



**SPECIAL**

**BOARD OF DIRECTORS MEETING**

**August 19, 2021**

# **MEETING NOTICE & AGENDA**

**FILED**

8/11/2021 3:26:48 PM

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

## **NOTICE OF SPECIAL MEETING**

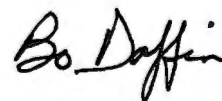
### **BOARD OF DIRECTORS of the COLLIN CENTRAL APPRAISAL DISTRICT**

#### **(CONDUCTED ONSITE & TELEPHONICALLY)**

Notice is hereby given that on the 19th day of August 2021, at 7:00 a.m., the Board of Directors of the Collin Central Appraisal District will hold a meeting at the Central Appraisal District Office, 250 Eldorado 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: 180 659 235#. 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 11<sup>th</sup> day of August 2021, this notice was filed with the County Clerk of Collin County, Texas.



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Bo Daffin  
Chief Appraiser  
Phone: (469) 742-9200

## **AGENDA**

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

**Thursday, August 19, 2021  
SPECIAL MEETING - Conducted at  
CENTRAL APPRAISAL DISTRICT OFFICE  
250 Eldorado Parkway, Dr. Leo Fitzgerald Board Room  
McKinney, Texas 75069**

#### **I. SPECIAL MEETING**

<b>ITEM #</b>	<b>SUB #</b>	<b>ITEM DESCRIPTION</b>
<b>A.</b>		<b>Call to order: 7:00 a.m.</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.
	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. Annual performance review of chief appraiser.
<b>C.</b>		<b>Action on items discussed in executive session</b>
	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.*

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

- D. Approval of minutes from June 24, 2021 regular meeting.**
- E. Review of June 2021 and July 2021 bills.**
- F. Review of of June 2021 and July 2021 financial reports.**
- G. Review and sign checks for approved purchases requiring Board signature.**
- H. Review report of June 2021 and July 2021 checks and electronic transfers greater than \$25,000.**

**END OF CONSENT AGENDA**

- I. Receive recommendation and vote on authorizing the chief appraiser to execute a professional services contract with Swingle Collins & Associates for insurance consulting services and to serve as the District's insurance agent.**
- J. Discuss and vote on authorizing the chief appraiser, utilizing the District's insurance consultant/agent, to issue an RFP for the District's 2022 employee benefits insurance carriers.**
- K. Receive recommendation and vote on authorizing the chief appraiser to file 2021 litigation on Property ID 2711546, 2705540 and 2581255.**
- L. Reports**
  - 1 Taxpayer Liaison Officer Report**
  - 2 2nd Quarter 2021 Texas Department of Licensing & Regulation (TDLR) Report**
  - 3 2nd Quarter Investment Report**
  - 4 Vendor Report**
  - 5 Litigation Report**
  - 6 Litigation Cost Report**

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

**M. Chief Appraiser's Report**

- 1 2021 Certified Taxable Value Report
- 2 2020 Property Value Study Appeal, Farmersville ISD
- 3 General Comments

**II. AUDIENCE**

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

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

**IV. ADJOURNMENT**

# CONSENT AGENDA

# **D. MINUTES**

**June 24, 2021**



**MINUTES**  
**BOARD OF DIRECTORS**  
**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Thursday, June 24, 2021**

**REGULAR MEETING & 2022 BUDGET HEARING Conducted Telephonically and at**

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

**MEMBERS PRESENT:** Ron Carlisle, Earnest Burke, Brian Mantzey, Ken Maun, Wayne Mayo  
and Gary Rodenbaugh

**MEMBERS ABSENT:**

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

**NATURE OF BUSINESS**

**I. 2022 BUDGET HEARING**

ITEM #	SUB #	ITEM DESCRIPTION
A.		<b>Call to Order 7:00 a.m.</b>
	1	Public hearing was called to order by Chairman, Gary Rodenbaugh, he announced that the meeting had been posted in the manner required by
	2	The Chairman announced that a quorum was present.
B.		<b>Conduct 2022 BUDGET HEARING</b>
C.		<b>Adjourn 2022 BUDGET HEARING</b>

**III. REGULAR MEETING**

ITEM #	SUB #	ITEM DESCRIPTION
A.		<b>Call to Order 8:38 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>Action on items discussed in Executive Session, conducted immediately after the Budget Hearing</b> Board adjourned to executive session at 7:40 a.m., pursuant to Texas Government Code Sections 551.071, 551.072 and 551.074 for the following purpose(s):

## **MINUTES**

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

- 1 Consultation with attorney regarding pending or contemplated litigation. Pursuant to Texas Open Meetings Act, Section 551.071.
- 2 Deliberation regarding real property. Pursuant to Texas Open Meetings Act, Section 551.072.
- 3 Personnel matters. Pursuant to Texas Open Meetings Act, Section 551.074.

Board reconvened to open session at 8:38 a.m.

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

- 1 N/A
- 2 N/A
- 3 N/A

**CONSENT AGENDA**

Motion by Ken Maun to accept reports and approve action items contained in consent agenda. Seconded by Ron Carlisle. Motion carried.

**D.** Action taken: Board approved minutes from May 2021 regular meeting.

**E.** Action taken: Board reviewed the May 2021 bills.

**F.** Action taken: Board reviewed and accepted the May 2021 financial reports.

**G.** Action taken: There were no checks needing to be signed by Chairman, Gary Rodenbaugh.

**H.** Action taken: Board reviewed and accepted the May 2021 report of checks and electronic transfers greater than \$25,000.

**END OF CONSENT AGENDA**

**I.** The Board discussed the final draft of the 2022 Proposed Budget as presented in the Public Hearing. Wayne Mayo made the motion to adopt the 2022 Budget. Earnest Burke seconded the motion. Motion carried.

**J.** The Board received a report from Chief Appraiser, Bo Daffin regarding the Texas County & District Retirement System (TCDRS), pursuant to board policy 1007. No action was needed.

**K.** Mr. Daffin presented a TCERS Current and Proposed Plan Comparison for plan year 2022. The Board voted to adopt the recommended 2022 contribution rate of 13.75%. Ron Carlisle made the motion. Earnest Burke seconded the motion. Motion carried.

## MINUTES

### BOARD OF DIRECTORS COLLIN CENTRAL APPRAISAL DISTRICT

- L.** Based upon the guidelines of Policy 1007, Mr. Daffin recommended that the Board not grant a retiree COLA for budget year 2022. The Board voted to accept the recommendation. Motion made by Earnest Burke and seconded by Brian Mantzey. Motion carried.
- M.** The Board received Mr. Daffin's recommendation to allow the remittance of budget funds and budgeted reserve funds, as a lump sum payment, to the Texas County District Retirement System (TCDRS) to offset Future COLA costs and Unfunded Actuarial Accrued Liability (UAAL) during the fourth quarter of 2021. Ken Maun made the motion to adopt Resolution #2021-1100, authorizing the chief appraiser to make a lump-sum payment in the amount of \$400,000 to TCDRS during the fourth quarter of 2021 to offset future COLA costs and UAAL. Earnest Burke seconded the motion. Motion carried.
- N.** The Board received and voted on Mr. Daffin's recommendation on amending Policy 1007. Ron Carlisle motioned to approve the recommendation. Brian Mantzey seconded the motion. Motion carried.
- O.** Brian Mantzey made the motion to receive Mr. Daffin's recommendation and request to authorize the implantation process as presented and resume the 2021 salary and wage performance reviews, postponed from their original January 1st date. Ron Carlisle seconded the motion. Motion carried.
- P.** Ron Carlisle motioned to authorize Mr. Daffin to execute an agreement for identity theft protection as part of the District's benefits package. Earnest Burke seconded the motion. Motion carried.
- Q.** **Reports**
- 1 Michele Lake, Taxpayer Liaison Officer, reported there have been no formal written complaints to be brought before the Board of Directors.
  - 2 On behalf of Stephanie Cave-Bernal, Deputy Chief, ARB, Agents & Research, Kelly Lintner, Deputy Chief of Appraisal Operations, presented the 2021 Protest Report.
- R.** **Chief Appraiser's Report**
- 1 General Comments

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

**IV.**

**AUDIENCE**

**A.**

There were no public comments.

CCAD staff in attendance:

Bo Daffin  
Kelly Lintner  
Robert Waldrop  
Tamera Glass  
Toni Bryan  
Valerie Hyden  
Brad Richards  
Dana Wilson  
Elliot Bensend  
Marty Wright  
Michele Lake  
Paula Bensend  
Phil Greaux  
Ryan Matthews  
Tina Castillo  
Eric Grusendorf  
Shawn Tilley  
Wendy Gilliland  
Cindy Smith  
Brian Swanson

Public in attendance:

Ginger Mayo  
Lewis Isaacks  
Christopher Nickell

**V.**

The next special meeting is to be held onsite and telephonically on August 19, 2021 at 7:00 a.m. at 250 Eldorado Pkwy., McKinney, Texas.

**VI.**

Chairman, Gary Rodenbaugh, announced the Board had concluded its business and the meeting was adjourned. The meeting was adjourned at 9:31 a.m.

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

**June 2021**

BILLS PAID

BILLS PAID

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

June 2021

Num	Date	Name	Amount
<b>Jun 21</b>			
ACH	06/07/2021	NATIONWIDE RETIREMENT SOLUTIONS	-6,397.50
ACH	06/15/2021	TCDRS	-133,026.89
ACH	06/04/2021	TEXAS SDU CHILDSUPP	-908.70
ACH	06/11/2021	ADP INC	-3,483.76
ACH	06/17/2021	PITNEY BOWES RESERVE ACCOUNT	-20,000.00
ACH	06/18/2021	TEXAS SDU CHILDSUPP	-908.70
ACH	06/22/2021	NATIONWIDE RETIREMENT SOLUTIONS	-6,397.50
WIRE	06/24/2021	FULLY INVOLVED PRESSURE WASHING	-950.00
7999	06/02/2021	ANDERSON, GARY L	-1,260.00
8000	06/02/2021	ARCELLANA, CRISTINA M	-1,271.20
8001	06/02/2021	AUGUSTINE, JUDITH S	-1,271.20
8002	06/02/2021	BROWN, BRUCE E	-1,241.20
8003	06/02/2021	CHOLLAR JR, GEORGE W	-1,130.00
8004	06/02/2021	DODSON, MICHAEL	-1,211.20
8005	06/02/2021	ENFINGER, MELINDA	-1,681.20
8006	06/02/2021	FALTYS, DIANNE	-1,901.20
8007	06/02/2021	FERRILL, LAWRENCE R	-1,301.20
8008	06/02/2021	GALLAGHER, PATRICK W	-1,241.20
8009	06/02/2021	GUCKES, FRANCIS	-1,271.20
8010	06/02/2021	HANSON, THOMAS D	-861.20
8011	06/02/2021	HARDIN, CARLEEN	-1,271.20
8012	06/02/2021	HAWKINS, YOLANDA	-1,331.20
8013	06/02/2021	JAYE, OLIN	-1,301.20
8014	06/02/2021	JONES, JOHN B	-1,211.20
8015	06/02/2021	KLICKMAN, JOHN MICHAEL	-1,211.20
8016	06/02/2021	LOPOSER JR, THOMAS L	-1,241.20
8017	06/02/2021	LOVELL, CRAIG E	-1,241.20
8018	06/02/2021	MAHER, KEVIN M	-1,301.20
8019	06/02/2021	MAJZNER, CHARLOTTE	-1,301.20
8020	06/02/2021	MARTIN, BARRY K	-1,301.20
8021	06/02/2021	MCGEE, BEVERLY J	-1,271.20
8022	06/02/2021	MOLINA, ESTELA	-831.20
8023	06/02/2021	MOSIER, RANDY	-1,301.20
8024	06/02/2021	PHILLIPS, KATHRYN H	-910.00
8025	06/02/2021	PRYOR, JACK R	-1,301.20
8026	06/02/2021	ROBINSON, PATRICIA	-2,201.20
8027	06/02/2021	ROGERS, FLOYD E	-1,241.20
8028	06/02/2021	SADLER, BRADLEY J	-581.20
8029	06/02/2021	SHARMA, SHALINA	-831.20
8030	06/02/2021	SMITH JR, FLOYD W	-1,301.20
8031	06/02/2021	SMITH, DELORES G	-2,171.20
8032	06/02/2021	SODERSTROM, DEAN C	-2,231.20
8033	06/02/2021	STAIF, CAROL LEE	-1,130.00
8034	06/02/2021	SWEGLES, DONALD	-1,241.20
8035	06/02/2021	TRAN, HUONG (RACHEL)	-940.00
8036	06/02/2021	TURANO, LOUIS R	-1,421.20
8037	06/02/2021	TURNER, KENT M	-1,271.20
8038	06/02/2021	TWIGG, STEPHEN G	-1,271.20
8039	06/02/2021	WARD, FORREST	-1,200.00
8040	06/02/2021	WELBORN, JANET HOLBART	-1,271.20
8041	06/02/2021	WHITT, NORMAN J	-1,271.20
8042	06/02/2021	WOLFSON, LEWIS H	-1,241.20
8043	06/02/2021	WYSASKI, JOHN	-1,260.00

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

June 2021

Num	Date	Name	Amount
8044	06/02/2021	YARBOROUGH, DANA	-1,081.20
8045	06/02/2021	ZINN, THOMAS G	-1,271.20
8046	06/08/2021	ANDERSON, GARY L	-1,040.00
8047	06/08/2021	ARCELLANA, CRISTINA M	-910.00
8048	06/08/2021	AUGUSTINE, JUDITH S	-1,010.00
8049	06/08/2021	BROWN, BRUCE E	-910.00
8050	06/08/2021	CHOLLAR JR, GEORGE W	-1,010.00
8051	06/08/2021	CHOWDHURY, NASIMA	-100.00
8052	06/08/2021	DODSON, MICHAEL	-980.00
8053	06/08/2021	FALTYS, DIANNE	-980.00
8054	06/08/2021	FERRILL, LAWRENCE R	-980.00
8055	06/08/2021	GALLAGHER, PATRICK W	-1,070.00
8056	06/08/2021	GUCKES, FRANCIS	-1,040.00
8057	06/08/2021	HANSON, THOMAS D	-1,040.00
8058	06/08/2021	HARDIN, CARLEEN	-790.00
8059	06/08/2021	HAWKINS, YOLANDA	-1,040.00
8060	06/08/2021	JAYE, OLIN	-1,010.00
8061	06/08/2021	KLICKMAN, JOHN MICHAEL	-910.00
8062	06/08/2021	LOPOSER JR, THOMAS L	-660.00
8063	06/08/2021	LOVELL, CRAIG E	-980.00
8064	06/08/2021	MAHER, KEVIN M	-1,040.00
8065	06/08/2021	MAJZNER, CHARLOTTE	-540.00
8066	06/08/2021	MARTIN, BARRY K	-1,010.00
8067	06/08/2021	MCGEE, BEVERLY J	-1,010.00
8068	06/08/2021	MOLINA, ESTELA	-1,040.00
8069	06/08/2021	MOSIER, RANDY	-910.00
8070	06/08/2021	MUNDER, GWENDOLYN	-100.00
8071	06/08/2021	PARKER, CHRISTI CRUMP	-100.00
8072	06/08/2021	PHILLIPS, KATHRYN H	-790.00
8073	06/08/2021	PRYOR, JACK R	-790.00
8074	06/08/2021	ROBINSON, PATRICIA	-1,160.00
8075	06/08/2021	ROGERS, FLOYD E	-1,010.00
8076	06/08/2021	SADLER, BRADLEY J	-320.00
8077	06/08/2021	SHARMA, SHALINA	-540.00
8078	06/08/2021	SMITH JR, FLOYD W	-440.00
8079	06/08/2021	SMITH, DELORES G	-1,160.00
8080	06/08/2021	SODERSTROM, DEAN C	-1,190.00
8081	06/08/2021	STAIF, CAROL LEE	-910.00
8082	06/08/2021	SWEGLES, DONALD	-1,010.00
8083	06/08/2021	TON, AZALIAH S W	-100.00
8084	06/08/2021	TRAN, HUONG (RACHEL)	-695.00
8085	06/08/2021	TURANO, LOUIS R	-980.00
8086	06/08/2021	TURNER, KENT M	-1,010.00
8087	06/08/2021	TWIGG, STEPHEN G	-790.00
8088	06/08/2021	WARD, FORREST	-660.00
8089	06/08/2021	WELBORN, JANET HOLBART	-1,010.00
8090	06/08/2021	WHITT, NORMAN J	-980.00
8091	06/08/2021	WOLFSON, LEWIS H	-1,010.00
8092	06/08/2021	WYSASKI, JOHN	-790.00
8093	06/08/2021	YARBOROUGH, DANA	-790.00
8094	06/08/2021	ZINN, THOMAS G	-980.00
8095	06/08/2021	SMITH, DELORES G	-53.33
8096	06/08/2021	SODERSTROM, DEAN C	-165.53
8097	06/15/2021	ANDERSON, GARY L	-1,130.00

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

June 2021

Num	Date	Name	Amount
8098	06/15/2021	ARCELLANA, CRISTINA M	-660.00
8099	06/15/2021	AUGUSTINE, JUDITH S	-1,130.00
8100	06/15/2021	BROWN, BRUCE E	-880.00
8101	06/15/2021	CHOLLAR JR, GEORGE W	-1,130.00
8102	06/15/2021	CHOWDHURY, NASIMA	-1,130.00
8103	06/15/2021	DODSON, MICHAEL	-1,030.00
8104	06/15/2021	FALTYS, DIANNE	-1,220.00
8105	06/15/2021	FERRILL, LAWRENCE R	-1,160.00
8106	06/15/2021	GALLAGHER, PATRICK W	-910.00
8107	06/15/2021	GUCKES, FRANCIS	-1,250.00
8108	06/15/2021	HANSON, THOMAS D	-1,030.00
8109	06/15/2021	HARDIN, CARLEEN	-1,030.00
8110	06/15/2021	HAWKINS, YOLANDA	-1,130.00
8111	06/15/2021	JAYE, OLIN	-940.00
8112	06/15/2021	JONES, JOHN B	-910.00
8113	06/15/2021	KLICKMAN, JOHN MICHAEL	-780.00
8114	06/15/2021	LOPOSER JR, THOMAS L	-880.00
8115	06/15/2021	LOVELL, CRAIG E	-1,130.00
8116	06/15/2021	MAHER, KEVIN M	-1,000.00
8117	06/15/2021	MAJZNER, CHARLOTTE	-910.00
8118	06/15/2021	MARTIN, BARRY K	-1,250.00
8119	06/15/2021	MCGEE, BEVERLY J	-1,030.00
8120	06/15/2021	MOLINA, ESTELA	-910.00
8121	06/15/2021	MOSIER, RANDY	-690.00
8122	06/15/2021	MUNDER, GWENDOLYN	-910.00
8123	06/15/2021	PARKER, CHRISTI CRUMP	-1,130.00
8124	06/15/2021	PHILLIPS, KATHRYN H	-910.00
8125	06/15/2021	PRYOR, JACK R	-1,130.00
8126	06/15/2021	ROBINSON, PATRICIA	-1,430.00
8127	06/15/2021	ROGERS, FLOYD E	-910.00
8128	06/15/2021	SADLER, BRADLEY J	-910.00
8129	06/15/2021	SHARMA, SHALINA	-220.00
8130	06/15/2021	SMITH JR, FLOYD W	-1,030.00
8131	06/15/2021	SMITH, DELORES G	-1,430.00
8132	06/15/2021	SODERSTROM, DEAN C	-1,430.00
8133	06/15/2021	STAIF, CAROL LEE	-780.00
8134	06/15/2021	SWEGLES, DONALD	-1,250.00
8135	06/15/2021	TON, AZALIAH S W	-1,130.00
8136	06/15/2021	TRAN, HUONG (RACHEL)	-810.00
8137	06/15/2021	TURANO, LOUIS R	-1,030.00
8138	06/15/2021	TURNER, KENT M	-1,030.00
8139	06/15/2021	TWIGG, STEPHEN G	-910.00
8140	06/15/2021	WARD, FORREST	-350.00
8141	06/15/2021	WELBORN, JANET HOLBART	-1,030.00
8142	06/15/2021	WHITT, NORMAN J	-1,130.00
8143	06/15/2021	WOLFSON, LEWIS H	-1,250.00
8144	06/15/2021	WYSASKI, JOHN	-1,250.00
8145	06/15/2021	YARBOROUGH, DANA	-910.00
8146	06/15/2021	ZINN, THOMAS G	-1,250.00
8147	06/22/2021	ANDERSON, GARY L	-880.00
8148	06/22/2021	ARCELLANA, CRISTINA M	-880.00
8149	06/22/2021	AUGUSTINE, JUDITH S	-880.00
8150	06/22/2021	BROWN, BRUCE E	-1,100.00
8151	06/22/2021	CHOLLAR JR, GEORGE W	-1,130.00



