994,900	16,668,216	8,326,684
Operating Income (Loss)	(1,300,000)	(1,300,000)	7,091,330	8,391,330

**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, 2022  
*(Continued)*

	Budgeted Amounts		Actual	Variance
	Original	Final	Amounts	With Final Budget Positive (Negative)
<b>NONOPERATING REVENUES &amp; EXPENSES</b>				
Interest Income	-	-	271,117	271,117
Total Nonoperating Revenues	-	-	271,117	271,117
<b>EXTRAORDINARY ITEM</b>				
Buy Down of Pension Unfunded				
Actuarial Liability	(400,000)	(400,000)	(400,000)	-
Changes in Net Position	(1,700,000)	(1,700,000)	6,962,447	8,662,447
Net Position, Beginning	26,844,421	26,844,421	26,844,421	
Net Position, Ending	<u>\$ 25,144,421</u>	<u>\$ 25,144,421</u>	<u>\$ 33,806,868</u>	<u>\$ 8,662,447</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)	\$ 33,806,868
Depreciation	(406,140)
Net Position (GAAP)	<u>\$ 33,400,728</u>

**COLLIN CENTRAL APPRAISAL DISTRICT**  
Schedule of Changes in Net Pension Liability and Related Ratios  
For the Year Ended December 31, 2022

	Plan Year Ended December 31,		
	2021	2020	2019
<b>Total Pension Liability</b>			
Service cost	\$ 1,620,816	\$ 1,337,928	\$ 1,228,042
Interest (on the total pension liability)	3,635,302	3,421,845	3,193,400
Changes of benefit terms	-	-	-
Difference between expected and actual experience	(593,855)	80,263	266,539
Change of assumptions	(123,104)	2,572,581	-
Benefit payments, including refunds of employee contributions	(2,241,296)	(1,976,434)	(1,978,642)
<b>Net Change in Total Pension Liability</b>	<u>2,297,864</u>	<u>5,436,183</u>	<u>2,709,339</u>
<b>Total Pension Liability - Beginning</b>	<u>47,312,235</u>	<u>41,876,052</u>	<u>39,166,713</u>
<b>Total Pension Liability - Ending (a)</b>	<u><u>\$ 49,610,099</u></u>	<u><u>\$47,312,235</u></u>	<u><u>\$41,876,052</u></u>
<b>Plan Fiduciary Net Position</b>			
Contributions - employer	\$ 1,525,409	\$ 1,397,166	\$ 1,378,171
Contributions - employee	605,989	626,952	570,600
Net investment income	10,790,388	4,603,606	6,293,963
Benefit payments, including refunds of employee contributions	(2,241,296)	(1,976,434)	(1,978,642)
Administrative expense	(32,375)	(35,988)	(33,958)
Other	10,431	5,827	5,186
<b>Net Change in Plan Fiduciary Net Position</b>	<u>10,658,547</u>	<u>4,621,128</u>	<u>6,235,320</u>
<b>Plan Fiduciary Net Position - Beginning</b>	<u>49,182,689</u>	<u>44,561,561</u>	<u>38,326,241</u>
<b>Plan Fiduciary Net Position - Ending (b)</b>	<u><u>\$ 59,841,236</u></u>	<u><u>\$49,182,689</u></u>	<u><u>\$44,561,561</u></u>
<b>Net Pension Liability - Ending (a) - (b)</b>	<u><u>\$ (10,231,137)</u></u>	<u><u>\$ (1,870,454)</u></u>	<u><u>\$ (2,685,509)</u></u>
<b>Plan Fiduciary Net Position as a Percentage of Total Pension Liability</b>	120.62%	103.95%	106.41%
<b>Covered Employee Payroll</b>	\$8,656,991	\$ 8,956,454	\$ 8,151,427
<b>Net Pension Liability as a Percentage of Covered Employee Payroll</b>	-20.88%	-20.88%	-32.95%

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

**COLLIN CENTRAL APPRAISAL DISTRICT**Schedule of Pension Contributions  
For the Year Ended December 31, 2022

	Fiscal Year Ended December 31,		
	2021	2020	2019
Actuarially determined contribution	\$ 745,367	\$ 789,959	\$ 707,544
Contributions in relation to actuarially determined contribution	<u>(1,525,409)</u>	<u>(1,397,166)</u>	<u>(1,378,171)</u>
Contribution deficiency (excess)	<u>\$ (780,042)</u>	<u>\$ (607,207)</u>	<u>\$ (670,627)</u>
Covered employee payroll	\$ 8,656,991	\$ 8,956,454	\$ 8,151,427
Contributions as a percentage of covered employee payroll	17.62%	15.60%	16.91%

<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
\$ 644,366	\$ 683,981	\$ 564,247	\$ 605,398
<u>(1,352,077)</u>	<u>(2,504,665)</u>	<u>(942,683)</u>	<u>(979,369)</u>
<u>\$ (707,711)</u>	<u>\$ (1,820,684)</u>	<u>\$ (378,436)</u>	<u>\$ (373,971)</u>
\$ 7,616,616	\$ 7,080,551	\$ 6,397,353	\$ 5,837,971
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  
**Central Appraisal District of Collin County**  
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 Central Appraisal District of Collin County (the "District"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise The District's basic financial statements and have issued our report thereon dated March 27, 2023.

**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.



Richardson, Texas

March 27, 2023



**J.**

**Policy #1072**


**Taxing Unit Late Payments**



# Collin Central Appraisal District

April 19, 2023

TO: Board of Directors

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

RE: Policy #1072-Taxing Unit Late Payments

The Methods and Assistance Program (MAP) review for 2023 included question #17 which read as follows:

#17. Are allocation statements sent to each taxing unit as described in Tax Code Section 6.06(e)?

The information for all entity payment allocations, due dates, and payment dates was sent to the MAP reviewer as required. The MAP reviewer determined that there were late payments from some of our member entities in the 2022 budget year. The following table was used by the MAP reviewer:

2022-23 MAP Guidelines

Taxing Unit Participating in the Appraisal District	Was the allocation payment received by December 31 <sup>st</sup> from all taxing units? (Yes/No)	Was the allocation payment received by March 31 <sup>st</sup> from all taxing units? (Yes/No)	Was the allocation payment received by June 30 <sup>th</sup> from all taxing units? (Yes/No)	Was the allocation payment received by September 30 <sup>th</sup> from all taxing units? (Yes/No)	Did the appraisal district apply penalty and interest to delinquent payments? (Yes /No)

Due to at least one entity being delinquent and no interest or penalty applied to that payment under policy #1072, the MAP reviewer answered with a “no”. This failed that question of the MAP review.

During the March 23, 2023 regular meeting, you were presented with an amended version of Policy #1072 which brought forth questions and recommendations and a tabling of that agenda item to be brought back before you during the April 27, 2023 regular meeting. Those recommendations have been reviewed and are outlined below:

- No changes or amendments will be made to Policy #1072 that was originally adopted by this Board on December 18, 2018.
- Policy #1072 will be enforced as written from this point forward with the following internal procedures:

1. Ms. Bryan, Director of Business Operations, will send the entity invoices as has always been done for the upcoming quarter.
2. As we approach the due date of the invoices, any outstanding balances will be tracked. Courtesy emails and phone calls will be made to the subject entity to remind them that the payment is coming due.
3. Per the Policy #1072 there is an automatic 30 day grace period that will be allowed, during which time, Ms. Bryan will continue collection efforts, and will stress the importance of prompt payment.
4. Once the invoice is 31 days past due, any entity that has not made payment will be contacted to inquire as to a reason and subsequent "good cause" will be requested for the chief appraiser to review.
5. Policy #1072 states that if any penalty and interest is applied, but is not paid by a taxing entity, it will be brought before the Board for your determination of whether or not penalty and interest will be waived or enforced. A report outlining the exact penalty and interest will be presented at that time.
6. At the Board's instruction, a subsequent penalty and interest bill will be sent to the subject entity.

This information and the decision of the Board regarding this agenda item, will be conveyed to the MAP reviewer to facilitate a passing score on this question of the 2022 MAP review.



# Collin Central Appraisal District

**POLICY NUMBER: 1072**

**POLICY NAME: Taxing Unit Late Payment**

## **Texas Property Tax Code § 6.06 (e) (k)**

*(e) Unless the governing body of a unit and the chief appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter, and the first payment shall be made before January 1 of the year in which the budget takes effect. A payment is delinquent if not paid on the date it is due. A delinquent payment incurs a penalty of 5 percent of the amount of the payment and accrues interest at an annual rate of 10 percent. If the budget is amended, any change in the amount of a unit's allocation is apportioned among the payments remaining.*

*(k) For good cause shown, the board of directors may waive the penalty and interest on a delinquent payment under Subsection (e).*

The board of directors hereby authorizes the chief appraiser to act on behalf of the Board and District regarding the waiver of penalty and interest on delinquent budget payments, as follows:

- Payments received by the District no later than 30 days after the due date will automatically have the penalty and interest waived.
- Payments received by the District later than 30 days after the due date but on, or before, the 60<sup>th</sup> day after the due date, will have the penalty and interest waived, if the chief appraiser determines that the payment was late due to "good cause".

If a taxing unit is delinquent for a period greater than 30 days without a "good cause" determination under this policy, and the unit makes a payment excluding the calculated penalty and interest pursuant to subsection (e) above, the chief appraiser will report the delinquency to the board of directors. The board may take action, as follows:

- Make a good cause determination and waive the penalty and interest.
- Decline to make a good cause determination and instruct the chief appraiser to bill the unit for penalty and interest, beginning on the 31<sup>st</sup> day of delinquency, pursuant to the rates in subsection (e) above.

