# 2027 ADOPTED BCAD BUDGET

Built through zero-based budgeting, the District's adopted 2027 budget lowers the amount due from the taxing units. By applying $200,000 from committed reserves to absorb one-time capital costs (including a new CAMA system and replacement of computer hardware and the District's server), the net budget for entity support is $1,314,454, a decrease of $11,330 (about 0.855%) from 2026. The District is modernizing its operations while reducing what it asks the entities to fund.

BCAD BUDGET PACKET

PROPOSED JUNE 9, 2026

BUDGET HEARING & ADOPTION

SEPTEMBER 9, 2026

(Page Intentionally Left Blank)

# BOSQUE CENTRAL APPRAISAL DISTRICT

## CONTENTS


2027 Adopted Budget Notification ....5
Executive Summary ....5
Budget at a Glance ....6
Introduction ....7
How to Use This Document ....7
Board of Directors & Leadership ....7
Mission, Vision & Values ....7
Organizational Chart for Bosque Central Appraisal District ....8
District Profile ....9
About Bosque Central Appraisal District ....9
Role of the Appraisal District ....9
Bosque County ....9
The Local Economy ....10
Awards & Recognition ....12
Transparency Stars - Open Government and Compliance Guidelines ....12
Transparency Stars - Debt Obligations ....13
Transparency Stars - Public Pensions ....14
Understanding the Local Property Tax Process ....15
The Annual Property Tax Cycle ....15
Appraisal Phase ....15
Equalization Phase ....16
Property Tax Calendar ....16
Property Taxes at Work ....17
Strategic Plan ....18
Strategic Plan ....18
Agency Strategic Goals ....19
Budget Overview ....21
Overview of Changes ....21
Allocation ....21
Benefits ....21
Projected Changes in Fund Balance ....22
Basis of Budgeting & Fund Balance ....22
Financial Policies ....22
Future Needs & Long-Range Planning ....23
Staffing Needs ....23
Facility Needs ....23
Safety & Security Concerns ....23
A Proposed Long-Term Solution: A New Facility ....24
Comptroller MAP Review ....24
About the MAP Review Process ....24
2025 MAP Review Results ....25
Context Regarding the Governance Score ....25
What This Review Demonstrates ....26
Commitment Going Forward ....26
Resolution and Compliance ....26
Budget Detail & Financial Summary ....27
Budget Message ....27
Financial Summary at a Glance ....27
Five-Year Financial History ....28
Revenue & How the District Is Funded ....30
Expenditures by Category ....30
Capital Expenditures ....30
Personnel & Staffing ....31
Staffing & Position Schedule ....31
Budget Process & Calendar ....32
Budget Process ....32
Key Tasks & Deadlines ....33
2027 Budget Calendar ....34
Comparison of CAD budget to Total Entity Tax Levy ....35
Tax Levy by Entity Type ....36
2026 Estimated Tax Levy for All Entities ....37
Budget Allocation ....38
Adopted 2027 Budget Breakdown ....39
2027 adopted Operational Budget ....40
Budget Detail by Category ....41
Salaries (500) ....41
2027 Salary Study ....41
Employee Benefits (520) ....42
Appraisal-Related Expenses (530) ....42
Communications, Utilities & Facilities (540) ....43
Supplies (550) ....43
Services (560) ....43
EagleView Aerial Imagery & ChangeFinder ....44
Capital Equipment Replacement (580) ....45
Board & Related Costs (600) ....45
Tax Rates and the Property Tax Levy ....45
New Value vs. Existing Value ....45
The No-New-Revenue Tax Rate ....45
The Voter-Approval Tax Rate ....45
How This Works in Bosque County ....46
Required Taxpayer Impact Statement When Discussing Or Adopting A Budget ....47
Glossary of Terms ....48
Addendums ....49
Addendum A — Methods And Assistance Program 2025 Report ....49
Addendum B — Truth-in-Taxation Basics (Texas Comptroller Publication 98-1080) ....67
Addendum C — Tax Rate Calculation Examples (Texas Comptroller Publication 98-1047) ....69
Addendum D — Notices, Hearings, and Elections on Tax Rates (Texas Comptroller Publication 98-1082) ....71
Addendum E — 2027 Proposed Budget Letter (June 10, 2026) 74
Addendum F — Notice of Public Hearing on the 2027 Budget .75
Addendum G — 2027 Public Hearing Memorandum ....76
Addendum H — Letter to Taxing Units on the Public Hearing and Budget Revisions (August 27, 2026) ....77

(Page Intentionally Left Blank)

## 2027 ADOPTED BUDGET NOTIFICATION

BOSQUE CENTRAL APPRAISAL DISTRICT

9293 HWY 6 ● PO BOX 393
MERIDIAN, TX 76665
PHONE: (254) 435-2304
FAX: (254) 435-6139
FEEDBACK@BOSQUECAD.COM

September 10, 2026

Presiding Officer(s) of Website

**Re: Notification of Approval on the 2027 BCAD Budget**

To whom it may concern:

A Public Hearing was held during the regular meeting of the Bosque Central Appraisal District Board of Directors on September 9, 2026. The Bosque Central Appraisal District 2027 Proposed Budget was approved and adopted. **The net budget for entity support is $1,314,454, a decrease of $11,330 (approximately 0.855%) from the 2026 budget of $1,325,784. The Chief appraiser's family insurance was also removed.**

Attached is a copy of the 2027 Adopted Budget Pack which includes the 2027 Adopted Budget and 2027 Adopted Budget Allocation.

*Please note, the finalized allocation will be sent out once all the tax rates are set.*

Please contact us directly if there are any concerns about this operating budget. A CAD representative is available to explain any portion of the budget. If this is an agenda item on your meeting, we request to be informed to be present for the discussion.

Should you have questions, please let me know.

Sincerely,

Christopher A. Moser, RPA, CCA, CSTA

Chief Appraiser

## EXECUTIVE SUMMARY

## KEY FACTS AT A GLANCE

**A net decrease for the taxing units.** The net amount due from the taxing units is $1,314,454 for 2027, a decrease of $11,330 (about 0.855%) from 2026. Although the gross budget is higher this year, that increase is driven entirely by one-time capital costs offset by $200,000 from committed reserves, so the amount actually billed to the entities goes down.

**A strong return on aerial imagery.** The District's EagleView aerial-imagery program has produced roughly $28.60 in new taxable levy for the taxing units for every $1 spent, a gross benefit-to-cost ratio of about 28.6 to 1, by discovering new construction and property changes that would otherwise go unrecorded.

**Top-tier independent results.** BCAD earned an overall score of 98.5% with a "Meets" rating in the Texas Comptroller's 2025 Methods and Assistance Program (MAP) review, with perfect 100% scores in three of the four categories, and holds three Transparency Stars from the Comptroller.

**Clear goals guiding the year ahead.** This budget is built to advance the District's four strategic goals: appraisals that reflect market value with fairness and uniformity; accurate, well-maintained property data and maps; a highly educated, skilled, and well-retained workforce; and customer service that is courteous, professional, and transparent. See the Strategic Plan for the objectives, strategies, and measures behind each goal.

This adopted 2027 budget provides for total operating expenditures of $1,514,454 for fiscal year 2027. After applying $200,000 from committed reserves to fund one-time capital costs, principally the CAMA software conversion and replacement of computer hardware and the District's server, the net amount due from the taxing units is $1,314,454, a decrease of $11,330 (about 0.855%) from 2026. The District prepared the budget using zero-based budgeting and continues to operate at a high standard, as reflected in its Comptroller MAP rating and its three Transparency Stars.

## BUDGET AT A GLANCE

| Measure | Amount |
|---|---|
| **Total 2027 operating budget** | $1,514,454 |
| **Funds applied from committed reserves** | $200,000 |
| **Net budget due from taxing units** | **$1,314,454** |
| **Change from 2026** | $(11,330) / (0.855%) |
| **Taxing units served** | 22 |
| **2026 estimated total tax levy** | $48,148,309 |
| **CAD budget as % of total levy** | 2.730% |
| **2025 MAP review rating** | 98.5% — "Meets" |
| **Transparency Stars** | 3 |
| **Budgeted staff positions** | 10 |

# INTRODUCTION

This section introduces the Bosque Central Appraisal District: how to read this document, the District's leadership and governance, and the mission and values that guide its work.

## HOW TO USE THIS DOCUMENT

This budget document provides a comprehensive overview of the funding necessary to support the District's daily operations and planned capital investments. It follows the recommended practices for fiscal transparency and accountability set forth by the Government Finance Officers Association (GFOA). The opening sections, the budget notification letter, and the Budget Overview, which incorporates this Strategic Plan, highlight the District's priorities and provide context for the decisions reflected in the financial plan. Budget information is then organized by category so that readers can clearly see how resources are allocated and how funding supports the District's specific functions.

## BOARD OF DIRECTORS & LEADERSHIP



The Bosque Central Appraisal District is governed by a Board of Directors appointed under Tax Code Section 6.03. The Board sets policy, approves the annual budget, and appoints the Chief Appraiser. The County Tax Assessor-Collector serves as a non-voting, ex-officio member of the Board. Day-to-day operations are led by the Chief Appraiser and the Deputy Chief Appraiser, who supervise the District's professional and support staff.

- **Chief Appraiser** — Christopher A. Moser, RPA, CCA, CSTA
- **Deputy Chief Appraiser** — Justin Neuman, RPA, CCA, CSTA
- **Board of Directors** — six (6) total, five (5) appointed members, with the County Tax Assessor-Collector serving as a non-voting ex-officio member.
  - Steve Harr – Chairperson
  - Kyle Williams – Vice Chairperson
  - Robert Clark – Secretary
  - Justin Blake
  - Doug Kieta
  - Cindy Anderson – Interim Bosque County Tax Assessor/Collector

## MISSION, VISION & VALUES

**Mission.** The mission of the Bosque Central Appraisal District is to provide accurate appraisals of all property in Bosque County at one hundred percent of market value, equally and uniformly, in a professional, ethical, economical, and courteous manner, working to ensure that each taxpayer pays only their fair share of the property tax burden.

**Vision.** The District will act in accordance with the highest principles of professional conduct, ethics, accountability, efficiency, openness, skill, and integrity, approaching its work with a deep sense of purpose and responsibility.

**Values.**

- **Appraise** fairly, efficiently, and effectively, balancing the needs of taxpayers and taxing units by adhering to the Texas Property Tax Code, USPAP, and generally accepted appraisal standards.
- **Educate** taxpayers about their rights, remedies, and responsibilities.
- **Communicate** collaboratively with the taxing units, the public, and other agencies.
- **Serve** the public with accessible, responsible, and transparent customer service.
- **Perform** with integrity, accountability, and high standards, striving continuously for excellence and efficiency.

# ORGANIZATIONAL CHART FOR BOSQUE CENTRAL APPRAISAL DISTRICT

STATE LEGISLATURE AND STATE COMPTROLLER'S OFFICE
PROPERTY TAX DIVISION

ADMINISTRATIVE LAW JUDGE

APPRAISAL REVIEW BOARD
(Review -Tax Code Section 6.41, Section 41.41)
(Approve - Section 41.12,

TAXING ENTITIES (22)

BOARD OF DIRECTORS (6)
(Tax Code Section 6.03)

CHIEF APPRAISER (1)
(Tax Code Section 6.05.c)
(Certifies to all the Entities – Section 26.01)
(Supervises District Staff – Section 6.05.c)

DEPUTY CHIEF APPRAISER (1)

TDLR

| | | | | | |
|---|---|---|---|---|---|
| Deeds<br>Exemptions<br>Public Relations<br>(1) | Data Entry<br>Mobile Homes<br>Public Relations<br>(1) | Support Services<br>Public Relations<br>(2) | Director of Administration<br>Financial<br>Records<br>ARB Coord<br>(1) | GIS Mapping Dept<br>BPP Appraiser<br>(1) | Real Property Appraisals<br>(2) |

# DISTRICT PROFILE

The following pages describe the District, the county it serves, the local economy, and the recognitions the District has earned.

## ABOUT BOSQUE CENTRAL APPRAISAL DISTRICT

The Bosque Central Appraisal District (BCAD) is responsible for appraising all taxable property within Bosque County, Texas, for ad valorem tax purposes. Like all Texas appraisal districts, BCAD was created following the 1979 enactment of the Texas Property Tax Code (Senate Bill 621, the "Peveto" bill) and began operations in the early 1980s. The District serves 22 taxing units, the county, cities, school districts, and special districts, and the property owners of Bosque County. BCAD is governed by a Board of Directors appointed under Tax Code Section 6.03, with the County Tax Assessor-Collector serving as a non-voting ex-officio member. The Board appoints the Chief Appraiser, who serves as the District's chief administrator. The current Chief Appraiser is Christopher A. Moser, RPA, CCA, CSTA.

## ROLE OF THE APPRAISAL DISTRICT

Each Texas county is served by an appraisal district that determines the value of all taxable property. Generally, a local government that collects property taxes, such as a county, city, or school district, is a member of the appraisal district. A board of directors, comprised of individuals appointed by the member governments, presides over the appraisal district.

The appraisal district is considered a political subdivision and must follow applicable laws such as the Open Meetings Act and the Public Information Act. Meetings are open to the public and information generated by the appraisal district is, in most cases, also available to the public.

The appraisal district board of directors hires a chief appraiser, approves contracts, and sets policies. The chief appraiser is the chief administrator of the appraisal district. The chief appraiser may employ and compensate professional, clerical, and other personnel as provided by the appraisal district budget. The chief appraiser's primary duty is to discover, list, review, and appraise all taxable property in the appraisal district using generally accepted appraisal techniques.

## BOSQUE COUNTY

Bosque County is located in Central Texas, and its county seat is Meridian, where the District's office is located. The county takes its name from the Bosque River. Early Spanish explorers bestowed the name Bosque (pronounced boss-kee), Spanish for "woods" or "forest," reflected in the county's wooded landscape and its seal. Much of the beauty and heritage of Bosque County is closely entwined with its abundant water-ways - the Bosque and Brazos Rivers and two lakes, Meridian and Whitney. The county's distinctive pathways reflect its history - the Cleng Peerson Memorial Highway, the Old Chisholm Trail, the Santa Fe Railroad, and the Texas Lakes Trail.

The first survey for land grants in the Bosque Valley came about in 1839. In 1849, a few years after Texas attained statehood, the first permanent settlers arrived to a territory still roamed by Native Americans. By 1854, the number of settlers living in Bosque Territory had increased, and Bosque County was created. Meridian was named the County seat.

Lured by fertile, inexpensive land, more settlers came - mostly Anglo-Americans moving west with the frontier, and Norwegian and German immigrants. The pioneer farmers and ranchers were industrious and creative. They built homes, churches and schools, mills for their wheat, gins for their cotton, and produced a thriving livestock business. Bustling communities sprang up, and small towns flourished through the turn of the century. As America changed, so did Bosque County.

The beauty of Bosque County is still abundant, and the spirit of the pioneers has remained. Much of the proud heritage has been preserved to share and enjoy, and more has been added. With a population under 20,000, Bosque County is classified by the Texas Comptroller as a Tier 3 appraisal district. For the 2026 tax year, the estimated total tax levy for all 22 taxing units within the county is approximately $48,148,309, and the appraisal services BCAD provides to those entities are budgeted at 2.730% of that total levy. However, the District is not funded by taxes, it is funded from the entities in the county.

## THE LOCAL ECONOMY

Bosque County's economy is rooted in agriculture and ranching, with cattle, hay, and other farm and ranch production anchoring a largely rural tax base. The county also supports small-business activity in Meridian, Clifton, Valley Mills, and its other communities, benefits from tourism and outdoor recreation tied to the Bosque River, Lake Whitney, and the area's heritage, and lies within commuting distance of the Waco and Cleburne metropolitan areas. There are large scale industrial farms and complexes in place and being built due to proximity to Dallas-Fort-Worth and Waco metropolitan areas.

The District's appraised values reflect continued growth in the local tax base. The estimated total tax levy for all taxing units rose from $41,571,816 for 2025 to $48,148,309 for 2026, (an increase of $6,576,493), reflecting growth in appraised values (estimated on 2025 tax rates). Even as the tax base grows, the District appraises that property, and its net cost to the taxing units remains a very small share of the total levy (about 2.73%), with that net cost decreasing for 2027.

Bosque County encompasses approximately 1,008 square miles of central Texas landscape characterized by rolling hills, cedar and oak woodlands, improved pastureland, and the Bosque River drainage system. Lake Whitney, a U.S. Army Corps of Engineers reservoir on the Brazos River, forms a significant portion of the county's eastern boundary and is a primary driver of recreational and residential demand in the eastern market zones. Incorporated communities include Clifton, Valley Mills, Meridian, Morgan, Walnut Springs, Iredell, and Cranfills Gap. The county's rural character, agricultural heritage, and proximity to the Dallas-Fort Worth metroplex (approximately 90–100 miles) and Waco (approximately 50 miles) continue to shape land use patterns and market demand.

### LAKE WHITNEY – RECREATIONAL AND TOURISM DEMAND

Lake Whitney holds a unique and formally recognized distinction in Texas: in 2005, the 79th Legislature of the State of Texas passed a resolution declaring the Lake Whitney area the official "Getaway Capital of Texas." The lake draws over two million visitors annually, yet retains a small-town atmosphere, relaxed pace, abundant amenities, and reasonable prices that continue to attract both day visitors and long-term property buyers. The lake spans approximately 23,560 acres with roughly 225 miles of shoreline, offering exceptional opportunities for fishing, boating, water skiing, wakeboarding, tubing, and swimming. The area's limestone bluff formations, particularly in the Whitney and Kopperl areas, attract cliff jumping and shoreline recreation that draw significant seasonal crowds. Peak recreational activity runs from spring through fall (approximately April through October), with the Memorial Day, Fourth of July, and Labor Day holiday weekends generating the highest visitor volumes. This concentrated recreational demand underpins strong property values for waterfront, water-access, and lake-view tracts throughout the eastern zones of the county.

The lake's fishery is a significant draw in its own right. Lake Whitney is well regarded for its striped bass, hybrid striper, largemouth bass, white bass, catfish, and crappie populations. Fishing tournaments are held throughout the year, sustaining off-season visitation and generating continued demand for fishing camp properties, short-term rental cabins, and lake-adjacent residential tracts.

### EXOTIC GAME RANCHES AND HIGH-FENCE OPERATIONS

The rural areas of Bosque County are home to a significant number of large ranches, several of which operate as exotic wildlife operations. These ranches hold and manage non-native species that command premium hunting prices and attract buyers seeking specialized recreational ranch properties. Exotic species documented in the county include Addax, Axis deer, Blackbuck antelope, Gemsbok, Impala, Ibex, Lechwe, Aoudad (Barbary sheep), Sika deer, and Oryx, among others. These exotic operations represent a distinct property category that commands meaningful premiums over standard agricultural ranches due to the capital investment in fencing, water infrastructure, feeder systems, and breeding stock.

In addition to exotic operations, a number of Bosque County ranches focus on high-fence white-tailed deer breeding programs centered on genetics and the production of large-antlered trophy bucks. These operations represent a specialized and growing segment of the rural real estate market, with properties valued not only on their agricultural land base but also on the quality of their deer herd genetics, breeding infrastructure, and established records. Properties with documented trophy breeding programs have transacted at significant premiums over comparable non-managed ranches, contributing to upward pressure on values in the upper tier of the rural land market.

## ECONOMIC AND MARKET FORCES

The broader Texas economy remained resilient entering 2026, supported by continued population growth, a diversified employment base, and ongoing in-migration from higher-cost states. These macro-level forces sustained demand for rural and semi-rural properties throughout central Texas, including Bosque County. Interest rates were a significant market factor during the 2024–2025 study period. The Federal Reserve, following a period of elevated benchmark rates (peak Federal Funds Rate of 5.25–5.50% in mid-2023), began a measured easing cycle in late 2024. By the January 1, 2026 valuation date, 30-year conventional mortgage rates remained in the 6.25–7.00% range — elevated relative to the historic lows of 2020–2021 but moderating from the 2023 peaks. This rate environment tempered transaction volume for improved residential properties compared to the 2021–2022 peak years, while having comparatively less dampening effect on rural land and agricultural tract transactions, which are frequently financed through agricultural lenders or purchased with cash.

Rural land demand in the Texas Hill Country and central Texas corridor continued to be supported by lifestyle and recreational buyers, including purchasers from the Dallas-Fort Worth (DFW), and Austin metropolitan areas seeking rural retreats, hunting tracts, and agricultural investment properties. This demand contributed to sustained per-acre values across the county's rural market zones, with Lake Whitney-area waterfront and lake-accessible tracts continuing to command significant premiums over non-lake rural comparables.

Agricultural commodity markets were generally stable to positive during the 2024–2025 period. Cattle prices remained at historically elevated levels, supporting the economics of cow-calf operations that represent the primary agricultural use in Bosque County. Hay production, a secondary agricultural activity, was affected by periodic drought stress in parts of the county; however, sustained demand for hay statewide supported pricing. These conditions broadly supported agricultural land productivity values.

## INDUSTRIAL GROWTH – ENERGY AND TECHNOLOGY INFRASTRUCTURE

Bosque County experienced substantial growth in large-scale industrial investment during the study period, directly contributing to the increase in assessed values in the Industrial Real Property, Utilities, Pipelines, and Industrial Personal Property categories. Key developments include:

- **Power Generation Operations:** Existing and expanded power generation facilities, including natural gas peaker and combined-cycle plants serving the ERCOT grid, continued to contribute significant assessed value in the utilities and industrial categories. These operations involve substantial capital investment in real property improvements and personal property equipment subject to ad valorem taxation.

- **Solar Energy Development:** Utility-scale solar farm development accelerated in the county during the study period, with multiple large solar projects either completing construction or entering the assessment rolls for the first time. Solar installations involve significant improvements and equipment values that are reflected in the F2 and J categories.

- **Natural Gas Power Plants:** Natural gas power plant infrastructure, including pipeline interconnects, compressor stations, and generation equipment, continued to represent a major component of the county's industrial tax base. Capitol Appraisal Group, Inc. (CAGI) values these specialized utility and pipeline properties on behalf of BCAD.

- **Data Center Construction:** The construction of a data center facility in Bosque County represents a significant new addition to the commercial and industrial tax base. Data centers involve substantial real property improvements and, once operational, highly valuable personal property in the form of servers, networking equipment, and cooling infrastructure. This development is expected to have a continuing positive impact on assessed values in future appraisal years as the facility reaches full operational capacity.

Collectively, these industrial and infrastructure developments represent the primary source of year-over-year value growth in the 2026 appraisal roll beyond what is attributable to general market appreciation in residential and rural land categories.

## AWARDS & RECOGNITION

In March 2026, the Texas Comptroller of Public Accounts recognized the Bosque Central Appraisal District with three Transparency Stars for exemplary financial transparency. The Transparency Stars program recognizes local governments that provide citizens with clear, consistent, and accessible information about public spending and accountability. BCAD earned Stars in three areas:

- **Debt Obligations** — awarded March 31, 2026.
- **Open Government & Compliance** — awarded March 31, 2026.
- **Public Pensions** — awarded March 31, 2026.

These recognitions complement the District's strong results in the Comptroller's Methods and Assistance Program (MAP) review, in which BCAD earned an overall rating of "Meets." Together they reflect the District's ongoing commitment to transparency, accountability, and public service. The award certificates are shown below.

### TRANSPARENCY STARS - OPEN GOVERNMENT AND COMPLIANCE GUIDELINES

The Bosque Central Appraisal District is committed to open and transparent governance in order to be held accountable to Bosque County taxpayers.

The information is intended to assist taxpayers in learning more about the District's structure and decision-making framework.



## TRANSPARENCY STARS - DEBT OBLIGATIONS

By earning the Debt Obligations Star, Bosque Central Appraisal District acknowledges the importance and goal of long-term transparency. Bosque Central Appraisal District pledges to be proactive in providing the public with clear and meaningful information to the best of its ability. On the webpage you can find: Current Lease Obligations; Historical Lease Debt Obligations; and Links to the Texas State Comptroller's Government Debt Tools and relevant documents.

* The Bosque Central Appraisal District does not have the authority to incur a debt obligation through an election.

Also, Texas appraisal districts are statutorily prohibited from incurring bonded indebtedness.



## TRANSPARENCY STARS - PUBLIC PENSIONS

The Bosque Central Appraisal District is committed to public pension transparency. BCAD is a member of the Texas County and District Retirement System (TCDRS). Since 1967, TCDRS has provided retirement, disability, and survivor benefits on behalf of counties and districts across the state. Each employer customizes the benefit plan for their employees and retirees. The information on the webpage is intended to assist taxpayers in learning more about the District's pension efforts.

