

Central Appraisal District of Johnson County Board of Directors Regular Meeting

Thursday, August 13, 2026 – 6:00 PM
Cross Timbers Branch Meeting Room, Cleburne Conference Center
1501 W. Henderson St. Cleburne, Texas

In Attendance:

JCAD Board of Directors

Chairperson Tina White, Vice Chairperson
Peter Svendsen, Secretary Jason Marbut, Board
Member Larry Trammell, Board Member Chris
Saunders, Board Member John Wood, Board
Member Shane McNeel, Board Member
Ignacio Hernaiz

JCAD Staff

Mr. Mitch Fast, Chief Appraiser
Ms. Brittany Vereen, Director of
Appraisal Operations
Ms. Amy Gill, Director of Support Services

JCAD Taxpayer Liaison Officer

Ms. Amy Lingo

JCAD Legal Counsel

Ms. Sharon Coffee Baxter
Managing Attorney MVBA, P.C.

1. Preliminary Business

1.A. Call to Order

Chairperson Tina White called the meeting to order.

1.B. Determination of a Quorum

Chairperson Tina White determined that a quorum was present.

1.C. Welcome

Chairperson Tina White welcomed everyone in attendance.

1.D. Invocation

Director Chris Saunders led the invocation.

1.E. Pledge of Allegiance

Director Peter Svendsen led the Pledge of Allegiance.

1.F. Recognitions

Addressed in the welcome

1.G. Non-agenda Public Communications

Refer to item 1.H.

1.H. Public hearing to consider 2027-2028 Central Appraisal District of Johnson County

Reappraisal Plan.

Director Larry Trammell addressed the Board and explained that the existing reappraisal plan had been reviewed and several recommended changes had been developed. He stated that the Board was considering two similar approaches, with the principal difference being the length of the reappraisal cycle.

Director Trammell explained that the Board's recommendation was to retain the three-year reappraisal cycle established under the prior 2025–2026 Reappraisal Plan. He further stated that the proposed revisions would require clear and convincing evidence to support increases in property value of 5% or more over the value determined in the previous year.

Director Trammell also explained that the proposed plan would address the circuit-breaker provisions prospectively rather than simply removing them, so that the plan could accommodate whether those statutory provisions were extended or allowed to expire.

Director Trammell explained that the circuit-breaker provisions are scheduled to expire at the end of 2026. He stated that the proposed plan was drafted to address either outcome: if the provisions are extended, the plan would continue to accommodate them; if they are not extended, the provisions would automatically fall out of the plan.

He noted that the Board had also recommended several other minor revisions intended to improve and clarify the plan. Director Trammell further explained that the other primary consideration was whether the District should move from a three-year reappraisal cycle to a two-year cycle, as supported by Mitch Fast, Chief Appraiser/Executive Director. He stated that one reason for considering a two-year cycle was to better align the District's reappraisal schedule with the Property Value Study, which is conducted every two years. Director Trammell noted that a two-year cycle would therefore provide greater administrative alignment than a three-year cycle.

Director Trammell then asked Mr. Fast whether that accurately reflected his recommendation.

Mr. Fast discussed the development of the District's Reappraisal Plan, explaining that the primary focus is on improving the District's appraisal models and addressing inequities among the different categories of property. The goal is not only to achieve market value but also to ensure that properties are appraised equally and uniformly across property categories.

Mr. Fast reviewed the anticipated reappraisal cycle and noted that the Property Value Study occurred in 2025 and will include six of the nine school districts within Johnson County in 2026. The District is planning for a full reappraisal in 2027, followed by a non-reappraisal year in 2028. The two-year cycle would then continue, with 2029 as a reappraisal year and 2030 as a non-reappraisal year.

Staff reviewed the previous Reappraisal Plan and worked to develop a more detailed plan outlining how the District intends to move through the reappraisal process. Mr. Fast acknowledged the disappointing Property Value Study results but noted that the study represents one organization's analysis of the District's performance. The overall objective remains to ensure that property values throughout Johnson County are accurate, equitable,

and uniform.

Director Trammell stated that the Reappraisal Plan was originally provided by Mr. Fast and District staff and was subsequently reviewed by the subcommittee, which made additional revisions to the plan. The subcommittee's revisions included reflecting the 5% increase and addressing the circuit breaker issue. Director Trammell stated that the intent was to adopt the other recommended changes and that the primary issue remaining for Board discussion was whether the District should continue with a three-year appraisal cycle or transition to a two-year appraisal cycle.

Chairperson Tina White stated that, because this was a public hearing, the Board should hear comments from members of the audience before beginning Board deliberation.

At this point, the Board allowed comments about the reappraisal plan.

Mrs. Kim Jones commented on the proposed Reappraisal Plan and expressed concern regarding moving to a fixed multi-year appraisal cycle while the real estate market is softening. She stated that if properties are not reappraised during a year in which market values decline, property owners may not have the opportunity for their values to reflect current market conditions.

Mrs. Jones stated that she believed it would be more prudent for the District to evaluate the need for reappraisal on a year-by-year basis rather than attempting to forecast market conditions too far into the future. She noted that if the market were increasing, delaying a reappraisal may not adversely affect property owners in the same manner as maintaining existing values during a declining market.

Mrs. Jones further expressed concern that not reappraising during the prior year did not work to the benefit of the public. With the market currently remaining flat or softening, she encouraged the Board to consider the potential impact on property owners if values are held during a period of continued market decline.

Vice Chairperson Peter Svendsen thanked Mrs. Jones for her comments and encouraged her to remain for the remainder of the meeting, stating that her "eyes and ears will be opened" as additional information and discussion were presented.

Chairperson White closed the public hearing and the Board opened deliberations.

Director Ignacio Hernaiz stated that he personally favored maintaining a three-year reappraisal cycle because it provides the District with a buffer during an upward market. He noted that the District would still have the option to reappraise earlier when necessary if market conditions indicate that values are declining, as the District had recently experienced.

Director Trammell clarified that the Reappraisal Plan already provides the Board with the ability to call for a reappraisal at any time, regardless of the established reappraisal cycle. He stated that if the Board identifies a significant change in the market, it may determine that a reappraisal is necessary rather than waiting for the next scheduled reappraisal year.

Director Trammell noted that the Board had exercised this authority only months earlier when it voted to conduct a reappraisal even though one was not yet scheduled under the existing Reappraisal Plan. He explained that this flexibility would remain in the plan regardless of whether the Board adopts a two-year or three-year cycle. For example, even under a two-year cycle, the Board could determine that conditions warranted a reappraisal after only one year.

Director John Wood stated that he believed Mr. Fast had been "in the middle of the fray" and, based on Mr. Fast's experience and perspective, he was inclined to agree with his thoughts on the matter. Noting, "nobody's throwing rocks at me."