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

June 2021

Num	Date	Name	Amount
8152	06/22/2021	CHOWDHURY, NASIMA	-1,100.00
8153	06/22/2021	DODSON, MICHAEL	-1,100.00
8154	06/22/2021	FALTYS, DIANNE	-1,100.00
8155	06/22/2021	FERRILL, LAWRENCE R	-1,100.00
8156	06/22/2021	GALLAGHER, PATRICK W	-880.00
8157	06/22/2021	GUCKES, FRANCIS	-880.00
8158	06/22/2021	HANSON, THOMAS D	-1,130.00
8159	06/22/2021	HARDIN, CARLEEN	-880.00
8160	06/22/2021	HAWKINS, YOLANDA	-880.00
8161	06/22/2021	JAYE, OLIN	-880.00
8162	06/22/2021	JONES, JOHN B	-440.00
8163	06/22/2021	KLICKMAN, JOHN MICHAEL	-660.00
8164	06/22/2021	LOPOSER JR, THOMAS L	-100.00
8165	06/22/2021	LOVELL, CRAIG E	-1,100.00
8166	06/22/2021	MAHER, KEVIN M	-1,100.00
8167	06/22/2021	MAJZNER, CHARLOTTE	-880.00
8168	06/22/2021	MARTIN, BARRY K	-1,100.00
8169	06/22/2021	MCGEE, BEVERLY J	-660.00
8170	06/22/2021	MOLINA, ESTELA	-660.00
8171	06/22/2021	MOSIER, RANDY	-880.00
8172	06/22/2021	MUNDER, GWENDOLYN	-1,100.00
8173	06/22/2021	PARKER, CHRISTI CRUMP	-1,100.00
8174	06/22/2021	PHILLIPS, KATHRYN H	-660.00
8175	06/22/2021	PRYOR, JACK R	-660.00
8176	06/22/2021	ROBINSON, PATRICIA	-1,250.00
8177	06/22/2021	ROGERS, FLOYD E	-660.00
8178	06/22/2021	SADLER, BRADLEY J	-1,100.00
8179	06/22/2021	SHARMA, SHALINA	-100.00
8180	06/22/2021	SMITH JR, FLOYD W	-660.00
8181	06/22/2021	SMITH, DELORES G	-1,280.00
8182	06/22/2021	SODERSTROM, DEAN C	-1,280.00
8183	06/22/2021	STAIF, CAROL LEE	-1,100.00
8184	06/22/2021	SWEGLES, DONALD	-1,100.00
8185	06/22/2021	TON, AZALIAH S W	-1,130.00
8186	06/22/2021	TRAN, HUONG (RACHEL)	-880.00
8187	06/22/2021	TURANO, LOUIS R	-1,100.00
8188	06/22/2021	TURNER, KENT M	-660.00
8189	06/22/2021	TWIGG, STEPHEN G	-1,100.00
8190	06/22/2021	WARD, FORREST	-880.00
8191	06/22/2021	WELBORN, JANET HOLBART	-1,100.00
8192	06/22/2021	WHITT, NORMAN J	-440.00
8193	06/22/2021	WOLFSON, LEWIS H	-880.00
8194	06/22/2021	WYSASKI, JOHN	-1,100.00
8195	06/22/2021	YARBOROUGH, DANA	-440.00
8196	06/22/2021	ZINN, THOMAS G	-880.00
8197	06/30/2021	ROBINSON, PATRICIA	-36.52
8198	06/30/2021	SMITH, DELORES G	-40.25
8199	06/30/2021	SODERSTROM, DEAN C	-73.57
41369	06/15/2021	COLLIN CENTRAL APPRAISAL DISTRICT	-517,750.74
52163	06/01/2021	HAYNES LANDSCAPE & MAINTENANCE, INC	-1,224.89
52164	06/01/2021	MC PURE CLEANING, LLC	-7,200.00
52165	06/01/2021	VANGUARD CLEANING SERVICES	-1,000.00
52166	06/01/2021	WELLSPRING INSURANCE AGENCY, INC	-3,650.00
52167	06/03/2021	AFFILIATED COM-NET, INC.	-1,590.28

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Num	Date	Name	Amount
52168	06/03/2021	ASSN TECHNOLOGY SERVICES, INC	-224.60
52169	06/03/2021	HBS REAL ESTATE	-250.00
52170	06/03/2021	HBS REAL ESTATE	-250.00
52171	06/03/2021	QUALITY PERSONNEL SERVICE	-3,715.74
52172	06/03/2021	QUALITY PERSONNEL SERVICE	-1,719.38
52173	06/03/2021	SAUNDERS & WALSH, PLLC	-87,659.49
52174	06/03/2021	SHRED-IT USA LLC	-232.91
52175	06/03/2021	TRUE PRODIGY TECH SOLUTIONS LLC	-1,025.00
52176	06/07/2021	AT&T (MAIN LOCAL)	-234.04
52177	06/07/2021	AT&T (MAIN LOCAL)	-1,915.86
52178	06/07/2021	CINTAS FIRST AID	-31.90
52179	06/07/2021	CINTAS MAT SERVICE	-249.52
52180	06/07/2021	CINTAS SANI CLEAN	-2,077.20
52181	06/07/2021	COLORIT GRAPHICS SERVICES	-100.00
52182	06/07/2021	HARRIS GOVERN	-45,599.19
52183	06/07/2021	HBS REAL ESTATE	-2,500.00
52184	06/07/2021	HBS REAL ESTATE	-250.00
52185	06/07/2021	HBS REAL ESTATE	-750.00
52186	06/07/2021	MALIN GROUP, THE	-4,350.00
52187	06/07/2021	MCROBERTS & COMPANY	-7,000.00
52188	06/07/2021	PAPERTONE ENTERPRISES LLC	-217.35
52189	06/07/2021	PITNEY LEASE	-8,854.53
52190	06/07/2021	PITNEY SUPPLIES	-96.20
52191	06/07/2021	PLANO OFFICE SUPPLY	-1,146.32
52192	06/07/2021	SHI GOVERNMENT SOLUTIONS	-3,289.50
52193	06/07/2021	TEXAS ARCHIVES	-90.76
52194	06/07/2021	VARIVERGE LLC	-1,785.31
52195	06/07/2021	WASTE CONNECTIONS OF TEXAS	-169.06
52196	06/07/2021	BLAYLOCK, GEAN KENT	-360.00
52197	06/07/2021	DIAZ, STEPHEN ERIK	-360.00
52198	06/07/2021	NEVAREZ, ALEJANDRO	-160.00
52199	06/07/2021	NOEL, NICHOLAS B	-360.00
52200	06/07/2021	HOME DEPOT	-302.75
52201	06/07/2021	WEX HEALTH INC	-195.95
52202	06/10/2021	COPYNET	-8,808.31
52203	06/10/2021	HBS REAL ESTATE	-3,500.00
52204	06/10/2021	HBS REAL ESTATE	-3,500.00
52205	06/10/2021	NICKELL, CHRISTOPHER	-2,080.00
52206	06/10/2021	PLANO OFFICE SUPPLY	-2,766.64
52207	06/10/2021	QUALITY PERSONNEL SERVICE	-4,633.44
52208	06/10/2021	ROCKIN G DRYWALL & CONSTRUCTION	-20,923.95
52209	06/10/2021	SUPERIOR VISION OF TEXAS	-1,450.16
52210	06/10/2021	TAAD	-175.00
52211	06/10/2021	VARIVERGE LLC	-181.98
52212	06/14/2021	DIAZ, STEPHEN ERIK	-830.00
52213	06/14/2021	HENRY, JAMES	-730.00
52214	06/14/2021	THIGPEN, LESLIE MICHAEL	-380.00
52215	06/14/2021	AIRPAC, INC	-99.50
52216	06/14/2021	BLUECROSS BLUESHIELD (LIFE&STLT)	-9,085.75
52217	06/14/2021	CARENOW	-541.00
52218	06/14/2021	COLORIT GRAPHICS SERVICES	-25.00
52219	06/14/2021	PROSTAR SERVICES, INC	-261.41
52220	06/15/2021	CARENOW	-120.00
52221	06/15/2021	COSTAR REALTY INFORMATION INC	-5,134.00

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Num	Date	Name	Amount
52222	06/15/2021	FISH WINDOW CLEANING	-175.00
52223	06/15/2021	KERBY & KERBY PLLC	-250.00
52224	06/15/2021	WEST, SUBVET D	-450.00
52225	06/17/2021	AT&T MOBILITY	-1,588.19
52226	06/17/2021	CITY OF MCKINNEY	-720.14
52227	06/17/2021	FIRST STOP HEALTH	-1,025.00
52228	06/17/2021	HARRIS GOVERN	-836.00
52229	06/17/2021	HBS REAL ESTATE	-3,500.00
52230	06/17/2021	PRICewaterhouseCOOPERS	-545.00
52231	06/17/2021	QUALITY PERSONNEL SERVICE	-5,710.32
52232	06/17/2021	THE CAMBRIAN GROUP	-1,995.00
52233	06/17/2021	VARIVERGE LLC	-7,184.93
52234	06/22/2021	BUNDICK, FRANK	-360.00
52235	06/22/2021	DIAZ, STEPHEN ERIK	-720.00
52236	06/22/2021	NEVAREZ, ALEJANDRO	-360.00
52237	06/22/2021	ZEGADLO, MARC	-360.00
52238	06/22/2021	AMERICAN HOSPITAL DIRECTORY	-395.00
52239	06/22/2021	CASH	-85.00
52240	06/22/2021	HBS REAL ESTATE	-2,500.00
52241	06/22/2021	HBS REAL ESTATE	-3,500.00
52242	06/22/2021	HBS REAL ESTATE	-3,500.00
52243	06/22/2021	IN BLOOM	-148.00
52244	06/22/2021	JOPLIN'S	-125.00
52245	06/22/2021	MALIN GROUP, THE	-3,000.00
52246	06/22/2021	MURLEY PLUMBING	-270.36
52247	06/22/2021	PAPERTONE ENTERPRISES LLC	-207.73
52248	06/22/2021	PERDUE, BRANDON, FIELDER, COLLINS & MOTT	-250.00
52249	06/22/2021	PITNEY SUPPLIES	-2,935.00
52250	06/22/2021	PROSTAR SERVICES, INC	-1,973.22
52251	06/22/2021	QUALITY PERSONNEL SERVICE	-5,888.83
52252	06/22/2021	SHI GOVERNMENT SOLUTIONS	-3,289.50
52253	06/22/2021	UNUM LIFE INSURANCE CO OF AMERICA	-1,318.40
52254	06/24/2021	GREEN MOUNTAIN ENERGY	-5,968.24
52255	06/24/2021	M&M FENCING AND WELDING, INC.	-3,276.86
52256	06/24/2021	MURLEY PLUMBING	-688.01
52257	06/24/2021	QUALITY PERSONNEL SERVICE	-1,528.28
52258	06/24/2021	TIME WARNER CABLE	-2,059.76
52259	06/28/2021	BUNDICK, FRANK	-360.00
52260	06/28/2021	NOEL, NICHOLAS B	-380.00
52261	06/28/2021	THIGPEN, LESLIE MICHAEL	-520.00
52262	06/28/2021	AT&T (FIBER)	-2,035.60
52263	06/28/2021	AT&T (U-VERSE)	-170.22
52264	06/28/2021	BLUECROSS BLUESHIELD OF TEXAS	-91,889.88
52265	06/28/2021	BLUECROSS BLUESHIELD OF TEXAS	-4,149.59
52266	06/28/2021	CARD SERVICE CENTER	-11,620.82
52267	06/28/2021	CINTAS FIRST AID	-31.90
52268	06/28/2021	GRIFFIN, JENNIFER	-607.36
52269	06/28/2021	SAM'S CLUB	-890.35
52270	06/28/2021	STAPLES BUSINESS CREDIT	-2,452.59
52271	06/30/2021	AFLAC	-4,783.32
52272	06/30/2021	HBS REAL ESTATE	-3,500.00
52273	06/30/2021	HBS REAL ESTATE	-2,700.00
52274	06/30/2021	M&M FENCING AND WELDING, INC.	-442.58
52275	06/30/2021	METRO COUNCIL OF APPRAISAL DISTRICTS	-100.00

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<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>
52276	06/30/2021	PROSTAR SERVICES, INC	-565.46
52277	06/30/2021	QUALITY PERSONNEL SERVICE	-7,320.92
52278	06/30/2021	VARIVERGE LLC	-932.40
<b>Jun 21</b>			<b><u>-1,349,289.62</u></b>

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

**July 2021**

BILLS PAID

BILLS PAID

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Num	Date	Name	Amount
<b>Jul 21</b>			
ACH	07/15/2021	TCDRS	-132,287.06
ACH	07/09/2021	ADP INC	-2,726.10
ACH	07/02/2021	TEXAS SDU CHILDSUPP	-908.70
ACH	07/16/2021	TEXAS SDU CHILDSUPP	-908.70
ACH	07/30/2021	TEXAS SDU CHILDSUPP	-908.70
ACH	07/02/2021	NATIONWIDE RETIREMENT SOLUTIONS	-6,397.50
ACH	07/30/2021	NATIONWIDE RETIREMENT SOLUTIONS	-5,397.50
ACH	07/30/2021	NATIONWIDE RETIREMENT SOLUTIONS	-5,397.50
ACH	07/30/2021	TEXAS WORKFORCE COMMISSION	-3,806.04
8200	07/01/2021	ANDERSON, GARY L	-1,160.00
8201	07/01/2021	ARCELLANA, CRISTINA M	-790.00
8202	07/01/2021	AUGUSTINE, JUDITH S	-1,230.00
8203	07/01/2021	CHOLLAR JR, GEORGE W	-1,040.00
8204	07/01/2021	CHOWDHURY, NASIMA	-1,230.00
8205	07/01/2021	FALTYS, DIANNE	-2,320.00
8206	07/01/2021	FERRILL, LAWRENCE R	-940.00
8207	07/01/2021	GALLAGHER, PATRICK W	-910.00
8208	07/01/2021	GUCKES, FRANCIS	-1,260.00
8209	07/01/2021	HANSON, THOMAS D	-1,260.00
8210	07/01/2021	HARDIN, CARLEEN	-790.00
8211	07/01/2021	HAWKINS, YOLANDA	-1,070.00
8212	07/01/2021	JAYE, OLIN	-1,010.00
8213	07/01/2021	JONES, JOHN B	-660.00
8214	07/01/2021	KLICKMAN, JOHN MICHAEL	-940.00
8215	07/01/2021	LOVELL, CRAIG E	-1,010.00
8216	07/01/2021	MAHER, KEVIN M	-1,230.00
8217	07/01/2021	MAJZNER, CHARLOTTE	-1,020.00
8218	07/01/2021	MARTIN, BARRY K	-1,260.00
8219	07/01/2021	MCGEE, BEVERLY J	-1,040.00
8220	07/01/2021	MOLINA, ESTELA	-760.00
8221	07/01/2021	MOSIER, RANDY	-1,260.00
8222	07/01/2021	MUNDER, GWENDOLYN	-1,040.00
8223	07/01/2021	PARKER, CHRISTI CRUMP	-600.00
8224	07/01/2021	PHILLIPS, KATHRYN H	-1,040.00
8225	07/01/2021	PRYOR, JACK R	-1,230.00
8226	07/01/2021	ROBINSON, PATRICIA	-1,890.00
8227	07/01/2021	ROGERS, FLOYD E	-1,260.00
8228	07/01/2021	SADLER, BRADLEY J	-940.00
8229	07/01/2021	SHARMA, SHALINA	-470.00
8230	07/01/2021	SMITH JR, FLOYD W	-980.00
8231	07/01/2021	SMITH, DELORES G	-2,190.00
8232	07/01/2021	SODERSTROM, DEAN C	-2,010.00
8233	07/01/2021	SWEGLES, DONALD	-470.00
8234	07/01/2021	TON, AZALIAH S W	-1,260.00
8235	07/01/2021	TRAN, HUONG (RACHEL)	-1,010.00
8236	07/01/2021	TURANO, LOUIS R	-1,260.00
8237	07/01/2021	TURNER, KENT M	-1,010.00
8238	07/01/2021	TWIGG, STEPHEN G	-1,230.00
8239	07/01/2021	WARD, FORREST	-1,260.00
8240	07/01/2021	WELBORN, JANET HOLBART	-1,260.00
8241	07/01/2021	WHITT, NORMAN J	-1,010.00
8242	07/01/2021	WOLFSON, LEWIS H	-1,230.00
8243	07/01/2021	WYSASKI, JOHN	-1,290.00

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8244	07/01/2021	YARBOROUGH, DANA	-980.00
8245	07/01/2021	ZINN, THOMAS G	-1,260.00
8246	07/07/2021	ANDERSON, GARY L	-1,130.00
8247	07/07/2021	ARCELLANA, CRISTINA M	-1,130.00
8248	07/07/2021	AUGUSTINE, JUDITH S	-1,000.00
8249	07/07/2021	CHOLLAR JR, GEORGE W	-1,250.00
8250	07/07/2021	CHOWDHURY, NASIMA	-1,250.00
8251	07/07/2021	FALTYS, DIANNE	-780.00
8252	07/07/2021	FERRILL, LAWRENCE R	-1,130.00
8253	07/07/2021	GALLAGHER, PATRICK W	-910.00
8254	07/07/2021	GUCKES, FRANCIS	-1,250.00
8255	07/07/2021	HANSON, THOMAS D	-690.00
8256	07/07/2021	HARDIN, CARLEEN	-1,000.00
8257	07/07/2021	HAWKINS, YOLANDA	-1,030.00
8258	07/07/2021	JAYE, OLIN	-1,250.00
8259	07/07/2021	JONES, JOHN B	-690.00
8260	07/07/2021	KLICKMAN, JOHN MICHAEL	-910.00
8261	07/07/2021	LOVELL, CRAIG E	-1,250.00
8262	07/07/2021	MAHER, KEVIN M	-1,130.00
8263	07/07/2021	MAJZNER, CHARLOTTE	-1,130.00
8264	07/07/2021	MARTIN, BARRY K	-1,130.00
8265	07/07/2021	MCGEE, BEVERLY J	-880.00
8266	07/07/2021	MOLINA, ESTELA	-910.00
8267	07/07/2021	MOSIER, RANDY	-790.00
8268	07/07/2021	MUNDER, GWENDOLYN	-1,130.00
8269	07/07/2021	PARKER, CHRISTI CRUMP	-910.00
8270	07/07/2021	PHILLIPS, KATHRYN H	-910.00
8271	07/07/2021	PRYOR, JACK R	-1,250.00
8272	07/07/2021	ROBINSON, PATRICIA	-1,400.00
8273	07/07/2021	ROGERS, FLOYD E	-1,250.00
8274	07/07/2021	SHARMA, SHALINA	-220.00
8275	07/07/2021	SMITH JR, FLOYD W	-1,030.00
8276	07/07/2021	SMITH, DELORES G	-1,400.00
8277	07/07/2021	SODERSTROM, DEAN C	-1,400.00
8278	07/07/2021	STAIF, CAROL LEE	-1,250.00
8279	07/07/2021	TON, AZALIAH S W	-910.00
8280	07/07/2021	TRAN, HUONG (RACHEL)	-1,250.00
8281	07/07/2021	TURANO, LOUIS R	-1,250.00
8282	07/07/2021	TURNER, KENT M	-910.00
8283	07/07/2021	TWIGG, STEPHEN G	-1,130.00
8284	07/07/2021	WARD, FORREST	-1,250.00
8285	07/07/2021	WELBORN, JANET HOLBART	-1,250.00
8286	07/07/2021	WHITT, NORMAN J	-1,250.00
8287	07/07/2021	WOLFSON, LEWIS H	-1,250.00
8288	07/07/2021	WYSASKI, JOHN	-1,250.00
8289	07/07/2021	YARBOROUGH, DANA	-1,090.00
8290	07/07/2021	ZINN, THOMAS G	-1,250.00
8291	07/13/2021	ANDERSON, GARY L	-790.00
8292	07/13/2021	ARCELLANA, CRISTINA M	-790.00
8293	07/13/2021	AUGUSTINE, JUDITH S	-790.00
8294	07/13/2021	CHOLLAR JR, GEORGE W	-690.00
8295	07/13/2021	CHOWDHURY, NASIMA	-790.00
8296	07/13/2021	DODSON, MICHAEL	-790.00
8297	07/13/2021	FALTYS, DIANNE	-790.00



