



2025 BUDGET WORKSHOP
and
REGULAR
BOARD OF DIRECTORS MEETING

April 25, 2024

MEETING NOTICE & AGENDA

4/18/2024 9:14:05 AM

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

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

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

(CONDUCTED ONSITE & TELEPHONICALLY)

Notice is hereby given that on the 25th day of April 2024, at 7:00 a.m., the Board of Directors of the Collin Central Appraisal District will hold a 2025 budget workshop and meeting at the Central Appraisal District Office, 250 Eldorado Pkwy., McKinney, Texas. The Board Chairman will direct the meeting from the District's office, in the Dr. Leo Fitzgerald board room. Board members and the public may attend in person or connect via the telephone number and conference ID below. The chief appraiser and selected staff will attend in person, with other members of the District's staff connecting from their individual offices or from a remote location. Board members, staff and the public will have telephonic access by dialing 1-833-304-4846, at which time they will be prompted to enter the Phone Conference ID: 488 548 841#. 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 18th day of April 2024, this notice was filed with the County Clerk of Collin County, Texas.



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

AGENDA

**BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT**

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

7:00 a.m. Thursday, April 25, 2024

I. 2025 BUDGET WORKSHOP

<u>ITEM #</u>	<u>SUB #</u>	<u>ITEM DESCRIPTION</u>
A.		Call to order: 7:00 a.m.
	1	Announcement by presiding officer whether the public hearing has been posted in the manner required by law.
	2	Roll call: Announcement by presiding officer whether a quorum is present.
B.		Conduct 2025 BUDGET WORKSHOP
C.		Adjourn 2025 BUDGET WORKSHOP

II. REGULAR MEETING

<u>ITEM #</u>	<u>SUB #</u>	<u>ITEM DESCRIPTION</u>
A.		Call to order: Immediately Following Budget Workshop
	1	Announcement by presiding officer whether the meeting has been posted in the manner required by law.
	2	Roll call: Announcement by presiding officer whether a quorum is present.

AGENDA

**BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT**

B. Executive Session

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

C. Action on items discussed in executive session

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

CONSENT AGENDA

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

D. Approval of minutes from March 28, 2024 regular meeting.

E. Review of March 2024 bills.

F. Review of March 2024 financial reports.

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

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

AGENDA

**BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT**

END OF CONSENT AGENDA

- I. Receive 2023 Financial Audit from Vail & Park P.C.**
- J. Discuss and vote on scheduling the Board's second budget workshop in conjunction with the May 23, 2024 regular board meeting.**
- K. Receive recommendation and vote on proposed changes to Board of Directors Statutory Policies, Policy #113.**
- L. Reports**
 - 1 Taxpayer Liaison Officer Report
 - 2 TDLR Status Report
 - 3 1st Qtr. 2024 Change Report
 - 4 1st Qtr. 2024 Arbitration Report
 - 5 1st Qtr. 2024 Investment Report
 - 6 1st Qtr. 2024 Collateral Report
 - 7 Vendor Report
 - 8 Litigation Report
 - 9 Litigation Cost Report
- M. Chief Appraiser's Report**
 - 1 2024 Notice of Appraised Value
 - 2 2024 Notice of Appraised Value Sample
 - 3 2024 Notice of Protest Sample
 - 4 Informal Appraisal Review Process
 - 5 Taxpayer Assistance Pamphlet
 - 6 2024 Appraisal Project Meeting
 - 7 2024 Preliminary Estimate of Taxable Values
 - 8 2024 & 2023 Preliminary Totals
 - 9 Rodenbaugh Presentation after adjournment.

AGENDA

**BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT**

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

March 28, 2024

MINUTES
BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT

Thursday, March 28, 2024

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

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

MEMBERS ABSENT:

APPROVAL OF MINUTES: _____
Chairman Secretary

NATURE OF BUSINESS

I. REGULAR MEETING

ITEM #	SUB #	ITEM DESCRIPTION
A.		Call to Order 7:00 a.m.
	1	Meeting was called to order by Chairman, Brian Mantzey, and he announced that the meeting had been posted in the time and manner required by law.
	2	The Chairman announced that a quorum was present.
B.		Executive Session
		There was no executive session needed.
C.		Action on items discussed in executive session
	1	N/A
	2	N/A
	3	N/A

MINUTES

BOARD OF DIRECTORS COLLIN CENTRAL APPRAISAL DISTRICT

CONSENT AGENDA

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

- D.** Action taken: Board approved minutes from February 22, 2024 regular meeting.
- E.** Action taken: Board reviewed the February 2024 bills.
- F.** Action taken: Board reviewed and accepted the February 2024 financial reports.
- G.** Action taken: There were no checks at this meeting needing to be signed by Chairman, Brian Mantzey.
- H.** Action taken: Board reviewed and accepted the February 2024 report of checks and electronic transfers greater than \$25,000.

END OF CONSENT AGENDA

- I.** The Board received the recommendation for proposed changes to Board of Directors Statutory Policies, Policy #115 as presented by Chief Appraiser, Marty Wright. Clint Pruett motioned to approve the changes to Policy 115 by Resolution # 2024-84. Richard Grady seconded the motion. Motion carried.
- J.** Brian Swanson, Deputy Chief Appraiser-Operations & Compliance, addressed the Board regarding the cancellation of the 2024 election for board members. Mr. Swanson presented the Sample Order of Cancellation with Certification of Unopposed Candidates for Other Political Subdivisions (Not County) forms for Robert Philo, Place 1, Sumbel Susan Zeb, Place 2, and Andrew Bryan Cook, Place 3. Clint Pruett motioned to adopt Resolution #2024-85 authorizing the Collin County Central Appraisal District to cancel the election of publicly elected Board members for the May 4, 2024 election. Ken Maun seconded the motion. Motion carried.

MINUTES

BOARD OF DIRECTORS COLLIN CENTRAL APPRAISAL DISTRICT

K. Reports

- 1 Chris Nickell, Taxpayer Liaison Officer, presented the Monthly Status Report and Monthly TDLR Status Report. There were 73 Customer Service Surveys received in February with one comment extending appreciation to Robert Wood, the District's building operations manager. Mr. Nickell updated the Board on the TLO Inquiry filed on February 21, 2024 by the property owner stating the complaint had been resolved satisfactorily. His report included a copy of his certificate of completion for TLO training as required by the Texas Comptroller. The TDLR complaint filed by Mr. Binit, reported to the Board at the June 22, 2023 Board of Directors meeting, is open pending a reply from the Comptroller's office.
- 2 ARB Chairman, George Chollar addressed the Board regarding the Collin Appraisal Review Board Hearing Procedures - Adopted March 7, 2024, which were delivered to the Collin Central Appraisal District Boards of Directors at the March 28, 2024 board of directors meeting.

L. Chief Appraiser's Report

- 1 Mr. Wright provided an overview and timeline of the upcoming 2024 property value protest and appeal season.

II.

AUDIENCE

- A.** There were no public comments.

CCAD staff in attendance:

Marty Wright
Tamera Glass
Toni Bryan
Valerie Hyden
Nalia Rivera
Ryan Matthews
Stephanie Cave-Bernal
Phil Greaux
Brian Swanson
Eric Grusendorf
Jason Harris
Shane Cheek

MINUTES
BOARD OF DIRECTORS
COLLIN CENTRAL APPRAISAL DISTRICT

Wendy Gilliland
Kaleb Blount
Teresa Justus
Sam Tharp
Erin Van Gundy
Robert Wood
Chris Gonzales
Chris Nickell

Public in attendance:

Robert Philo, Place 1
Andrew Cook, Place 3
George Chollar, ARB Chairman

- III.** The next meeting is to be held on the date and at the time listed below. The meeting will be held at 250 Eldorado Pkwy., Dr. Leo Fitzgerald Board Room, McKinney, Texas.
Thursday, April 25, 2024
7:00 a.m.
- IV.** Chairman, Brian Mantzey announced that the Board had concluded its business and the meeting was adjourned. The meeting adjourned at 7:28 a.m.

E.
BILLS
PAID

March 2024

BILLS PAID

BILLS PAID

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
March 2024

Num	Date	Name	Amount
Mar 24			
ACH	03/08/2024	ADP INC	-3,871.59
ACH	03/15/2024	TCDRS	-173,938.45
ACH	03/21/2024	SHELL ENERGY SOLUTIONS	-6,843.97
EFT	03/13/2024	SAM'S CLUB	-340.14
5739	03/05/2024	ARMSTRONG, WILLIAM	-412.50
5740	03/05/2024	GILLESPIE, DANIEL	-425.00
5741	03/05/2024	JEFFCOAT, JARROD	-412.50
5742	03/05/2024	THIGPEN, LESLIE MICHAEL	-425.00
5743	03/05/2024	ZEGADLO, MARC	-412.50
5744	03/05/2024	AFFILIATED COM-NET, INC.	-1,554.75
5745	03/05/2024	ARMSTRONG & ARMSTRONG, P.C.	-550.00
5746	03/05/2024	CINTAS FIRST AID	-110.44
5747	03/05/2024	HAND, MICHAEL L.	-2,299.36
5748	03/05/2024	HAYNES LANDSCAPE & MAINTENANCE, INC	-1,379.92
5749	03/05/2024	HOME DEPOT	-66.78
5750	03/05/2024	MC PURE CLEANING, LLC	-6,000.00
5751	03/05/2024	MOORE, ERIC	-71.00
5752	03/05/2024	PROPERTY TAX EDUCATION COALITION, INC	-285.00
5753	03/05/2024	QUALITY PERSONNEL SERVICE	-3,650.97
5754	03/05/2024	TEXAS ARCHIVES	-98.02
5755	03/05/2024	TRUE PRODIGY TECH SOLUTIONS LLC	-2,076.25
5756	03/08/2024	AT&T - MAIN LOCAL	-256.09
5757	03/08/2024	AT&T - MAIN LOCAL	-1,945.95
5758	03/08/2024	BEAUCHAMP, MICHAEL	-71.00
5759	03/08/2024	CHEEK, SHANE	-119.76
5760	03/08/2024	DEX IMAGING	-2,404.73
5761	03/08/2024	GREAT AMERICA FINANCIAL SERVICES	-1,963.00
5762	03/08/2024	IN BLOOM	-72.00
5763	03/08/2024	J.D. POWER VALUATION SERVICES	-101.00
5764	03/08/2024	MURLEY PLUMBING	-372.48
5765	03/08/2024	POWELL, STEVEN	-71.00
5766	03/08/2024	PROSTAR SERVICES, INC	-1,077.36
5767	03/08/2024	U.S. POSTAL SERVICE	-320.00
5768	03/08/2024	VARIVERGE LLC	-12,506.76
5769	03/08/2024	WASTE CONNECTIONS OF TEXAS	-310.74
5770	03/08/2024	WEX HEALTH INC	-160.25
5771	03/12/2024	BORTON, BRIAN K	-425.00
5772	03/12/2024	DAVIS, MARISA	-425.00
5773	03/12/2024	DECK, RANDALL	-425.00
5774	03/12/2024	THIGPEN, LESLIE MICHAEL	-412.50
5775	03/12/2024	TOYE, TERRY NEIL	-437.50
5776	03/12/2024	BLUECROSS BLUESHIELD (LIFE&STLT)	-10,969.20
5777	03/12/2024	HARRIS GOVERN	-5,175.00
5778	03/12/2024	MEDIUM GIANT COMPANY, INC	-7,101.00
5779	03/12/2024	NICKELL, CHRISTOPHER	-1,665.00
5780	03/12/2024	QUALITY PERSONNEL SERVICE	-3,263.87
5781	03/12/2024	SAUNDERS & WALSH, PLLC	-151,858.10
5782	03/12/2024	SUPERIOR VISION OF TEXAS	-1,600.04
5783	03/12/2024	VARIVERGE LLC	-17,188.60
5785	03/18/2024	ARMSTRONG, WILLIAM	-425.00
5786	03/18/2024	BUNDICK, FRANK	-412.50
5787	03/18/2024	DAVIS, MARISA	-425.00
5788	03/18/2024	DECK, RANDALL	-437.50

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
March 2024

Num	Date	Name	Amount
5789	03/18/2024	JEFFCOAT, JARROD	-425.00
5790	03/18/2024	CARENOW CORPORATE	-240.00
5791	03/18/2024	CERBERUS	-3,299.00
5792	03/18/2024	COLORIT GRAPHICS SERVICES	-529.50
5793	03/18/2024	COSTAR REALTY INFORMATION INC	-6,144.72
5794	03/18/2024	FERRELLGAS	-1,326.93
5795	03/18/2024	HARRIS GOVERN	-55,864.50
5796	03/18/2024	JOPLIN'S	-250.00
5797	03/18/2024	LEGAL SHIELD / ID SHIELD	-1,692.35
5798	03/18/2024	M&M FENCING AND WELDING, INC.	-1,089.80
5799	03/18/2024	MASSEY SERVICE, INC	-504.00
5800	03/18/2024	MYPRINTCHOICE	-70.00
5801	03/18/2024	PITNEY BOWES LEASE	-9,181.35
5802	03/18/2024	QUALITY PERSONNEL SERVICE	-3,684.54
5803	03/18/2024	SWINGLE COLLINS & ASSOCIATES	-6,000.00
5804	03/18/2024	VARIVERGE LLC	-543.49
5805	03/20/2024	NATIONWIDE RETIREMENT SOLUTIONS	0.00
5806	03/21/2024	AMERICAN SERVICES	-1,120.00
5807	03/21/2024	AT&T - FIBER	-50.18
5808	03/21/2024	AT&T - MOBILITY	-1,162.33
5809	03/21/2024	CASH	-100.00
5810	03/21/2024	DEX IMAGING	-1,946.58
5811	03/21/2024	FIRST STOP HEALTH	-1,380.00
5812	03/21/2024	FISH WINDOW CLEANING	-209.00
5813	03/21/2024	HAYNES LANDSCAPE & MAINTENANCE, INC	-467.60
5814	03/21/2024	KERBY & KERBY PLLC	-250.00
5815	03/21/2024	ONE SOURCE COMMERCIAL FLOORING, INC	-6,812.76
5816	03/21/2024	UNUM LIFE INSURANCE CO OF AMERICA	-717.30
5817	03/25/2024	ARMSTRONG, WILLIAM	-425.00
5818	03/25/2024	BORTON, BRIAN K	-425.00
5819	03/25/2024	BUNDICK, FRANK	-412.50
5820	03/25/2024	POLK, MATTHEW	-412.50
5821	03/25/2024	TOYE, TERRY NEIL	-425.00
5822	03/25/2024	AT&T - FIBER	-1,591.31
5823	03/25/2024	BATTERIES PLUS	-201.20
5824	03/25/2024	BLUECROSS BLUESHIELD OF TEXAS	-46.24
5825	03/25/2024	CITY OF MCKINNEY	-768.60
5826	03/25/2024	COLORIT GRAPHICS SERVICES	-555.00
5827	03/25/2024	DSS	-412.00
5828	03/25/2024	SPECTRUM ENTERPRISE	-886.96
5829	03/25/2024	STAPLES BUSINESS CREDIT	-1,049.16
5830	03/25/2024	QUALITY PERSONNEL SERVICE	-3,734.94
5831	03/27/2024	AFLAC	-6,578.99
5832	03/27/2024	BLUECROSS BLUESHIELD OF TEXAS	-137,897.69
5833	03/27/2024	HERITAGE BROKERAGE SERVICES	-8,000.00
5834	03/27/2024	IN BLOOM	-408.00
5835	03/27/2024	OZAETA, GREGORY	-544.00
5836	03/27/2024	PROSTAR SERVICES, INC	-2,411.05
5837	03/27/2024	SHELL ENERGY SOLUTIONS	0.00
5838	03/27/2024	STAPLES BUSINESS CREDIT	-4,576.82
5839	03/27/2024	THOMSON REUTERS	-660.00
5840	03/27/2024	SHELL ENERGY SOLUTIONS	-6,147.44
5841	03/30/2024	BORTON, BRIAN K	-437.50
5842	03/30/2024	GILLESPIE, DANIEL	-425.00

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
March 2024

Num	Date	Name	Amount
5843	03/30/2024	NEVAREZ, ALEJANDRO	-475.00
5844	03/30/2024	THIGPEN, LESLIE MICHAEL	-425.00
5845	03/30/2024	BRENNAN, KEVIN	-178.22
5846	03/30/2024	DEX IMAGING	-675.00
5847	03/30/2024	EXPERIAN MARKETING SOLUTIONS	-8,358.35
5848	03/30/2024	HERITAGE BROKERAGE SERVICES	-3,250.00
5849	03/30/2024	INTEX ELECTRICAL CONTRACTORS, INC	-285.00
5850	03/30/2024	MCROBERTS & COMPANY	-7,000.00
5851	03/30/2024	MYPRINTCHOICE	-630.00
5852	03/30/2024	NICKELL, CHRISTOPHER	-53.30
5853	03/30/2024	VARIVERGE LLC	-628.57
5854	03/31/2024	CINTAS FIRST AID	-2,053.19
5855	03/31/2024	CINTAS MAT SERVICE	-584.70
5856	03/31/2024	CINTAS SANI CLEAN #163	-3,165.08
5857	03/31/2024	DIAZ, TIFFANY	-30.00
5858	03/31/2024	PLANO OFFICE SUPPLY	-6,945.21
5859	03/31/2024	SAM'S CLUB	-588.06
5860	03/31/2024	CARD SERVICE CENTER	-16,814.32
9990068	03/13/2024	ARCELLANA, CRISTINA M	-162.00
9990069	03/13/2024	BITTNER, NANCY M.	-199.00
9990070	03/13/2024	CHOLLAR, GEORGE W JR.	-1,935.00
9990071	03/13/2024	DIVIRGILIO, RICHARD	-199.00
9990072	03/13/2024	FALTYS, DIANNE	-825.00
9990073	03/13/2024	HANSON, THOMAS D	-162.00
9990074	03/13/2024	HARDIN, MARILYN CARLEEN	-162.00
9990075	03/13/2024	HARTMAN, BETTY	-162.00
9990076	03/13/2024	HAWKINS, YOLANDA	-162.00
9990077	03/13/2024	JAYE, OLIN	-162.00
9990078	03/13/2024	KLICKMAN, JOHN MICHAEL	-162.00
9990079	03/13/2024	LEATCH, BERT J.	-162.00
9990080	03/13/2024	MAJZNER, CHARLOTTE	-162.00
9990081	03/13/2024	PERRY, CRAIG N.	-162.00
9990082	03/13/2024	PHILLIPS, KATHRYN H	-50.00
9990083	03/13/2024	PRYOR, JACK R	-162.00
9990084	03/13/2024	RICHARD, DAVID G.	-162.00
9990085	03/13/2024	SADLER, BRADLEY J	-162.00
9990086	03/13/2024	SODERSTROM, DEAN C	-50.00
9990087	03/13/2024	TRAN, HUONG (RACHEL)	-162.00
9990088	03/13/2024	TURANO, LOUIS R	-162.00
9990089	03/13/2024	TURNER, KENT M	-162.00
9990090	03/13/2024	WARD, FORREST	-162.00
9990091	03/13/2024	WHITT, NORMAN J	-50.00
9990092	03/13/2024	WOLFSON, LEWIS H	-162.00
9990093	03/13/2024	YARBOROUGH, DANA	-162.00
9990094	03/13/2024	ZINN, THOMAS G	-788.00
9990095	03/27/2024	ARCELLANA, CRISTINA M	-250.00
9990096	03/27/2024	AUGUSTINE, JUDITH S	-250.00
9990097	03/27/2024	BELL, HENRY	-500.00
9990098	03/27/2024	BITTNER, NANCY M.	-250.00
9990099	03/27/2024	BLUM, JOSEPH	-500.00
9990100	03/27/2024	BRANCH, KYLE	-500.00
9990101	03/27/2024	BRANHAM, ALLAN B	-250.00
9990102	03/27/2024	CHOLLAR, GEORGE W JR.	-1,453.00
9990103	03/27/2024	CHOWDHURY, NASIMA	-250.00