Director Trammell discussed whether the District should proceed with a reappraisal in 2027 and then hold values for the following two years. He stated that he could support that approach and noted that it would also provide additional time to work through issues with the District's software.

Director Trammell referenced an earlier point made by Mrs. Jones regarding the risks associated with freezing values for an extended period. He explained that when values were previously frozen, the concern was that rapidly increasing market values would result in significant increases for property owners. However, he noted that the same concern applies in a declining market, as frozen values may not reflect decreases in market conditions.

Director Trammell reiterated that this was the reason the Reappraisal Plan includes a provision allowing the Board to call for an immediate reappraisal if it determines there has been a significant change in the market. He stated that, if the Board preferred to proceed with the 2027 reappraisal and then maintain a three-year cycle, he would support that approach.

Chairperson White stated that, from a staff perspective, establishing a defined reappraisal schedule would provide greater certainty and allow staff adequate time to prepare. She noted that the Board's decision to reappraise in the current year came late in the process and, when combined with the District's system transition, placed significant pressure on staff.

Chairperson White stated that conducting a reappraisal in 2027 would provide staff additional time for quality control, reviewing values, resolving system issues, and taking any other necessary actions. She expressed support for reappraising in 2027 and then again in 2029, providing staff with a more predictable two-year reappraisal cycle.

Director Hernaiz stated that, before committing to a 2027 reappraisal, he believed the Board should consider whether Mr. Fast and District staff would be prepared to complete the reappraisal at that time. He expressed concern about voting to require a 2027 reappraisal if there were still issues or necessary improvements that staff needed additional time to address.

Director Hernaiz suggested that the Board could first determine whether to adopt a two-year or three-year reappraisal cycle and leave the decision regarding a 2027 reappraisal open until Mr. Fast could advise the Board whether the District was prepared to proceed. The Board

could then consider and vote on the 2027 reappraisal based on staff's readiness.

Mr. Fast explained that the District's appraisal software has the ability to calculate values based on specific criteria, including market data and sales, while also maintaining prior-year values when appropriate. He stated that District staff plans to undertake an approximately seven-month project involving neighborhood review, land value review, cost schedule review, and depreciation schedule review. The purpose of this work is to bring the District's computer-driven values more closely in line with available real estate market data and establish a more uniform appraisal methodology.

Mr. Fast noted that this process does not necessarily mean property values will increase or decrease when appraisal notices are issued. He explained that the planned work is based in part on information provided to him during the hiring process and findings from the organizational audit. He stated that several areas had not received the level of attention needed and that, in some instances, several years appeared to have passed without certain information being updated or applied uniformly.

Mr. Fast stated that staff plans to conduct this work from August through approximately March 15. He noted that staff learned a great deal from the previous year regarding how to navigate the appraisal process and expressed confidence that the District can produce better results than those seen in 2026 and in prior years under the District's legacy Beyond Appraisal software.

Mr. Fast stated that his goal is to provide the Board with confidence that District staff can appraise property accurately and uniformly, provide Johnson County property owners with confidence in the appraisal notices they receive, and provide taxing entities with confidence that the values certified by the District are accurate. He explained that these objectives were central to the development of the Reappraisal Plan. Mr. Fast expressed his belief that conducting a reappraisal in 2027 would be beneficial to all stakeholders of the Appraisal District.

Vice Chairperson Svendsen commented on Mr. Fast's work as the District's new Chief Appraiser, noting that Mr. Fast came into a longstanding situation that the District is working to improve. He expressed confidence in Mr. Fast and the work being undertaken with others to make improvements within the District.

Vice Chairperson Svendsen reaffirmed his appreciation for Mr. Fast's service as Chief Appraiser and stated that he believed Mr. Fast was doing a fantastic job. He further stated that the work underway at the neighborhood level would result in improvements that the citizens of Johnson County would be very pleased with.

Director Trammell stated that, based on the Board's discussion, he was comfortable moving forward with the changes proposed by the subcommittee, which were based on recommendations provided by District staff.

Director Trammell made a motion to accept all changes proposed by the subcommittee, with the exception of moving to a three-year reappraisal cycle. Vice Chairperson Peter Svendsen seconded the motion. The motion passed unanimously.

Chairperson White opened Non Agenda Public Communications

Mrs. Jones expressed appreciation for Mr. Fast and District staff and commended the work being done to improve the District. She stated that she has brought website and data issues to staff's attention, including issues affecting property comparisons and preparation for protests, and noted that staff has been responsive in addressing those concerns.

Mrs. Jones also discussed a recent class presented by Mr. Fast regarding the agricultural special valuation process at the Johnson County AgriLife Center. She mentioned that a realtor in attendance stated, in her seven years in the real estate business, this was the first time she had seen representatives from the Appraisal District go into the community to provide this type of educational outreach. Mrs. Jones noted that these efforts have helped build trust and demonstrate the District's willingness to listen and respond to the community.

Mrs. Jones further complimented the District's customer service staff, Taxpayer Liaison Officer, and Appraisal Review Board staff for their responsiveness and assistance. She acknowledged that there are still issues to address and opportunities for improvement but expressed her belief that those issues are being addressed through the combined efforts of the Board, Chief Appraiser, and District staff. She concluded by stating that Johnson County has a phenomenal group of employees who are dedicated to improving the District and serving its citizens.

2. Action Items

2.A. Consent Agenda

2.A.1. Review, discuss, and consider taking action on the approval of prior meeting minutes.

Chairperson White entertained a motion to approve the minutes of the June 11, 2026 Regular Meeting, July 7, 2026 Workshop, July 9, 2026 Regular Meeting, and July 12, 2026 Special Meeting, as well as the May and June Financial Reports.

Vice Chairperson Svendsen made the motion to approve the minutes and financial reports as presented. Director Trammell seconded. The motion passed unanimously.

2.A.2. Review, discuss and consider taking action on the approval of the approval of prior financial reports.

Refer to 2.A.1

2.B. General Action Items

2.B.1. Review, discuss and take action to adopt a resolution to approve and adopt the revised 2026 Board of Director Policy Manual of the Central Appraisal District of Johnson County

Chairperson White explained that she, Director Hernaiz, and Director Trammell had been working through the subcommittee for several months to review and revise the Board Policy Manual. She noted that the proposed manual was based on the District's previous policy

manual, which was adopted in 2017, rather than being an entirely new policy.

Chairperson White stated that the revisions were primarily intended to incorporate changes in the law, clarify the respective roles and responsibilities of the Board of Directors and the Chief Appraiser, and update procedures that the subcommittee found to be unclear or inconsistent. She explained that certain provisions assigning specific duties to individual staff positions were revised so that those responsibilities rest with the Chief Appraiser, who may then delegate them as appropriate.