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8298	07/13/2021	FERRILL, LAWRENCE R	-790.00
8299	07/13/2021	GALLAGHER, PATRICK W	-600.00
8300	07/13/2021	GUCKES, FRANCIS	-820.00
8301	07/13/2021	HARDIN, CARLEEN	-790.00
8302	07/13/2021	HAWKINS, YOLANDA	-790.00
8303	07/13/2021	JAYE, OLIN	-790.00
8304	07/13/2021	JONES, JOHN B	-440.00
8305	07/13/2021	KLICKMAN, JOHN MICHAEL	-820.00
8306	07/13/2021	LOVELL, CRAIG E	-790.00
8307	07/13/2021	MAHER, KEVIN M	-790.00
8308	07/13/2021	MAJZNER, CHARLOTTE	-570.00
8309	07/13/2021	MARTIN, BARRY K	-690.00
8310	07/13/2021	MCGEE, BEVERLY J	-570.00
8311	07/13/2021	MOLINA, ESTELA	-570.00
8312	07/13/2021	MUNDER, GWENDOLYN	-790.00
8313	07/13/2021	PARKER, CHRISTI CRUMP	-790.00
8314	07/13/2021	PHILLIPS, KATHRYN H	-790.00
8315	07/13/2021	PRYOR, JACK R	-820.00
8316	07/13/2021	ROBINSON, PATRICIA	-970.00
8317	07/13/2021	ROGERS, FLOYD E	-790.00
8318	07/13/2021	SMITH JR, FLOYD W	-790.00
8319	07/13/2021	SMITH, DELORES G	-970.00
8320	07/13/2021	SODERSTROM, DEAN C	-970.00
8321	07/13/2021	STAIF, CAROL LEE	-220.00
8322	07/13/2021	TON, AZALIAH S W	-790.00
8323	07/13/2021	TRAN, HUONG (RACHEL)	-790.00
8324	07/13/2021	TURANO, LOUIS R	-820.00
8325	07/13/2021	TURNER, KENT M	-790.00
8326	07/13/2021	TWIGG, STEPHEN G	-790.00
8327	07/13/2021	WELBORN, JANET HOLBART	-790.00
8328	07/13/2021	WHITT, NORMAN J	-790.00
8329	07/13/2021	WOLFSON, LEWIS H	-790.00
8330	07/13/2021	WYSASKI, JOHN	-790.00
8331	07/13/2021	YARBOROUGH, DANA	-440.00
8332	07/13/2021	ZINN, THOMAS G	-790.00
52279	07/01/2021	DSS	-92.40
52280	07/01/2021	DSS FIRE INC	-90.00
52281	07/01/2021	MC PURE CLEANING, LLC	-6,950.00
52282	07/01/2021	VANGUARD CLEANING SERVICES	-1,000.00
52283	07/01/2021	WELLSPRING INSURANCE AGENCY, INC	-3,650.00
52284	07/02/2021	AFFILIATED COM-NET, INC.	-1,630.46
52285	07/02/2021	CASH	-50.00
52286	07/02/2021	CHEEK, SHANE	-440.70
52287	07/02/2021	COLORIT GRAPHICS SERVICES	-70.50
52288	07/02/2021	JOPLIN'S	-178.20
52289	07/02/2021	PLANO OFFICE SUPPLY	-2,268.69
52290	07/02/2021	SAUNDERS & WALSH, PLLC	-80,563.20
52291	07/02/2021	TRUE PRODIGY TECH SOLUTIONS LLC	-1,025.00
52292	07/02/2021	VELEZ, JESSICA	-607.36
52293	07/07/2021	BORTON, BRIAN K	-460.00
52294	07/07/2021	DIAZ, STEPHEN ERIK	-1,110.00
52295	07/07/2021	NOEL, NICHOLAS B	-370.00
52296	07/07/2021	AT&T (MAIN LOCAL)	-1,870.95
52297	07/07/2021	AT&T (MAIN LOCAL)	-210.98



**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Board of Directors Check Detail Report**  
July 2021

Num	Date	Name	Amount
52298	07/07/2021	CINTAS MAT SERVICE	-258.28
52299	07/07/2021	CINTAS SANI CLEAN	-2,077.20
52300	07/07/2021	HAYNES LANDSCAPE & MAINTENANCE, INC	-1,261.63
52301	07/07/2021	HOME DEPOT	-615.12
52302	07/07/2021	IN BLOOM	-138.00
52303	07/07/2021	NICKELL, CHRISTOPHER	-3,080.00
52304	07/07/2021	PITNEY SUPPLIES	-9,565.00
52305	07/07/2021	TEXAS ARCHIVES	-90.76
52306	07/07/2021	TEXAS DEPARTMENT OF PUBLIC SAFETY	-6.00
52307	07/07/2021	VARIVERGE LLC	-93,688.00
52308	07/07/2021	WASTE CONNECTIONS OF TEXAS	-221.87
52309	07/08/2021	COPYNET	-9,177.84
52310	07/08/2021	HYDEN, VALERIE	-63.84
52311	07/08/2021	QUALITY PERSONNEL SERVICE	-4,091.85
52312	07/08/2021	WEX HEALTH INC	-154.70
52313	07/09/2021	BEE LINE SERVICES	-675.00
52314	07/09/2021	HBS REAL ESTATE	-2,700.00
52315	07/09/2021	JOPLIN'S	-10,321.00
52316	07/09/2021	MALIN GROUP, THE	-3,160.00
52317	07/09/2021	QUALITY PERSONNEL SERVICE	-1,576.89
52318	07/13/2021	DIAZ, STEPHEN ERIK	-450.00
52319	07/13/2021	HENRY, JAMES	-450.00
52320	07/13/2021	NOEL, NICHOLAS B	-462.50
52321	07/13/2021	THIGPEN, LESLIE MICHAEL	-450.00
52322	07/13/2021	BLUECROSS BLUESHIELD (LIFE&STLT)	-9,224.22
52323	07/13/2021	COLORIT GRAPHICS SERVICES	-100.00
52324	07/13/2021	COSTAR REALTY INFORMATION INC	-5,134.00
52325	07/13/2021	JOPLIN'S	-104.32
52326	07/13/2021	LONE STAR OVERNIGHT	-186.60
52327	07/13/2021	PITNEY SUPPLIES	-1,105.00
52328	07/13/2021	QUALITY PERSONNEL SERVICE	-4,297.86
52329	07/13/2021	SUPERIOR VISION OF TEXAS	-1,505.17
52330	07/15/2021	ARMSTRONG & ARMSTRONG, P.C.	-1,500.00
52331	07/15/2021	BELO + COMPANY	-5,400.00
52332	07/15/2021	CARENOW	-360.00
52333	07/15/2021	HBS REAL ESTATE	-3,000.00
52334	07/15/2021	JOPLIN'S	-1,059.40
52335	07/15/2021	PROSTAR SERVICES, INC	-1,227.15
52336	07/15/2021	QUALITY PERSONNEL SERVICE	-558.39
52337	07/20/2021	BLAYLOCK, GEAN KENT	-450.00
52338	07/20/2021	BORTON, BRIAN K	-450.00
52339	07/20/2021	DIAZ, STEPHEN ERIK	-387.50
52340	07/20/2021	HENRY, JAMES	-475.00
52341	07/20/2021	ZEGADLO, MARC	-450.00
52342	07/20/2021	AT&T MOBILITY	-1,584.59
52343	07/20/2021	CITY OF MCKINNEY	-1,173.79
52344	07/20/2021	FIRST STOP HEALTH	-1,033.20
52345	07/20/2021	HAYNES LANDSCAPE & MAINTENANCE, INC	-365.20
52346	07/20/2021	HBS REAL ESTATE	-3,500.00
52347	07/20/2021	HBS REAL ESTATE	-3,500.00
52348	07/20/2021	HYDEN, VALERIE	-250.00
52349	07/20/2021	IN BLOOM	-169.00
52350	07/20/2021	PLANO PEST CONTROL	-150.00
52351	07/20/2021	PRICE, FRANK	-1,000.00

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**Board of Directors Check Detail Report**  
July 2021

Num	Date	Name	Amount
52352	07/20/2021	PROSTAR SERVICES, INC	-143.89
52353	07/20/2021	QUALITY PERSONNEL SERVICE	-1,680.00
52354	07/20/2021	TAAD	-200.00
52355	07/20/2021	TAAD	-200.00
52356	07/20/2021	UNUM LIFE INSURANCE CO OF AMERICA	-1,336.60
52357	07/20/2021	VARIVERGE LLC	-1,225.17
52358	07/26/2021	BORTON, BRIAN K	-450.00
52359	07/26/2021	BUNDICK, FRANK	-450.00
52360	07/26/2021	POLK, MATTHEW	-450.00
52361	07/26/2021	THIGPEN, LESLIE MICHAEL	-450.00
52362	07/26/2021	BLUECROSS BLUESHIELD OF TEXAS	-94,683.69
52363	07/26/2021	BLUECROSS BLUESHIELD OF TEXAS	-2,872.23
52364	07/26/2021	KERBY & KERBY PLLC	-250.00
52365	07/26/2021	MYPRINTCHOICE	-320.00
52366	07/26/2021	PROPERTY TAX EDUCATION COALITION, INC	-50.00
52367	07/28/2021	AT&T (FIBER)	-2,035.60
52368	07/28/2021	AT&T (U-VERSE)	-170.22
52369	07/28/2021	CANNON, RITA P	-400.00
52370	07/28/2021	CARD SERVICE CENTER	-7,842.43
52371	07/28/2021	CASTILLO, TINA	-87.20
52372	07/28/2021	CINTAS FIRST AID	-53.60
52373	07/28/2021	EDWARDS, SHARON	-71.00
52374	07/28/2021	GSO ARCHITECTS	-29.57
52375	07/28/2021	HBS REAL ESTATE	-2,700.00
52376	07/28/2021	HBS REAL ESTATE	-3,200.00
52377	07/28/2021	MYPRINTCHOICE	-1,345.00
52378	07/28/2021	NELSON, LAURA	-1,421.31
52379	07/28/2021	NICKELL, CHRISTOPHER	-1,115.28
52380	07/28/2021	QUALITY PERSONNEL SERVICE	-1,405.11
52381	07/28/2021	SAM'S CLUB	-453.63
52382	07/28/2021	STAPLES BUSINESS CREDIT	-3,294.02
52383	07/28/2021	TAAD	-50.50
52384	07/28/2021	TIME WARNER CABLE	-2,059.76
52385	07/28/2021	VARIVERGE LLC	-250.71
52389	07/31/2021	AT&T (MAIN LOCAL)	-1,857.03
52390	07/31/2021	AT&T (MAIN LOCAL)	-197.62
52391	07/31/2021	GREEN MOUNTAIN ENERGY	-7,031.75
52392	07/31/2021	HBS REAL ESTATE	-3,500.00
52393	07/31/2021	HBS REAL ESTATE	-3,500.00
52394	07/31/2021	HBS REAL ESTATE	-3,500.00
52395	07/31/2021	HBS REAL ESTATE	-3,500.00
52396	07/31/2021	HOME DEPOT	-71.94
52397	07/31/2021	LOOPNET	-523.51
52398	07/31/2021	PERDUE, BRANDON, FIELDER, COLLINS & MOTT	-250.00
52399	07/31/2021	PITNEY LEASE	-1,456.83
52400	07/31/2021	PLANO OFFICE SUPPLY	-1,055.83
52401	07/31/2021	SHRED-IT USA LLC	-231.57
52402	07/31/2021	WEST, SUBVET D	-400.00

Jul 21

**-748,334.71**

**F.**

**FINANCIAL  
REPORTS**

**June 2021**

# 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

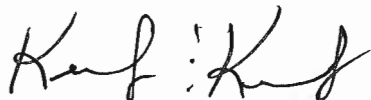
Management is responsible for the accompanying financial statements of the business-type activities of CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY (a political subdivision of the State of Texas), which comprise the statement of net position as of June 30, 2021, and the related statement of revenue, expenses, 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  
July 13, 2021

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

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

**June 30, 2021**

**ASSETS**

**CURRENT ASSETS**

American National Bank -Oper	\$	20,321,458.27
American National Bank -ARB		1,006.28
Petty Cash - Admin		100.00
Petty Cash - Mapping		50.00
Prepaid Expenses		<u>199,844.12</u>

**TOTAL CURRENT ASSETS** \$ **20,522,458.67**

**PROPERTY AND EQUIPMENT**

Furniture and Equipment-Assets	629,608.79
Telephone Equipment-Assets	215,174.23
Computer Equipment-Assets	895,816.01
Computer Software-Assets	651,788.39
Building-Assets	7,462,092.28
Land-Assets	<u>1,387,232.00</u>
<b>Total Property And Equipment</b>	<b>11,241,711.70</b>
Less Accumulated Depreciation	<u>(4,324,878.26)</u>

**NET PROPERTY AND EQUIPMENT** **6,916,833.44**

**OTHER ASSETS**

Net Pension Asset	2,685,509.00
Deferred Resource Outflows	<u>2,000,344.00</u>

**TOTAL OTHER ASSETS** **4,685,853.00**

**TOTAL ASSETS** \$ **32,125,145.11**

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

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

**June 30, 2021**

**LIABILITIES AND FUND BALANCE**

**CURRENT LIABILITIES**

All Current Liabilities \$ 707,367.80

**TOTAL CURRENT LIABILITIES** \$ **707,367.80**

**LONG-TERM LIABILITIES**

Deferred Resources Inflows 1,080,231.00

**TOTAL LONG-TERM LIABILITIES** **1,080,231.00**

**TOTAL LIABILITIES** **1,787,598.80**

**FUND BALANCE**

Fund Balance(CashBasisRelated) (1,377,435.47)

Fund Balance-Designated 15,325,858.17

Fund Balance-Undesignated 4,258.00

Fund Bal-Cap Assets Less Debt 7,046,917.00

Year To Date Increase or Decrease 9,337,948.61

**TOTAL DESIGNATED / UNDESIGNATED FUND BALANCE** **30,337,546.31**

**TOTAL LIABILITIES AND FUND BALANCE** \$ **32,125,145.11**

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**  
**Statement Of Revenue, Expenses And Change In Fund Balance - Cash Basis**  
**1 And 6 Months Ended June 30, 2021**

	2021 Budget	1 month ended Jun 30, 2021	Year to date ended Jun 30, 2021	% of Budget	Remaining Budget
<b>REVENUE</b>					
Entity Support Revenue	\$ 21,759,400.00	\$ 3,610,453.50	\$ 17,680,800.00	81.26 %	4,078,600.00
Interest-Bank Accts/Investments	0.00	13,203.58	64,269.30		(64,269.30)
BPP Rendition Penalty Revenue	0.00	0.00	66,187.77		(66,187.77)
Misc Revenue	0.00	752.50	3,659.24		(3,659.24)
<b>TOTAL REVENUE</b>	<b>21,759,400.00</b>	<b>3,624,409.58</b>	<b>17,814,916.31</b>	<b>81.87 %</b>	<b>3,944,483.69</b>
<b>OPERATING EXPENSES</b>					
Salaries Full Time	10,742,400.00	645,253.49	3,949,520.52	36.77 %	6,792,879.48
Salaries Part Time/Temp	167,600.00	12,320.75	32,764.50	19.55 %	134,835.50
First Stop Health Discount Plan	0.00	1,025.00	6,396.00		(6,396.00)
Overtime	52,000.00	22,756.52	65,526.99	126.01 %	(13,526.99)
Auto Allowance	768,000.00	56,770.86	343,782.30	44.76 %	424,217.70
Worker's Compensation	40,000.00	3,160.00	14,745.00	36.86 %	25,255.00
Employee Group Insurance	2,515,000.00	132,482.20	810,830.40	32.24 %	1,704,169.60
FICA Tax	159,000.00	11,552.16	65,390.11	41.13 %	93,609.89
Employee Retirement	1,425,100.00	85,986.59	518,927.57	36.41 %	906,172.43
Retirement-UAAL Buy Down	400,000.00	0.00	0.00	0.00 %	400,000.00
Unemployment Compensation	18,000.00	0.00	1,178.44	6.55 %	16,821.56
Legal	1,800,000.00	132,909.49	591,605.71	32.87 %	1,208,394.29
Accounting & Audit	16,000.00	250.00	11,300.00	70.63 %	4,700.00
Insurance	45,000.00	3,680.00	22,376.08	49.72 %	22,623.92
Legal Notices & Advertising	37,000.00	0.00	11,036.00	29.83 %	25,964.00
Appraisal Review Board	650,000.00	197,912.20	277,176.82	42.64 %	372,823.18
Telephone, Internet, Data Cloud	350,000.00	10,114.85	67,658.88	19.33 %	282,341.12
Utilities	160,900.00	7,260.57	39,143.49	24.33 %	121,756.51
Equipment Rent	95,000.00	2,155.47	28,840.50	30.36 %	66,159.50
Equipment Maintenance	45,000.00	6,112.84	15,996.10	35.55 %	29,003.90
Postage	450,000.00	25,489.06	239,190.23	53.15 %	210,809.77
Aerial Photography	430,000.00	0.00	369,600.00	85.95 %	60,400.00
Supplies	425,000.00	33,688.20	199,283.72	46.89 %	225,716.28
Registration & Dues	45,000.00	594.60	2,339.20	5.20 %	42,660.80
Travel & Education	175,000.00	2,901.26	24,654.54	14.09 %	150,345.46
Board of Directors Meetings	7,000.00	0.00	0.00	0.00 %	7,000.00
Miscellaneous Expenses	500.00	0.00	0.00	0.00 %	500.00
Contract Services	90,000.00	320.76	49,202.16	54.67 %	40,797.84
Professional Services	170,000.00	38,075.67	60,640.32	35.67 %	109,359.68
Security	165,000.00	6,240.00	40,270.00	24.41 %	124,730.00
Building Maintenance	125,000.00	11,926.61	74,483.29	59.59 %	50,516.71
Building Repair/Modifications	170,000.00	25,313.92	136,950.37	80.56 %	33,049.63
Depreciation	0.00	21,680.59	130,083.54		(130,083.54)
Furniture & Equipment	65,000.00	0.00	34,826.81	53.58 %	30,173.19
ComputerHardware&Computer Equip	250,000.00	0.00	30,018.64	12.01 %	219,981.36
ComputerSoftwareLicens&Subscrip	600,000.00	10,266.01	90,900.10	15.15 %	509,099.90
Computer Hardware Maintenance	42,000.00	0.00	0.00	0.00 %	42,000.00
Software Development	300,000.00	0.00	0.00	0.00 %	300,000.00
Computer Software Maintenance	325,000.00	20,110.72	120,329.37	37.02 %	204,670.63
Contingency	200,000.00	0.00	0.00	0.00 %	200,000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>23,520,500.00</b>	<b>1,528,310.39</b>	<b>8,476,967.70</b>	<b>36.04 %</b>	<b>15,043,532.30</b>
<b>EXCESS(DEFICIT) INCOME &amp; EXPENSE</b>	<b>\$ (1,761,100.00)</b>	<b>\$ 2,096,099.19</b>	<b>9,337,948.61</b>	<b>(530.23)%</b>	<b>(11,099,048.61)</b>
<b>BEGINNING FUND BALANCE</b>			<b>20,999,597.70</b>		
<b>ENDING FUND BALANCE</b>			<b>\$ 30,337,546.31</b>		

