



UG-99-2026-31345

**BEXAR CENTRAL APPRAISAL DISTRICT
MEETING OF THE BOARD OF DIRECTORS
AGENDA**

DATE OF MEETING: April 13, 2026
PLACE OF MEETING: 411 N. Frio St., San Antonio, TX 78207
TIME OF MEETING: 6:00 pm

*** PUBLIC COMMENTS MAY BE SUBMITTED BY EMAIL TO bod@bcad.org NO LATER THAN 8:00 A.M. THE MORNING OF THE MEETING, OR IN PERSON BY REGISTERING BY NAME ON THE SIGN-IN SHEET BY THE DOOR OF THE MEETING. COMMENTS RECEIVED TIMELY BY EMAIL WILL BE READ INTO THE RECORD DURING THE PUBLIC COMMENT PORTION OF THE MEETING. THE BOARD OF DIRECTORS INVITES PUBLIC COMMENT; HOWEVER, THE PUBLIC MUST BE AWARE THAT A SUBJECT RAISED BY A MEMBER OF THE PUBLIC CANNOT BE DELIBERATED OR DISCUSSED BY THE BOARD IF IT IS NOT ON THE AGENDA FOR THE MEETING AT WHICH THE SUBJECT IS RAISED. DISCUSSIONS OF SPECIFIC PROPERTIES WILL NOT BE PERMITTED.**

THE PUBLIC MAY ACCESS THIS MEETING AT:

<https://zoom.us/j/93296978726?pwd=RhFId8Bpbblx5T2Wu1fQT8Hz3WlTb.1>

Meeting ID: 932 9697 8726

Passcode: 828374

AGENDA

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE MEETING OF THE BOARD OF DIRECTORS

PROCEDURAL

A. Meeting called to order by Dave Gannon, Chair

Recording of present Directors

B. Recognition of Board Member Mr. Robert Bruce (*Rogelio Sandoval, Chief Appraiser*)

The Board will have a moment of silence to recognize the passing of Mr. Bruce.

C. Public Comments Period (*Valorie Pichardo, Executive Assistant*)

Comments received timely by email will be read into the record at this time. Individuals wishing to address the board have three minutes to speak. The Chair may grant additional time.

D. Minutes (*Valorie Pichardo, Executive Assistant*)

1. Approval of the minutes of the board meeting of February 9, 2026
2. Approval of the minutes of the board meeting of March 24, 2026

ACTION ITEMS

E. Reappraisal Plan Ad-Hoc Committee (*Rogelio Sandoval, Chief Appraiser*)

The Board of Directors may consider and appoint a Reappraisal Plan Ad-Hoc committee.

F. Board of Directors Vacancy

The Chief Appraiser will inform the Board of Directors about the process to fill the vacant position on the board as required by Section 6.0301(g), Texas Tax Code. The board will discuss and/or vote to implement the selection process.

(Rogelio Sandoval, Chief Appraiser)

EXECUTIVE SESSION

G. Adjourn to Executive Session

At any time during the meeting of the Board of Directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072 Deliberations regarding real property.
3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4. Section 551.076 Deliberations regarding Security Devices.

The Board of Directors may consider and act upon any item discussed in closed Executive Session.

REPORTS

H. Chief Appraiser's Report

The Board of Directors will receive the following reports from the Chief Appraiser:


1. Financial Condition (*Crystal Khantharoth, Finance Director*)
 - a. Funds investment report for December 2025
 - b. Funds investment report for January 2026
 - c. Statement of revenues and expenses through January 31, 2026
 - d. Designated cash funds report through January 31, 2026
2. Appraisal Records (*Tommy Allison, Assistant Chief Appraiser*)
 - a. The Board of Directors will receive an overview of the property tax calendar and an update on the status of work regarding the 2026 appraisal roll.
 - b. Presentation of appraisal roll correction report for the first quarter of the 2026 tax year as authorized by Section 25.25(b), Texas Tax Code.

I. Additional Reports

The Board of Directors will receive the following reports:

1. Community Engagement (*Jennifer Rodriguez, Communications Director*)
2. Taxpayer Liaison (*L. Christopher White, Taxpayer Liaison*)
3. Appraisal Review Board Chair (*Daniel George, Appraisal Review Board Chair*)

J. Adjourn



Rogelio Sandoval
Chief Appraiser
Bexar Central Appraisal District

** The Board of Directors invites comments from the public about the policies and procedures of the Bexar Central Appraisal District, the Appraisal Review Board or other matters within the Board's jurisdiction. If you wish to address the Board but do not speak English and cannot bring your own interpreter or have limitations due to a physical disability, please notify the Taxpayer Liaison Officer in writing at the address above at or by fax at 210-242-2451 prior to the meeting in order for arrangements to be made to accommodate your needs.*

**La junta de directores invita los comentarios del público acerca de las políticas y procedimientos del distrito de evaluación de Bexar, de la junta de revisión de evaluación o de otros asuntos de jurisdicción de la junta. Si usted desea dirigir a la junta, pero no habla inglés y no puede traer su propio intérprete o tiene limitaciones debido a una discapacidad física, por favor notificar al oficial de enlace del contribuyente por escrito a la dirección anterior o por fax al 210-242-2451 antes de la reunión para que se hagan arreglos y satisfacer sus exigencias.*

FILE INFORMATION

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BEXAR CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS MEETING
APRIL 13, 2026
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STAFF SUMMARY SHEET

ISSUE: Meeting called to order

Meeting called to order by Dave Gannon, Chair, and recording of present directors.

STAFF SUMMARY SHEET

ISSUE: Recognition of Board Member Mr. Robert Bruce

The Board will have a moment of silence to recognize the passing of Mr. Bruce.

STAFF SUMMARY SHEET

ISSUE: Public Comments Period

Comments received timely by email will be read into the record at this time. Individuals wishing to address the board have three minutes to speak. The chair may grant additional time.

STAFF SUMMARY SHEET

ISSUE: Minutes

1. Approval of the minutes of the board meeting of February 9, 2026
2. Approval of the minutes of the board meeting of March 24, 2026

**MINUTES OF THE MEETING OF THE
BEXAR CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS
FEBRUARY 9, 2026**

The Board of Directors of the Bexar Central Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas on February 9, 2026, at 1:30 p.m. The items of business were acted upon as shown in the following minutes.

A. Call to Order

Mr. Dave Gannon, Chair, called the meeting to order at 1:30 pm and acknowledged the presence of the following directors:

Dr. Ralph Barksdale
Jon Fisher
Councilwoman Ivalis Meza Gonzalez
Erika Hizek
Naomi Miller

B. Statement of Eligibility

Mr. Jimmy Saiz, Executive Assistant, presented the board with the statement of eligibility and mentioned this document is an annual requirement to confirm that requirements for service on the board are met.

C. Public Comments Period

There were no members of the public present.

D. Minutes

Mr. Fisher moved to approve the minutes of the January 13th meeting as written. Councilwoman Meza Gonzalez seconded the motion which was unanimously approved.

E. Board of Directors Policy and Procedures Manual Update

Mr. Rogelio Sandoval, Chief Appraiser, presented the board with revisions to the existing policy and procedures manual that included updates to the following sections: 1.4 Training, 3.1 Regular Meetings, 3.5 Notice, along with the district name change from Bexar Appraisal District to Bexar Central Appraisal District and an updated logo.

Ms. Miller moved to approve the updates to the Board of Directors Policy and Procedures Manual. Dr. Barksdale seconded the motion which was unanimously approved.

F. Budget Ad-Hoc Committee

Mr. Sandoval informed the board about the district's annual budget and asked for the appointment of a budget ad hoc committee.