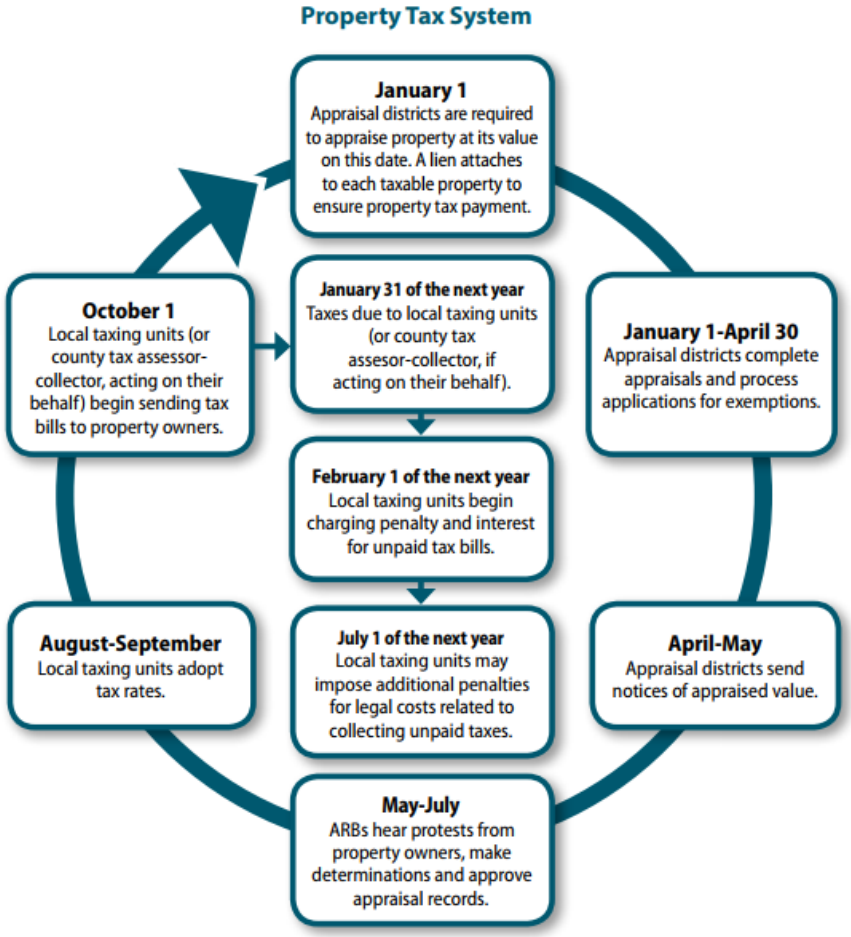


# UNDERSTANDING THE LOCAL PROPERTY TAX PROCESS

Property taxes in Texas are administered locally under the Texas Property Tax Code. Three kinds of organizations share the work: the appraisal district, which values property; the taxing units (county, cities, school districts, and special districts), which adopt tax rates and impose taxes; and the county tax assessor-collector, which bills and collects. The appraisal district's role is to determine value; it does not set rates or collect taxes.

## THE ANNUAL PROPERTY TAX CYCLE

Each year follows a predictable cycle. Property is valued as of January 1. The District gathers data, applies its appraisal methods, and mails Notices of Appraised Value in the spring. Property owners may protest their values to the Appraisal Review Board (ARB), an independent body that hears and resolves disputes. Once protests are resolved, the Chief Appraiser certifies the appraisal roll to the taxing units, which then adopt their tax rates. The county tax assessor-collector mails tax bills in the fall, and taxes are due by January 31 of the following year.




### Tax Calendar Phases

**Appraisal Phase (Jan. 1 through May 15)**

| | |
|---|---|
| Jan. 1 - April 30 | Appraisal districts appraise property and process exemption applications.[33] |
| April - May 1 | Appraisal districts send notices of appraised value to property owners.[34] |
| May 15 | Appraisal districts prepare the appraisal record and submit it to the ARB.[35] |

**Equalization Phase (May 15 through July 25)**

| | |
|---|---|
| May 15 - July 20 | ARBs hear and determine protests and challenges.[36] |
| July 20 | ARBs approve the appraisal records.[37] |
| July 25 | Appraisal districts certify the appraisal roll.[38] |

**Assessment Phase (July 25 through Oct. 1)**

| | |
|---|---|
| July 25 | Taxing units receive the appraisal roll.[39] |
| July 25 - Sept. 30 | Taxing units adopt tax rates and levy (calculate) taxes.[40] |
| Oct. 1 | Tax collectors begin sending tax bills to taxpayers.[41] |

**Collection Phase (Oct. 1 through Jan. 31)**

| | |
|---|---|
| Oct. 1 - Jan. 31 | Tax collectors collect current taxes.[42] |
| Feb. 1 | Penalties and interest begin accruing.[43] |
| July 1 | Tax collectors may add additional penalties for legal costs.[44] |

### APPRAISAL PHASE

During the appraisal phase, appraisers conduct field inspections and aerial reviews of properties to discover any new properties and list all characteristics of new and existing properties. These steps are the foundation of determining a market value for each property within Bosque County. The staff also determines a property's situs, or where it will be taxable. The appraisal district then sends a notice of appraised value to each property owner listing their property's market value for the tax year, along with other information required by the Texas Property Tax Code. Bosque CAD then compiles a formal list of all taxable property, known as the appraisal records, and delivers the records to the Appraisal Review Board before beginning the next phase of the cycle.

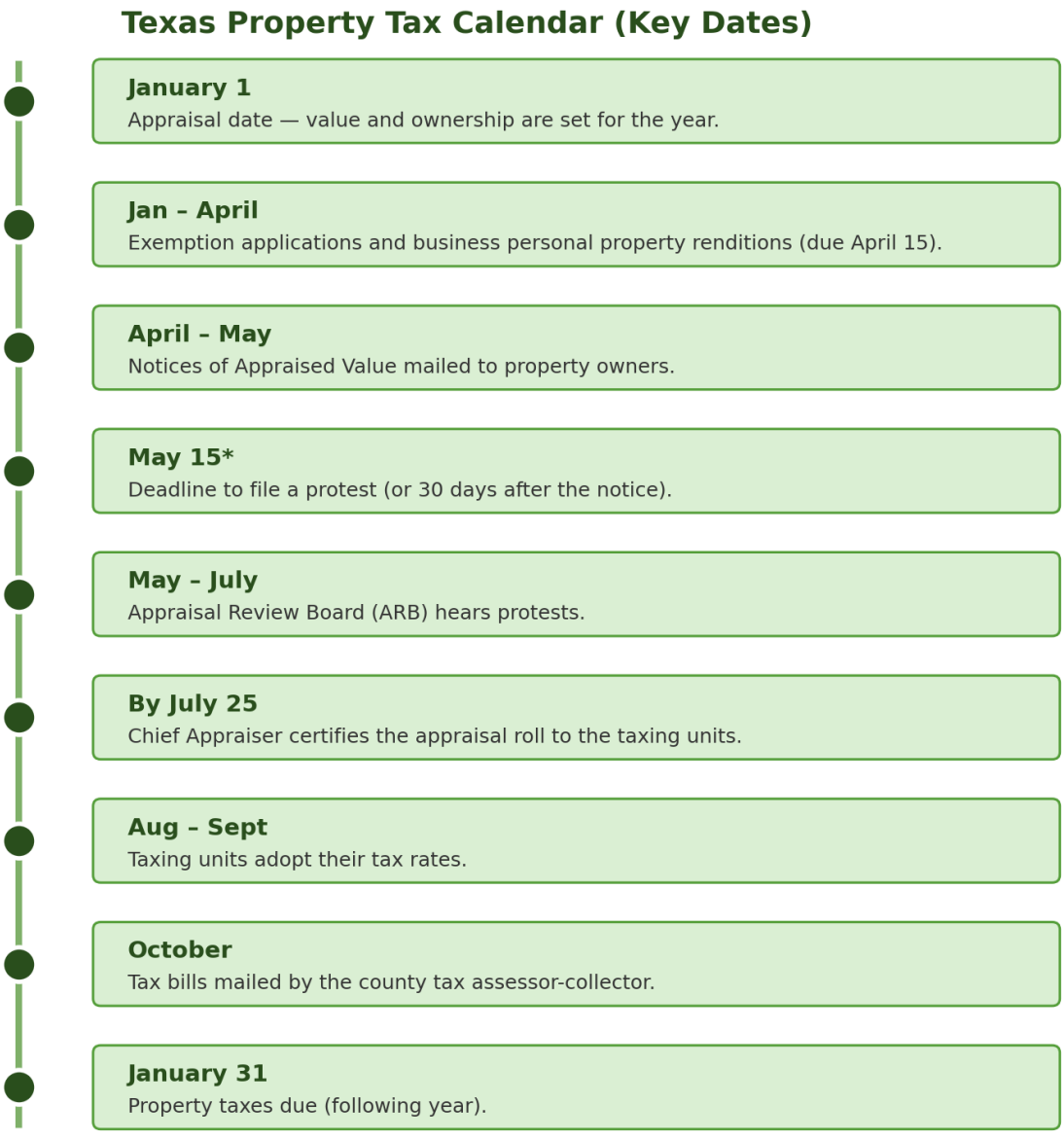
## EQUALIZATION PHASE

During the equalization phase, property owners can protest their appraisal on the basis that their market value is excessive, they were unequally appraised, a determination of situs, the denial of any exemptions, the denial of special-use appraisal, a determination of a change of use on previously qualified agricultural or timber land, a determination of ownership, the failure of the ARB or appraisal district to send required notices, or any other action that applies to and adversely affects the property owner. Appraisers will meet informally with property owners and agents to discuss a protest and try to resolve any concerns. If a property owner and appraiser cannot reach an agreement, the protest is heard by the Appraisal Review Board, an independent body of citizens tasked with hearing property owner protests and making a determination on the protest.

*Note: The other two phases of the appraisal cycle do not pertain to the appraisal functions and are not reported here.*

## PROPERTY TAX CALENDAR

The chart below summarizes the key statutory dates in the annual property tax cycle.



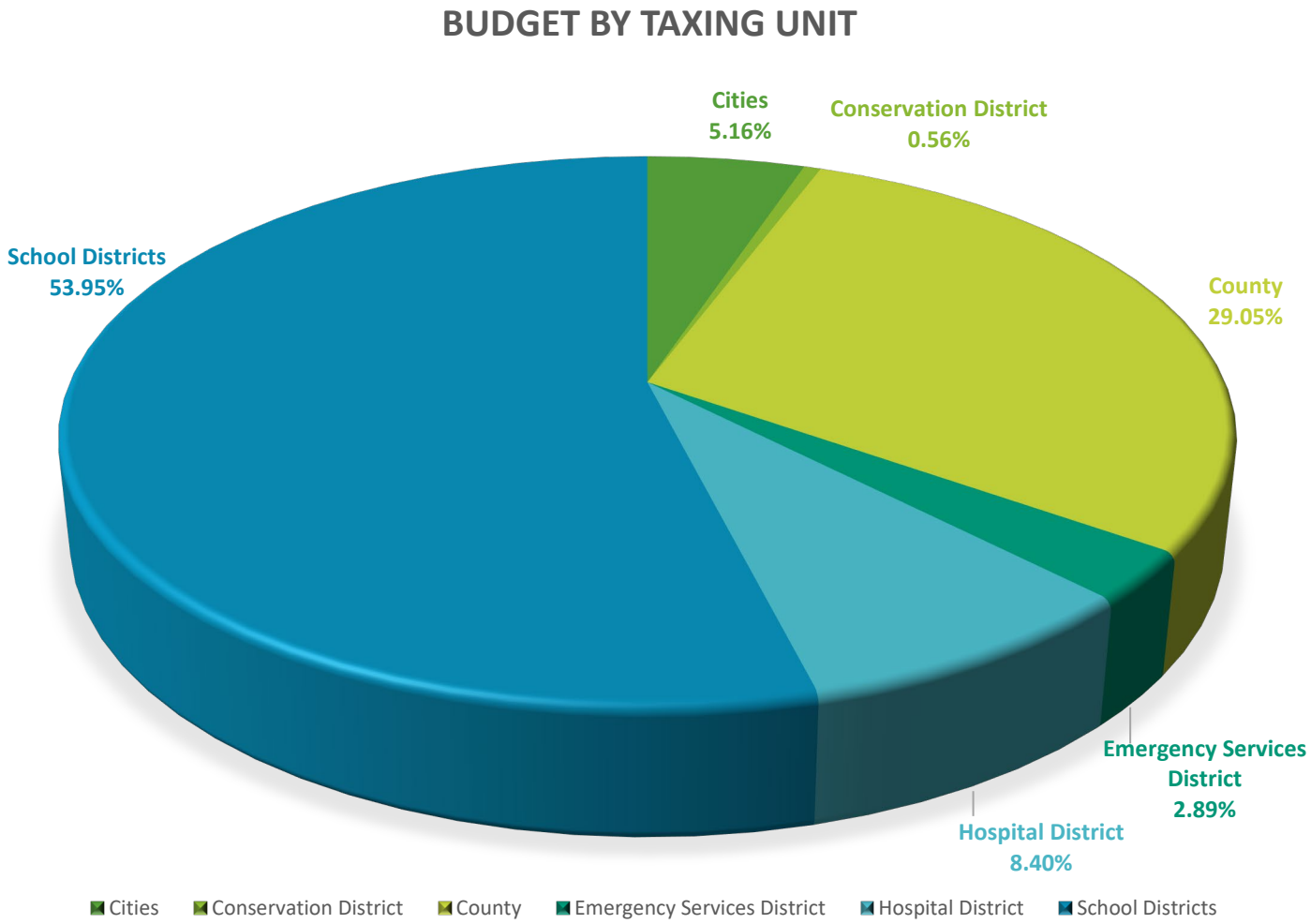

**Statutory deadlines; dates that fall on a weekend or holiday move to the next business day.*

## PROPERTY TAXES AT WORK

Property taxes are local taxes that are assessed locally, collected locally, and used locally. Property owners pay their taxes to the local tax collector, who distributes the funds to the schools, cities, the county, and the other local governments that serve the area. Those entities use the funds for schools, roads, emergency services, and other local programs.

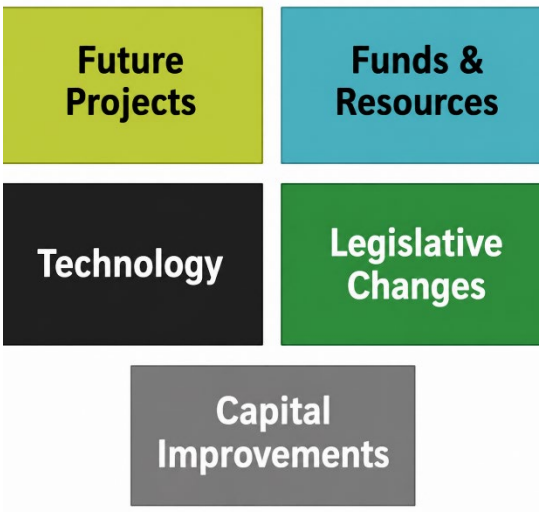



In Bosque County, property taxes support 22 taxing units, including the county, the hospital district, an emergency services district, a groundwater conservation district, eleven school districts, and seven cities. For the 2026 tax year, the estimated total tax levy for all taxing units in Bosque County is approximately $48,148,309. The Bosque Central Appraisal District does not levy or collect property taxes; it determines the value of taxable property so that each taxing unit can set its own tax rate and levy.



## STRATEGIC PLAN

The District maintains a Strategic Plan that outlines its activities and operations from year to year in anticipation of future projects, funding and resources, technology, legislative changes, and capital improvements. The Plan is reviewed each year to monitor progress and to extend planning by another year, helping the District prepare for changes in the appraisal environment. The Plan addresses five major areas:







The Plan is a tool for the final development of the District's Annual Management Plan.

This strategic plan addresses the following key strengths, weaknesses, threats, and opportunities for the Bosque Central Appraisal District:



The SWOT analysis began by conducting an inventory of internal strengths and weaknesses with BCAD. The strategic team also noted the external opportunities and threats that may affect the organization based on the economic market and the overall environment. The primary purpose of the SWOT analysis is to identify and assign each significant factor, positive and negative, to one of the four categories, allowing the strategic team to take an objective look at BCAD's operations. The SWOT analysis is a useful tool in developing and confirming goals, objectives, and strategies.

## AGENCY STRATEGIC GOALS

The District's strategic goals are the general ends toward which the District and its staff direct their efforts. They create a unified vision for the District and set the tone for staff performance, while remaining realistic and achievable. All planning objectives and strategies should relate to one of the fundamental agency goals.



- **Goal 1 —** Develop appraisals that reflect market value and ensure fairness and uniformity.

  **Objectives —** Appraise all property at 100% of market value and achieve uniformity within and across property classes, consistent with the Texas Property Tax Code and USPAP.

  **Strategies —** Maintain current cost schedules and market data; run ratio studies by market area, neighborhood, and property class; apply consistent methods to like properties; and keep physical inspections on a regular reappraisal cycle.

  **Measures —** Median appraisal-to-sale ratios near 1.00; coefficients of dispersion (COD) within IAAO ranges; School District Property Value Study results within the state margin; and a strong MAP Appraisal Standards score.

- **Goal 2 —** Collect, create, and maintain accurate data.

  **Objectives —** Keep property records complete and current, process ownership changes promptly, and maintain accurate maps.

  **Strategies —** Process deeds within 90 days of recording; gather sales and rendition data; maintain GIS and mapping; and conduct periodic data-quality reviews.

  **Measures —** Percentage of deeds processed within 90 days; record error rates; map currency; and timely electronic submissions (EARS/EPTS) to the Comptroller.

- **Goal 3 —** Maintain a highly educated, motivated, and skilled workforce.

  **Objectives —** Ensure staff hold required registrations and designations, support continuing education, and retain experienced employees.

  **Strategies —** Fund TDLR registration and the five-year Registered Professional Appraiser (RPA) track; provide continuing education and required cybersecurity training; and offer competitive compensation.

  **Measures —** Percentage of staff registered or designated; continuing-education hours completed; cybersecurity-training completion; and staff retention.

- **Goal 4 —** Provide customer service that is courteous, professional, and accurate.

  **Objectives —** Assist taxpayers promptly, resolve protests fairly, and maintain transparency.

  **Strategies —** Keep the website and online ARB database current; respond to open-records requests on time; offer informal conferences before ARB hearings; and publish required notices and the annual report.

  **Measures —** Open-records response times; protest-resolution timeliness; Transparency Stars maintained; and taxpayer feedback.

# BUDGET OVERVIEW

## OVERVIEW OF CHANGES

The District prepared the 2027 budget using a zero-based budgeting approach, building each line item up from actual need rather than simply carrying forward prior-year amounts. The total adopted 2027 operating budget is $1,514,454. This gross total is higher than the prior year, but the increase is driven almost entirely by one-time capital expenditures, including the CAMA software conversion and the replacement of computer hardware and the District's server. To offset these capital costs, the District is applying $200,000 from its committed/obligated (reserved) fund balance as a credit to the taxing units. After that credit is applied, the net budget for entity support is $1,314,454, a decrease of $11,330 (approximately 0.855%) from the 2026 net budget of $1,325,784 (see the following pages). The budget also includes training and continuing education for two employees working toward their professional appraiser designations, which require a five-year training period along with extensive testing and ongoing continuing education to maintain. There was a substantial decrease in pension retirement costs. Other cost pressures addressed in the budget include inflation, postage, legal and litigation costs, increased field work activity, a five percent COLA, for staff not covered by the salary study, a homestead audit service, a high-resolution oblique and orthogonal imagery flyover, along with other items now mandated by the state.

### ALLOCATION

Please note, the allocation among taxing entities is based on each taxing unit's proportionate share of the total combined tax levy, meaning each entity's 2026 tax levy divided by the total levy of all participating entities yields their allocation percentage.

This is grounded in Texas Tax Code §6.06(j), which requires the Chief Appraiser to allocate (and credit) amounts "in proportion to the amount of each unit's budget allocation for the fiscal year for which the payments were made."

The included allocation is based on 2025 tax rates. It will be finalized once we certify the roll and all the taxing entities set their tax rate.

### BENEFITS

The benefits included for employees are: Group Term Life Insurance, Health Insurance, Accidental Death, Longevity, and Pension. The average cost of benefits per employee is $16,656.60. Included in the benefits category is Texas Workforce, however this is used by the District when someone is filing unemployment, it is not an employee specific benefit.

## PROJECTED CHANGES IN FUND BALANCE

The Government Finance Officers Association (GFOA) describes fund balance as the difference between assets, liabilities, deferred outflows of resources, and deferred inflows of resources. There are five different components of fund balance (nonspendable, restricted, committed, assigned, and unassigned) designed to indicate both:

- Constraints on how the resources of the fund can be spent, and
- The sources of those constraints.

For the fiscal year ending December 31, 2025, the District had a total fund balance of $539,907.25, all of which being committed fund balance for reserves for future expenditures. The committed fund balance is considered to have already been spent. The District's fund balance is increased by miscellaneous revenue that appraisal districts are allowed to exempt from the credit of surplus funds back to the jurisdictions and funds held in reserve. Miscellaneous revenue includes revenue from the sale of data and maps produced by the District.

The District currently has two reserve funds that are held as committed fund balances. The reserve balances as of December 31, 2025, are as follows:

| COMMITTED / OBLIGATED FUND | BALANCE AS OF 12/31/2025 | |
|---|---|---|
| Reserve for Legal and Litigation | $ | 60,000.00 |
| Reserve for Technology, Professional Services, Building Etc. | $ | 479,907.25 |
| **Total** | **$** | **539,907.25** |

### BASIS OF BUDGETING & FUND BALANCE

The District adopts an annual budget for its General Fund and accounts for its activities on the modified accrual basis. Following the framework described by the Government Finance Officers Association (GFOA), fund balance is reported in components that indicate both how resources may be spent and the source of those constraints.

For the fiscal year ending December 31, 2025, the District reported a total fund balance of $539,907.25, all of which is committed for future expenditures: $60,000 reserved for legal and litigation and $479,907.25 reserved for technology, professional services, and building needs. For 2027, the District is applying $200,000 of these committed funds toward capital costs, as described above.

### FINANCIAL POLICIES

The District follows a set of financial policies that promote accountability, transparency, and the responsible stewardship of public funds. These policies are summarized below.

- **Revenue Policy.** The District is funded primarily by allocations from the taxing units in proportion to each unit's share of the total tax levy, supplemented by limited miscellaneous revenue. The District does not levy or collect property taxes.
- **Operating Budget Policy.** The District adopts a balanced annual operating budget built through zero-based budgeting, with each line item justified from need rather than carried forward.
- **Purchasing & Cash Disbursement Policy.** Expenditures are made in accordance with the adopted budget and applicable law; the Chief Appraiser authorizes routine disbursements, and significant or non-budgeted items are presented to the Board.
- **Capital & Asset Management Policy.** Capital purchases and replacements are planned in advance; where appropriate, committed reserves are used to fund one-time capital costs so they do not burden the taxing units.
- **Fund Balance Policy.** The District maintains committed (obligated) fund balances for identified future needs, including legal and litigation, technology, professional services, and building costs.
- **Cash Management & Investment Policy.** District funds are held and invested in accordance with the Public Funds Investment Act, emphasizing safety, liquidity, and yield, in that order.

## FUTURE NEEDS & LONG-RANGE PLANNING

While the adopted 2027 budget reflects a net decrease to the taxing units, the District has a responsibility to plan beyond a single budget year. Several pressures are converging that the Board and the taxing units should be aware of as they consider the District's longer-term needs. The District is committed to addressing these needs in a measured, transparent way that continues to deliver strong value to the community and county we serve.

### STAFFING NEEDS

The District anticipates a need to add professional and support staff in the coming years. Several factors are driving this need:

- **Increasing state mandates.** Each legislative session brings new statutory requirements, reporting obligations, and compliance tasks that the District must absorb with existing personnel. These mandates require staff time for training, implementation, documentation, and ongoing administration.
- **Growth in the county.** Continued population growth, new construction, industrial, and subdivision of land increase the number of parcels the District must appraise, inspect, and maintain. A growing roll means more notices, more protests, and more field work each year.
- **Rising complexity of appraisal work.** Specialized and intricate commercial properties, agricultural and open-space valuations, business personal property, and an increasing volume of complex protests and litigation all demand more specialized expertise and staff hours than in years past.
- **Succession and professional development.** The five-year Registered Professional Appraiser (RPA) track and the lead time required to train new appraisers mean the District must hire and develop staff ahead of need, so that institutional knowledge is preserved as current employees advance or retire.
- **Expanded taxpayer assistance and technology demands.** Growing public expectations for online services, records access, and responsive customer service, together with the data-security and cybersecurity obligations now required of appraisal districts, add to the workload carried by current staff.