# **CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

## **Supplemental Schedules**

**June 30, 2021**

### **ACCUMULATED DEPRECIATION**

Accum Depr-Furniture & Equip	\$	(555,192.58)
Accum Depr-Telephone Equipment		(189,033.42)
Accum Depr-Computer Equipment		(781,433.32)
Accum Depr-Computer Software		(621,151.39)
Accum Depr-Building		<u>(2,178,067.55)</u>

**TOTAL ACCUMULATED DEPRECIATION** **\$ (4,324,878.26)**

### **OTHER CURRENT LIABILITIES**

Accounts Payable	\$	138.00
Credit Card-LegacyTexas		640.38
Credit Card-Home Depot		615.12
Credit Card-Sam's Wholesale		235.29
Employee Savings		7,868.43
Accrued Wages Payable		148,283.31
Group Insurance Payable		(5,775.87)
Retirement Payable		132,287.06
Compensated Absences Payable		<u>423,076.08</u>

**TOTAL OTHER CURRENT LIABILITIES** **\$ 707,367.80**



**F.**

**FINANCIAL  
REPORTS**

**July 2021**

# 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

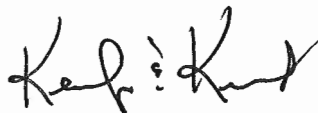
Management is responsible for the accompanying financial statements of the business-type activities of CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY (a political subdivision of the State of Texas), which comprise the statement of net position as of July 31, 2021, and the related statement of revenue, expenses, 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  
August 4, 2021

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

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

**July 31, 2021**

**ASSETS**

**CURRENT ASSETS**

American National Bank -Oper	\$	18,623,289.13
American National Bank -ARB		2,221.83
Petty Cash - Admin		100.00
Petty Cash - Mapping		50.00
Prepaid Expenses		<u>167,190.35</u>

**TOTAL CURRENT ASSETS** \$ **18,792,851.31**

**PROPERTY AND EQUIPMENT**

Furniture and Equipment-Assets	629,608.79
Telephone Equipment-Assets	215,174.23
Computer Equipment-Assets	895,816.01
Computer Software-Assets	651,788.39
Building-Assets	7,462,092.28
Land-Assets	<u>1,387,232.00</u>
<b>Total Property And Equipment</b>	<b>11,241,711.70</b>
Less Accumulated Depreciation	<u>(4,346,558.85)</u>

**NET PROPERTY AND EQUIPMENT** **6,895,152.85**

**OTHER ASSETS**

Net Pension Asset	2,685,509.00
Deferred Resource Outflows	<u>2,000,344.00</u>

**TOTAL OTHER ASSETS** **4,685,853.00**

**TOTAL ASSETS** \$ **30,373,857.16**

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

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

**July 31, 2021**

**LIABILITIES AND FUND BALANCE**

**CURRENT LIABILITIES**

All Current Liabilities \$ 650,753.98

**TOTAL CURRENT LIABILITIES** \$ **650,753.98**

**LONG-TERM LIABILITIES**

Deferred Resources Inflows 1,080,231.00

**TOTAL LONG-TERM LIABILITIES** **1,080,231.00**

**TOTAL LIABILITIES** **1,730,984.98**

**FUND BALANCE**

Fund Balance(CashBasisRelated) (1,377,435.47)

Fund Balance-Designated 15,325,858.17

Fund Balance-Undesignated 4,258.00

Fund Bal-Cap Assets Less Debt 7,046,917.00

Year To Date Increase or Decrease 7,643,274.48

**TOTAL DESIGNATED / UNDESIGNATED FUND BALANCE** **28,642,872.18**

**TOTAL LIABILITIES AND FUND BALANCE** \$ **30,373,857.16**

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**  
**Statement Of Revenue, Expenses And Change In Fund Balance - Cash Basis**  
**1 And 7 Months Ended July 31, 2021**

	<b>2021 Budget</b>	<b>1 month ended Jul 31, 2021</b>	<b>Year to date ended Jul 31, 2021</b>	<b>% of Budget</b>	<b>Remaining Budget</b>
<b>REVENUE</b>					
Entity Support Revenue	\$ 21,759,400.00	\$ 55,374.75	\$ 17,736,174.75	81.51 %	4,023,225.25
Interest-Bank Accts/Investments	0.00	12,786.88	77,056.18		(77,056.18)
BPP Rendition Penalty Revenue	0.00	6,337.58	72,525.35		(72,525.35)
Misc Revenue	0.00	294.60	3,953.84		(3,953.84)
<b>TOTAL REVENUE</b>	<b>21,759,400.00</b>	<b>74,793.81</b>	<b>17,889,710.12</b>	<b>82.22 %</b>	<b>3,869,689.88</b>
<b>OPERATING EXPENSES</b>					
Salaries Full Time	10,742,400.00	966,361.11	4,915,881.63	45.76 %	5,826,518.37
Salaries Part Time/Temp	167,600.00	9,601.50	42,366.00	25.28 %	125,234.00
First Stop Health Discount Plan	0.00	1,033.20	7,429.20		(7,429.20)
Overtime	52,000.00	20,466.96	85,993.95	165.37 %	(33,993.95)
Auto Allowance	768,000.00	84,668.25	428,450.55	55.79 %	339,549.45
Worker's Compensation	40,000.00	3,160.00	17,905.00	44.76 %	22,095.00
Employee Group Insurance	2,515,000.00	129,799.10	940,629.50	37.40 %	1,574,370.50
FICA Tax	159,000.00	16,386.29	81,776.40	51.43 %	77,223.60
Employee Retirement	1,425,100.00	0.00	518,927.57	36.41 %	906,172.43
Retirement-UAAL Buy Down	400,000.00	0.00	0.00	0.00 %	400,000.00
Unemployment Compensation	18,000.00	3,806.04	4,984.48	27.69 %	13,015.52
Legal	1,800,000.00	119,873.20	711,478.91	39.53 %	1,088,521.09
Accounting & Audit	16,000.00	250.00	11,550.00	72.19 %	4,450.00
Insurance	45,000.00	3,930.00	26,306.08	58.46 %	18,693.92
Legal Notices & Advertising	37,000.00	5,400.00	16,436.00	44.42 %	20,564.00
Appraisal Review Board	650,000.00	133,672.50	410,849.32	63.21 %	239,150.68
Telephone, Internet, Data Cloud	350,000.00	13,217.95	80,876.83	23.11 %	269,123.17
Utilities	160,900.00	8,829.20	47,972.69	29.82 %	112,927.31
Equipment Rent	95,000.00	12,466.83	41,307.33	43.48 %	53,692.67
Equipment Maintenance	45,000.00	6,482.37	22,478.47	49.95 %	22,521.53
Postage	450,000.00	95,163.81	334,354.04	74.30 %	115,645.96
Aerial Photography	430,000.00	0.00	369,600.00	85.95 %	60,400.00
Supplies	425,000.00	29,629.88	229,768.25	54.06 %	195,231.75
Registration & Dues	45,000.00	704.00	3,043.20	6.76 %	41,956.80
Travel & Education	175,000.00	3,511.41	28,165.95	16.09 %	146,834.05
Board of Directors Meetings	7,000.00	186.60	186.60	2.67 %	6,813.40
Miscellaneous Expenses	500.00	0.00	0.00	0.00 %	500.00
Contract Services	90,000.00	2,189.57	51,621.06	57.36 %	38,378.94
Professional Services	170,000.00	20,561.05	81,201.37	47.77 %	88,798.63
Security	165,000.00	7,765.00	48,035.00	29.11 %	116,965.00
Building Maintenance	125,000.00	12,244.71	86,728.00	69.38 %	38,272.00
Building Repair/Modifications	170,000.00	12,337.92	149,288.29	87.82 %	20,711.71
Depreciation	0.00	21,680.59	151,764.13		(151,764.13)
Furniture & Equipment	65,000.00	0.00	34,826.81	53.58 %	30,173.19
Computer Hardware & Computer Equip	250,000.00	0.00	30,018.64	12.01 %	219,981.36
Computer Software Licenses & Subscrip	600,000.00	3,727.19	94,630.29	15.77 %	505,369.71
Computer Hardware Maintenance	42,000.00	0.00	0.00	0.00 %	42,000.00
Software Development	300,000.00	0.00	0.00	0.00 %	300,000.00
Computer Software Maintenance	325,000.00	19,274.73	139,604.10	42.96 %	185,395.90
Contingency	200,000.00	0.00	0.00	0.00 %	200,000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>23,520,500.00</b>	<b>1,768,380.96</b>	<b>10,246,435.64</b>	<b>43.56 %</b>	<b>13,274,064.36</b>
<b>EXCESS(DEFICIT) INCOME &amp; EXPENSE</b>	<b>\$ (1,761,100.00)</b>	<b>\$ (1,693,587.15)</b>	<b>7,643,274.48</b>	<b>(434.01)%</b>	<b>(9,404,374.48)</b>
<b>BEGINNING FUND BALANCE</b>			<b>20,999,597.70</b>		
<b>ENDING FUND BALANCE</b>			<b>\$ 28,642,872.18</b>		

**CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**

**Supplemental Schedules**

**July 31, 2021**

**ACCUMULATED DEPRECIATION**

Accum Depr-Furniture & Equip	\$	(556,584.47)
Accum Depr-Telephone Equipment		(190,155.64)
Accum Depr-Computer Equipment		(788,945.71)
Accum Depr-Computer Software		(621,151.39)
Accum Depr-Building		<u>(2,189,721.64)</u>

**TOTAL ACCUMULATED DEPRECIATION** **\$ (4,346,558.85)**

**OTHER CURRENT LIABILITIES**

Credit Card-LegacyTexas	538.81
Employee Savings	7,935.43
Accrued Wages Payable	148,283.31
Group Insurance Payable	2,011.01
Retirement Payable	68,909.34
Compensated Absences Payable	<u>423,076.08</u>

**TOTAL OTHER CURRENT LIABILITIES** **\$ 650,753.98**

**G.**

**FUNDED ITEMS**

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



# Collin Central Appraisal District

Date: 8/12/21

To: Board of Directors

From: Bo Daffin, Chief Appraiser *Bo Daffin*

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***

**June 2021**



# Collin Central Appraisal District

Date: 7/8/21

To: Board of Directors

From: Bo Daffin, Chief Appraiser *Bo Daffin*

Subject: Budgeted expenditures over \$25,000 approved by Chief Appraiser  
For: June 2021

ITEM	DATE	DESCRIPTION	\$ AMOUNT
ACH	6/3/21	ADP (payroll and taxes)	\$374,611.55
ACH	6/15/21	TCDRS	\$133,026.89
ACH	6/17/21	ADP (payroll and taxes)	\$332,928.75
Ck #52142	6/4/21	Blue Cross and Blue Shield	\$94,679.52
Ck #52173	6/10/21	Saunders & Walsh	\$87,659.49
Ck #52182	6/14/21	Harris Govern	\$45,599.19

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

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

**July 2021**



# Collin Central Appraisal District

Date: 8/12/21

To: Board of Directors

From: Bo Daffin, Chief Appraiser *Bo Daffin*

Subject: Budgeted expenditures over \$25,000 approved by Chief Appraiser  
For: July 2021

ITEM	DATE	DESCRIPTION	\$ AMOUNT
ACH	7/1/21	ADP (payroll and taxes)	\$366,318.95
ACH	7/15/21	TCDRS	\$132,287.06
ACH	7/15/21	ADP (payroll and taxes)	\$334,867.99
ACH	7/29/21	ADP (payroll and taxes)	\$327,873.69
Ck #52264	7/9/21	Blue Cross and Blue Shield	\$91,889.88
Ck #52290	7/9/21	Saunders & Walsh	\$80,563.20
Ck #52307	7/13/21	Variverge	\$93,688.00
Ck #52362	7/30/21	Blue Cross and Blue Shield	\$94,683.69

**I.**

**Insurance Consulting Services  
Swingle Collins & Associates**



# Collin Central Appraisal District

August 12, 2021

TO: Board of Directors

FROM: Bo Daffin, Chief Appraiser *Bo Daffin*

RE: Insurance Consultant / Agent

On January 13, 2021, I received a call from Rodney K. Dryden. Mr. Dryden was the president of our service provider at the time, Wellspring Insurance. We discussed, in general terms, the sale of Wellspring and that Mr. Dryden would serve as our account representative. Additionally, we discussed the District's business operation, and I brought forward my concerns about transition to a new account representative brought on by the sale of Wellspring.

I canceled our contract with Wellspring on July 9, 2021. I became concerned about being properly represented by Mr. Dryden and Wellspring. After the initial January 13<sup>th</sup> call, the only contact from Mr. Dryden was an email about the purchase finalizing and two other emails about antitrust settlements regarding Blue Cross. It was my decision to seek other representation since our account hadn't appeared important enough to warrant any telephonic or personal contact from our account representative.

We interviewed two companies during this process, and I am recommending Swingle Collins & Associates. [www.swinglecollins.com](http://www.swinglecollins.com)

Our fee structure with Wellspring was \$43,200 annually, paid at the monthly rate of \$3,600.

The proposal from Swingle Collins is \$36,000 annually, paid at the monthly rate of \$3,000. Their proposal is as follows.

- Period One – September 1, 2021 – December 31, 2022 - \$3,000 per month.
- Period Two – January 1, 2023 – December 31, 2023 - \$3,000 per month.
- Period Three – January 1, 2024 – December 31, 2024 - \$3,091 per month.
- 60 day written cancelation for any reason, by either party.

I am requesting your permission to proceed with execution of an agreement with Swingle Collins & Associates, subject to legal counsel reviewing the agreement.

**K.**

**Litigation**

**CCAD Filing**



# Collin Central Appraisal District

August 12, 2021

TO: Board of Directors

FROM: Bo Daffin, Chief Appraiser *Bo Daffin*

RE: Request to File Litigation

I am requesting permission to file litigation on the following properties for the 2021 tax year. It is my belief that the market value decision made by the Appraisal Review Board was significantly incorrect and should be challenged in District Court.

The property descriptions are listed below.

- PID 2711546 is a retail strip center located at 1885 Dallas Pkwy, Plano.
- PID 2705540 is a Lifetime Fitness facility located at 7100 Preston Rd, Plano.
- PID 2581255 is a Lifetime Fitness facility located at 971 State Hwy 121, Allen.

It is my concern that the final market value established by the Appraisal Review Board is incorrect and will cause equity issues with similar properties.

I have met the Tax Code requirement by filing the necessary intent to file suit paperwork with the Appraisal Review Board Chairman.





# Collin Central Appraisal District

ARB delivery via: Hand Deliver

June 30, 2021

Mr. Dean Soderstrom, Chairman  
Collin Central Appraisal Review Board  
250 W. Eldorado Pkwy.  
McKinney, TX 75069

RE: Notice of Appeal of 2021 Appraisal Review Board Determination for CH Retail Fund 1 / Plano Willow Bend Crossing II LP.

Dear Mr. Soderstrom,

Pursuant to Section 42.06, Texas Tax Code, the Chief Appraiser of the Collin Central Appraisal District files this Notice of Intent to appeal the Order Determining Protest issued by the Appraisal Review Board on June 30, 2021, concerning the following account owned by CH Retail Fund 1 / Plano Willow Bend Crossing II LP.

Case ID: 2021-45316

Property ID: 2711546

Geo ID (geographic account number): R-4881-001-0050-1

LEGAL DESCRIPTION: WEST PLANO RETAIL CENTER (CPL), BLK 1, LOT 5; REPLAT

Regards,

Bo Daffin  
Chief Appraiser

CC CH Retail Fund 1 / Plano Willow Bend Crossing II LP, 3819 Maple Avenue, Dallas, TX 75219-3913 (via certified mail)

Kurz Group, 8333 Douglas Avenue, STE 1370 LB 21, Dallas, TX 75225-5850 (via certified mail)

Attachment: ARB Order Determining Protest, June 30, 2021

**Acknowledgement of hand delivery to the Collin County ARB, to Mr. Dean Soderstrom, Chairman of Collin ARB, by the Chief Appraiser:** Date of Hand Delivery: 6-30-2021

Delivered on the date written above by: Bo Daffin (Bo Daffin)

Received on the date written above by: Dean Soderstrom (Dean Soderstrom)



# COLLIN APPRAISAL REVIEW BOARD

250 Eldorado Pkwy, McKinney, TX 75069

Phone: 469.742.9200 • Web: www.CollinARB.org

06/30/21

## NOTICE OF ISSUANCE AND ORDER DETERMINING PROTEST AND/OR CORRECTING APPRAISAL RECORDS

O/A ID:	519171
Prop ID:	2711546
Letter ID:	682

(ARB-ORD\_General)

Protester ID: 519171 - Prop ID: 2711546 - Letter ID: 682

KURZ GROUP  
8333 DOUGLAS AVE STE 1370 LB 21  
DALLAS, TX 75225-5850

Prop ID / Geo ID:	2711546 / R-4881-001-0050-1	Case ID: 2021 - 45316
Property Owner:	CH RETAIL FUND I/PLANO WILLOW BEND CROSSING II LP	
Property Address:	1885 DALLAS PKWY PLANO, TX 75093	
Legal Description:	WEST PLANO RETAIL CENTER (CPL), BLK 1, L	
Hearing Date:	06/25/2021	

The ARB delivered proper notice of the date, time, and place of the hearing. Per Tax Code Section 41.66, the ARB panel members took a verbal oath or signed an affidavit required under the current subsection (g), relating to restrictions on ARB member communications. The property owner or agent and the chief appraiser of the CAD were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the ARB has determined that the protest concerned the following issue(s)/action(s) permitted by Tax Code Section 41.41(a):

### VALUE IS OVER MARKET VALUE - APPROVED UNEQUAL APPRAISAL OF YOUR PROPERTY - DENIED

The 2021 values as determined by the ARB are as follows:

	<u>ORIGINAL VALUE</u>	<u>FINAL ARB VALUE</u>
Land Homesite Market:	\$ 0	\$ 0
Land Non-Homesite Market:	\$ 1,014,904	\$ 1,014,904
Land Ag Market:	\$ 0	\$ 0
Improvement Homesite Market:	\$ 0	\$ 0
Improvement Non-Homesite Market:	\$ 1,741,150	\$ 1,085,096
Total Market:	\$ 2,756,054	\$ 2,100,000
Land Ag Use Value:	0\$	\$ 0
Total Appraised:	\$ 2,756,054	\$ 2,100,000
<b>Total Assessed (after HS Cap Loss):</b>	<b>\$ 2,756,054</b>	<b>\$ 2,100,000</b>
Exemptions:		

*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.*

**THE APPRAISAL REVIEW BOARD HAS MADE A FINAL DECISION ON YOUR PROTEST. NO FURTHER APPEAL TO THE APPRAISAL REVIEW BOARD IS PERMITTED. PLEASE SEE THE BACK OF THIS NOTICE FOR DETAILED INFORMATION CONCERNING YOUR RIGHT TO APPEAL THIS ORDER.**

*Dean Soderstrom*

Dean Soderstrom, ARB Chairman

CC: Bo Daffin, Chief Appraiser

## NOTICE OF FINAL ORDER

**A PROPERTY OWNER HAS A RIGHT TO APPEAL IN DISTRICT COURT AN APPRAISAL REVIEW BOARD ORDER DETERMINING A PROTEST AS PROVIDED BY TEXAS TAX CODE CHAPTER 42. TO APPEAL SUCH AN ORDER TO DISTRICT COURT, A PARTY MUST FILE A PETITION FOR REVIEW WITH THE DISTRICT COURT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE THAT A FINAL ORDER HAS BEEN ENTERED FROM WHICH AN APPEAL MAY BE HAD OR AT ANY TIME AFTER THE HEARING BUT BEFORE THE 60-DAY DEADLINE. A PROPERTY OWNER ALSO HAS A RIGHT TO APPEAL IN DISTRICT COURT A DETERMINATION OF AN APPRAISAL REVIEW BOARD ON A MOTION FILED UNDER TAX CODE SECTION 25.25. THE LAW PROVIDES THAT TO FILE SUIT TO COMPEL AN APPRAISAL REVIEW BOARD TO ORDER A CHANGE IN THE APPRAISAL ROLL UNDER TAX CODE SECTION 25.25, A PARTY MUST FILE SUIT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE OF THE APPRAISAL REVIEW BOARD'S DETERMINATION OF A MOTION UNDER TAX CODE SECTION 25.25 OR A DETERMINATION THAT THE PROPERTY OWNER HAS FAILED TO COMPLY WITH THE PRE-PAYMENT REQUIREMENTS. FAILURE TO TIMELY FILE A PETITION BARS AN APPEAL TO DISTRICT COURT.**

**A PARTY OTHER THAN A PROPERTY OWNER, IN ORDER TO EXERCISE THE PARTY'S RIGHT TO APPEAL AN ORDER OF AN APPRAISAL REVIEW BOARD, MUST FILE A WRITTEN NOTICE OF APPEAL WITHIN 15 DAYS AFTER THE DATE THE PARTY RECEIVES THIS NOTICE OR, IN THE CASE OF A TAXING UNIT, WITHIN 15 DAYS AFTER THE DATE THE TAXING UNIT RECEIVES NOTICE PURSUANT TO TAX CODE SECTION 41.07.**

For more information regarding appeal to district court, you should consult Tax Code Chapter 42 and the clerk of the court. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, a property owner may appeal through binding arbitration an appraisal review board order determining a protest filed under Tax Code Section 41.41(a)(1) or (2) concerning the appraised or market value of property if:

- (1) the property qualifies as the owner's residence homestead under Section 11.13; or
- (2) the appraised or market value, as applicable, of the property as determined by the order is \$5 million or less.