The following members were recommended: Councilwoman Meza Gonzalez, Dr. Barksdale, Mr. Gannon and Ms. Miller.

Ms. Miller moved to approve the selection of the district's budget ad-hoc committee as recommended. Councilwoman Meza Gonzalez seconded the motion which was unanimously approved.

G. Adjourn to Executive Session

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071	Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072	Deliberations regarding real property.
3. Section 551.074	Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4. Section 551.076	Deliberations regarding Security Devices.

Upon reconvening into open session, the board of directors may consider and/or vote upon any item discussed in closed Executive Session.

The board adjourned into executive session at 1:36 pm and reconvened at 1:42 pm. There was no action to be taken.

H. Chief Appraiser's Report

1. Appraisal Records

Mr. Tommy Allison, Assistant Chief Appraiser, presented the board with the appraisal records report that included a status update of the 2026 appraisal roll, along with key updates that included appraisal activities, valuation efforts, ownership records, and exemption processing.

2. District Operations

Mr. Sandoval informed the board that the district was awarded the 2024 Certificate of Achievement for Excellence in Financial Reporting, highlighting Ms. Crystal Khantharoth for

individually receiving the Award of Financial Reporting Achievement presented by the Government Finance Officers Association.

I. Additional Reports

1. Community Engagement

Ms. Jennifer Rodriguez, Communications Director, presented the January 2026 and December 2025 Community Interactions Statistics report along with the Community Engagement Report for January.

2. Taxpayer Liaison

Mr. L. Christopher White, Taxpayer Liaison, informed the board that he would like the current ARB ad-hoc committee members to attend hearings beginning May 26th and running through September to observe the responsibilities of ARB members in preparation for new interviews starting in October.

3. Appraisal Review Board

Mr. Daniel George, Appraisal Review Board Chair, presented a report for January, February and March 2026 to include new ARB Orientation scheduled for February 26th along with quarterly late hearings scheduled for March 2nd through the 5th.

J. Adjourn

Dr. Barksdale moved to adjourn the meeting. Mr. Fisher seconded the motion which was unanimously approved.

There being no further business, the February 9, 2026, board of directors meeting adjourned at 2:02 pm.

Chair

Secretary

Date

**MINUTES OF THE SPECIAL MEETING OF THE
BEXAR CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS
MARCH 24, 2026**

The Board of Directors of the Bexar Central Appraisal District met for a special meeting at 411 N. Frio in San Antonio, Texas, on March 24, 2026, at 2:00 p.m. The items of business were acted upon as shown in the following minutes.

A. Call to Order

Mr. Dave Gannon, Chair, called the meeting to order at 2:00 pm and acknowledged the presence of the following directors:

Ms. Erika Hizel
 Dr. Ralph Barksdale
 Mr. Albert Uresti
 Mr. Leslie Sachanowicz
 Ms. Naomi Miller arrived approximately at 2:02 pm
 Councilwoman Ivalis Meza Gonzalez (via Zoom)

B. Public Comments Period

There were no members of the public present.

C. Resolution to Appeal Appraisal Review Board Determinations

A RESOLUTION OF THE BEXAR CENTRAL APPRAISAL DISTRICT'S BOARD OF DIRECTORS AUTHORIZING THE CHIEF APPRAISER TO APPEAL BEXAR CENTRAL APPRAISAL REVIEW BOARD'S EXEMPTION DETERMINATIONS OF THE TAXPAYER PROTESTS FOR TAX YEARS 2022, 2023, 2024 & 2025 OF BEXAR CENTRAL APPRAISAL DISTRICT'S PROPERTIES BEARING THE FOLLOWING ACCOUNT NUMBERS:

WHEREAS, the Chief Appraiser has requested the approval of the Board of Directors to appeal exemption determinations by Bexar Central Appraisal District Appraisal Review Board of taxpayer protests for tax years 2022, 2023, 2024 & 2025 regarding said Bexar Central Appraisal District's account numbers:

<u>Property ID:</u>	<u>Geo ID:</u>	<u>Owner:</u>	<u>Situs Address:</u>
100181	00014-000-0192	Texas Essential Housing Public Facility Corporation	410 Probandt
369472	06012-001-0310	Texas Essential Housing Public Facility Corporation	401 Holland Ave
369485	06013-001-0510	Texas Essential Housing Public Facility Corporation	402 Holland Ave

369487	06014-001-0420	Texas Essential Housing Public Facility Corporation	412 Holland Ave
369492	06014-001-0560	Texas Essential Housing Public Facility Corporation	402 Holland Ave
487392	11609-002-0170	Cameron County Housing Finance Corporation	2502 Babcock Rd
489629	11688-000-0483	Cameron County Housing Finance Corporation	1700 Jackson Keller Rd
522684	13301-002-0010	Pecos Housing Finance Corporation	3431 Oakdale St
522690	13302-003-0010	Pecos Housing Finance Corporation	3434 Oakdale St
564932	14978-001-0271	Edcouch Community Housing Finance Corporation	4330 Spectrum One
565843	15017-000-0041	La Villa Housing Finance Corporation	11500 Huebner Rd
595581	15863-003-0407	Pecos Housing Finance Corporation	3787 Perrin Central Blvd
595581	15863-003-0407	SM Hop LLC	3787 Perrin Central Blvd
606514	16129-008-0948	Pleasanton Housing Finance Corporation	16465 Henderson Pass
606514	16129-008-0948	S Henderson Pass DB LLC	16465 Henderson Pass
609239	16246-003-0024	Cameron County Housing Finance Corporation	11710 Parliament St
617253	16474-001-0012	Texas Essential Housing Public Facility Corporation	5827 NW Loop 410
617271	16477-001-0090	Cameron County Housing Finance Corporation	4801 Gus Eckert Rd
639271	17075-005-0320	Pecos Housing Finance Corporation	13330 Blanco Rd
642630	17167-050-0010	Edcouch Community Housing Finance Corporation	4031 Thousand Oaks Dr

642633	17167-050-0040	Edcouch Community Housing Finance Corporation	13030 Park Xing
642636	17167-050-0052	Edcouch Community Housing Finance Corporation	12924 Park Xing
646352	17213-001-1070	La Villa Housing Finance Corporation	550 Heimer Rd
685075	17975-000-0101	Pleasanton Housing Finance Corporation	8120 Mainland Dr
1039279	16955-002-0030	Cameron County Housing Finance Corporation	8330 Potranco Rd
1039897	17636-000-0100	Texas Essential Housing Public Facility Corporation	7106 N Loop 1604
1117284	15825-013-0010	Pleasanton Housing Finance Corporation	14200 Vance Jackson Rd
1129457	16955-002-0031	Cameron County Housing Finance Corporation	8330 Potranco Rd
1193224	14746-010-0020	Pleasanton Housing Finance Corporation	6023 UTSA Blvd
1207284	19127-008-0060	Cameron County Housing Finance Corporation	10102 Ingram Rd
1207284	19127-008-0060	Commodore Ventures LLC	10102 Ingram Rd
1248651	19127-008-0110	Cameron County Housing Finance Corporation	10018 Ingram Rd
1254484	12812-002-0510	Maverick County Housing Finance Corporation	7714 Louis Pasteur Dr
1254484	12812-002-0510	Sterling at Oak Hills LLC	7714 Louis Pasteur Dr
1284640	11610-003-0300	Pleasanton Housing Finance Corporation	7139 Wurzbach
1284640	11610-003-0300	5426 Manchaca LLC	7139 Wurzbach
1300448	04433-102-0060	Pecos Housing Finance Corporation	5072 Timberhill
1304106	04413-115-1340	Texas Essential Housing Public Facility Corporation	11788 Culebra Rd

1352388	19219-025-0110	Pleasanton Housing Finance Corporation	21915 N US Hwy 281
1352388	19219-025-0110	AMFP V Durrington Ridge	21915 N US Hwy 281
1390520	17636-001-0170	Texas Essential Housing Public Facility Corporation	7310 Culebra Commons
1395697	17660-004-0230	Maverick County Housing Finance Corporation	1 Spurs Lane
1395697	17660-004-0230	Spurs Lane Apartments LLC	1 Spurs Lane
1399472	00014-000-0193	Texas Essential Housing Public Facility Corporation	410 Probandt

Mr. Rogelio Sandoval, Chief Appraiser, presented the board with a summary of the Resolution to Appeal Appraisal Review Board Determinations and asked the board to adjourn into Executive Session for additional discussion.