Chairperson White also provided an example regarding public comment procedures. The previous policy provided that when ten or more individuals wished to speak at a meeting, each speaker would be limited to one minute. The revised policy removes that automatic limitation and allows the Chairperson and Board to determine appropriate speaking limitations based on the circumstances.

Chairperson White stated that the policy had undergone several rounds of review and revision, including review with Mr. Tepper, to address substantive issues as well as inconsistencies, misspellings, and other necessary corrections. She then invited questions from the Board regarding the proposed revised policy manual.

Director Trammell moved to accept the Board of Directors policy as written. Vice Chairperson Svendsen seconded. The motion passed unanimously.

Chairperson White requested that the revised Board of Directors Policy Manual be uploaded to the District's website following its adoption. After discussion regarding whether the action should also include adoption of a formal resolution, Director Trammell amended his motion to approve the Board of Directors Policy Manual as written and to include the accompanying resolution for signature by the Chairperson and Secretary. Vice Chairperson Svendsen seconded the amended motion. The motion passed unanimously.

2.B.2. Review, discuss and consider taking action on the approval of the 2027 - 2028 Reappraisal Plan.

Refer to item 1.H.

2.B.3. Presentation by J.W. Marshall with AIO Inc.

Chairperson White introduced JW Marshall with AIO Inc. to begin his presentation.

Vice Chairperson Svendsen advised those in attendance that a presentation would be displayed on the screen and asked attendees to position themselves so they could clearly view the presentation.

Mr. J.W. Marshall, a resident of Joshua and the Sundance District, introduced himself and stated that he owns a small software development company. Mr. Marshall explained that he and his team are software developers rather than appraisal subject-matter experts and thanked Chief Appraiser Mitch Fast for the significant time and assistance he had provided during the development of their product.

Mr. Marshall emphasized that, in his view, the concerns being presented were not a

personnel issue involving Mr. Fast, the Board of Directors, or District staff, but rather issues associated with the District's software and valuation processes that had been inherited by the current administration and Board. He also thanked District staff for their professionalism and assistance, specifically recognizing front-desk staff for working with taxpayers while navigating two different software systems.

Mr. Marshall introduced a software product referred to as "Bridge," which he described as a cross-reference and analytical tool. He stated that his company had cross-referenced Johnson County's 2026 appraisal roll against 3,161 property sales occurring from approximately August 2025 through 2026. He stated that the analysis incorporated data and standards from sources including the District, the State Comptroller, IAAO, USPAP, and applicable statutory provisions, including Section 25.25.

Mr. Marshall presented an executive summary of the analysis and discussed appraisal-to-sale ratios generated by the software. He stated that the analysis reflected an overall ratio of approximately 76% and compared that result to appraisal standards referenced in his presentation. He explained that the software could use updated sales information to continually compare appraisal values with actual market transactions rather than relying solely on the periodic Property Value Study.

Mr. Marshall further discussed his analysis of the relationship between the District's overall appraisal roll, assessed values, tax rates, and individual property tax bills. He presented examples intended to demonstrate his position that underassessment of the overall appraisal roll can affect the tax rate necessary for taxing entities to fund their adopted budgets. Using hypothetical values and tax rates, he illustrated how, in his analysis, a more accurately valued appraisal roll could result in a lower tax rate and potentially lower tax bills for individual property owners.

Mr. Marshall stated that the figures presented were generated by importing data obtained from sources including Johnson CAD, the State Comptroller, IAAO, and USPAP into the Bridge software for analysis. He emphasized that the figures shown in the presentation represented the results of that analysis rather than figures independently created for the presentation.

Mr. Marshall continued his presentation by discussing the State's Property Value Study results previously referenced by the Board and Mr. Fast. He displayed results for the school districts included in the study and noted that several were reported as invalid, with one reported as valid. Mr. Marshall stated that, in his view, those results were consistent with the conclusions produced through the independent analysis performed using his company's software.

Mr. Marshall then presented what he described as a combined assessment of the District's appraisal performance. He clarified that USPAP itself does not assign a letter grade to an appraisal district, county, or CAD; rather, the letter grade displayed in his presentation was generated by his company's software based on its assessment of how the data compared with USPAP, IAAO, and other applicable requirements and standards. He again emphasized that the results reflected conditions inherited by Mr. Fast, the current Board, and District staff. He stated that many of the improvements discussed by the Board during the meeting,

together with implementation of the software he was presenting, could improve the results.

Mr. Marshall explained that the software uses data obtained from publicly available sources, including the State Comptroller and Johnson CAD, to perform its analysis. He then demonstrated the software's real-time analysis capabilities, stating that the system began running on August 5 with 106,358 parcels and continued processing updated information as the District proceeded through the certification process. Mr. Marshall asked Mr. Fast to confirm the status of certification as he continued the demonstration.

Mr. Fast responded that the certification estimate had been completed on July 27, at which time the District was at 94.78% of protests resolved. He stated that another certification was anticipated by the end of the week, as the appraisal roll had since reached the threshold of more than 95% of protests resolved.

Mr. Marshall stated that his analysis also reflected approximately 95% of protests resolved and noted that there was still movement in the number of parcels and other figures during the certification process. He stated that the Bridge software detected a change from approximately 106,000 parcels to 105,831 parcels during the certification window.

Mr. Marshall explained that the software operates continuously, 24 hours a day, seven days a week, and automatically detects and incorporates changes in the District's data. He stated that this would allow Board members to access current information regarding the appraisal roll from a computer or mobile device and monitor changes in real time.

Mr. Marshall then discussed his personal experience with property values in the Sundance District. He stated that his home had remained valued at approximately \$416,000 for four years before increasing to approximately \$757,000 in one year. After researching the increase, he concluded that the issue was related to the valuation software and brought his concerns and supporting evidence to District staff. Mr. Marshall complimented District staff for being accommodating and helpful throughout the process.

Mr. Marshall explained that a recent property sale within his immediate area provided current sales data that he used to compare properties based on factors such as square footage and acreage. He stated that he protested his value using this information and that his property value was subsequently reduced from approximately \$757,000 to \$298,000.

Mr. Marshall stated that he then reviewed the values of neighboring properties within the approximately 1.3-mile area where he resides and contacted several neighbors regarding similar increases. He provided an example of a neighboring property that had previously been valued at approximately \$350,000 and increased to approximately \$866,000. Using the recent sale and comparable property information, he stated that the property owner protested the value and received a reduction to approximately \$279,000.