To appeal an appraisal review board order through binding arbitration, a property owner must file with the appraisal district not later than the 60th day after the date the property owner receives notice of the order:

- (1) a completed request for binding arbitration, a copy of which is enclosed with this notice; and
- (2) an applicable arbitration deposit made payable to the comptroller in the amount provided under Tax Code Chapter 41A.

For more information regarding appeal through binding arbitration, you should consult Texas Tax Code Chapter 41A and Comptroller Rules 9.4251-9.4266. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, certain property owners may appeal to the State Office of Administrative Hearings (SOAH) an appraisal review board order determining a protest concerning the appraised or market value of property brought under Tax Code Section 41.41(a)(1) or (2) if the appraised or market value, as applicable, of the property that was the subject of the protest, as determined by the appraisal review board order, is more than \$1 million.

To appeal an appraisal review board order to SOAH, a property owner must file with the chief appraiser of the appraisal district not later than the 30th day after the date the property owner receives notice of the order:

- (1) a completed notice of appeal to SOAH, a copy of which is enclosed with this notice; and
- (2) not later than the 90th day after the date the property owner receives the notice of order a deposit of \$1,500 made payable to SOAH must be filed with the appraisal district.

For more information regarding appeal to SOAH, you should consult Government Code Chapter 2003 and related SOAH rules. If you need legal advice, you should consult an attorney.

It is important to note that the pendency of an appeal, whether to district court, through binding arbitration or to SOAH, does not affect the delinquency date for the taxes on the property subject to the appeal. For more specific information, consult the applicable statutes and rules.



# Collin Central Appraisal District

ARB delivery via: Hand Deliver

July 7, 2021

Mr. Dean Soderstrom, Chairman  
Collin Central Appraisal Review Board  
250 W. Eldorado Pkwy.  
McKinney, TX 75069

RE: Notice of Appeal of 2021 Appraisal Review Board Determination for LTF Real Estate Holding LLC

Dear Mr. Soderstrom,

Pursuant to Section 42.06, Texas Tax Code, the Chief Appraiser of the Collin Central Appraisal District files this Notice of Intent to appeal the Order Determining Protest issued by the Appraisal Review Board on July 7, 2021, concerning the following account owned by LTF Real Estate Holding LLC.

Case ID: 2021-41670

Property ID: 2705540

Geo ID (geographic account number): R-5112-00A-001R-1

LEGAL DESCRIPTION: LEGACY CORPORATE CENTER (CPL), BLK A, LOT1R, REPLAT

Regards,

Bo Daffin  
Chief Appraiser

CC: PENNINGTON HILL LLP, ATTN: KELLEY HILL, 531 SILICON DR STE 103, SOUTHLAKE, TX 76092-7561 (via certified mail)

LTF REAL ESTATE HOLDINGS LLC, 2902 CORPORATE PL, CHANHASSEN, MN 55317-4560 (via certified mail)

Attachment: ARB Order Determining Protest, July 7, 2021.

**Acknowledgement of hand delivery to the Collin County ARB, to Mr. Dean Soderstrom, Chairman of Collin ARB, by the Chief Appraiser: Date of Hand Delivery:** 7-7-2021

Delivered on the date written above by: Bo Daffin (Bo Daffin)

Received on the date written above by: Dean Soderstrom (Dean Soderstrom)





# COLLIN APPRAISAL REVIEW BOARD

250 Eldorado Pkwy, McKinney, TX 75069

Phone: 469.742.9200 • Web: www.CollinARB.org

07/07/21

## NOTICE OF ISSUANCE AND ORDER DETERMINING PROTEST AND/OR CORRECTING APPRAISAL RECORDS

O/A ID:	843284
Prop ID:	2705540
Letter ID:	682

(ARB-ORD\_General)

Protester ID: 843284 - Prop ID: 2705540 - Letter ID: 682

PENNINGTON HILL LLP (ATTORNEY)

ATTN: KELLEY HILL

531 SILICON DR STE 103

SOUTHLAKE, TX 76092-7561

Prop ID / Geo ID:	2705540 / R-5112-00A-001R-1	Case ID: 2021 - 41670
Property Owner:	LTF REAL ESTATE HOLDINGS LLC	
Property Address:	7100 PRESTON RD (STATE HWY PLANO, TX 75024	
Legal Description:	LEGACY CORPORATE CENTER (CPL), BLK A, LO	
Hearing Date:	07/06/2021	

The ARB delivered proper notice of the date, time, and place of the hearing. Per Tax Code Section 41.66, the ARB panel members took a verbal oath or signed an affidavit required under the current subsection (g), relating to restrictions on ARB member communications. The property owner or agent and the chief appraiser of the CAD were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the ARB has determined that the protest concerned the following issues(s)/action(s) permitted by Tax Code Section 41.41(a):

### VALUE IS OVER MARKET VALUE - APPROVED UNEQUAL APPRAISAL OF YOUR PROPERTY - DENIED

The 2021 values as determined by the ARB are as follows:

	<u>ORIGINAL VALUE</u>	<u>FINAL ARB VALUE</u>
Land Homesite Market:	\$ 0	\$ 0
Land Non-Homesite Market:	\$ 6,732,198	\$ 6,732,198
Land Ag Market:	\$ 0	\$ 0
Improvement Homesite Market:	\$ 0	\$ 0
Improvement Non-Homesite Market:	\$ 25,368,723	\$ 5,943,844
Total Market:	\$ 32,100,921	\$ 12,676,042
Land Ag Use Value:	0\$	\$ 0
Total Appraised:	\$ 32,100,921	\$ 12,676,042
<b>Total Assessed (after HS Cap Loss):</b>	<b>\$ 32,100,921</b>	<b>\$ 12,676,042</b>
Exemptions:		

*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.*

**THE APPRAISAL REVIEW BOARD HAS MADE A FINAL DECISION ON YOUR PROTEST. NO FURTHER APPEAL TO THE APPRAISAL REVIEW BOARD IS PERMITTED. PLEASE SEE THE BACK OF THIS NOTICE FOR DETAILED INFORMATION CONCERNING YOUR RIGHT TO APPEAL THIS ORDER.**

*Dean Soderstrom*

Dean Soderstrom, ARB Chairman

CC: Bo Daffin, Chief Appraiser

## NOTICE OF FINAL ORDER

A PROPERTY OWNER HAS A RIGHT TO APPEAL IN DISTRICT COURT AN APPRAISAL REVIEW BOARD ORDER DETERMINING A PROTEST AS PROVIDED BY TEXAS TAX CODE CHAPTER 42. TO APPEAL SUCH AN ORDER TO DISTRICT COURT, A PARTY MUST FILE A PETITION FOR REVIEW WITH THE DISTRICT COURT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE THAT A FINAL ORDER HAS BEEN ENTERED FROM WHICH AN APPEAL MAY BE HAD OR AT ANY TIME AFTER THE HEARING BUT BEFORE THE 60-DAY DEADLINE. A PROPERTY OWNER ALSO HAS A RIGHT TO APPEAL IN DISTRICT COURT A DETERMINATION OF AN APPRAISAL REVIEW BOARD ON A MOTION FILED UNDER TAX CODE SECTION 25.25. THE LAW PROVIDES THAT TO FILE SUIT TO COMPEL AN APPRAISAL REVIEW BOARD TO ORDER A CHANGE IN THE APPRAISAL ROLL UNDER TAX CODE SECTION 25.25, A PARTY MUST FILE SUIT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE OF THE APPRAISAL REVIEW BOARD'S DETERMINATION OF A MOTION UNDER TAX CODE SECTION 25.25 OR A DETERMINATION THAT THE PROPERTY OWNER HAS FAILED TO COMPLY WITH THE PRE-PAYMENT REQUIREMENTS. FAILURE TO TIMELY FILE A PETITION BARS AN APPEAL TO DISTRICT COURT.

A PARTY OTHER THAN A PROPERTY OWNER, IN ORDER TO EXERCISE THE PARTY'S RIGHT TO APPEAL AN ORDER OF AN APPRAISAL REVIEW BOARD, MUST FILE A WRITTEN NOTICE OF APPEAL WITHIN 15 DAYS AFTER THE DATE THE PARTY RECEIVES THIS NOTICE OR, IN THE CASE OF A TAXING UNIT, WITHIN 15 DAYS AFTER THE DATE THE TAXING UNIT RECEIVES NOTICE PURSUANT TO TAX CODE SECTION 41.07.

For more information regarding appeal to district court, you should consult Tax Code Chapter 42 and the clerk of the court. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, a property owner may appeal through binding arbitration an appraisal review board order determining a protest filed under Tax Code Section 41.41(a)(1) or (2) concerning the appraised or market value of property if:

- (1) the property qualifies as the owner's residence homestead under Section 11.13; or
- (2) the appraised or market value, as applicable, of the property as determined by the order is \$5 million or less.

To appeal an appraisal review board order through binding arbitration, a property owner must file with the appraisal district not later than the 60th day after the date the property owner receives notice of the order:

- (1) a completed request for binding arbitration, a copy of which is enclosed with this notice; and
- (2) an applicable arbitration deposit made payable to the comptroller in the amount provided under Tax Code Chapter 41A.

For more information regarding appeal through binding arbitration, you should consult Texas Tax Code Chapter 41A and Comptroller Rules 9.4251-9.4266. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, certain property owners may appeal to the State Office of Administrative Hearings (SOAH) an appraisal review board order determining a protest concerning the appraised or market value of property brought under Tax Code Section 41.41(a)(1) or (2) if the appraised or market value, as applicable, of the property that was the subject of the protest, as determined by the appraisal review board order, is more than \$1 million.

To appeal an appraisal review board order to SOAH, a property owner must file with the chief appraiser of the appraisal district not later than the 30th day after the date the property owner receives notice of the order:

- (1) a completed notice of appeal to SOAH, a copy of which is enclosed with this notice; and
- (2) not later than the 90th day after the date the property owner receives the notice of order a deposit of \$1,500 made payable to SOAH must be filed with the appraisal district.

For more information regarding appeal to SOAH, you should consult Government Code Chapter 2003 and related SOAH rules. If you need legal advice, you should consult an attorney.

It is important to note that the pendency of an appeal, whether to district court, through binding arbitration or to SOAH, does not affect the delinquency date for the taxes on the property subject to the appeal. For more specific information, consult the applicable statutes and rules.





# Collin Central Appraisal District

ARB delivery via: Hand Deliver

July 7, 2021

Mr. Dean Soderstrom, Chairman  
Collin Central Appraisal Review Board  
250 W. Eldorado Pkwy.  
McKinney, TX 75069

RE: Notice of Appeal of 2021 Appraisal Review Board Determination for SNH LTF PROPERTIES LLC

Dear Mr. Soderstrom,

Pursuant to Section 42.06, Texas Tax Code, the Chief Appraiser of the Collin Central Appraisal District files this Notice of Intent to appeal the Order Determining Protest issued by the Appraisal Review Board on July 7, 2021, concerning the following account owned by SNH LTF PROPERTIES LLC.

Case ID: 2021-41671

Property ID: 2581255

Geo ID (geographic account number): R-8748-00A-0010-1

LEGAL DESCRIPTION: STARCREEK COMMERCIAL (CAL), BLK A, LOT 1

Regards,

Bo Daffin  
Chief Appraiser

CC: PENNINGTON HILL LLP, ATTN: KELLEY HILL, 531 SILICON DR STE 103, SOUTHLAKE, TX 76092-7561 (via certified mail)

SNH LTF PROPERTIES LLC, ATTN MR DAVID J HEGARTY, 400 CENTRE ST, NEWTON, MA 02458-2094 (via certified mail)

Attachment: ARB Order Determining Protest, July 7, 2021.

**Acknowledgement of hand delivery to the Collin County ARB, to Mr. Dean Soderstrom, Chairman of Collin ARB, by the Chief Appraiser: Date of Hand Delivery:** 7-7-2021

Delivered on the date written above by: Bo Daffin (Bo Daffin)

Received on the date written above by: Dean Soderstrom (Dean Soderstrom)



# COLLIN APPRAISAL REVIEW BOARD

250 Eldorado Pkwy, McKinney, TX 75069

Phone: 469.742.9200 • Web: www.CollinARB.org

07/07/21

## NOTICE OF ISSUANCE AND ORDER DETERMINING PROTEST AND/OR CORRECTING APPRAISAL RECORDS

O/A ID:	843284
Prop ID:	2581255
Letter ID:	682

(ARB-ORD\_General)

Protester ID: 843284 - Prop ID: 2581255 - Letter ID: 682

PENNINGTON HILL LLP (ATTORNEY)

ATTN: KELLEY HILL

531 SILICON DR STE 103

SOUTHLAKE, TX 76092-7561

Prop ID / Geo ID:	2581255 / R-8748-00A-0010-1	Case ID: 2021 - 41671
Property Owner:	SNH LTF PROPERTIES LLC	
Property Address:	971 STATE HWY 121 ALLEN, TX 75013	
Legal Description:	STARCREEK COMMERCIAL (CAL), BLK A, LOT 1	
Hearing Date:	07/06/2021	

The ARB delivered proper notice of the date, time, and place of the hearing. Per Tax Code Section 41.66, the ARB panel members took a verbal oath or signed an affidavit required under the current subsection (g), relating to restrictions on ARB member communications. The property owner or agent and the chief appraiser of the CAD were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the ARB has determined that the protest concerned the following issue(s)/action(s) permitted by Tax Code Section 41.41(a):

### VALUE IS OVER MARKET VALUE - APPROVED UNEQUAL APPRAISAL OF YOUR PROPERTY - DENIED

The 2021 values as determined by the ARB are as follows:

	<u>ORIGINAL VALUE</u>	<u>FINAL ARB VALUE</u>
Land Homesite Market:	\$ 0	\$ 0
Land Non-Homesite Market:	\$ 3,382,260	\$ 3,382,260
Land Ag Market:	\$ 0	\$ 0
Improvement Homesite Market:	\$ 0	\$ 0
Improvement Non-Homesite Market:	\$ 16,171,310	\$ 4,979,528
Total Market:	\$ 19,553,570	\$ 8,361,788
Land Ag Use Value:	\$ 0	\$ 0
Total Appraised:	\$ 19,553,570	\$ 8,361,788
Total Assessed (after HS Cap Loss):	\$ 19,553,570	\$ 8,361,788
Exemptions:		

*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.*

THE APPRAISAL REVIEW BOARD HAS MADE A FINAL DECISION ON YOUR PROTEST. NO FURTHER APPEAL TO THE APPRAISAL REVIEW BOARD IS PERMITTED. PLEASE SEE THE BACK OF THIS NOTICE FOR DETAILED INFORMATION CONCERNING YOUR RIGHT TO APPEAL THIS ORDER.

*Dean Soderstrom*

Dean Soderstrom, ARB Chairman

CC: Bo Daffin, Chief Appraiser



## NOTICE OF FINAL ORDER

A PROPERTY OWNER HAS A RIGHT TO APPEAL IN DISTRICT COURT AN APPRAISAL REVIEW BOARD ORDER DETERMINING A PROTEST AS PROVIDED BY TEXAS TAX CODE CHAPTER 42. TO APPEAL SUCH AN ORDER TO DISTRICT COURT, A PARTY MUST FILE A PETITION FOR REVIEW WITH THE DISTRICT COURT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE THAT A FINAL ORDER HAS BEEN ENTERED FROM WHICH AN APPEAL MAY BE HAD OR AT ANY TIME AFTER THE HEARING BUT BEFORE THE 60-DAY DEADLINE. A PROPERTY OWNER ALSO HAS A RIGHT TO APPEAL IN DISTRICT COURT A DETERMINATION OF AN APPRAISAL REVIEW BOARD ON A MOTION FILED UNDER TAX CODE SECTION 25.25. THE LAW PROVIDES THAT TO FILE SUIT TO COMPEL AN APPRAISAL REVIEW BOARD TO ORDER A CHANGE IN THE APPRAISAL ROLL UNDER TAX CODE SECTION 25.25, A PARTY MUST FILE SUIT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE OF THE APPRAISAL REVIEW BOARD'S DETERMINATION OF A MOTION UNDER TAX CODE SECTION 25.25 OR A DETERMINATION THAT THE PROPERTY OWNER HAS FAILED TO COMPLY WITH THE PRE-PAYMENT REQUIREMENTS. FAILURE TO TIMELY FILE A PETITION BARS AN APPEAL TO DISTRICT COURT.

A PARTY OTHER THAN A PROPERTY OWNER, IN ORDER TO EXERCISE THE PARTY'S RIGHT TO APPEAL AN ORDER OF AN APPRAISAL REVIEW BOARD, MUST FILE A WRITTEN NOTICE OF APPEAL WITHIN 15 DAYS AFTER THE DATE THE PARTY RECEIVES THIS NOTICE OR, IN THE CASE OF A TAXING UNIT, WITHIN 15 DAYS AFTER THE DATE THE TAXING UNIT RECEIVES NOTICE PURSUANT TO TAX CODE SECTION 41.07.