D. Adjourn to Executive Session

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071	Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein. The board may discuss and/or approve the resolution as reflected in agenda item C.
2. Section 551.072	Deliberations regarding real property.
3. Section 551.074	Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4. Section 551.076	Deliberations regarding Security Devices.

Upon reconvening into open session, the board of directors may consider and/or vote upon any item discussed in closed Executive Session.

The board adjourned into executive session at 2:02 pm and reconvened at 2:26 pm.

Upon reconvening, Mr. Uresti made a motion for the Bexar Central Appraisal District to appeal the exemption determinations issued by the Bexar Central Appraisal Review Board regarding taxpayer protests for tax years 2022, 2023, 2024, and 2025. He added the appeal applied to the account numbers listed in the resolution and was made on behalf of the taxing entities in Bexar County.

Dr. Barksdale moved to approve the Resolution to Appeal Appraisal Review Board Determinations. Councilwoman Meza Gonzalez seconded the motion, which was unanimously approved.

G. Update on Reappraisal Plan communications with the public

Mr. Sandoval addressed the Board regarding how the Bexar Central Appraisal District would inform the public about the Reappraisal Plan and the methods by which it would be promoted. Ms. Hizel and Ms. Miller raised questions concerning instances in which members of the public may not receive notices to protest and sought clarification to address resulting confusion. Mr. Uresti also requested additional clarification on this matter. Mr. Allison provided further explanation of the Reappraisal Plan and appraisal review board market values. Mr. Gannon also responded to questions posed by the Board. Ms. Jennifer Rodriguez, Communications Director, addressed the Board and provided information regarding the District's social media campaign and efforts to promote this year's Reappraisal Plan. Mr. Uresti requested that a follow-up email summarizing the discussion be sent to all Board members. Mr. Gannon recommended that the process for next year's reappraisal plan begin earlier in the current year.

H. Adjourn

Ms. Miller moved to adjourn the meeting. Dr. Barksdale seconded the motion which was unanimously approved.

There being no further business, the March 24, 2026, board of directors special meeting adjourned at 2:45 pm.

Chair

Secretary

Date

STAFF SUMMARY SHEET

ISSUE: Reappraisal Plan Ad-Hoc Committee

The Board of Directors may consider and appoint a Reappraisal Plan Ad-Hoc committee.

STAFF SUMMARY SHEET

ISSUE: Board of Directors Vacancy

The Chief Appraiser will inform the Board of Directors about the process to fill the vacant position on the board as required by Section 6.0301(g), Texas Tax Code. The board will discuss and/or vote to implement the selection process.

Texas Property Tax Code

Chapter 6. Local Administration

Sec. 6.0301. BOARD OF DIRECTORS IN POPULOUS COUNTIES

(g) If a vacancy occurs in an elective position on the board of directors, the board of directors shall appoint by majority vote of its members a person to fill the vacancy. A person appointed to fill a vacancy in an elective position must have the qualifications required of a director elected at a general election.

STAFF SUMMARY SHEET

ISSUE: Executive Session

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

5. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
6. Section 551.072 Deliberations regarding real property.
7. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
8. Section 551.076 Deliberations regarding Security Devices.

The board of directors may consider and act upon any item discussed in closed Executive Session.

STAFF SUMMARY SHEET

ISSUE: Chief Appraiser's Report

The Board of Directors will receive the following reports from the Chief Appraiser:

1. Financial Condition

- a. Funds investment report for December 2025
- b. Funds investment report for January 2026
- c. Statement of revenues and expenses through January 31, 2026
- d. Designated cash funds report through January 31, 2026

2. Appraisal Records

- a. The Board of Directors will receive an overview of the property tax calendar and an update on the status of work regarding the 2026 appraisal roll.
- b. Presentation of appraisal roll correction report for the first quarter of the 2026 tax year as authorized by Section 25.25(b), Texas Tax Code.

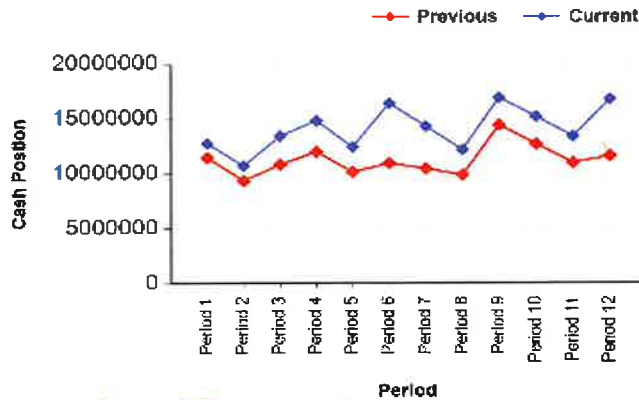
BEXAR APPRAISAL DISTRICT
Funds Investment Report
12/31/2025

		<u>% RATE</u>	Other Rate Comparisons	
Cash - Operating Account	\$ 2,977,949.48	0%	<u>TexPool</u>	<u>90 day T-Bill</u>
	\$ 13,828,253.57	2.59%	3.82%	3.59%
Total Deposits	\$ 16,806,203.05		De	
Pledged Collateral:				
FDIC	\$ 250,000.00	Year-To-Date Interest Earned	\$ 323,974.48	
FMV	\$ 17,173,722.96			
Total Collateral	\$ 17,423,722.96			
Collateral Over (Under)	\$ 617,519.91	102% FMV Less FDIC	per investment Policy	

Cash Position

This Period	Current	Previous	Change	% Change
vs. Last Period	\$ 16,806,203.00	\$ 13,377,699.00	\$ 3,428,504.00	25.83%
vs. This Period Last Year	\$ 16,806,203.00	\$ 11,579,073.00	\$ 5,227,129.00	45.14%

Cash Position Detail



Signed by:

Captain Klu

 Investment Officer for Bexar Appraisal District

This report and the investments represented are in compliance with the District's Investment Policy, GAAP, and the Public Funds Investment Act, Chapter 2256, Government Code.