Mr. Marshall also discussed the volume of property protests and the staff resources required to process them. He stated that there were 20,283 protests in Johnson County in 2024 and estimated that the time and personnel associated with processing approximately 20,000 protests represented approximately \$1.1 million in staff time, effort, and related resources. He also referenced approximately \$6.65 billion in contested value, approximately 64 ARB

hearings per day, and approximately \$131 million in value reductions.

Returning to the Sundance District, Mr. Marshall stated that his analysis included 85 homes and that approximately 65 of those properties experienced similar increases in appraised value. He stated that he had personally contacted approximately 25 of the 85 property owners and had assisted himself and approximately 19 others. Mr. Marshall expressed concern that other property owners experiencing similar valuation increases may be unaware of the changes, the protest process, or their ability to challenge their appraised values.

Mr. Marshall discussed Section 25.25(d) of the Texas Property Tax Code and stated that, based on his understanding, the Chief Appraiser could file motions with the Appraisal Review Board to correct qualifying appraisal errors without requiring each affected property owner to independently initiate a protest. He stated that his software identified approximately 3,000 Tier A parcels with increases greater than 40%, along with additional parcels categorized as Tier B. Mr. Marshall stated that his analysis indicated a potential overvaluation of approximately \$1 billion to \$1.5 billion among the properties identified by the software.

Mr. Marshall discussed different calculation methodologies used within the software and stated that the analysis was designed to identify parcels requiring further review. He again emphasized that he did not attribute the identified valuation concerns to Mr. Fast, the Board, or District staff, but instead believed they resulted from the District's existing software and valuation processes.

Mr. Marshall stated that the Board and Chief Appraiser have several mechanisms available to address valuation concerns, including reviewing appraisal methodologies, considering reappraisals, requesting methodology reports and supporting justification, and reviewing independent findings. He stated that the Bridge software could analyze a proposed reappraisal plan against recent Johnson County sales data and compare the results with standards and requirements incorporated into the software.

Mr. Marshall clarified that the presentation had originally been developed as a general presentation capable of being applied to appraisal districts in multiple counties and was not intended as criticism of Mr. Fast. He described the software's "Overwatch" function as a continuously operating, real-time monitoring engine that detects changes to appraisal data and makes updated information available for review.

Vice Chairperson Svendsen asked Mr. Marshall whether the software incorporated USPAP, the Uniform Standards of Professional Appraisal Practice.

Mr. Marshall responded that USPAP, IAAO standards, and regulatory provisions relating to Texas property taxation had been incorporated into the software engine. He stated that the system performs automated checks against applicable standards and ethics requirements. According to Mr. Marshall, the analysis had generated 1,056 individual findings, with parcel-level information identifying and categorizing the particular standards the software determined were not being met.

Mr. Marshall stated that the software also calculates the estimated financial impact

associated with the identified findings. He further advised that technical audit information, parcel-level findings, supporting documentation, and downloadable CSV data were available through his company's Bridge USPAP platform for review by attorneys, property owners, and other interested parties.

He explained that the particular software product being demonstrated was one of three products developed by his company.

Mr. Marshall stated that this version was developed specifically for use by the Johnson CAD Board of Directors. He again thanked Mr. Fast for the substantial amount of time he had devoted to assisting with the development process. According to Mr. Marshall, Mr. Fast's input helped his company develop a product containing more detailed and specific appraisal information designed to assist the Board in its oversight and review functions.

Mr. Marshall acknowledged that much of the information available through the Board-specific software is highly technical and may require appraisal expertise to fully interpret.

Director John Wood asked Mr. Marshall whether the software had been tested or independently evaluated by an outside testing agency.

Mr. Marshall responded that the software had not yet been independently tested by an outside testing agency. He explained that, in January, the company began the State of Texas TX-RAMP certification process for technology companies and was currently in Phase Two of that process. Mr. Marshall stated that the anticipated completion timeframe was within the next few months.

Vice Chairperson Svendsen asked Mr. Marshall whether his company could build a new CAMA/GIS valuation platform from first principles in which every valuation is reproducible, every material input is preserved, every methodology is documented, every change is auditable, every output is independently testable, and compliance risk testing occurs before values are certified rather than after taxpayers receive their tax bills.

Mr. Marshall responded that his company could build such a platform. He explained that another component of the software, also developed with input from Mr. Fast, already performs most of the functions described by Vice Chairperson Svendsen. He stated that this product, referred to as "Bridge," was developed prior to the software presentation he had just provided to the Board.

Mr. Marshall stated that one of the significant issues identified through discussions with Mr. Fast involved land aggregation. As a result, his company focused extensively on developing a land aggregation validation process. He reported that the company now had a working land aggregation engine and validator.

Mr. Marshall stated that the analysis identified approximately 10,766 property owners affected by land aggregation issues and referenced a potential financial impact of approximately \$270 million that could be subject to correction.

Mr. Marshall clarified that Bridge is not intended to replace GSA. He explained that the

original goal of developing the software was to assist District staff with the challenges of working between two separate software systems while attempting to produce corrected values and complete the certification process.

Mr. Marshall stated that his company met with Mr. Fast to identify the primary pain points and issues occurring between the two systems. Based on those discussions, Bridge was developed to operate between the existing systems and provide staff with a single location for accessing and analyzing the information needed.

He explained that the intent is to reduce the need for staff to move back and forth between separate systems when researching valuation issues. Mr. Marshall stated that staff members, including Mr. Fast and front-office personnel, could use Bridge to obtain the information needed for matters such as land aggregation and other appraisal-related issues.

Director Trammell stated that he understood the software previously demonstrated to function as a dashboard displaying key performance indicators, allowing the Board to monitor the District's performance and identify trends or areas of concern. He asked whether the Bridge product being discussed would utilize information from both that dashboard and the District's CAMA system.

Mr. Marshall confirmed Director Trammell's understanding. He then discussed what the software refers to as "fruit salad modifiers," explaining that the terminology came from an earlier meeting with Mr. Fast and was subsequently incorporated into the product.

Mr. Marshall explained that, based on his understanding, multiple modifiers may be applied to a single property during the valuation process. He asked Mr. Fast to confirm that this was an accurate representation of how modifiers may be used.

Mr. Fast confirmed that the use of multiple modifiers was a valuation technique utilized in the District's legacy software system and subsequently carried forward into the GSA software system.

Mr. Marshall explained that Bridge can identify the different modifier variations applied to individual properties and calculate their combined financial impact, including the aggregate impact in terms of millions of dollars. He reiterated that Bridge is intended to operate between the District's existing systems as a verification and analysis tool rather than as a replacement for those systems.