**Date Adopted:** December 18, 2018

**Resolution #:** 2018-1072

**Schedule of Past Due Payments by Entities  
For Billing Periods 1st Q 2021 thru Current**

<b>1st Q 2021</b>	<b>2nd Q 2021</b>	<b>3rd Q 2021</b>	<b>4th Q 2021</b>
Inv date 11/15/20	Inv date 2/15/21	Inv date 5/15/21	Inv date 8/15/21
Due date 12/31/20	Due date 3/31/21	Due date 6/30/21	Due date 9/30/21
Blue Ridge City	Collin County MUD#1	Collin County MUD#1	Celina ISD
Magnolia Pointe MUD	Collin County Road Dstr	Princeton ISD	Collin County MUD#1
Plano ISD	Farmersville City		Frisco ISD
Richardson City	Frisco ISD		Sachse City
			Weston City

<b>1st Q 2022</b>	<b>2nd Q 2022</b>	<b>3rd Q 2022</b>	<b>4th Q 2022</b>
Inv date 11/15/21	Inv date 2/15/22	Inv date 5/15/22	Inv date 8/15/22
Due date 12/31/21	Due date 3/31/22	Due date 6/30/22	Due date 9/30/22
Garland City	Collin County MUD#1	Allen ISD	Collin County MUD#1
Magnolia Pointe MUD	Collin County MUD#2	Collin County MUD#1	Collin County MUD#2
Nevada City	Collin County Road Dstr	Dallas City	Collin County WCID
	Gunter ISD		Dallas City
	Weston City		Farmersville City
			McKinney MUD#1
			McKinney MUD#2
			Nevada City
			Plano ISD
			Princeton ISD
			Weston City

<b>1st Q 2023</b>	<b>2nd Q 2023</b>
Inv date 11/15/22	Inv date 2/15/23
Due date 12/31/22	Due date 3/31/23
Collin College	Collin County MUD#1
E Fork Fresh Water Dstr	
Parker City	
Richardson City	
Sachse City	
Van Alstyne MUD#2	

**Note:**

Green indicates payments received between 1 and 30 days after past due status.

Yellow indicates payments received between 31 and 60 days after past due status.

Red indicates payments received between 61 and 90 days after past due status.

If GOOD CAUSE had not been present for any of the payments received outside of the 30 day grace period, the total penalty and interest would have been \$38,712 for 2021 and \$30,617 for 2022. Below is the detail of these totals.

	Entity	Invoice amount	Due date	Pymt date	Days past due	Penalty (5%)	Interest (10%)	Total
1st Q 2021	Blue Ridge City	\$538.50	12/31/2020	2/22/2021	52	\$3.84	\$7.67	\$11.51
1st Q 2021	Magnolia Pointe MUD	\$1,138.75	12/31/2020	3/9/2021	67	\$10.45	\$20.90	\$31.35
1st Q 2021	Plano ISD	\$1,289,393.50	12/31/2020	2/4/2021	34	\$6,005.39	\$12,010.79	\$18,016.18
1st Q 2021	Richardson City	\$85,894.25	12/31/2020	2/10/2021	40	\$470.65	\$941.31	\$1,411.96
2nd Q 2021	Farmersville City	\$3,474.50	3/31/2021	5/11/2021	40	\$19.04	\$38.08	\$57.12
2nd Q 2021	Frisco ISD	\$719,045.50	3/31/2021	5/3/2021	32	\$3,151.98	\$6,303.96	\$9,455.94
4th Q 2021	Celina ISD	\$43,175.50	9/30/2021	11/1/2021	32	\$189.26	\$378.52	\$567.79
4th Q 2021	Frisco ISD	\$719,045.50	9/30/2021	11/1/2021	31	\$3,053.48	\$6,106.96	\$9,160.44
<b>Total penalty/interest for 2021</b>						<b>\$12,904.10</b>	<b>\$25,808.19</b>	<b>\$38,712.29</b>
1st Q 2022	Nevada City	\$637.50	12/31/2021	2/16/2022	46	\$4.02	\$8.03	\$12.05
2nd Q 2022	Gunter ISD	\$16.50	3/31/2022	5/23/2022	52	\$0.12	\$0.24	\$0.35
2nd Q 2022	Weston City	\$342.25	3/31/2022	4/6/2022	35	\$1.64	\$3.28	\$4.92
3rd Q 2022	Dallas City	\$79,916.50	6/30/2022	8/30/2022	60	\$656.85	\$1,313.70	\$1,970.54
4th Q 2022	Dallas City	\$79,916.50	9/30/2022	12/20/2022	80	\$875.80	\$1,751.59	\$2,627.39
4th Q 2022	Farmersville City	\$4,032.75	9/30/2022	12/21/2022	81	\$44.75	\$89.49	\$134.24
4th Q 2022	Nevada City	\$637.50	9/30/2022	12/13/2022	73	\$6.38	\$12.75	\$19.13
4th Q 2022	Plano ISD	\$1,366,981.75	9/30/2022	11/16/2022	46	\$8,613.86	\$17,227.72	\$25,841.57
4th Q 2022	Weston City	\$342.25	9/30/2022	11/17/2022	47	\$2.20	\$4.41	\$6.61
<b>Total penalty/interest for 2022</b>						<b>\$10,205.60</b>	<b>\$20,411.21</b>	<b>\$30,616.81</b>
1st Q 2023	Collin College	\$263,695.00	12/31/2022	2/13/2023	43	\$1,553.27	\$3,106.54	\$4,659.82
1st Q 2023	E Fork Fresh Water Dstr	\$21.25	12/31/2022	2/27/2023	57	\$0.17	\$0.33	\$0.50
1st Q 2023	Sachse City	\$14,701.50	12/31/2022	2/27/2023	57	\$114.79	\$229.59	\$344.38
<b>Total penalty/interest for YTD 2023</b>						<b>\$1,668.23</b>	<b>\$3,336.46</b>	<b>\$5,004.69</b>

**K.**

**Schedule Second  
Budget Workshop**



# Collin Central Appraisal District

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April 27, 2023

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

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

RE: Schedule Second Budget Workshop

Discuss and vote on scheduling the Board's second budget workshop in conjunction with the May 25, 2023 regular board meeting.



# REPORTS

REPORTS

REPORTS



# Collin Central Appraisal District Taxpayer Liaison Officer

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Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly Status Report

DATE: March 23, 2023

I have reviewed all 86 February Customer Service Cards, a 148% increase from last year. Two were marked "Needs Improvement" due to wait times. 81 considered the wait time Excellent and three "Satisfactory".

Regards,

Chris Nickell  
Taxpayer Liaison Officer



# Collin Central Appraisal District Taxpayer Liaison Officer

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Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly TDLR Status Report

DATE: April 27, 2023

There were no new issues received and no ongoing cases since the last report to the Board of Directors on March 23, 2023.

Regards,

Chris Nickell  
Taxpayer Liaison Officer

## CERTIFICATES OF DEPOSIT DETAIL

[illegible]

**ANBTX - INTEREST RATE 1.51% (as of 3/31/23):**

MONTH	MONTHLY INTEREST INCOME	YTD INTEREST INCOME
JANUARY	\$ 9,729.07	\$ 9,729.07
FEBRUARY	\$ 7,435.32	\$ 17,164.39
MARCH	\$ 11,460.14	\$ 28,624.53
APRIL	\$ -	
MAY	\$ -	
JUNE	\$ -	
JULY	\$ -	
AUGUST	\$ -	
SEPTEMBER	\$ -	
OCTOBER	\$ -	
NOVEMBER	\$ -	
DECEMBER	\$ -	

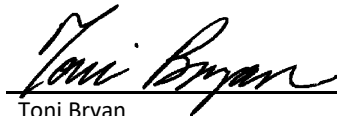
**SUMMARY OF TOTALS:**

<b>TOTAL YEAR-TO-DATE INVESTMENT INCOME</b>	<b>\$ 140,034.99</b>
<b>AMERICAN NATIONAL BANK TOTALS AS OF 3/31/23:</b>	
Operating account total	\$ 10,158,441.68
ARB account total	\$ 28,854.50
CD account totals (including accrued interest)	\$ 9,083,259
Total Funds Available	\$ 19,270,555.54
Required Collateral Balance **	\$ 19,591,172.21
Total Collateral Provided by ANB	\$ 23,637,893.15
<b>PROSPERITY BANK TOTALS AS OF 3/31/23:</b>	
Operating account total	\$ -
CD account totals (including accrued interest)	\$ 9,082,306.65
Total Funds Available	\$ 9,082,306.65
Required Collateral Balance **	\$ 9,354,775.85
Total Collateral Provided by Prosperity	\$ 10,641,902.10
** (Total Funds Available - \$250,000 FDIC per bank account) x 103% = Collateralized Amount	

I certify that I 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 my knowledge and belief, in all material respects the Investment Report was prepared in accordance with the guidelines presented in 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.