Most recent 10 hour training course completed:

September 2024 with TAAO



Bexar Central Appraisal District

Balance Sheet

As of 12/31/2025

	<u>October</u>	<u>November</u>	<u>December</u>
ASSETS			
Cash and Short Term Investments	\$15,188,019.52	\$13,377,699.12	\$16,806,203.05
Accounts Receivable	40,505.00	36,878.00	1,673,533.00
Prepaid Expenses	39,134.53	39,134.53	21,759.26
Total Current Assets	15,267,659.05	13,453,711.65	18,501,495.31
General Fixed Assets	4,705,717.95	4,705,717.95	4,794,775.66
Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Non-Current Portion Sick & Vacation	1,370,292.72	1,370,292.72	1,423,310.04
Total Non- Current Assets	11,825,549.80	11,825,549.80	11,967,624.83
Total Assets	27,093,208.85	25,279,261.45	30,469,120.14
LIABILITIES			
Accounts Payable	253,142.26	252,059.38	814,974.15
Total Current Liabilities	253,142.26	252,722.88	814,974.15
Non-Current Sick & Vacation Accrual	1,370,292.72	1,370,292.72	1,423,310.04
Total Liabilities	1,623,434.98	1,633,550.79	9,674,154.19
Equity			
Investment in Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Investment in Fixed Assets	4,705,717.95	4,705,717.95	4,794,775.66
General Restricted Reserve Fund	4,000,000.00	4,000,000.00	4,000,000.00
Designated - Digital Orthophotography	165,000.00	165,000.00	165,000.00
Designated - Litigation Expenses	875,000.00	875,000.00	1,000,000.00
Designated - Retirement Funding	387,654.16	387,654.16	60,560.64
Designated - Technology Reserve	375,000.00	375,000.00	575,000.00
Designated - Homestead Audit/ Outreach	220,000.00	220,000.00	220,000.00
Designated - Building Upgrades	143,630.00	143,630.00	143,630.00
Designated - Roof Reserve	105,214.00	105,214.00	105,214.00
Designated- Election	625,415.87	625,415.87	1,625,415.87
Reserved for Building - Capital	1,000,000.00	1,000,000.00	1,000,000.00
Reserved for COLA Retention	96,891.28	96,891.28	96,891.28
Net Profit/(Loss)	7,020,711.48	5,196,648.27	1,258,939.37
Total Equity	25,469,773.87	23,645,710.66	20,794,965.95
Total Liabilities and Equity	\$27,093,208.85	\$25,279,261.45	\$30,469,120.14

*Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
For the Twelve Months Ending 12/31/2025*

<u>TAXING UNITS</u>	<u>2025 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
Alamo Community College District	\$2,080,156	\$0	\$2,080,156	(100%)	\$0
City of Alamo Heights	46,354	0	46,356	(100%)	(2)
Alamo Heights ISD	455,556	0	455,556	(100%)	0
City of Balcones Heights	12,292	0	12,292	(100%)	0
Bexar County	3,551,910	0	3,551,912	(100%)	(2)
Bexar County Emer Serv Dist#1	10,773	0	10,772	(100%)	1
Bexar County Emer Serv Dist#2	87,927	0	87,928	(100%)	(1)
Bexar County Emer Serv Dist#3	46,270	0	46,272	(100%)	(2)
Bexar County Emer Serv Dist#5	23,205	0	23,204	(100%)	1
Bexar County Emer Serv Dist#6	9,760	0	9,760	(100%)	0
Bexar County Flood	310,305	0	310,304	(100%)	1
Bexar County Emer Serv Dist#7	36,482	0	36,484	(100%)	(2)
Bexar County Emer Serv Dist#8	12,348	0	12,348	(100%)	0
Bexar County Emer Serv Dist#4	17,467	0	17,468	(100%)	(1)
Bexar County Emer Serv Dist#10	16,033	0	16,032	(100%)	1
Boerne ISD	193,744	0	193,751	(100%)	(7)
Bexar County Emer Serv Dist#11	12,967	0	12,968	(100%)	(1)
Bexar County Emer Serv Dist#12	10,407	0	10,408	(100%)	(1)
City of Castle Hills	27,565	0	27,564	(100%)	1
City of China Grove	2,953	0	2,952	(100%)	1
Cibolo Canyon	51,642	0	51,644	(100%)	(2)
Comal ISD	225,809	0	225,808	(100%)	1
City of Converse	67,732	0	67,732	(100%)	0
Crosswinds at South Lake SID	6,835	0	6,836	(100%)	(1)
East Central ISD	417,753	0	417,752	(100%)	1
Edgewood ISD	125,450	0	125,452	(100%)	(2)
City of Elmendorf	5,682	0	5,684	(100%)	(2)
City of Fair Oaks Ranch	27,509	0	27,508	(100%)	1
Floresville ISD	197	0	196	(99%)	1
City of Grey Forest	394	0	396	(101%)	(2)
Harlandale ISD	172,985	0	172,984	(100%)	1
City of Helotes	28,240	0	28,240	(100%)	0
Hill Country Village	4,050	0	4,052	(100%)	(2)
Town of Hollywood Park	20,646	0	20,648	(100%)	(2)
Judson ISD	858,879	0	858,880	(100%)	(1)
City of Kirby	19,549	0	19,548	(100%)	1
City of Leon Valley	36,088	0	36,088	(100%)	0
City of Live Oak	42,557	0	42,556	(100%)	1
City of Lytle	28	0	28	(100%)	0
Medina Valley ISD	196,866	0	196,868	(100%)	(2)
Northeast ISD	2,858,534	0	2,858,536	(100%)	(2)
Northside ISD	4,312,398	0	4,312,388	(100%)	10
City of Olmos Park	24,696	0	24,696	(100%)	0
City of San Antonio	4,727,591	0	4,727,592	(100%)	(1)
San Antonio ISD	1,773,058	0	1,773,060	(100%)	(2)
San Antonio MUD #1	928	0	928	(100%)	0
San Antonio River Authority	265,694	0	265,696	(100%)	(2)

*Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
For the Twelve Months Ending 12/31/2025*

	<u>2025 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
City of Sandy Oaks	4,810	0	4,812	(100%)	(2)
City of Schertz	19,267	0	19,268	(100%)	(1)
Schertz-Cibolo-Univ City ISD	85,846	0	85,848	(100%)	(2)
City of Selma	11,982	0	11,984	(100%)	(2)
City of Shavano Park	28,775	0	28,776	(100%)	(1)
City of Somerset	5,710	0	5,712	(100%)	(2)
Somerset ISD	37,944	0	37,944	(100%)	0
South San Antonio ISD	182,014	0	182,016	(100%)	(2)
Southside ISD	153,465	0	153,464	(100%)	1
Southwest ISD	438,061	0	438,060	(100%)	1
City of St. Hedwig	7,454	0	7,456	(100%)	(2)
City of Terrell Hills	41,151	0	41,152	(100%)	(1)
Universal City	59,631	0	59,632	(100%)	(1)
University Health System	3,745,316	0	3,745,316	(100%)	0
City of Von Ormy	675	0	676	(100%)	(1)
Westside 211 SID	11,392	0	11,392	(100%)	0
City of Windcrest	22,587	0	22,560	(100%)	27
Clear Water Creek SID	113	0	112	(99%)	1
Gates SID	197	0	196	(99%)	1
Stolte Ranch SID	1,294	0	1,296	(100%)	(2)
Tally Road SID	1,828	0	1,828	(100%)	0
Westpoint SID	18,114	0	18,116	(100%)	(2)
Redbird Ranch	7,313	0	7,312	(100%)	1
Bexar County Emer Serv Dist#9	2,560	0	2,560	(100%)	0
Tres Laurels SID	56	0	56	(100%)	0
Landon Ridge SID	619	0	620	(100%)	(1)
Lemon Creek SID	731	0	732	(100%)	(1)
Briggs Ranch SID	984	0	984	(100%)	0
Saphire Grove SID	225	0	224	(100%)	1
Grace Gardens SID	84	0	84	(100%)	0
Briggs Ranch II SID	225	0	224	(100%)	1
Medina Stonehill SID	338	0	340	(101%)	(2)
Boerne Stage Road SID	253	0	252	(100%)	1
Stone Garden SID	225	0	224	(100%)	1
Redbird Ranch Water SID 3	197	0	196	(99%)	1
TOTAL TAX UNIT LEVY	28,127,700	0	28,127,707	100%	(7)
Other Revenues	20,000	0	118,901	(595%)	(98,901)
Other Revenues - Information Systems	8,000	490	3,388	(42%)	4,612
Interest Revenues	20,000	25,573	323,974	(1620%)	(303,974)
TOTAL OTHER REVENUES	48,000	26,063	446,264	930%	(398,264)
TOTAL REVENUES COLLECTED	28,175,700	26,063	28,573,970	101%	(398,270)

*Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
For the Twelve Months Ending 12/31/2025*

	<u>2025 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	70,000	102	60,413	86%	9,587
Auto Allowance	967,200	78,530	955,981	99%	11,219
Stipend	35,500	2,917	35,333	100%	167
Copier Costs	44,194	2,865	41,877	95%	2,317
Copier, FAX, & Printer Supplies	57,450	1,580	26,281	46%	31,169
Employee Recognition/Awards	50,000	(525)	50,377	101%	(377)
Equipment Maintenance	350	0	131	38%	219
Forms Creation	225,000	3,190	155,011	69%	69,989
General Insurance	45,000	85	53,610	119%	(8,610)
Map Production & Supplies	3,550	0	1,712	48%	1,838
Mileage Reimbursements	4,000	0	607	15%	3,393
Office Building Expense	250,000	21,251	288,001	115%	(38,001)
Offsite Storage	25,000	1,965	23,641	95%	1,359
Office Supplies	97,000	6,214	67,643	70%	29,357
Postage	681,157	32,579	519,113	76%	162,044
Professional Dues	29,652	1,935	14,128	48%	15,524
Publications	301,819	29,496	218,264	72%	83,555
Security	300,000	22,789	271,019	90%	28,981
Telephone	93,000	19,382	66,400	71%	26,600
Training	266,812	7,427	137,399	51%	129,413
Utilities	125,000	6,095	92,912	74%	32,088
Worker's Compensation	50,000	50	52,784	106%	(2,784)
Contingency	250,000	1,225,000	1,475,000	590%	(1,225,000)
TOTAL OPERATING EXPENDITURES	3,971,684	1,462,927	4,607,637	116%	(635,953)
<u>CAPITAL EXPENDITURES</u>					
FURNITURE:					
Executive Services	1,500	0	27,350	1823%	(25,850)
Information Services	500	0	0	0	500
Geographic Info. Systems	500	0	0	0	500
Customer Info & Assist	12,000	(390)	0	0	12,000
Residential	25,000	0	0	0	25,000
Commercial	3,500	0	0	0	3,500
Personal Property	4,500	0	0	0	4,500
Legal	2,000	0	0	0	2,000
EQUIPMENT:					
Information Services	112,000	44,450	84,875	76%	27,125
CAMA Hardware	30,000	0	13,949	46%	16,051
TOTAL CAPITAL EXPENDITURES	191,500	44,060	126,174	66%	65,326

*Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
For the Twelve Months Ending 12/31/2025*

	<u>2025 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	12,876,837	1,007,487	12,162,232	94%	714,605
Salaries, Overtime	171,350	469	89,202	52%	82,148
Retirement	2,150,130	182,893	2,173,463	101%	(23,333)
Payroll Taxes	32,400	212	21,853	67%	10,547
Group Medical Insurance	2,045,466	121,628	1,436,623	70%	608,843
Life Insurance	80,889	4,991	59,759	74%	21,130
Medicare Taxes	201,054	16,090	191,334	95%	9,720
TCDRS Retiree COLA	275,000	275,000	275,000	100%	0
Sick Leave Buy Back Fund	50,000	4,870	81,712	163%	(31,712)
Departure Contingency	70,000	34,621	89,489	128%	(19,489)
TOTAL EMPLOYEE EXPENDITURES	17,953,126	1,648,260	16,580,667	92%	1,372,459
<u>CONTRACT SERVICES:</u>					
Valuation Oil & Gas	38,000	0	30,996	82%	7,004
Valuation Telecommunications Accounts	40,000	0	47,194	118%	(7,194)
Election	1,000,000	0	381,346	38%	618,654
Accounting & Auditing	50,000	969	54,218	108%	(4,218)
Legal Services	1,250,000	222,374	1,531,758	123%	(281,758)
Consulting Studies	40,000	304	24,600	62%	15,400
Taxpayer Liasion Officer	39,000	2,588	31,900	82%	7,100
Contract Services Contingency	45,800	0	360	1%	45,440
Temporary Services	196,000	5,443	277,166	141%	(81,166)
TOTAL CONTRACT SERV. EXP	2,698,800	231,677	2,379,539	88%	319,261
<u>INFO. SYSTEMS EXPENDITURES</u>					
Leases	78,600	5,157	97,314	124%	(18,714)
Software Maintenance	446,835	13,635	509,576	114%	(62,741)
Hardware Maintenance	43,000	20,583	33,344	78%	9,656
IS Supplies	60,000	2,908	17,872	30%	42,128
IS Services	25,000	1,220	9,063	36%	15,937
TOTAL INFO. SYSTEMS EXP.	653,435	43,504	667,171	102%	(13,736)
<u>PROJECT EXPENDITURES:</u>					
Aerial Maps	240,000	0	250,000	104%	(10,000)
Homestead Audit /Outreach	10,000	0	0	0	10,000
Field Device Maintenance	226,092	2,619	219,738	97%	6,354
Server Infrastructure Upgrade	100,000	100,000	100,000	100%	0
Technology Improvements	100,000	0	30,878	31%	69,122
CAMA Software	693,311	0	585,630	84%	107,681
CAMA Enhancements	150,000	350,000	500,000	333%	(350,000)
TOTAL PROJECT EXPENDITURES	1,519,403	452,619	1,686,245	111%	(166,842)
<u>OTHER EXPENDITURES:</u>					
Board of Directors Expenses	4,000	0	475	12%	3,525
Chief Appraiser Expense	8,000	436	5,896	74%	2,104
TOTAL OTHER EXPENDITURES	12,000	436	6,371	53%	5,629

*Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
For the Twelve Months Ending 12/31/2025*

	<u>2025 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
<u>A.R.B EXPENDITURES</u>					
Compensation	900,000	62,818	988,946	110%	(88,946)
Training	6,920	0	6,712	97%	208
Postage	203,832	16,790	260,649	128%	(56,817)
Legal Services	65,000	682	4,921	8%	60,079
TOTAL A.R.B EXPENDITURES	1,175,752	80,289	1,261,228	107%	(85,476)
TOTAL EXPENDITURES	28,175,700	3,963,772	27,315,031	97%	860,669
REVENUES OVER EXPENDITURES	0	3,937,709	(1,258,939)	0	1,258,939

BEXAR APPRAISAL DISTRICT
STATEMENT OF EXPENDITURES FOR
DESIGNATED CASH FUNDS (MODIFIED ACCRUAL BASIS)
FOR THE MONTH ENDED December 31, 2025

GENERAL RESTRICTED FUND			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 4,000,000.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 4,000,000.00

GENERAL RESTRICTED ELECTION			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 625,415.87
31-Dec	Funds Added		\$ 1,000,000.00
	ITEMIZED MONTHLY TOTAL		1,000,000.00
	ITEMIZED YTD TOTAL		\$ 1,625,415.87

DESIGNATED - DIGITAL ORTHOPHOTOGRAPHY			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 165,000.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 165,000.00

DESIGNATED - LITIGATION EXPENSES			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 875,000.00
31-Dec	Funds Added		\$ 125,000.00
	ITEMIZED MONTHLY TOTAL		125,000.00
	ITEMIZED YTD TOTAL		\$ 1,000,000.00