Mr. Marshall stated that the software evaluates individual properties in significant detail, including factors such as square footage, and incorporates checks based on USPAP, IAAO standards, Section 25.25, and other legal and regulatory requirements applicable to the appraisal process.

Mr. Marshall also presented information regarding year-to-year "spikes" in appraised values. He explained that the data being displayed identified properties that experienced valuation spikes greater than 40% and did not include properties with smaller increases, such as 15%, 20%, 25%, or 30%.

Mr. Marshall characterized the number and magnitude of these valuation spikes as evidence

supporting his conclusion that the District was experiencing a software-related problem. He expressed concern that many Johnson County property owners may simply pay the resulting taxes because they are unaware of the issue or do not know how to address it. He stated that Bridge was designed to provide both District staff and the Board with a system of checks and balances through information that could be reviewed and verified as needed.

Director Wood asked whether the product would be integrated in a manner that would require it to meet the same standards applicable to the District's existing systems and appraisal processes.

Mr. Marshall explained that the TX-RAMP certification process applies to his company rather than to a single software product. He stated that the company is pursuing certification to develop and provide software for organizations throughout Texas and nationwide.

Director Chris Saunders asked Mr. Marshall whether his company had plans to move beyond the Bridge concept and eventually develop its own standalone software product.

Mr. Marshall responded that his company does intend to move beyond Bridge and develop a standalone CAMA product. He stated that development began in January on a product called "CADLOG," which uses the same underlying technology and is intended to function as a comprehensive appraisal system capable of replacing existing CAMA software platforms, including GSA and other systems used by appraisal districts.

Mr. Marshall described CADLOG as a transparent, immutable, and auditable system and stated that development of the product was one of the reasons his company began the TX-RAMP certification process in January. He explained that the company's long-term intent is to offer a system designed around applicable compliance requirements and standards.

Mr. Marshall stated that, based on his company's analysis, existing appraisal software does not provide all of the technology necessary to consistently evaluate compliance with USPAP, IAAO standards, and applicable statutory requirements. He emphasized that he was not attributing this to individual appraisal districts or suggesting that any omission was intentional. Rather, he stated that his concern was with limitations in the technology currently available and the resulting impact on taxpayers.

Mr. Marshall explained that CADLOG is intended to provide detailed information at the parcel level, including land, improvements, valuation information, and changes occurring from year to year. He stated that this level of detail would allow appraisal districts and governing boards to more clearly identify and understand the values and properties affected by appraisal decisions.

Mr. Marshall also introduced two terms used within the software: "spike" and "coiled spring." He described a "spike" as a significant increase in a property's appraised value from one year to the next, using the increase in his own property value as an example. He described a "coiled spring" as a substantial increase in appraised value that may not immediately result in a corresponding increase in a property owner's tax bill because of an exemption or other limitation, but which, in his explanation, could have an effect over subsequent years. He referenced a conversation with a neighbor receiving an over-65

exemption as an example and indicated that he would defer to Mr. Fast regarding the technical details of how such limitations apply.

During Mr. Marshall's example concerning the over-65 exemption, Chairperson White noted that some of the information presented was inaccurate. For the benefit of those in attendance and to ensure the information was accurately reflected, Chairperson White referred the matter to Mr. Fast for clarification regarding the application of the over-65 exemption.

Mr. Fast clarified that the over-65 exemption freezes the dollar amount of property taxes owed to a school district when a qualifying property owner reaches age 65. He explained that the school district tax freeze is mandatory and that many other taxing units within Johnson County, including the County and various cities, have adopted similar local-option tax freezes.

Mr. Fast provided Cleburne as an example, stating that he believed the city, county, and school district each provide a tax freeze. In such circumstances, the qualifying property owner's tax liability to those jurisdictions is generally frozen at the applicable dollar amount.

Mr. Fast explained that the Appraisal District continues to determine the property's market value and that the applicable homestead cap continues to be applied. However, the property owner's tax bill for a jurisdiction providing the freeze is based on the frozen dollar amount of taxes rather than simply increasing as the appraised value increases.

Mr. Fast further explained that the frozen tax amount may change when new improvements are added to the property, such as construction of an additional building. The taxes attributable to the new improvement would be calculated and added to the existing frozen amount, establishing a new tax ceiling. He stated that this is generally how the over-65 tax freeze operates.

Director Trammell clarified that the "coiled spring" concept described by Mr. Marshall would be more appropriately applied to a homestead appraisal cap. He explained that a homestead's appraised value may increase by the applicable 10% limitation over successive years until it reaches the appropriate value.

Director Trammell emphasized that the same concept does not apply to the over-65 tax freeze, as Mr. Fast had explained.

Mr. Marshall thanked Mr. Fast and Director Trammell for the clarification and acknowledged that his expertise is in technology rather than property taxation.

Mr. Marshall stated that he nevertheless believed the "coiled spring" concept could have a future application in certain circumstances. He referenced his 91-year-old neighbor, who had told him that she intended to leave her property to her son. Mr. Marshall stated that, in his view, the significant difference between the property's current value and the value affected by existing limitations could become relevant when the property eventually transfers to her son.

Mr. Fast clarified that if ownership of the property transferred, the property would become

subject to the new owner's qualifications.

Vice Chairperson Svendsen asked Mr. Marshall whether the product could differentiate between the annual net tax dollars owed on a property and the property's appraised valuation.

Mr. Marshall stated that the product could not currently differentiate between annual net tax dollars owed and property valuation, but that the capability could be added. He explained that this functionality had not yet been built into the product.

Mr. Marshall further explained that the system is designed to accept real-world, current sales data through a CSV file. Once uploaded, the software engine aggregates the information and compares the current sales data against the District's existing appraisal roll. He stated that the system can then identify and flag discrepancies, display the results through graphs and other visual tools, and identify changes that the software determines may be necessary to meet USPAP and IAAO standards.

Director Wood noted the significant amount of computation involved in the product and asked how the system would ultimately be hosted, including whether it would remain centrally hosted by Mr. Marshall's company with customers accessing it remotely or whether another hosting arrangement was contemplated.

Mr. Marshall stated that the ultimate goal would be for the system to be hosted internally at the Johnson CAD office. He explained that the current version and its datasets were being hosted on his own computer equipment while the product was under development. Mr. Marshall stated that his preference would be for Mr. Fast and the District to ultimately host the system internally.

Director Wood inquired about the anticipated cost of the software.

In response to Director Wood's question regarding cost, Mr. Marshall explained that the software had been developed specifically for Apple Mac hardware because of the particular Mac silicon and technology used in developing the product.

Mr. Marshall stated that his team had spent considerable time discussing how the company could best assist Johnson CAD, the Board, Mr. Fast, District staff, and Johnson County property owners. He explained that the company's original concept was to develop a software product that could simply be sold to an appraisal district. However, based on the complexity of the District's current environment and its use of two separate systems, his team no longer believed that providing the software as a standalone product would be the most effective approach.