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
March 2024

Num	Date	Name	Amount
9990104	03/27/2024	CURFMAN, LAWRENCE A	-250.00
9990105	03/27/2024	DIVIRGILIO, RICHARD	-250.00
9990106	03/27/2024	FALTYS, DIANNE	-1,305.00
9990107	03/27/2024	FARTHING, KARYN	-500.00
9990108	03/27/2024	FERRILL, LAWRENCE R	-250.00
9990109	03/27/2024	FORD-BERGERON, CORINA	-250.00
9990110	03/27/2024	GROSS, MICHAEL	-500.00
9990111	03/27/2024	HANSON, THOMAS D	-250.00
9990112	03/27/2024	HARDIN, MARILYN CARLEEN	-250.00
9990113	03/27/2024	HARTMAN, BETTY	-250.00
9990114	03/27/2024	HAWKINS, YOLANDA	-250.00
9990115	03/27/2024	HILL, RICHARD	-625.00
9990116	03/27/2024	HOBART-WELBORN, JANET	-250.00
9990117	03/27/2024	HUBBARD, STEVEN L.	-250.00
9990118	03/27/2024	JARZABEK, DOROTA	-250.00
9990119	03/27/2024	JAYE, OLIN	-250.00
9990120	03/27/2024	KLICKMAN, JOHN MICHAEL	-250.00
9990121	03/27/2024	LASHER, DON W.	-250.00
9990122	03/27/2024	LEATCH, BERT J.	-250.00
9990123	03/27/2024	MAHER, KEVIN M	-250.00
9990124	03/27/2024	MAJZNER, CHARLOTTE	-250.00
9990125	03/27/2024	MARTINEZ, BARBARA	-500.00
9990126	03/27/2024	McANDREW, THOMAS	-250.00
9990127	03/27/2024	MCGEE, BEVERLY J	-250.00
9990128	03/27/2024	MORGAN, DAVID R.	-250.00
9990129	03/27/2024	MORTENSON, GEORGE R.	-250.00
9990130	03/27/2024	MUNDER, GWENDOLYN	-270.00
9990131	03/27/2024	PARKER, CHRISTI CRUMP	-250.00
9990132	03/27/2024	PERRY, CRAIG N.	-250.00
9990133	03/27/2024	PERTLE, JEFFREY	-500.00
9990134	03/27/2024	PHILLIPS, KATHRYN H	-250.00
9990135	03/27/2024	PORTER, DAVID S.	-250.00
9990136	03/27/2024	PRYOR, JACK R	-250.00
9990137	03/27/2024	REICH, DANIEL	-500.00
9990138	03/27/2024	RICHARD, DAVID G.	-270.00
9990139	03/27/2024	ROBINS, JANICE M.	-250.00
9990140	03/27/2024	SADLER, BRADLEY J	-250.00
9990141	03/27/2024	SEALS, BRIAN	-500.00
9990142	03/27/2024	SHEPHERD, JERRY LYNN	-625.00
9990143	03/27/2024	SMITH, FLOYD W JR.	-250.00
9990144	03/27/2024	SODERSTROM, DEAN C	-270.00
9990145	03/27/2024	STRINGER, PETER	-500.00
9990146	03/27/2024	SWEGLES, DONALD	-250.00
9990147	03/27/2024	TALWAR, RAJEEV	-625.00
9990148	03/27/2024	TON, AZALIAH S W	-250.00
9990149	03/27/2024	TRAN, HUONG (RACHEL)	-250.00
9990150	03/27/2024	TREWIN, JAMES	-250.00
9990151	03/27/2024	TURANO, LOUIS R	-250.00
9990152	03/27/2024	TURNER, KENT M	-250.00
9990153	03/27/2024	WARD, FORREST	-250.00
9990154	03/27/2024	WHITT, NORMAN J	-250.00
9990155	03/27/2024	WOLFSON, LEWIS H	-250.00
9990156	03/27/2024	YARBOROUGH, DANA	-250.00
9990157	03/27/2024	YUEN, KOPEK	-500.00

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
March 2024

<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>
9990158	03/27/2024	ZINN, THOMAS G	-1,305.00
Mar 24			<u>-796,675.90</u>

F.

**FINANCIAL
REPORTS**

March 2024

Kerby & Kerby PLLC

CERTIFIED PUBLIC ACCOUNTANTS

Frank Kerby, CPA
John W. Kerby, CPA

ACCOUNTANTS' COMPILATION REPORT

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

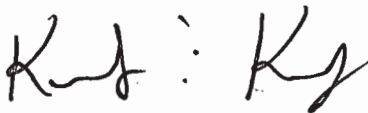
Management is responsible for the accompanying financial statements of the business-type activities of CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY (a political subdivision of the State of Texas), which comprise the statement of net position as of March 31, 2024 and the related statement of revenue, expenses, and changes in fund net position and supplemental schedule for the year then ended. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

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

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

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



Kerby & Kerby PLLC
McKinney, TX 75070
April 16, 2024

CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY**Statement Of Assets, Liabilities And Fund Balance - Cash Basis****March 31, 2024****ASSETS****CURRENT ASSETS**

Independent Bank - all accts	\$	6,537,121.90
Texas Capital Bank - all accts		7,482,164.82
Accounts Receivable - Retirees		(2,069.15)
Certificates of Deposit - all accts		18,372,683.60
Prepaid Expenses		125,424.90
Right of Use Assets (lease)		186,909.00
ROU Assets - Accum Depreciation		<u>(93,249.24)</u>

TOTAL CURRENT ASSETS **\$ 32,608,985.83****PROPERTY AND EQUIPMENT**

Furniture and Equipment-Assets	431,834.09
Subscription Assets	153,141.80
Subscript. Asset - Accum Deprec	(48,960.40)
Accum Depr-Furniture & Equip	(337,580.02)
Telephone Equipment-Assets	92,016.23
Accum Depr-Telephone Equipment	(86,661.84)
Computer Equipment-Assets	992,277.92
Accum Depr-Computer Equipment	(716,535.98)
Computer Software-Assets	797,859.15
Accum Depr-Computer Software	(671,522.54)
Building-Assets	8,786,559.02
Accum Depr-Building	(2,774,644.08)
Land-Assets	<u>1,387,232.00</u>

Total Property And Equipment **8,005,015.35****NET PROPERTY AND EQUIPMENT** **8,005,015.35****OTHER ASSETS**

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

TOTAL OTHER ASSETS **6,738,377.00****TOTAL ASSETS** **\$ 47,352,378.18**

CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY

Statement Of Assets, Liabilities And Fund Balance - Cash Basis

March 31, 2024

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES

All Current Liabilities	\$	939,652.22
Subscription Liability		<u>104,181.40</u>

TOTAL CURRENT LIABILITIES \$ **1,043,833.62**

LONG-TERM LIABILITIES

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

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

TOTAL LIABILITIES **1,474,008.62**

FUND BALANCE

Fund Balance(CashBasisRelated)	3,676,093.24
Fund Balance-Designated	25,747,000.00
Fund Balance-Undesignated	(312,147.22)
Fund Bal-Cap Assets Less Debt	7,965,875.72
Year To Date Increase or Decrease	<u>8,801,547.82</u>

TOTAL DESIGNATED / UNDESIGNATED FUND BALANCE **45,878,369.56**

TOTAL LIABILITIES AND FUND BALANCE \$ **47,352,378.18**

CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY
Statement Of Revenue, Expenses And Change In Fund Balance - Cash Basis
1 And 3 Months Ended March 31, 2024

	2024 Budget	1 month ended Mar 31, 2024	Year to date ended Mar 31, 2024	% of Budget	Remaining Budget
REVENUE					
Entity Support Revenue	\$ 26,094,600.00	\$ 3,932,488.50	\$ 13,766,803.00	52.76 %	12,327,797.00
Interest-Bank Accts/Investments	0.00	125,895.74	374,162.35		(374,162.35)
BPP Rendition Penalty Revenue	0.00	311.09	15,456.63		(15,456.63)
Misc Revenue	0.00	1,036.20	1,529.80		(1,529.80)
TOTAL REVENUE	26,094,600.00	4,059,731.53	14,157,951.78	54.26 %	11,936,648.22
OPERATING EXPENSES					
Salaries Full Time	13,950,900.00	852,711.70	2,514,042.63	18.02 %	11,436,857.37
Salaries Part Time/Temp	598,600.00	14,586.31	43,442.54	7.26 %	555,157.46
Overtime	140,000.00	3,235.40	9,781.91	6.99 %	130,218.09
Auto Allowance	855,800.00	59,076.30	178,890.42	20.90 %	676,909.58
Worker's Compensation	70,000.00	3,857.36	13,322.08	19.03 %	56,677.92
Employee Group Insurance	2,877,000.00	192,973.55	698,624.53	24.28 %	2,178,375.47
FICA Tax	213,000.00	13,272.32	39,197.49	18.40 %	173,802.51
Employee Retirement	1,946,400.00	114,099.90	336,417.17	17.28 %	1,609,982.83
Retirement-UAAL Buy Down	400,000.00	0.00	0.00	0.00 %	400,000.00
Unemployment Compensation	50,000.00	0.00	4,903.07	9.81 %	45,096.93
Legal	2,200,000.00	170,658.10	462,844.70	21.04 %	1,737,155.30
Accounting & Audit	20,000.00	250.00	9,750.00	48.75 %	10,250.00
Insurance	80,000.00	4,892.77	14,609.79	18.26 %	65,390.21
Legal Notices & Advertising	37,000.00	7,101.00	7,101.00	19.19 %	29,899.00
Appraisal Review Board	810,000.00	31,624.51	58,200.51	7.19 %	751,799.49
Telephone, Internet, Data Cloud	300,000.00	9,833.65	32,672.35	10.89 %	267,327.65
Utilities	141,900.00	14,860.75	32,877.76	23.17 %	109,022.24
Equipment Rent	115,000.00	11,144.35	16,544.62	14.39 %	98,455.38
Equipment Maintenance	52,000.00	3,604.65	9,837.49	18.92 %	42,162.51
Postage	520,000.00	11,271.60	255,690.21	49.17 %	264,309.79
Aerial Photography	445,000.00	0.00	0.00	0.00 %	445,000.00
Supplies	570,000.00	55,347.50	127,813.85	22.42 %	442,186.15
Registration & Dues	45,000.00	135.00	6,233.00	13.85 %	38,767.00
Travel & Education	125,000.00	4,887.38	14,656.24	11.72 %	110,343.76
Board of Directors Meetings	7,000.00	1,020.01	1,063.19	15.19 %	5,936.81
Contract Services	150,000.00	6,174.91	19,807.38	13.20 %	130,192.62
Professional Services	250,000.00	6,649.82	22,598.82	9.04 %	227,401.18
Security	165,000.00	10,200.00	27,337.50	16.57 %	137,662.50
Building Maintenance	260,000.00	14,049.23	39,264.77	15.10 %	220,735.23
Building Repair/Modifications	500,000.00	9,930.04	27,198.97	5.44 %	472,801.03
Depreciation	0.00	21,680.59	65,041.77		(65,041.77)
Furniture & Equipment	75,000.00	0.00	0.00	0.00 %	75,000.00
Computer Hardware & Computer Equip	350,000.00	0.00	0.00	0.00 %	350,000.00
Computer Software Licenses & Subscrip	650,000.00	15,506.93	195,109.48	30.02 %	454,890.52
Computer Hardware Maintenance	50,000.00	0.00	0.00	0.00 %	50,000.00
Software Development	200,000.00	0.00	0.00	0.00 %	200,000.00
Computer Software Maintenance	325,000.00	7,714.74	71,528.72	22.01 %	253,471.28
Contingency	250,000.00	0.00	0.00	0.00 %	250,000.00
TOTAL OPERATING EXPENSES	29,794,600.00	1,672,350.37	5,356,403.96	17.98 %	24,438,196.04
EXCESS(DEFICIT) INCOME & EXPENSES	\$ (3,700,000.00)	\$ 2,387,381.16	8,801,547.82	(237.88) %	(12,501,547.82)
BEGINNING FUND BALANCE			37,535,850.47		
ENDING FUND BALANCE			\$ 46,337,398.29		

CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY

Supplemental Schedules

March 31, 2024

ACCUMULATED DEPRECIATION

Accum Depr-Furniture & Equip	\$	(337,580.02)
Subscript. Asset - Accum Deprec		(48,960.40)
Subscription Assets		153,141.80
ROU Assets - Accum Depreciation		(93,249.24)
Right of Use Assets (lease)		186,909.00
Accum Depr-Telephone Equipment		(86,661.84)
Accum Depr-Computer Equipment		(716,535.98)
Accum Depr-Computer Software		(671,522.54)
Accum Depr-Building		<u>(2,774,644.08)</u>

TOTAL ACCUMULATED DEPRECIATION

\$ (4,389,103.30)

OTHER CURRENT LIABILITIES

Employee Savings	(423.20)
Lease Liability	93,659.76
Accrued Wages Payable	215,523.77
Accrued Other Curr Liabilities - Other	100,000.00
Employee Payable	(10,611.98)
Retiree Payable	(2,618.17)
Cobra Payable	(54.06)
Retirement Payable	174,099.09
Compensated Absences Payable	<u>370,077.01</u>
Subscription Liability	<u>104,181.40</u>

TOTAL OTHER CURRENT LIABILITIES

\$ 1,043,833.62

G.

FUNDED ITEMS

BOARD OFFICER'S SIGNATURE REQUIRED

March 2024



Collin Central Appraisal District

Date: 4/18/2024

To: Board of Directors

From: Marty Wright, Chief Appraiser

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

Subject: Budgeted expenditures requiring signature of Board Officer

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

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

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

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

March 2024



Collin Central Appraisal District

Date: 4/18/2024

To: Board of Directors

From: Marty Wright, Chief Appraiser

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

For: March 2024

ITEM	DATE	DESCRIPTION	\$ AMOUNT
ACH	3/8/24	ADP (payroll and taxes)	\$466,028.57
ACH	3/15/24	TCDRS	\$173,938.45
ACH	3/22/24	ADP (payroll and taxes)	\$424,033.31
CK #5795	3/18/24	Harris Govern	\$55,864.50
CK #5832	3/27/24	Blue Cross and Blue Shield	\$137,897.69
CK #5781	3/12/24	Saunders & Walsh	\$151,858.10
Wire	3/1/24	CCAD (transfer from IB to TCB)	\$250,000.00
Wire	3/21/24	CCAD (transfer from IB to TCB)	\$2,057,757.39

I.

**2023 Financial Audit
Vail & Park P.C.**



COLLIN CENTRAL APPRAISAL DISTRICT FY 2023 Audit Results

Presented by
Mike Vail, CPA



Agenda

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

Objective of Audit

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

Scope of Audit

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

Audit Results

- We will issue two auditor's reports including:
 - Independent Auditor's Report on the financial statements – Unmodified Opinion (pages 1-2).
 - Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in accordance with *Government Auditing Standards* (pages 30-31).

Financial Highlights

- Financial Statements
 - Management's discussion and analysis (pages 3-6)
 - Basic financial statements (pages 8-12)
 - Notes to financial statements (pages 13-22)
 - Required Supplementary Information (pages 23-29)

Financial Highlights

- Government-wide Financials comparison (page 4)
 - The District's assets exceeded liabilities by \$37.4M, an increase of \$4M:
 - Total Liabilities remain relatively comparable.
 - Total Deferred Outflows increased by about \$0.9M, related to TCDRS Pension Plan.
 - Total Deferred Inflows decreased by about \$6.9M, also related to TCDRS Pension Plan.

Financial Highlights

- Government-wide Financials comparison (continued)
- Total Asset decreased by about \$4.2M mainly due to increase in cash and investments of \$3.5 and decrease in TCDRS net pension assets of \$8.1M due to changes in actuarial assumptions and valuations.

Financial Highlights

- Liquidity ratios
- Cash balance and investments divided by total expenses ratio is:
 - 1.32 times (16 months) for the year ended 12/31/23
 - 1.52 times (18 months) for the year ended 12/31/22
- Current assets - current liabilities, divided by total expenses ratio is:
 - 1.04 (12.5 months) for the year ended 12/31/23
 - 1.12 (13.5 months) for the year ended 12/31/22
- These ratios show how long can the District could go with no revenue and still keep the District's expenses paid.

Financial Highlights

- Budget to Actual (pages 24)
 - Revenues are slightly above budget (\$69.7k) mainly due to miscellaneous revenues from BPP Rendition Penalty.
 - Expenses are \$6.4M below budget due to various expenses were below budget, mainly salaries (\$3M) and group insurance (\$1M).

Recommendations and Other Required Communications

- Internal Controls on Financial Reporting:
 - No findings noted
- Other Communications:
 - No disagreements with management
 - No non-compliance noted
 - No fraud identified
 - Management's accounting policies appear in accordance with GAAP.

Thank You

- We would like to thank:
 - Brian Swanson, Deputy Chief Appraiser
 - Toni Bryan, Director of Operations and Finance

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

Contact Us

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

COLLIN CENTRAL APPRAISAL DISTRICT

Financial Statements
(With Auditor's Report Thereon)

December 31, 2023

COLLIN CENTRAL APPRAISAL DISTRICT
TABLE OF CONTENTS
December 31, 2023

Independent Auditor’s Report.....	1
Management’s Discussion and Analysis (Unaudited).....	3
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements:	
Statement of Net Position - Proprietary Fund.....	10
Statement of Revenues, Expenses, and Changes in Fund Net Position - Proprietary Fund.....	11
Statement of Cash Flows - Proprietary Fund	12
Notes to Financial Statements	13
Required Supplementary Information (Unaudited):	
Statement of Revenues, Expenses, and Changes in Fund Net Position - Budget and Actual - Proprietary Fund (Unaudited).....	24
Schedule of Changes in Net Pension Liability and Related Ratios (Unaudited)	26
Schedule of Contributions (Unaudited)	28
Report on Internal Control Over Financial Reporting and On Compliance and Other Matters Based on an Audit of Financial Statements Performed In Accordance with Government Auditing Standards	30

INDEPENDENT AUDITOR'S REPORT

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

Opinions

We have audited the accompanying financial statements of the business-type activities of the Collin Central Appraisal District (the "District") as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the District, as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Emphasis of Matters

As discussed in the Notes to the Financial Statements, during the year ended December 31, 2023, the District implemented Governmental Accounting Standards Board (GASB) Statement No. 96, Subscription-Based Information Technology Arrangements. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (pages 3-6), budgetary comparison statement (pages 24-25), schedule of changes in net pension liability and related ratios (pages 26-27), and schedule of contributions (pages 28-29) information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 16, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Vail + Park, P.C.

Frisco, Texas

April 16, 2024

COLLIN CENTRAL APPRAISAL DISTRICT
Management's Discussion and Analysis (Unaudited)
December 31, 2023

As management of the Collin Central Appraisal District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2023. All amounts, unless otherwise indicated, are expressed in actual dollars.