Brian Swanson  
Deputy Chief Appraiser - Business Operations and Compliance



Toni Bryan 3/31/2023  
Director of Operations DATE

# Pledge Security Listing

March 31, 2023

ID	CUSIP	Description	Safekeeping Location	Safekeeping Receipt	Coupon	Maturity Date	Call Date	Moody	S&P	Fitch	ASC 320	Face Amount	Current Par	Current Book Value	Market Value	Gain(Loss)
CENTRAL APPRASIAL DI																
1834	932493FR5	WALLER TX ISD	FHLB - Dalla	1021001556	4.00	02/15/2026	02/15/2025	AAA	AAA	AAA	AFS	1,755,000	1,755,000.00	1,818,578.44	1,795,277.25	(23,301.19)
2000	116079GB4	BROWNSWOOD TX ISD	FHLB - Dalla	1021001774	4.00	08/15/2028	02/15/2027	AAA	AAA	AAA	AFS	1,425,000	1,425,000.00	1,515,378.68	1,487,970.75	(27,407.93)
2177	726719HX8	PLAINVIEW TX	FHLB - Dalla	1093348715	4.00	03/01/2030	03/01/2028	NR	AA-	NR	AFS	600,000	600,000.00	670,854.66	631,662.00	(39,192.66)
2179	726719HV2	PLAINVIEW TX	FHLB - Dalla	1093332089	4.00	03/01/2028	03/01/2028	NR	AA-	NR	AFS	555,000	555,000.00	622,502.54	586,357.50	(36,145.04)
2283	382604Z90	GOOSE CREEK TX CISD TAX	FHLB - Dalla	1180748270	2.00	02/15/2030	02/15/2030	AAA	AAA	AAA	AFS	3,000,000	3,000,000.00	3,000,000.00	2,346,570.00	(653,430.00)
2379	572682SD5	MARSHALL TX ISD TAXABLE	FHLB - Dalla	21166096199	1.74	02/15/2033	08/15/2030	AAA	AAA	AAA	AFS	1,000,000	1,000,000.00	1,000,000.00	781,900.00	(218,100.00)
2415	504102U36	LA PORTE TX ISD TAXABLE	FHLB - Dalla	21166096275	1.50	02/15/2032	08/15/2030	AAA	AAA	AAA	AFS	1,170,000	1,170,000.00	1,170,000.00	893,458.80	(276,541.20)
2482	582188LD8	MCLENNAN CNTY TX JNR CL	FHLB - Dalla	21242077660	4.00	08/15/2030		NR	AA	NR	AFS	1,365,000	1,365,000.00	1,558,985.09	1,310,208.90	(248,776.19)
2546	349426EL6	FORT WORTH TX TAXABLE	FHLB - Dalla	21333073349	1.94	03/01/2033	03/01/2030	NR	AA	AA	AFS	1,690,000	1,690,000.00	1,690,000.00	1,322,492.60	(367,507.40)
2593	349461CJ0	FORT WORTH TX ISD TAXAB	FHLB - Dalla	21340100103	2.59	02/15/2039	02/15/2031	AAA	AAA	NR	AFS	4,000,000	4,000,000.00	4,000,000.00	2,966,960.00	(1,033,040.00)
2721	820123WP8	SHARYLAND TX ISD TAXABL	FHLB - Dalla		2.26	02/15/2033	02/15/2031	AAA	AAA	AAA	AFS	1,000,000	1,000,000.00	1,000,000.00	800,890.00	(199,110.00)
2729	639319PL0	NAVASOTA TX ISD TAXABLE	FHLB - Dalla		2.39	02/15/2035	02/15/2031	AAA	NR	NR	AFS	890,000	890,000.00	890,000.00	694,645.00	(195,355.00)
2752	639319PP1	NAVASOTA TX ISD TAXABLE	FHLB - Dalla		2.69	02/15/2038	02/15/2031	AAA	NR	NR	AFS	830,000	830,000.00	830,000.00	636,394.20	(193,605.80)
2765	771146ZY6	ROBSTOWN TXS ISD TAXABL	FHLB - Dalla		2.50	02/15/2038	02/15/2031	AAA	A+	NR	AFS	1,285,000	1,285,000.00	1,284,974.30	959,959.25	(325,015.05)
2795	3140HTP86	#FN BL2246	FHLB - Dalla		3.05	04/01/2029		AAA	AA+	AAA	AFS	7,356,000	6,887,354.60	6,939,195.73	6,423,146.90	(516,048.83)
Total for CENTRAL APPRASIAL DI												27,921,000	27,452,354.60	27,990,469.44	23,637,893.15	(4,352,576.29)



## HOLDINGS BY THIRD PARTY

STATEMENT OF ACCOUNT WITH:

Federal Home Loan Bank of Dallas  
8500 Freeport Parkway South  
Suite 100  
Irving, TX - 75063-2547

FHFA ID: 10993

COLLIN CENTRAL APPRAISAL  
DISTRICT  
250 ELDORADO PKWY  
MCKINNEY TX 75069

Pledge Code: 23931

Stmnt As Of: 03/31/2023

Date Priced: 03/30/2023

CUSIP	Issue Description	Pledge Date	Par	Current Face	Rate	Maturity Date	Market Value
116079GB4	BROWNSBORO TEX INDPT SCH DIST ULTD	01/29/2020	1,425,000	1,425,000.00	4.00	08/15/2028	1,505,284.50
3140HTP86	FEDERAL NATL MTG ASS GTD MTG	06/10/2022	7,356,000	6,887,354.61	3.05	04/01/2029	6,472,666.99
349426EL6	FORT WORTH TEX TAXABLE GEN PURP	11/29/2021	1,690,000	1,690,000.00	1.94	03/01/2033	1,331,517.20
349461CJ0	FORT WORTH TEX INDPT SCH DIST	12/06/2021	4,000,000	4,000,000.00	2.59	02/15/2039	3,046,880.00
382604Z90	GOOSE CREEK TEX CONS INDPT SCH	12/15/2020	3,000,000	3,000,000.00	0.01	02/15/2033	2,404,920.00
504102U36	LA PORTE TEX INDPT SCH DIST	06/15/2021	1,170,000	1,170,000.00	1.50	02/15/2032	909,920.70
572682SD5	MARSHALL TEX INDPT SCH DIST	06/15/2021	1,000,000	1,000,000.00	1.74	02/15/2033	781,120.00
582188LD8	MC LENNAN CNTY TEX JR COLLEGE DIST	08/30/2021	1,365,000	1,365,000.00	4.00	08/15/2030	1,321,811.40
639319PL0	NAVASOTA TEX INDPT SCH DIST	03/07/2022	890,000	890,000.00	2.39	02/15/2035	701,907.40
639319PP1	NAVASOTA TEX INDPT SCH DIST	03/07/2022	830,000	830,000.00	2.69	02/15/2038	639,332.40
726719HV2	PLAINVIEW TEX GO REF BDS 2020	06/11/2020	555,000	555,000.00	4.00	03/01/2028	594,072.00
726719HX8	PLAINVIEW TEX GO REF BDS 2020	06/01/2020	600,000	600,000.00	4.00	03/01/2030	634,800.00
771146ZY6	ROBSTOWN TEX INDPT SCH DIST	03/07/2022	1,285,000	1,285,000.00	2.50	02/15/2038	970,175.00
820123WP8	SHARYLAND TEX INDPT SCH DIST	03/07/2022	1,000,000	1,000,000.00	2.26	02/15/2033	818,560.00
932493FR5	WALLER TEX INDPT SCH DIST ULTD TAX	10/10/2019	1,755,000	1,755,000.00	4.00	02/15/2026	1,794,663.00
				<b>Current Face Total:</b>	27,452,354.61	<b>Market Value Total:</b>	23,927,630.59

\* The information included on this statement is based upon settlement date rather than entered date.

FHLB Member Services: 1-844-FHLBANK (345-2265)

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Pledge Security Listing

March 31, 2023

ID	CUSIP	Description	Safekeeping Location	Safekeeping Receipt	Coupon	Maturity Date	Call Date	Moody	S&P	Fitch	ASC 320	Face Amount	Current Par	Current Book Value	Market Value	Gain(Loss)
COLLIN CENTRAL APPRAISAL DISTRICT																
5573	31418DZ54	FNMA #MA4363	FHLB		1.50	06/01/2041		AAA	AA+	AAA	HTM	3,900,000	3,373,305.04	3,359,690.38	2,805,442.87	(554,247.51)
5591	31418DU67	FNMA #MA4204	FHLB		2.00	12/01/2040		AAA	AA+	AAA	HTM	5,900,000	4,320,120.60	4,410,743.44	3,738,416.36	(672,327.08)
5604	31418D4G4	FNMA #MA4422	FHLB		2.00	09/01/2041		AAA	AA+	AAA	HTM	5,400,000	4,727,674.57	4,856,725.48	4,098,042.87	(758,682.61)
Total for COLLIN CENTRAL APPRAISAL DISTRICT												15,200,000	12,421,100.21	12,627,159.30	10,641,902.10	(1,985,257.20)



Holdings Statement - Collin Central Appraisal Dist

ACCOUNTS  
AS OF  
SORT BY  
ADDITIONAL FILTER

Multiple Accounts Selected  
31-MAR-2023  
How Position is Held

SECURITY ID  
CREATED ON  
PAGE

01-APR-2023 08:03:07 (EST)  
1 of 1

Pledge Code	Held For	CUSIP	Face Amount	Par Value	Maturity Date	Rate	Market Price	Market Value
0000023931	COLLIN CENTRAL APPRAISAL DISTRICT	31418DU67	5,900,000.00	4,320,120.59	12-01-2040	2.00	86.37	3,731,072.14
		31418DZ54	3,900,000.00	3,373,305.03	06-01-2041	1.50	83.24	2,807,871.64
		31418D4G4	5,400,000.00	4,727,674.56	09-01-2041	2.00	85.86	4,059,181.37
			15,200,000.00	12,421,100.18				10,598,125.15