Mr. Marshall emphasized that the underlying programming, coding, and integration required for the product are highly complex. He characterized the technology as "Python on steroids" when discussing the technical aspects of the system.

Rather than identifying a specific purchase price at that time, Mr. Marshall stated that his company could offer to bring its team into the District to work directly with Mr. Fast and

District staff in implementing and utilizing the technology.

Mr. Marshall stated that his team's preferred approach would be to work directly with Mr. Fast and District staff for a limited implementation period. He estimated that the system could be operational and District personnel, including IT and front-desk staff, could be trained within approximately 90 days.

Mr. Marshall stated that his goal was for Johnson County to become a flagship example for implementation of the technology in Texas. He noted that his company was already working with Brazoria County on a similar system and that individuals there had expressed interest in the technology after reviewing the Johnson County product.

Mr. Marshall proposed that his team partner directly with Mr. Fast and District staff to bring the system online within the 90-day timeframe. He stated that, once implemented, the technology could provide current appraisal and market information without limiting the District's analysis to a traditional two-year or three-year reappraisal cycle. He explained that the system was designed to support appraisal analysis at shorter intervals, including 30-day or 90-day periods, or on a real-time basis using current data and calculations.

Vice Chairperson Svendsen asked Mr. Marshall whether his software could take the District's most recent appraisal data, run it through the system, and produce what the software determined to be accurate valuations. He stated that demonstrating the system against an already completed appraisal could help provide the Board with greater confidence in the product and its results.

Mr. Marshall responded that the system could perform that analysis and stated that he had made a note to do exactly that while listening to the Board's earlier discussion.

Mr. Marshall then stated that this substantially concluded the product presentation and invited questions from the Board and others in attendance.

Director Trammell stated that he found the analysis presented by Mr. Marshall interesting and asked for clarification regarding the conclusions drawn from the Sundance properties. He asked whether Mr. Marshall had conducted an analysis to determine whether the homes reviewed within Sundance were statistically representative of the more than 3,000 properties identified by the software as having similar valuation concerns.

Mr. Marshall responded that he had conducted the statistical analysis and that the Sundance properties were not statistically representative of the more than 3,000 properties previously discussed. He stated that his company had performed the same statistical analysis across approximately 106,000 parcels and characterized Sundance as an aberration that, in his view, appeared consistent with a software glitch.

Mr. Marshall then asked Mr. Fast whether GSA maintains an audit trail that would allow changes within the system to be traced and reviewed.

Mr. Fast confirmed that GSA maintains an audit trail.

Mr. Marshall stated that he had not been able to determine from his analysis whether the

valuation issues identified in Sundance resulted from a software glitch, manual overrides, or another cause. He suggested that a review of the GSA audit trail specific to the Sundance properties could potentially help determine the source of the discrepancies. Mr. Marshall emphasized that he could not make that determination based on the information currently available to him.

Director Trammell asked how the system could differentiate between a legitimate increase in value of 40% or more—such as an increase resulting from new construction, a correction to property information, or another valid appraisal-related change—and an increase resulting from an erroneous appraisal.

Mr. Marshall stated that this was an important issue his team addressed while refining the software. He explained that new construction was initially included in the data when the engine first began processing information, but his team recognized that new construction could significantly skew the results. As a result, new construction was removed from the dataset used for the analysis presented to the Board.

Mr. Marshall further explained that, if the system were implemented, it would continuously monitor changes to property data. Any value or other number that changed within the system would be detected in real time and captured through an audit trail. He stated that this would provide the ability to investigate whether a change resulted from a manual override, a software-generated adjustment, or another action within the system.

Mr. Marshall reiterated that one of the intended benefits for the Board is continuous access to this information. He stated that Board members could review the data from their laptops as changes occur and emphasized that the engine operates continuously, 24 hours a day, seven days a week.

Director Wood inquired whether the system included a variance report.

Mr. Marshall stated that the system did not currently include a variance report. He explained that his team had discussed adding that capability and that it would be relatively simple to incorporate into the system.

Vice Chairperson Svendsen personally thanked Mr. Marshall for the time and effort he had devoted to developing and refining the software. He acknowledged that the project began as a “labor of love” to assist Mr. Marshall’s neighbors and expressed appreciation for Mr. Marshall’s willingness to meet with the Chief Appraiser and modify the product in ways that could benefit the District.

Vice Chairperson Svendsen noted that the District had experienced challenges with appraisals and a significant volume of ARB activity during the year. He stated that if the software could be used to recalibrate the work already completed and assist the District in arriving at accurate property values, he would welcome the opportunity to see its capabilities demonstrated.

Mr. Marshall responded that his team would be willing to work with the Board and District

staff and demonstrate the system in real time so that Board members could observe how the software operates and evaluate its results.

2.B.4. Review, discuss and consider taking action on the approval of the 2026 Budget Amendment.

Mr. Fast reported that the audit prepared by JRBT and presented to the Board identified a surplus of \$1,140,430 for the 2025 appraisal year. He explained that, at a subsequent meeting, the Board took action to amend the 2026 budget to account for the surplus.

Mr. Fast stated that the budget amendment required notification to the District's taxing jurisdictions. He referenced a letter dated June 19 included in the Board packet that provided the taxing jurisdictions with information regarding the budget surplus and proposed amendment. He explained that the taxing jurisdictions could either take no action or adopt a resolution disapproving the budget amendment. Mr. Fast stated that he had not received any resolutions disapproving the amendment.

Mr. Fast advised that the Board could therefore proceed with action regarding the surplus funds and stated that the funds would most likely be placed in the District's Building Replacement Reserve Account.

Director Trammell stated that, as Chairman of the Board's Budget and Finance Committee, he had reviewed the matter carefully. He noted that the District was fortunate to have significantly under-run its budget during the prior year and explained that a large portion of the savings resulted from vacant positions that would ordinarily have been filled.

Director Trammell made a motion to accept the 2026 Budget Amendment. Director Wood seconded. The motion passed unanimously.

2.B.5. Review and discuss the approval of a facilities assessment and long-range planning report proposal provided regarding the office building acquisition process and take action as appropriate.

Vice Chairperson Svendsen thanked Building Acquisition Subcommittee members Director Trammell, Director Saunders, and Secretary Marbut for their hard work and efforts toward ensuring that the District moves forward from its current office and into an improved facility. Vice Chairperson Svendsen also stated that he had spent time that day speaking by telephone with the City Manager regarding the matter.