### FACILITY NEEDS

A significant obstacle to meeting these needs is the District's current facility. The District has effectively run out of usable space in its present location and cannot add the staff described above without additional room. Beyond the lack of space, the existing building presents a number of serious deficiencies:

- **Insufficient and poorly laid-out space.** The current floor plan is inefficient and does not support the District's workflow, leaving no room to add workstations or staff.
- **Accessibility (ADA) shortfalls.** The building does not meet current Americans with Disabilities Act standards, limiting equal access for members of the public and staff with disabilities.
- **Building code deficiencies.** The facility is not up to current code with respect to electrical systems and insulation, raising both operational and energy-efficiency concerns.
- **Inadequate meeting and technology spaces.** The District lacks proper meeting rooms and modern technology setups for Board meetings, ARB hearings, public access, and staff collaboration.

### SAFETY & SECURITY CONCERNS

Of greatest concern is the safety of the District's staff and the public who visit the office. The current facility was not designed with security in mind, and on numerous occasions the District has faced threats serious enough to require calling on the Meridian police and the Bosque County Sheriff's Office. An appraisal office is, by its nature, a place where members of the public sometimes arrive frustrated, and the District has a duty to provide a secure environment that protects both employees and visitors. The present building does not allow for the controlled access, proper separation of public and staff areas, secure areas for customer service and meeting with appraisers, secure hearing space, and other safeguards that would meaningfully reduce these risks.

### A PROPOSED LONG-TERM SOLUTION: A NEW FACILITY

Taken together, the staffing pressures, the limitations and code and accessibility deficiencies of the current building, and the safety concerns point to a single long-term solution. The District's goal is to construct a new, purpose-built facility that resolves these issues at once: a building that meets ADA, electrical, and energy-code standards; provides proper, secure meeting and hearing rooms with modern technology; protects staff and the public; and includes room to grow so the District can continue to serve a growing Bosque County for decades to come. The District has, for several years, set aside committed reserves toward technology, professional services, and building needs in anticipation of this need. No funding for construction is requested in the 2027 operating budget; this section is provided so the Board and the taxing units understand the District's longer-term direction and can plan accordingly. The District looks forward to working with the Board, the taxing units, and the county on a responsible path forward.

## COMPTROLLER MAP REVIEW

The District has maintained perfect or near-perfect MAP scores for over a decade, reflecting a sustained commitment to operational excellence, statutory compliance, and professional appraisal standards.

**✓ 2024–2025 Review: Overall Score 98.5% — "Meets" Rating**

**✓ 2025 Cycle: Only 172 of 253 appraisal districts passed all areas, and BCAD is among them**

**✓ Perfect or near-perfect scores maintained for over a decade under Chief Appraiser Christopher Moser, RPA, CCA, CSTA**

### ABOUT THE MAP REVIEW PROCESS

Under Tax Code Section 5.102(a-1) and Comptroller Rule 9.301, the Texas Comptroller's Property Tax Assistance Division (PTAD) is required to review every appraisal district's governance, taxpayer assistance, operating procedures, and appraisal standards at least once every two years. This independent audit serves two key purposes:

- To assess whether appraisal districts are meeting minimum statutory and appraisal requirements.
- To identify areas where improvements are needed and assist districts in complying with statutes and generally accepted appraisal practices.

The audit is a comprehensive process spanning several weeks. MAP reviewers conduct thorough examinations of appraisal district documentation and onsite interviews with staff across four critical operational areas:

- **Governance** — Board procedures, meetings, budgets, reappraisal plans
- **Taxpayer Assistance** — Public outreach, exemption processing, notice requirements
- **Operating Procedures** — Roll certification, protest handling, data submissions
- **Appraisal Standards, Procedures, and Methodology** — Valuation practices, quality control, uniformity

PTAD publishes final MAP reports on the MAP webpage and sends notification to the Chief Appraiser, Appraisal District board members, Superintendents, and respective board members of all school districts in the county. Final reports are typically released in January following the review cycle.

## 2025 MAP REVIEW RESULTS

BCAD achieved a composite score of 98.5%, earning an overall rating of "Meets." The District received perfect 100% scores in three of the four review categories:

| Review Category | 2024–2025 Score | 2025 Cycle Status |
|---|---|---|
| Governance | 94% | Passed |
| Taxpayer Assistance | 100% | Passed |
| Operating Procedures | 100% | Passed |
| Appraisal Standards, Procedures & Methodology | 100% | Passed |
| **Overall / Composite Score** | **98.5%** | Passed — Meets |

### MANDATORY PASS/FAIL REQUIREMENTS

All five mandatory pass/fail questions were met, confirming that:

- Appraisal maps are current and up-to-date
- The reappraisal plan is being properly implemented
- Appraisal records are current and proper valuation procedures are followed
- Values are reproducible using written procedures
- Administrative functions comply with Chapter 6 of the Property Tax Code

## CONTEXT REGARDING THE GOVERNANCE SCORE

As this is the first MAP cycle in over a decade in which BCAD did not receive a perfect Governance score (our Governance score was 94% rather than 100%), we believe it is important to provide full context so you can answer any questions from your constituents.

The point deduction stems from Review Question 4, which requires all Board members to complete Open Meetings training.

- **The District's Status:** Every appointed member of the BCAD Board and the Chief Appraiser has completed this training.
- **The Deficiency:** The County Tax Assessor-Collector, who sits on our Board as a non-voting ex-officio member, refused to take the required one-hour training course.

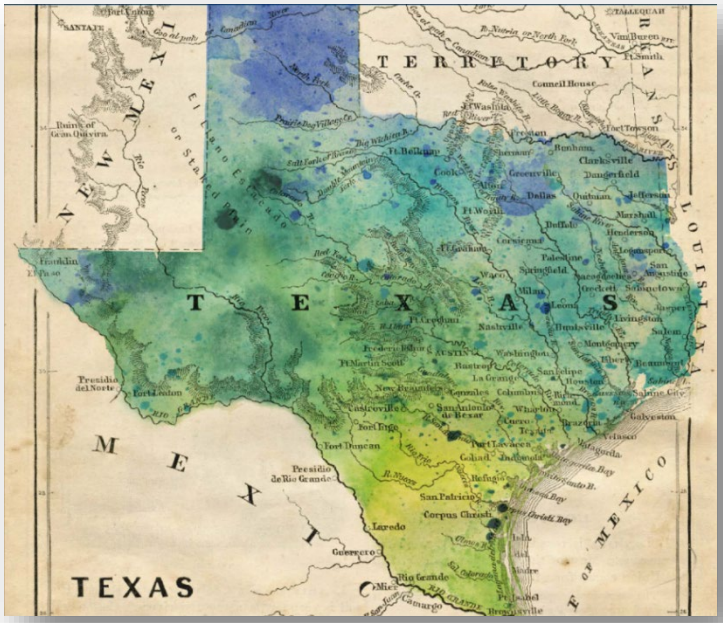
The District has documented numerous attempts to secure compliance from the Tax Assessor-Collector, including offers to facilitate the training during Board meetings, as well as reminders sent via email, phone, and in person. Because the training was not completed by that individual, the Comptroller's office applied the required point deduction. This determination was procedural and did not reflect deficiencies in District operations or Board governance practices.

Please rest assured that this governance score does not reflect the operational capability of the District or the dedication of our appointed Board of Directors. We remain fully compliant with Chapter 6 of the Texas Property Tax Code and are committed to the transparency that has earned us perfect scores for the last decade.

## WHAT THIS REVIEW DEMONSTRATES

While MAP scores are often summarized numerically, the Comptroller's review is fundamentally an examination of daily operations, including:

- Governance and statutory deadlines
- Public notice and transparency
- Taxpayer assistance and exemptions
- Appraisal methodology, accuracy, and uniformity
- Data security, disaster recovery, and internal controls




Answering 87 of 88 questions affirmatively reflects thousands of operational decisions made correctly throughout the year. For additional context, in the most recent statewide MAP cycle only 85 of the 125 districts reviewed passed all four area categories on their final report. BCAD's results continue to place the district among the highest-performing appraisal districts in Texas.

## COMMITMENT GOING FORWARD

BCAD remains fully committed to:

- Transparency with taxing units and the public
- Strict adherence to statutory requirements
- Continuous improvement in governance and operations

We appreciate the continued partnership and oversight of our taxing units.

The full MAP report is included as Addendum A, along with a one-page flyer that provides additional information about the audit process.

## RESOLUTION AND COMPLIANCE

Following release of the final MAP report, the Comptroller's office notified the District that, under Tax Code Section 5.102, any recommendations must be implemented within one year of the report's release. The notice further advised that a MAP reviewer would contact the District no later than November 2026 to document implementation, that documentation could be submitted as recommendations were completed, and that recommendations not complete or substantially complete by January 2027 would result in notification to the Texas Department of Licensing and Regulation (TDLR), which could ultimately lead to sanctions.

The single recommendation concerned the Open Meetings training discussed above. The County Tax Assessor-Collector completed the required training on February 23, 2026. Upon completion, the District promptly submitted documentation of compliance to the Comptroller, curing the deficiency well within the statutory timeline. As a result, the matter was resolved without any referral to TDLR and without any sanction to the District.

# BUDGET DETAIL & FINANCIAL SUMMARY

## BUDGET MESSAGE

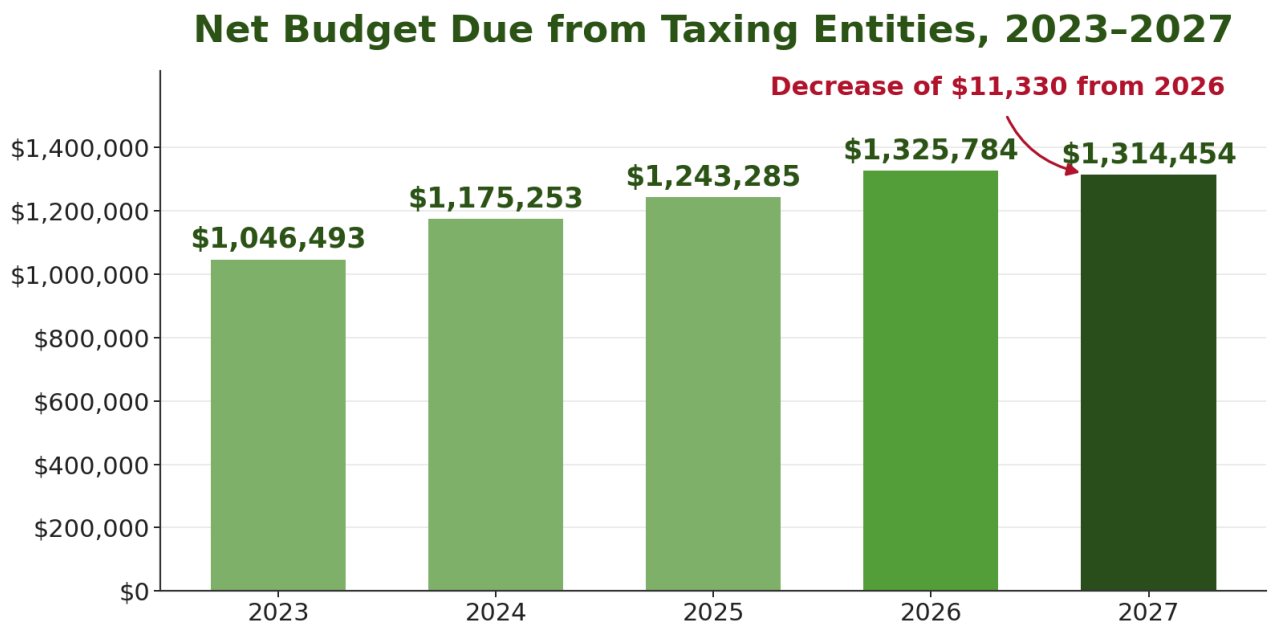
To the taxing units and property owners of Bosque County: I am pleased to present the Bosque Central Appraisal District's budget for fiscal year 2027. The District prepared this budget using a zero-based approach, building every line item up from actual need rather than carrying forward prior-year amounts.

The total 2027 operating budget is $1,514,454. The largest factors in this year's budget are one-time capital investments, principally the conversion to a new computer-assisted mass appraisal (CAMA) system and the replacement of aging computer hardware and the District's server. To keep these one-time costs from falling on the taxing units, the District is applying $200,000 from its committed (obligated) fund balance as a direct credit to the entities.

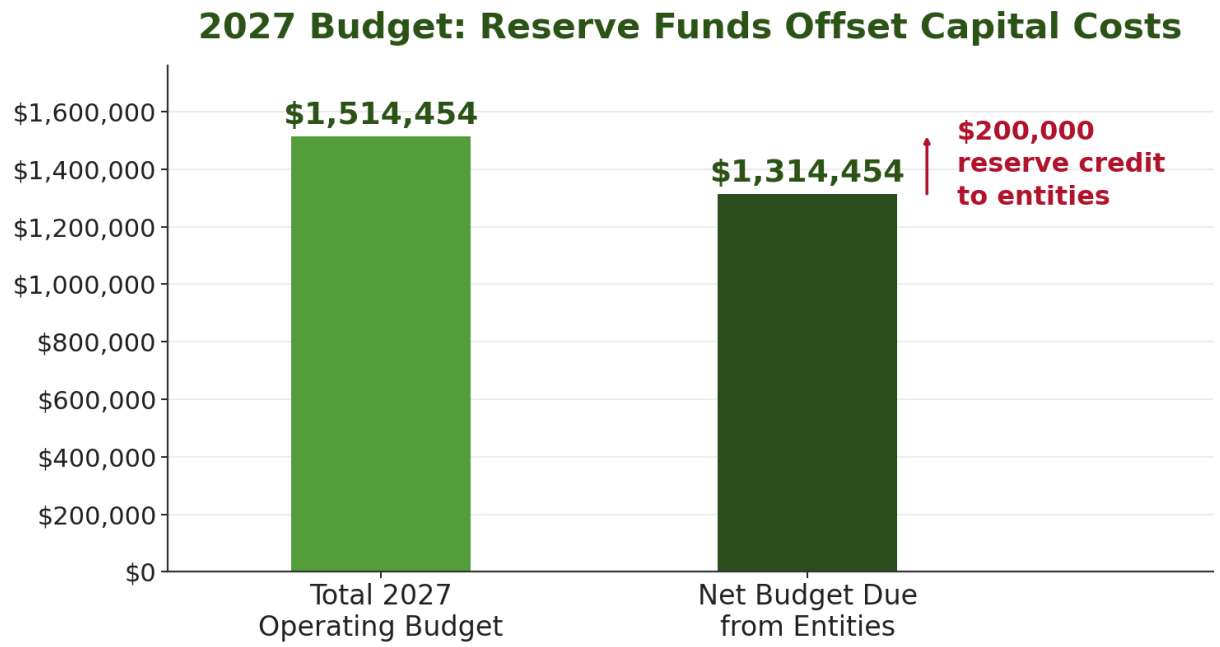
After that credit, the net amount due from the taxing units is $1,314,454, a decrease of $11,330, or about 0.855%, from the 2026 figure of $1,325,784. In short, even as the District modernizes its technology, the amount the entities are asked to fund is going down. The District remains committed to accurate, uniform appraisals and to the transparent, efficient stewardship of public funds.

## FINANCIAL SUMMARY AT A GLANCE

The chart below shows the net budget due from the taxing units over the past five years. Despite steady operating growth through 2026, the 2027 net budget declines because reserve funds are absorbing this year's capital costs.



The next chart isolates how the 2027 budget is funded: a total operating budget of $1,514,454, reduced by a $200,000 credit from committed reserves, leaves $1,314,454 to be funded by the taxing units.




## FIVE-YEAR FINANCIAL HISTORY

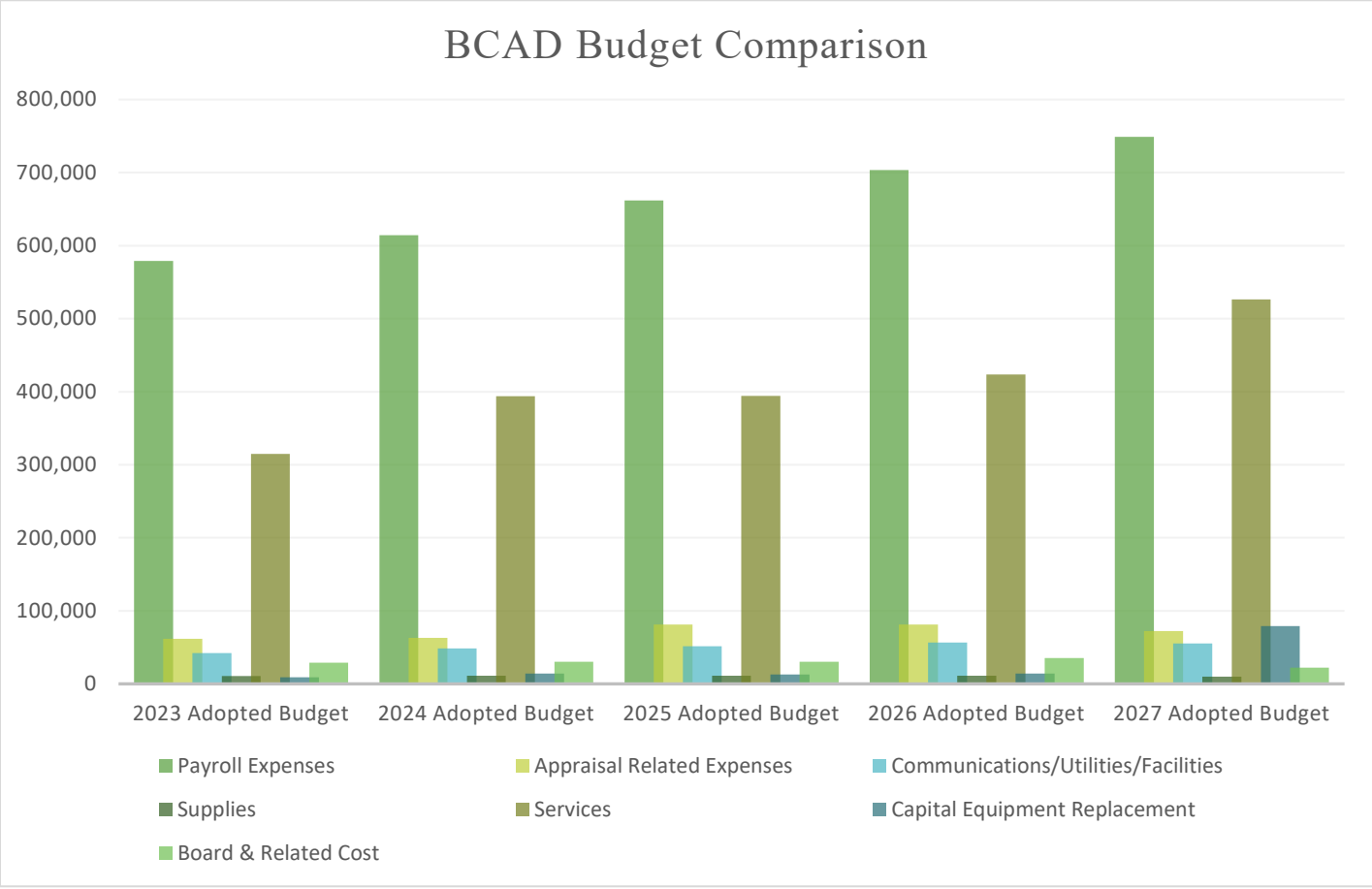
The table below shows the net budget due from the taxing units over the past five years. The 2027 budget is the first year-over-year decrease in this period.

| Fiscal Year | Net Budget to Entities | $ Change | % Change |
|---|---|---|---|
| **2023** | $1,046,493 | — | — |
| **2024** | $1,175,253 | $128,760 | 12.3% |
| **2025** | $1,243,285 | $68,032 | 5.8% |
| **2026** | $1,325,784 | $82,499 | 6.6% |
| **2027** | **$1,314,454** | **$(11,330)** | **(0.855%)** |

The table below shows the adopted budget by category over the past five years, along with the year-over-year percentage change in each category. Unlike the table above, these figures reflect the total (gross) budget; the 2027 total of $1,514,454 is reduced by the $200,000 credit from committed reserves to reach the net $1,314,454 due from the taxing units. The 2027 increases are concentrated in Services (+24.22%) and Capital Equipment Replacement (+464.29%), which carry the one-time CAMA software conversion and the computer and server replacement funded from reserves. Four categories, Appraisal-Related Expenses, Communications/Utilities/Facilities, Supplies, and Board & Related Costs, decrease for 2027.

| Budget Categories | 2023 Adopted Budget | 2024 Adopted Budget | 2025 Adopted Budget | % from 2024 | 2026 Adopted Budget | % from 2025 | 2027 Adopted Budget | % from 2026 |
|---|---|---|---|---|---|---|---|---|
| **Payroll Expenses** | 578,843 | 614,339 | 661,834 | 7.73% | 703,639 | 6.32% | 749,079 | 6.46% |
| **Appraisal Related Expenses** | 61,700 | 62,994 | 81,440 | 29.28% | 81,440 | 0.00% | 72,440 | -11.05% |
| **Communications/ Utilities/Facilities** | 42,400 | 48,400 | 51,650 | 6.72% | 56,750 | 9.87% | 55,400 | -2.38% |
| **Supplies** | 10,600 | 11,320 | 11,000 | -2.83% | 11,000 | 0.00% | 10,000 | -9.09% |
| **Services** | 314,950 | 394,050 | 394,211 | 0.04% | 423,605 | 7.46% | 526,185 | 24.22% |
| **Capital Equipment Replacement** | 9,000 | 14,000 | 13,000 | -7.14% | 14,000 | 7.70% | 79,000 | 464.29% |
| **Board & Related Cost** | 29,000 | 30,150 | 30,150 | 0.00% | 35,350 | 17.25% | 22,350 | -36.78% |
| **Totals** | **$ 1,046,493** | **$ 1,175,253** | **$ 1,243,285** | **5.79%** | **$ 1,325,784** | **6.64%** | **$ 1,514,454** | **14.23%** |
| | | | | | **Net to** | **ENTITIES** | **$1,314,454** | |
| | | | | | **Change** | **AMOUNT** | **$(11,330)** | |

The clustered column chart below presents the same five-year category history graphically. Payroll and Services are the District's two largest cost categories in every year, and the 2027 columns show the one-time rise in Services and Capital Equipment Replacement, offset by reductions in the smaller operating categories and by the reserve credit.



## REVENUE & HOW THE DISTRICT IS FUNDED

The Bosque Central Appraisal District does not levy or collect property taxes and has no taxing authority of its own. Under Tax Code Section 6.06, the District is funded by the taxing units it serves. Each unit's share of the budget is allocated in proportion to its share of the total property tax levy in the county, and units are billed quarterly.

The District also receives limited miscellaneous revenue, for example, revenue from the sale of data and maps the District produces. For 2027, the District is additionally applying $200,000 from its committed fund balance to offset capital expenditures, reducing the amount required from the taxing units.

## EXPENDITURES BY CATEGORY

The 2027 operating budget of $1,514,454 is distributed across the following categories:

- **Payroll Expenses — $749,079 (49.5%):** salaries and employee benefits for the District's professional and support staff, including a 5% cost-of-living adjustment.
- **Services — $526,185 (34.7%):** the largest non-payroll category, including the CAMA software and its conversion, legal and litigation services, IT and records management, professional and financial auditing services, public-liability and workers' compensation insurance, and contract labor.
- **Capital Equipment Replacement — $79,000 (5.2%):** replacement of computer hardware and the District's server, along with equipment and furniture.
- **Appraisal Related Expenses — $72,440 (4.8%):** travel reimbursement, membership dues, education and seminars, and vehicle/cell-phone allowances tied directly to appraisal field work.
- **Communications, Utilities & Facilities — $55,400 (3.7%):** office rent, postage and PO box, internet and phone, utilities, and janitorial and building costs.
- **Board & Related Costs — $22,350 (1.5%):** director expenses and Appraisal Review Board (ARB) expenses.
- **Supplies — $10,000 (0.7%):** office and operating supplies and deed copies.

## CAPITAL EXPENDITURES

Capital and one-time technology costs are the defining feature of the 2027 budget. The District is converting to a new CAMA system and replacing computer hardware and its server. These are investments that keep appraisal operations accurate, secure, and compliant with state requirements. Rather than pass these one-time costs to the taxing units, the Board is funding $200,000 of them from the District's committed (obligated) fund balance, which was set aside in prior years for exactly this purpose. This is the reason the net amount due from the entities decreases in 2027 even as total spending rises.

## PERSONNEL & STAFFING

Payroll is the District's largest expense, reflecting its reliance on a small, experienced professional staff. Positions supported by the budget include the Chief Appraiser, the Deputy Chief Appraiser, real-property and business-personal-property/GIS appraisers, a Director of Administration handling financial records and ARB coordination, and customer-service, deeds, exemptions, and data-entry personnel, along with part-time and contract support. State law requires appraisers to earn and maintain professional designations through multi-year training and continuing education, and the budget funds two employees who are working toward those designations, as well as continual training for other employees.