Financial Highlights

The assets of the District exceeded its liabilities at the close of the most recent fiscal year by \$37,371,800 (Net Position). Of this amount, \$29,405,925, (Unrestricted Net Position) may be used to meet the District's ongoing obligations to citizens and creditors.

The District's Total Net Position increased by \$3,971,072. The increase is mainly attributable to increased revenue from local support and interest income, increased expenses, and a loss on changes in the pension plan's valuation.

Overview of the Financial Statements

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

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

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

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

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

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

The government-wide financial statements can be found on pages 8-9 of this report.

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

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

The basic proprietary fund financial statements can be found on pages 10-12 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 13-22 of this report.

Other Information. The required supplementary information provides a budgetary comparison statement for the proprietary fund. This statement can be found on pages 24-25 of this report.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by \$37,371,800 at the close of the most recent fiscal year.

A portion of the District's net position (21 percent) reflects its investment in capital assets (e.g. computers, furniture, and equipment) less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. The remaining balance of *unrestricted net position* \$29,405,925 may be used to meet the government's ongoing obligations to citizens and creditors.

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

COLLIN CENTRAL APPRAISAL DISTRICT - Net Position		
	2023	2022
Current & Other Assets	\$ 31,864,251	\$ 36,495,665
Capital Assets	8,163,716	7,754,469
Total Assets	40,027,967	44,250,134
Deferred Outflows of Resources	4,608,773	3,689,443
Current & Other Liabilities	6,266,847	6,713,541
Noncurrent Liabilities	567,918	507,115
Total Liabilities	6,834,765	7,220,656
Deferred Inflows of Resources	430,175	7,318,193
Net Position:		
Net Investment in Capital Assets	7,965,875	7,606,286
Unrestricted	29,405,925	25,794,442
Total Net Position	\$ 37,371,800	\$ 33,400,728

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

Business-Type Activities

The District's Total Net Position increased by \$3,971,072. The increase is mainly attributable to increased revenue from local support and interest income, increased expenses, and a loss on changes in the pension plan's valuation.

COLLIN CENTRAL APPRAISAL DISTRICT - Change in Net Position

	2023	2022
Revenue:		
Program Revenue:		
Charges for Services	\$ 25,299,000	\$ 23,694,900
General Revenue:		
Investment Earnings	806,169	271,117
Miscellaneous	69,733	64,645
Total Revenue	26,174,902	24,030,662
Expense:		
Appraisal Service	22,203,830	17,474,355
Total Expense	22,203,830	17,474,355
Increase (Decrease) in Net Position	3,971,072	6,556,307
Net Position - Beginning	33,400,728	26,844,421
Net Position - Ending	\$ 37,371,800	\$ 33,400,728

The increase in expenses was mainly due to increase of \$1,313,485 in salaries, increase of \$2,550,567 in employee retirement expense, increase of \$213,506 in appraisal review board expense, increase of \$378,381 in legal services expense, and increase of \$258,072 in non-capital equipment and software expense.

The increase in employee retirement was mainly due to having a pension expense this fiscal year instead of a pension benefit from the prior fiscal year. The increase in legal expenses was mainly due to protests increasing by about 46%. The increase in salaries is mainly due to an increase in full-time, part-time, and seasonal employees being employed by the District. The increase in appraisal review board expense is mainly due to increased compensation to the appraisal review board due to handling more protests for the current fiscal year.

The increase in revenue was mainly due to the increase of \$1,604,100 in local support revenue and increase of \$535,052 in interest income. The increase in interest income was due to the District putting more money into interest bearing accounts and increase in the interest rate.

Financial Analysis of the Government's Funds

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

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

Net Position of the Proprietary Fund at the end of the year amounted to \$37,371,800 of which \$25,747,000 is designated for specific purposes. The total increase in Net Position of the Proprietary Fund was \$3,971,072. The factors concerning the finances of this fund have already been addressed in the discussion of the District's business type activities.

Capital Assets

Capital Assets: The District's investment in capital assets for its business-type activities as of December 31, 2023, amounts to \$8,163,716 (net of accumulated depreciation). This investment in capital assets includes computers, software, furniture, equipment, land, and building.

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

- Building improvement of \$764,386 for HVAC units, Customer Service remodel, Board of Directors conference room remodel, Appraisal Review Board rooms remodel, and a generator.

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

Economic Factors and Next Year's Budgets & Rates

- The 2024 adopted budget will increase by \$1,695,600, representing an increase of 6.03% compared to the 2023 budget.
- The 2024 designated funds utilized to buy down the budget is \$3,700,000, which is an increase of \$900,000 compared to the 2023 budget buy down of \$2,800,000.
- Below are the percent changes for the Budget Summary Expenditures from 2023 to 2024:
 - Salaries & Wages are budgeted to increase by \$1,423,400, which is an increase of 10.73%. This increase will allow for salary/wage performance reviews, cost of living increases, and seven (7) new full-time positions and zero (0) new part-time positions. The changes in staff count are: one (1) new Support Service staff position, three (3) new Appraisal staff positions, two (2) new Customer Service positions, one (1) new Admin position. There were also four (4) positions that were moved from Appraisal to Admin, which affected the department counts as well.
 - Employee Insurance, Retirement, and Benefits are budgeted to increase by \$70,200, which is an increase of 1.28%.
 - Auto Allowances are budgeted to increase by \$33,000, which is an increase of 4.01%.
 - Professional & Contract Services are budgeted to increase by \$24,000, which is an increase of 3.74%.
 - Operational Services are budgeted to decrease by \$100,000, which is a change of -4.16%.
 - Debt Service Expense is budgeted to increase \$0, because the District does not have any debt service expense, as of the date of the 2024 budget.
 - Maintenance Expenses are budgeted to increase by \$120,000, which is an increase of 11.25%.
 - Appraisal Review Board Expenses are budgeted to increase by \$0.
 - Legal Expenses are budgeted to increase by \$100,000, which is an increase of 4.76%.
 - Capital Outlay is budgeted to increase by \$0.
 - Contingency Expenses are budgeted to increase by \$25,000, which is an increase of 11.11%.

All of these factors were considered in preparing the District's budget for the 2024 fiscal year.

Request for Information

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

FINANCIAL STATEMENTS

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Net Position

December 31, 2023

	<u>Primary Government</u> <u>Business-Type</u> <u>Activities</u>
Assets	
Cash & Cash Equivalents	\$ 13,202,437
Investments	16,166,264
Other Receivable	34,838
Prepaid Items	331,108
Land	1,387,232
Building	6,046,876
Computer Equipment	424,616
Furniture & Equipment	107,151
Right-to-Use Assets	93,660
SBITA Assets	104,181
Net Pension Asset	2,129,604
Total Assets	<u>40,027,967</u>
Deferred Outflow of Resources	
Deferred Outflow Related to TCDRS	<u>4,608,773</u>
Total Assets & Deferred Outflow of Resources	<u>\$ 44,636,740</u>
Liabilities	
Accounts Payable	\$ 386,093
Accrued Wages Payable	215,524
Unearned Revenue	5,665,230
Noncurrent Liabilities:	
Due Within One Year	481,743
Due in More than One Year	86,175
Total Liabilities	<u>6,834,765</u>
Deferred Inflow of Resources	
Deferred Inflow Related to TCDRS	<u>430,175</u>
Total Deferred Inflows of Resources	<u>430,175</u>
Total Liabilities & Deferred Inflow of Resources	<u>7,264,940</u>
Net Position	
Net Investment in Capital Assets	7,965,875
Unrestricted	29,405,925
Total Net Position	<u>\$ 37,371,800</u>

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

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Activities
For the Year Ended December 31, 2023

			Net (Expense) Revenue and Changes in Net Position
	<u>Expenses</u>	<u>Program Revenue Charges For Services</u>	<u>Primary Government Business-Type Activities</u>
Functions/Programs			
Primary Government:			
Business-Type Activities:			
Appraisal Service	\$ 22,203,830	\$ 25,299,000	\$ 3,095,170
Total Business-Type Activities	22,203,830	25,299,000	3,095,170
Total Primary Government	<u>\$ 22,203,830</u>	<u>\$ 25,299,000</u>	<u>3,095,170</u>
	General Revenues:		
	Unrestricted Investment Earnings		806,169
	Miscellaneous Revenue		<u>69,733</u>
	Total General Revenues		<u>875,902</u>
	Change in Net Position		3,971,072
	Net Position - Beginning		<u>33,400,728</u>
	Net Position - Ending		<u>\$ 37,371,800</u>

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

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Net Position

Proprietary Fund

December 31, 2023

Assets

Current Assets:

Cash & Cash Equivalents	\$ 13,202,437
Investments	16,166,264
Other Receivable	34,838
Prepaid Items	331,108
Total Current Assets	<u>29,734,647</u>

Noncurrent Assets:

Land	1,387,232
Building	8,786,559
Computer Equipment	992,278
Furniture & Equipment	523,850
Software	797,859
Right-to-Use Assets	186,909
SBITA Assets	153,142
Less Accumulated Depreciation and Amortization	(4,664,113)
Net Pension Asset	<u>2,129,604</u>
Total Noncurrent Assets	<u>10,293,320</u>
Total Assets	<u>40,027,967</u>

Deferred Outflows of Resources

Deferred Outflow Related to TCDRS	<u>4,608,773</u>
-----------------------------------	------------------

Liabilities

Current Liabilities:

Accounts Payable	386,093
Accrued Wages Payable	215,524
Unearned Revenue	5,665,230
Compensated Absences Payable	370,077
Lease Liabilities, Current	55,904
SBITA Liabilities, Current	55,762
Total Current Liabilities	<u>6,748,590</u>

Noncurrent Liabilities:

Lease Liabilities, Net of Current Portion	37,756
SBITA Liabilities, Net of Current Portion	48,419
Total Noncurrent Liabilities	<u>86,175</u>
Total Liabilities	<u>6,834,765</u>

Deferred Inflow of Resources

Deferred Inflow Related to TCDRS	430,175
Total Deferred Inflows of Resources	<u>430,175</u>

Net Position

Net Investment in Capital Assets	7,965,875
Unrestricted - Designated	25,747,000
Unrestricted - Undesignated	3,658,925
Total Net Position	<u>\$ 37,371,800</u>

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

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Revenue, Expenses and Changes in Fund Net Position
Proprietary Fund
For the Year Ended December 31, 2023

	Business-Type Activities
Operating Revenues	
Local Support	\$ 25,299,000
Miscellaneous Revenue	69,733
Total Revenues	<u>25,368,733</u>
Operating Expenses	
Salaries	10,379,731
Overtime	93,916
Payroll Taxes	155,838
Auto Allowance	745,852
Workman's Compensation	37,915
Group Insurance	2,008,889
Employee Retirement	1,604,838
Aerial Photography	383,460
Appraisal Review Board	848,738
Audit & Accounting	18,079
Board of Directors Meeting	6,803
Building Maintenance & Repairs	333,902
Computer Maintenance	262,376
Contract Services	86,982
Equipment Repair & Maintenance	28,717
General Insurance	53,953
Legal Notices & Advertising	18,186
Legal Services	2,051,289
Postage	427,388
Professional Services	258,186
Registration & Dues	23,840
Rent-Equipment	5,511
Security	112,803
Supplies & Materials	415,900
Telephone, Internet, Data Cloud	158,206
Travel & Education	62,629
Utilities	96,492
Equipment & Software - Non-Capital	594,916
Depreciation and Amortization	528,495
Buy Down of Pension Unfunded Actuarial Liability	400,000
Total Operating Expenses	<u>22,203,830</u>
Operating Income (Loss)	3,164,903
Nonoperating Revenues (Expenses)	
Interest Income	806,169
Total Nonoperating Revenues & Expenses	<u>806,169</u>
Change in Net Position	3,971,072
Net Position, January 1	<u>33,400,728</u>
Net Position, December 31	<u><u>\$ 37,371,800</u></u>

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

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Cash Flows

Proprietary Fund

December 31, 2023

Cash Flows from Operating Activities:	
Cash Received from Customers	\$ 25,352,117
Cash Paid to Suppliers	(10,570,825)
Cash Paid to Employees	(11,191,183)
Net Cash Provided by/(Used in) Operating Activities	<u>3,590,109</u>
Cash Flows from Capital and Financing Activities:	
Acquisition of Capital Assets	<u>(937,742)</u>
Net Cash Provided by/(Used in) Capital Activities	<u>(937,742)</u>
Cash Flows from Investing Activities:	
Proceeds from Maturities of Investments	18,054,156
Purchase of Investments	(18,166,264)
Interest on Deposits	806,169
Net Cash Provided by/(Used in) Investing Activities	<u>2,694,061</u>
Net Increase/(Decrease) in Cash and Cash Equivalents	5,346,428
Cash and Cash Equivalents, Beginning of Year	<u>7,856,009</u>
Cash and Cash Equivalents, End of Year	<u>\$ 13,202,437</u>

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

Operating Income (Loss)	\$ 3,164,903
Adjustments to Reconcile Operating Income (Loss) to Net	
Cash Provided by/(Used in) Operating Activities	
Depreciation and Amortization	528,495
(Increase)/Decrease in Other Receivables	(16,616)
(Increase)/Decrease in Prepaids	5,033
(Increase)/Decrease in Net Pension Asset	8,101,533
(Increase)/Decrease in Deferred Outflows of Resources	(919,330)
Increase/(Decrease) in SBITA Liability	104,181
Increase/(Decrease) in Lease Liability	(54,523)
Increase/(Decrease) in Accounts Payable	141,718
Increase/(Decrease) in Wages Payable	17,171
Increase/(Decrease) in Compensated Absences Payable	11,145
Increase/(Decrease) in Unearned Revenue	(605,583)
Increase/(Decrease) in Deferred Inflows of Resources	(6,888,018)
Net Cash Provided by/(Used in) Operating Activities	<u>\$ 3,590,109</u>
Noncash investing, capital, and financing activities:	
Right-to-Use Assets acquired through Lease and SBITA Liabilities	\$ 153,142
Lease and SBITA Liabilities incurred as a result of acquiring Right-to-Use Assets	(153,142)

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

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2023

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Reporting Entity

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

Government-Wide & Fund Financial Statements

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

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

Separate fund financial statements are provided for proprietary funds.

Measurement Focus, Basis of Accounting & Financial Statement Presentation

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

The District has no governmental funds.

The District reports the following proprietary fund:

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

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2023

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

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

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

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

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

Assets, Liabilities & Net Position

Deposits & Investments

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

Prepaid Items

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

Capital Assets

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

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

Income Taxes

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

Unearned Revenues

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

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2023

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Assets, Liabilities & Net Position *(continued)*

Compensated Absences

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

Long-Term Obligations

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

Leases

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

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

Subscription-Based Information Technology Arrangements (SBITA)

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

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

Designated Net Position

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

Use of Estimates

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

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2023

STEWARDSHIP, COMPLIANCE & ACCOUNTABILITY

Budgetary Information

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

The budget process begins in April each year. The budget is approved by the Board and the entities. The Board formally approves the budget in June for the following fiscal year. The budget was not amended during the year, but did have line item changes that did not affect the total amount for the deficiency of revenues over expenses of \$2,800,000.

DEPOSITS & INVESTMENTS

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

At December 31, 2023, the District's deposits and investments balance includes \$11,202,437 of cash, \$2,000,000 of short-term investment with maturity of 90 days as cash equivalents, and \$16,166,264 as investments. Of the deposits and investments balance, the balances held at the banks at December 31, 2023 were \$29,604,662, \$750,000 of which was covered by federal depository insurance and the remaining balance was covered by collateral held by the pledging financial institution's trust department or agent in the District's name.

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

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

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

Concentration of Credit Risk is the risk of loss attributed to the magnitude of the District's investment in a single issuer (i.e., lack of diversification). Concentration risk is defined as positions of 5 percent or more in the securities of a single issuer. It is the District's policy to not allow for a concentration of credit risk. Investments issued by the U. S. Government and investments in investment pools are excluded from the 5 percent disclosure requirement. The government is not exposed to concentration of credit risk.

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

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2023

DEPOSITS & INVESTMENTS *(continued)*

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

As of December 31, 2023, the District's investments are as follows.

Description	Carrying Amount
Certificates of Deposits	<u>\$16,166,264</u>

CAPITAL ASSETS

A summary of changes in capital assets follows:

	12/31/22	Additions	Retirements	12/31/23
Capital Assets Not Being Depreciated:				
Land	\$ 1,387,232	\$ -	\$ -	\$ 1,387,232
Total Capital Assets Not Being Depreciated	<u>1,387,232</u>	<u>-</u>	<u>-</u>	<u>1,387,232</u>
Capital Assets Being Depreciated:				
Building	8,022,173	764,386	-	8,786,559
Computer Equipment	972,064	20,214	-	992,278
Furniture & Equipment	523,850	-	-	523,850
Software	797,859	-	-	797,859
Right-to-use Assets	186,909	-	-	186,909
SBITA Assets	-	153,142	-	153,142
Less: Accumulated Depreciation and Amortization	<u>(4,135,618)</u>	<u>(528,495)</u>	<u>-</u>	<u>(4,664,113)</u>
Total Capital Assets Being Depreciated and Amortized	<u>6,367,237</u>	<u>409,247</u>	<u>-</u>	<u>6,776,484</u>
Total Capital Assets	<u>\$ 7,754,469</u>	<u>\$ 409,247</u>	<u>\$ -</u>	<u>\$ 8,163,716</u>

LEASES

Effective October 1, 2021, the District implemented GASB No.87, Leases, which required recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract.

During the fiscal year 2023, the District entered into various equipment leases for copiers and mailing systems. As of December 31, 2023, RTU assets, net of accumulated amortization, and lease liabilities were \$93,660.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2023

LEASES *(continued)*

The following table presents future lease payments that is related to RTU asset under noncancelable operating as of December 31, 2023. Imputed interest represents the difference between undiscounted cash flows and discounted cash flows.

Year Ending December 31,	Operating Lease
2024	\$ 58,974
2025	23,556
2026	15,704
2027	-
2028	-
Thereafter	-
Total	98,234
Imputed Interest	(4,574)
Lease Liability	<u>\$ 93,660</u>

The following table presents lease costs for fiscal year 2023:

Operating Lease Costs	58,974
Short-Term Lease Costs	1,307
Amortization of RTU Assets	54,523

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

Weighted-Average Remaining Lease	Weighted-Average Discount Rate
2.07	4.50%

SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

GASB has issued GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* (GASB 96). GASB 96 provides guidance on financial reporting for subscription-based information technology arrangements (SBITA) for government end users. SBITA results in a right-to-use subscription asset and related liability. The District has implemented this statement for the 2023 fiscal year.

The District has entered into a SBITA that allows the right to use the SBITA vendor's data storage over the subscription term. The District is required to make annual payments for the SBITA. As of December 31, 2023, SBITA assets, net of accumulated amortization, and SBITA liabilities were \$104,181.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2023

SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS *(continued)*

The following table presents future lease payments that is related to SBITA as of December 31, 2023. Imputed interest represents the difference between undiscounted cash flows and discounted cash flows.