Director Trammell reported that at the July 24 Board meeting, the Board evaluated three options for a new District facility: renovating the existing facility, purchasing land and constructing a new building, or purchasing an existing facility and reconfiguring it to meet

the District's needs. Following the evaluation, the Board agreed to proceed with the third option. Director Trammell noted that the Board authorized the subcommittee to negotiate an offer to purchase an appropriate property, pursue financing in coordination with the Chief Appraiser, and seek the required approvals from the participating taxing entities.

Director Trammell reported that the subcommittee subsequently identified an appropriate facility and negotiated a purchase price substantially below the asking price, which the seller accepted. The District has a 60-day feasibility period to evaluate the property. The District has also applied for financing and received preliminary approval, and a Board resolution related to the proposed acquisition has been executed.

Director Trammell stated that he and Director Chris Saunders met with a building inspector and toured the facility. No significant concerns were identified during the initial inspection, and a complete inspection report was expected within the next several days.

Director Trammell further reported that the Chief Appraiser had provided the participating taxing entities with requests for approval of the acquisition. He noted that approval from at least 75% of the participating taxing entities is required for the District to proceed. The subcommittee and District representatives planned to meet with taxing entities that requested a presentation regarding the proposed acquisition.

Director Trammell stated that the subcommittee would continue supporting the Chief Appraiser in selecting a vendor to assist with evaluating the District's facility requirements and developing a floor plan and space layout. The District would subsequently select a vendor to complete the necessary finish-out of the space and plan for furniture, fixtures, and equipment.

Director Trammell concluded that the subcommittee would remain involved throughout the closing and financing processes to ensure all necessary requirements were satisfied and that financing was completed on terms acceptable to the District.

Director Trammell stated that the subcommittee's recommendation was to authorize Chief Appraiser Mitch Fast to determine whether to enter into an agreement with Parkhill or Freese and Nichols, based on which firm he determined would be most appropriate for the District's scope of work.

Director Hernaiz questioned whether the Board should wait before executing a contract for the proposed professional services.

In response to Director Hernaiz's question, Director Trammell stated that he did not believe the District should delay entering into an agreement for the professional services. He explained that the District had funds in escrow related to the proposed acquisition and needed to move forward with evaluating the facility to determine whether the building would meet the District's needs before proceeding further with the acquisition.

Mr. Fast provided additional information regarding Freese and Nichols. He explained that, following discussions regarding the proposed scope of work, Freese and Nichols believed that the scope included architectural services. Mr. Fast stated that architectural services are

subject to requirements under Section 2254 of the Texas Government Code regarding the selection of professional services.

Mr. Fast stated that he discussed the matter with the District's legal counsel, Matthew Tepper, who did not believe that the proposed scope of work included architectural services. Based on counsel's guidance, the District proceeded accordingly.

Mr. Fast stated that he subsequently responded to Freese and Nichols and that, at this time, the firm had declined to submit a secondary response for the proposed scope of work.

Director Trammell made a motion to delegate authority to the Chief Appraiser to engage the firm of his choosing for the proposed scope of work, in an amount not to exceed \$75,000. Chairperson White seconded. The motion passed unanimously.

3. Information / Discussion Items

3.A. Subcommittee Reports

3.A.1. ARB

Director Saunders stated that he hoped all Appraisal Review Board (ARB) hearings would be completed by the end of September.

3.A.2. Budget & Finance

Director Trammell noted that the Board had just passed the amendment to the 2026 budget.

3.A.3. Communications

Vice Chairperson Svendsen stated that District staff had been doing a good job communicating information regarding the activities currently underway within the District. He noted that, at the appropriate time, information regarding the proposed new facility could be posted for the public. Vice Chairperson Svendsen then asked staff whether there was any additional information that needed to be posted to the District's website. Staff responded that there may be additional information that would need to be posted to the District's website, as there are routinely items requiring updates; however, there was nothing specific that came to mind at that time.

3.A.4. New CAD Office

Refer to 2.B.5

3.A.5. Policies

Nothing to report on Policies

3.A.6. Reappraisal Plan

Refer to item 1.H

3.B. Taxpayer Liaison Officer Report

3.B.1. Property Owner Comments

Taxpayer Liaison Officer Amy Lingo invited the Board to ask any questions regarding her report and stated that there were no significant issues that stood out for the month. She

noted that the District's website had experienced an outage and commended staff for being responsive and working to restore the website.

Ms. Lingo reported that the majority of taxpayer inquiries during the month involved requests for guidance regarding motions for correction, assistance with filing various documents with the District, and questions regarding how to protest property values and the steps involved in the protest process.

Director Saunders asked whether the report regarding the church exemption had been completed. Ms. Lingo stated that the report had not yet been finalized. She noted that she had provided the property owner with the documents he needed and stated that she would follow up with him regarding the matter.

Director Saunders asked Mr. Fast an additional question related to the complaint made to the Taxpayer Liaison Officer concerning a July 15 request for information. Director Saunders stated that Mr. Fast did not need to provide an answer during the meeting but asked what the anticipated timeline would be for the District to reach a point where requests for information of that nature could be fulfilled.

Ms. Lingo stated that the discussion brought to mind an issue that had stood out during the month regarding inconsistencies in the information provided to taxpayers upon request. She noted that some taxpayers were provided information such as land schedules and comparable grids, while others were not.

Ms. Lingo also noted that at least two taxpayers had come to the District for informal meetings and experienced some confusion regarding the information available to them. She stated that, as these concerns arose, she brought them to the attention of District staff and staff addressed the issues.

3.C. Chief Appraiser Report

3.C.1. 2026 Certification Status

Mr. Fast referred the Board to page 192 of the Board packet and reported that the District issued its certification estimate on July 27. He stated that the District was at 94.78% and had consulted with legal counsel regarding whether that percentage could be considered 95%. Legal counsel advised that 94.78% did not meet the 95% threshold.

Mr. Fast explained that the District therefore proceeded with issuing a certification estimate, which would provide the values used by most taxing jurisdictions in their tax rate calculations. Each taxing jurisdiction received a packet containing a cover letter and the information necessary to complete its calculations.

Mr. Fast stated that the certification process was involved, particularly because this was the District's first year completing the process using the new software. He noted that staff learned a great deal through the process and worked to provide the taxing jurisdictions with values as close to the 95% threshold as possible.

3.C.2. 2026 Protest Activity Report

Mr. Fast referred the Board to pages 194 and 195 of the Board packet, which provided a multi-year comparison of protest activity. He explained that the 2026 figures were current as of August 3 and remained subject to change because taxpayers could still file late protests and motions under Section 25.25, which were not separately reflected in the analysis.