To help ensure that District compensation remains fair and competitive, the Board of Directors commissioned a salary survey, compiled by Doug Kieta, a member of the Board of Directors. The survey compares the District's pay for each position against comparable appraisal districts and the regional market, supporting the Board's goal of attracting and retaining a qualified, professional staff and helping to inform the personnel decisions reflected in this budget.

### STAFFING & POSITION SCHEDULE

The District's operations are carried out by a small professional and support staff. The schedule below summarizes budgeted positions, consistent with the District's organizational chart.

| Position | Positions |
|---|---|
| **Chief Appraiser** | 1 |
| **Deputy Chief Appraiser** | 1 |
| **Director of Administration / Financial Records / ARB Coordinator/ HR** | 1 |
| **Real Property Appraisers** | 2 |
| **GIS Mapping / Business Personal Property Appraiser** | 1 |
| **Support Services / Public Relations** | 2 |
| **Deeds / Exemptions / Public Relations** | 1 |
| **Data Entry / Mobile Homes / Public Relations** | 1 |
| **Total** | **10** |

# BUDGET PROCESS & CALENDAR

## BUDGET PROCESS

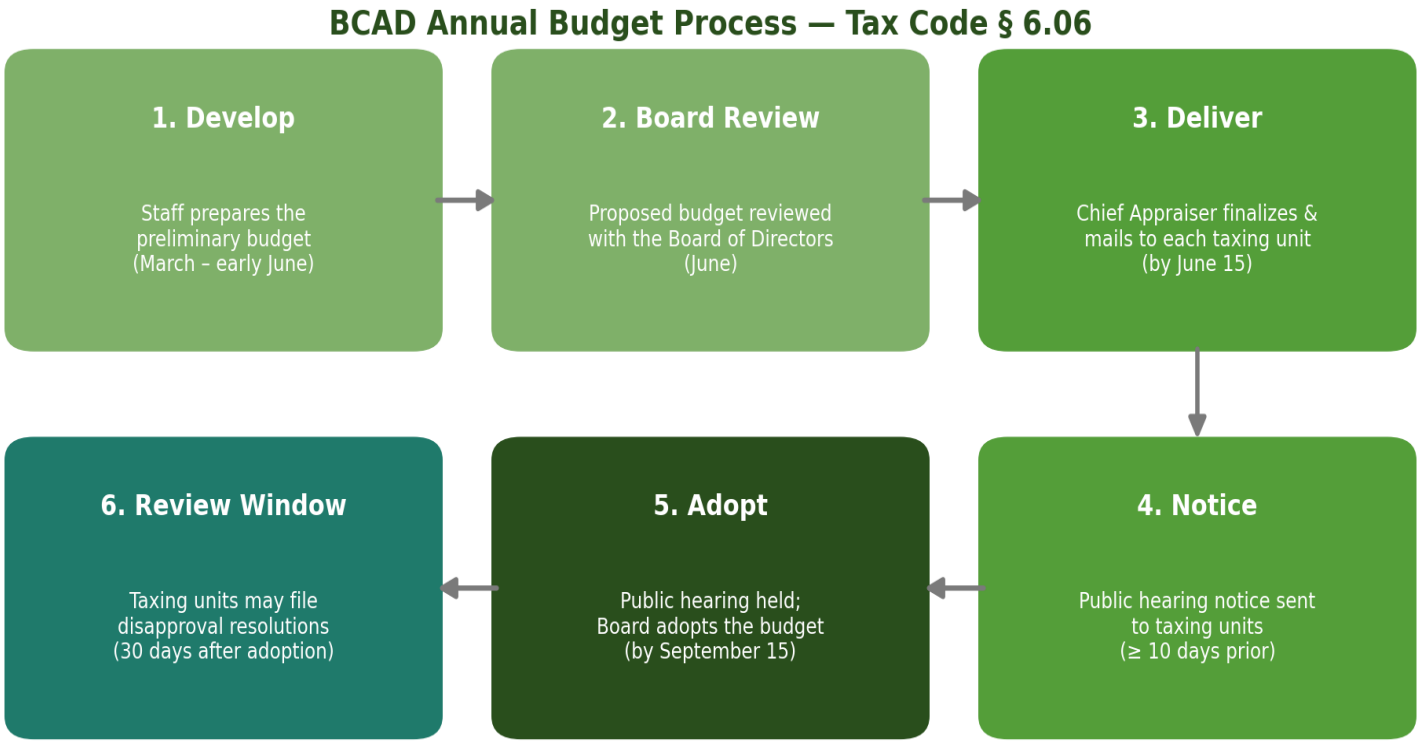
The District's budget is developed in accordance with the Texas Property Tax Code, specifically Section 6.06. The District adopts an annual budget for its General Fund, and the process follows a set of procedural and legal milestones.

The budgeting cycle begins early in the year with internal discussions among the Chief Appraiser, the Deputy Chief Appraiser, and staff to assess budget needs for the upcoming fiscal year. The Administration compiles this information and prepares the proposed budget in accordance with the Chief Appraiser's directives. The proposed budget is reviewed with the Board of Directors and, incorporating any revisions, is finalized and delivered to the presiding officer of each taxing unit by June 15.

The District must provide notice of, and hold, a public hearing on the budget, and the Board of Directors must adopt the budget before September 15. Notice of the public hearing is delivered to the presiding officer of each taxing unit at least 10 days before the meeting at which the budget will be adopted, and the notice is also published as required.

Following adoption, the taxing units have 30 days to file resolutions disapproving the budget; if a majority of the voting units disapprove, a new budget must be adopted within 30 days. Amendments that change the amount due from the taxing units must be presented at least 30 days in advance, while internal line-item transfers that do not change the total budget may be approved by the Chief Appraiser and later presented to the Board of Directors for approval.

The diagram below summarizes the annual budget process and its statutory milestones under Tax Code Section 6.06.



## KEY TASKS & DEADLINES

| Tasks | Deadline |
|---|---|
| **PTAD Sales Submission** | January 31 |
| **Year-End Processing & W-2s** | January 1 |
| **Performance Reviews/ Merit Increases** | January 15 |
| **Application Mailing** | February 1 |
| **Budget Planning Meetings** | March 1 |
| **Notice of Appraised Value Mailing** | March 22 |
| **Certified Estimates** | April 30 |
| **Financial Audit** | June 15 |
| **Presentation Preliminary Budget** | June 15 |
| **Certification Processing** | July 19 |
| **Appraisal Roll Certification** | July 25 |
| **PTAD EARS Submission** | September 1 |
| **Reappraisal Plan** | September 15 |
| **Budget Adoption** | September 15 |
| **Division Priority Planning** | September 15 |
| **Strategic Plan** | October 15 |
| **Annual Report** | November 1 |
| **Open Enrollment** | November 1 |
| **Supplement Processing** | Monthly |
| **NCOA/CASS Updates** | Quarterly |
| **Legislative Tracking & Communications** | Year Round |
| **Public Relations and Community Outreach** | Year Round |

## 2027 BUDGET CALENDAR

| | |
|---|---|
| **March 15 – June 9, 2026** | Staff development of preliminary proposed budget. |
| **June 9, 2026** | Review proposed budget during appraisal district board meeting |
| **June 10, 2026** | Chief Appraiser finalizes proposed budget. |
| **June 10, 2026** | 2027 proposed budget mailed to each taxing unit and each appraisal district board member. |
| **August 26, 2026** | Secretary of the Board of Directors delivers to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time, and place for the public hearing to consider the 2027 appraisal district budget. |
| **August 27, 2026** | Chief Appraiser publishes notice of public hearing for 2027 budget. |
| **September 9, 2026** | Public hearing on the 2027 budget. |
| **September 9, 2026** | Appraisal District Board of Directors adopted the 2027 appraisal district budget. |

## COMPARISON OF CAD BUDGET TO TOTAL ENTITY TAX LEVY

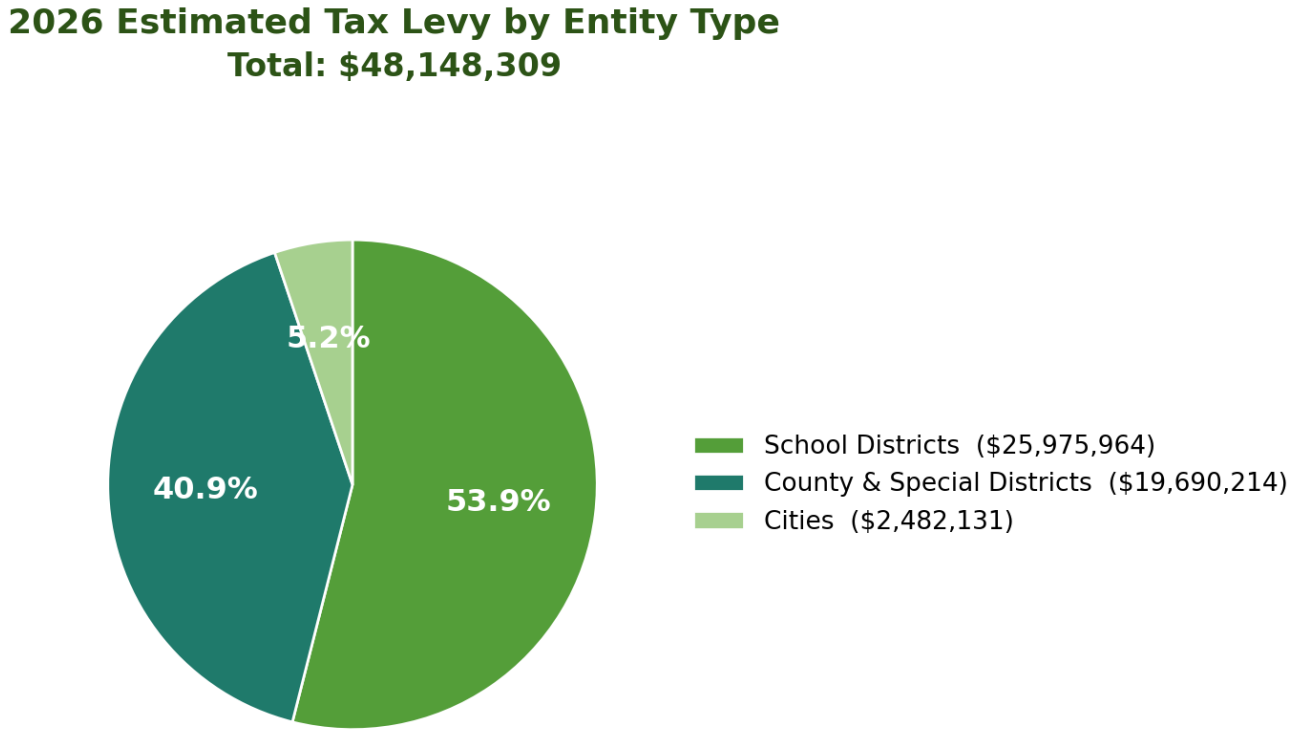
As seen below, the services the appraisal district provides to the taxing entities cost only 2.7300% of the total tax levy. The total estimated* tax levy for 2026 is $48,148,309, up $6,576,493 from 2025 ($41,571,816); the District's adopted net budget is $1,314,454.

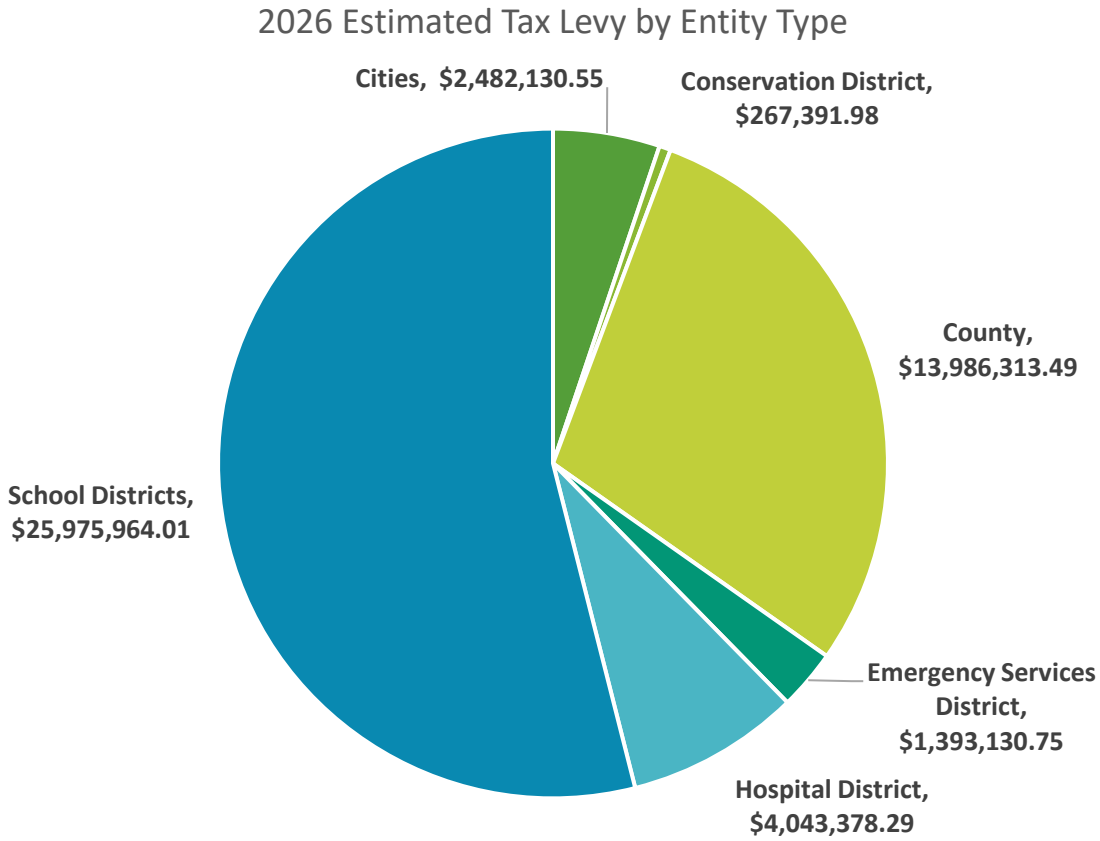
(*based on 2025 tax rates).

| TAXING UNIT | 2026 ESTIMATED TAX LEVY | CAD Budget % of Tax Levy |
|---|---|---|
| Bosque County | $13,986,313 | 2.7300% |
| Bosque County Hospital District | $4,043,378 | 2.7300% |
| China Springs ISD | $457,390 | 2.7300% |
| Clifton ISD | $11,420,915 | 2.7300% |
| Clifton, City of | $1,118,280 | 2.7300% |
| Cranfills Gap ISD | $1,149,355 | 2.7300% |
| Cranfills Gap, City of | $58,840 | 2.7300% |
| Emergency Serv Dist. #1 | $1,393,131 | 2.7300% |
| Hico ISD | $121,497 | 2.7300% |
| Iredell ISD | $1,636,191 | 2.7300% |
| Iredell, City of | $88,534 | 2.7300% |
| Jonesboro ISD | $9,781 | 2.7300% |
| Kopperl ISD | $2,116,564 | 2.7300% |
| Meridian ISD | $2,995,125 | 2.7300% |
| Meridian, City of | $585,774 | 2.7300% |
| Middle Trinity GCD | $267,392 | 2.7300% |
| Morgan ISD | $1,036,365 | 2.7300% |
| Morgan, City of | $84,993 | 2.7300% |
| Valley Mills ISD | $3,521,999 | 2.7300% |
| Valley Mills, City of | $342,933 | 2.7300% |
| Walnut Springs, City of | $202,775 | 2.7300% |
| Walnut Springs ISD | $1,510,781 | 2.7300% |
| **GRAND TOTALS** | **$48,148,309** | **2.7300%** |

## TAX LEVY BY ENTITY TYPE

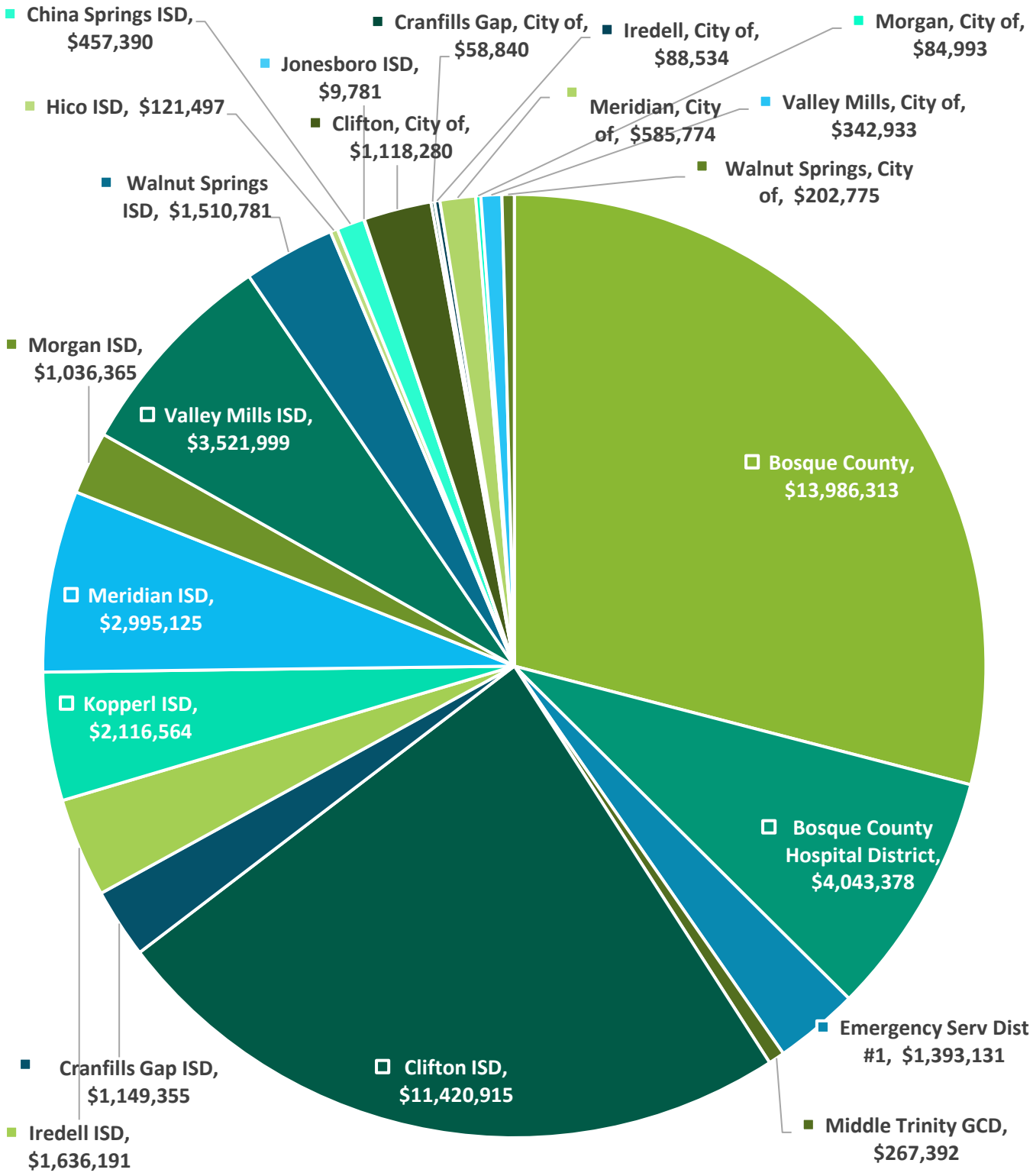
The District serves 22 taxing units. The chart below shows the 2026 estimated tax levy by type of entity. School districts account for the largest share of the county's total levy, followed by the county and special districts, with cities making up the remainder.



## 2026 ESTIMATED TAX LEVY FOR ALL ENTITIES

$48,148,309 for All Entities



# BCAD - 2027 ADOPTED BUDGET ALLOCATION

*as of 08/25/2026*

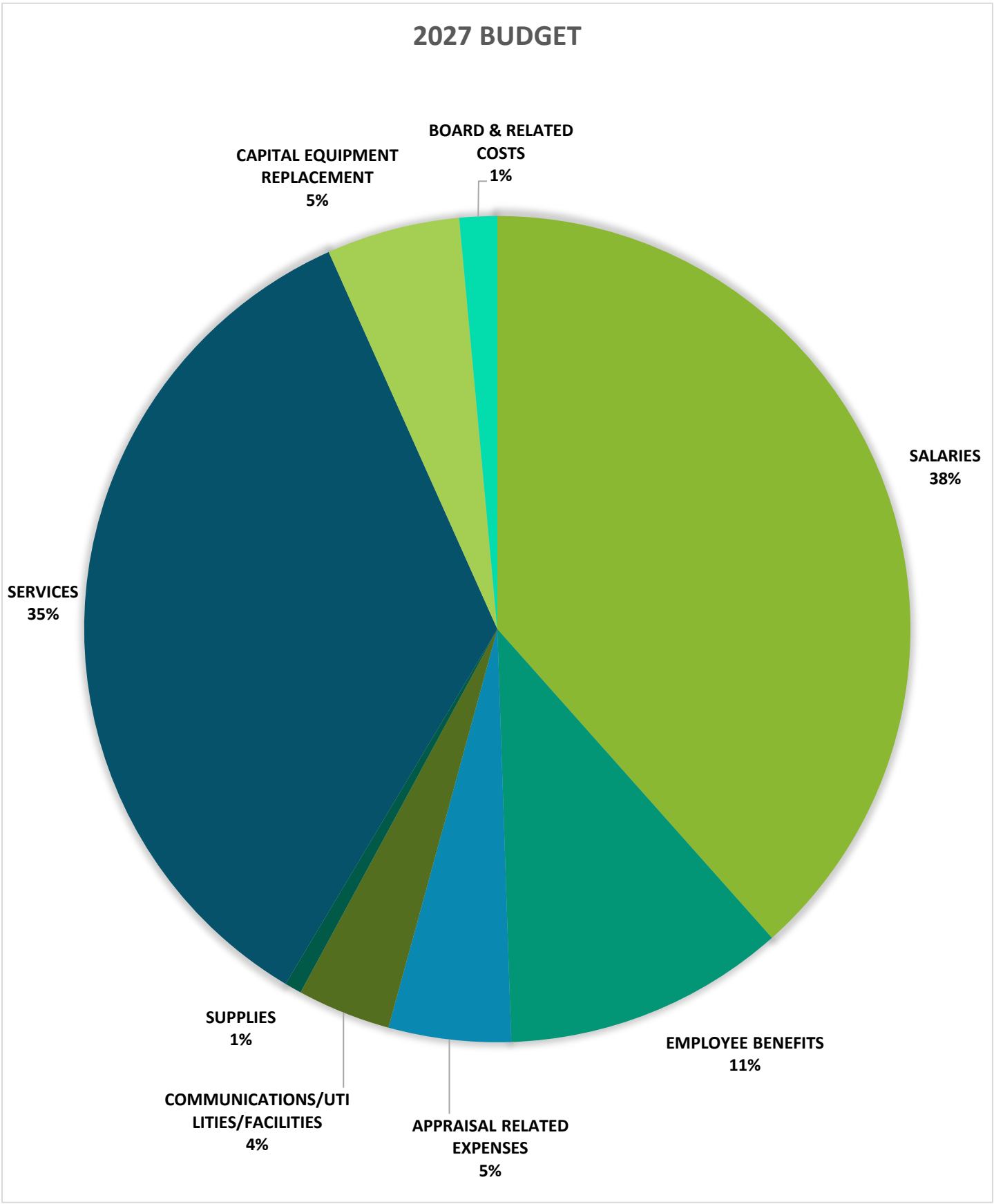




| | 2026 Adopted Budget Allocation | | | | | 2027 Adopted Budget Allocation | | | |
|---|---|---|---|---|---|---|---|---|---|
| **TAXING UNIT** | **2025 TAX LEVY** | **% OF TOTAL LEVY (2025)** | **ENTITY TOTAL $ AMT (26)** | **ENTITY $AMT /QTR (26)** | (space) | **ESTIMATED 2026 TAX LEVY** | **% OF TOTAL LEVY (2026)** | **ENTITY TOTAL $ AMT (27)** | **ENTITY $AMT /QTR (27)** |
| **Countywide** | | | | | | | | | |
| Bosque County | 12,378,924 | 29.7772% | 394,781 | 98,695 | | 13,986,313 | 29.0484% | 381,828 | 95,457 |
| Bosque County Hospital D | 3,458,599 | 8.3196% | 110,300 | 27,575 | | 4,043,378 | 8.3978% | 110,385 | 27,596 |
| Emergency Serv Dist #1 | 1,195,464 | 2.8757% | 38,125 | 9,531 | | 1,393,131 | 2.8934% | 38,033 | 9,508 |
| Middle Trinity GCD | 229,452 | 0.5519% | 7,318 | 1,829 | | 267,392 | 0.5554% | 7,300 | 1,825 |
| *Subtotal Schools* | *17,262,440* | *41.5244%* | *550,524* | *137,631* | | *19,690,215* | *40.8949%* | *537,545* | *134,386* |
| **Schools** | | | | | | | | | |
| Clifton ISD | 8,407,819 | 20.2248% | 268,137 | 67,034 | | 11,420,915 | 23.7203% | 311,792 | 77,948 |
| Cranfills Gap ISD | 1,118,301 | 2.6900% | 35,664 | 8,916 | | 1,149,355 | 2.3871% | 31,378 | 7,844 |
| Iredell ISD | 1,511,043 | 3.6348% | 48,189 | 12,047 | | 1,636,191 | 3.3982% | 44,668 | 11,167 |
| Kopperl ISD | 2,118,754 | 5.0966% | 67,570 | 16,893 | | 2,116,564 | 4.3959% | 57,782 | 14,446 |
| Meridian ISD | 2,781,774 | 6.6915% | 88,715 | 22,179 | | 2,995,125 | 6.2206% | 81,767 | 20,442 |
| Morgan ISD | 979,566 | 2.3563% | 31,240 | 7,810 | | 1,036,365 | 2.1524% | 28,293 | 7,073 |
| Valley Mills ISD | 3,062,485 | 7.3667% | 97,667 | 24,417 | | 3,521,999 | 7.3149% | 96,151 | 24,038 |
| Walnut Springs ISD | 1,385,389 | 3.3325% | 44,182 | 11,046 | | 1,510,781 | 3.1378% | 41,244 | 10,311 |
| Hico ISD | 122,548 | 0.2948% | 3,908 | 977 | | 121,497 | 0.2523% | 3,317 | 829 |
| China Springs ISD | 405,656 | 0.9758% | 12,937 | 3,234 | | 457,390 | 0.9500% | 12,487 | 3,122 |
| Jonesboro ISD | 9,888 | 0.0238% | 315 | 79 | | 9,781 | 0.0203% | 267 | 67 |
| *Subtotal Schools* | *21,903,223* | *52.6877%* | *698,525* | *174,631* | | *25,975,964* | *53.9499%* | *709,147* | *177,287* |
| **Cities** | | | | | | | | | |
| Clifton | 1,064,314 | 2.5602% | 33,942 | 8,486 | | 1,118,280 | 2.3226% | 30,529 | 7,632 |
| Cranfills Gap | 58,459 | 0.1406% | 1,864 | 466 | | 58,840 | 0.1222% | 1,606 | 402 |
| Iredell | 87,445 | 0.2103% | 2,789 | 697 | | 88,534 | 0.1839% | 2,417 | 604 |
| Meridian | 582,548 | 1.4013% | 18,578 | 4,645 | | 585,774 | 1.2166% | 15,992 | 3,998 |
| Morgan | 82,930 | 0.1995% | 2,645 | 661 | | 84,993 | 0.1765% | 2,320 | 580 |
| Valley Mills | 335,108 | 0.8061% | 10,687 | 2,672 | | 342,933 | 0.7122% | 9,362 | 2,341 |
| Walnut Springs | 195,349 | 0.4699% | 6,230 | 1,557 | | 202,775 | 0.4211% | 5,536 | 1,384 |
| *Subtotal Cities* | *2,406,153* | *5.7879%* | *76,736* | *19,184* | | *2,482,131* | *5.1552%* | *67,762* | *16,941* |
| **GRAND TOTALS** | **$41,571,816** | **100.0000%** | **1,325,784** | **331,446** | | **$48,148,309** | **100.0000%** | **1,314,454** | **328,614** |