DESIGNATED - BUILDING CAPITAL			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 1,000,000.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 1,000,000.00

DESIGNATED - RETIREMENT FUNDING			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 387,654.16
0-Jan	Retiree 1% COLA		(327,093.52)
	ITEMIZED MONTHLY TOTAL		(327,093.52)
	ITEMIZED YTD TOTAL		\$ 60,560.64

DESIGNATED - TECHNOLOGY RESERVE			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 375,000.00
0-Jan	Funds Added		\$ 200,000.00
	ITEMIZED MONTHLY TOTAL		200,000.00
	ITEMIZED YTD TOTAL		\$ 575,000.00

DESIGNATED - Building Upgrades			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 143,630.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 143,630.00

DESIGNATED - Roof Reserve			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 105,214.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 105,214.00

DESIGNATED - Homestead Exemption/Outreach			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 220,000.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 220,000.00

DESIGNATED - COLA Retention			
DATE	PAYEE	PURPOSE	AMOUNT
31-Dec	Balance Forward		\$ 96,891.28
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 96,891.28

*Bexar Central Appraisal District
Comparison of Current Year
Prior Year-Income Statement
For the Twelve Months Ending 12/31/2025*

	2025 BUDGET	CURRENT YTD	2024 YTD	CURR MONTH	2024 MONTH
<u>TAXING UNITS</u>					
Alamo Community College District	\$2,080,156	\$2,080,156	\$1,882,552	\$0	\$0
City of Alamo Heights	46,354	46,356	42,556	0	0
Alamo Heights ISD	455,556	455,556	412,644	0	0
City of Balcones Heights	12,292	12,292	11,556	0	0
Bexar County	3,551,910	3,551,912	3,219,992	0	0
Bexar County Emer Serv Dist#1	10,773	10,772	9,668	0	0
Bexar County Emer Serv Dist#2	87,927	87,928	75,388	0	0
Bexar County Emer Serv Dist#3	46,270	46,272	39,428	0	0
Bexar County Emer Serv Dist#5	23,205	23,204	19,676	0	0
Bexar County Emer Serv Dist#6	9,760	9,760	8,532	0	0
Bexar County Flood	310,305	310,304	281,180	0	0
Bexar County Emer Serv Dist#7	36,482	36,484	32,316	0	0
Bexar County Emer Serv Dist#8	12,348	12,348	10,264	0	0
Bexar County Emer Serv Dist#4	17,467	17,468	13,032	0	0
Bexar County Emer Serv Dist#10	16,033	16,032	13,496	0	0
Boerne ISD	193,744	193,751	166,444	0	0
Bexar County Emer Serv Dist#11	12,967	12,968	11,816	0	0
Bexar County Emer Serv Dist#12	10,407	10,408	8,712	0	0
City of Castle Hills	27,565	27,564	25,180	0	0
City of China Grove	2,953	2,952	2,068	0	0
Cibolo Canyon	51,642	51,644	46,512	0	0
Comal ISD	225,809	225,808	196,096	0	0
City of Converse	67,732	67,732	59,180	0	0
Crosswinds at South Lake SID	6,835	6,836	4,756	0	0
East Central ISD	417,753	417,752	346,252	0	0
Edgewood ISD	125,450	125,452	122,260	0	0
City of Elmendorf	5,682	5,684	4,992	0	0
City of Fair Oaks Ranch	27,509	27,508	24,768	0	0
Floresville ISD	197	196	156	0	0
City of Grey Forest	394	396	336	0	0
Harlandale ISD	172,985	172,984	163,652	0	0
City of Helotes	28,240	28,240	25,752	0	0
Hill Country Village	4,050	4,052	3,544	0	0
Town of Hollywood Park	20,646	20,648	18,588	0	0
Judson ISD	858,879	858,880	786,172	0	0
City of Kirby	19,549	19,548	17,452	0	0
City of Leon Valley	36,088	36,088	33,144	0	0
City of Live Oak	42,557	42,556	40,228	0	0
City of Lytle	28	28	28	0	0
Medina Valley ISD	196,866	196,868	165,488	0	0
Northeast ISD	2,858,534	2,858,536	2,629,168	0	0
Northside ISD	4,312,398	4,312,388	3,962,444	0	0
City of Olmos Park	24,696	24,696	21,176	0	0
City of San Antonio	4,727,591	4,727,592	4,318,828	0	0
San Antonio ISD	1,773,058	1,773,060	1,689,792	0	0
San Antonio MUD #1	928	928	1,268	0	0
San Antonio River Authority	265,694	265,696	240,436	0	0
City of Sandy Oaks	4,810	4,812	3,024	0	0

*Bexar Central Appraisal District
Comparison of Current Year
Prior Year-Income Statement
For the Twelve Months Ending 12/31/2025*

	2025 BUDGET	CURRENT YTD	2024 YTD	CURR MONTH	2024 MONTH
City of Schertz	19,267	19,268	17,608	0	0
Schertz-Cibolo-Univ City ISD	85,846	85,848	76,164	0	0
City of Selma	11,982	11,984	11,116	0	0
City of Shavano Park	28,775	28,776	25,828	0	0
City of Somerset	5,710	5,712	5,328	0	0
Somerset ISD	37,944	37,944	32,860	0	0
South San Antonio ISD	182,014	182,016	160,524	0	0
Southside ISD	153,465	153,464	138,780	0	0
Southwest ISD	438,061	438,060	402,828	0	0
City of St. Hedwig	7,454	7,456	6,436	0	0
City of Terrell Hills	41,151	41,152	37,100	0	0
Universal City	59,631	59,632	55,636	0	0
University Health System	3,745,316	3,745,316	3,621,541	0	0
City of Von Ormy	675	676	0	0	0
Westside 211 SID	11,392	11,392	9,232	0	0
City of Windcrest	22,587	22,560	20,372	0	0
Clear Water Creek SID	113	112	28	0	0
Gates SID	197	196	0	0	0
Stolte Ranch SID	1,294	1,296	672	0	0
Tally Road SID	1,828	1,828	852	0	0
Westpoint SID	18,114	18,116	9,668	0	0
Redbird Ranch	7,313	7,312	5,248	0	0
Bexar County Emer Serv Dist#9	2,560	2,560	2,016	0	0
Tres Laurels SID	56	56	52	0	0
Landon Ridge SID	619	620	464	0	0
Lemon Creek SID	731	732	208	0	0
Briggs Ranch SID	984	984	388	0	0
Sapphire Grove SID	225	224	128	0	0
Grace Gardens SID	84	84	80	0	0
Briggs Ranch II SID	225	224	52	0	0
Medina Stonehill SID	338	340	0	0	0
Boerne Stage Road SID	253	252	0	0	0
Stone Garden SID	225	224	0	0	0
Redbird Ranch Water SID 3	197	196	0	0	0
TOTAL TAX UNIT LEVY	28,127,700	28,127,707	25,853,201	0	0
Other Revenues	20,000	118,901	125,630	0	0
Other Revenues - Information Systems	8,000	3,388	4,250	490	510
Interest Revenues	20,000	323,974	288,308	25,573	20,769
TOTAL OTHER REVENUES	48,000	446,264	418,187	26,063	21,279
TOTAL REVENUES COLLECTED	28,175,700	28,573,970	26,271,388	26,063	21,279

*Bexar Central Appraisal District
Comparison of Current Year
Prior Year-Income Statement
For the Twelve Months Ending 12/31/2025*