COLLIN CENTRAL APPRAISAL DISTRICT  
ACTIVE VENDOR LIST  
FOR 1ST QUARTER 2023

Vendor		Vendor	
1	ACTIVE SHOOTER PREVENTION PROJECT, LLC	51	DLT SOLUTIONS LLC
2	ADP INC	52	DMNMEDIA
3	ADVANCED STANCHIONS, INC	53	DSS
4	AFFILIATED COMMUNITONS, INC.	54	DSS FIRE INC
5	AFFILIATED COM-NET, INC.	55	DSS FIREGUARD, INC.
6	AFLAC	56	ELLIOTT ELECTRIC SUPPLY
7	<b>AIRCRAFT BLUE BOOK (new)</b>	57	EQUIP SOURCE CAPITAL
8	AMERICAN LANGUAGE TECHNOLOGIES	58	ESRI INC
9	APPLIED LITHO RESOURCE INC	59	EXPERIAN MARKETING SOLUTIONS
10	APPRAISAL INSTITUTE	60	FASTVUE, INC.
11	ARMSTRONG & ARMSTRONG, P.C.	61	FEDEX OFFICE
12	ASSN TECHNOLOGY SERVICES, INC	62	FERRELLGAS
13	AT&T (FIBER)	63	FIRST STOP HEALTH
14	AT&T (MAIN LOCAL)	64	FISH WINDOW CLEANING
15	AT&T (U-VERSE)	65	<b>FLOWERS, JEFFREY L (new)</b>
16	AT&T MOBILITY	66	GARCIA, ROBERT
17	BATTERIES PLUS	67	<b>GREAT AMERICA FINANCIAL SERVICES (new)</b>
18	BCC SOFTWARE	68	GREEN MOUNTAIN ENERGY
19	BEE LINE SERVICES	69	GSO ARCHITECTS
20	BELO + COMPANY	70	HARRIS GOVERN
21	BIS CONSULTING	71	HAVEN TECHNOLOGY CORP
22	BLUECROSS BLUESHIELD (LIFE&STLT)	72	HAYNES LANDSCAPE & MAINTENANCE, INC
23	BLUECROSS BLUESHIELD OF TEXAS	73	HERITAGE BROKERAGE SERVICES
24	BUSINESS & LEGAL RESOURCES	74	HEXAGON GEOSPATIAL
25	CAPITOL APPRAISAL GROUP, LLC	75	HOLT CAT
26	CAPITOL BLIND AND DRAPERY CO.	76	HOME DEPOT
27	CARD SERVICE CENTER	77	HUMETRICS HOLDING INC
28	CARENOW	78	HUTCHINS BBQ
29	CCIM INSTITUTE	79	IAAO
30	CDW-G	80	IDERA
31	CINTAS CORPORATION #0487	81	IGNITE HR, LLC
32	CINTAS FIRST AID	82	IN BLOOM
33	CINTAS MAT SERVICE	83	INDECO SALES, INC.
34	CINTAS SANI CLEAN	84	INSIGHTS
35	CITY OF MCKINNEY	85	INSURICA EXPRESS
36	CITY OF MCKINNEY POLICE DEPARTMENT	86	INTEX ELECTRICAL CONTRACTORS, INC
37	COLLIN COUNTY CHAPTER TAAO	87	IREM
38	<b>COLLIN COUNTY COMMUNITY COLLEGE DISTRICT (new)</b>	88	J.D. POWER VALUATION SERVICES
39	COLORIT GRAPHICS SERVICES	89	<b>JALAPENO'S MEXICAN GRILL (new)</b>
40	COMPUNETIX, INC.	90	JONES, MICHAEL R
41	CONATSER, DAN E	91	JOPLIN'S
42	COPYNET	92	JUST APPRAISED INC
43	COSTAR REALTY INFORMATION INC	93	JUST TEXAS
44	CUSHMAN & WAKEFIELD	94	K. EVANS & ASSOCIATES, PLLC
45	DALLAS BUSINESS JOURNAL	95	KERBY & KERBY PLLC
46	DALLAS MORNING NEWS	96	KT CONTRACTING - CONCRETE SERIES, LLC
47	DEARBORN NATIONAL LIFE INSURANCE COMPANY	97	<b>LAYER 2 GmbH (new)</b>
48	DELL MARKETING	98	LEGAL SHIELD / ID SHIELD
49	DEX IMAGING	99	LOOPNET
50	DISCOVERY BENEFITS	100	M&M FENCING AND WELDING, INC.

COLLIN CENTRAL APPRAISAL DISTRICT  
ACTIVE VENDOR LIST  
FOR 1ST QUARTER 2023

	Vendor		Vendor
101	MALIN GROUP, THE	151	SWINGLE COLLINS & ASSOCIATES
102	MARSHALL & SWIFT	152	TAAD
103	MB&B TROPHIES AND AWARDS	153	TAAD-IAAO CHAPTER
104	MC PURE CLEANING, LLC	154	TAAO
105	MCRROBERTS & COMPANY	155	TASB, INC.
106	MEDIUM GIANT COMPANY, INC	156	TCDRS
107	MICHAEL'S KEYS, INC.	157	TDLR
108	MICROSOFT CORPORATION	158	TEXAS ARCHIVES
109	MIDDLE, LLC	159	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS
110	MONA LISA MOVING CO	160	TEXAS DEPARTMENT OF PUBLIC SAFETY
111	MURLEY PLUMBING	161	TEXAS SDU CHILDSUPP
112	MYPRINTCHOICE	162	TEXAS SECRETARY OF STATE
113	NATIONAL PROPERTY VALUATION ADVISORS, INC	163	THE CAMBRIAN GROUP
114	NATIONWIDE RETIREMENT SOLUTIONS	164	THOMAS GALLAWAY CORP dba TECHNOLOGENT
115	NORTH CENTRAL TX COG	165	TIME WARNER CABLE
116	NORTH TEXAS SIGN SHOP	166	TML-IRP
117	ONE SOURCE COMMERCIAL FLOORING, INC	167	TRABOLD COMPANY
118	PAPERTONE ENTERPRISES LLC	168	TREPP, LLC
119	PARAGON ROOFING INC (new)	169	TRUE PRODIGY TECH SOLUTIONS LLC
120	PERDUE, BRANDON, FIELDER, COLLINS & MOTT	170	TX OFFICE INSTALLATION SERVICES INC.
121	PICTOMETRY	171	U.S. POSTAL SERVICE
122	PITNEY BOWES RESERVE ACCOUNT	172	UBISTOR, INC.
123	PITNEY LEASE	173	UNUM LIFE INSURANCE CO OF AMERICA
124	PITNEY SUPPLIES	174	USER SCAPE
125	PLANO OFFICE SUPPLY	175	VAIL & PARK, P.C. (new)
126	PLANO PEST CONTROL	176	VALBRIDGE PROPERTY ADVISORS
127	PRICE, FRANK	177	VALLEY VIEW CONSULTING, LLC
128	PRICEWATERHOUSECOOPERS	178	VANGUARD CLEANING SERVICES
129	PROPERTY TAX EDUCATION COALITION, INC	179	VARIVERGE LLC
130	PROSTAR SERVICES, INC	180	WAITWHILE, INC.
131	QUALITY PERSONNEL SERVICE	181	WASTE CONNECTIONS OF TEXAS
132	RESCUE STAT (formerly STAT PADS)	182	WAYPOINT BUSINESS SOLUTIONS, LLC
133	ROBERT HALF INTERNATIONAL INC.	183	WEX HEALTH INC
134	ROCKIN G DRYWALL & CONSTRUCTION	184	YOURMEMBERSHIP.COM, INC.
135	SAM'S CLUB	185	ZOHO CORP
136	SAN MIGUEL GRILL		
137	SAUNDERS & WALSH, PLLC		
138	SERVICE FIRST (new)		
139	SHELL ENERGY SOLUTIONS		
140	SHI GOVERNMENT SOLUTIONS		
141	SHRED-IT USA LLC		
142	SOCIETY FOR HUMAN RESOURCE MGT		
143	SOUND PRODUCTIONS LLC		
144	SOURCE STRATEGIES INC		
145	SPRADLIN, TERRY		
146	SPRUCED INTERIORS		
147	STAPLES BUSINESS CREDIT		
148	STAR LOCAL MEDIA		
149	STRATEGIC EQUIPMENT LLC		
150	SUPERIOR VISION OF TEXAS		

**NOTES:**

- 1) New vendors are highlighted in bright yellow.
- 2) At the beginning of 2023, 38 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.



# Collin Central Appraisal District

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April 19, 2023

TO: Board of Directors

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

RE: 2023 1Q Litigation Report Update

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

- There have been 540 lawsuits filed, and all lawsuits are in-house for the 2022 tax year. The total certified value of lawsuits received is \$18,159,712,896. We are at the end of the lawsuit filing season, but that number has continued to climb with the supplemental hearings through the fall and winter. This is a 47.5% increase in lawsuits filed over the 2021 tax year where only 366 were filed. We only have 10, or 3% of the 2021 lawsuits left to settle. As of this date, we have 40% of the 2022 lawsuits settled.
- 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 12, 2023 supplement:

**COLLIN CENTRAL APPRAISAL DISTRICT  
LITIGATION SUMMARY  
April 19, 2023**

YEAR	STATUS	CITATIONS	PID'S 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
2018	IN PROGRESS	5	7			\$ 118,471,826		
	LITIGATION FINALIZED	286	960			\$ 9,980,260,596		
		291	967	370,879	0.26%	\$ 10,098,732,422	\$ 168,024,707,346	6.01%
2019	IN PROGRESS	2	3			\$ 35,933,449		
	LITIGATION FINALIZED	293	741			\$ 8,991,017,761		
		295	744	382,515	0.19%	\$ 9,026,951,210	\$ 180,237,250,948	5.01%
2020	IN PROGRESS	3	3			\$ 21,848,424		
	LITIGATION FINALIZED	425	754			\$ 12,714,798,952		
		428	757	392,132	0.19%	\$ 12,736,647,376	\$ 188,330,153,789	6.76%
2021	IN PROGRESS	10	11			\$ 252,964,872		
	LITIGATION FINALIZED	356	701			\$ 10,989,170,593		
		366	712	403,137	0.18%	\$ 11,242,135,465	\$ 200,641,479,476	5.60%
2022	IN PROGRESS	328	576			\$ 11,412,199,101		
	LITIGATION FINALIZED	212	367			\$ 6,747,513,795		
		540	943	415,973	0.23%	\$ 18,159,712,896	\$ 250,560,524,143	7.25%
<b>2018- 2022</b>	<b>IN PROGRESS</b>	<b>348</b>	<b>600</b>			<b>\$ 11,841,417,672</b>		
	<b>LITIGATION FINALIZED</b>	<b>1572</b>	<b>3523</b>			<b>\$ 49,422,761,697</b>		
	<b>GRAND TOTALS&gt;&gt;&gt;&gt;</b>	<b>1920</b>	<b>4123</b>	<b>1,964,636</b>	<b>0.21%</b>	<b>\$ 61,264,179,369</b>	<b>\$ 987,794,115,702</b>	<b>6.13%</b>