*NOTE: Values indicated are calculated to 4 decimal points and rounded to the nearest percentage point. Amounts indicated are rounded to the nearest dollar.*

## ADOPTED 2027 BUDGET BREAKDOWN



# 2027 ADOPTED OPERATIONAL BUDGET

| CODE | TITLE OR DESCRIPTION OF EXPENDITURES | ADOPTED 2026 | ADOPTED 2027 | $ CHG | % CHG | NOTES |
|---|---|---|---|---|---|---|
| : | **TOTAL BUDGET** | **1,325,784** | **1,514,454** | **188,670** | **14.231%** | **After OBLG, DECREASE of $11,330** |
| | | | **$1,314,454 Net Budget for Entities** | | | |
| **500** | **SALARIES** | | | | | |
| 501 | Chief Appraiser | 97,025 | 112,500 | 15,475 | 15.95% | Salary Survey |
| 512 | Deputy Chief Appraiser | 88,721 | 107,500 | 18,779 | 21.17% | Salary Survey |
| 504 | Appraiser #233 | 49,425 | 41,300 | (8,125) | -16.44% | New Hire |
| 507 | Appraiser #1 | 43,048 | 51,252 | 8,204 | 19.06% | |
| 505 | Part Time /Contract | 14,022 | 14,450 | 428 | 3.05% | New Hire |
| 506 | Director of Administration | 70,009 | 78,000 | 7,991 | 11.41% | Salary Survey |
| 503 | Mappx/GIS/BPP Appraiser | 44,798 | 47,500 | 2,702 | 6.03% | 5% |
| 511 | Receptionist/Data Entry | 42,610 | 44,740 | 2,130 | 5.00% | 5% |
| 508 | Deeds/Exempt/Asst | 35,337 | 37,103 | 1,766 | 5.00% | 5% |
| 502 | Part Time /Contract | 22,827 | 23,968 | 1,141 | 5.00% | 5% |
| 500 | Contingency/MRT | 23,000 | 23,700 | 700 | 3.04% | 0% |
| : | Totals | 530,822 | 582,013 | 51,191 | 9.64% | |
| **520** | **EMPLOYEE BENEFITS** | | | | | |
| 521 | Medical Insurance | 71,000 | 80,128 | 9,128 | 12.86% | ACTUALS |
| 522 | Pension TCDRS | 85,570 | 67,572 | (17,998) | -21.03% | Decrease Demograp & UAAL Paid |
| 523 | Longevity Pay | 3,600 | 8,400 | 4,800 | 133.33% | Increase Time/Years /rate |
| 524 | Texas Workforce | 4,000 | 500 | (3,500) | -87.50% | 4YAVG |
| 525 | BCAD Medicare | 8,332 | 9,161 | 829 | 9.95% | Based on salaries |
| 526 | Life Insurance | 315 | 1,305 | 990 | 314.29% | Part Moved from 522 |
| : | Totals | 172,817 | 167,066 | (5,751) | -3.33% | |
| **530** | **APPRAISAL RELATED EXPENSES** | | | | | |
| 531 | Travel Reimbursement | 20,000 | 10,000 | (10,000) | -50.00% | 4YAVG |
| 532 | Membership Dues | 4,000 | 4,000 | - | 0.00% | 4YAVG |
| 533 | Education / Seminars | 14,000 | 9,000 | (5,000) | -35.71% | 4YAVG+5% |
| 534 | Auto Allowance / Cell Phone | 43,440 | 49,440 | 6,000 | 13.81% | 4YAVG |
| : | Totals | 81,440 | 72,440 | (9,000) | -11.05% | |
| **540** | **COMMUNICATIONS/UTILITIES/FACILITIES** | | | | | |
| 541 | Office Rent | 16,000 | 14,400 | (1,600) | -10.00% | 4YAVG |
| 542 | Postage & PO Box Rental | 20,000 | 22,000 | 2,000 | 10.00% | Increased Cost 4YAVG+5% |
| 543 | FiberOptic Internet/Phone | 3,000 | 2,500 | (500) | -16.67% | 4YAVG |
| 544 | Utilities | 9,000 | 7,500 | (1,500) | -16.67% | 4YAVG |
| 545 | Janitorial Service | 6,050 | 6,300 | 250 | 4.13% | 4YAVG+5% |
| 547 | Janitorial Supplies | 1,400 | 1,400 | - | 0.00% | 4YAVG+5% |
| 548 | Building Interior Maintenance | 1,300 | 1,300 | - | 0.00% | 4YAVG |
| : | Totals | 56,750 | 55,400 | (1,350) | -2.38% | |
| **550** | **SUPPLIES** | | | | | |
| 551 | Supplies & Office Expense | 11,000 | 9,875 | (1,125) | -10.23% | 4YAVG+5% |
| 554 | Deed Copies | - | 125 | 125 | 0.00% | 4YAVG |
| : | Totals | 11,000 | 10,000 | (1,000) | -9.09% | |
| **560** | **SERVICES** | | | | | |
| 561 | Utility/Industrial/Mineral Appr Service | 19,645 | 20,038 | 393 | 2.00% | Increased appraisal cost |
| 562 | Compt/Mapping Software Maint (Hexagon) | 83,000 | 161,500 | 78,500 | 94.58% | Increase cycle (OBLG) |
| 563 | CAMA Software (MARS) | 160,000 | 184,695 | 24,695 | 15.43% | Software conversion cost (OBLG) |
| 564 | Phone System Maintenance (Intulse) | 5,000 | 5,000 | - | 0.00% | 4YAVG |
| 565 | Public Liability Ins/Workers Comp (TML) | 9,000 | 10,000 | 1,000 | 11.11% | Increase cyber insurance cost |
| 566 | Legal & Litigation | 55,000 | 30,000 | (25,000) | -45.45% | lawsuits |
| 567 | Financial Auditing Services | 10,000 | 11,000 | 1,000 | 10.00% | Increased fees |
| 568 | IT Maint/Records Mgmt/Web/Email(BIS) | 46,000 | 56,692 | 10,692 | 23.24% | backup/support cost/Discnt gone |
| 569 | Contingencies | 500 | 500 | - | 0.00% | 4YAVG |
| 570 | Legal Publications & Subscriptions | 13,000 | 18,000 | 5,000 | 38.46% | Increased Cost & Meeting Tech |
| 571 | Equipment Lease (Ricoh / Wells Fargo) | 3,500 | 3,800 | 300 | 8.57% | 4YAVG+5% |
| 572 | Printing Notices | 15,000 | 21,000 | 6,000 | 40.00% | Regular Notices |
| 573 | Contract Labor (CPA) | 3,960 | 3,960 | - | 0.00% | NA |
| : | Totals | 423,605 | 526,185 | 102,580 | 24.22% | |
| **580** | **CAPITAL EQUIPMENT REPLACEMENT** | | | | | |
| 581 | Equipment / Furniture | 4,000 | 4,000 | - | 0.00% | NA |
| 582 | Computer/Hardware/Software Replcmnt | 10,000 | 75,000 | 65,000 | 650.00% | New Computers/ Server (OBLG) |
| 583 | Reserve Fund | - | - | - | 0.00% | NA |
| : | Totals | 14,000 | 79,000 | 65,000 | 464.29% | |
| **600** | **BOARD & RELATED COSTS** | | | | | |
| 601 | Director Expenses | 350 | 350 | - | 0.00% | NA |
| 602 | Appraisal Review Board Expenses | 35,000 | 22,000 | (13,000) | -37.14% | Changes in ARB Process |
| : | Totals | 35,350 | 22,350 | (13,000) | -36.78% | |
| : | **TOTALS** | **1,325,784** | **1,514,454** | **188,670** | **14.231%** | |
| | | | 200,000 | Less Obligated Fund Balance credit to Entities | | |
| | *4YAVG - based on 4 Year average of actual $ spent | | **1,314,454** | **Net Budget for Entity Support** | | |
| | | | ***(11,330)*** | ***Decrease in budget*** | | |

# BUDGET DETAIL BY CATEGORY

This section walks through each expenditure category in the adopted operating budget; what it funds and what is changing for 2027, expanding on the notes shown in the operational budget. Two abbreviations appear throughout: *reserve-funded/obligated* items are one-time costs paid from the District's committed (obligated) reserves rather than charged to the taxing units, and "4-yr avg" means the line is budgeted to the average of the last four years of actual spending. The 2027 gross increase is concentrated in two categories, Services and Capital Equipment; which carry the one-time CAMA conversion, the Hexagon and EagleView mapping cycle, and the computer/server replacement, all offset by the $200,000 reserve credit.

## SALARIES (500)

Salaries fund the District's professional and support staff. The category rises $51,191 (9.6%), driven mainly by the Board-commissioned salary survey adjustments for the Chief Appraiser, Deputy Chief Appraiser, and Director of Administration, together with routine increases of about 5% for other positions and new hires.

| Line Item : | 2026 | 2027 | $ Change | Note : |
|---|---|---|---|---|
| **Chief Appraiser** | 97,025 | 112,500 | 15,475 | Salary Survey |
| **Deputy Chief Appraiser** | 88,721 | 107,500 | 18,779 | Salary Survey |
| **Appraiser #233** | 49,425 | 41,300 | (8,125) | New Hire |
| **Appraiser #1** | 43,048 | 51,252 | 8,204 | — |
| **Part Time / Contract** | 14,022 | 14,450 | 428 | New Hire |
| **Director of Administration** | 70,009 | 78,000 | 7,991 | Salary Survey |
| **Mapping / GIS / BPP Appraiser** | 44,798 | 47,500 | 2,702 | 5% |
| **Receptionist / Data Entry** | 42,610 | 44,740 | 2,130 | 5% |
| **Deeds / Exemptions / Asst.** | 35,337 | 37,103 | 1,766 | 5% |
| **Part Time / Contract** | 22,827 | 23,968 | 1,141 | 5% |
| **Contingency / Merit** | 23,000 | 23,700 | 700 | 3% |
| **Totals** | **530,822** | **582,013** | **51,191** | **+9.64%** |

## 2027 SALARY STUDY

The salary adjustments in this category are supported by the 2027 Salary Study & Compensation Analysis, which is available on the District's website, BosqueCAD.com, under Resources > Public Information, or upon request at the District's office. The study draws on five data sources: 2026 Doug Kieta statewide survey, primarily, with background and research information from the 2026 and 2025 Bosque CAD Regional Salary Surveys (80 and 69 Texas appraisal districts, respectively), the 2024 Texas Comptroller Operations Survey (all 254 districts), and a Hill CAD chief-appraiser comparison; making it the most comprehensive compensation dataset the District has assembled.

Its primary benchmark is the surrounding-market median: what experienced chief appraisers within one hour of Meridian actually earn. By that measure the surrounding median is about $175,882, while the District's Chief Appraiser is paid well below it, roughly 54 cents on the dollar. A separate two-hour, 37-district experience-weighted pool confirms the surrounding figures.

The study also documents a tightening labor market for rural appraisal districts. Comanche CAD, for example, had been unable to fill its Chief Appraiser position after more than eleven months of recruiting at $72,100, and chief appraisers across Texas report that smaller districts are receiving few or no applicants. The study treats this as a market-floor signal rather than a usable data point.

On benefits, the study finds that Texas appraisal districts broadly offer comparable packages (TCDRS retirement, health/dental/vision, car allowances, and life insurance), so the gaps it identifies are real, net-of-benefits salary gaps. It also notes that because the District does not participate in Social Security, its 250% TCDRS employer match is the standard for no-Social-Security districts, it replaces Social Security rather than supplementing it, and is not a premium that offsets the salary gap.

Rather than closing the gap at once, the study recommends a phased, multi-year roadmap with annually reviewed steps, reaching the surrounding-market median by 2029. The adjustments shown in the table above for the Chief Appraiser, Deputy Chief Appraiser, and Director of Administration, represent the first step of that roadmap for budget year 2027; later steps would be weighed by the Board in future budgets. The complete study, including the position-by-position analysis and recommended schedule, is available on the District's website, BosqueCAD.com, under Resources > Public Information, or upon request at the District's office.

## EMPLOYEE BENEFITS (520)

Benefits cover medical insurance, the TCDRS pension, Medicare, longevity, and related costs. The category decreases $5,751 (3.3%), driven by a $17,998 reduction in pension cost as the District's unfunded liability is paid down and demographics improve. Salaries and Benefits together make up total payroll of $749,079.

| Line Item | 2026 | 2027 | $ Change | Note |
|---|---|---|---|---|
| **Medical Insurance** | 71,000 | 80,128 | 9,128 | Actuals & Removing CA Children |
| **Pension (TCDRS)** | 85,570 | 67,572 | (17,998) | Lower demographics & UAAL paid down |
| **Longevity Pay** | 3,600 | 8,400 | 4,800 | Increase in years of service |
| **Texas Workforce** | 4,000 | 500 | (3,500) | 4-yr avg |
| **BCAD Medicare** | 8,332 | 9,161 | 829 | Based on salaries |
| **Life Insurance** | 315 | 1,305 | 990 | Part moved from Pension |
| **Totals** | **172,817** | **167,066** | **(5,751)** | **-3.33%** |

## APPRAISAL-RELATED EXPENSES (530)

These costs support field and office appraisal work, i.e. travel, professional dues, education, and seminars, and auto and cell allowances. The category decreases $9,000 (11.1%) as travel and education are budgeted to four-year-average levels, partially offset by a higher auto/cell-phone allowance.

| Line Item | 2026 | 2027 | $ Change | Note |
|---|---|---|---|---|
| **Travel Reimbursement** | 20,000 | 10,000 | (10,000) | 4-yr avg |
| **Membership Dues** | 4,000 | 4,000 | - | 4-yr avg |
| **Education / Seminars** | 14,000 | 9,000 | (5,000) | 4-yr avg + 5% |
| **Auto Allowance / Cell Phone** | 43,440 | 49,440 | 6,000 | 4-yr avg |
| **Totals** | **81,440** | **72,440** | **(9,000)** | **-11.05%** |

## COMMUNICATIONS, UTILITIES & FACILITIES (540)

This category covers office rent, postage, internet and phone, utilities, janitorial service, and building maintenance. It is down $1,350 (2.4%), with higher postage offset by lower rent, internet, and utilities costs.

| Line Item | 2026 | 2027 | $ Change | Note |
|---|---|---|---|---|
| **Office Rent** | 16,000 | 14,400 | (1,600) | 4-yr avg |
| **Postage & PO Box Rental** | 20,000 | 22,000 | 2,000 | Increased cost; 4-yr avg + 5% |
| **Fiber-Optic Internet / Phone** | 3,000 | 2,500 | (500) | 4-yr avg |
| **Utilities** | 9,000 | 7,500 | (1,500) | 4-yr avg |
| **Janitorial Service** | 6,050 | 6,300 | 250 | 4-yr avg + 5% |
| **Janitorial Supplies** | 1,400 | 1,400 | - | 4-yr avg + 5% |
| **Building Interior Maintenance** | 1,300 | 1,300 | - | 4-yr avg |
| **Totals** | **56,750** | **55,400** | **(1,350)** | **-2.38%** |

## SUPPLIES (550)

Supplies cover general office expense and deed copies. The category decreases $1,000 (9.1%) to $10,000.

| Line Item | 2026 | 2027 | $ Change | Note |
|---|---|---|---|---|
| **Supplies & Office Expense** | 11,000 | 9,875 | (1,125) | 4-yr avg + 5% |
| **Deed Copies** | - | 125 | 125 | 4-yr avg |
| **Totals** | **11,000** | **10,000** | **(1,000)** | **-9.09%** |

## SERVICES (560)

Services are the largest non-payroll category and the principal driver of the 2027 gross increase (+$102,580, 24.2%). Two reserve-funded items account for most of it: the Hexagon mapping software and EagleView maintenance cycle (+$78,500) — this category also includes the District's contracted aerial-imagery service, discussed on the next page — and the MARS CAMA software conversion (+$24,695). Legal and litigation costs fall $25,000.

| Line Item | 2026 | 2027 | $ Change | Note |
|---|---|---|---|---|
| **Utility / Industrial / Mineral Appraisal Serv** | 19,645 | 20,038 | 393 | Increased appraisal cost |
| **Mapping Software Maint. (Hexagon/EV)** | 83,000 | 161,500 | 78,500 | Increased cycle (reserve-funded) |
| **CAMA Software (MARS/TrueProdigy)** | 160,000 | 184,695 | 24,695 | Software conversion (reserve-funded) |
| **Phone System Maint. (Intulse)** | 5,000 | 5,000 | - | 4-yr avg |
| **Public Liability / Workers Comp (TML)** | 9,000 | 10,000 | 1,000 | Added cyber insurance |
| **Legal & Litigation** | 55,000 | 30,000 | (25,000) | Fewer lawsuits |
| **Financial Auditing Services** | 10,000 | 11,000 | 1,000 | Increased fees |
| **IT Maint. / Records / Web / Email (BIS)** | 46,000 | 56,692 | 10,692 | Backup/support; discount ended |
| **Contingencies** | 500 | 500 | - | 4-yr avg |
| **Legal Publications & Subscriptions** | 13,000 | 18,000 | 5,000 | Increased cost & meeting tech |
| **Equipment Lease (Ricoh / Wells Fargo)** | 3,500 | 3,800 | 300 | 4-yr avg + 5% |
| **Printing Notices** | 15,000 | 21,000 | 6,000 | Regular notices |
| **Contract Labor (CPA)** | 3,960 | 3,960 | - | — |
| **Totals** | **423,605** | **526,185** | **102,580** | **+24.22%** |

## EAGLEVIEW AERIAL IMAGERY & CHANGEFINDER



The District contracts for EagleView high-resolution aerial and oblique imagery, paired with ChangeFinder change-detection analysis, to discover and measure property changes across the county. It is one of the most important tools supporting accurate, uniform appraisal. The service is funded within the District's mapping software maintenance/imagery line (the Hexagon/EagleView line, account 562, under Services).

**Why the District needs it.** Texas Tax Code Section 23.01 requires property to be appraised at market value using generally accepted methods, applied uniformly. Bosque County is large and rural, and there is no county-wide building permitting; only a couple of cities issue permits. Without imagery, staff learn of new construction only through indirect signals such as electric connections, septic permits, mechanic's liens, and sewer affidavits, and learn of changes only by driving by or during a scheduled appraisal. With limited staff, only a few minutes can be spent per property. Reliable, accurately dated imagery lets the District find new and changed property and confirm demolitions.

**What it found.** In 2025, ChangeFinder flagged 4,052 potential changes for review: 1,853 new structures, 1,180 changed, and 1,000 demolished (plus a small number unresolved). Staff review each one in the CAMA system. This both captures value that would otherwise be missed and removes value for structures that no longer exist, so owners are not taxed on improvements that have been torn down.

**Cost and value.** Flyovers in 2023 ($144,622) and 2025 ($147,196) totaled $291,818. The new construction and property changes identified through EagleView and ChangeFinder in those years added substantial taxable value to the rolls for every taxing unit, including roughly $124 million in new value in 2025 alone, far in excess of the cost of the imagery.

**Gross benefit-to-cost ratio.** The District tracked the new taxable value discovered in each EagleView year and the resulting tax levy generated for the taxing units. Across the EagleView years, the new value identified produced an estimated $4,699,890 in tax levy for the taxing units, against a total imagery cost of $291,818. That is a gross benefit-to-cost ratio of at minimum 16 to 1: for every dollar the District spent on aerial imagery, roughly $16 in new tax levy was placed on the rolls for the entities. Including all the years the District had EagleView, the estimated tax levy is $8,346,680.23. That is a gross benefit-to-cost ratio of 28.6 to 1. This figure reflects only newly discovered value and does not include the value protected from error by removing demolished structures, nor the staff field time saved.

**Accuracy and integration.** EagleView imagery meets ASPRS positional and IAAO standards, integrates directly with the District's new CAMA software, GIS, and public website, and provides far more detail than free satellite imagery, whose capture dates are inconsistent and unreliable for appraisal. EagleView's Disaster Response Program can also provide rapid post-event imagery to support recovery after a qualifying catastrophe.

| Year | New Value Total | EagleView | Avg tax rate | | Est Tax Levy |
|---|---|---|---|---|---|
| **2022** | 47,820,419 | No | **1.6770** | **$** | **801,936.66** |
| **2023** | 87,434,690 | Yes | **1.4503** | **$** | **1,268,065.31** |
| **2024** | 125,811,754 | Only outskirts | **1.4164** | **$** | **1,781,934.78** |
| **2025** | 124,258,281 | Yes & ChangeFinder | **1.3278** | **$** | **1,649,889.77** |
| **2026** | 274,651,016 | Only outskirts | **1.3278** | **$** | **3,646,790.37** |

**Looking ahead.** The District's EagleView agreement is up for renewal. Based on the demonstrated cost-benefit and gross benefit-to-cost ratio, the District plans to move from a two-year flight cycle to a one-year cycle and to add Sketch Inspect, a sketch-verification service that checks EagleView measurements against the District's existing property sketches to further improve accuracy and uniformity.