	2025 BUDGET	CURRENT YTD	2024 YTD	CURR MONTH	2024 MONTH
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	70,000	60,413	61,757	102	0
Auto Allowance	967,200	955,981	911,153	78,530	72,987
Stipend	35,500	35,333	27,839	2,917	2,626
Copier Costs	44,194	41,877	33,647	2,865	832
Copier, FAX, & Printer Supplies	57,450	26,281	26,540	1,580	2,111
Employee Recognition/Awards	50,000	50,377	31,268	(525)	3,899
Equipment Maintenance	350	131	0	0	0
Forms Creation	225,000	155,011	193,332	3,190	0
General Insurance	45,000	53,610	43,160	85	136
Map Production & Supplies	3,550	1,712	1,723	0	0
Mileage Reimbursements	4,000	607	215	0	0
Office Building Expense	250,000	288,001	269,666	21,251	40,976
Offsite Storage	25,000	23,641	20,799	1,965	1,940
Office Supplies	97,000	67,643	76,997	6,214	8,327
Postage	681,157	519,113	547,889	32,579	53,566
Professional Dues	29,652	14,128	14,763	1,935	1,850
Publications	301,819	218,264	217,479	29,496	19,698
Security	300,000	271,019	278,449	22,789	19,504
Telephone	93,000	66,400	73,907	19,382	5,348
Training	266,812	137,399	133,320	7,427	20,585
Utilities	125,000	92,912	93,367	6,095	6,153
Worker's Compensation	50,000	52,784	45,168	50	(50)
Contingency	250,000	1,475,000	1,525,258	1,225,000	1,277,000
TOTAL OPERATING EXPENDITURES	3,971,684	4,607,637	4,627,694	1,462,927	1,537,488
<u>CAPITAL EXPENDITURES</u>					
FURNITURE:					
Executive Services	1,500	27,350	28,274	0	1,074
Information Services	500	0	0	0	0
Geographic Info. Systems	500	0	0	0	0
Customer Info & Assist	12,000	0	10,682	(390)	0
Residential	25,000	0	694	0	0
Commercial	3,500	0	1,750	0	0
Personal Property	4,500	0	0	0	0
Legal	2,000	0	4,160	0	0
EQUIPMENT:					
Information Services	112,000	84,875	73,307	44,450	35,759
CAMA Hardware	30,000	13,949	3,840	0	0
TOTAL CAPITAL EXPENDITURES	191,500	126,174	122,707	44,060	36,833

*Bexar Central Appraisal District
Comparison of Current Year
Prior Year-Income Statement
For the Twelve Months Ending 12/31/2025*

	2025 BUDGET	CURRENT YTD	2024 YTD	CURR MONTH	2024 MONTH
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	12,876,837	12,162,232	11,557,720	1,007,487	951,743
Salaries, Overtime	171,350	89,202	85,038	469	476
Retirement	2,150,130	2,173,463	2,074,985	182,893	171,920
Payroll Taxes	32,400	21,853	23,273	212	204
Group Medical Insurance	2,045,466	1,436,623	1,348,512	121,628	112,210
Life Insurance	80,889	59,759	51,435	4,991	4,745
Medicare Taxes	201,054	191,334	181,995	16,090	15,089
TCDRS Retiree COLA	275,000	275,000	275,000	275,000	275,000
Sick Leave Buy Back Fund	50,000	81,712	117,715	4,870	3,978
Departure Contingency	70,000	89,489	122,356	34,621	30,307
TOTAL EMPLOYEE EXPENDITURES	17,953,126	16,580,667	15,838,028	1,648,260	1,565,671
<u>CONTRACT SERVICES:</u>					
Valuation Oil & Gas	38,000	30,996	30,388	0	(14,472)
Valuation Telecommunications Accounts	40,000	47,194	28,944	0	14,472
Election	1,000,000	381,346	402,834	0	0
Accounting & Auditing	50,000	54,218	47,607	969	949
Legal Services	1,250,000	1,531,758	1,182,777	222,374	207,565
Consulting Studies	40,000	24,600	24,238	304	304
Taxpayer Liasion Officer	39,000	31,900	32,242	2,588	1,882
Contract Services Contingency	45,800	360	729	0	120
Temporary Services	196,000	277,166	179,468	5,443	2,368
TOTAL CONTRACT SERV. EXP	2,698,800	2,379,539	1,929,227	231,677	213,188
<u>INFO. SYSTEMS EXPENDITURES</u>					
Leases	78,600	97,314	74,223	5,157	474
Software Maintenance	446,835	509,576	491,310	13,635	15,762
Hardware Maintenance	43,000	33,344	12,786	20,583	0
IS Supplies	60,000	17,872	21,258	2,908	4,099
IS Services	25,000	9,063	14,684	1,220	1,408
TOTAL INFO. SYSTEMS EXP.	653,435	667,171	614,261	43,504	21,743
<u>PROJECT EXPENDITURES:</u>					
Aerial Maps	240,000	250,000	240,000	0	0
Homestead Audit /Outreach	10,000	0	0	0	0
Field Device Maintenance	226,092	219,738	214,475	2,619	3,942
Server Infrastructure Upgrade	100,000	100,000	100,000	100,000	100,000
Technology Improvements	100,000	30,878	132,451	0	128,161
CAMA Software	693,311	585,630	493,666	0	0
CAMA Enhancements	150,000	500,000	100,000	350,000	0
TOTAL PROJECT EXPENDITURES	1,519,403	1,686,245	1,280,593	452,619	232,103
<u>OTHER EXPENDITURES:</u>					
Board of Directors Expenses	4,000	475	1,233	0	0
Chief Appraiser Expense	8,000	5,896	4,606	436	307
TOTAL OTHER EXPENDITURES	12,000	6,371	5,839	436	307

*Bexar Central Appraisal District
Comparison of Current Year
Prior Year-Income Statement
For the Twelve Months Ending 12/31/2025*

	2025 BUDGET	CURRENT YTD	2024 YTD	CURR MONTH	2024 MONTH
<u>A.R.B EXPENDITURES</u>					
Compensation	900,000	988,946	820,895	62,818	32,998
Training	6,920	6,712	2,900	0	0
Postage	203,832	260,649	195,698	16,790	4,722
Legal Services	65,000	4,921	10,063	682	1,800
TOTAL A.R.B EXPENDITURES	<u>1,175,752</u>	<u>1,261,228</u>	<u>1,029,556</u>	<u>80,289</u>	<u>39,519</u>
TOTAL EXPENDITURES	<u>28,175,700</u>	<u>27,315,031</u>	<u>25,447,906</u>	<u>3,963,772</u>	<u>3,646,852</u>
REVENUES OVER EXPENDITURES	<u>0</u>	<u>(1,258,939)</u>	<u>(823,483)</u>	<u>3,937,709</u>	<u>3,625,574</u>

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Bexar Appraisal District
Port List 2025
General Ledger

Page: 1
User ID: CRYSTAL

Ranges: From:
Date 12/1/2025
Account 9100-01

To:
12/31/2025
9100-01

Sorted By: Account
Include: Posting

Subtotal By: No Subtotals

^ Inactive Account

Account		Beginning Balance	Description	Reference		
Trx Date	Vendor	Description	Debit	Credit	Net Change	Ending Balance
9100-01			Chief Appraiser Expense Reimbursement			
		\$5,459.10				
12/2/2025	Rogelio Sandoval	Reimburse Internet	\$93.09			
12/2/2025	Rogelio Sandoval	Reimbure Expenses	\$343.37			
Totals:			\$436.46	\$0.00	\$436.46	\$5,895.56
Grand Totals:		\$5,459.10	\$436.46	\$0.00	\$436.46	\$5,895.56
Total Accounts:		1				

BEXAR CENTRAL APPRAISAL DISTRICT
Funds Investment Report
1/31/2026

Cash - Operating Account	\$	1,211,640.45	<u>% RATE</u>	0%
	\$	13,856,141.18		2.59%
Total Deposits	\$	15,067,781.63		