**Legal Expense Summary (by expense code and vendor)**  
**YTD Totals as of (3/31/2023)**

**LEGAL EXPENSE BY EXPENSE CODE**

Name	2023 YTD Total	2023 Budget	2022 Total	2021 Total	2020 Total	2019 Total
LITIGATION	237,850		\$1,265,087	\$1,282,281	\$1,105,332	\$1,053,772
EXPERT/APPRaisal	116,600		\$278,266	\$266,111	\$355,794	\$322,846
GENERAL	11,615		\$47,361	\$45,539	\$62,511	\$50,107
PERSONNEL	2,771		\$49,063	\$23,216	\$12,750	\$647
ARBITRATION	16,050		\$17,100	\$15,050	\$18,500	\$7,300
SUBTOTAL	\$384,885	\$2,070,000	\$1,656,876	\$1,632,197	\$1,554,886	\$1,434,671
ARB RELATED	1,200	30,000	\$16,031	\$15,015	\$7,574	\$8,311
<b>TOTAL</b>	<b>\$386,085</b>	<b>\$2,100,000</b>	<b>\$1,672,908</b>	<b>\$1,647,212</b>	<b>\$1,562,460</b>	<b>\$1,442,981</b>

**LEGAL EXPENSE BY VENDOR**

Name	2023 YTD Total	2022 Total	2021 Total	2020 Total	2019 Total
1 ARBITRATION&SUBPOENA RELATED	16,050	\$17,100	\$15,050	\$18,500	\$7,300
2 ARMSTRONG & ARMSTRONG	1,200	\$16,031	\$15,015	\$7,574	\$8,311
3 CUSHMAN & WAKEFIELD	0	\$0	\$37,600	\$56,500	\$97,900
4 FISHER & PHILLIPS LLC	0	\$0	\$209	\$203	\$197
5 FRANK PRICE	0	\$4,000	\$10,000		
6 HBS REAL ESTATE	85,600	\$85,000	\$104,050	\$4,700	\$20,450
7 INTEGRA REALTY RESOURCES	0	\$0	\$0	\$0	\$14,146
8 MALIN GROUP, THE	0	\$31,916	\$38,461	\$99,919	\$71,494
9 MCROBERTS AND COMPANY	14,000	\$72,850	\$74,500	\$151,175	\$88,856
10 NPV ADVISORS	0	\$19,500	\$0	\$0	\$0
11 PERDUE, BRANDON, FIELDER	529	\$2,500	\$3,036	\$2,814	\$3,930
12 PHILLIPS MURRAH PC	0	\$0	\$384	\$540	\$450
13 SAUNDERS & WALSH, PLLC	251,707	\$1,355,010	\$1,337,407	\$1,177,036	\$1,099,948
14 VALBRIDGE PROPERTY ADVISORS	17,000	\$69,000	\$11,500	\$43,500	\$30,000
<b>TOTAL</b>	<b>\$386,085</b>	<b>\$1,672,908</b>	<b>\$1,647,212</b>	<b>\$1,562,460</b>	<b>\$1,442,981</b>

# CHIEF APPRAISER'S REPORT



# Collin Central Appraisal District

April 27, 20223

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

RE: 2023 Notice of Appraised Value

Our 2023 real property value notices have a mailing date of April 14, 2023. The following is a summary of the notice mailing.

- Property Type: Real Estate
- Notices eligible for protest filing via our eFile online system: 344,712
- Notices with where protest filings are paper: 34,244
- Total count of notices to property owners: 378,956
- Count of duplicate notices sent to tax agents: 41,531

*Note: approximately 26,000 Business Personal Property Notices mailed in June.*

- Protest deadline for April 15<sup>th</sup> Notices: May 15, 2023, 11:59 p.m.
- Three-year protest filing count:
  - 2019 – 81,856 (20.68% of total property count)
  - 2020 – 81,728 (20.87% of total property count)
  - 2021 – 79,573 (19.79% of total property count)
  - 2022 – 99,725 (24.18% of total property count)
  - 2023 Projected Range:
    - 96,640 (21.38% 4-yr avg. x 1.05 x 430,479 property count)
    - 105,840 (21.38% 4-yr avg. x 1.15 x 430,479 property count)
- ARB hearings begin: May 22, 2023
- Appearance at ARB hearings (property owner's option):
  - in-person, telephone, or web (voice audio with remote screenshare)

Attachments: 2022 Preliminary Totals for 2022 Appraisal Notices, March 31, 2022  
2023 Preliminary Totals for 2023 Appraisal Notices, March 29, 2023



## 2023 Notice of Appraised Value

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**250 ELDORADO PKWY**  
**MCKINNEY, TX 75069-8023**

Phone: 469.742.9200 866.467.1110

DATE OF NOTICE: April 14, 2023

Property ID:  
Ownership %:  
Geo ID:  
Legal:  
Legal Acres:  
Situs:  
Appraiser:  
Owner ID:  
EFile PIN:



Property ID: #####

DOE JOHN & JANE  
123 MAIN STREET  
MCKINNEY, TX 75069

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

Dear Property Owner,

We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2022		Proposed - 2023	
Market Value of Improvements (Structures / Buildings, etc.)			1,411,975		1,301,086	
Market Value of Non Ag/Timber Land			282,000		360,000	
Market Value of Ag/Timber Land			0		0	
Market Value of Personal Property/Minerals			0		0	
Total Market Value			1,693,975		1,661,086	
Productivity Value of Ag/Timber Land			0		0	
Appraised Value** (possible homestead limitations, see below)			1,187,398		1,306,138	
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65 - Over 65)			HS, OV65		HS, OV65	
2022 Exemption Amount	2022 Taxable Value	Taxing Unit	2023 Proposed Appraised Value	2023 Exemption Amount	2023 Taxable Value	Scan the QR code below to schedule an in-person informal review of your appraised value with the appraisal staff.  review.CollinCAD.org
50,000	1,137,398	PARKER CITY	1,306,138	50,000	1,256,138	
114,699	1,072,699	*COLLIN COUNTY	1,306,138	113,054	1,193,084	
46,940	1,140,458	*COLLIN COLLEGE	1,306,138	46,611	1,259,527	
50,000	1,137,398	*ALLEN ISD	1,306,138	50,000	1,256,138	



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

The difference between the 2018 appraised value and the 2023 appraised value is 37.66%.

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

\* This 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

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database where 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.

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:**

**Location of Hearings:**

**ARB will begin hearings:**

**May 15, 2023**

**250 Eldorado Pkwy, McKinney TX 75069**

**May 22, 2023**

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

# PROPERTY APPRAISAL – NOTICE OF PROTEST – Tax Year 2022

CCAD-132 [Rev 2022.03-03]

Collin Central Appraisal District 250 Eldorado Pkwy • McKinney, TX 75069		www.CollinCAD.org 469.742.9200 or 866.467.1110	
<b>GENERAL INSTRUCTIONS:</b> This form is used for a property owner or an owner's designated agent to file a protest with the Appraisal Review Board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413. <b>Protests must be filed using the Online Appeals website, by mail, or hand delivery.</b>			
<b>DEADLINES:</b> With exceptions, the typical deadline for filing a protest (having it postmarked, if you mail it) is <b>midnight, May 15</b> . A different deadline may apply if: (Tax Code Section 41.44)		<b>FILE ONLINE AT:</b> <a href="http://efileprotest.collincad.org">efileprotest.collincad.org</a>	
• your notice of appraised value was postmarked after April 16; or • you received a notice of change to the appraisal records postmarked after April 16		<b>2023 DEADLINE: May 15, 2023</b>	
		Owner ID: ##### / PIN: #####	
<b>STEP 1: Owner or Lessee Information</b>	Name of Property Owner or Lessee (last name, first name):		
	Mailing Address, City, State, Zip Code:		
	Phone Number (area code and number):		<input type="checkbox"/> Check here if mailing address has changed.
	<input type="checkbox"/> Person Age 65 or Older <input type="checkbox"/> Disabled Person <input type="checkbox"/> Military Service Member or Spouse <input type="checkbox"/> Military Veteran or Spouse		
<b>STEP 2: Property Description</b>	Physical Address and City if different from above; or Legal Description if no street address; or Mobile Home Info (Make, Model, ID Numbers) if applicable:		
	Appraisal District Account Number (if known):		
<b>STEP 3: Reason(s) for Protest</b>	<b>To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply.</b> Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.		
	<input type="checkbox"/> Market & Equity - Incorrect appraised (market) value <u>and</u> value is unequal compared with other properties. [1 & 2]		
	<input type="checkbox"/> Market - Incorrect appraised (market) value. [1]		
	<input type="checkbox"/> Equity - Value is unequal compared with other properties. [2]		
	<input type="checkbox"/> Exemption was denied, modified, or canceled. [6]		
	<input type="checkbox"/> Owner's name is incorrect. [9]		
	<input type="checkbox"/> Property description is incorrect. [10]		
	<input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the district's record. [11]		
	<input type="checkbox"/> Ag-use, open-space, or other special appraisal was denied, modified, or canceled. [8]		
	<input type="checkbox"/> Change in use of land appraised as ag-use, open-space, or timberland. [7]		
<input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space, or other special appraisal. [12]			
<input type="checkbox"/> Property should not be taxed in _____ [3] <small>(name of taxing unit)</small>			
<input type="checkbox"/> Failure to send required notice. _____ [4] <small>(type of notice)</small>			
<input type="checkbox"/> Other: _____ [5] <small>(write-in reason)</small>			
<input type="checkbox"/> _____ <small>(write-in reason cont'd)</small>			
<b>STEP 4: Additional Facts</b>	What is your opinion of your property's value? (optional) \$ _____		
	(continue on additional pages if needed)		
<b>STEP 5: Hearing Type</b>	Indicate how you intend to appear for your scheduled ARB formal hearing (check only one): <input type="checkbox"/> <b>In Person</b> <input type="checkbox"/> <b>On Notarized Affidavit or Written Declaration</b> submitted with evidence and delivered to the ARB <b>before</b> the hearing begins.*		
	<input type="checkbox"/> <b>By Telephone Conference Call</b> *                    To participate by phone or video conference you <u>must</u> submit a written affidavit of evidence <b>before</b> the hearing begins. 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. <input type="checkbox"/> <b>By Videoconference (screenshare)*</b>		
<p style="text-align: center;"> <b>Changes to hearing type must be submitted in writing to the ARB no later than the 10<sup>th</sup> day before the hearing.</b>                      Tax Code Section 41.45 (b-4) allows a property owner to request that the ARB hearing be conducted by a single-member panel. Indicate your request in Step 4.                      *To facilitate input of your affidavit/declaration and evidentiary materials into the ARB's records, <b>the ARB requests evidence at least three (3) days prior to the hearing.</b>                      A property owner does not waive the right to appear in person at a hearing by submitting an affidavit/declaration or by electing to appear by telephone or video conference.                 </p>			
<b>STEP 6: Hearing Notice &amp; Procedures</b>	• If your protest goes to a hearing, you will automatically receive a copy of the ARB's hearing procedures. • Your Notice of Hearing is sent to you by first-class regular mail. The ARB's Final Order of Determination is sent by certified mail.		
	• If you would like to receive your Notice of Hearing by certified mail and agree to pay the cost, you must indicate your request in Step 4. (Section 41.46(d)) • If you would like to receive your Notice of Hearing or the ARB's Final Order of Determination by email, you must indicate your request in Step 4 and clearly provide a valid email address. (Section 41.46(e) & 41.47(d-1)) • If you would like to request an electronic reminder by text or email of your ARB protest hearing, you must file your protest via the Online Appeals eFile website where you will register & confirm your email address and mobile number (if applicable) and indicate your request there. (Section 41.46(f)) An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.		
<b>STEP 7: Special Panels</b>	To qualify for a special panel to hear your protest, a property must have an appraised value determined by the appraisal district of \$52 million or more and be classified as Commercial, Industrial/Manufacturing, Multi-Family, or Utilities. Indicate your request in Step 4. (Section 6.425)		
<b>STEP 8: Protester's Name &amp; Signature</b>	print here	<input type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Other _____	
	sign here	<input type="checkbox"/> Property Owner's Agent – CCAD Agent ID: _____ <div style="text-align: right;">Date: _____</div>	