Year Ending December 31,	SBITA Liability
2024	\$ 59,309
2025	49,424
Total	108,733
Imputed Interest	(4,552)
SBITA Liability	<u>\$ 104,181</u>

The following table presents SBITA costs for fiscal year 2023:

SBITA Cost	59,309
Short-Term SBITA Costs	402,200
Amortization of SBITA Assets	48,960

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

Weighted-Average Remaining Liability	Weighted-Average Discount Rate
1.83	4.50%

COMPENSATED ABSENCES

A summary of changes in compensated absences follows:

	12/31/22	Net Changes	12/31/23
Compensated Absences	<u>\$ 358,932</u>	<u>\$ 11,145</u>	<u>\$ 370,077</u>

DESIGNATED NET POSITION

Net Position has been designated for the following purposes:

	Authorized Designations
Building Capital	\$ 10,100,000
TCDRS Pension Related	4,547,000
Litigation	2,050,000
Technology	1,000,000
Ongoing Operations & Disaster Recovery	1,200,000
Insurance	350,000
2023 Budget Buy Down	2,800,000
2024 Budget Buy Down	3,700,000
Total Designated Net Position	<u>\$ 25,747,000</u>

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2023

RETIREMENT PLAN

Plan Description - The District provides retirement, disability, and death benefits for all of its full-time employees through a nontraditional defined benefit pension plan in the statewide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of nearly 800 nontraditional defined benefit pension plans. TCDRS in the aggregate issues a comprehensive annual financial report on a calendar year basis. The annual financial report is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034.

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

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

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

Contributions – Employees of the District were required to contribute 7.00% of their annual gross earnings during the fiscal year. The contribution rates for the District were 13.25% and 13.75% in calendar year 2023 and 2022, respectively. The District's contributions to TCDRS for the year ended December 31, 2023 were \$1,710,653 and were equal to the required contributions. Under the TCDRS Act, the contribution rate of the employer is actuarially determined annually. The employee contribution rate and the employer contribution rate may be changed by the governing body of the employer within the options available in the TCDRS Act.

The required contribution was determined as part of the **December 31, 2022** actuarial valuation using the entry age actuarial cost method. The actuarial assumptions at **December 31, 2022** included (a) 7.50 percent investment rate of return (net of administrative expenses), and (b) projected salary increases of 4.70 percent. Both (a) and (b) included an inflation component of 2.50 percent. The actuarial value of assets was determined using techniques that spread the effects of short-term volatility in the market value of investments over a ten-year period. The unfunded actuarial accrued liability is being amortized as a level percentage of payroll on a closed basis.

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2023

RETIREMENT PLAN - Contributions *(continued)*

Actuarial Valuation Information					
Actuarial Valuation Date	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022
Actuarial Cost Method	Entry Age	Entry Age	Entry Age	Entry Age	Entry Age
Actuarial Method	Level % Of Payroll, Closed	Level % Of Payroll, Closed	Level % Of Payroll, Closed	Level % Of Payroll, Closed	Level % Of Payroll, Closed
Remaining Amortization	0 Years	0 Years	0 Years	0 Years	0 Years
Asset Valuation Method	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market	5-Year Smoothed Market
Actuarial Assumptions					
Investment Return*	8.00%	8.00%	8.00%	7.50%	7.50%
Projected Salary Increases*	4.90%	4.90%	4.90%	4.70%	4.70%
Inflation	2.75%	2.75%	2.75%	2.50%	2.50%

* Includes inflation at the stated rate.

Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balances as of December 31, 2021	\$ 49,610,099	\$ 59,841,236	\$ (10,231,137)
Changes for the year:			
Service cost	1,397,034	-	1,397,034
Interest	3,792,689	-	3,792,689
Difference between expected/actual experience	1,394,808	-	1,394,808
Changes of assumptions	286,125	-	286,125
Contributions - employer	-	1,632,186	(1,632,186)
Contributions - employee	-	627,295	(627,295)
Net Investment Income	-	(3,508,979)	3,508,979
Benefit payments, including refunds of employee contributions	(2,247,811)	(2,247,811)	-
Administrative expenses	-	(33,030)	33,030
Other charges	-	51,651	(51,651)
Net changes	4,622,845	(3,478,688)	8,101,533
Balances as of December 31, 2022	\$ 54,232,944	\$ 56,362,548	\$ (2,129,604)

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

	1% Decrease (6.6%)	Discount Rate (7.6%)	1% Increase (8.6%)
District's net pension liability (asset)	\$ 4,818,323	\$ (2,129,604)	\$ (7,972,179)

COLLIN CENTRAL APPRAISAL DISTRICT

Notes to Financial Statements
For the Year Ended December 31, 2023

RETIREMENT PLAN *(continued)*

Pension Expense & Deferred Outflows of Resources - For the year ended December 31, 2023, the District recognized pension expense in the amount of \$294,185. At December 31, 2023, the District reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of	Deferred Inflows of Resources
Differences between expected and actual economic experience (net of current year amortization)	\$ 394,415	\$ 356,313
Changes in actuarial assumptions	1,327,467	73,862
Net differences between projected and actual investment earnings (net of current year amortization)	1,176,238	-
Contributions subsequent to the measurement date	1,710,653	-
Total	<u>\$ 4,608,773</u>	<u>\$ 430,175</u>

\$1,710,653 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the subsequent year. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	
2023	\$ (158,823)
2024	401,840
2025	556,096
2026	1,668,832
2027	-
Thereafter	-
	<u>\$ 2,467,945</u>

EVALUATION OF SUBSEQUENT EVENTS

The District has evaluated subsequent events through April 16, 2024, the date which the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION (Unaudited)

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Revenues, Expenses and Changes in Fund Net Position
Budgeted and Actual – Proprietary Fund
For the Year Ended December 31, 2023
(Unaudited)

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
OPERATING REVENUES				
Local Support	\$ 25,299,000	\$ 25,299,000	\$ 25,299,000	\$ -
Miscellaneous Revenue	-	-	69,733	69,733
Total Revenues	<u>25,299,000</u>	<u>25,299,000</u>	<u>25,368,733</u>	<u>69,733</u>
 OPERATING EXPENSES				
Salaries	13,196,100	13,335,100	10,379,731	2,955,369
Overtime	120,000	120,000	93,916	26,084
Payroll Taxes	192,400	192,400	155,838	36,562
Auto Allowance	822,800	822,800	745,852	76,948
Workman's Compensation	70,000	70,000	37,915	32,085
Group Insurance	3,016,000	3,016,000	2,008,889	1,007,111
Employee Retirement	1,757,800	1,757,800	1,604,838	152,962
Aerial Photography	445,000	445,000	383,460	61,540
Appraisal Review Board	810,000	860,000	848,738	11,262
Audit & Accounting	16,000	22,000	18,079	3,921
Board of Directors Meeting	7,000	7,000	6,803	197
Building Maintenance & Repairs	640,000	640,000	333,902	306,098
Computer Maintenance	375,000	375,000	262,376	112,624
Contract Services	150,000	141,000	86,982	54,018
Equipment Repair & Maintenance	52,000	52,000	28,717	23,283
General Insurance	60,000	60,000	53,953	6,047
Legal Notices & Advertising	37,000	37,000	18,186	18,814
Legal Services	2,100,000	2,130,000	2,051,289	78,711
Postage	520,000	520,000	427,388	92,612
Professional Services	250,000	259,000	258,186	814
Registration and Dues	45,000	45,000	23,840	21,160
Rent-Equipment	115,000	115,000	5,511	109,489
Security	165,000	165,000	112,803	52,197
Supplies and Materials	570,000	570,000	415,900	154,100
Telephone, Internet, Data Cloud	350,000	350,000	158,206	191,794
Travel and Education	175,000	175,000	62,629	112,371
Utilities	141,900	141,900	96,492	45,408
Non-Capital - Computer Equipment	350,000	350,000	116,925	233,075
Non-Capital - Computer Software	650,000	650,000	412,548	237,452
Non-Capital - Software Development	200,000	200,000	-	200,000
Non-Capital - Furniture & Equipment	75,000	75,000	65,443	9,557
Contingency	225,000	-	-	-
Buy Down of Pension Unfunded				
Actuarial Liability	400,000	400,000	400,000	-
Total Expenses	<u>28,099,000</u>	<u>28,099,000</u>	<u>21,675,335</u>	<u>6,423,665</u>

COLLIN CENTRAL APPRAISAL DISTRICT

Statement of Revenues, Expenses and Changes in Fund Net Position

Budgeted and Actual – Proprietary Fund

For the Year Ended December 31, 2023

(Unaudited)

(Continued)

	Budgeted Amounts		Actual	Variance
	Original	Final	Amounts	With Final Budget Positive (Negative)
NONOPERATING REVENUES & EXPENSES				
Operating Income (Loss)	(2,800,000)	(2,800,000)	3,693,398	6,493,398
Interest Income	-	-	806,169	806,169
Total Nonoperating Revenues	-	-	806,169	806,169
Changes in Net Position	(2,800,000)	(2,800,000)	4,499,567	7,299,567
Net Position, Beginning	33,400,728	33,400,728	33,400,728	-
Net Position, Ending	<u>\$ 30,600,728</u>	<u>\$ 30,600,728</u>	<u>\$ 37,900,295</u>	<u>\$ 7,299,567</u>

Budget/GAAP Reconciliation

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

Net Position (Budget)	\$ 37,900,295
Depreciation	<u>(528,495)</u>
Net Position (GAAP)	<u>\$ 37,371,800</u>

COLLIN CENTRAL APPRAISAL DISTRICT
Schedule of Changes in Net Pension Liability and Related Ratios
For the Year Ended December 31, 2023
(Unaudited)

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

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

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

COLLIN CENTRAL APPRAISAL DISTRICTSchedule of Pension Contributions
For the Year Ended December 31, 2023
(Unaudited)

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

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

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

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of Collin Central Appraisal District (the "District"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise The District's basic financial statements and have issued our report thereon dated April 16, 2024.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of This Report

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

Vail + Park, P.C.

Frisco, Texas

April 16, 2024

J.

Schedule Second

2024 Budget Workshop



Collin Central Appraisal District

April 25, 2024

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

RE: Schedule Second Budget Workshop

Discuss and vote on scheduling the Board's second budget workshop in conjunction with the May 23, 2024 regular board meeting.

Marty Wright
Chief Appraiser

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

K.
Board of Directors
Proposed Policy Changes
Policy #113



Collin Central Appraisal District

POLICY NUMBER: 113

POLICY NAME: APPRAISAL REVIEW BOARD (ARB) MEMBERSHIP

The Appraisal Review Board (ARB) may consist of up to (80) regular members and up to (20) auxiliary members, as deemed appropriate for anticipated case volume.

Based on changes to the Texas Property Tax Code, Section 6.41(d-1), effective ~~July 1, 2024~~ ~~January 1, 2014~~, the ~~Board of Directors local Administrative Judge~~ will appoint all members to the ARB under Subchapter D, Chapter 74, of the Government Code.

A member of the ARB may be removed from the ~~ARB board~~ by a majority vote of the Board of Directors if they determine grounds for removal. ~~the Administrative District Judge or the Judge's designee.~~

Grounds for removal are:

- (1) A violation of the Texas Property Tax Code, Section 6.412, 6.413, 41.66(f), or 41.69; or
- (2) Good cause relating to the attendance of members at called meetings of the ~~ARB board~~, as established below by the Board of Directors; or
- (3) Clear and convincing evidence of repeated bias or misconduct.

If an ARB member is believed to be in violation of condition (1) and/or (2) and/or (3) by the chief appraiser, he shall file a complaint with the Board of Directors pursuant to their policy #105, '*Filing and Resolving Complaints*' under Section 6.04 of the Texas Property Tax Code. The Taxpayer Liaison Officer (TLO) will report the complaint to the Board of Directors, ~~as part of the monthly report~~, at which time the Board of Directors will schedule an agenda action item to determine if ~~a formal request should be filed to the Administrative Judge.~~ removal is warranted.

If an ARB member is believed to be in violation of condition (1) and/or (2) and/or (3) by the Officers of the ARB, they shall file a complaint with the

~~Board of Directors Administrative District Judge~~ through the ARB's legal counsel, in conjunction with the ~~TLO. Taxpayer Liaison Officer (TLO).~~ The TLO will report the complaint to the Board of Directors, ~~as a part of a routine the~~ monthly report ~~at which time to~~ the Board of Directors, will schedule an agenda action item to determine if removal is warranted. ~~report such action by the ARB Officers, as a professional courtesy, non-action item, to the board of directors.~~

Not later than the 90th day after the date the Board of Directors learn of a potential ground for removal, shall remove the ARB member, or find by official action that the ARB member's removal is not warranted.

If the Board of Directors, ~~by majority vote finds~~ that an ARB member is in violation of condition (1) and/or (2) and/or (3), the Board of Directors will ~~notify the parties, file a formal request~~ through their TLO, with assistance from the District's legal counsel, acting in conjunction with the ARB's legal counsel, ~~with the local Administrative District Judge of the removal of remove~~ the member. If such action is taken by the Board of Directors, the TLO also will advise the ARB Chairman, in writing, ~~, prior to the formal board of directors' request being delivered to the Administrative District Judge.~~

"Good Cause" attendance requirements established by the board of directors:

Due to the strict time constraints placed on the ARB in regard to completion of the appraisal roll and the certification of the appraisal rolls by the chief appraiser, and the necessity for reliable attendance of ARB members, the Board of Directors includes the following attendance requirements as a part of the ARB appointment process:

If an ARB member ~~misses~~ has three (3) ~~unexcused absences for any consecutive~~ ARB called meetings, ~~training, workshop,~~ and/or requests for service on hearing panels per calendar year, the Board of Directors, by majority vote, ~~have grounds for removal. may file a removal request with the Administrative Judge,~~ as described in condition (2). ~~above.~~

If the ARB member presents reasons for his/her absences, the Board of Directors will consider those reasons in the enforcement of this policy. Sufficient reasons for lack of attendance may include, but not be limited to,

death in the immediate family, sickness of individual or family members, and request for judicial service for jury duty, summons for court appearance or other personal related incidents acceptable to the Board of Directors.

Additionally, ARB members appointed for service to the ARB must serve at least 60% percent of the days requested to serve during the protest process from May through August each year. If the ARB member does not serve the required days, the Board of Directors, by majority vote, have grounds for removal, as described in condition (2). ~~may file a removal request with the Administrative Judge, as described above.~~ In determining good cause ~~file a removal request~~, the Board of Directors will consider extenuating circumstances for non-compliance with the attendance policy for such events, but not limited to: sickness of the member or the member's family, deaths in the family, and special or unusual work assignments. The Board of Directors will be provided an attendance report from the District's Director of ARB & Agent Services, ~~ARB Administration staff~~ and/or an officer of the ~~Chairman~~ ARB each year, after the August supplemental hearing docket is concluded, but before the Board of Directors ~~Administrative Judge~~ appoints members for the following year.

Additional Instructions from the Board of Directors:

The Board of Directors desires that all ARB hearings be fair and unbiased for all parties, and that the ARB shall conduct its business in compliance with the Comptroller's Model Hearing Procedures and the Texas Property Tax Code.

New ARB members being appointed to their initial term and returning members being appointed to their subsequent second or third term will take their oath of office at their first ARB meeting in the appointed term.

Property Tax Code Section: 6.41
Date Adopted: September 24, 2009
Resolution #: 2009-14

Date Amended: August 19, 2010
Resolution #: 2010-19

Date Amended: February 23, 2012
Resolution #: 2012-25

Date Amended: January 30, 2014
Resolution #: 2014-30

Date Amended: February 26, 2015
Resolution #: 2015-33

Date Amended: November 5, 2015
Resolution #: 2015-37

Date Amended: November 9, 2017
Resolution #: 2017-45

Date Amended: November 29, 2018
Resolution #: 2018-49

Date Amended: April 25, 2024
Resolution #: 2024-86



Collin Central Appraisal District

POLICY NUMBER: 113

POLICY NAME: APPRAISAL REVIEW BOARD (ARB) MEMBERSHIP

The Appraisal Review Board (ARB) may consist of up to (80) regular members and up to (20) auxiliary members, as deemed appropriate for anticipated case volume.

Based on changes to the Texas Property Tax Code, Section 6.41(d), effective July 1, 2024, the Board of Directors will appoint all members to the ARB under Subchapter D, Chapter 74, of the Government Code.

A member of the ARB may be removed from the ARB by a majority vote of the Board of Directors if they determine grounds for removal.

Grounds for removal are:

- (1) A violation of the Texas Property Tax Code, Section 6.412, 6.413, 41.66(f), or 41.69; or
- (2) Good cause relating to the attendance of members at called meetings of the ARB, as established below by the Board of Directors; or
- (3) Clear and convincing evidence of repeated bias or misconduct.

If an ARB member is believed to be in violation of condition (1) and/or (2) and/or (3) by the chief appraiser, he shall file a complaint with the Board of Directors pursuant to their policy #105, *'Filing and Resolving Complaints'* under Section 6.04 of the Texas Property Tax Code. The Taxpayer Liaison Officer (TLO) will report the complaint to the Board of Directors, as part of the monthly report, at which time the Board of Directors will schedule an agenda action item to determine if removal is warranted.

If an ARB member is believed to be in violation of condition (1) and/or (2) and/or (3) by the Officers of the ARB, they shall file a complaint with the Board of Directors through the ARB's legal counsel, in conjunction with the TLO. The TLO

will report the complaint to the Board of Directors, as part of the monthly report at which time the Board of Directors will schedule an agenda action item to determine if removal is warranted.

Not later than the 90th day after the date the Board of Directors learn of a potential ground for removal, shall remove the ARB member, or find by official action that the ARB member's removal is not warranted.

If the Board of Directors, by majority vote find that an ARB member is in violation of condition (1) and/or (2) and/or (3), the Board of Directors will notify the parties, through their TLO, with assistance from the District's legal counsel, acting in conjunction with the ARB's legal counsel, of the removal of the member. If such action is taken by the Board of Directors, the TLO will also advise the ARB Chairman, in writing.

"Good Cause" attendance requirements established by the Board of Directors:

Due to the strict time constraints placed on the ARB in regard to completion of the appraisal roll and the certification of the appraisal rolls by the chief appraiser, and the necessity for reliable attendance of ARB members, the Board of Directors include the following attendance requirements as a part of the ARB appointment process:

If an ARB member has three (3) unexcused absences for any ARB called meeting, training, workshop, and/or request for service on hearing panels per calendar year, the Board of Directors, by majority vote, have grounds for removal, as described in condition (2).

If the ARB member presents reasons for his/her absences, the Board of Directors will consider those reasons in the enforcement of this policy.

Sufficient reasons for lack of attendance may include, but not be limited to, death in the immediate family, sickness of individual or family member, and request for judicial service for jury duty, summons for court appearance or other personal related incidents acceptable to the Board of Directors.

Additionally, ARB members appointed for service to the ARB must serve at least 60% of the days requested to serve during the protest process from May through August each year. If the ARB member does not serve the required days, the Board of Directors, by majority vote, have grounds for removal, as described in condition (2).

In determining good cause, the Board of Directors will consider extenuating circumstances for non-compliance with the attendance policy for such events, but not limited to sickness of the member or the member's family, deaths in the family, and special or unusual work assignments. The Board of Directors will be provided an attendance report from the District's Director of ARB & Agent Services, and/or an Officer of the ARB each year, after the August hearing docket is concluded, but before the Board of Directors appoint members for the following year.

Additional Instructions from the Board of Directors:

The Board of Directors desire that all ARB hearings be fair and unbiased for all parties, and that the ARB shall conduct its business in compliance with the Comptroller's Model Hearing Procedures and the Texas Property Tax Code.

New ARB members being appointed to their initial term and returning members being appointed to their subsequent second or third term will take their oath of office at their first ARB meeting in the appointed term.