Mr. Fast reported that, as of August 3, 25,066 properties had been protested. This number was slightly lower than in 2025 but higher than the previous four years. He also discussed protests resolved informally, including settlement waivers and other protests resolved without an Appraisal Review Board hearing. Approximately 8,000 protests had been resolved in this manner, representing the highest number reflected in the multi-year comparison. Mr. Fast stated that he believed this demonstrated staff's willingness to review information provided by property owners and make appropriate decisions when possible.

Mr. Fast also reviewed other protest statistics, including ARB activity, no-shows, and withdrawals. He noted that the report reflected 351 no-shows, although he indicated that he wanted to conduct additional research regarding that figure. He stated that the statistics presented were generated from the District's GSA software as of August 3.

Mr. Fast reported that all timely filed protests had been scheduled for hearings prior to September. He noted, however, that property owners may reschedule hearings and may still file certain protests or motions. As a result, ARB hearings may continue once or twice per month during September, October, November, and December, as needed.

3.C.3. Stratification Report

Mr. Fast reviewed the District's stratification report, which included sales data from January 1, 2025 through August 6, 2026. He explained that, due to the lag between deeds being filed with the County Clerk, received by the District, and associated sales information becoming available, the report likely reflected sales through approximately May and possibly part of June 2026.

Mr. Fast reviewed several of the primary property categories reflected in the report, including Category A – Residential, Category B – Multifamily, Category E – Rural Residential, and Category F – Commercial. He explained that the report showed the District's appraisal ratios for the various jurisdictions. Many of the residential ratios were close to 100%, with some slightly above or below that level. He cautioned that certain stratifications did not contain enough sales data to provide a high level of confidence in the calculated ratios, as one or two sales can significantly affect the results. He noted that greater amounts of sales data generally provide more consistent and reliable results.

Mr. Fast stated that the District continues to monitor this information as part of its efforts to develop and maintain an accurate appraisal roll and that the stratification report is one of the tools used in that process.

Mr. Fast also reviewed the Board Report and explained that, following certification of the appraisal roll, the District created the 2027 appraisal year, and staff had begun working in that year. He noted that the report included the percentage change in values from 2025 to

2026.

Mr. Fast stated that the District continued working with GSA to obtain additional reporting capabilities that would allow staff to separate new construction from other value changes and analyze those changes by property category. While the District could obtain the information as an overall figure, the software did not yet provide the desired category-level breakdown. He stated that the District had requested this functionality from GSA and had been working with the company to obtain the additional reporting capability.

Vice Chairperson Svendsen expressed concern regarding the software issues discussed during the meeting and questioned whether those issues could result in discrepancies in property values. He stated that he was not comfortable relying on values if there was uncertainty regarding their accuracy and asked whether the District had methods or procedures available to verify that the values produced by the system were correct.

In response to Vice Chairperson Svendsen's question, Mr. Fast explained the methodology used by the District to evaluate residential property values. He stated that the valuation model generally considers replacement cost less depreciation, applies the appropriate market factor, and adds land value to arrive at the market value. The resulting values are then compared with available sales data to evaluate the accuracy of the appraisal model.

Mr. Fast explained that market factors are determined at the neighborhood level. For many subdivisions, the neighborhood is identified based on the subdivision, while rural residential properties with abstract legal descriptions are grouped into neighborhoods using assigned identification codes. Sales information within those neighborhoods is then analyzed to determine the appropriate market factor, with the goal of achieving appraisal ratios as close to 100% as possible.

Mr. Fast stated that some of the issues identified within the valuation models involve modifiers that have historically been used to adjust cost values. When those modifiers are applied to the cost figures and then combined with market factors, the result can be an unusually large market factor. He indicated that this is an area in which the District has identified concerns.

Mr. Fast stated that staff is currently researching neighborhoods with unusually large market factors to determine why those factors exist, review the sales information associated with those areas, and determine an appropriate course of action for the 2027 appraisal year. Staff is also evaluating whether there are any available methods to address identified issues affecting the 2026 appraisal year. He reiterated that the District is using the valuation and sales-analysis process he described to research and verify the accuracy of the appraisal models.

Vice Chairperson Svendsen asked how the valuation process described by Mr. Fast would account for the concerns previously presented by Mr. Marshall regarding the Sundance Addition and the significant discrepancies in property values identified within that area.

In response to Vice Chairperson Svendsen's question, Mr. Fast explained that the

neighborhood discussed by Mr. Marshall had a low replacement cost figure of approximately \$50 to \$60 per square foot. That cost figure was then adjusted by a modifier, and the market factor was subsequently increased from approximately 1.0 to 2.0, effectively adding a significant adjustment to the property value.

Mr. Fast stated that the substantial increase in the market factor should have been identified by the appraiser during the review process. He explained that, historically, appraisers had been trained to adjust values by increasing the market factor. The revised Reappraisal Plan is intended to address this methodology by correcting the underlying cost figures, removing the modifiers, and recalculating the values. Mr. Fast stated that an expected market factor would generally fall within a range of approximately 0.90 to 1.20, rather than relying on unusually large market adjustments.

Mr. Fast stated that additional appraiser training and review would be implemented as part of the reappraisal process. He also discussed benchmarking property classifications and implementing depreciation tables that take into consideration both the actual and effective year of construction. He stated that these changes are intended to improve the District's valuation methodology and help identify and prevent significant discrepancies during the appraisal review process.

3.C.4. Preliminary Market Value Report

4. Closed Session

Pursuant to Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation Regarding Real Property), 551.074 (Personnel Matters), and 551.076 (Deliberation Regarding Security Devices or Audits) of the Texas Government Code, the Board of Directors reserves the right to convene in Executive Session(s) as deemed necessary during the course of this meeting for any posted agenda item.

At 8:01 p.m. Chairperson White stated the Board would convene into Executive Session

4.A. Reconvene into Open Session.

At 9:04 p.m, the Board of Directors reconvened into Open Session.

A member of the public asked a question regarding the appraisal process. Chairperson Tina White advised the individual to contact the District office and speak directly with a staff member who could provide assistance, noting that questions of that nature are typically handled by District staff rather than the Board of Directors.

4.B. Discuss and possibly take action on anything discussed in Closed Session including property owner complaints, personnel matters, and consultation with attorney.

Refer to item 5.C.

5. Closing Business

5.A. Future Agenda Items

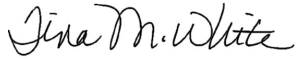
5.B. Proposed Next Meeting Date:

Thursday, September 10th, 2026

5.C. Adjourn

Director Trammell made the motion to adjourn. Vice Chairperson Svendsen seconded the motion. Chairperson White announced that no action was necessary regarding the Executive Session.

Approved the 1st day of October, 2026.



Chairperson



Secretary