## CAPITAL EQUIPMENT REPLACEMENT (580)

Capital rises $65,000 (to $79,000) to replace aging computers and a server, a one-time cost funded from committed reserves. Together with the CAMA conversion, this is the reason the gross budget rises while the net amount due from the taxing units decreases.

| Line Item | 2026 | 2027 | $ Change | Note |
|---|---|---|---|---|
| **Equipment / Furniture** | 4,000 | 4,000 | - | — |
| **Computer / Hardware / Software Replacement** | 10,000 | 75,000 | 65,000 | New computers & server (reserve-funded) |
| **Reserve Fund** | - | - | - | — |
| **Totals** | **14,000** | **79,000** | **65,000** | **+464.29%** |

## BOARD & RELATED COSTS (600)

This category covers Board of Directors expenses and Appraisal Review Board (ARB) costs. It decreases $13,000 (36.8%), reflecting changes in the ARB process.

| Line Item | 2026 | 2027 | $ Change | Note |
|---|---|---|---|---|
| **Director Expenses** | 350 | 350 | - | — |
| **Appraisal Review Board (ARB) Expenses** | 35,000 | 22,000 | (13,000) | Changes in ARB process |
| **Totals** | **35,350** | **22,350** | **(13,000)** | **-36.78%** |

# TAX RATES AND THE PROPERTY TAX LEVY

A common question is why tax bills change even though the appraisal district's own budget is a very small share of the overall levy. The answer lies in how value and tax rates interact, and in the fact that the District sets neither tax rates nor levies. The District appraises property; each taxing unit then adopts its own tax rate under the State's truth-in-taxation laws (Senate Bill 2, 2019).

### NEW VALUE VS. EXISTING VALUE

Each year's appraisal roll includes two kinds of value. *New value* (new construction and improvements added since January 1 of the prior year) is added to the roll and is treated separately in the rate calculations. *Existing value* can rise or fall through reappraisal to reflect the market. Separating the two keeps growth from new construction from being confused with rate increases on existing property.

### THE NO-NEW-REVENUE TAX RATE

The no-new-revenue tax rate (formerly the "effective" rate) is the rate that would raise the same amount of revenue on the *same* properties as the prior year. The Comptroller calculates it as last year's levy minus the levy on lost property, divided by the current total value minus new-property value, expressed per $100. If a unit adopts the no-new-revenue rate, an existing taxpayer whose value did not change would owe about the same tax as last year.

### THE VOTER-APPROVAL TAX RATE

The voter-approval tax rate (formerly the "rollback" rate) is the highest rate a unit may adopt without asking voters. For most units it is the no-new-revenue maintenance-and-operations rate multiplied by 1.035, plus the debt-service rate and any unused-increment rate; for special taxing units the multiplier is 1.08. Cities and counties face a 3.5% revenue-growth threshold, and special

districts 8%. Adopting a rate above the voter-approval rate triggers an election (or, in some cases below the de minimis rate, a possible petition).

## HOW THIS WORKS IN BOSQUE COUNTY

Bosque County's tax base has grown substantially, both from rising market values and from new construction; the District added roughly $124 million in new value in 2025 and far more in 2026. At the same time, the average tax rate adopted by the taxing units has fallen from about $1.97 per $100 in 2020 to about $1.33 in 2025. The total estimated levy still rose from $41,571,816 for 2025 to $48,148,309 for 2026, reflecting the larger tax base. The District sets none of these rates; it provides the certified values each unit uses to calculate its own no-new-revenue and voter-approval rates and to decide where to set its rate.

Rising value is only part of the story. Each year the taxing units decide where to set their own rates relative to the no-new-revenue rate, and those decisions are a separate driver of the levy. From 2020 through 2025, the county's taxing units chose to adopt rates above the no-new-revenue rate in 90 separate instances across all six years (for example, 16 of 22 units in both 2024 and 2025). In the years each unit adopted an above-no-new-revenue rate, those rate decisions generated about $6.7 million in additional levy beyond what the same properties would have produced at the no-new-revenue rate. In other words, when a taxpayer's bill rises, it reflects both the growth in taxable value the District measures and the rate each unit chooses to adopt, the latter of which is entirely the decision of the individual taxing unit and not of the District.

The table below shows, for all 22 taxing units combined, how many adopted rates above the no-new-revenue rate each year and the additional levy those units chose to raise above the no-new-revenue rate.

| Year | Units adopting above the no-new-revenue rate | Chosen revenue increase (above-NNR years only) |
|---|---|---|
| **2020** | 15 of 22 | $1,080,021 |
| **2021** | 17 of 22 | $597,978 |
| **2022** | 14 of 22 | $1,305,396 |
| **2023** | 12 of 22 | $1,002,121 |
| **2024** | 16 of 22 | $1,490,509 |
| **2025** | 16 of 22 | $1,225,348 |
| **Total** | **90 instances** | **$6,701,373** |

*Chosen revenue increase reflects, for each year, only the units that adopted a rate above the no-new-revenue rate and the additional levy those units chose to raise above what the no-new-revenue rate would have produced. It counts only above-no-new-revenue years and does not net out years in which a unit adopted a rate at or below the no-new-revenue rate. Figures cover all 22 taxing units in the county across 90 above-no-new-revenue instances over the six years.*

The table below shows new value added each year, the average adopted tax rate, and the levy generated by that year's new construction.

| Year | New Value Added | Avg. Tax Rate (per $100) | Est. Levy from New Value |
|---|---|---|---|
| **2020** | $32,356,009 | 1.97 | $636,274 |
| **2021** | $29,187,478 | 1.81 | $527,733 |
| **2022** | $47,820,419 | 1.68 | $801,937 |
| **2023** | $87,434,690 | 1.45 | $1,268,065 |
| **2024** | $125,811,754 | 1.42 | $1,781,935 |
| **2025** | $124,258,281 | 1.33 | $1,649,890 |
| **2026** | $274,651,016 | 1.33 | $3,646,790 |

Detailed calculation methods are published by the Texas Comptroller in its Truth-in-Taxation materials, which are reproduced in the addendums to this budget: Addendum B (Publication 98-1080), Addendum C (Publication 98-1047), and Addendum D (Publication 98-1082).

## REQUIRED TAXPAYER IMPACT STATEMENT WHEN DISCUSSING OR ADOPTING A BUDGET

House Bill 1522 amends Section 551.043 of the Texas Government Code to add new notice requirements under the Texas Open Meetings Act. Specifically, when a governmental body posts notice of a meeting under Section 551.043(a)(c) at which it will discuss or adopt its budget, the notice must now include a taxpayer impact statement.

The taxpayer impact statement must show, for the median-valued homestead property within the governmental body's jurisdiction:

- The property tax bill in dollars for the current fiscal year, and
- An estimate of the property tax bill in dollars for the upcoming fiscal year.

This requirement is intended to increase transparency by allowing taxpayers to see how proposed budgets may directly affect their property tax bills.

The Appraisal District has adopted a budget of $1,514,454 for 2027 fiscal year. The net budget for entity support is $1,314,454, a decrease of $11,330 (approximately 0.855%) from the 2026 budget of $1,325,784.

**The Appraisal District does not levy a tax rate, and therefore, no estimate of impact for a property tax bill is provided.**

| Budget Year | Median Value of Homesteaded Property | Tax Rate per $100 | Taxes |
|---|---|---|---|
| **2025** | **$229,013** | **$0.00** | **$0.00** |
| **2026** | **$233,751** | **$0.00** | **$0.00** |

## GLOSSARY OF TERMS

- **Ad Valorem Tax —** a tax based on the assessed value of property ("according to value").
- **Appraisal Roll —** the official listing of all taxable property, its owners, and its appraised values, certified to the taxing units.
- **Appraisal Review Board (ARB) —** the independent body that hears and resolves property-value protests.
- **CAMA —** Computer-Assisted Mass Appraisal; the software system used to value large numbers of properties consistently.
- **Committed Fund Balance —** resources set aside by formal action for a specific future purpose.
- **GFOA —** Government Finance Officers Association, which publishes recommended practices for public budgeting and financial reporting.
- **Tax Levy —** the total amount of property tax imposed by a taxing unit.
- **Mass Appraisal —** the practice of valuing many properties as of a given date using standardized methods and statistical testing.
- **Taxing Unit —** a local government (county, city, school district, or special district) authorized to impose property taxes.
- **USPAP —** Uniform Standards of Professional Appraisal Practice, the ethical and performance standards for appraisers.
- **Zero-Based Budgeting —** a method in which each line item is justified from zero each year rather than based on the prior year's amount.
- **Market Value —** the price at which a property would transfer between a willing buyer and a willing seller, neither being under compulsion.
- **Assessed Value —** the value used to calculate taxes after any exemptions or special-appraisal limitations are applied.
- **Homestead Exemption —** a reduction in taxable value available on an owner's principal residence.
- **Notice of Appraised Value —** the annual notice sent to property owners stating the appraised value and explaining protest rights.
- **Protest —** a property owner's formal challenge of an appraised value or related determination, heard by the ARB.
- **Rendition —** a report a business files listing its taxable personal property.
- **Tax Rate —** the rate adopted by each taxing unit and applied to taxable value to determine the tax.
- **No-New-Revenue & Voter-Approval Rates —** statutory reference tax rates that govern how much revenue a unit can raise before triggering notice or an election.
- **Certified Appraisal Roll —** the finalized appraisal roll certified to the taxing units, typically by July 25.
- **Special Appraisal (Ag / Open-Space) —** valuation of qualified agricultural or open-space land based on productivity value rather than market value.
- **Reappraisal Plan —** the District's written, board-adopted plan for periodically reappraising property.
- **Transparency Stars —** a Texas Comptroller program recognizing local governments for online financial transparency.

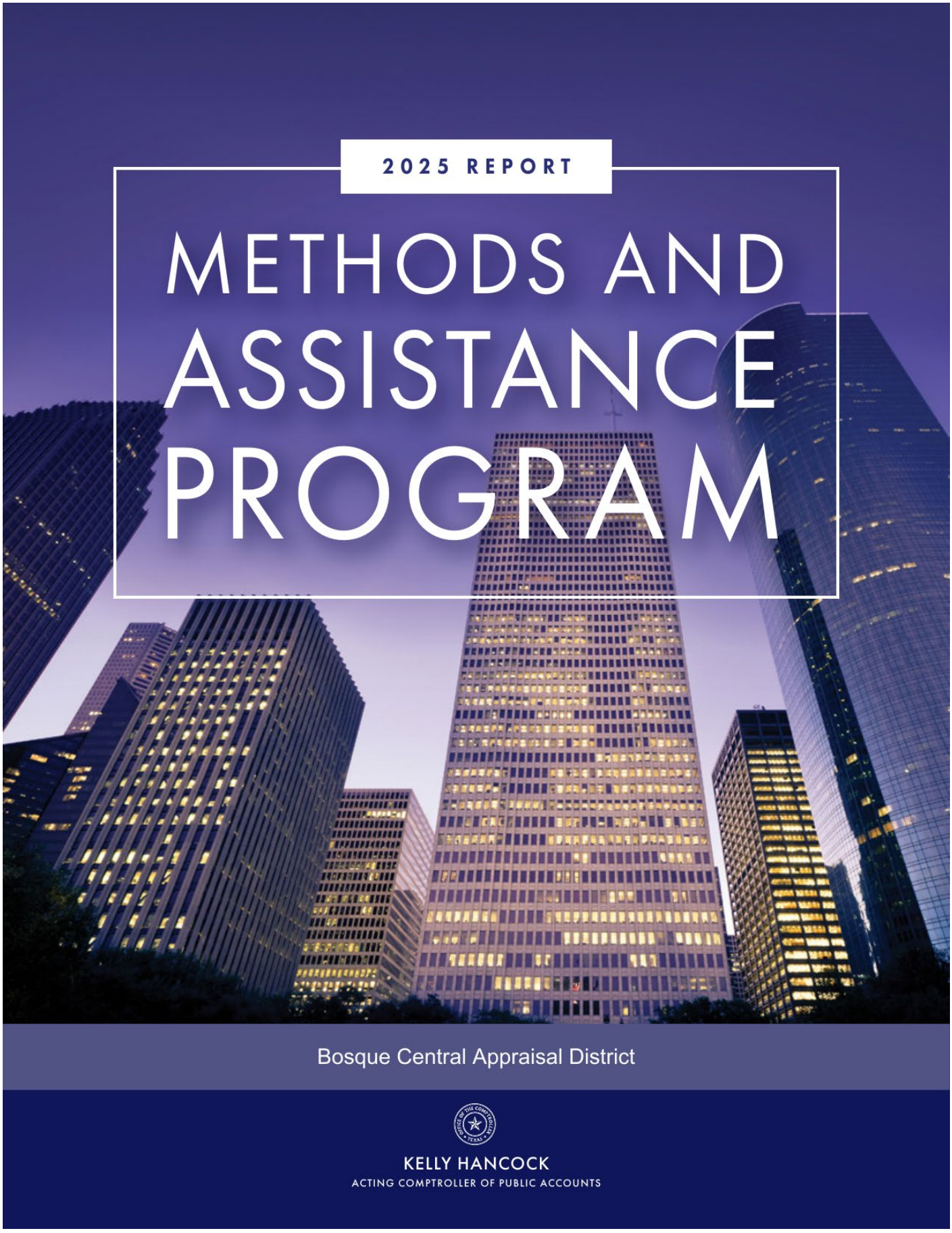
## ADDENDUMS

The following materials are attached as addendums to this budget. Addendum A is the District's most recent Comptroller MAP report. Addendums B–D are reference publications from the Texas Comptroller's Truth-in-Taxation series, cited in the "Tax Rates and the Property Tax Levy" section. Addendum E is the 2027 proposed budget notification letter mailed to each taxing unit on June 10, 2026. Addendum F is the notice of public hearing on the 2027 budget. Addendum G is the memorandum delivering written notice of the public hearing to the presiding officer of each taxing unit. Addendum H is the August 27, 2026 letter delivering written notice of the public hearing to the presiding officer of each taxing unit and summarizing the revisions made to the proposed budget after June 10, 2026. The 2027 Salary Study & Compensation Analysis is not reproduced in this packet; it is available on the District's website, BosqueCAD.com, under Resources > Public Information, or upon request at the District's office.

## ADDENDUM A — METHODS AND ASSISTANCE PROGRAM 2025 REPORT

Follows on the next page.

(The rest of this page intentionally left blank)


2025 REPORT
METHODS AND ASSISTANCE PROGRAM
Bosque Central Appraisal District
KELLY HANCOCK
ACTING COMPTROLLER OF PUBLIC ACCOUNTS

**Texas Comptroller of Public Accounts**
**2024-25 Final Methods and Assistance Program Review**
**Bosque Central Appraisal District**
**Current MAP Cycle Chief Appraiser(s): Christopher Moser**
**Previous MAP Cycle Chief Appraiser(s): Christopher Moser**

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

| Mandatory Requirements | PASS/FAIL |
|---|---|
| **Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code?** | **PASS** |
| **Does the appraisal district have up-to-date appraisal maps?** | **PASS** |
| **Is the implementation of the appraisal district's most recent reappraisal plan current?** | **PASS** |
| **Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?** | **PASS** |
| **Are values reproducible using the appraisal district's written procedures and appraisal records?** | **PASS** |

| Appraisal District Activities | RATING |
|---|---|
| **Governance** | **Meets** |
| **Taxpayer Assistance** | **Meets All** |
| **Operating Procedures** | **Meets All** |
| **Appraisal Standards, Procedures and Methodology** | **Meets All** |

**Appraisal District Ratings:**

Meets All – The total point score is 100
Meets – The total point score ranges from 90 to less than 100
Needs Some Improvement - The total point score ranges from 85 to less than 90
Needs Significant Improvement – The total point score ranges from 75 to less than 85
Unsatisfactory – The total point score is less than 75

| Review Areas | Total Questions in Review Area (excluding N/A Questions) | Total "Yes" Points | Total Score (Total "Yes" Questions/Total Questions) x 100 |
|---|---|---|---|
| **Governance** | **17** | **16** | **94** |
| **Taxpayer Assistance** | **14** | **14** | **100** |
| **Operating Procedures** | **23** | **23** | **100** |
| **Appraisal Standards, Procedures and Methodology** | **26** | **26** | **100** |

**Texas Comptroller of Public Accounts**
**2024-25 Final Methods and Assistance Program Tier 3 Review**
**Bosque Central Appraisal District**

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required to review appraisal districts' governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology. Each appraisal district is reviewed every other year. This report details the results of the review for the appraisal district named above.

## GOVERNANCE

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 1. | Does the appraisal district board of directors regularly evaluate the chief appraiser? | Yes | No Recommendation |
| 2. | Is the chief appraiser certified as a registered professional appraiser as prescribed by Occupations Code Section 1151.160 or do they hold a professional designation as required by Tax Code Section 6.05(c)? | Yes | No Recommendation |
| 3. | Has the chief appraiser completed a Chief Appraiser Institute prescribed by Occupations Code Section 1151.164 as required by Tax Code Section 6.05(c)? | Yes | No Recommendation |
| 4. | Have the appraisal district board members and appraisal review board members completed Open Meetings training pursuant to Government Code Section 551.005? | No | Ensure all appraisal district board members complete Open Meetings training as required by Government Code Section 551.005. |
| 5. | Has the chief appraiser calculated the number of votes to which each taxing unit is entitled and delivered written notice of the voting entitlement before Oct. 1 of the most recent odd-numbered year as described in Tax Code Section 6.03(e) or if the appraisal district falls under Tax Code Section 6.031, have they received nominating resolutions by Dec. 31? | Yes | No Recommendation |

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 6. | Before Oct. 30, did the chief appraiser prepare a ballot, listing the candidates whose names were timely submitted and deliver a copy to each taxing unit that is entitled to vote in accordance with Tax Code Section 6.03(j)? | Yes | No Recommendation |
| 7. | Did the appraisal district receive nominating resolutions before Dec. 15 and did the chief appraiser submit the results to the governing body of each taxing unit entitled to vote and the candidates before Dec. 31 as required by Tax Code Section 6.03(k)? | Yes | No Recommendation |
| 8. | Did the appraisal district board of directors meet at least quarterly in the previous year and with a quorum present at every meeting as required by Tax Code Section 6.04(b) and Government Code Chapter 551? | Yes | No Recommendation |
| 9. | Do the appraisal district board of directors' meeting agendas match what was discussed in the meetings and was the meeting held at the time, place and date listed on the agenda? | Yes | No Recommendation |
| 10. | Was the most recent written reappraisal plan adopted by the appraisal district's board of directors by the Sept. 15 deadline as required by Tax Code Section 6.05(i)? | Yes | No Recommendation |
| 11. | Did the appraisal district board of directors provide notice of the public hearing at which the most recent reappraisal plan was adopted, pursuant to Tax Code Section 6.05(i)? | Yes | No Recommendation |
| 12. | Was the appraisal district's most recent preliminary budget produced and delivered to the taxing units and appraisal district board of directors according to the requirements of Tax Code Section 6.06(a)? | Yes | No Recommendation |

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 13. | Did the appraisal district prepare and post the most recent budget notice according to the requirements of Tax Code Section 6.062? | Yes | No Recommendation |
| 14. | Did the appraisal district board of directors provide notice of and host a public hearing for the most recent budget and approve the budget before Sept. 15 according to the requirements of Tax Code Section 6.06(b)? | Yes | No Recommendation |
| 15. | Did the appraisal district board of directors hold a public meeting to discuss the receipt of notice under Government Section 403.302(k)? | N/A | No Recommendation |
| 16. | Has the chief appraiser appointed a qualified agricultural appraisal advisory board and has that board met at least once within the previous year, as required by Tax Code Section 6.12? | Yes | No Recommendation |
| 17. | Did the chief appraiser distribute the farm and ranch survey instructional guide to the members of agricultural appraisal advisory board as required by Government Code Section 403.3022(e) and provide information to the board regarding how to access the informational session provided under Government Code Section 403.3022(c) in the previous year? | Yes | No Recommendation |
| 18. | Are allocation statements sent to each taxing unit and allocations received as described in Tax Code Section 6.06(e)? | Yes | No Recommendation |

**TAXPAYER ASSISTANCE**

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 19. | Is the information on the appraisal district's website up to date? | Yes | No Recommendation |

| Review Question | | Answer | Recommendation |
|---|---|---|---|
| 20. | Does the appraisal district maintain contact with the public by providing written publications and annual reports as described in IAAO's *Standard on Communication and Outreach?* | Yes | No Recommendation |
| 21. | Does the appraisal district publicize the notices required by Tax Code Sections 11.44(b), 22.21, 23.43(f), 23.54(g) and 23.75(g) in a manner designed to reasonably notify all property owners? | Yes | No Recommendation |
| 22. | Does the appraisal district publish the notice of protest and appeal procedures as required by Tax Code Section 41.70? | Yes | No Recommendation |
| 23. | Does the appraisal district have an effective procedural manual as described in IAAO's *Standard on Communication and Outreach?* | N/A | No Recommendation |
| 24. | Does the appraisal district have a procedure for receiving and responding to open records requests that complies with Government Code Chapter 552 and is the procedure being followed? | Yes | No Recommendation |
| 25. | Does the appraisal district have a process for the periodic review of each residence homestead exemption to confirm that the recipient of the exemption still qualifies for the exemption as required by Tax Code Section 11.43(h-1)? | Yes | No Recommendation |
| 26. | Does the appraisal district follow their procedures to address residence homestead exemptions that are applied for after Jan. 1 according to Tax Code Section 11.42(f)? | N/A | No Recommendation |
| 27. | Does the residence homestead exemption application used by the appraisal district comply with Comptroller Rule 9.415? | Yes | No Recommendation |

| Review Question | | Answer | Recommendation |
|---|---|---|---|
| 28. | Does the appraisal district notify property owners when denying, modifying or cancelling exemptions as described in Tax Code Sections 11.43(h) and 11.45(d)? | Yes | No Recommendation |
| 29. | Does the appraisal district follow the procedure described in Tax Code Section 11.43(q) when cancelling residence homestead exemptions for individuals who are 65 years of age or older? | Yes | No Recommendation |
| 30. | Does the appraisal district follow their procedures to address heir property claimed as an individual's residence homestead? | Yes | No Recommendation |
| 31. | Did the chief appraiser deliver notices of denial of applications for open-space land designation that include a brief explanation of the procedures for protesting the denials and full explanations of the reasons for the denials in the current or prior year, as required by Tax Code Section 23.57(d)? | Yes | No Recommendation |
| 32. | Did the chief appraiser deliver appropriate exemption application forms in the current year to persons who in the preceding year were allowed exemptions requiring annual applications, as required by Tax Code Section 11.44(a)? | Yes | No Recommendation |
| 33. | Does the appraisal district comply with the requirements for granting solar and wind power energy devices exemptions under Tax Code Section 11.27? | N/A | No Recommendation |
| 34. | Does the appraisal district comply with the requirements for granting charitable organization exemptions under Tax Code Section 11.18? | Yes | No Recommendation |

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 35. | Does the appraisal district maintain the information required in Tax Code Section 11.432 for manufactured homes to qualify as a residence homestead? | Yes | No Recommendation |
| 36. | Did the appraisal district provide written notices of changes of account numbers of appraisal records in the previous year as required by Tax Code Section 25.02(c)? | N/A | No Recommendation |

**OPERATING PROCEDURES**

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 37. | Did the appraisal district timely submit its response the Comptroller's most recent appraisal district operations survey? | Yes | No Recommendation |
| 38. | Does the appraisal district have comprehensive and workable written procedures concerning disaster recovery and mitigation? | Yes | No Recommendation |
| 39. | Have appraisal district employees with access to a local government computer system or database completed a cybersecurity training program certified under Government Code Section 2054.519 or offered under Section 2054.519(f) in the previous fiscal year as required by Government Code Section 2054.5191(a-1)? | Yes | No Recommendation |
| 40. | Has the appraisal district verified and reported the completion of a cybersecurity training program by employees of the appraisal district to the Texas Department of Information Resources as required by Government Code Section 2054.5191(b)(1) by August 31 of the previous fiscal year? | Yes | No Recommendation |