Date Adopted: September 24, 2009
Resolution #: 2009-14

Date Amended: August 19, 2010
Resolution #: 2010-19

Date Amended: February 23, 2012
Resolution #: 2012-25

Date Amended: January 30, 2014
Resolution #: 2014-30

Date Amended: February 26, 2015
Resolution #: 2015-33

Date Amended: November 5, 2015
Resolution #: 2015-37

Date Amended: November 9, 2017
Resolution #: 2017-45

Date Amended: April 25, 2024
Resolution #: 2024-86



Collin Central Appraisal District

BOARD OF DIRECTORS

Brian Mantzey-Chairman
Ronald Kelley-Secretary
Richard Grady
Kenneth Maun
Clint Pruett
Veronica Yost

CHIEF APPRAISER

Marty Wright

BOARD OF DIRECTORS RESOLUTION # 2024- 86

The Collin Central Appraisal District Board of Directors met in open session on April 25, 2024. The Board, with a quorum present, by a vote of _____ (for) and _____ (against) adopted the following resolution:

Be it resolved that the Collin Central Appraisal District Board of Directors hereby adopts Policy 113 regarding the Appraisal Review Board (ARB) membership.

In witness whereof, I have hereunto set my hand as an Officer of Collin Central Appraisal District Board of Directors, this 25th day of April, 2024.

Brian Mantzey-Chairman

(and/or)

Ronald Kelley-Secretary

REPORTS



Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly Status Report

DATE: April 25, 2024

- 1) 85 Customer Service Surveys received in March with only two noting "needs improvement in wait time". This is like the total for March 2023 when customer service was experiencing record homestead exemption filings. The CS counter is still currently handling record demands.
- 2) We received a letter from a Mr. Tartaglino, who owns multiple properties in the county that he would like to meet with Board of Directors concerning "several issues outside the scope of 41.41".



Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly TDLR Status Report

DATE: April 25, 2024

The TDLR complaint #PTP20230007199, Mr. Binit, that was reported to the board at the June 22, 2023, BOD Meeting is still open waiting for a reply from the comptroller's office.



Collin CAD - 25.25(b) Change Report

Year	Prop ID	Owner Name	Legal Description	Entity Codes	PTAD Codes	Begin Value	Final Value	Gain/Loss
2019	2526559	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT N-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2020	2526559	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT N-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2021	2526559	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT N-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2022	2526559	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT N-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2023	2526559	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT N-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2024	2526559	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT N-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2019	2526560	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT Q-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2020	2526560	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT Q-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2021	2526560	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT Q-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2022	2526560	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT Q-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2023	2526560	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT Q-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2024	2526560	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	BROOKSTONE PHASE I (CMC), LOT Q-1; COMMON AREA	GCN,JCN,SFR,CMC	A	1,000	1,000	0
2023	2582369	GERARDIS OLIVIA DIANE & DANIEL MICHAEL	HILLS OF LONE STAR THE (GCN), LOT 12	GCN,JCN,SCL	E	935,498	911,016	-24,482
2019	2693119	PAKALA PAVAN & SHILPA KOTA	STONE HOLLOW PHASE TWO (CMC), BLK B, LOT 5	GCN,JCN,SFR,CMC	A	484,460	466,753	-17,707
2020	2693119	PAKALA PAVAN & SHILPA KOTA	STONE HOLLOW PHASE TWO (CMC), BLK B, LOT 5	GCN,JCN,SFR,CMC	A	518,973	500,644	-18,329
2021	2693119	PAKALA PAVAN & SHILPA KOTA	STONE HOLLOW PHASE TWO (CMC), BLK B, LOT 5	GCN,JCN,SFR,CMC	A	546,866	527,104	-19,762
2022	2693119	PAKALA PAVAN & SHILPA KOTA	STONE HOLLOW PHASE TWO (CMC), BLK B, LOT 5	GCN,JCN,SFR,CMC	A	601,553	579,814	-21,739
2023	2693119	PAKALA PAVAN & SHILPA KOTA	STONE HOLLOW PHASE TWO (CMC), BLK B, LOT 5	GCN,JCN,SFR,CMC	A	661,708	637,795	-23,913
2022	2842546	D R HORTON - TEXAS LTD	MAGNOLIA PHASE 8 (GCN), BLK FF, LOT 22; (SEE R-12456-OFF-0220-W FOI	GCN,JCN,SCO	O	121	121	0
2023	2842546	D R HORTON - TEXAS LTD	MAGNOLIA PHASE 8 (GCN), BLK FF, LOT 22; (SEE R-12456-OFF-0220-W FOI	GCN,JCN,SCO	O	109	109	0
2022	2842712	D R HORTON - TEXAS LTD	MAGNOLIA PHASE 8 (GCN), BLK FF, LOT 22; (SEE R-12456-OFF-0220-1 FOR	WDRM1	A	70,000	70,000	0
2023	2842712	D R HORTON - TEXAS LTD	MAGNOLIA PHASE 8 (GCN), BLK FF, LOT 22; (SEE R-12456-OFF-0220-1 FOR	WDRM1	C1	80,000	80,000	0
						3,911,288	3,785,356	-125,932



Collin Central Appraisal District

April 17, 2024

TO: Board of Directors

FROM: Tina Castillo, Director of ARB & Agents Services

RE: 1st Quarter 2024- Arbitration Report

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

- There have been 358 Requests for Binding Arbitration filed for 2023.
- The total certified market value of the properties under appeal is \$68,595,545. The difference between the certified value of the properties and the requestor opinion of value is \$17,663,978.
- Below is a representation of the current 2023 arbitration case load, along with the 2022 statistics, as reference.

ARBITRATION STATUS	2023	ARBITRATION STATUS	2022
Active	87	Active	1
Rejected	1	Rejected	1
Withdrawn	16	Withdrawn	27
Dismissed	3	Dismissed	1
Settled	150	Settled	174
District	49	District	51
Taxpayer/Agent	52	Taxpayer/Agent	64
TOTAL	358	TOTAL	319

ARBITRATED BY	2023	ARBITRATED BY	2022
Agent	264	Agent	227
Taxpayer	94	Taxpayer	92
TOTAL	358	TOTAL	319

PROPERTY TYPE	2023	PROPERTY TYPE	2022
Residential	244	Residential	237
Land	18	Land	6
Commercial	82	Commercial	66
BPP	14	BPP	10
TOTAL	358	TOTAL	319



QUARTERLY INVESTMENT REPORT

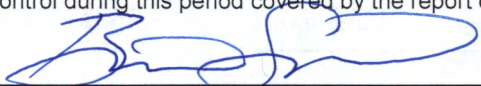
For the Quarter Ended

March 31, 2024

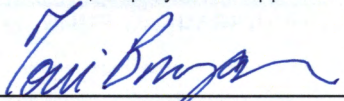
Prepared by

Valley View Consulting, L.L.C.

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


Brian Swanson, Deputy Chief Appraiser - Business Operations and Compliance

4-18-2024
Date


Toni Bryan - Director of Business Operations and Finance

4-18-2024
Date

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

Summary

Quarter End Results by Investment Category:

Asset Type	December 31, 2023			March 31, 2024		
	Ave. Yield	Book Value	Market Value	Ave. Yield	Book Value	Market Value
DDA/MMA/Pool	5.11%	\$ 11,438,782	\$ 11,438,782	5.12%	\$ 14,206,591	\$ 14,206,591
Securities/CDs	5.66%	18,201,660	18,201,660	5.53%	18,372,684	18,372,684
Totals	4.53%	\$ 29,640,442	\$ 29,640,442	5.35%	\$ 32,579,275	\$ 32,579,275

Current Quarter Average Yield (1)

Total Portfolio	5.35%
Rolling Three Month Treasury	5.46%
Rolling Six Month Treasury	5.37%
TexPool	5.32%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio	N/A
Rolling Three Month Treasury	5.46%
Rolling Six Month Treasury	5.37%
TexPool	5.32%

Interest Earnings (Approximate)

This Quarter	\$ 410,436
Fiscal Year-to-Date	\$ 410,436

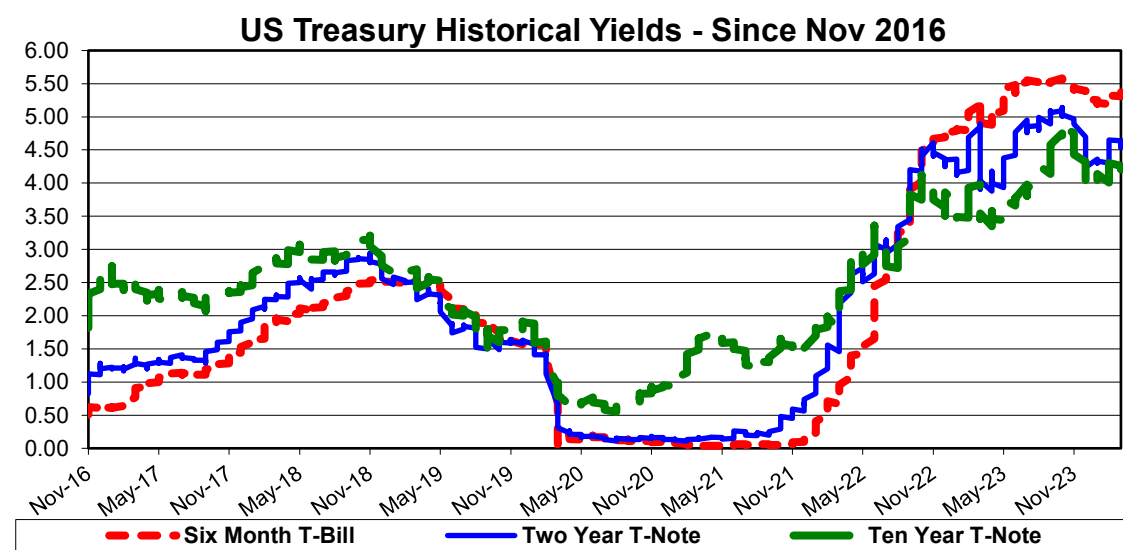
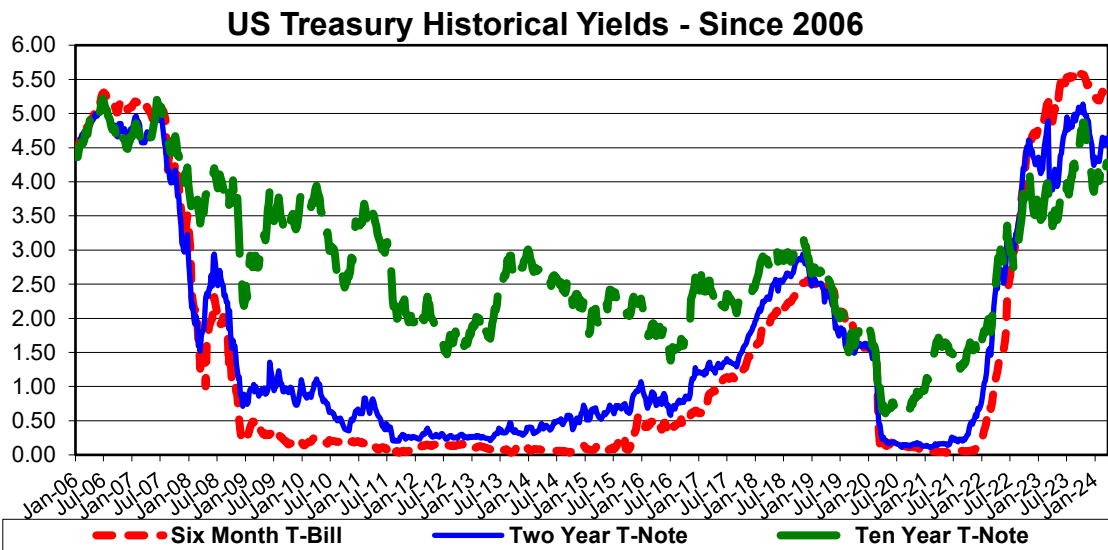
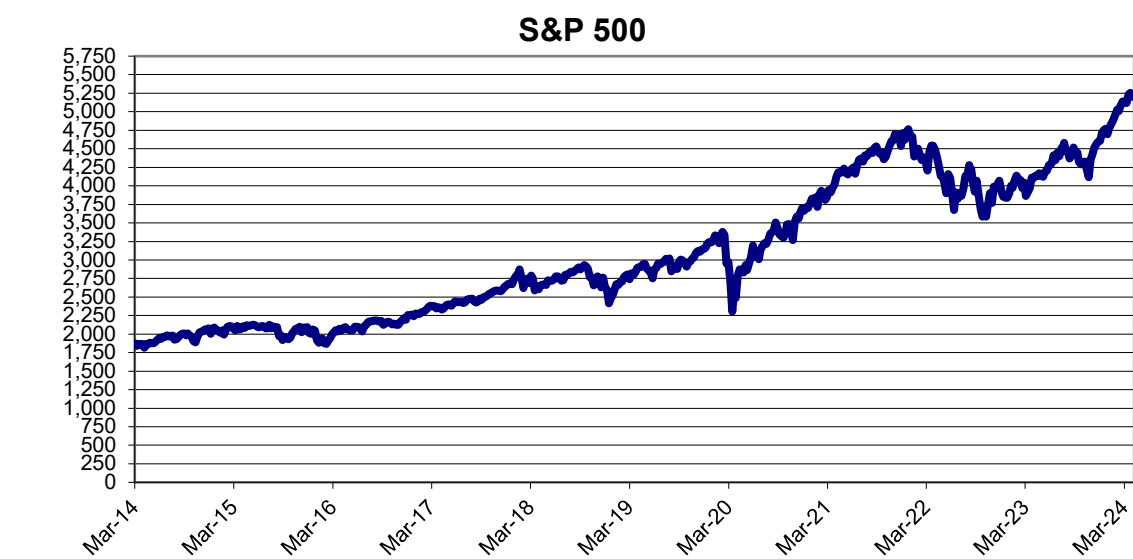
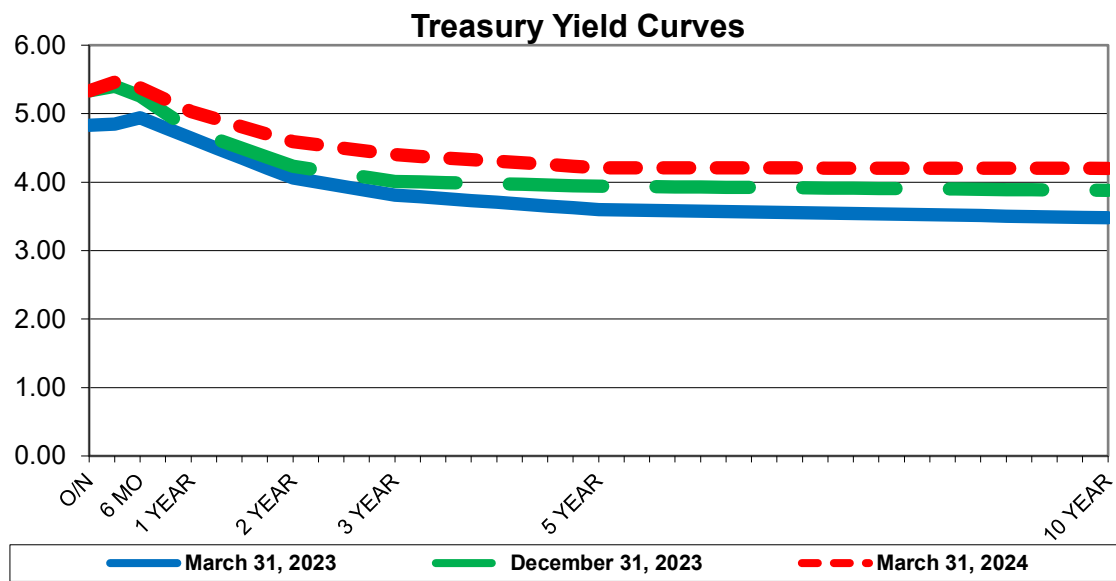
(1) **Current Quarter Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

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

Economic Overview

3/31/2024

The Federal Open Market Committee (FOMC) maintained the Fed Funds target range 5.25% - 5.50% (Effective Fed Funds are trading +/-5.33%). All expectations are for reduced future rates, but any actions will be meeting-by-meeting and "data-dependent." Fourth Quarter 2023 GDP recorded a stronger than expected 3.4%. The S&P 500 Stock Index reached another new high closing over 5,200. The yield curve remains inverted but longer yields rose slightly. Crude Oil traded over \$87 per barrel. Inflation stubbornly remained above the FOMC 2% target (Core PCE +/-2.8% and Core CPI +/-3.8%). Reduced global economic outlooks and ongoing/expanding military conflicts continue increasing uncertainty.



Holdings Report
March 31, 2024

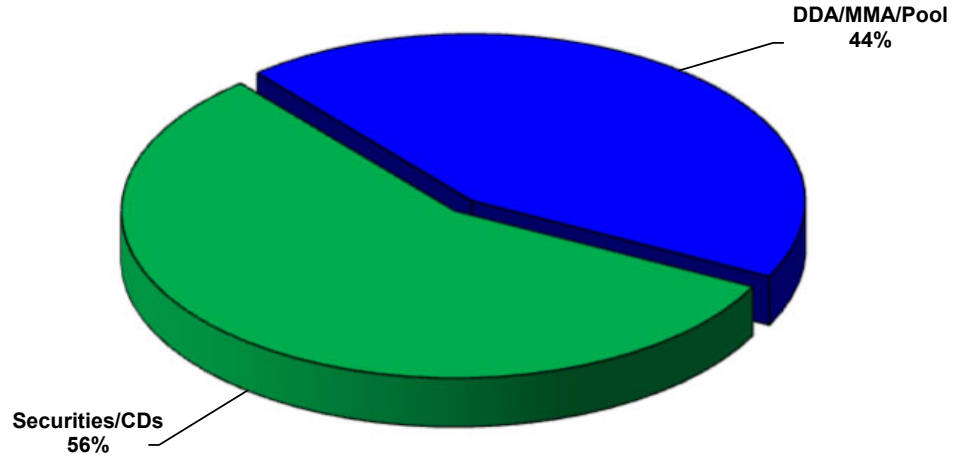
Issuer	Coupon	Settlement Date	Maturity Date	Face Value	Book Value	Market Price	Market Value	YTM @ Cost	Days To Maturity
Independent Financial Operating	0.00	03/31/24	04/01/24	\$ 1,000,000	\$ 1,000,000	1.00	\$ 1,000,000	0.00	1
Independent Financial MMA	5.62	03/31/24	04/01/24	5,492,864	5,492,864	1.00	5,492,864	5.62	1
Texas Capital Bank Operating	5.46	03/31/24	04/01/24	51,704	51,704	1.00	51,704	0.00	1
Texas Capital Bank MMA	5.46	03/31/24	04/01/24	7,662,023	7,662,023	1.00	7,662,023	5.46	1
East West Bank CD	5.76	10/17/23	04/17/24	2,053,404	2,053,404	100.00	2,053,404	5.93	17
East West Bank CD	5.64	09/21/23	06/21/24	2,060,538	2,060,538	100.00	2,060,538	5.80	82
East West Bank CD	5.65	10/17/23	07/17/24	2,052,371	2,052,371	100.00	2,052,371	5.81	108
East West Bank CD	5.57	09/21/23	09/23/24	2,059,776	2,059,776	100.00	2,059,776	5.73	176
East West Bank CD	5.13	01/16/24	10/16/24	2,021,476	2,021,476	100.00	2,021,476	5.26	199
East West Bank CD	5.53	10/17/23	10/17/24	2,051,245	2,051,245	100.00	2,051,245	5.69	200
Texas Capital Bank CD	5.30	11/21/23	11/20/24	2,026,895	2,026,895	100.00	2,026,895	5.30	234
East West Bank CD	4.92	01/16/24	01/16/25	2,020,593	2,020,593	100.00	2,020,593	5.04	291
Texas Capital Bank CD	5.20	11/21/23	02/20/25	2,026,384	2,026,384	100.00	2,026,384	5.20	326
				\$32,579,275	\$32,579,275		\$32,579,275	5.35	102

(1) (2)

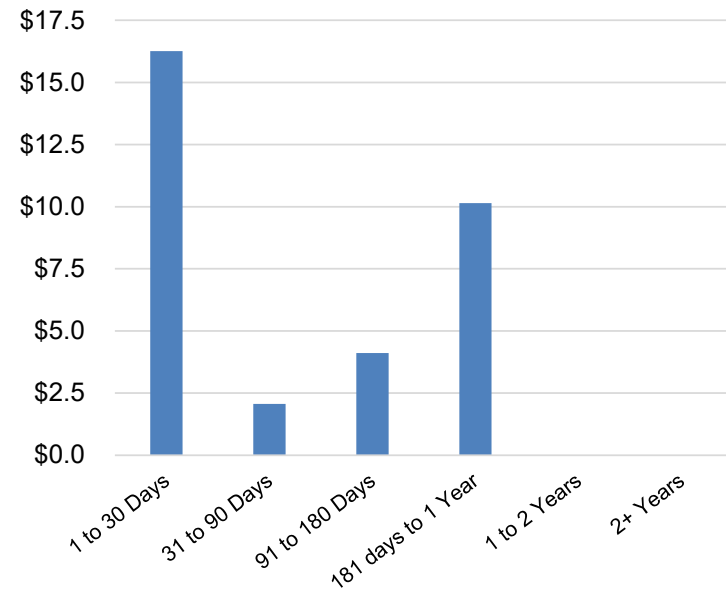
(1) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered.