For more information regarding appeal to district court, you should consult Tax Code Chapter 42 and the clerk of the court. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, a property owner may appeal through binding arbitration an appraisal review board order determining a protest filed under Tax Code Section 41.41(a)(1) or (2) concerning the appraised or market value of property if:

- (1) the property qualifies as the owner's residence homestead under Section 11.13; or
- (2) the appraised or market value, as applicable, of the property as determined by the order is \$5 million or less.

To appeal an appraisal review board order through binding arbitration, a property owner must file with the appraisal district not later than the 60th day after the date the property owner receives notice of the order:

- (1) a completed request for binding arbitration, a copy of which is enclosed with this notice; and
- (2) an applicable arbitration deposit made payable to the comptroller in the amount provided under Tax Code Chapter 41A.

For more information regarding appeal through binding arbitration, you should consult Texas Tax Code Chapter 41A and Comptroller Rules 9.4251-9.4266. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, certain property owners may appeal to the State Office of Administrative Hearings (SOAH) an appraisal review board order determining a protest concerning the appraised or market value of property brought under Tax Code Section 41.41(a)(1) or (2) if the appraised or market value, as applicable, of the property that was the subject of the protest, as determined by the appraisal review board order, is more than \$1 million.

To appeal an appraisal review board order to SOAH, a property owner must file with the chief appraiser of the appraisal district not later than the 30th day after the date the property owner receives notice of the order:

- (1) a completed notice of appeal to SOAH, a copy of which is enclosed with this notice; and
- (2) not later than the 90th day after the date the property owner receives the notice of order a deposit of \$1,500 made payable to SOAH must be filed with the appraisal district.

For more information regarding appeal to SOAH, you should consult Government Code Chapter 2003 and related SOAH rules. If you need legal advice, you should consult an attorney.

It is important to note that the pendency of an appeal, whether to district court, through binding arbitration or to SOAH, does not affect the delinquency date for the taxes on the property subject to the appeal. For more specific information, consult the applicable statutes and rules.

# REPORTS



# Collin Central Appraisal District

## MEMO

TO: Board of Directors

FROM: Michele Lake, Taxpayer Liaison Officer

RE: Monthly Status Report

DATE: August 10, 2021

As of this date there have been no new written formal complaints filed to be brought before the Board of Directors.



# Collin Central Appraisal District

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**DATE:** August 10, 2021

**TO:** Board of Directors

**FROM:** Michele Lake, Taxpayer Liaison Officer

**RE:** 2nd Quarter 2021 – Texas Department of Licensing & Regulation (TDLR) Complaint Report

There were no new complaints received from TDLR during the second quarter of 2021. A letter was mailed to Chief Appraiser, Bo Daffin, dated 5/26/2021, regarding no change to the status of the complaint that was filed by Justin Jinright and presented to the Board of Directors at the October 8, 2020 meeting. A copy of the letter follows this report. At this time the case is open and under review. Letters will continue to be mailed quarterly until the case is resolved.



# Texas Department of Licensing and Regulation

*Enforcement Division*

*P. O. Box 12157 • Austin, Texas 78711 • (512) 539-5600 • (800) 803-9202 • fax (512) 539-5698*

*Website: [www.license.state.tx.us](http://www.license.state.tx.us)*

May 26, 2021

EUGENE BO DAFFIN  
250 ELDORADO PKWY  
MCKINNEY TX 75069-8023

Re: Quarterly update on case number: **PTP20200017055**

Dear Eugene Bo Daffin:

This letter is to inform you of the status of case number PTP20200017055.

**STATUS:** This case is open and under review by prosecutor Aaron Heath.

You will continue to be notified quarterly of the status of this case until it is resolved.  
Please contact us if you have any questions or concerns.

Sincerely,

Aaron Heath  
Prosecutor

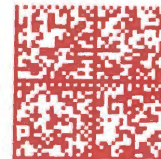


TEXAS DEPARTMENT OF  
LICENSING AND REGULATION  
PO BOX 12157  
AUSTIN TEXAS 78711



OFFICIAL BUSINESS  
STATE OF TEXAS  
PENALTY FOR  
PRIVATE USE

PRESORTED  
FIRST CLASS



U.S. POSTAGE >> PITNEY BOWES



ZIP 78701 \$ 000.42<sup>8</sup>  
02 4W  
0000376979 MAY. 27 2021



42 DAY4NAB 75069



## COLLIN CENTRAL APPRAISAL DISTRICT INVESTMENT REPORT

### CERTIFICATES OF DEPOSIT DETAIL (AS OF 6/30/21, ALL CDs HAVE MATURED)

BANK	CD #	OPEN DATE	TERM (DAYS)	MATURITY DATE	AMOUNT DEPOSITED	INTEREST RATE	INTEREST INCOME	YTD CD INTEREST INCOME
Prosperity	5970001022	6/2/2020	365	06/03/21	\$ 500,000.00	0.60%	\$ 3,003.58	\$ 3,003.58

\*US Treasury rate as of 6/30/21 was .06% for 26 weeks, and .07% for 52 weeks.  
 \*\* The Interest Income is reported on a Cash Basis on this report and on an Accrual Basis on the audit.

### American National Bank Checking: .75% interest

MONTH	MONTHLY INTEREST INCOME	YTD INTEREST INCOME
JANUARY	\$ 9,877.26	\$ 9,877.26
FEBRUARY	\$ 8,948.64	\$ 18,825.90
MARCH	\$ 10,829.57	\$ 29,655.47
APRIL	\$ 11,367.48	\$ 41,022.95
MAY	\$ 10,033.62	\$ 51,056.57
JUNE	\$ 11,674.17	\$ 62,730.74
JULY		
AUGUST		
SEPTEMBER		
OCTOBER		
NOVEMBER		
DECEMBER		

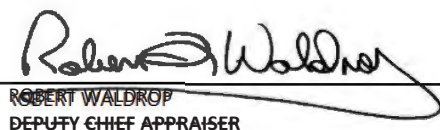
### Prosperity Checking: .15% interest

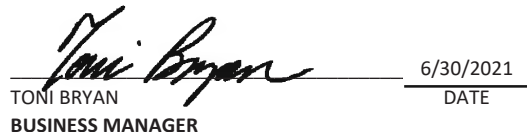
MONTH	MONTHLY INTEREST INCOME	YTD INTEREST INCOME
JANUARY	\$ 1.88	\$ 1.88
FEBRUARY	\$ 1.70	\$ 3.58
MARCH	\$ 1.88	\$ 5.46
APRIL	\$ 1.82	\$ 7.28
MAY	\$ 1.87	\$ 9.15
JUNE	\$ 27.84	\$ 36.99
JULY		
AUGUST		
SEPTEMBER		
OCTOBER		
NOVEMBER		
DECEMBER		

### SUMMARY OF TOTALS:

TOTAL YEAR-TO-DATE INVESTMENT INCOME	\$ 65,771.31
<b>AMERICAN NATIONAL BANK TOTALS AS OF 6/30/21:</b>	
Operating and ARB account totals	\$ 20,012,851.45
CD account totals (including accrued interest)	\$ -
Total Funds Available	\$ 20,012,851.45
Required Collateral Balance **	\$ 20,355,736.99
Total Collateral Provided by ANB	\$ 21,974,460.87
<b>PROSPERITY BANK AS OF 6/30/21 (all accounts closed):</b>	
Operating account total	\$ -
CD account totals (including accrued interest)	\$ -
Total Funds Available	\$ -
Required Collateral Balance **	\$ -
Total Collateral Provided by PB	\$ -
** (Total Funds Available - \$250,000 FDIC per bank) x 103% = Collateralized Amount	

We certify that we have reviewed this quarterly investment report, as of and for the period stated above, that is being submitted for acceptance by the Board of Directors of the Collin Central Appraisal District. To the best of our knowledge and belief, in all material respects the Investment Report was prepared in accordance with the guidelines presented in 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.

  
 ROBERT WALDROP  
 DEPUTY CHIEF APPRAISER

  
 TONI BRYAN  
 BUSINESS MANAGER

6/30/2021  
DATE

# Pledge Security Listing

June 30, 2021

ID	CUSIP	Description	Safeguarding Location	Safeguarding Receipt	Coupon	Maturity Date	Call Date	Moody	S&P	Fitch	ASC 320	Face Amount	Current Par	Current Book Value	Market Value	Gain(Loss)
COLLIN CAD																
1121	309495ZS1	FARMERS BRANCH TX CTPS	FHLB - Dallas	1021000738	4.00	11/01/2022		AA2	AA+	NR	AFS	325,000	325,000.00	335,782.79	340,573.84	4,871.05
1796	566022QQ5	MARBLE FALLS TX	FHLB - Dallas	1021001511	2.00	02/01/2022		NR	AA-	NR	AFS	1,125,000	1,125,000.00	1,128,264.23	1,135,525.52	7,261.29
1821	227381RY8	CROSBY TX ISD	FHLB - Dallas	1021001537	4.00	02/15/2024		AAA	AAA	AAA	AFS	1,495,000	1,495,000.00	1,579,329.51	1,628,407.45	49,077.94
1834	932493FR5	WALLER TX ISD	FHLB - Dallas	1021001556	4.00	02/15/2026	02/15/2025	AAA	AAA	AAA	AFS	1,755,000	1,755,000.00	1,875,843.30	1,950,254.21	74,410.91
2000	116079GB4	BROWNSWOOD TX ISD	FHLB - Dallas	1021001774	4.00	08/15/2028	02/15/2027	AAA	AAA	AAA	AFS	1,425,000	1,425,000.00	1,553,677.43	1,647,687.89	94,010.46
2047	31418CSD7	FN #MA3215	FHLB - Dallas	1021001838	3.50	11/01/2037		AAA	AA+	AAA	AFS	3,000,000	1,023,247.29	1,056,670.91	1,098,206.35	41,535.45
2141	38376MRL3	GNR 2017-36 QD	FHLB - Dallas	954091703	2.50	10/20/2045		AAA	AA+	AAA	AFS	5,000,000	360,884.33	360,511.35	360,182.07	(329.28)
2144	3137FN3Q1	FHR 4903 A9	FHLB - Dallas	963791638	2.00	08/25/2049		AAA	AA+	AAA	AFS	3,100,000	2,352,790.70	2,302,430.59	2,430,338.68	127,908.09
2147	38381WV96	GNR 2019-92 DB	FHLB - Dallas	968858208	2.25	01/20/2048		AAA	AA+	AAA	AFS	8,000,000	2,905,310.85	2,902,774.72	2,867,377.37	(35,397.35)
2166	3140HRC92	FN BL0095	FHLB - Dallas	1013127792	3.87	10/01/2030		AAA	AA+	AAA	AFS	1,900,000	1,881,407.08	2,061,477.51	1,990,224.66	(71,252.85)
2177	726719HX8	PLAINVIEW TX	FHLB - Dallas	1093348715	4.00	03/01/2030	03/01/2028	NR	AA-	NR	AFS	600,000	600,000.00	694,830.13	702,119.01	7,288.88
2179	726719HV2	PLAINVIEW TX	FHLB - Dallas	1093332089	4.00	03/01/2028	03/01/2028	NR	AA-	NR	AFS	555,000	555,000.00	645,398.55	664,138.02	18,739.47
2283	382604Z90	GOOSE CREEK TX CISD TAX	FHLB - Dallas	1180748270	2.00	02/15/2030	02/15/2030	AAA	AAA	AAA	AFS	3,000,000	3,000,000.00	3,000,000.00	3,029,280.00	29,280.00
2379	572682SD5	MARSHALL TX ISD TAXABLE	FHLB - Dallas	21166096199	1.74	02/15/2033	08/15/2030	AAA	AAA	AAA	AFS	1,000,000	1,000,000.00	1,000,000.00	980,340.00	(19,660.00)
2415	504102U36	LA PORTE TX ISD TAXABLE	FHLB - Dallas	21166096275	1.50	02/15/2032	08/15/2030	AAA	AAA	AAA	AFS	1,170,000	1,170,000.00	1,170,000.00	1,149,805.80	(20,194.20)
Total for COLLIN CAD												33,450,000	20,973,640.25	21,666,911.02	21,974,460.87	307,549.86

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.

7/1/2021 6:14:19 PM





## 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: 7/1/2021 4:05:00 AM

Date Priced: 06/30/2021

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	1,671,040.50
227381RY8	CROSBY TEX INDPT SCH DIST ULTD TAX	09/13/2019	1,495,000	1,495,000.00	4.00	02/15/2024	1,638,355.55
309495ZS1	FARMERS BRANCH TEX CTFS OF OBLIG	12/24/2019	325,000	325,000.00	4.00	11/01/2022	341,568.50
3137FN3Q1	FEDERAL HOME LN MTG CORP	09/10/2019	3,100,000	2,352,790.69	2.00	07/25/2049	2,419,347.61
3140HRC92	FEDERAL NATL MTG ASS GTD MTG	12/24/2019	1,900,000	1,881,407.08	3.87	10/01/2030	2,205,648.77
31418CSD7	FEDERAL NAT MTG ASSN	10/10/2019	3,000,000	1,023,247.29	3.50	12/01/2037	1,081,122.16
382604Z90	GOOSE CREEK TEX CONS INDPT SCH	12/15/2020	3,000,000	3,000,000.00	2.00	02/15/2033	3,015,000.00
38376MRL3	GOVT NAT MTG ASSN REMIC	03/11/2020	5,000,000	360,884.32	2.50	10/20/2045	366,804.27
38381WV96	GOVT NAT MTG ASSN REMIC	06/16/2020	8,000,000	2,905,310.85	2.25	01/20/2048	2,967,880.21
504102U36	LA PORTE TEX INDPT SCH DIST	06/15/2021	1,170,000	1,170,000.00	1.50	02/15/2032	1,145,196.00
566022QQ5	MARBLE FALLS TEX GO REF BDS 2015	12/27/2019	1,125,000	1,125,000.00	2.00	02/01/2022	1,136,745.00
572682SD5	MARSHALL TEX INDPT SCH DIST	06/15/2021	1,000,000	1,000,000.00	1.74	02/15/2033	1,011,260.00
726719HV2	PLAINVIEW TEX GO REF BDS 2020	06/11/2020	555,000	555,000.00	4.00	03/01/2028	666,693.75
726719HX8	PLAINVIEW TEX GO REF BDS 2020	06/01/2020	600,000	600,000.00	4.00	03/01/2030	710,658.00
932493FR5	WALLER TEX INDPT SCH DIST ULTD TAX	10/10/2019	1,755,000	1,755,000.00	4.00	02/15/2026	1,980,640.35
				<b>Current Face Total:</b>	20,973,640.23	<b>Market Value Total:</b>	22,357,960.67

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

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

Page 31 of 79

COLLIN CENTRAL APPRAISAL DISTRICT  
ACTIVE VENDOR LIST  
FOR 2ND QUARTER 2021

Vendor		Vendor	
1	ADP INC	51	DLT SOLUTIONS LLC
2	ADVANCED TREE & SHRUB CARE	52	DMNMEDIA
3	AFFILIATED COM-NET, INC.	53	DSS
4	AFLAC	54	DSS FIRE INC
5	AIRPAC, INC	55	DSS FIREGUARD, INC.
6	AMERICAN FIRE PROTECTION GROUP	56	ELLIOTT ELECTRIC SUPPLY
7	AMERICAN HOSPITAL DIRECTORY	57	ESRI INC
8	AMERICAN LANGUAGE TECHNOLOGIES	58	EXPERIAN MARKETING SOLUTIONS
9	AMERICAN MANAGEMENT ASSOCIATION	59	FEDEX OFFICE
10	APPLIED LITHO RESOURCE INC	60	FERRELLGAS
11	APPRAISAL INSTITUTE	61	FIRST STOP HEALTH
12	ARMSTRONG & ARMSTRONG, P.C.	62	FISH WINDOW CLEANING
13	ASSN TECHNOLOGY SERVICES, INC	63	FISHER PHILLIPS
14	AT&T (FIBER)	64	FITCORP USA
15	AT&T (MAIN LOCAL)	65	FULLY INVOLVED PRESSURE WASHING
16	AT&T (U-VERSE)	66	GLOBAL INDUSTRIAL
17	AT&T MOBILITY	67	GREEN MOUNTAIN ENERGY
18	BATTERIES PLUS	68	GSO ARCHITECTS
19	BCC SOFTWARE	69	HAND, MICHAEL L
20	BEE LINE SERVICES	70	HARRIS GOVERN
21	<b>BELO + COMPANY (New payable name)</b>	71	HAVEN TECHNOLOGY CORP
22	BETSY ROSS FLAG GIRLS INC	72	HAYNES LANDSCAPE & MAINTENANCE, INC
23	BIS CONSULTING	73	HBS REAL ESTATE
24	BLUECROSS BLUESHIELD (LIFE&STLT)	74	HEXAGON GEOSPATIAL
25	BLUECROSS BLUESHIELD OF TEXAS	75	HOLT CAT
26	BUSINESS & LEGAL RESOURCES	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	IN BLOOM
32	CINTAS FIRST AID	82	INSIGHTS
33	CINTAS MAT SERVICE	83	INSURICA EXPRESS
34	CINTAS SANI CLEAN	84	INTEGRA REALTY RESOURCES-DFW
35	CITY OF MCKINNEY	85	INTEX ELECTRICAL CONTRACTORS, INC
36	CITY OF MCKINNEY POLICE DEPARTMENT	86	IRELAND, MICHAEL
37	COLE INFORMATION SVC	87	IREM
38	COLLIN COUNTY CHAPTER TAAO	88	ISI COMMERCIAL REFRIGERATION
39	COLORIT GRAPHICS SERVICES	89	J.D. POWER
40	CONSTRUCTION JOURNAL, LTD	90	J.D. POWER VALUATION SERVICES
41	COPYNET	91	JONES, MICHAEL R
42	CORNELL CONSULTANTS, LLC	92	JOPLIN'S
43	COSTAR REALTY INFORMATION INC	93	JUST APPRAISED INC
44	COWTOWN MATERIALS, INC.	94	JUST TEXAS
45	CUSHMAN & WAKEFIELD	95	K. EVANS & ASSOCIATES, PLLC
46	DALLAS BUSINESS JOURNAL	96	KERBY & KERBY PLLC
47	DALLAS MORNING NEWS	97	LBJ SCHOOL OF PUBLIC AFFAIRS
48	DEARBORN NATIONAL LIFE INSURANCE COMPANY	98	LONE STAR OVERNIGHT
49	DELL MARKETING	99	LOOPNET
50	DISCOVERY BENEFITS	100	M&M FENCING AND WELDING, INC.