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

# 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. **PLEASE NOTE** – For all owner protests filed, appraisers will review your supporting information & opinion of value submitted as they prepare the case for an ARB hearing. Any actions taken by the appraiser will be communicated to you through the eFile system, if protested via eFile website, or by mail.

**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 data, appraisals, loan documents, repair estimates, photographs, and any other information you deem relevant. In addition, for commercial property: rent rolls, leases, income & expense statements, and/or construction documents.

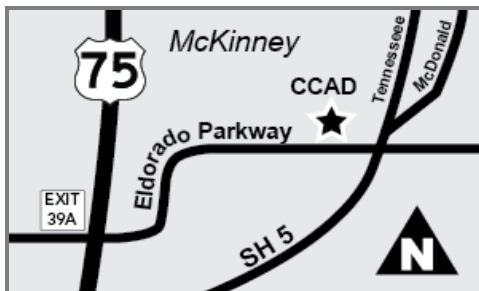
**Business Personal Property:** depreciation schedules, balance sheets, IRS returns, and letters from your CPA certifying the correct values of inventory, furniture, and/or equipment.

**After Informally Reviewing** – Whether in-person, by phone, or eFile, 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; 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, through May 15

*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)

**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 will also 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. The ARB will NOT accept protests filed via fax, email, or helpdesk. **An informal review/meeting does not reserve your rights to a formal ARB hearing; you must file a protest.**

**Filing Your Protest Online (eFile)** – We strongly encourage you to submit your protest using the Online Appeals eFile website for those eligible. If eligible you will see your eFile PIN printed on both the Notice of Appraised Value letter and the protest form on the back of your notice. The eFile system allows you to file your protest, upload supporting documents, receive the appraiser's evidence, receive/accept/reject settlement offers if made by the appraiser, and view ARB letters & notices. If you have used our eFile system before, you will use the same username & password you previously created. If this is your first time using eFile, you will need your Owner ID & PIN found on your Appraisal Notice and protest form. (eFile.CollinCAD.org)

## 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 10<sup>th</sup> day before the date of the hearing and must include the Owner's Name, Address, and Property Account Number(s). Requests should be made using the comments section of your protest, or via email to [CollinARB@CollinARB.org](mailto:CollinARB@CollinARB.org). An owner who appears by telephone or video conference must offer any evidence by affidavit or written declaration. The ARB must receive the declaration or affidavit 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](http://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 no longer include the estimated tax amounts?**

The estimate of taxes has been removed from the notice as Appraisal Districts do not impose a tax or set tax rates. The Texas Legislature passed Senate Bill 2 (SB2) recognizing the purpose of the notice is to inform property owners of their property values. A website was created to make the property tax process more transparent. Beginning on August 7<sup>th</sup>, you may visit [CollinTaxes.org](http://CollinTaxes.org) to 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. This website 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 postcard will be mailed to each property owner in August reminding you of this website.

### **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 Homestead Cap?**

"Cap" value 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. Please see our website for a detailed explanation and illustration of the calculation.

*(Example: for homestead exemptions qualified between Jan 2nd and Dec 31st 2022, the homestead cap is effective Jan 1st 2024)*

When appealing the 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 an 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.*

# Property Taxpayer Remedies

January 1, 2023

**Y**ou are entitled to an explanation of the remedies available to you when you are not satisfied with the appraised value of your property. The Texas Comptroller of Public Accounts is required to publish an explanation of the remedies available to taxpayers and procedures to be followed in seeking remedial action. The Comptroller's office also must include advice on preparing and presenting a protest.

The Tax Code further directs that copies of this document be made readily available to taxpayers at no cost. The chief appraiser of an appraisal district may provide it with the *Notice of Appraised Value* mailed to property owners to explain the deadlines and procedures used in protesting the value of their property. The chief appraiser must provide another copy to property owners initiating protests.

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 residential 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 regarding 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 do so and thus must 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](http://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 a determination of the appraisal district.

You may request the ARB to 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](http://comptroller.texas.gov/forms/50-131.pdf).

You may protest the value on your property 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; 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 protest to 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 the value of your property. 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. It is not controlled by the appraisal district. The local administrative district judge, or the judge's designee, appoints ARB members, including special panel ARB members to hear complex property protests.

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 the value of your property.

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 from appraisal district to 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 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 agent 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 agent 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 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 agreement. 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/](http://comptroller.texas.gov/taxes/property-tax/).

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 receive 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 the value of business property 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 a LBA request, including filing deadlines and fees, can be found on the Comptroller's website at [comptroller.texas.gov/taxes/property-tax/](http://comptroller.texas.gov/taxes/property-tax/).

### 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. In counties with a population of 120,000 or more, you or your agent can request to receive order of determination by email. 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 the type of property, you may be able to appeal to the State Office of Administrative Hearings (SOAH) or to 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/property-tax/protests/](http://comptroller.texas.gov/property-tax/protests/).

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

### 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](http://surveymonkey.com/r/surveyarb) and in Spanish at [surveymonkey.com/r/Spanishsurveyarb](http://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 taxpayer liaison officer or

the local administrative district judge. 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/](http://comptroller.texas.gov/taxes/property-tax/). For specific inquiries, you must contact the appraisal district where your property is located.

**Property Tax Assistance Division**  
**Texas Comptroller of Public Accounts Publication**  
**#96-295. Revised February 2023.**

For additional copies visit our website:

**[comptroller.texas.gov/taxes/property-tax/](http://comptroller.texas.gov/taxes/property-tax/)**

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



# Collin Central Appraisal District

April 27, 2023

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright", is positioned to the right of the "FROM" line.

RE: 2023 Appraisal Project meeting

Our twelfth annual Appraisal Project meeting was held on April 6, 2023. The following is a summary of this year's attendance. There were 43 taxing entities, of our 68 total, represented at the meeting.

ENTITY TYPE	COUNT
Board of Directors	3
Collin CAD	12
Collin County	4
Collin County Tax Office	3
School Districts	21
Cities & Towns	40
Special Districts	2
<b>GRAND TOTAL</b>	<b>85</b>