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

Portfolio Composition



Distribution by Maturity Range (Millions)



Book & Market Value Comparison
March 31, 2024

Issuer	Yield	Maturity Date	Book Value 12/31/23	Increases	Decreases	Book Value 03/31/24	Market Value 12/31/23	Change in Market Value	Market Value 03/31/24
Independent Financial Operating	0.000	04/01/24	\$ 1,000,000	\$ —	\$ —	\$ 1,000,000	\$ 1,000,000	\$ —	\$ 1,000,000
Independent Bank ARB account	0.000	04/01/24	307	—	(307)	—	307	(307)	—
Independent Financial MMA	5.620	04/01/24	8,408,047	—	(2,915,183)	5,492,864	8,408,047	(2,915,183)	5,492,864
Texas Capital Bank Operating	0.000	04/01/24	—	51,704	—	51,704	—	51,704	51,704
Texas Capital Bank MMA	5.460	04/01/24	2,030,428	5,631,595	—	7,662,023	2,030,428	5,631,595	7,662,023
Independent Financial Bank CD	5.620	02/15/24	2,007,107	—	(2,007,107)	—	2,007,107	(2,007,107)	—
East West Bank CD	5.875	03/21/24	2,032,167	—	(2,032,167)	—	2,032,167	(2,032,167)	—
East West Bank CD	5.928	04/17/24	2,024,129	29,275	—	2,053,404	2,024,129	29,275	2,053,404
East West Bank CD	5.800	06/21/24	2,031,769	28,769	—	2,060,538	2,031,769	28,769	2,060,538
East West Bank CD	5.810	07/17/24	2,023,666	28,705	—	2,052,371	2,023,666	28,705	2,052,371
East West Bank CD	5.727	09/23/24	2,031,372	28,404	—	2,059,776	2,031,372	28,404	2,059,776
East West Bank CD	5.260	10/16/24	—	2,021,476	—	2,021,476	—	2,021,476	2,021,476
East West Bank CD	5.685	10/17/24	2,023,160	28,085	—	2,051,245	2,023,160	28,085	2,051,245
Texas Capital Bank CD	5.300	11/20/24	2,014,280	12,615	—	2,026,895	2,014,280	12,615	2,026,895
East West Bank CD	5.040	01/16/25	—	2,020,593	—	2,020,593	—	2,020,593	2,020,593
Texas Capital Bank CD	5.200	02/20/25	2,014,010	12,375	—	2,026,384	2,014,010	12,375	2,026,384
Total / Average	5.350		\$ 29,640,442	\$ 9,893,596	\$ (6,954,763)	\$ 32,579,275	\$ 29,640,442	\$ 2,938,832	\$ 32,579,275

Collateral Position
March 31, 2024

	Independent Financial	Texas Capital Bank	East West Bank
Collateral Value	\$ 15,000,000	\$ 12,500,000	\$ 16,955,000
+ FDIC Insurance	250,000	250,000	250,000
Total Enhancement	<u>\$ 15,250,000</u>	<u>\$ 12,750,000</u>	<u>\$ 17,205,000</u>
 Total Deposits	 \$ 6,492,864	 11,767,007	 \$ 14,319,404
 Collateral Required	 \$ 6,242,864	 \$ 11,638,605	 \$ 14,438,368
 Excess Coverage	 \$ 8,757,136	 \$ 982,993	 \$ 2,885,596
Percentage Coverage	235%	108%	120%
 Collateral Type:			
Agency Letter of Credit	\$ 15,000,000	\$ 12,500,000	\$ 12,650,000
(LOC expiration date)	04/12/24	04/30/24	09/27/24

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2024

Vendor		Vendor	
1	ACTIVE SHOOTER PREVENTION PROJECT, LLC	51	DALLAS MORNING NEWS
2	ADP INC	52	DEARBORN NATIONAL LIFE INSURANCE COMPANY
3	ADVANCED STANCHIONS, INC	53	DELL MARKETING
4	AFFILIATED COM-NET, INC.	54	DEX IMAGING
5	AFFILIATED COMMUNITIONS, INC.	55	DISCOVERY BENEFITS
6	AFLAC	56	DLT SOLUTIONS LLC
7	AIRCRAFT BLUE BOOK	57	DMNMEDIA
8	AIRPAC, INC	58	DSS
9	ALFORD INSURANCE AGENCY	59	DSS FIRE INC
10	AMERICAN LANGUAGE TECHNOLOGIES	60	DSS FIREGUARD, INC.
11	AMERICAN SERVICES	61	ELLERBEE-WALCZAK, INC
12	APPRAISAL INSTITUTE	62	ELLIOTT ELECTRIC SUPPLY
13	ARMSTRONG & ARMSTRONG, P.C.	63	EQUIP SOURCE CAPITAL
14	ASSN TECHNOLOGY SERVICES, INC	64	ESRI INC
15	AT&T - CLOUD MICROSOFT	65	EVERBRIDGE, INC
16	AT&T - FIBER	66	EXPERIAN MARKETING SOLUTIONS
17	AT&T - MAIN LOCAL	67	FASTVUE, INC.
18	AT&T - MOBILITY	68	FEDEX OFFICE
19	AT&T - U VERSE	69	FERRELLGAS
20	BATTERIES PLUS	70	FIRST STOP HEALTH
21	BCC SOFTWARE	71	FISH WINDOW CLEANING
22	BEE LINE SERVICES	72	FLOWERS, JEFFREY L
23	BELO + COMPANY	73	GARCIA, ROBERT
24	BETSY ROSS FLAG GIRLS INC	74	GREAT AMERICA FINANCIAL SERVICES
25	BIS CONSULTING	75	GREEN MOUNTAIN ENERGY
26	BLUECROSS BLUESHIELD (LIFE&STLT)	76	GSO ARCHITECTS
27	BLUECROSS BLUESHIELD OF TEXAS	77	HAND, MICHAEL L.
28	BUSINESS & LEGAL RESOURCES	78	HARRIS GOVERN
29	CAPITOL APPRAISAL GROUP, LLC	79	HAVEN TECHNOLOGY CORP
30	CAPITOL BLIND AND DRAPERY CO.	80	HAYNES LANDSCAPE & MAINTENANCE, INC
31	CARD SERVICE CENTER	81	HERITAGE BROKERAGE SERVICES
32	CARENOW CORPORATE	82	HEXAGON GEOSPATIAL
33	CCIM INSTITUTE	83	HOLT CAT
34	CDW-G	84	HOME DEPOT
35	CINTAS CORPORATION #0487	85	HUMETRICS HOLDING INC
36	CINTAS FIRST AID	86	IAAO LOCK BOX
37	CINTAS MAT SERVICE	87	IGNITE HR, LLC
38	CINTAS SANI CLEAN #163	88	IN BLOOM
39	CITY OF MCKINNEY	89	INDECO SALES, INC.
40	CITY OF MCKINNEY POLICE DEPARTMENT	90	INSIGHTS PUBLIC SECTOR
41	CIVIC PLUS	91	INSURICA EXPRESS
42	COLLIN COUNTY CHAPTER TAAO	92	INTEX ELECTRICAL CONTRACTORS, INC
43	COLLIN COUNTY COMMUNITY COLLEGE DISTRICT	93	IREM
44	COLORIT GRAPHICS SERVICES	94	J.D. POWER VALUATION SERVICES
45	COMPUNETIX, INC.	95	JONES, MICHAEL R
46	CONATSER, DAN E	96	JOPLIN'S
47	COPYNET	97	JUST APPRAISED INC
48	CORECO IDERA OPS, INC. (new name)	98	JUST TEXAS
49	COSTAR REALTY INFORMATION INC	99	KERBY & KERBY PLLC
50	DALLAS BUSINESS JOURNAL	100	KT CONTRACTING - CONCRETE SERIES, LLC

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2024

Vendor		Vendor	
101	LAYER 2 GmbH	151	STAPLES BUSINESS CREDIT
102	LEGAL SHIELD / ID SHIELD	152	STAR LOCAL MEDIA
103	LOOPNET	153	STRATEGIC EQUIPMENT LLC
104	M&M FENCING AND WELDING, INC.	154	SUPERIOR VISION OF TEXAS
105	MARSHALL & SWIFT	155	SWINGLE COLLINS & ASSOCIATES
106	MASSEY SERVICE, INC (new)	156	TAAD
107	MB&B TROPHIES AND AWARDS	157	TAAD-IAAO CHAPTER
108	MC PURE CLEANING, LLC	158	TAAO
109	MICROBERTS & COMPANY	159	TASB, INC.
110	MEDIUM GIANT COMPANY, INC	160	TCDRS
111	METRO COUNCIL OF APPRAISAL DISTRICTS	161	TDLR
112	MICHAEL'S KEYS, INC.	162	TEXAS ARCHIVES
113	MICROSOFT CORPORATION	163	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS
114	MURLEY PLUMBING	164	TEXAS DEPARTMENT OF PUBLIC SAFETY
115	MYPRINTCHOICE	165	TEXAS SDU CHILDSUPP
116	NATIONAL PROPERTY VALUATION ADVISORS, INC	166	TEXAS SECRETARY OF STATE
117	NATIONWIDE RETIREMENT SOLUTIONS	167	THE CAMBRIAN GROUP
118	NORTH CENTRAL TX COG	168	THE EXEMPTION PROJECT, INC.
119	NORTH TEXAS SIGN SHOP	169	THE MALIN GROUP
120	ONE SOURCE COMMERCIAL FLOORING, INC	170	THOMAS GALLAWAY CORP dba TECHNOLOGENT
121	PAPERTONE ENTERPRISES LLC	171	THOMSON REUTERS (new)
122	PARAGON ROOFING INC	172	TIME WARNER CABLE
123	PERDUE, BRANDON, FIELDER, COLLINS, MOTT	173	TML-IRP
124	PICTOMETRY	174	TOTAL BEVERAGE SYSTEMS
125	PITNEY BOWES LEASE	175	TRABOLD COMPANY
126	PITNEY BOWES RESERVE ACCOUNT	176	TRANE US INC
127	PITNEY BOWES SUPPLIES	177	TRUE PRODIGY TECH SOLUTIONS LLC
128	PLANO OFFICE SUPPLY	178	TX OFFICE INSTALLATION SERVICES INC.
129	PLANO PEST CONTROL	179	U.S. POSTAL SERVICE
130	PRICE, GARY FRANK	180	UBISTOR, INC.
131	PRICEWATERHOUSECOOPERS	181	UNUM LIFE INSURANCE CO OF AMERICA
132	PROPERTY TAX EDUCATION COALITION, INC	182	USER SCAPE
133	PROSTAR SERVICES, INC	183	VAIL & PARK, P.C.
134	QUALITY PERSONNEL SERVICE	184	VALBRIDGE PROPERTY ADVISORS
135	RESCUE STAT (formerly STAT PADS)	185	VALLEY VIEW CONSULTING, LLC
136	ROBERT HALF INTERNATIONAL INC.	186	VANGUARD CLEANING SERVICES
137	ROCKIN G DRYWALL & CONSTRUCTION	187	VARIVERGE LLC
138	SAM'S CLUB	188	WAITWHILE, INC.
139	SAN MIGUEL GRILL	189	WASTE CONNECTIONS OF TEXAS
140	SAUNDERS & WALSH, PLLC	190	WAYPOINT BUSINESS SOLUTIONS, LLC
141	SELECT SERVICES, LLC (dba Mona Lisa Movers)	191	WEX HEALTH INC
142	SERVICE FIRST	192	YOURMEMBERSHIP.COM, INC.
143	SHAREGATE	193	ZOHO CORP
144	SHELL ENERGY SOLUTIONS		
145	SHI GOVERNMENT SOLUTIONS		
146	SHRED-IT USA LLC		
147	SOUND PRODUCTIONS LLC		
148	SOURCE STRATEGIES INC		
149	SPECTRUM ENTERPRISE		
150	SPRUCE INTERIORS		

NOTES:

- 1) New vendors are highlighted in bright yellow.
- 2) At the beginning of 2024, 9 A/P vendors were marked "inactive" and came off this list.
- 3) This list EXCLUDES employees, deputy sheriffs, arbitrators, ARB members, and other non-vendor names.



Collin Central Appraisal District

April 18, 2024

TO: Board of Directors

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

RE: 2024 1Q Litigation Report Update

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

- There have been 793 lawsuits filed at this point for the 2023 tax year. The total certified value of lawsuits received is \$29,079,488,179. This should be the majority of the lawsuits we can expect for 2023. There will still be some filed during the supplemental hearings in the fall and winter months, but they will be nominal.
- The increase in lawsuits filed from 2022 to 2023 was a staggering 46.5%. You will also note from the table below that we had a 73% increase in the number of individual accounts filed. This is due to the filing of numerous leased residential properties.
- We currently have over 88% of the 2022 lawsuits settled and more than 98% of the remaining years settled going back to 2019.
- The chart below illustrates the year, current status, citations, total PID's, and certified values over the last five years which were updated as of the April 6, 2024 supplement:

**COLLIN CENTRAL APPRAISAL DISTRICT
LITIGATION SUMMARY
April 18, 2024**

YEAR	STATUS	CITATIONS	PID'S UNDER SUIT	PID'S ON CERTIFIED ROLL	PERCENTAGE OF PID'S UNDER SUIT	CERTIFIED VALUE	CERTIFIED MARKET VALUE FOR THE COUNTY	PERCENTAGE OF CERTIFIED MARKET VALUE
2019	IN PROGRESS	1	2			\$ 2,339,606		
	LITIGATION FINALIZED	294	742			\$ 9,024,611,604		
		295	744	382,533	0.19%	\$ 9,026,951,210	\$ 180,236,096,600	5.01%
2020	IN PROGRESS	2	2			\$ 2,447,653		
	LITIGATION FINALIZED	426	755			\$ 12,734,199,723		
		428	757	392,149	0.19%	\$ 12,736,647,376	\$ 188,326,727,102	6.76%
2021	IN PROGRESS	3	3			\$ 10,013,556		
	LITIGATION FINALIZED	363	709			\$ 11,232,121,909		
		366	712	403,270	0.18%	\$ 11,242,135,465	\$ 200,598,644,736	5.60%
2022	IN PROGRESS	64	146			\$ 2,451,358,431		
	LITIGATION FINALIZED	477	791			\$ 15,714,878,597		
		541	937	416,267	0.23%	\$ 18,166,237,028	\$ 250,046,209,824	7.27%
2023	IN PROGRESS	610	1271			\$ 22,861,916,114		
	LITIGATION FINALIZED	183	350			\$ 6,217,572,065		
		793	1621	432,357	0.37%	\$ 29,079,488,179	\$ 294,879,499,634	9.86%
2019-2023	IN PROGRESS	680	1424			\$ 25,328,075,360		
	LITIGATION FINALIZED	1743	3347			\$ 54,923,383,898		
	GRAND TOTALS>>>>	2423	4771	2,026,576	0.23%	\$ 80,251,459,258	\$1,114,087,177,896	6.90%

Legal Expense Summary (by expense code and vendor)
YTD Totals as of (4/15/2024)

LEGAL EXPENSE BY EXPENSE CODE

Name	2024 YTD Total	2024 Budget	2023 Total	2022 Total	2021 Total	2020 Total
LITIGATION	467,230		1,542,499	\$1,265,087	\$1,282,281	\$1,105,332
EXPERT/APPRaisal	102,050		388,942	\$278,266	\$266,111	\$355,794
GENERAL	20,996		59,600	\$47,361	\$45,539	\$62,511
PERSONNEL	451		7,597	\$49,063	\$23,216	\$12,750
ARBITRATION	18,700		36,900	\$17,100	\$15,050	\$18,500
SUBTOTAL	\$609,426	\$2,170,000	\$2,035,539	\$1,656,876	\$1,632,197	\$1,554,886
ARB RELATED	550	30,000	8,750	\$16,031	\$15,015	\$7,574
TOTAL	\$609,976	\$2,200,000	\$2,044,289	\$1,672,908	\$1,647,212	\$1,562,460
	\$0					

LEGAL EXPENSE BY VENDOR

Name	2024 YTD Total	2023 Total	2022 Total	2021 Total	2020 Total
1 ARBITRATION&SUBPOENA RELATED	18,700	36,900	\$17,100	\$15,050	\$18,500
2 ARMSTRONG & ARMSTRONG	550	8,750	\$16,031	\$15,015	\$7,574
3 CUSHMAN & WAKEFIELD			\$0	\$37,600	\$56,500
4 FISHER & PHILLIPS LLC			\$0	\$209	\$203
5 FRANK PRICE		0	\$4,000	\$10,000	
6 HBS REAL ESTATE	42,850	172,750	\$85,000	\$104,050	\$4,700
MALIN GROUP, THE	0	0	\$31,916	\$38,461	\$99,919
MCROBERTS AND COMPANY	14,200	95,250	\$72,850	\$74,500	\$151,175
NPV ADVISORS	0	17,500	\$19,500	\$0	\$0
PERDUE, BRANDON, FIELDER	750	2,779	\$2,500	\$3,036	\$2,814
PHILLIPS MURRAH PC			\$0	\$384	\$540
SAUNDERS & WALSH, PLLC	487,926	1,606,918	\$1,355,010	\$1,337,407	\$1,177,036
VALBRIDGE PROPERTY ADVISORS	45,000	103,442	\$69,000	\$11,500	\$43,500
TOTAL	\$609,976	\$2,044,289	\$1,672,908	\$1,647,212	\$1,562,460

CHIEF APPRAISER'S REPORT



Collin Central Appraisal District

April 25, 2024

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

RE: 2024 Notice of Appraised Value

Our 2024 real property value notices have a mailing date of April 15, 2024. The following is a summary of the notice mailing.