COLLIN CENTRAL APPRAISAL DISTRICT  
ACTIVE VENDOR LIST  
FOR 2ND QUARTER 2021

Vendor		Vendor	
101	MALIN GROUP, THE	151	TALCB
102	MANAGEMENT SKILLS RESOURCES, INC	152	TARRANT APPRAISAL DISTRICT
103	MARSHALL & SWIFT	153	TASB, INC.
104	MB&B TROPHIES AND AWARDS	154	TCDRS
105	MC PURE CLEANING, LLC	155	TDLR
106	MROBERTS & COMPANY	156	TEXAS ARCHIVES
107	METRO COUNCIL OF APPRAISAL DISTRICTS	157	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS
108	MICHAEL'S KEYS, INC.	158	TEXAS DEFENSIVE DRIVING SCHOOL
109	MISTER SWEEPER	159	TEXAS DEPARTMENT OF PUBLIC SAFETY
110	MODERNFOLD DOOR & SPECIALTIES OF DFW	160	TEXAS REAL ESTATE COMMISSION
111	MOONSHADOW, INC.	161	TEXAS SDU CHILDSUPP
112	MURLEY PLUMBING	162	TEXAS SECRETARY OF STATE
113	MYPRINTCHOICE	163	THE CAMBRIAN GROUP
114	NATIONAL SECURITY & TRUST / IVS	164	THOMAS GALLAWAY CORP dba TECHNOLOGENT
115	NATIONWIDE RETIREMENT SOLUTIONS	165	TIME WARNER CABLE
116	NEW BENEFITS	166	TML-IRP
117	NORTH CENTRAL TX COG	167	<b>TRABOLD COMPANY (New)</b>
118	ONE SOURCE COMMERCIAL FLOORING, INC	168	TRANE US INC
119	PAPERTONE ENTERPRISES LLC	169	TRELLIS COMPANY
120	PERDUE, BRANDON, FIELDER, COLLINS & MOTT	170	TREPP, LLC
121	PHILLIPS MURRAH, PC	171	TRUE PRODIGY TECH SOLUTIONS LLC
122	PICTOMETRY	172	UNUM LIFE INSURANCE CO OF AMERICA
123	PITNEY BOWES RESERVE ACCOUNT	173	URUBEK ENTERPRISES, INC.
124	PITNEY LEASE	174	USER SCAPE
125	PITNEY SUPPLIES	175	VALBRIDGE PROPERTY ADVISORS
126	PLANO OFFICE SUPPLY	176	VALLEY VIEW CONSULTING, LLC
127	PLANO PEST CONTROL	177	VANGUARD CLEANING SERVICES
128	PRICEWATERHOUSECOOPERS	178	VARI
129	PRINT MAIL PRO	179	VARIVERGE LLC
130	PROPERTY TAX EDUCATION COALITION, INC	180	VORTEX
131	PROSTAR SERVICES, INC	181	VREF PUBLISHING INC
132	<b>QUALITY PERSONNEL SERVICE (New)</b>	182	WASTE CONNECTIONS OF TEXAS
133	ROCKIN G DRYWALL & CONSTRUCTION	183	WELLSPRING INSURANCE AGENCY, INC
134	SAM'S CLUB	184	WEX HEALTH INC
135	SAUNDERS & WALSH, PLLC	185	ZOHO CORP
136	SHERWIN-WILLIAMS		
137	SHI GOVERNMENT SOLUTIONS		
138	SHRED-IT USA LLC		
139	SIGNARAMA		
140	SOCIETY FOR HUMAN RESOURCE MGT		
141	<b>SOUND PRODUCTIONS LLC (New)</b>		
142	SOURCE STRATEGIES INC		
143	SPRADLIN, TERRY		
144	STAPLES BUSINESS CREDIT		
145	<b>STAR LOCAL MEDIA (from Inactive status)</b>		
146	STAT PADS LLC		
147	STRATEGIC EQUIPMENT LLC		
148	SUPERIOR VISION OF TEXAS		
149	TAAD		
150	TAAO		

**NOTES:**

**New vendors are highlighted in bright yellow.**

**Changes in A/P that effected the vendor count from last quarter have been highlighted in light yellow.**



# Collin Central Appraisal District

August 11, 2021

TO: Board of Directors

FROM: Brian Swanson, Litigation Director

RE: 2021 2Q Litigation Report

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

- For the 2021 tax year there are 153 lawsuits that have been filed, and as you can see below, 121 lawsuits have been served with a total certified value of \$2,150,668,996. We fully expect that number to increase substantially as the 60-day filing deadline in mid-September draws closer.
- The chart below illustrates the number of records, citations, current status, and certified values over the last five years:

YEAR	STATUS	RECORDS	CITATIONS	CERTIFIED VALUE
2017	IN PROGRESS	8	4	\$ 163,462,258
	LITIGATION FINALIZED	411	277	\$ 8,907,524,586
TOTAL		419	281	\$ 9,070,986,844

2018	IN PROGRESS	10	9	\$ 951,144,961
	LITIGATION FINALIZED	850	283	\$ 9,147,587,461
TOTAL		860	292	\$ 10,098,732,422

2019	IN PROGRESS	57	12	\$ 251,532,790
	LITIGATION FINALIZED	638	284	\$ 8,776,170,196
TOTAL		695	296	\$ 9,027,702,986

2020	IN PROGRESS	222	150	\$ 4,943,082,904
	LITIGATION FINALIZED	475	277	\$ 7,785,398,143
TOTAL		697	427	\$ 12,728,481,047

2021	IN PROGRESS	220	121	\$ 2,150,668,996
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2017-2021	IN PROGRESS	517	296	\$ 8,459,891,909
	LITIGATION FINALIZED	2374	1121	\$ 34,616,680,386
	GRAND TOTALS>>>>	2891	1417	\$ 43,076,572,295

**Legal Expense Summary (by expense code and vendor)**  
**YTD Totals (as of 8/10/21)**

**LEGAL EXPENSE BY EXPENSE CODE**

Name	2021 YTD Total	2021 Budget	2020 Total	2019 Total	2018 Total	2017 Total	2016 Total	2015 Total	2014 Total
LITIGATION	\$585,350		\$1,113,748	\$1,053,772	\$970,198	\$571,848	\$451,679	\$367,360	\$546,639
EXPERT/APPRaisal	\$180,305		\$355,794	\$322,846	\$459,799	\$235,102	\$72,545	\$123,219	\$134,619
GENERAL	\$29,584		\$66,101	\$50,107	\$72,190	\$67,453	\$40,736	\$51,384	\$24,185
PERSONNEL	\$1,905		\$743	\$647	\$2,058	\$975	\$2,831	\$1,015	\$2,456
ARBITRATION	\$10,750		\$18,500	\$7,300	\$13,450	\$22,400	\$3,850	\$2,250	\$2,716
SUBTOTAL	\$807,894	\$1,770,000	\$1,554,886	\$1,434,671	\$1,517,696	\$897,777	\$571,641	\$545,228	\$710,615
ARB RELATED	\$12,015	\$30,000	\$7,574	\$8,311	\$17,433	\$16,398	\$13,291	\$11,172	\$11,895
<b>TOTAL</b>	<b>\$819,909</b>	<b>\$1,800,000</b>	<b>\$1,562,460</b>	<b>\$1,442,981</b>	<b>\$1,535,128</b>	<b>\$914,175</b>	<b>\$584,933</b>	<b>\$556,401</b>	<b>\$722,510</b>
	0								

**LEGAL EXPENSE BY VENDOR**

Name	2021 YTD Total	2020 Total	2019 Total	2018 Total	2017 Total	2016 Total	2015 Total	2014 Total
1 ARBITRATION&SUBPOENA RELATED	\$10,750	\$18,500	\$7,300	\$13,450	\$22,710	\$4,155	\$2,870	\$3,074
2 ARMSTRONG & ARMSTRONG	\$12,015	\$7,574	\$8,311	\$11,080	\$15,898	\$13,291	\$11,172	\$11,605
3 BATEMANWELLS	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0
4 BRAXTON HILTON	\$0	\$0	\$0	\$0	\$12,935	\$0	\$0	\$0
5 CAMERON APPRAISAL GROUP	\$0	\$0	\$0	\$0	\$0	\$0	\$5,750	\$1,350
6 COLLATERAL EVALUATION ASSC	\$0	\$0	\$0	\$0	\$0	\$0	\$3,198	\$0
7 CUSHMAN & WAKEFIELD	\$26,500	\$56,500	\$97,900	\$13,500				
8 FANNING & ASSOCIATES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,525
9 FISHER & PHILLIPS LLC	\$209	\$203	\$197	\$2,058	\$975	\$2,831	\$1,015	\$2,456
10 FRANK PRICE	\$2,500							
11 GAY, MCCALL, ISAACKS	\$0	\$0	\$0	\$69,603	\$573,737	\$440,692	\$391,580	\$526,213
12 GENE RHODES & ASSOCIATES	\$0	\$0	\$0	\$3,300	\$0	\$0	\$5,000	\$5,000
13 GL ADJUSTMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,085
14 HBS REAL ESTATE	\$95,950	\$4,700	\$20,450	\$14,850	\$0	\$0	\$0	\$0
15 INTEGRA REALTY RESOURCES	\$0	\$0	\$14,146	\$12,000	\$0	\$0	\$51,150	\$9,925
16 JLL VALUATION & ADVISORY	\$0	\$0	\$0	\$0	\$25,225	\$0	\$0	\$0
17 KARVEL-HAMILTON	\$0	\$0	\$0	\$0	\$0	\$11,000	\$0	\$0
18 KORY RYAN	\$0	\$0	\$0	\$6,353	\$0	\$0	\$0	\$0
19 MALIN GROUP, THE	\$20,355	\$99,919	\$71,494	\$206,122	\$157,477	\$25,545	\$52,621	\$44,602
20 MICROBERTS AND COMPANY	\$26,000	\$151,175	\$88,856	\$185,019	\$15,000	\$36,000	\$5,500	\$0
21 MICHAEL S COOK & ASSOC, INC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
22 NPV ADVISORS	\$0	\$0	\$0	\$0	\$18,000	\$0	\$0	\$6,478
23 PAUL HORNSBY & CO	\$0	\$0	\$0	\$36,000				
24 PERDUE, BRANDON, FIELDER	\$1,786	\$2,814	\$3,930	\$3,237	\$2,950	\$3,270	\$3,522	\$3,942
25 PHILLIPS MURRAH PC	\$384	\$540	\$450					
26 SAUNDERS & WALSH, PLLC	\$611,960	\$1,177,036	\$1,099,948	\$950,502	\$49,368	\$48,148	\$23,022	\$31,804
27 STACY JACKSON	\$0	\$0	\$0	\$0	\$19,400	\$0	\$0	\$0
28 STERLING REPORTING SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,226
29 VALBRIDGE PROPERTY ADVISORS	\$11,500	\$43,500	\$30,000					
30 TED WHITMER ATTORNEY	\$0	\$0	\$0	\$8,054	\$0	\$0	\$0	\$0
31 THE JAY MASSEY COMPANY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,450
32 TML-IRP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$474
33 TNT VALUATION GROUP, LLC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,300
<b>TOTAL</b>	<b>\$819,909</b>	<b>\$1,562,460</b>	<b>\$1,442,981</b>	<b>\$1,535,128</b>	<b>\$914,175</b>	<b>\$584,933</b>	<b>\$556,401</b>	<b>\$722,510</b>

# CHIEF APPRAISER'S REPORT

CHIEF'S REPORT

CHIEF'S REPORT



**COLLIN CENTRAL APPRAISAL DISTRICT**  
**2021 CERTIFIED TAXABLE VALUE**  
**JULY 22, 2021**

TAXING ENTITY NAME	2020 CERTIFIED TAXABLE VALUE, AS OF 9-16-2020	2021 CERTIFIED TAXABLE VALUE (BEFORE FREEZE LOSS, BASED ON 7-22-2021 CERTIFICATION, INCLUDING NEW CONSTRUCTION & ANNEXATIONS) --See Footnote	2021 CERTIFIED TAXABLE VALUE COMPARED TO THE 2020 CERTIFIED TAXABLE VALUE	2021 TAXABLE VALUE OF NEW CONSTRUCTION & NEW BPP AS OF 7-22-2021	2021 TAXABLE VALUE OF ANNEXATIONS OR DEANNEXATIONS AS OF 7-22-2021	CALCULATED YEAR OVER-YEAR TAXABLE VALUE CHANGE FOR EXISTING PROPERTY	2021 AVERAGE MARKET VALUE OF HOMES AS OF 7-22-2021	2020 AVERAGE MARKET VALUE OF HOMES, AS OF 9-16-2020	2021 CALCULATED OVER-65 FREEZE TAXABLE VALUE LOSS AS OF 7-22-2021	2021 CALCULATED FREEZE ADJUSTED TAXABLE, AS OF 7-22-2021
<b>SCHOOLS</b>										
ALLEN ISD	\$15,837,790,432	\$16,879,264,018	6.58%	\$468,305,368	\$0	3.62%	\$396,706	\$374,906	\$1,503,996,083	\$15,375,267,935
ANNA ISD	\$1,736,990,233	\$2,063,919,302	18.82%	\$174,612,038	\$0	8.77%	\$257,887	\$241,336	\$203,853,858	\$1,860,065,444
BLAND ISD	\$18,888,275	\$22,302,674	18.08%	\$1,121,999	\$0	12.14%	\$258,719	\$223,309	\$3,297,751	\$19,004,923
BLUE RIDGE ISD	\$334,215,608	\$387,632,270	15.98%	\$20,033,454	\$0	9.99%	\$242,615	\$224,501	\$49,986,852	\$337,645,418
CELINA ISD	\$1,796,956,228	\$2,137,731,839	18.96%	\$171,318,052	\$0	9.43%	\$371,112	\$349,265	\$235,698,962	\$1,902,032,877
COMMUNITY ISD	\$1,240,401,745	\$1,556,984,957	25.52%	\$112,492,276	\$0	16.45%	\$263,294	\$239,458	\$181,229,585	\$1,375,755,372
FARMERSVILLE ISD	\$804,315,013	\$922,952,715	14.75%	\$32,293,316	\$0	10.74%	\$239,981	\$219,477	\$124,914,999	\$798,037,716
FRISCO ISD	\$33,236,281,127	\$35,275,989,305	6.14%	\$1,250,247,806	\$0	2.38%	\$444,628	\$420,069	\$2,028,371,985	\$33,247,617,320
GUNTER ISD	\$720,872	\$757,984	5.15%	\$0	\$0	5.15%	\$451,282	N/A	\$416,282	\$341,702
LEONARD ISD	\$20,038,868	\$22,378,427	11.68%	\$815,428	\$0	7.61%	\$217,929	\$213,911	\$3,057,986	\$19,320,441
LOVEJOY ISD	\$3,101,117,065	\$3,330,435,034	7.39%	\$66,625,364	\$0	5.25%	\$645,814	\$605,140	\$767,884,243	\$2,562,550,791
MCKINNEY ISD	\$17,825,411,773	\$19,301,894,597	8.28%	\$549,905,752	\$0	5.20%	\$378,064	\$354,441	\$2,442,027,989	\$16,859,866,608
MELISSA ISD	\$1,786,270,105	\$2,187,802,800	22.48%	\$242,906,455	\$0	8.88%	\$331,799	\$307,493	\$199,097,779	\$1,988,705,021
PLANO ISD	\$60,404,837,652	\$61,918,961,683	2.51%	\$637,908,118	\$0	1.45%	\$408,367	\$391,339	\$8,403,634,330	\$53,515,327,353
PRINCETON ISD	\$1,794,041,358	\$2,253,153,081	25.59%	\$258,069,789	\$0	11.21%	\$226,013	\$210,075	\$186,788,856	\$2,066,364,225
PROSPER ISD	\$9,505,199,177	\$11,058,299,244	16.34%	\$822,482,763	\$0	7.69%	\$473,723	\$445,865	\$871,810,606	\$10,186,488,638
ROCKWALL ISD	\$972,254	\$1,057,652	8.78%	\$0	\$0	8.78%	\$568,496	\$511,837	\$367,243	\$690,409
ROYSE CITY ISD	\$220,894,797	\$245,123,181	10.97%	\$4,803,833	\$0	8.79%	\$242,663	\$229,878	\$29,866,334	\$215,256,847
TRENTON ISD	\$19,080,557	\$18,775,704	-1.60%	\$87,479	\$0	-2.06%	\$273,373	\$283,891	\$1,491,000	\$17,284,704
VAN ALSTYNE ISD	\$64,781,683	\$73,280,623	13.12%	\$3,019,012	\$0	8.46%	\$353,081	\$308,437	\$11,979,093	\$61,301,530
WHITEWRIGHT ISD	\$7,313,396	\$8,703,326	19.01%	\$263,066	\$0	15.41%	\$251,432	\$234,963	\$1,939,958	\$6,763,368
WYLIE ISD	\$7,545,649,604	\$8,226,036,594	9.02%	\$270,035,959	\$0	5.44%	\$320,634	\$301,512	\$856,342,464	\$7,369,694,130

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**2021 CERTIFIED TAXABLE VALUE**  
**JULY 22, 2021**

TAXING ENTITY NAME	2020 CERTIFIED TAXABLE VALUE, AS OF 9-16-2020	2021 CERTIFIED TAXABLE VALUE (BEFORE FREEZE LOSS, BASED ON 7-22-2021 CERTIFICATION, INCLUDING NEW CONSTRUCTION & ANNEXATIONS) --See Footnote	2021 CERTIFIED TAXABLE VALUE COMPARED TO THE 2020 CERTIFIED TAXABLE VALUE	2021 TAXABLE VALUE OF NEW CONSTRUCTION & NEW BPP AS OF 7-22-2021	2021 TAXABLE VALUE OF ANNEXATIONS OR DEANNEXATIONS AS OF 7-22-2021	CALCULATED YEAR OVER-YEAR TAXABLE VALUE CHANGE FOR EXISTING PROPERTY	2021 AVERAGE MARKET VALUE OF HOMES AS OF 7-22-2021	2020 AVERAGE MARKET VALUE OF HOMES, AS OF 9-16-2020	2021 CALCULATED OVER-65 FREEZE TAXABLE VALUE LOSS AS OF 7-22-2021	2021 CALCULATED FREEZE ADJUSTED TAXABLE, AS OF 7-22-2021
<b><u>CITIES &amp; TOWNS</u></b>										
CITY OF ALLEN	\$14,897,654,621	\$15,761,357,720	5.80%	\$344,239,879	\$0	3.49%	\$391,275	\$370,662		
CITY OF ANNA	\$1,479,131,070	\$1,773,708,282	19.92%	\$163,333,910	\$0	8.87%	\$246,777	\$232,344		
CITY OF BLUE RIDGE	\$57,724,927	\$61,829,227	7.11%	\$421,440	\$0	6.38%	\$145,329	\$134,526		
CITY OF CARROLLTON	\$129,760,350	\$135,068,447	4.09%	\$6,985,763	\$0	-1.29%	N/A	N/A		
CITY OF CELINA	\$2,077,630,846	\$2,616,253,375	25.92%	\$282,628,830	\$8,318,154	11.92%	\$403,812	\$386,769	\$195,973,414	\$2,420,279,961
CITY OF DALLAS	\$5,855,296,354	\$5,944,890,728	1.53%	\$49,637,375	\$0	0.68%	\$454,805	\$434,662		
TOWN OF FAIRVIEW	\$2,088,883,132	\$2,236,478,486	7.07%	\$63,785,948	\$0	4.01%	\$571,719	\$536,824		
CITY OF FARMERSVILLE	\$292,097,088	\$325,782,384	11.53%	\$9,737,511	\$4,442	8.20%	\$190,459	\$170,884		
CITY OF FRISCO	\$21,197,871,767	\$22,783,348,953	7.48%	\$990,040,690	\$0	2.81%	\$476,397	\$450,443		
CITY OF GARLAND	\$29,304,157	\$29,851,400	1.87%	\$87,522	\$0	1.57%	\$370,843	\$360,866		
CITY OF JOSEPHINE	\$133,933,284	\$158,049,679	18.01%	\$8,883,622	\$0	11.37%	\$212,989	\$198,271	\$17,771,946	\$140,277,733
CITY OF LAVON	\$408,596,009	\$487,814,893	19.39%	\$25,246,030	\$0	13.21%	\$284,374	\$266,426	\$55,592,161	\$432,222,732
LOWRY CROSSING	\$177,521,030	\$193,581,425	9.05%	\$1,345,801	\$0	8.29%	\$300,949	\$280,216	\$41,519,747	\$152,061,678
CITY OF LUCAS	\$1,497,561,030	\$1,622,597,773	8.35%	\$43,799,765	\$2,050,447	5.29%	\$691,663	\$646,446	\$220,104,885	\$1,402,492,888
CITY OF MCKINNEY	\$25,120,943,523	\$27,052,922,612	7.69%	\$772,522,832	\$0	4.62%	\$374,290	\$352,358		
CITY OF MELISSA	\$1,427,360,751	\$1,751,220,790	22.69%	\$192,286,993	\$618,703	9.17%	\$322,527	\$299,146		
CITY OF MURPHY	\$2,649,672,031	\$2,733,510,596	3.16%	\$27,902,207	\$0	2.11%	\$404,948	\$395,302		
CITY OF NEVADA	\$124,811,140	\$137,771,890	10.38%	\$2,022,918	\$0	8.76%	\$271,783	\$249,234		
TOWN OF NEW HOPE	\$67,993,370	\$73,024,878	7.40%	\$230,152	\$0	7.06%	\$297,611	\$278,834		
CITY OF PARKER	\$1,125,671,258	\$1,227,321,349	9.03%	\$48,821,881	\$0	4.69%	\$683,424	\$658,229		
CITY OF PLANO	\$45,149,517,322	\$46,222,026,743	2.38%	\$610,001,420	\$0	1.02%	\$396,673	\$378,396	\$4,677,268,849	\$41,544,757,894