**COLLIN CENTRAL APPRAISAL DISTRICT  
2023 PRELIMINARY ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2022 CERTIFIED TAXABLE VALUE, SUPP # 15, MARCH 4, 2023	2023 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2023 ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2023 PRELIMINARY ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 6, 2023 (Based on 3-29-2023 Preliminary totals)	2023 PRELIMINARY TAXABLE VALUE COMPARED TO 2022 SUPP # 15	2023 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER- YEAR	2023 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2022 AVG HOMESTEAD MARKET VALUE, AS OF March 4, 2023, 2022 SUPP # 15	2023 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 29, 2023 PRELIM TOTALS	2023 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, MARCH 29, 2023 PRELIMINARY TOTALS	2023 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on MARCH 29, 2023 Preliminary Totals)
<b>SCHOOLS</b>											
ALLEN ISD	\$19,284,998,643	\$637,620,000	\$0	\$20,500,000,000	6.30%	2.99%	3.31%	\$517,416	\$586,700	\$2,138,164,030	\$18,360,000,000
ANNA ISD	\$2,773,453,365	\$409,000,000	\$0	\$3,330,000,000	20.07%	5.32%	14.75%	\$331,461	\$378,000	\$302,383,248	\$3,020,000,000
BLAND ISD	\$26,530,730	\$1,040,000	\$0	\$28,000,000	5.54%	1.62%	3.92%	\$318,600	\$383,400	\$3,386,006	\$24,600,000
BLUE RIDGE ISD	\$470,709,959	\$17,551,000	\$0	\$520,000,000	10.47%	6.74%	3.73%	\$312,205	\$335,900	\$67,199,828	\$452,000,000
CELINA ISD	\$2,932,161,170	\$487,892,000	\$0	\$3,560,000,000	21.41%	4.77%	16.64%	\$495,570	\$578,700	\$365,112,214	\$3,190,000,000
COMMUNITY ISD	\$2,108,579,148	\$254,153,000	\$0	\$2,450,000,000	16.19%	4.14%	12.05%	\$321,455	\$362,200	\$274,903,456	\$2,170,000,000
FARMERSVILLE ISD	\$1,155,856,889	\$36,401,000	\$0	\$1,250,000,000	8.14%	5.00%	3.15%	\$303,706	\$344,800	\$163,068,828	\$1,080,000,000
FRISCO ISD	\$40,230,003,145	\$1,389,020,000	\$0	\$42,950,000,000	6.76%	3.31%	3.45%	\$593,122	\$674,100	\$2,788,293,020	\$40,160,000,000
LEONARD ISD	\$27,464,105	\$1,200,000	\$0	\$28,900,000	5.23%	0.86%	4.37%	\$263,872	\$287,200	\$4,581,613	\$24,300,000
LOVEJOY ISD	\$3,813,296,625	\$89,571,000	\$0	\$4,140,000,000	8.57%	6.22%	2.35%	\$838,786	\$956,500	\$1,017,431,212	\$3,120,000,000
MCKINNEY ISD	\$22,557,071,557	\$1,039,061,000	\$0	\$24,480,000,000	8.52%	3.92%	4.61%	\$492,136	\$563,900	\$3,379,386,560	\$21,100,000,000
MELISSA ISD	\$2,996,820,326	\$501,137,000	\$0	\$3,660,000,000	22.13%	5.41%	16.72%	\$437,027	\$505,900	\$291,391,961	\$3,360,000,000
PLANO ISD	\$68,156,099,800	\$694,745,000	\$0	\$73,390,000,000	7.68%	6.66%	1.02%	\$507,447	\$577,300	\$11,163,404,597	\$62,220,000,000
PRINCETON ISD	\$3,260,527,235	\$568,831,000	\$0	\$3,990,000,000	22.37%	4.93%	17.45%	\$289,422	\$338,500	\$267,924,530	\$3,720,000,000
PROSPER ISD	\$13,883,313,582	\$1,274,698,000	\$0	\$15,730,000,000	13.30%	4.12%	9.18%	\$646,290	\$735,100	\$1,367,296,718	\$14,360,000,000
ROCKWALL ISD	\$1,260,671	\$0	\$0	\$1,370,000	8.67%	8.67%	0.00%	\$720,192	\$849,900	\$449,732	\$920,000
ROYSE CITY ISD	\$291,402,405	\$40,966,000	\$0	\$349,000,000	19.77%	5.71%	14.06%	\$304,096	\$332,300	\$39,742,875	\$309,000,000
TRENTON ISD	\$26,499,260	\$811,000	\$0	\$27,800,000	4.91%	1.85%	3.06%	\$373,962	\$472,900	\$1,673,013	\$26,100,000
VAN ALSTYNE ISD	\$91,905,738	\$3,732,000	\$0	\$97,900,000	6.52%	2.46%	4.06%	\$427,262	\$456,800	\$16,752,819	\$81,100,000
WHITEWRIGHT ISD	\$10,968,932	\$179,000	\$0	\$11,400,000	3.93%	2.30%	1.63%	\$275,730	\$309,400	\$2,354,968	\$9,040,000
WYLIE ISD	\$9,508,836,133	\$353,468,000	\$617,352	\$10,280,000,000	8.11%	4.39%	3.72%	\$412,960	\$459,700	\$1,165,697,222	\$9,110,000,000



**COLLIN CENTRAL APPRAISAL DISTRICT  
2023 PRELIMINARY ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2022 CERTIFIED TAXABLE VALUE, SUPP # 15, MARCH 4, 2023	2023 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2023 ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2023 PRELIMINARY ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 6, 2023 (Based on 3-29-2023 Preliminary totals)	2023 PRELIMINARY TAXABLE VALUE COMPARED TO 2022 SUPP # 15	2023 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER- YEAR	2023 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2022 AVG HOMESTEAD MARKET VALUE, AS OF March 4, 2023, 2022 SUPP # 15	2023 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 29, 2023 PRELIM TOTALS	2023 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, MARCH 29, 2023 PRELIMINARY TOTALS	2023 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on MARCH 29, 2023 Preliminary Totals)
<b>CITIES &amp; TOWNS</b>											
CITY OF ALLEN	\$18,156,945,270	\$461,669,000	\$0	\$19,880,000,000	9.49%	6.95%	2.54%	\$505,007	\$574,500	N/A	N/A
CITY OF ANNA	\$2,470,971,302	\$379,413,000	\$0	\$3,000,000,000	21.41%	6.05%	15.35%	\$327,685	\$372,200	N/A	N/A
CITY OF BLUE RIDGE	\$75,897,610	\$1,684,000	\$0	\$83,700,000	10.28%	8.06%	2.22%	\$183,252	\$194,300	N/A	N/A
CITY OF CARROLLTON	\$145,394,334	\$0	\$0	\$152,000,000	4.54%	4.54%	0.00%	N/A	N/A	N/A	N/A
CITY OF CELINA	\$3,821,588,156	\$639,664,000	\$65,764,809	\$4,670,000,000	22.20%	3.74%	18.46%	\$539,659	\$625,500	\$358,929,019	\$4,310,000,000
CITY OF DALLAS	\$6,626,073,508	\$24,064,000	\$0	\$6,940,000,000	4.74%	4.37%	0.36%	\$546,623	\$632,400	N/A	N/A
TOWN OF FAIRVIEW	\$2,608,605,073	\$61,470,000	\$0	\$2,840,000,000	8.87%	6.51%	2.36%	\$728,192	\$843,200	N/A	N/A
CITY OF FARMERSVILLE	\$422,454,748	\$2,668,000	\$0	\$464,000,000	9.83%	9.20%	0.63%	\$250,195	\$283,200	N/A	N/A
CITY OF FRISCO	\$26,097,234,118	\$1,396,826,000	\$0	\$28,530,000,000	9.32%	3.97%	5.35%	\$639,171	\$732,700	\$32,876,310	\$28,497,123,690
CITY OF GARLAND	\$33,086,914	\$50,000	\$0	\$35,000,000	5.78%	5.63%	0.15%	\$467,746	\$540,800	N/A	N/A
CITY OF JOSEPHINE	\$209,719,909	\$21,825,000	\$1,252,152	\$251,000,000	19.68%	8.68%	11.00%	\$295,036	\$334,900	\$29,004,339	\$221,000,000
CITY OF LAVON	\$721,347,578	\$135,773,000	\$21,140,129	\$939,000,000	30.17%	8.42%	21.75%	\$350,387	\$396,800	\$88,262,653	\$850,000,000
LOWRY CROSSING	\$221,423,620	\$4,581,000	\$0	\$245,000,000	10.65%	8.58%	2.07%	\$378,144	\$467,500	\$53,861,469	\$191,000,000
CITY OF LUCAS	\$1,912,889,892	\$94,377,000	\$0	\$2,120,000,000	10.83%	5.89%	4.93%	\$917,753	\$1,025,900	\$318,217,746	\$1,800,000,000
CITY OF MCKINNEY	\$31,999,088,076	\$1,003,477,000	\$1,079,791	\$35,130,000,000	9.78%	6.65%	3.14%	\$495,166	\$557,700	N/A	N/A
CITY OF MELISSA	\$2,459,755,963	\$414,438,000	\$10,574,322	\$3,100,000,000	26.03%	8.75%	17.28%	\$422,314	\$490,800	N/A	N/A
CITY OF MURPHY	\$3,081,356,037	\$9,851,000	\$0	\$3,350,000,000	8.72%	8.40%	0.32%	\$528,216	\$579,300	N/A	N/A
CITY OF NEVADA	\$160,939,482	\$8,068,000	\$0	\$182,000,000	13.09%	8.07%	5.01%	\$342,980	\$367,600	N/A	N/A
TOWN OF NEW HOPE	\$84,344,648	\$35,000	\$0	\$92,200,000	9.31%	9.27%	0.04%	\$354,359	\$421,300	N/A	N/A
CITY OF PARKER	\$1,465,258,520	\$71,293,000	\$0	\$1,660,000,000	13.29%	8.43%	4.87%	\$919,664	\$1,066,800	N/A	N/A
CITY OF PLANO	\$50,541,789,290	\$730,035,000	\$0	\$56,150,000,000	11.10%	9.65%	1.44%	\$493,636	\$560,300	\$6,087,781,704	\$50,060,000,000
CITY OF PRINCETON	\$2,445,336,171	\$384,721,000	\$27,969,892	\$3,000,000,000	22.68%	5.81%	16.88%	\$300,164	\$341,400	\$153,100,501	\$2,840,000,000
TOWN OF PROSPER	\$5,710,415,763	\$469,981,000	\$0	\$6,370,000,000	11.55%	3.32%	8.23%	\$789,924	\$902,300	\$612,659,726	\$5,750,000,000
CITY OF RICHARDSON	\$9,704,530,550	\$40,773,000	\$0	\$10,430,000,000	7.48%	7.06%	0.42%	\$499,842	\$569,100	N/A	N/A
CITY OF ROYSE CITY	\$285,774,989	\$38,097,000	\$0	\$340,000,000	18.97%	5.64%	13.33%	\$315,604	\$347,000	\$39,281,065	\$300,000,000
CITY OF SACHSE	\$1,378,230,249	\$32,398,000	\$0	\$1,510,000,000	9.56%	7.21%	2.35%	\$444,809	\$490,100	\$161,615,690	\$1,340,000,000
CITY OF ST. PAUL	\$154,345,025	\$789,000	\$0	\$167,000,000	8.20%	7.69%	0.51%	\$491,294	\$548,600	N/A	N/A
CITY OF VAN ALSTYNE	\$71,659	\$0	\$0	\$71,790	0.18%	0.18%	N/A	\$0	\$0	N/A	N/A
CITY OF WESTON	\$86,782,614	\$69,519,000	\$0	\$160,000,000	84.37%	4.26%	80.11%	\$368,015	\$507,900	\$11,870,947	\$148,000,000
CITY OF WYLIE	\$6,569,742,922	\$165,856,000	\$0	\$7,270,000,000	10.66%	8.13%	2.52%	\$383,758	\$426,300	\$689,011,490	\$6,580,000,000