- Property Type: Real Estate
- Notices eligible for protest filing via our eFile online system: 360,712
- Notices where protest filings are paper: 42,193
- Total count of notices to property owners: 402,939
- Count of duplicate notices sent to tax agents: 52,385

Note: approximately 29,000 Business Personal Property Notices mailed in May and June.

- Protest deadline for April 15th Notices: May 15, 2024, 11:59 p.m.
- Four-year protest filing count:
 - 2020 – 81,728 (20.93% of total property count)
 - 2021 – 79,573 (20.09% of total property count)
 - 2022 – 99,725 (24.00% of total property count)
 - 2023 – 115,574 (26.75% of total property count)
 - 2024 Projected Range:
 - 108,308 (22.94% 4-yr avg. x 1.05 x 449,654 property count)
 - 118,623 (22.94% 4-yr avg. x 1.15 x 449,654 property count)
- ARB hearings begin: May 22, 2024
- Appearance at ARB hearings (property owner's option):
 - in-person, telephone, or web (voice audio with remote screenshare)

Attachments: 2023 Preliminary Totals for 2023 Appraisal Notices, April 20, 2023
2024 Preliminary Totals for 2024 Appraisal Notices, April 16, 2024

2024 Notice of Appraised Value

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

Property ID: XXXXXXXX
Ownership %: 100.00
Geo ID: R-XXXXX-XXX-XXXX-X
Legal: MAIN STREET SUB, BLK A, LOT 1

DATE OF NOTICE: April 15, 2024

Situs: 123 MAIN ST
Appraiser: XXX
Owner ID: XXXXXXXX
Efile PIN: XXXXXXXX

Property ID: XXXXXXXX - R-XXXXX-XXX-XXXX-X
DOE JOHN & JANE
123 MAIN ST
ANY CITY, TX 99999-9999

Dear Property Owner,
We have appraised the property listed above for the tax year 2024. As of January 1, our appraisal is outlined below.

Appraisal Information		Last Year - 2023	Proposed - 2024
Market Value of Improvements (Structures / Buildings, etc.)		415,995	413,982
Market Value of Non Ag/Timber Land		104,500	115,500
Market Value of Ag/Timber Land		0	0
Market Value of Personal Property/Minerals		0	0
Total Market Value		520,495	529,482
Productivity Value of Ag/Timber Land		0	0
Appraised Value** (possible limitations, see below)		460,857	506,943
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65 - Over 65)		HS	HS

2023 Exemption Amount	2023 Taxable Value	Taxing Unit	2024 Proposed Appraised Value	2024 Exemption Amount	2024 Taxable Value
0	460,857	WYLIE CITY	506,943	0	506,943
26,025	434,832	COLLIN COUNTY	506,943	26,474	480,469
104,099	356,758	COLLIN COLLEGE	506,943	105,896	401,047
100,000	360,857	WYLIE ISD	506,943	100,000	406,943

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

review.CollinCAD.org



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

The difference between the 2019 appraised value and the 2024 appraised value is 37.51%.

** Your residence homestead is protected from future appraisal value increases in excess of 10% per year PLUS the value of any new improvements. An (*) next to the Taxing Unit name indicates a tax ceiling exists for that taxing unit. If you qualified your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

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

HS – General Residence Homestead

OV65 – Age 65 Or Older, or Surviving Spouse

DP – Disabled Person

DVHS – 100 Percent Disabled Veteran, or Surviving Spouse

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

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

LOCAL PROPERTY TAX DATABASE

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

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

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

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

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

The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

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

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

Deadline for filing a protest:

May 15, 2024

Location of Hearings:

250 Eldorado Pkwy, McKinney TX 75069

ARB will begin hearings:

May 22, 2024

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

Marty Wright, Chief Appraiser

PROPERTY APPRAISAL – NOTICE OF PROTEST – Tax Year 2024

CCAD-132 [Rev 2024-v1a]

Collin Central Appraisal District 250 Eldorado Pkwy • McKinney, TX 75069		www.CollinCAD.org 469.742.9200 or 866.467.1110	
GENERAL INSTRUCTIONS: This form is used for a property owner or an owner's designated agent to file a protest with the Appraisal Review Board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413. Protests must be filed using the Online Appeals website, by mail, or hand delivery.			
DEADLINES: With exceptions, the typical deadline for filing a protest (having it postmarked, if you mail it) is midnight, May 15 . A different deadline may apply if: (Tax Code Section 41.44) <ul style="list-style-type: none"> your notice of appraised value was postmarked after April 16; or you received a notice of change to the appraisal records postmarked after April 16 			
STEP 1: Owner or Lessee Information	Name of Property Owner or Lessee (<i>last name, first name</i>):		
	Mailing Address, City, State, Zip Code:		
	Phone Number (<i>area code and number</i>):		<input type="checkbox"/> Check here if mailing address has changed.
	<input type="checkbox"/> Person Age 65 or Older <input type="checkbox"/> Disabled Person <input type="checkbox"/> Military Service Member or Spouse <input type="checkbox"/> Military Veteran or Spouse		
STEP 2: Property Description	Physical Address and City if different from above; or Legal Description if no street address; or Mobile Home Info (Make, Model, ID Numbers) if applicable:		
	Appraisal District Account Numbers (<i>if known</i>):		
STEP 3: Reason(s) for Protest	To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.		
	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Market & Equity - Incorrect appraised (market) value <u>and</u> value is unequal compared with other properties. [1 & 2] </div> <div style="width: 48%;"> <input type="checkbox"/> Ag-use, open-space, or other special appraisal was denied, modified, or canceled. [8] </div> </div>		
	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Market - Incorrect appraised (market) value. [1] </div> <div style="width: 48%;"> <input type="checkbox"/> Change in use of land appraised as ag-use, open-space, or timberland. [7] </div> </div>		
	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Equity - Value is unequal compared with other properties. [2] </div> <div style="width: 48%;"> <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space, or other special appraisal. [12] </div> </div>		
	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Exemption was denied, modified, or canceled. [6] </div> <div style="width: 48%;"> <input type="checkbox"/> Property should not be taxed in _____ [3] <div style="text-align: right; font-size: small;">(<i>name of taxing unit</i>)</div> </div> </div>		
	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Owner's name is incorrect. [9] </div> <div style="width: 48%;"> <input type="checkbox"/> Failure to send required notice. _____ [4] <div style="text-align: right; font-size: small;">(<i>type of notice</i>)</div> </div> </div>		
	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Property description is incorrect. [10] </div> <div style="width: 48%;"> <input type="checkbox"/> Other: _____ [5] <div style="text-align: right; font-size: small;">(<i>write-in reason</i>)</div> </div> </div>		
	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the district's record. [11] </div> <div style="width: 48%;"> <div style="text-align: right; font-size: small;">(<i>write-in reason cont'd</i>)</div> </div> </div>		
	<div style="text-align: right; font-size: small;">(continue on additional pages if needed)</div>		
	What is your opinion of your property's value? (<i>optional</i>) \$ _____		
STEP 4: Additional Facts	Indicate how you intend to appear for your scheduled ARB formal hearing (<i>check only one</i>):		
	<input type="checkbox"/> In Person <input type="checkbox"/> *On Notarized Affidavit or Written Declaration submitted with evidence and delivered to the ARB before the hearing begins.		
	<input type="checkbox"/> *By Telephone Conference Call To participate by phone or video conference you <u>must</u> submit a written affidavit of evidence before the hearing begins. During a video conference, in addition to audio, the ARB panel hearing the protest will use screen sharing to allow all parties a live view of the evidence being reviewed by members of the ARB panel.		
	<input type="checkbox"/> *By Videoconference (screenshare) Changes to hearing type must be submitted in writing to the ARB no later than the 10 th day before the hearing. Tax Code Section 41.45 (b-4) allows a property owner to request that the ARB hearing be conducted by a single-member panel. Indicate your request in Step 4. *To facilitate input of your affidavit/declaration and evidentiary materials into the ARB's records, the ARB requests evidence at least three (3) days prior to the hearing.		
STEP 5: Hearing Type	Indicate how you intend to appear for your scheduled ARB formal hearing (<i>check only one</i>):		
	<input type="checkbox"/> In Person <input type="checkbox"/> *On Notarized Affidavit or Written Declaration submitted with evidence and delivered to the ARB before the hearing begins.		
	<input type="checkbox"/> *By Telephone Conference Call To participate by phone or video conference you <u>must</u> submit a written affidavit of evidence before the hearing begins. During a video conference, in addition to audio, the ARB panel hearing the protest will use screen sharing to allow all parties a live view of the evidence being reviewed by members of the ARB panel.		
	<input type="checkbox"/> *By Videoconference (screenshare) Changes to hearing type must be submitted in writing to the ARB no later than the 10 th day before the hearing. Tax Code Section 41.45 (b-4) allows a property owner to request that the ARB hearing be conducted by a single-member panel. Indicate your request in Step 4. *To facilitate input of your affidavit/declaration and evidentiary materials into the ARB's records, the ARB requests evidence at least three (3) days prior to the hearing.		
STEP 6: Hearing Notice & Procedures	If your protest goes to a hearing, you will automatically receive a copy of the ARB's hearing procedures.		
	Your Notice of Hearing is sent to you by first-class regular mail. The ARB's Final Order of Determination is sent by certified mail.		
	If you would like to receive your Notice of Hearing by certified mail and agree to pay the cost, you must indicate your request in Step 4. (Section 41.46(d))		
	If you would like to receive your Notice of Hearing or the ARB's Final Order of Determination by email, you must indicate your request in Step 4 and clearly provide a valid email address. (Section 41.46(e) & 41.47(d-1))		
STEP 7: Special Panels	If you would like to request an electronic reminder by text or email of your ARB protest hearing, you must file your protest via the Online Appeals eFile website where you will register & confirm your email address and mobile number (if applicable) and indicate your request there. (Section 41.46(f))		
	An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.		
	To qualify for a special panel to hear your protest, a property must have an appraised value determined by the appraisal district of \$57 million or more and be classified as Commercial, Industrial/Manufacturing, Multi-Family, or Utilities. Indicate your request for a Special Panel in Step 4. (Section 6.425)		
	An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.		
STEP 8: Protester's Name & Signature	print here ➡		
	<input type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Other _____		
	<input type="checkbox"/> Property Owner's Agent – CCAD Agent ID: _____		
	sign here ➡ Date: _____		

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

INFORMAL APPRAISAL REVIEW PROCESS

Important Taxpayer Information



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

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

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

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

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

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

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

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

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

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



Hours: Monday to Friday, 8am to 4pm;

Thursdays through May 15, open till 7pm

Informal Meetings: By appointment only

Scan QR code on Appraisal Notice to schedule appointment

Address: 250 Eldorado Pkwy, McKinney 75069

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

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

Filing Your Protest Online (eFile) - We strongly encourage you to submit your protest using the Online Appeals eFile website. If eligible, you will see the Owner ID and PIN printed on your appraisal notice. If this is your first time using eFile, you will need the Owner ID and PIN to register. If you have used our eFile system before, use the same username & password you previously created. Filing through the eFile system is the fastest way to initiate & receive confirmation your protest has been filed. Additionally, you have the opportunity to manage your protest, upload, review and receive documentation, receive, accept, or reject settlement offers, if made, by the appraiser. **Please note, you will receive the Hearing Notification letter through the eFile system within 15 days of the scheduled hearing. You will not receive an additional hearing notice via USPS. If you file your protest through the eFile site, please do not file a paper, or duplicate protest on the property account.** (eFile.CollinCAD.org)

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

PLEASE READ - IMPORTANT INFORMATION REGARDING FORMAL ARB HEARINGS

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

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

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

Why did I receive this Notice of Appraised Value?

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

Why does the notice not include the tax amounts?

The Appraisal District does not impose a tax or set tax rates. Beginning August 7th, you may visit CollinTaxes.org to access your property tax information, including information regarding the amount of taxes that each entity will impose on your property along with their tax rates. That website is updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

What are the Appraisal District's duties?

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

Who sets the property tax rates?

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

What is the appraised value based on?

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

What is a Homestead Cap?

This applies to residential homesteads only and goes into effect the second year after a homestead exemption has been granted in your name on your residence. Please see our website for a detailed explanation and illustration of the calculation.

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

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

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

You may qualify if you:

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

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

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

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

Taxpayer Assistance Pamphlet

January 1, 2024

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

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

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

How to Protest Property Value

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

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

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

What Can be Protested

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

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

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

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

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

How to Complete the Protest Form

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

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

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

How to Resolve Concerns Informally

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

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

What is an ARB?

The ARB is an independent, impartial group of citizens authorized to resolve disputes between taxpayers and the appraisal district. The local administrative district judge or the judge's designee appoints ARB members in all counties. Beginning on July 1, 2024 in counties with a population of less than 75,000, the local administrative district judge, or the judge's designee will continue to appoint ARB members. In counties with a population of 75,000 or more, the board of directors of the appraisal district will appoint the ARB members, including special panel ARB members to hear complex property cases where available.

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

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

When are Protests Filed?

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

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

You or your authorized representative may appear at the ARB hearing in person, by telephone conference call, videoconference or by filing a written affidavit. To appear by telephone conference call or videoconference, you must provide written notice at least 10 days before the hearing, and any evidence must be submitted by written affidavit delivered to the ARB before the hearing begins. ARBs in counties with populations less than 100,000 that

also lack the technological capabilities for video-conferences are not required to provide them.

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

What Steps to Take to Prepare for a Protest Hearing

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

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

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

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

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

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

Generally, the appraisal district has the burden of proof in value and unequal appraisal disputes. An appraiser's job is to appraise property at its market value, equitably and uniformly.

Limited Binding Arbitration

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

To request LBA, you must file a Request for Limited Binding Arbitration. Additional information about filing an LBA request, including filing deadlines and fees, can be found on the Comptroller's website at comptroller.texas.gov/taxes/property-tax/.

What if you are Dissatisfied with the ARB's Decision

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

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

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

TLOs

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

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

TLOs also assist property owners, agents, and members of the public with understanding the Comptroller's ARB Survey process for submitting comments, complaints and suggestions related to the fairness and efficiency of the ARB.

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

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

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

Where can you get more information?

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

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

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

Property Tax Assistance Division
Texas Comptroller of Public Accounts
Publication #96-295, Revised January 2024.

For additional copies visit our website:

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

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

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

800-252-5555.



Collin Central Appraisal District

April 25, 2024

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright", is placed next to the "FROM:" line.

RE: 2024 Appraisal Project Meeting

Our thirteenth annual Appraisal Project meeting was held on April 4, 2024. The following is a summary of this year's attendance. There were 38 taxing entities, of our 74 total, represented at the meeting.

Entity Type	Count
CAD Board of Directors	3
Cities and Towns	53
Collin CAD Employees	13
Collin County	5
Collin County College	2
Collin County Tax Office	4
School Districts	22
Special Districts	1

Grand Total 103

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

TAXING ENTITY NAME	2023 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 06,2024	2024 NON- HOMESTEAD 23.231 LIMITATION LOSS, AS OF MARCH 28, 2024 PRELIM TOTALS	2024 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 PRELIMINARY ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 4,2024 (Based on 3-28-2024 Preliminary totals)	2024 PRELIMINARY TAXABLE VALUE COMPARED TO 2023 SUPP # 14	2024 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER- YEAR	2024 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2023 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 6, 2023 SUPP #14	2024 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 26, 2024 PRELIM TOTALS	2024 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, MARCH 28, 2024 PRELIMINARY TOTALS	2024 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on MARCH 28, 2024 Preliminary Totals)
SCHOOLS												
ALLEN ISD	\$20,628,352,390	-\$60,381,533	\$434,243,000	\$0	\$21,020,000,000	1.90%	-0.21%	2.11%	\$590,534	\$603,500	\$2,220,396,424	\$18,790,000,000
ANNA ISD	\$3,313,951,289	-\$44,349,615	\$420,395,000	\$0	\$3,660,000,000	10.44%	-2.24%	12.69%	\$379,365	\$379,500	\$288,410,337	\$3,370,000,000
BLAND ISD	\$26,250,042	-\$2,951,253	\$923,000	\$0	\$25,900,000	-1.33%	-4.85%	3.52%	\$374,218	\$376,500	\$3,476,204	\$22,400,000
BLUE RIDGE ISD	\$483,897,605	-\$8,231,806	\$23,377,000	\$0	\$500,000,000	3.33%	-1.50%	4.83%	\$337,784	\$335,400	\$60,640,885	\$439,000,000
CELINA ISD	\$3,841,902,849	-\$70,931,984	\$774,286,000	\$0	\$4,780,000,000	24.42%	4.26%	20.15%	\$574,390	\$608,400	\$408,121,450	\$4,370,000,000
COMMUNITY ISD	\$2,366,290,951	-\$54,551,262	\$257,631,000	\$0	\$2,570,000,000	8.61%	-2.28%	10.89%	\$363,893	\$368,500	\$271,855,754	\$2,290,000,000
FARMERSVILLE ISD	\$1,189,083,870	-\$20,126,544	\$70,364,000	\$0	\$1,270,000,000	6.80%	0.89%	5.92%	\$343,959	\$342,500	\$144,799,632	\$1,120,000,000
FRISCO ISD	\$43,740,324,495	-\$81,091,484	\$1,472,913,000	\$0	\$44,550,000,000	1.85%	-1.52%	3.37%	\$677,525	\$702,200	\$2,881,807,576	\$41,660,000,000
LEONARD ISD	\$29,559,300	-\$53,405	\$2,198,000	\$0	\$32,800,000	10.96%	3.53%	7.44%	\$276,950	\$291,000	\$3,590,758	\$29,200,000
LOVEJOY ISD	\$4,065,669,529	-\$17,890,979	\$102,068,000	\$0	\$4,070,000,000	0.11%	-2.40%	2.51%	\$965,293	\$1,026,900	\$1,065,012,011	\$3,000,000,000
MCKINNEY ISD	\$24,766,848,355	-\$132,876,720	\$1,787,667,000	\$0	\$26,080,000,000	5.30%	-1.92%	7.22%	\$565,572	\$570,200	\$3,487,417,353	\$22,590,000,000
MELISSA ISD	\$3,607,700,777	-\$29,512,145	\$810,541,000	\$0	\$4,360,000,000	20.85%	-1.61%	22.47%	\$505,203	\$503,900	\$300,763,489	\$4,050,000,000
PLANO ISD	\$72,112,910,390	-\$232,923,677	\$1,075,370,000	\$0	\$73,460,000,000	1.87%	0.38%	1.49%	\$580,093	\$596,600	\$11,319,185,044	\$62,140,000,000
PRINCETON ISD	\$4,105,196,590	-\$60,471,039	\$590,913,000	\$0	\$4,630,000,000	12.78%	-1.61%	14.39%	\$337,214	\$330,300	\$264,550,138	\$4,360,000,000
PROSPER ISD	\$15,974,113,050	-\$75,038,866	\$1,448,499,000	\$0	\$17,100,000,000	7.05%	-2.02%	9.07%	\$734,922	\$756,700	\$1,484,822,051	\$15,610,000,000
ROCKWALL ISD	\$1,138,821	\$0	\$0	\$0	\$1,130,000	-0.77%	-0.77%	0.00%	\$858,469	\$850,700	\$440,645	\$689,000
ROYSE CITY ISD	\$332,186,360	-\$5,770,857	\$28,748,000	\$0	\$356,000,000	7.17%	-1.49%	8.65%	\$339,662	\$342,600	\$36,836,339	\$319,000,000
TRENTON ISD	\$27,346,822	-\$242,767	\$14,000	\$0	\$27,300,000	-0.17%	-0.22%	0.05%	\$429,099	\$436,700	\$3,959,163	\$23,300,000
VAN ALSTYNE ISD	\$102,155,451	-\$3,807,750	\$10,521,000	\$0	\$120,000,000	17.47%	7.17%	10.30%	\$462,546	\$519,300	\$15,373,239	\$104,000,000
WHITEWRIGHT ISD	\$11,275,772	-\$177,841	\$700,000	\$0	\$11,800,000	4.65%	-1.56%	6.21%	\$288,859	\$410,300	\$1,688,729	\$10,100,000
WYLIE ISD	\$9,912,973,883	-\$81,422,355	\$324,447,000	\$0	\$10,010,000,000	0.98%	-2.29%	3.27%	\$463,314	\$478,900	\$1,150,216,791	\$8,850,000,000