**COLLIN CENTRAL APPRAISAL DISTRICT**  
**2021 CERTIFIED TAXABLE VALUE**  
**JULY 22, 2021**

TAXING ENTITY NAME	2020 CERTIFIED TAXABLE VALUE, AS OF 9-16-2020	2021 CERTIFIED TAXABLE VALUE (BEFORE FREEZE LOSS, BASED ON 7-22-2021 CERTIFICATION, INCLUDING NEW CONSTRUCTION & ANNEXATIONS) --See Footnote	2021 CERTIFIED TAXABLE VALUE COMPARED TO THE 2020 CERTIFIED TAXABLE VALUE	2021 TAXABLE VALUE OF NEW CONSTRUCTION & NEW BPP AS OF 7-22-2021	2021 TAXABLE VALUE OF ANNEXATIONS OR DEANNEXATIONS AS OF 7-22-2021	CALCULATED YEAR OVER-YEAR TAXABLE VALUE CHANGE FOR EXISTING PROPERTY	2021 AVERAGE MARKET VALUE OF HOMES AS OF 7-22-2021	2020 AVERAGE MARKET VALUE OF HOMES, AS OF 9-16-2020	2021 CALCULATED OVER-65 FREEZE TAXABLE VALUE LOSS AS OF 7-22-2021	2021 CALCULATED FREEZE ADJUSTED TAXABLE, AS OF 7-22-2021
<b><u>CITIES &amp; TOWNS (cont'd)</u></b>										
CITY OF PRINCETON	\$1,327,688,126	\$1,654,518,557	24.62%	\$196,553,952	\$0	9.81%	\$230,553	\$217,948	\$98,154,146	\$1,556,364,411
TOWN OF PROSPER	\$4,201,243,479	\$4,772,370,960	13.59%	\$297,343,619	\$0	6.52%	\$581,940	\$544,503	\$420,891,313	\$4,351,479,647
CITY OF RICHARDSON	\$8,224,975,464	\$8,467,974,721	2.95%	\$188,659,533	\$0	0.66%	\$401,398	\$391,851		
CITY OF ROYSE CITY	\$212,978,226	\$228,128,222	7.11%	\$4,350,598	\$3,009,932	3.66%	\$246,569	\$238,790	\$29,769,290	\$198,358,932
CITY OF SACHSE	\$1,057,221,637	\$1,136,180,843	7.47%	\$25,790,957	\$0	5.03%	\$349,438	\$329,775	\$118,222,979	\$1,017,957,864
TOWN OF ST. PAUL	\$127,175,787	\$134,987,632	6.14%	\$622,200	\$0	5.65%	\$372,840	\$341,485		
CITY OF VAN ALSTYNE	\$1,133	\$1,133	0.00%	\$0	\$0	0.00%	N/A	N/A		
CITY OF WESTON	\$39,222,102	\$65,445,758	66.86%	\$1,937,873	\$0	61.92%	\$208,394	\$181,751	\$6,339,366	\$59,106,392
CITY OF WYLIE	\$5,194,777,504	\$5,604,984,688	7.90%	\$149,814,051	\$816,423	5.00%	\$299,136	\$279,988	\$489,113,123	\$5,115,871,565
<b><u>COUNTY &amp; COLLEGE</u></b>										
COLLIN COUNTY	\$156,992,324,634	\$167,382,996,225	6.62%	\$5,029,736,214	\$0	3.41%	\$396,584	\$375,847	\$17,369,081,610	\$150,013,914,615
COLLIN CO. COLLEGE	\$159,990,721,502	\$170,703,180,855	6.70%	\$5,085,140,620	\$0	3.52%	\$396,584	\$375,847	\$18,117,100,627	\$152,586,080,228
<b><u>SPECIAL DISTRICTS</u></b>										
COLLIN COUNTY MUD CR412 (WM412)	\$0	\$2,258,018	N/A	\$0	\$575,000	N/A	\$196,017	N/A		
COLLIN COUNTY MUD#1 (WCCM1)	\$726,572,329	\$838,014,771	15.34%	\$75,883,901	\$0	4.89%	\$434,385	\$416,930		
COLLIN COUNTY MUD#2 (WCCM2)	\$10,635,647	\$64,575,713	507.16%	\$29,020,751	\$1,501,300	220.18%	\$199,955	N/A		
COLLIN COUNTY MUD#4 (WCCM4)	\$0	\$760,067	N/A	\$0	\$760,067	N/A	N/A	N/A		
COLLIN COUNTY WATER CONTROL & IMPROVEMENT DISTRICT - CCWCID, INSPIRATION (WCID#3)	\$355,168,677	\$467,017,580	31.49%	\$69,883,845	\$0	11.82%	\$388,563	\$375,816		
LAKEHAVEN MUD (WLHM)	\$0	\$68,846	N/A	\$0	\$68,846	N/A	N/A	N/A		
MAGNOLIA POINTE MUD #1 (WDRM1)	\$68,161,199	\$152,108,144	123.16%	\$44,562,703	0	57.78%	\$205,559	\$197,768		
MCKINNEY MUD#1 (WMM1)	\$477,675,312	\$603,783,439	26.40%	\$83,321,400	\$0	8.96%	\$405,200	\$374,023		

**COLLIN CENTRAL APPRAISAL DISTRICT**  
**2021 CERTIFIED TAXABLE VALUE**  
**JULY 22, 2021**

TAXING ENTITY NAME	2020 CERTIFIED TAXABLE VALUE, AS OF 9-16-2020	2021 CERTIFIED TAXABLE VALUE (BEFORE FREEZE LOSS, BASED ON 7-22-2021 CERTIFICATION, INCLUDING NEW CONSTRUCTION & ANNEXATIONS) --See Footnote	2021 CERTIFIED TAXABLE VALUE COMPARED TO THE 2020 CERTIFIED TAXABLE VALUE	2021 TAXABLE VALUE OF NEW CONSTRUCTION & NEW BPP AS OF 7-22-2021	2021 TAXABLE VALUE OF ANNEXATIONS OR DEANNEXATIONS AS OF 7-22-2021	CALCULATED YEAR OVER-YEAR TAXABLE VALUE CHANGE FOR EXISTING PROPERTY	2021 AVERAGE MARKET VALUE OF HOMES AS OF 7-22-2021	2020 AVERAGE MARKET VALUE OF HOMES, AS OF 9-16-2020	2021 CALCULATED OVER-65 FREEZE TAXABLE VALUE LOSS AS OF 7-22-2021	2021 CALCULATED FREEZE ADJUSTED TAXABLE, AS OF 7-22-2021
<b>SPECIAL DISTRICTS (cont'd)</b>										
MCKINNEY MUD#2 (WMM2)	\$65,940,319	\$93,767,476	42.20%	\$12,437,353	\$0	23.34%	\$303,280	\$299,987		
SEIS LAGOS UTILITY DIST	\$256,179,159	\$284,511,634	11.06%	\$13,207,898	\$0	5.90%	\$554,140	\$510,063		
TRAILS OF BLUE RIDGE (RDTBR)	\$30,678,400	\$43,530,451	41.89%	\$10,288,686	\$0	8.36%	\$421,842	\$374,388		
VAN ALSTYNE MUD#2 (WVAM2)	\$0	\$46,087,148	N/A	\$0	\$10,401,742	N/A	N/A	N/A		

*Remarks: The Certified Taxable Value column includes the ARB Approved Taxable Values, plus the Lower Value Used for properties remaining under protest , minus the exemptions already granted on properties remaining under protest. Please refer to the 2021 Certified Value Calculation for Effective Rate spreadsheet to review the detailed calculations.*

# COLLIN CENTRAL APPRAISAL DISTRICT

## TIF or TIRZ CERTIFIED TAXABLE VALUE

As of Certification: July 22, 2021

TIF or TIRZ NAME	ENTITY CODE	2020 TIF or TIRZ Taxable Value, as of 9-16-2020 Certification	Base Taxable Value to Exclude from TIF or TIRZ Captured Value	2020 Calculated TIF or TIRZ Captured Value	2021 Certified Taxable Value	Base TaxableValue to Exclude from TIF or TIRZ Captured Value, for 2021	2021 Calculated TIF or TIRZ Captured Value	2021 New Property Taxable Value (included in Taxable Value)
ALLEN TIF #1	TA1	\$171,704,428	\$2,424,420	\$169,280,008	\$190,676,901	\$2,424,420	\$188,252,481	\$17,065,011
ALLEN TIF #2	TA2	\$656,131,275	\$81,267,393	\$574,863,882	\$768,589,613	\$81,267,393	\$687,322,220	\$64,872,202
ALLEN TIF #3	TA3	\$0	\$0	\$0	\$1,993,464	\$261,360	\$1,732,104	\$0
ANNA TIRZ #2	TAN02	\$2,757,807	\$15,118	\$2,742,689	\$13,084,020	\$15,118	\$13,068,902	\$0
CELINA TIRZ #2	TCL02	\$180,562,433	\$6,182,256	\$174,380,177	\$224,976,927	\$6,182,256	\$218,794,671	\$26,627,969
CELINA TIRZ #3	TCL03	\$103,611,697	\$127,312	\$103,484,385	\$165,794,170	\$127,312	\$165,666,858	\$36,440,010
CELINA TIRZ #5	TCL05	\$5,391,521	\$4,582,987	\$808,534	\$5,464,656	\$4,582,987	\$881,669	\$4,828
CELINA TIRZ #6	TCL06	\$49,416,718	\$1,672,560	\$47,744,158	\$75,095,824	\$1,672,560	\$73,423,264	\$19,411,157
CELINA TIRZ #7	TCL07	\$47,848,959	\$19,189	\$47,829,770	\$72,259,967	\$19,189	\$72,240,778	\$10,692,042
CELINA TIRZ #9	TCL09	\$14,111,758	\$7,838	\$14,103,920	\$30,209,074	\$7,838	\$30,201,236	\$14,704,618
CELINA TIRZ #10	TCL10	\$3,303,392	\$14,153	\$3,289,239	\$10,211,681	\$14,153	\$10,197,528	\$310,055
CELINA TIRZ #11	TCL11	\$115,828,322	\$86,443,673	\$29,384,649	\$127,901,262	\$86,443,673	\$41,457,589	\$1,988,670
DALLAS TIF #21	TDA21	\$186,465,371	\$30,002,385	\$156,462,986	\$212,386,372	\$30,002,385	\$182,383,987	\$20,147,574
FARMERSVILLE TFC #1	TFC1	\$125,199,567	\$48,946,113	\$76,253,454	\$147,911,415	\$48,946,113	\$98,965,302	\$8,449,677
FAIRVIEW TIRZ #1	TFV1	\$350,999,100	\$172,852,785	\$178,146,315	\$379,139,573	\$172,852,785	\$206,286,788	\$27,830,908
FRISCO TIF #1	TF1	\$1,850,143,711	\$16,059,872	\$1,834,083,839	\$1,866,474,915	\$16,059,872	\$1,850,415,043	\$113,654,482
FRISCO TIF #5	TF5	\$539,081,847	\$0	\$539,081,847	\$524,939,771	\$0	\$524,939,771	\$0
MELISSA TIF #1	TM1	\$222,834,832	\$15,954,372	\$206,880,460	\$246,540,751	\$15,954,372	\$230,586,379	\$8,649,815
MCKINNEY TIF #1	TMC1	\$542,613,568	\$236,841,057	\$305,772,511	\$585,210,304	\$236,841,057	\$348,369,247	\$50,648,897
MCKINNEY TIF #2	TMC2	\$206,816,714	\$118,421,460	\$88,395,254	\$274,131,395	\$118,421,460	\$155,709,935	\$57,254,151
PLANO TIF #2	TP2	\$878,308,247	\$306,358,967	\$571,949,280	\$877,897,132	\$306,358,967	\$571,538,165	\$11,541,860
PLANO TIF #3	TP3	\$668,387,037	\$610,102,390	\$58,284,647	\$725,440,738	\$610,102,390	\$115,338,348	\$9,604,419
PLANO TIF #4 (2020 Base Year)	TP4	\$254,017,829	\$260,736,585	-\$6,718,756	\$250,695,180	\$260,736,585	-\$10,041,405	\$2,055,787
PRINCETON TIRZ #1	TPN1	\$194,727,182	\$9,282,770	\$185,444,412	\$250,939,326	\$9,282,770	\$241,656,556	\$41,052,304
PRINCETON TIRZ #2	TPN2	\$3,108,910	\$165,000	\$2,943,910	\$15,124,479	\$165,000	\$14,959,479	\$116,212
PROSPER TIF #1	TPR1	\$139,795,432	\$4,507,850	\$135,287,582	\$176,821,354	\$4,507,850	\$172,313,504	\$38,281,021
PROSPER TIF #2	TPR2	\$3,024,156	\$29,413	\$2,994,743	\$36,058,960	\$29,413	\$36,029,547	\$1,122,260
RICHARDSON TIF #2	TRC2	\$1,302,112,409	\$37,485	\$1,302,074,924	\$1,308,183,928	\$37,485	\$1,308,146,443	\$8,043,695
RICHARDSON TIF #3	TRC3	\$266,192,752	\$10,589,481	\$255,603,271	\$225,340,053	\$10,589,481	\$214,750,572	\$1,700,280



# Collin Central Appraisal District

August 10, 2021

TO: Board of Directors

FROM: Stephanie Cave-Bernal, Deputy Chief, ARB, Agents & Research

RE: 2021 Protest Report

- There have been 78,412 protests filed as of August 10, 2021, which is down 4% from 2020.
- The Appraisal Review Board (ARB) ran 13 panels concurrently, May 24-July 9, 2021. They approved the appraisal roll on July 9<sup>th</sup>, with less than 2% of value under review.
- 98% of the appraisal roll was certified on July 15, 2021, prior to the statutory deadline of July 25<sup>th</sup>.
- The remaining value of properties under review is approximately \$3.2 billion.
- The ARB intends to run panels August 23-26, 2021, hearing protest cases remaining under review.
- Post appeal Binding Arbitration proceedings have begun for 2021, with a total of 30 filings, to date. The total value under appeal is approximately \$31 million.



# COLLIN CENTRAL APPRAISAL DISTRICT

## 2021 INQUIRY / PROTEST / HEARING STATS

August 10, 2021	2016	2017	2018	2019	2020	2021	2021 MORE INFO
<b><u>INQUIRY STATS</u></b>							<i>Per Day</i>
PHONE	1,721	2,041	2,142	2,519	1,014	498	17
CHANGE FROM PRIOR YR	-15.55%	18.59%	4.95%	17.60%	-59.75%	-50.89%	
COUNTER (INCLUDES KIOSK)	9,785	10,130	11,791	13,198	332	205	7
<b>TOTAL INQUIRIES</b>	11,506	12,171	13,933	15,717	1,346	<b>703</b>	<b>-643</b>
CHANGE FROM PRIOR YR	23.75%	3.53%	16.40%	11.93%	-97.48%	<b>-38.25%</b>	<i>less inquiries</i>
<b><u>EFILE PROTEST STATS</u></b>							
ELIGIBLE PROPERTIES	226,085	247,676	252,678	259,816	315,655	324,032	
EFILE PROTESTS	11,885	16,978	17,561	20,592	21,953	20,896	
CHANGE FROM PRIOR YR	0.53%	42.85%	3.43%	17.26%	6.61%	-4.81%	
% OF EFILE TO ELIGIBLE	5.26%	6.85%	6.95%	7.93%	6.95%	6.45%	
<b><u>PROTEST STATS</u></b>							
TAXPAYER PROTESTS	22,541	27,534	27,263	30,024	29,896	26,391	
AGENT PROTESTS	30,771	38,832	44,930	48,908	51,832	52,030	<i>Yr-over-Yr</i>
<b>TOTAL PROTESTS</b>	53,312	66,366	72,193	78,932	81,728	<b>78,421</b>	<b>(3,307)</b>
CHANGE FROM PRIOR YR	24.88%	24.49%	8.78%	9.33%	3.54%	<b>-4.05%</b>	<i>less protest</i>
<b><u>ARB HEARING STATS</u></b>							
<b>TAXPAYER HEARINGS</b>	4,561	3,833	4,924	6,482	4,426	3,780	
WITHDRAWALS-PFWD	976	518	760	1,136	579	1,431	
S&W's	12,363	15,774	17,697	12,717	17,222	14,538	
NO-SHOWS	5,981	4,114	7,350	7,913	5,548	5,171	
PHONE HEARINGS (ALL)	-	-	9	8	6,406	4,773	
<b>AGENT HEARINGS</b>	6,455	8,998	11,197	13,653	18,898	18,258	
WITHDRAWALS-PFWD	7,815	7,966	9,108	12,501	10,366	8,390	
S&W's	12,270	16,339	16,946	18,912	19,271	15,846	<i>ARB Hearings</i>
NO-SHOWS	3,398	3,937	5,284	1,908	1,384	1,430	
SUMMARY AFF HEARINGS	-	-	6,374	7,793	-	-	
TOPLINES	-	-	-	-	14,331	14,929	
<b>TOTAL HEARINGS</b>	11,016	12,831	16,121	20,135	23,324	<b>22,038</b>	<i>of protest</i>
CHANGE FROM PRIOR YR	40.98%	16.48%	25.64%	24.90%	15.84%	<b>-5.51%</b>	<i>had a hearing</i>
<b>TOTAL NO-SHOW RATE</b>	45.99%	38.55%	43.94%	32.78%	22.91%	23.05%	



# Collin Central Appraisal District

August 11, 2021

TO: Board of Directors

FROM: Bo Daffin, Chief Appraiser

A handwritten signature in black ink that reads "Bo Daffin".

RE: 2020 Farmersville Property Value Study Appeal

We went through 3 levels of appeal and moved the Comptroller's value closer to CCAD's value, but not within their 5% confidence interval. We haven't seen the final numbers from the Comptroller, but I expect that we are approximately \$4,000,000 below their acceptable range. At the end of the 3<sup>rd</sup> appeal level, we could not find further grounds to move their number. As I understand the process, the following will happen for 2020, 2021 and 2022.

- CCAD's 2020 Taxable Value will be utilized in Farmersville's funding formula from the State because we meet the conditions for year 1 of grace.
- 2021, since we failed the study based on their sampling of properties for 2020, they will do a Property Value Study.
  - If we pass the 2021 Value Study we are back on track.
  - If we fail the 2021 Value Study, Farmersville will enter their 2<sup>nd</sup> year of grace period.
- 2022, is our routine year for the Property Value Study for all school districts and will be the 3<sup>rd</sup> consecutive year FISD is being studied.
  - If we passed the 2021 and 2022 Value Studies we are in good position because of back-to-back passes.
  - If we pass the 2021 and fail 2022, we will have a problem, since to get back in their "grace year status" you need two consecutive passes.
  - If we fail the 2021 and 2022 Value Studies, following a failure in 2020, funding would be impacted.
- We will follow all the scenarios, which will become a moot point with our passing of the 2021 and 2022 Value Studies.

I have advised the Farmersville superintendent of schools regarding our failure to move our 2020 taxable value and the likely Property Value Study routine above. We will continue to work toward passing the study in 2021 and beyond.