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 41. | Did the appraisal district send copies of the most recent reappraisal plan to the presiding officers of the governing body of each taxing unit participating in the appraisal district and to the Comptroller's office by the date described in Tax Code Section 6.05(i)? | Yes | No Recommendation |
| 42. | Did the appraisal district hold an informal conference before the hearing on the protest with each property owner who filed a notice of protest with the appraisal review board and requested an informal conference in the previous year as required by Tax Code Section 41.445? | N/A | No Recommendation |
| 43. | Does the appraisal district process regular binding arbitration requests as described in Tax Code Section 41A.05 and Comptroller Rules? | Yes | No Recommendation |
| 44. | Did the appraisal district correct the appraisal roll and other appropriate records as necessary to reflect the final determination of the binding arbitration and certify the change to the assessor for each affected taxing unit no later than the 45th day after the date an appeal is finally determined as required by Tax Code Sections 42.41(a)(1) and (2)? | Yes | No Recommendation |
| 45. | Not later than April 30 of the most recent year, did the appraisal district prepare and certify to the assessor for each county, municipality and school district participating in the appraisal district an estimate of the taxable value of property in that taxing unit as described by Tax Code Section 26.01(e)? | Yes | No Recommendation |

| Review Question | | Answer | Recommendation |
|---|---|---|---|
| 46. | Did the chief appraiser prepare and certify the two most recent appraisal rolls or a certified estimate of the taxable value in the taxing unit to the assessor for each taxing unit participating in the appraisal district as described in Tax Code Sections 26.01(a) and (a-1)? | Yes | No Recommendation |
| 47. | Are changes made to the appraisal roll under Tax Code Section 25.25 coded by the appropriate subsection that authorizes the change? | Yes | No Recommendation |
| 48. | Are corrections of the appraisal roll presented to the appraisal district's board of directors and appraisal review board as described in Tax Code Section 25.25(b)? | Yes | No Recommendation |
| 49. | Are the changes identified as Tax Code Section 25.25(c) changes to the appraisal roll permissible in accordance with Tax Code Section 25.25(c)? | Yes | No Recommendation |
| 50. | Does the chief appraiser submit the completed appraisal records to the appraisal review board for review and determination of protests as described in Tax Code Section 25.22? | Yes | No Recommendation |
| 51. | Do the appraisal review board's orders of determination comply with the requirements of Tax Code Sections 41.47(c)(1) and (2) and the Comptroller's model hearing procedures as they relate to Tax Code Section 5.103(b)(2)? | Yes | No Recommendation |
| 52. | Does the appraisal district provide evidence during appraisal review board hearings? | Yes | No Recommendation |
| 53. | Does the chief appraiser deliver required documentation to the property owner/agent requested under Tax Code Section 41.461 at least 14 days before the hearing on the protest? | Yes | No Recommendation |

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 54. | Has the appraisal district created and maintained a publicly available and searchable online database containing information regarding ARB hearings as required by Tax Code Section 41.13? | Yes | No Recommendation |
| 55. | Are agent authorization forms on file and complete in accordance with Tax Code Section 1.111(b)? | Yes | No Recommendation |
| 56. | Are Category D and Category E properties correctly categorized according to the Comptroller's *Texas Property Tax Assistance Property Classification Guide*? | Yes | No Recommendation |
| 57. | Do the appraisal records include the required descriptive information for manufactured homes as stated in Tax Code Section 25.03? | Yes | No Recommendation |
| 58. | Did the appraisal district submit the two most recent electronic property transaction submissions to the Comptroller's office timely? | Yes | No Recommendation |
| 59. | Did the appraisal district submit the two most recent electronic appraisal rolls to the Comptroller's office timely? | Yes | No Recommendation |
| 60. | Did the appraisal district report the total tax rate imposed by each taxing unit within its jurisdiction to the Comptroller's office by Oct. 15 or Nov. 15 of the previous year as required by Tax Code Section 5.091 and prescribed by the Electronic Appraisal Roll Submission (EARS) manual? | Yes | No Recommendation |

**APPRAISAL STANDARDS, PROCEDURES AND METHODOLOGY**

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 61. | Have the physical inspection dates in the appraisal records been updated within the previous six years as discussed in IAAO's *Standard on Mass Appraisal of Real Property?* | Yes | No Recommendation |

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 62. | Did the appraisal district complete and produce written mass appraisal reports in the previous two years as required by USPAP Standard 6? | Yes | No Recommendation |
| 63. | Do the appraisal district's contracts contain the items described in IAAO's *Standard on Contracting for Assessment Services?* | Yes | No Recommendation |
| 64. | Does the appraisal district follow a procedure or process for reviewing, verifying or evaluating the work of their appraisal services and mapping contractors? | Yes | No Recommendation |
| 65. | Are deeds and other ownership documents processed within 90 days of recording? | Yes | No Recommendation |
| 66. | Does the appraisal district gather available real estate transfer documents and use available third-party sources in gathering sales information according to IAAO's *Standard on Verification and Adjustment of Sales,* Sections 3.1 through 3.4? | Yes | No Recommendation |
| 67. | Do sold and unsold "like" properties within the same market area have similar noticed values? | Yes | No Recommendation |
| 68. | Does the appraisal district use the same or similar appraisal methods and techniques in appraising the same or similar kinds of property as required by Tax Code Section 23.01(b)? | Yes | No Recommendation |
| 69. | Does the appraisal district have a process to determine whether there is clear and convincing evidence to change the appraised value to market value as required by Tax Code Section 23.01(e) in the tax year after a value is lowered under Tax Code Subtitle F? | Yes | No Recommendation |
| 70. | Does the appraisal district run ratio studies by market area and neighborhood, property class or stratum? | Yes | No Recommendation |

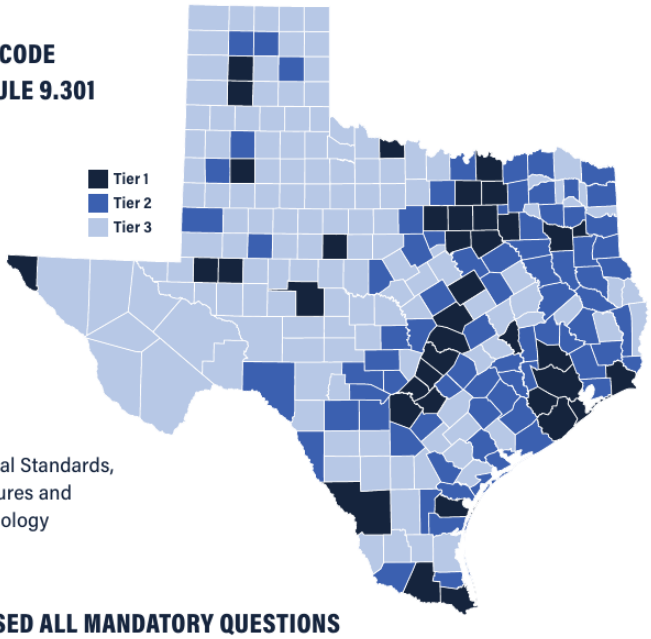
| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 71. | Are the appraisal district's cost schedules and appraisal models used in such a way that adjustments are made for neighborhood factors and property specific factors? | Yes | No Recommendation |
| 72. | Has the appraisal district adjusted its residential property cost schedules based on sales data, ratio studies, local conditions or market factors within the previous two years? | Yes | No Recommendation |
| 73. | Has the appraisal district adjusted its commercial property cost schedules based on sales data, ratio studies, local conditions or market factors within the previous two years? | Yes | No Recommendation |
| 74. | Does the appraisal district apply the rendition penalty for taxpayers who do not render timely according to Tax Code Section 22.28 and are penalties waived when necessary, as described in Tax Code Section 22.30? | Yes | No Recommendation |
| 75. | Has the chief appraiser established procedures for the equitable and uniform appraisal of residential inventory for taxation as required by Tax Code Section 23.12? | Yes | No Recommendation |
| 76. | Does the appraisal district perform multiple quality control steps to ensure the accuracy and uniformity of property valuations? | Yes | No Recommendation |
| 77. | Does the appraisal district gather income and expense data and calculate values using the income approach for multi-family property? | Yes | No Recommendation |
| 78. | Does the appraisal district gather income and expense data and calculate values using the income approach for office property? | N/A | No Recommendation |
| 79. | Does the appraisal district gather income and expense data and calculate values using the income approach for retail property? | N/A | No Recommendation |

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 80. | Does the appraisal district gather income and expense data and calculate values using the income approach for warehouse mini storage property? | Yes | No Recommendation |
| 81. | Are exempt and nonexempt multi-family low-income properties appraised in accordance with Tax Codes Section 23.215 and 11.1825(q)? | Yes | No Recommendation |
| 82. | Are net to land calculations for agricultural use land designated as dry and irrigated cropland reproducible from the appraisal district's records and is the appraisal district following its dry and/or irrigated cropland schedule? | Yes | No Recommendation |
| 83. | Are net to land calculations for agricultural use land designated as native pasture reproducible from the appraisal district's appraisal records and is the appraisal district following its native pasture schedule? | Yes | No Recommendation |
| 84. | Does the appraisal district perform property inspections as a result of receiving wildlife management use appraisal applications? | Yes | No Recommendation |
| 85. | Does the appraisal district perform property inspections as a result of receiving agricultural use appraisal applications? | Yes | No Recommendation |
| 86. | Does the appraisal district have completed applications and required documentation on file for properties granted agricultural use appraisal? | Yes | No Recommendation |
| 87. | Is the appraisal district following its current guidelines for degree of intensity standards when granting special valuation appraisal for agricultural and/or timberland use? | Yes | No Recommendation |

| | Review Question | Answer | Recommendation |
|---|---|---|---|
| 88. | Does the appraisal district make an entry on the appraisal records when agricultural applications are received after April 30 and deliver written notice of imposition of the penalty as described in Tax Code Sections 23.431 and 23.541? | Yes | No Recommendation |

# Methods and Assistance Program

## STATUTORY AUTHORITY FOR TAX CODE SECTION 5.102, COMPTROLLER RULE 9.301



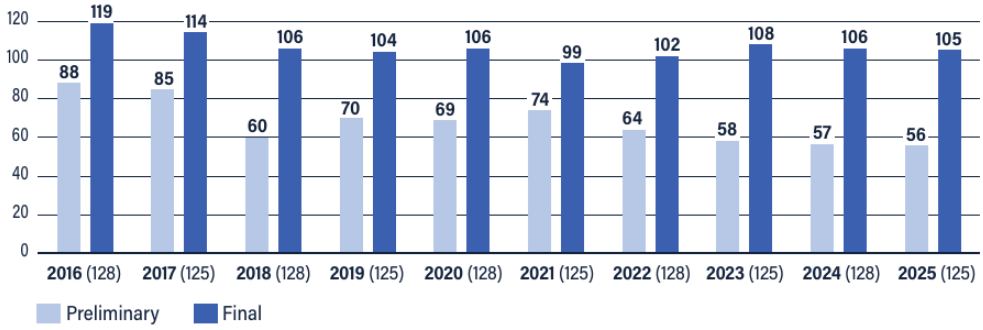

### Purpose:

- Serve as an outside assessment to identify whether appraisal districts are meeting minimum statutory and appraisal requirements.
- Identify problem areas and assist appraisal districts in complying with statutes and generally accepted appraisal practices.

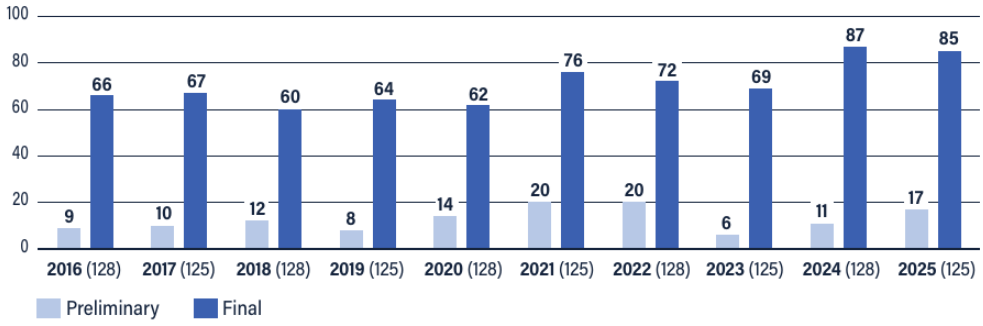
### Four Areas of Review:

- Governance
- Taxpayer Assistance
- Operating Procedures
- Appraisal Standards, Procedures and Methodology

## APPRAISAL DISTRICTS THAT PASSED ALL MANDATORY QUESTIONS




## APPRAISAL DISTRICTS THAT PASSED AREA CATEGORY QUESTIONS




Comptroller of Public Accounts

# Methods and Assistance Program

### HOW OFTEN IS AN APPRAISAL DISTRICT REVIEWED?

The Property Tax Assistance Division (PTAD) reviews each appraisal district every other year. Methods and Assistance Program (MAP) reviews operate on a two-year cycle that reviews 128 appraisal districts in the first year and 125 appraisal districts in the second year.

### HOW DOES PTAD REVIEW APPRAISAL DISTRICTS?

PTAD uses a set of mandatory pass/fail questions and a series of yes/no questions relating to governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology.

### CAN I GET THE MAP REVIEW QUESTIONS AND GUIDELINES?

PTAD publishes the guidelines that PTAD staff uses to review the appraisal districts and the questions and data requested from appraisal districts for each MAP cycle on its MAP webpage. The questions, data request and guidelines change for each cycle.

### DOES PTAD USE THE SAME QUESTIONS FOR ALL APPRAISAL DISTRICTS?

PTAD requires the same five mandatory pass/fail questions for all appraisal districts, but the number of yes/no questions increase based on tier level.

- Tier 3 appraisal districts receive the core, minimum set of review questions.
- Tier 2 appraisal districts receive the Tier 3 questions and additional questions.
- Tier 1 appraisal districts receive the Tier 2 questions and additional questions.

### WHAT DO TIERS ACCOMPLISH?

While the same set of laws apply to all appraisal districts, the types of property appraised and the types of appraisals performed varies based on a county's population. The tiers address the following differences between appraisal districts:

- total value of all property;
- types of property appraised; and
- appraisal district size.

### HOW ARE TIERS DETERMINED?

Three tiers divide appraisal districts based on total population:

- Tier 1 = population of 120,000 or more
- Tier 2 = population of less than 120,000 to 20,000
- Tier 3 = population of less than 20,000

### WHY DOES PTAD PUBLISH TWO REPORTS FOR EACH REVIEW?

PTAD sends preliminary reports to chief appraisers to indicate where appraisal districts may have deficiencies and to allow an opportunity to cure those deficiencies before PTAD issues a final report. Often, minor issues are a quick fix, but major problems or deficiencies may take longer to rectify.

### WHAT HAPPENS IF THE APPRAISAL DISTRICT DOES NOT IMPLEMENT THE MAP REVIEW RECOMMENDATIONS?

PTAD refers appraisal districts that fail to implement MAP recommendations to the Texas Department of Licensing and Regulation (TDLR). Appraisal districts have one year to implement the recommendations after referral to TDLR.

### DOES THE MAP AFFECT SCHOOL DISTRICTS?

If an appraisal district fails to make timely changes concerning a failed mandatory question, a school district may lose its rights to exercise grace in the School District Property Value Study (SDPVS), if needed.

### WHY ARE SUPERINTENDENTS AND THEIR BOARDS NOTIFIED OF MAP RESULTS?

Tax Code Section 5.102 requires the Comptroller to send notification of final report releases to the:

- chief appraiser;
- appraisal district board chair and members; and
- superintendents of all school districts within the appraisal district boundaries.

### WHAT IS A LIMITED SCOPE MAP REVIEW?

A limited scope MAP review has fewer questions than a regular MAP review. It includes the mandatory questions and limited yes/no questions in each of the four review areas.

### HOW DOES AN APPRAISAL DISTRICT QUALIFY?

1. An appraisal district that received the International Association of Assessing Officers Certificate of Excellence in Assessment Administration can receive one limited scope MAP review.
2. An appraisal district located in a Texas governor-declared disaster county can request a limited scope review during the tax year that the disaster occurred if the appraisal district building records or computer system are destroyed, inaccessible, damaged, unusable or unsafe for 30 days or more or the appraisal district does not have the resources to undergo a full review due to extraordinary circumstances.

---

*For more information, visit:* ***comptroller.texas.gov/taxes/property-tax***

#98-1061 2/26

## ADDENDUM B — TRUTH-IN-TAXATION BASICS (TEXAS COMPTROLLER PUBLICATION 98-1080)

# Truth-In-Taxation (TNT) Basics

(For Taxing Units Other Than School Districts)

## Terminology and Calculations for Taxing Units

Senate Bill 2, 86th Legislative Session made several significant changes to the truth-in-taxation process. Below is new terminology and calculations from this legislation.

| | |
|---|---|
| ~~Effective Tax Rate~~ | → No-New-Revenue Tax Rate |
| ~~Rollback Rate~~ | → Voter-Approval Tax Rate |
| ~~Maintenance & Operation~~ | → No-New-Revenue Mainenance & Operations (M&O) Rate |
| New | → De Minimis Rate |
| New | → Unused Increment Rate |

### What adopted tax rates trigger an election or petition

**ADOPTED TAX RATE IS:**

| | |
|---|---|
| **BELOW** voter-approval tax rate | No election required |
| **ABOVE** voter-approval tax rate but **BELOW** de minimis rate | Voters may petition for an election* |
| **ABOVE** voter-approval tax rate; Taxing unit does not calculate a de minimis rate | Election required** |
| **ABOVE** voter-approval tax rate and **ABOVE** the de minimis rate | Election required |

* The election trigger in a municipality with a population of less that 30,000 that does not meet the definition of a special taxing unit may differ. See Tax Code Secs. 26.063 and 26.075 for details on when voters may petition for an election.

** See Water Code Secs. 49.23601, 49.23602, and 49.23603 for details on election requirements for water districts.

### The calculations are:

**(1) "No-New-Revenue Tax Rate"**

means a rate expressed in dollars per $100 of taxable value calculated to the following formula:

NO-NEW-REVENUE =
(LAST YEAR'S LEVY − LOST PROPERTY LEVY)
÷
(CURRENT TOTAL VALUE − NEW PROPERTY VALUE)

**(2) "Voter-Approval Tax Rate"**

means a rate expressed in dollars per $100 of taxable value calculated to one of the following applicable formulas:

**(A)** For a special taxing unit:

VOTER-APPROVAL TAX RATE =
(NO-NEW-REVENUE M&O RATE X 1.08)
+
CURRENT DEBT

**(B)** For a taxing unit other than a special taxing unit:

VOTER-APPROVAL TAX RATE =
(NO-NEW-REVENUE M&O RATE X 1.035)
+
CURRENT DEBT RATE
+
UNUSED INCREMENT RATE

### Revenue Threshold in Voter-Approval Tax Rate

**(or threshold over which voters must approve tax increases)**

| Taxing Unit | Voter-Approval Tax Rate |
|---|---|
| Cities / Counties | 3.5% |
| Special Taxing Units* | 8% |

* Hospitals, Junior Colleges and Special Districts with M&O tax rate of 2.5 cents or less

# Truth-In-Taxation (TNT) Basics

## Where can I find more information?

Information is typically obtained from the resources below, but may be different for your taxing unit.

## What information is available from my appraisal district?

1. Certified taxable values
2. Property value under protest
3. New real property and improvement value
4. Value of property lost
5. Captured appraisal values for tax increment financing (TIFs)
6. Property known, but not certified
7. Property with tax ceiling

## What information is available from my governing body?

1. Debt information
2. Unencumbered fund balance
3. TIF payments
4. Amount if transferring a function
5. Sales tax spent for no-new-revenue maintenance and operations
6. Enhanced indigent health care information
7. Criminal justice mandate information

## What information is available from Texas Comptroller of Public Accounts?

1. Railroad rolling stock value
2. Sales tax information (if applicable)

## What information is available from collectors?

1. Refund information
2. Excess collections

## Terms and Definitions

### No-new-revenue tax rate

(Last year's levy minus lost property levy) divided by (current total value minus new property value).

### Voter-approval tax rate for a special taxing unit

Voter-approval tax rate equals (no-new-revenue maintenance and operations tax rate times 1.08) plus current debt rate.

### Voter-approval tax rate for a taxing unit other than a special taxing unit

(No-new-revenue maintenance and operations tax rate times 1.035) plus current debt plus unused increment rate.

### No-new-revenue maintenance and operations rate

(Last year's levy minus last year's debt minus last year's junior college levy) divided by (current total value minus new property value).

### De minimis rate

The rate is equal to the sum of:

(A) a taxing unit's no-new-revenue maintenance and operations rate;

(B) the rate that when applied to a taxing current total value, will impose an amount of taxes equal to $500,000, and

(C) a taxing unit's current debt rate.

### Unused increment rate

A taxing unit that did not use all of its revenue growth may bank that unused growth as long as the taxing unit averaged below 3.5 percent of the voter-approval rate over three years.

For more information, visit our website:
**comptroller.texas.gov/taxes/property-tax**

Texas Comptroller of Public Accounts
Publication #98-1080
March 2022

3-22

# ADDENDUM C — TAX RATE CALCULATION EXAMPLES (TEXAS COMPTROLLER PUBLICATION 98-1047)

## Tax Rate Calculation Examples

These examples are referenced on the Comptroller's Tax Rate Calculation webpage.

### EXAMPLE 1: Calculating the No-New-Revenue Tax Rate

| | | | | | | |
|---|---|---|---|---|---|---|
| Prior Year's Taxes *less* Taxes on Property Lost this Year | ÷ | Current Value of Property Taxed in the Prior Year | X | $100 | = | No-New-Revenue Tax Rate |

### EXAMPLE 2: Detailed Steps in Calculating the No-New-Revenue Tax Rate for School Districts

| **Prior year's taxes (on date of calculation)*** | **Total value on the current year's certified appraisal roll** |
|---|---|
| + | + |
| Taxes on prior year's values lowered in court decisions or subject to an appeal under Chapter 42 | Estimated value that will be placed on property under protest or not included in certification |
| + | – |
| Taxes refunded for tax years preceding the prior tax year | Value of property annexed after Jan. 1 of prior year |
| – | – |
| Taxes on deannexed territory | Value of new improvements built after Jan. 1 of prior year** |
| – | – |
| Taxes on property value not taxable in current year because it received an exemption or special appraisal for the first time | Value of pollution control property exempted from the first time |
| = | = |
| **Adjusted Prior Year's Taxes** | **Adjusted Current Year's Taxable Value** |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Adjusted Prior Year's Taxes** | ÷ | **Adjusted Current Year's Taxable Value** | X | $100 | = | Current Year's No-New-Revenue Tax Rate |

* *Do not include Tax Code § 25.25(d) corrections for over-appraised errors.*
** *Do not include Tax Increment Financing (TIF) taxes if there is no TIF captured appraised value.*

### EXAMPLE 3: Detailed Steps in Calculating the No-New-Revenue Tax Rate for Other Taxing Units

| **Prior year's taxes (on date of calculation)*** | **Total value on the current year's certified appraisal roll** |
|---|---|
| + | + |
| Taxes on prior year's values lowered in court decisions or subject to an appeal under Chapter 42 | Estimated value that will be placed on property under protest or not included in certification |
| + | – |
| Taxes refunded for tax years preceding the prior tax year | Value of property annexed after Jan. 1 of prior year |
| – | – |
| Taxes on deannexed territory | Value of new improvements built after Jan. 1 of prior year |
| – | – |
| Taxes on property value not taxable in current year because it received an exemption or special appraisal for the first time | Value of pollution control property exempted from the first time |
| – | – |
| Taxes paid to a TIF Fund** | Captured appraised value in a TIF Fund |
| = | = |
| **Adjusted Prior Year's Taxes** | **Adjusted Current Year's Taxable Value** |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Adjusted Prior Year's Taxes** | ÷ | **Adjusted Current Year's Taxable Value** | X | $100 | = | No-New-Revenue Tax Rate |

* *Do not include Tax Code § 25.25(d) corrections for over-appraised errors.*
** *Do not include TIF taxes if there is no TIF captured appraised value.*

### EXAMPLE 4: Calculating the M&O Portion of the Voter-Approval Tax Rate for School Districts

| | | | | |
|---|---|---|---|---|
| | | **The greater of:** | | |
| **School District Maximum Compressed Rate (MCR)** | + | (i) Prior Year's M&O Tax Rate – ($1.00 + DTR reduction)<br>OR<br>(ii) $0.05 per $100 of total value | = | School District Voter-Approval Tax Rate |

Form developed by: Texas Comptroller of Public Accounts, Property Tax Assistance Division

For additional copies, visit: **comptroller.texas.gov/taxes/property-tax**

98-1047 • 09-21/6

## EXAMPLE 5: Calculating the M&O Portion of the Voter-Approval Tax Rate for Special Taxing Units

(Adjusted Prior Year's Value x Prior Year's M&O Rate) / *divided by* / Adjusted Current Year's Taxable Values x $100 x 1.08 = M&O Portion of Voter-Approval Tax Rate

## EXAMPLE 6: Calculating the Debt Service Portion of the Voter-Approval Tax Rate

(Current Year's Debt Payments – Prior Year's Excess Debt Tax Collections) / *divided by* / Prior Year's Anticipated Collection Rate = Adjusted Current Year's Debt

Adjusted Current Year's Debt / *divided by* / Current Year's Total Taxable Values* – Current Year's Captured Appraised Value in a TIF Fund x $100 = Current Year's Debt Service Rate**

* *Counties, cities and junior college districts that adopted the tax ceiling provision exclude the total taxable value of the 2019 homesteads with tax ceilings for homeowners age 65 or older or disabled.*

** *If the governing body of the school district governs a junior college district in a county with a population of more than two million, add the amount of taxes the governing body proposes to dedicate to the junior college district in 2020 to the result.*

## Example 7: Calculating the Emergency Revenue Rate

Prior Year's Adopted Tax Rate – Adjusted Voter-Approval Tax Rate) x Prior Year's Year's Total Value / *divided by* / (Current Year's Total Value - New Property) = Emergency Revenue Rate

## EXAMPLE 8: Calculating the Sales Tax Gain Rate

(Estimated Taxable Sales x Additional Sales Tax Rate x .95) / *divided by* / Current Year's Total Taxable Values x $100 = Current Year's Sales Tax Gain Rate

## EXAMPLE 9: Adjusting for Sales Tax

No-New-Revenue Tax Rate – Sales Tax Gain Rate = Adjusted No-New-Revenue Tax Rate

Voter-Approval Tax Rate – Sales Tax Gain Rate = Adjusted Voter-Approval Tax Rate

## EXAMPLE 10: Calculating Voter-Approval Tax Rate for Second and Later Years

No-New-Revenue M&O Tax Rate (Based on prior year's M&O property taxes and sales tax revenue spent for M&O) x 1.035 + Current debt service rate + Unused increment rate – Sales tax adjustment rate = Voter-Approval Tax Rate

## EXAMPLE 11: Calculating the Sales Tax Adjustment Rate for Second and Later Years

Sales Tax Revenue Last Four Quarters / *divided by* / Total Current Year's Taxable Values x $100 = Current Year's Sales Tax Adjustment Rate

## EXAMPLE 12: Adjusting the No-New-Revenue Tax Rate after Abolishing Additional Sales Tax

Adjusted Prior Year's Tax Levy / *divided by* / Adjusted Current Year's Taxable Values + Sales Tax Loss Rate x $100 = Adjusted No-New-Revenue Tax Rate

## EXAMPLE 13: Adjusting Voter-Approval Tax Rate after Abolishing Additional Sales Tax

No-New-Revenue M&O Tax Rate (Based on prior year's sales and property taxes.) x 1.035 + Debt Service Rate + Unused increment rate = Voter-Approval Tax Rate

## EXAMPLE 14: Calculating One-Time Adjustment for Mass Transit Sales Tax

No-New-Revenue Tax Rate – Mass Transit Expenses / *divided by* / Current Year Values x $100 = Adjusted No-New-Revenue Tax Rate

Voter-Approval Tax Rate – Mass Transit Expenses / *divided by* / Current Year Values x $100 = Adjusted Voter-Approval Tax Rate

## ADDENDUM D — NOTICES, HEARINGS, AND ELECTIONS ON TAX RATES (TEXAS COMPTROLLER PUBLICATION 98-1082)

# Notices, Hearings and Elections on Tax Rates

### Tax Increases for all taxing units OTHER than School Districts, Small Taxing Units and Water Districts

#### Notice in Newspaper or Mail

- Notice of public hearing required by Tax Code Section 26.05 – may not be held before the 5th day (not ISDs) after the chief appraiser of each CAD in which the taxing unit participates has delivered the notice by Section 26.04 (e-2) and complied with Section 26.17(f).