**COLLIN CENTRAL APPRAISAL DISTRICT  
2023 PRELIMINARY ESTIMATE OF TAXABLE VALUE**

TAXING ENTITY NAME	2022 CERTIFIED TAXABLE VALUE, SUPP # 15, MARCH 4, 2023	2023 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2023 ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2023 PRELIMINARY ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 6, 2023 (Based on 3-29-2023 Preliminary totals)	2023 PRELIMINARY TAXABLE VALUE COMPARED TO 2022 SUPP # 15	2023 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER- YEAR	2023 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2022 AVG HOMESTEAD MARKET VALUE, AS OF March 4, 2023, 2022 SUPP # 15	2023 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 29, 2023 PRELIM TOTALS	2023 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, MARCH 29, 2023 PRELIMINARY TOTALS	2023 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on MARCH 29, 2023 Preliminary Totals)
<b>COUNTY &amp; COLLEGE</b>											
COLLIN COUNTY	\$195,157,439,062	\$7,752,161,000	\$0	\$213,200,000,000	9.25%	5.27%	3.97%	\$510,605	\$580,900	\$23,901,782,894	\$189,200,000,000
COLLIN CO. COLLEGE	\$199,802,374,382	\$7,795,000,000	\$0	\$218,200,000,000	9.21%	5.31%	3.90%	\$510,605	\$580,900	\$25,206,286,852	\$192,900,000,000
<b>SPECIAL DISTRICTS</b>											
BLUE MEADOW MUD#1 WBMM1 (NOT TAXING)	\$106,014	\$0	\$0	\$0	-100.00%	N/A	N/A	\$0	\$0	N/A	N/A
COLLIN CO.WCID#3 (INSPIRATION) WCCW3	\$620,350,201	\$135,801,000	\$0	\$811,000,000	30.73%	8.84%	21.89%	\$509,090	\$581,700	N/A	N/A
COLLIN COUNTY MUD CR412 WM412	\$8,267,900	\$1,998,000	\$0	\$19,400,000	134.64%	N/A	N/A	\$0	N/A	N/A	N/A
COLLIN COUNTY MUD#1 WCCM1	\$1,106,880,802	\$155,235,000	\$0	\$1,360,000,000	22.87%	8.84%	14.02%	\$599,013	\$677,500	N/A	N/A
COLLIN COUNTY MUD#2 WCCM2	\$213,254,022	\$113,288,000	\$0	\$387,000,000	81.47%	28.35%	53.12%	\$259,478	\$269,900	N/A	N/A
COLLIN COUNTY MUD#4 WCCM4	\$11,797,707	\$0	\$0	\$23,500,000	99.19%	N/A	N/A	\$0	N/A	N/A	N/A
COLLIN COUNTY MUD#5 WCCM5 (NOT TAXING)	\$69,344	\$0	\$0	\$0	-100.00%	N/A	N/A	\$0	N/A	N/A	N/A
EAST COLLIN COUNTY MUD#1 WECM1 (NOT TAXING)	\$312,247	\$0	\$0	\$0	-100.00%	N/A	N/A	\$0	N/A	N/A	N/A
EAST FORK FWSD #1A WEF1A	\$1,474,116	\$0	\$0	\$7,860,000	433.20%	N/A	N/A	\$0	N/A	N/A	N/A
ELEVON MUD #1A WEM1A	\$8,648,448	\$765,000	\$0	\$44,300,000	412.23%	N/A	N/A	\$0	N/A	N/A	N/A
LAKEHAVEN MUD WLHM	\$2,273,930	\$0	\$0	\$17,200,000	656.40%	N/A	N/A	\$0	N/A	N/A	N/A
MAGNOLIA POINTE MUD #1 WDRM1	\$294,970,541	\$43,525,000	\$0	\$371,000,000	25.78%	11.02%	14.76%	\$259,058	\$296,500	N/A	N/A
MCKINNEY MUD#1 WMM1	\$789,544,701	\$51,094,000	\$0	\$879,000,000	11.33%	4.86%	6.47%	\$491,494	\$617,800	N/A	N/A
MCKINNEY MUD#2 WMM2	\$142,344,800	\$68,406,000	\$0	\$219,000,000	53.85%	5.80%	48.06%	\$347,935	\$411,600	N/A	N/A
SEIS LAGOS UTILITY DIST WSE	\$324,607,120	\$18,193,000	\$0	\$363,000,000	11.83%	6.22%	5.60%	\$724,284	\$809,500	N/A	N/A
TRAILS OF BLUE RIDGE RDTBR	\$58,075,925	\$892,000	\$0	\$63,300,000	9.00%	7.46%	1.54%	\$580,992	\$658,400	N/A	N/A
UPTOWN MUD #1 WUM1	\$1,994,034	\$0	\$0	\$30,600,000	1434.58%	N/A	N/A	\$0	N/A	N/A	N/A
VAN ALSTYNE MUD#2 WVAM2	\$5,050,758	\$107,000	\$0	\$5,090,000	0.78%	N/A	N/A	\$0	N/A	N/A	N/A
VAN ALSTYNE MUD#3 WVAM3 (NOT TAXING)	\$3,154,536	\$0	\$0	\$0	-100.00%	N/A	N/A	\$0	N/A	N/A	N/A

**2023 PRELIMINARY TOTALS**

GCN - COLLIN COUNTY

Property Count: 430,479

Grand Totals

3/29/2023

4:22:05PM

Land		Value			
Homesite:		46,667,607,637			
Non Homesite:		27,584,583,086			
Ag Market:		11,369,598,672			
Timber Market:		0	Total Land	(+)	85,621,789,395
Improvement		Value			
Homesite:		132,046,317,564			
Non Homesite:		71,549,479,014	Total Improvements	(+)	203,595,796,578
Non Real		Count	Value		
Personal Property:	35,990		12,284,233,673		
Mineral Property:	5		700		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					12,284,234,373
					301,501,820,346
					Year-over-Year increase \$45,352,741,830, less new property \$8,494,566,816 = \$36,858,175,014
Ag		Non Exempt	Exempt		
Total Productivity Market:	11,359,755,475		9,843,197		
Ag Use:	27,750,955		25,088	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	11,332,004,520		9,818,109		11,332,004,520
					290,169,815,826
				Homestead Cap	Year-over-Year increase 31% (-)
				Assessed Value	=
					22,006,828,904
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	32,308,302,789
					Year-over-Year approx \$6B increase
				Net Taxable	=
					235,854,684,133

**78.23% of Market**

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,374,999,335	1,155,379,798	1,421,937.25	1,475,031.90	3,817		
DPS	25,791,265	23,055,433	26,899.39	28,099.49	75		
OV65	26,400,462,488	22,722,457,888	28,992,471.61	29,396,822.65	58,617		
Total	27,801,253,088	23,900,893,119	30,441,308.25	30,899,954.04	62,509	Freeze Taxable	(-) 23,900,893,119
Tax Rate	0.152443						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	268,133	234,726	206,588	28,138	1		
OV65	17,138,865	14,101,577	13,239,940	861,637	29		
Total	17,406,998	14,336,303	13,446,528	889,775	30	Transfer Adjustment	(-) 889,775
						Freeze Adjusted Taxable	= 211,952,901,239

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 353,548,669.49 = 211,952,901,239 \* (0.152443 / 100) + 30,441,308.25

Calculated Estimate of Market Value: 301,501,820,346  
 Calculated Estimate of Taxable Value: 235,854,684,133

**2022 PRELIMINARY TOTALS**

GCN - COLLIN COUNTY

Property Count: 412,493

Grand Totals

3/31/2022

3:30:03PM

Land		Value			
Homesite:		38,655,548,624			
Non Homesite:		24,014,967,753			
Ag Market:		9,767,394,826			
Timber Market:		0	Total Land	(+)	72,437,911,203
Improvement		Value			
Homesite:		112,747,296,399			
Non Homesite:		60,056,241,826	Total Improvements	(+)	172,803,538,225
Non Real		Count	Value		
Personal Property:	34,461		10,907,628,388		
Mineral Property:	5		700		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					256,149,078,516
Ag		Non Exempt	Exempt		
Total Productivity Market:	9,763,289,216		4,105,610		
Ag Use:	29,271,490		8,273	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	9,734,017,726		4,097,337		246,415,060,790
				Homestead Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	26,221,819,769
				Net Taxable	=
					203,399,846,180

**79.41% of Market**

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,225,951,276	1,023,152,478	1,376,121.68	1,429,822.33	3,764		
DPS	16,825,605	15,014,536	18,908.20	19,742.48	57		
OV65	22,169,628,244	18,964,358,285	26,488,255.04	26,865,565.71	54,753		
Total	23,412,405,125	20,002,525,299	27,883,284.92	28,315,130.52	58,574	Freeze Taxable	(-)
Tax Rate	0.168087						20,002,525,299
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	865,053	781,800	689,789	92,011	2		
OV65	32,444,250	29,298,035	27,400,309	1,897,726	50		
Total	33,309,303	30,079,835	28,090,098	1,989,737	52	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							183,395,331,144

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 336,146,995.18 = 183,395,331,144 \* (0.168087 / 100) + 27,883,284.92

Calculated Estimate of Market Value: 256,149,078,516  
 Calculated Estimate of Taxable Value: 203,399,846,180