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

TAXING ENTITY NAME	2023 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 06,2024	2024 NON- HOMESTEAD 23.231 LIMITATION LOSS, AS OF MARCH 28, 2024 PRELIM TOTALS	2024 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 PRELIMINARY ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 4,2024 (Based on 3-28-2024 Preliminary totals)	2024 PRELIMINARY TAXABLE VALUE COMPARED TO 2023 SUPP # 14	2024 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER- YEAR	2024 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2023 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 6, 2023 SUPP #14	2024 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 26, 2024 PRELIM TOTALS	2024 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, MARCH 28, 2024 PRELIMINARY TOTALS	2024 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on MARCH 28, 2024 Preliminary Totals)
CITIES & TOWNS												
CITY OF ALLEN	\$19,813,673,109	-\$56,928,664	\$305,783,000	\$0	\$20,190,000,000	1.90%	0.36%	1.54%	\$578,518	\$589,500	N/A	N/A
CITY OF ANNA	\$3,246,561,510	-\$28,154,325	\$402,522,000	\$1,578,055	\$3,590,000,000	10.58%	-1.87%	12.45%	\$376,175	\$369,900	N/A	N/A
CITY OF BLUE RIDGE	\$84,887,014	-\$4,058,010	\$1,369,000	\$1,168,695	\$88,300,000	4.02%	1.03%	2.99%	\$196,694	\$207,400	N/A	N/A
CITY OF CARROLLTON	\$152,222,830	-\$500,696	\$0	\$0	\$143,000,000	-6.06%	-6.06%	0.00%	N/A	N/A	N/A	N/A
CITY OF CELINA	\$5,386,305,348	-\$74,198,712	\$1,118,600,000	\$62,399,571	\$6,470,000,000	20.12%	-1.81%	21.93%	\$617,312	\$640,700	\$463,819,889	\$6,000,000,000
CITY OF DALLAS	\$7,337,403,474	-\$24,189,811	\$368,588,000	\$0	\$7,590,000,000	3.44%	-1.58%	5.02%	\$635,477	\$663,900	N/A	N/A
TOWN OF FAIRVIEW	\$2,976,157,109	-\$6,596,888	\$101,119,000	\$0	\$3,040,000,000	2.15%	-1.25%	3.40%	\$853,385	\$903,900	N/A	N/A
CITY OF FARMERSVILLE	\$474,503,219	-\$6,296,118	\$2,493,000	\$0	\$483,000,000	1.79%	1.27%	0.53%	\$284,172	\$279,600	N/A	N/A
CITY OF FRISCO	\$29,764,541,930	-\$72,941,063	\$1,211,369,000	\$0	\$30,280,000,000	1.73%	-2.34%	4.07%	\$735,087	\$767,900	\$1,667,433,940	\$28,610,000,000
CITY OF GARLAND	\$36,749,905	-\$1,342,240	\$0	\$0	\$37,900,000	3.13%	3.13%	0.00%	\$541,829	\$532,600	N/A	N/A
CITY OF JOSEPHINE	\$256,324,298	-\$2,336,483	\$23,818,000	\$85,174	\$273,000,000	6.51%	-2.82%	9.33%	\$339,334	\$341,900	\$33,549,702	\$239,000,000
CITY OF LAVON	\$980,036,069	-\$8,150,549	\$85,424,000	\$849,703	\$1,040,000,000	6.12%	-2.68%	8.80%	\$398,805	\$394,200	\$110,501,619	\$929,000,000
LOWRY CROSSING	\$261,993,187	-\$2,746,312	\$6,848,000	\$0	\$266,000,000	1.53%	-1.08%	2.61%	\$465,998	\$443,400	\$61,113,781	\$204,000,000
CITY OF LUCAS	\$2,224,245,205	-\$17,305,832	\$78,740,000	\$0	\$2,270,000,000	2.06%	-1.48%	3.54%	\$1,034,284	\$1,093,300	\$374,334,711	\$1,890,000,000
CITY OF MCKINNEY	\$36,967,617,996	-\$125,683,060	\$1,638,235,000	\$0	\$37,710,000,000	2.01%	-2.42%	4.43%	\$560,332	\$569,300	N/A	N/A
CITY OF MELISSA	\$3,158,002,218	-\$17,914,558	\$717,114,000	\$0	\$3,830,000,000	21.28%	-1.43%	22.71%	\$489,914	\$488,200	N/A	N/A
CITY OF MURPHY	\$3,402,591,774	-\$12,221,442	\$10,139,000	\$0	\$3,430,000,000	0.81%	0.51%	0.30%	\$582,540	\$616,400	N/A	N/A
CITY OF NEVADA	\$199,413,490	-\$2,502,805	\$13,693,000	\$0	\$209,000,000	4.81%	-2.06%	6.87%	\$374,843	\$387,600	N/A	N/A
TOWN OF NEW HOPE	\$96,380,641	-\$227,276	\$507,000	\$0	\$96,600,000	0.23%	-0.30%	0.53%	\$422,461	\$401,600	N/A	N/A
CITY OF PARKER	\$1,709,021,208	-\$11,407,093	\$59,317,000	\$0	\$1,750,000,000	2.40%	-1.07%	3.47%	\$1,056,139	\$1,122,800	N/A	N/A
CITY OF PLANO	\$55,651,610,627	-\$162,125,315	\$920,866,000	\$0	\$56,730,000,000	1.94%	0.28%	1.65%	\$563,047	\$574,900	\$7,207,147,276	\$49,520,000,000
CITY OF PRINCETON	\$3,306,395,456	-\$44,288,238	\$448,380,000	\$0	\$3,730,000,000	12.81%	-0.75%	13.56%	\$341,733	\$336,700	\$201,917,600	\$3,520,000,000
TOWN OF PROSPER	\$6,679,256,565	-\$36,988,947	\$465,902,000	\$0	\$7,010,000,000	4.95%	-2.02%	6.98%	\$900,171	\$920,500	\$730,472,375	\$6,270,000,000
CITY OF RICHARDSON	\$10,352,965,622	-\$31,877,812	\$43,976,000	\$0	\$10,130,000,000	-2.15%	-2.58%	0.42%	\$571,969	\$591,000	N/A	N/A
CITY OF ROYSE CITY	\$370,332,588	-\$1,877,987	\$26,881,000	\$0	\$391,000,000	5.58%	-1.68%	7.26%	\$349,767	\$345,900	\$45,488,071	\$345,000,000
CITY OF SACHSE	\$1,573,281,179	-\$5,291,347	\$15,675,000	\$0	\$1,570,000,000	-0.21%	-1.20%	1.00%	\$493,155	\$514,800	\$193,867,236	\$1,370,000,000
TOWN OF ST. PAUL	\$176,816,686	-\$4,836,758	\$1,013,000	\$0	\$178,000,000	0.67%	0.10%	0.57%	\$548,362	\$591,300	N/A	N/A
CITY OF VAN ALSTYNE	\$77,200	-\$11,675	\$0	\$0	\$67,840	-12.12%	-12.12%	N/A	\$0	\$0	N/A	N/A
CITY OF WESTON	\$177,854,360	-\$626,354	\$50,746,000	\$0	\$224,000,000	25.95%	-2.59%	28.53%	\$532,703	\$551,700	\$20,976,878	\$203,000,000
CITY OF WYLIE	\$7,475,180,821	-\$36,392,624	\$169,180,000	\$0	\$7,550,000,000	1.00%	-1.26%	2.26%	\$430,816	\$440,100	\$814,127,159	\$6,730,000,000

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

TAXING ENTITY NAME	2023 CERTIFIED TAXABLE VALUE, SUPP # 14, MARCH 06,2024	2024 NON- HOMESTEAD 23.231 LIMITATION LOSS, AS OF MARCH 28, 2024 PRELIM TOTALS	2024 ESTIMATED NEW PROPERTY (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 ESTIMATED ANNEXATIONS TAXABLE (INCLUDED IN PRELIMINARY ESTIMATED TAXABLE)	2024 PRELIMINARY ESTIMATE OF TAXABLE VALUE (ROUNDED), APRIL 4,2024 (Based on 3-28-2024 Preliminary totals)	2024 PRELIMINARY TAXABLE VALUE COMPARED TO 2023 SUPP # 14	2024 ESTIMATED PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER- YEAR	2024 ESTIMATED TAXABLE VALUE CHANGE DUE TO NEW PROPERTY & ANNEXATIONS	2023 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 6, 2023 SUPP #14	2024 AVG HOMESTEAD MARKET VALUE, AS OF MARCH 26, 2024 PRELIM TOTALS	2024 PRELIMINARY OVER-65 FREEZE TAXABLE LOSS, MARCH 28, 2024 PRELIMINARY TOTALS	2024 PRELIMINARY FREEZE ADJUSTED TAXABLE VALUE (ROUNDED), (Based on MARCH 28, 2024 Preliminary Totals)
COUNTY & COLLEGE												
COLLIN COUNTY	\$224,478,390,395	-\$982,560,718	\$9,579,828,000	\$0	\$229,500,000,000	2.24%	-2.03%	4.27%	\$581,499	\$596,200	\$28,158,796,401	\$201,300,000,000
COLLIN CO. COLLEGE	\$200,397,177,840	-\$982,560,718	\$9,393,936,000	\$0	\$204,900,000,000	2.25%	-2.44%	4.69%	\$581,499	\$596,200	\$18,338,601,240	\$186,500,000,000
SPECIAL DISTRICTS												
COLLIN CO.WCID#3 (INSPIRATION) WCCW3	\$860,375,430	-\$3,350,988	\$82,259,000	\$0	\$983,700,000	14.33%	4.77%	9.56%	\$583,683	\$600,600	N/A	N/A
COLLIN COUNTY MUD CR412 WM412	\$20,940,746	-\$639,643	\$36,412,000	\$0	\$56,700,000	170.76%	N/A	N/A	\$103,007	N/A	N/A	N/A
COLLIN COUNTY MUD#1 WCCM1	\$1,457,091,968	-\$8,765,556	\$229,916,000	\$0	\$1,800,000,000	23.53%	7.75%	15.78%	\$672,149	\$669,600	N/A	N/A
COLLIN COUNTY MUD#2 WCCM2	\$437,680,671	-\$5,986,020	\$163,131,000	\$0	\$718,200,000	64.09%	26.82%	37.27%	\$267,979	\$272,400	N/A	N/A
COLLIN COUNTY MUD#4 WCCM4	\$22,645,998	-\$512,002	\$50,782,000	\$0	\$87,735,978	287.42%	N/A	N/A	\$66,818	N/A	N/A	N/A
COLLIN COUNTY MUD#5 WCCM5	\$69,155	-\$1,159,980	\$40,000	\$0	\$16,500,000	23759.45%	N/A	N/A	\$0	N/A	N/A	N/A
DOUBLE R MUD #2A WDRM2 (NOT TAXING)	\$0	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	\$0	N/A	N/A	N/A
EAST COLLIN COUNTY MUD#1 WECM1 (NOT TAXING)	\$251,954	\$0	\$0	\$0	\$0	-100.00%	N/A	N/A	\$0	N/A	N/A	N/A
EAST FORK FWSD #1A WEF1A	\$59,717,039	-\$378,277	\$32,292,000	\$0	\$96,800,000	62.10%	N/A	N/A	\$446,717	N/A	N/A	N/A
ELEVON MUD #1A WEM1A	\$46,095,647	-\$974,824	\$76,334,000	\$0	\$120,300,000	160.98%	N/A	N/A	\$86,719	N/A	N/A	N/A
LAKEHAVEN MUD WLHM	\$6,527,736	\$0	\$35,248,000	\$0	\$93,000,000	1324.69%	N/A	N/A	\$0	N/A	N/A	N/A
LC MUD #1 WLCM1	\$5,342,510	\$0	\$0	\$0	\$17,700,000	231.30%	231.30%	0.00%	\$0	\$0	N/A	N/A
MAGNOLIA POINTE MUD #1 WDRM1	\$375,454,400	-\$46,757	\$16,208,000	\$0	\$432,000,000	15.06%	10.74%	4.32%	\$295,171	\$288,900	N/A	N/A
MCKINNEY MUD#1 WMM1	\$935,010,254	-\$804,667	\$13,305,000	\$0	\$992,700,000	6.17%	4.75%	1.42%	\$611,344	\$586,600	N/A	N/A
MCKINNEY MUD#2 WMM2	\$263,221,161	-\$2,309,624	\$116,500,000	\$0	\$426,900,000	62.18%	17.92%	44.26%	\$424,436	\$463,100	N/A	N/A
NORTH PARKWAY MMD#1 MNP1	\$54,744,900	-\$5,172,026	\$0	\$0	\$102,700,000	87.60%	87.60%	0.00%	\$0	\$0	N/A	N/A
RAINTREE MUD#1 WRTM1	\$24,215	\$0	\$0	\$0	\$4,100,000	16831.65%	16831.65%	0.00%	\$0	\$0	N/A	N/A
RIVERFIELD MUD #1 WRFM1	\$1,220,000	\$0	\$0	\$0	\$1,200,000	-1.64%	-1.64%	0.00%	\$0	\$0	N/A	N/A
SEIS LAGOS UTILITY DIST WSE	\$374,945,400	-\$481,879	\$5,923,000	\$0	\$416,000,000	10.95%	9.37%	1.58%	\$819,003	\$872,900	N/A	N/A
TRAILS OF BLUE RIDGE RDTBR	\$65,275,917	\$0	\$254,000	\$0	\$64,600,000	-1.04%	-1.42%	0.39%	\$656,532	\$593,100	N/A	N/A
UPTOWN MUD #1 WUM1	\$24,906,123	-\$19,251	\$0	\$0	\$87,700,000	252.12%	N/A	N/A	\$0	N/A	N/A	N/A
VAN ALSTYNE MUD#2 WVAM2	\$5,553,666	\$0	\$3,890,000	\$0	\$32,800,000	490.60%	N/A	N/A	\$12,375	N/A	N/A	N/A
VAN ALSTYNE MUD#3 WVAM3	\$8,155,512	-\$769,124	\$0	\$0	\$24,300,000	197.96%	N/A	N/A	\$0	N/A	N/A	N/A

2024 PRELIMINARY TOTALS

GCN - COLLIN COUNTY

Property Count: 449,705

Grand Totals

4/16/2024

7:50:54AM

Land		Value			
Homesite:		51,903,982,608			
Non Homesite:		28,638,051,880			
Ag Market:		13,076,891,554			
Timber Market:		0	Total Land	(+)	93,618,926,042
Improvement		Value			
Homesite:		139,086,419,504			
Non Homesite:		77,033,480,841	Total Improvements	(+)	216,119,900,345
Non Real		Count	Value		
Personal Property:	36,069		14,403,087,881		
Mineral Property:	5		700		
Autos:	0		0	Total Non Real	(+) 14,403,088,581
				Market Value	= 324,141,914,968
				Year-over Year increase \$21,692,466,713, less new property \$10,683,705,355=\$11,008,761,358	
Ag		Non Exempt	Exempt		
Total Productivity Market:	13,076,890,521		1,033		
Ag Use:	26,542,353		1,033	Productivity Loss	(-) 13,050,348,168
Timber Use:	0		0	Appraised Value	= 311,091,566,800
Productivity Loss:	13,050,348,168		0		
				Homestead Cap Loss	(-) 15,314,913,711
				Non-HS (23.231) Cap Loss	(-) 778,402,490
				Year-over year decrease 27%	
				Assessed Value	= 294,998,250,599
				Total Exemptions Amount	(-) 35,661,000,762
				(Breakdown on Next Page) year-over year approx \$2.8B increase	
				Net Taxable	= 259,337,249,837
					80.01% of Market
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	1,530,321,350	1,303,776,341	1,476,463.45	1,525,596.47	3,863
DPS	35,201,282	31,931,251	33,945.46	34,856.85	93
OV65	30,893,116,086	26,860,926,075	31,675,942.41	32,009,982.51	62,201
Total	32,458,638,718	28,196,633,667	33,186,351.32	33,570,435.83	66,157
Tax Rate	0.1493430				
					Freeze Taxable (-) 28,196,633,667
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count
DP	924,676	838,442	688,999	149,443	2
OV65	16,738,922	15,004,974	13,257,463	1,747,511	30
Total	17,663,598	15,843,416	13,946,462	1,896,954	32
				Transfer Adjustment	(-) 1,896,954
				Freeze Adjusted Taxable	= 231,138,719,216

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 378,375,848.76 = 231,138,719,216 * (0.1493430 / 100) + 33,186,351.32

Certified Estimate of Market Value: 323,753,419,401
 Certified Estimate of Taxable Value: 258,854,015,566

2023 PRELIMINARY TOTALS

GCN - COLLIN COUNTY

Property Count: 430,685

Grand Totals

4/20/2023

8:19:55AM

Land		Value			
Homesite:		46,764,677,565			
Non Homesite:		27,316,643,636			
Ag Market:		11,640,893,164			
Timber Market:		0	Total Land	(+)	85,722,214,365
Improvement		Value			
Homesite:		132,088,405,536			
Non Homesite:		71,550,180,720	Total Improvements	(+)	203,638,586,256
Non Real		Count	Value		
Personal Property:	35,888		13,088,646,934		
Mineral Property:	5		700		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 302,449,448,255
Ag		Non Exempt	Exempt		
Total Productivity Market:	11,631,075,022		9,818,142		
Ag Use:	28,325,894		24,927	Productivity Loss	(-) 11,602,749,128
Timber Use:	0		0	Appraised Value	= 290,846,699,127
Productivity Loss:	11,602,749,128		9,793,215	Homestead Cap	(-) 22,011,324,591
				Assessed Value	= 268,835,374,536
				Total Exemptions Amount	(-) 32,830,063,233
				(Breakdown on Next Page)	
				Net Taxable	= 236,005,311,303
					78.03% of Market
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	1,373,725,386	1,154,215,370	1,420,821.24	1,473,518.23	3,815
DPS	26,620,865	23,831,341	27,817.21	29,017.31	77
OV65	26,415,496,963	22,733,011,904	29,004,450.25	29,410,710.05	58,620
Total	27,815,843,214	23,911,058,615	30,453,088.70	30,913,245.59	62,512
Tax Rate	0.152443				
					Freeze Taxable (-) 23,911,058,615
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count
DP	268,133	234,726	206,588	28,138	1
DPS	521,380	495,311	431,937	63,374	1
OV65	20,418,760	16,993,291	15,530,047	1,463,244	34
Total	21,208,273	17,723,328	16,168,572	1,554,756	36
					Transfer Adjustment (-) 1,554,756
					Freeze Adjusted Taxable = 212,092,697,932

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 353,773,560.21 = 212,092,697,932 * (0.152443 / 100) + 30,453,088.70

Calculated Estimate of Market Value: 301,586,602,479
 Calculated Estimate of Taxable Value: 235,377,979,636