#### Public Hearing

- Governing body holds public hearing.
- Announces the date, time and place of vote (7th day deadline).

#### Meeting to Adopt Tax Rate

- Governing body holds meeting to adopt tax rate
- Must not be held later than the 7th day after the public hearing.

### Tax Increases for School Districts, Small Taxing Units and Water Districts

#### School Districts

Education Code Section 44.004

- Publishes one notice the *Notice of Public Meeting to Discuss Budget and Proposed Tax Rate.*
- In local newspaper no later than 10 days or earlier than 30 days before the date of the public meeting

#### Small Taxing Units

Tax Code Section 26.052

- Small taxing unit tax rate of .50 cents or less raising $500,000 or less.
- Small notice in newspaper but also post on website homepage.

#### Water Districts

Water Code Section 49.107

- Publishes *Notice of Public Hearing on Tax Rate* and *Notice of Vote on Tax Rate.*
- Publish in newspaper or by mail.

### NOTICE PUBLICATION REQUIREMENTS

| Taxing Units | Newspaper | Internet |
|---|---|---|
| Cities and Counties | Any Section (except the section in which legal notices and classified ads appear) | ✓ |
| School Districts | Any Section | Not Required Under Tax Code Section 26.06(g) |
| Small Taxing Districts | Legal Section or by Mail | ✓ |
| Water Districts | Any Section | Not Required Under Water Code Section 49.107 |

*Next Page >*



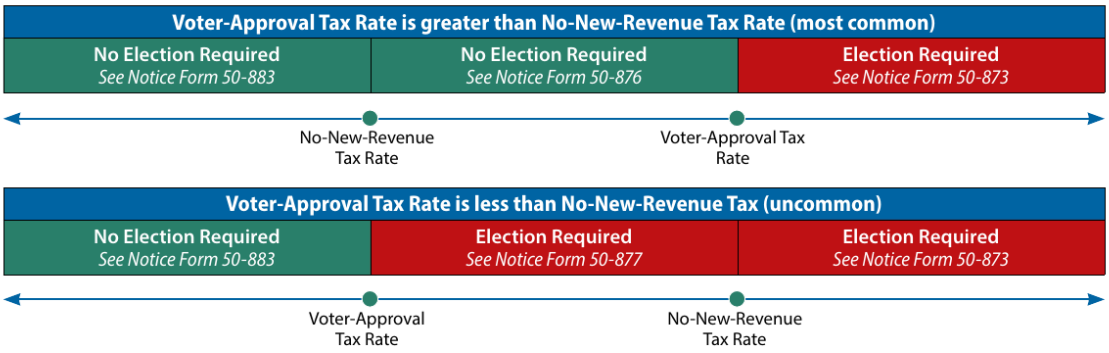
For more information, visit our website: **comptroller.texas.gov/taxes/property-tax**

Texas Comptroller of Public Accounts
Publication #98-1082 • October 2021

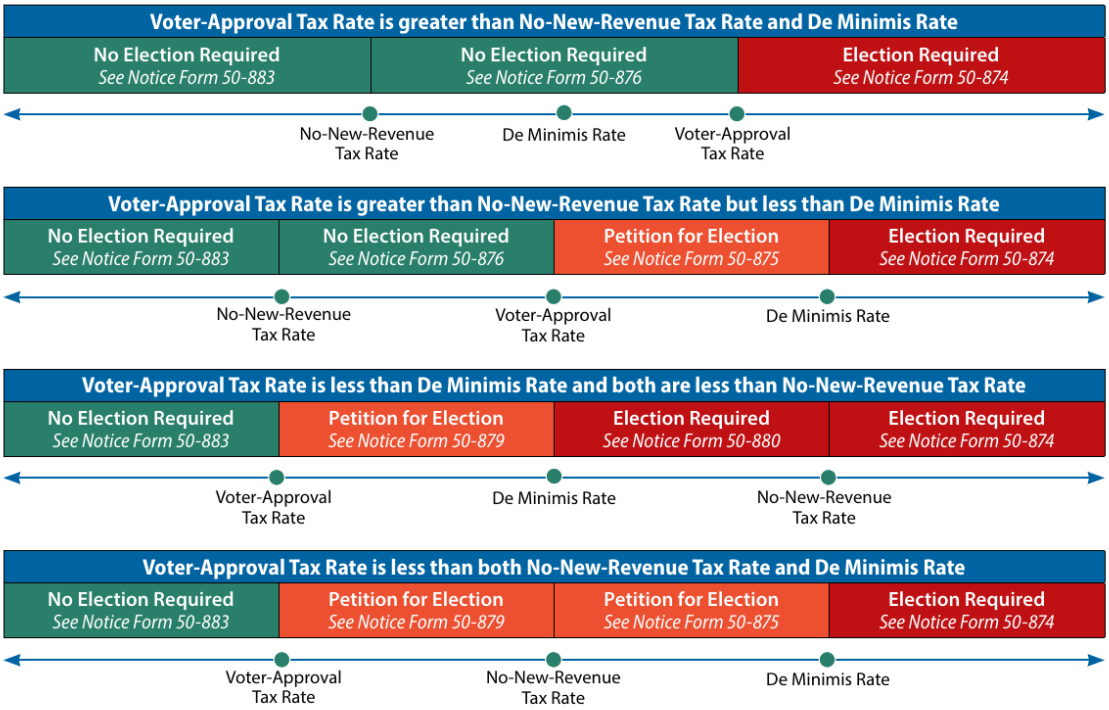
## TAX RATE ELECTION REQUIREMENTS

In most cases, if the governing body of a taxing unit adopts a tax rate that exceeds the voter-approval tax rate, it must hold an election for voters to approve the tax increase. There are scenarios in which the election is not required unless voters in the taxing unit petition for an election on the tax increase. **The graphics on this page and the next page describe these various scenarios.** Depending on where the adopted tax rate would be positioned on the line in relation to the no-new-revenue tax rate, voter-approval tax rate and de minimis rate (if applicable) indicates whether an election is required or if voters may petition for an election.

### Cities, Counties and Taxing Units other than Special Taxing Units

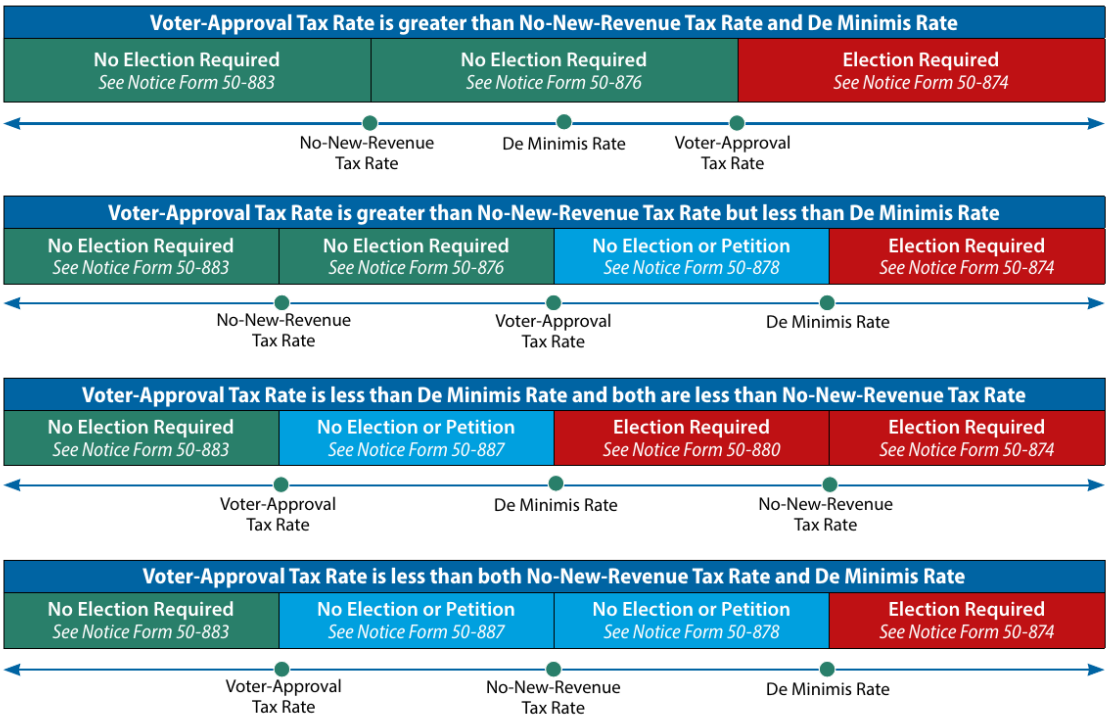



### Most Cities and Counties with De Minimis Rate




*Next Page >*

## Small Cities (<30,000) that are Special Taxing Units



## ADDENDUM E — 2027 PROPOSED BUDGET LETTER (JUNE 10, 2026)

*This letter, reproduced here for reference, was mailed with the proposed 2027 budget to the presiding officer of each taxing unit and to each member of the Board of Directors on June 10, 2026. The figures shown are those of the June 9, 2026 proposed budget as originally presented.*

June 10, 2026

Presiding Officer(s) of the Taxing Unit

# Re: 2027 Proposed Budget Notification

To whom it may concern:

The purpose of this letter is to provide the Taxing Jurisdictions with a copy of the 2027 proposed budget for the Bosque Central Appraisal District. Section 6.06(a) of the Texas Property Tax Code requires the Chief Appraiser to prepare a proposed budget and submit a copy to each taxing unit in the district. Each taxing unit is required to maintain a copy of the proposed budget for public inspection at its principal administrative office.

The following summarizes the change in the amount due from the taxing units:

| | 2027 Proposed | 2026 Budget | $ Change | % Change |
|---|---|---|---|---|
| **Net Budget Due from Taxing Units** | **$1,311,192** | **$1,325,784** | **$(14,592)** | **(1.10%)** |

*The year-over-year comparison applies to the net budget due from the taxing units. The $200,000 applied from committed reserves offsets one-time capital costs in 2027.*

The District prepared the proposed 2027 budget using a zero-based budgeting approach, building each line item up from actual need rather than carrying forward prior-year amounts. The total proposed 2027 operating budget is $1,511,192. While this gross total is higher than last year, the increase is driven almost entirely by one-time capital expenditures this year, including the CAMA software conversion and the replacement of computer hardware and the District's server. To offset these capital costs, the District is applying $200,000 from its committed/obligated (reserved) fund balance as a credit to the taxing units. After applying that credit, the net budget for **entity support is $1,311,192, a decrease of $14,592 (approximately 1.10%) from the 2026 budget of $1,325,784**. The amount actually due from the taxing units is therefore decreasing this year. The budget includes training and continuing education for staff. There was a substantial decrease in pension retirement costs. Operating cost pressures addressed in the budget include inflation, postage, increased field work activity, the CAMA software conversion, and a high-resolution oblique and orthogonal imagery flyover, along with other items mandated by the state.

The proposed budget is for review. The Board of Directors will adopt the budget, subject to revisions, at the final budget hearing before September 15. You will be notified of the final budget hearing at least 10 days prior to the date of the hearing. Please see attached a copy of the 2027 proposed budget and the entity allocation sheet. Please note, in regard to the allocation among taxing entities is based on each taxing unit's proportionate share of the total combined tax levy, meaning each entity's 2026 tax levy divided by the total levy of all participating entities yields their allocation percentage. The included allocation is based on 2025 tax rates. It will be finalized once we certify the roll and all the taxing entities set their tax rate.

The Bosque Central Appraisal District strives to provide professional and efficient services to the taxing jurisdictions and property owners of Bosque County.

*Please contact us directly if there are any concerns about this operating budget. A CAD representative is available to explain any portion of the budget. If this is an agenda item on your meeting, we request to be informed to be present for the discussion.*

Respectfully,

Christopher A. Moser, RPA, CCA, CSTA
Chief Appraiser

## ADDENDUM F — NOTICE OF PUBLIC HEARING ON THE 2027 BUDGET

*This notice is published in a newspaper of general circulation in the county and made available to the public as required by Section 6.06(b), Texas Property Tax Code. Clifton Record Tribune August 27, 2026 edition.*

# NOTICE OF PUBLIC HEARING ON

## BOSQUE CENTRAL APPRAISAL DISTRICT BUDGET

The Bosque Central Appraisal District will hold a public hearing on a proposed budget for the 2027 fiscal year.

The public hearing will be held on September 9, 2026 at 6:00 P.M. at Meridian Civic Center, 309 W River St, Meridian, TX 76665.

A summary of the appraisal district budget is as follows:

The total amount of the proposed budget is $1,514,454. The total amount of increase from the current year budget is $188,670. $200,000 of the committed/obligated funds will be used to fund capital expenditures for the 2027 budget. Leaving the budget with a DECREASE OF $11,330.

An estimate of the amount of the appraisal budget that will be allocated to the taxing units is $1,314,454. The amount of decrease from the current year's appraisal budget allocated to the taxing units is $11,330.

The amount of committed/obligated funds is $539,907.25, as of January 1, 2026. The amount of Decrease from the current year's committed/obligated funds is $200,000.

The number of employees compensated under the current 2026 budget is 7 full-time employees and 1 part-time employee.

The number of employees compensated under the proposed 2027 budget is 8 full-time and 2 part-time employees.

The appraisal district is supported solely by payments from the local taxing units served by the appraisal district.

If approved by the appraisal district board of directors at the public hearing, this proposed budget will take effect automatically unless disapproved by the governing bodies of the county, school districts, cities, and special districts served by the appraisal district office.

A copy of the proposed budget is available for public inspection in the office of each of those governing bodies. A copy is also available for public inspection at the appraisal district office and website.

**Bosque Central Appraisal District**
**9293 Hwy 6, Meridian, TX**
**254-435-2304**

# ADDENDUM G — 2027 PUBLIC HEARING MEMORANDUM

*This letter, reproduced here for reference, was mailed with the proposed 2027 budget to the presiding officer of each taxing unit and to each member of the Board of Directors on August 29, 2026.*

**BOSQUE CENTRAL APPRAISAL DISTRICT**

**BOARD OF DIRECTORS**

Steve Harr  Kyle Williams  Robert Clark

Justin Blake  Doug Kieta

**MEMORANDUM**

TO: PRESIDING OFFICERS OF THE GOVERNING BODIES OF ALL TAXING UNITS

FROM: ROBERT CLARK, SECRETARY, BOARD OF DIRECTORS

DATE: AUGUST 26, 2026

SUBJECT: PUBLIC HEARING FOR APPRAISAL DISTRICT BUDGET REQUIRED BY SECTION 6.06(b), TEXAS PROPERTY TAX CODE

The Bosque Central Appraisal District will hold a hearing for the general public on the 2027 proposed budget in accordance with Section 6.06(b), Texas Property Tax Code. The date, time, and location of this hearing are as follows:

DATE: Wednesday, September 9, 2026

TIME: 6:00 p.m.

LOCATION: Meridian Civic Center

309 W River St

Meridian, Texas 76665

On June 10, 2026, the Chief Appraiser mailed a copy of the proposed budget to the presiding officer of each taxing unit. The Board of Directors reviewed the proposed budget during its regular board meeting on June 9, 2026. At its September 9, 2026 meeting, following the public hearing, the Board will adopt a budget for 2027.

If you have questions or comments concerning the proposed budget, please have a staff member of your jurisdiction contact Christopher A. Moser, Chief Appraiser, at the appraisal district office. He may be reached by calling (254) 435-2304.

Thank you for your continued support of and cooperation with your appraisal district.

cc: BCAD Board Members

Christopher A. Moser, Chief Appraiser

## ADDENDUM H — LETTER TO TAXING UNITS ON THE PUBLIC HEARING AND BUDGET REVISIONS (AUGUST 27, 2026)

*This letter, reproduced here for reference, was delivered to the presiding officer of each taxing unit and to each member of the Board of Directors on August 27, 2026. It provided written notice of the September 9, 2026 public hearing and summarized the revisions made to the proposed budget after it was delivered on June 10, 2026. The figures shown are those of the budget as revised for the hearing and later adopted."*

BOSQUE CENTRAL APPRAISAL DISTRICT

9293 HWY 6 ● PO BOX 393
MERIDIAN, TX 76665
PHONE: (254) 435-2304
FAX: (254) 435-6139
FEEDBACK@BOSQUECAD.COM

August 27, 2026

Presiding Officer(s) of Website

### Re: Notice of Public Hearing on the 2027 Budget and Summary of Revisions to the Proposed Budget

To whom it may concern:

This letter provides written notice, as required by Section 6.06(b) of the Texas Property Tax Code, that the Bosque Central Appraisal District will hold a public hearing on the proposed 2027 budget. **The net budget for entity support is $1,314,454, a decrease of $11,330 (approximately 0.855%) from the 2026 budget of $1,325,784.** The Board of Directors will consider adoption of the budget at that meeting, following the hearing:

**Date:** September 9, 2026; 6:00 PM **Location:** Meridian Civic Center, 309 W River St, Meridian, TX 76665

Since the proposed budget was delivered to each taxing unit on June 10, 2026, the District has refined several line items to reflect actual quotes, final personnel decisions, and updated four-year spending averages. This letter summarizes what changed and why, so that your governing body has a complete picture before the hearing. The revised budget remains a decrease in the amount due from the taxing units:

| | 2027 Proposed | 2026 Budget | $ Change | % Change |
|---|---|---|---|---|
| **Net Budget Due from Taxing Units** | **$1,314,454** | **$1,325,784** | **$(11,330)** | **(0.855%)** |

*The year-over-year comparison applies to the net budget due from the taxing units. The $200,000 applied from committed reserves offsets one-time capital costs in 2027.*

| | June 9 Proposed | Revised for Hearing | 2026 Adopted | Revision |
|---|---|---|---|---|
| **Total operating budget** | $1,511,192 | $1,514,454 | — | — |
| **Less: committed reserves applied** | ($200,000) | ($200,000) | — | — |
| **Net budget due from taxing units** | **$1,311,192** | **$1,314,454** | **$1,325,784** | +$3,262 |
| **Change from 2026** | $(14,592) / (1.10%) | $(11,330) / (0.855%) | — | — |

The net revision is an increase of $3,262 to the total budget, all within operating categories; the $200,000 reserve credit that absorbs this year's one-time capital costs is unchanged. The amount due from the taxing units still decreases from 2026, by $11,330 (about 0.855%).

**Areas that changed from the original proposed budget, and why:**

**Employee Benefits (520) increased $8,306, from $158,760 to $167,066.** This is the largest revision, and it is driven by medical insurance. The June proposal was prepared before the District received its insurance renewal quotes. The quotes since received

reflect a significant increase in the cost of coverage, and the medical insurance line was re-budgeted from $72,000 to $80,128 to match the actual renewal cost. This increase occurs even after dependent (children) health coverage was removed from the Chief Appraiser's compensation package. Pension and Medicare were also updated slightly to reflect final salaries.

**Salaries (500) decreased $4,544, from $586,557 to $582,013.** After the June proposal, a current appraiser was promoted to Appraiser I and compensation for the incoming new hire was finalized. The two appraiser lines were re-set to actual pay, which lowered the category total.

**Appraisal-Related Expenses (530) increased $2,000, from $70,440 to $72,440.** The auto/cell-phone allowance was increased by $6,000 to reflect increased field mileage and the rising cost of fuel and vehicle wear-and-tear. That increase is partially offset by a $4,000 reduction in travel reimbursement, which was re-budgeted to the four-year average of actual spending.

**Communications, Utilities & Facilities (540) decreased $1,500, from $56,900 to $55,400.** Utilities were re-budgeted from $9,000 to $7,500 to match the four-year average of actual spending.

**Supplies (550) decreased $1,000, from $11,000 to $10,000.** Office supplies were re-budgeted to the four-year average of actual spending.

**Services (560), Capital Equipment Replacement (580), and Board & Related Costs (600) are unchanged** from the June 9 proposal. This includes the one-time CAMA software conversion and the replacement of computer hardware and the District's server, which remain fully funded by the $200,000 credit from committed reserves.

The District prepared the proposed 2027 budget using a zero-based budgeting approach, building each line item up from actual need rather than carrying forward prior-year amounts. The total proposed 2027 operating budget is $1,514,454. While this gross total is higher than last year, the increase is driven almost entirely by one-time capital expenditures this year, including the CAMA software conversion and the replacement of computer hardware and the District’s server. To offset these capital costs, the District is applying $200,000 from its committed/obligated (reserved) fund balance as a credit to the taxing units. After applying that credit, the net budget for entity support is $1,314,454, a decrease of $11,330 (approximately 0.855%) from the 2026 budget of $1,325,784. The amount actually due from the taxing units is therefore decreasing this year. The budget includes training and continuing education for staff. There was a substantial decrease in pension retirement costs. Operating cost pressures addressed in the budget include inflation, postage, increased field work activity, the CAMA software conversion, and a high-resolution oblique and orthogonal imagery flyover, along with other items mandated by the state.

In addition, the entity allocation has been updated using the certified appraisal roll. The 2026 estimated total tax levy for all taxing units is now $48,148,309 (based on 2025 tax rates), and the District's revised net budget of $1,314,454 represents approximately 2.73% of that total levy. The allocation will be finalized once all taxing entities set their 2026 tax rates.

A copy of the revised proposed budget should be available for public inspection at your principal administrative office, will be available at the District's office, and on the District's website, BosqueCAD.com. If adopted by the Board of Directors at the public hearing, the budget will take effect automatically unless disapproved as provided by Section 6.06 of the Property Tax Code.

*Please contact us directly if there are any questions or concerns about this budget. A CAD representative is available to explain any portion of it, and if this is an agenda item at your meeting, we request to be informed so we may be present for the discussion.*

Respectfully,

Christopher A. Moser, RPA, CCA, CSTA
Chief Appraiser

(End of Budget Packet)

For more information, visit our website:
**BosqueCAD.com**

Bosque Central Appraisal District
August 26, 2026