Other Rate Comparisons	
TexPool	90 day T-Bill
3.70%	3.63%

De

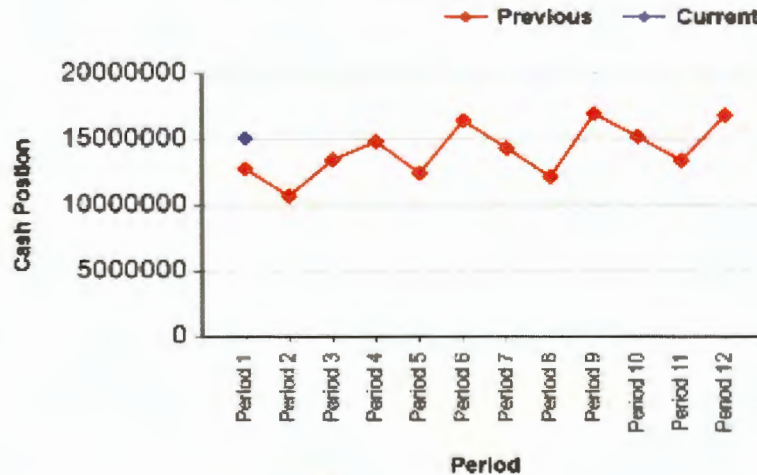
Pledged Collateral:			Year-To-Date Interest Earned	\$	27,887.61
FDIC	\$	250,000.00			
FMV	\$	17,981,149.13			
Total Collateral	\$	18,231,149.13			

Collateral Over (Under) \$ **3,163,367.50** **119% FMV Less FDIC per investment Policy**

Cash Position

This Period	Current	Previous	Change	% Change
vs. Last Period	\$ 15,087,782.00	\$ 16,808,203.00	\$ 1,738,421.00	10.34%
vs. This Period Last Year	\$ 15,067,782.00	\$ 12,757,885.00	\$ 2,309,897.00	18.11%

Cash Position Detail



Signed by: 
Investment Officer for Bexar Appraisal District

This report and the investments represented are in compliance with the District's Investment Policy, GAAP, and the Public Funds Investment Act, Chapter 2256, Government Code.

Most recent 10 hour training course completed: September 2024 with TAAO



Bexar Central Appraisal District

Balance Sheet

As of 1/31/2026

	<u>November</u>	<u>December</u>	<u>January</u>
ASSETS			
Cash and Short Term Investments	\$13,377,699.12	\$16,806,203.05	\$15,067,781.63
Accounts Receivable	36,878.00	1,673,533.00	123,771.00
Prepaid Expenses	39,134.53	21,759.26	21,759.26
Total Current Assets	13,453,711.65	18,501,495.31	15,213,311.89
General Fixed Assets	4,705,717.95	4,794,775.66	4,794,775.66
Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Non-Current Portion Sick & Vacation	1,370,292.72	1,423,310.04	1,423,310.04
Total Non- Current Assets	11,825,549.80	11,967,624.83	11,967,624.83
Total Assets	25,279,261.45	30,469,120.14	27,180,936.72
LIABILITIES			
Accounts Payable	252,059.38	814,974.15	448,967.14
Total Current Liabilities	252,722.88	814,974.15	448,967.14
Non-Current Sick & Vacation Accrual	1,370,292.72	1,423,310.04	1,423,310.04
Total Liabilities	1,633,550.79	9,674,154.19	1,872,277.18
Equity			
Investment in Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Investment in Fixed Assets	4,705,717.95	4,794,775.66	4,794,775.66
General Restricted Reserve Fund	4,000,000.00	4,000,000.00	4,000,000.00
Designated - Digital Orthophotography	165,000.00	165,000.00	165,000.00
Designated - Litigation Expenses	875,000.00	1,000,000.00	1,000,000.00
Designated - Retirement Funding	387,654.16	60,560.64	60,560.64
Designated - Technology Reserve	375,000.00	575,000.00	575,000.00
Designated - Homestead Audit/ Outreach	220,000.00	220,000.00	220,000.00
Designated - Building Upgrades	143,630.00	143,630.00	143,630.00
Designated - Roof Reserve	105,214.00	105,214.00	105,214.00
Designated- Election	625,415.87	1,625,415.87	1,625,415.87
Reserved for Building - Capital	1,000,000.00	1,000,000.00	1,000,000.00
Reserved for COLA Retention	96,891.28	96,891.28	96,891.28
Unreserved Funds	0.00	0.00	1,258,939.37
Net Profit/(Loss)	5,196,648.27	1,258,939.37	4,513,693.59
Total Equity	23,645,710.66	20,794,965.95	25,308,659.54
Total Liabilities and Equity	25,279,261.45	30,469,120.14	27,180,936.72

*Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
For the One Month Ending 1/31/2026*

TAXING UNITS	2026 BUDGET	CURRENT MONTH	YEAR TO DATE	YTD %	(OVER) UNDER
Alamo Community College District	\$2,268,297	\$567,074	\$567,074	(25%)	\$1,701,223
City of Alamo Heights	50,713	12,678	12,678	(25%)	38,035
Alamo Heights ISD	466,497	116,624	116,624	(25%)	349,873
City of Balcones Heights	13,028	3,257	3,257	(25%)	9,771
Bexar County	3,871,887	967,972	967,972	(25%)	2,903,915
Bexar County Emer Serv Dist#1	11,570	2,893	2,893	(25%)	8,677
Bexar County Emer Serv Dist#2	100,830	25,200	25,200	(25%)	75,630
Bexar County Emer Serv Dist#3	53,717	13,429	13,429	(25%)	40,288
Bexar County Emer Serv Dist#5	27,037	6,759	6,759	(25%)	20,278
Bexar County Emer Serv Dist#6	11,630	2,908	2,908	(25%)	8,722
Bexar County Flood	338,481	84,620	84,620	(25%)	253,861
Bexar County Emer Serv Dist#7	40,213	10,053	10,053	(25%)	30,160
Bexar County Emer Serv Dist#8	14,931	3,733	3,733	(25%)	11,198
Bexar County Emer Serv Dist#4	22,189	5,547	5,547	(25%)	16,642
Bexar County Emer Serv Dist#10	19,393	4,848	4,848	(25%)	14,545
Boerne ISD	206,271	51,568	51,568	(25%)	154,703
Bexar County Emer Serv Dist#11	13,771	3,443	3,443	(25%)	10,328
Bexar County Emer Serv Dist#12	12,641	3,160	3,160	(25%)	9,481
City of Castle Hills	30,428	7,607	7,607	(25%)	22,821
City of China Grove	3,480	870	870	(25%)	2,610
Cibolo Canyon	57,137	14,284	14,284	(25%)	42,853
Comal ISD	222,957	55,739	55,739	(25%)	167,218
City of Converse	78,909	19,727	19,727	(25%)	59,182
Crosswinds at South Lake SID	8,804	2,201	2,201	(25%)	6,603
East Central ISD	479,790	119,948	119,948	(25%)	359,842
Edgewood ISD	127,600	31,900	31,900	(25%)	95,700
City of Elmendorf	6,663	1,666	1,666	(25%)	4,997
City of Fair Oaks Ranch	30,963	7,741	7,741	(25%)	23,222
Floresville ISD	208	52	52	(25%)	156
City of Grey Forest	416	104	104	(25%)	312
Harlandale ISD	170,787	42,697	42,697	(25%)	128,090
City of Helotes	29,981	7,495	7,495	(25%)	22,486
Hill Country Village	4,521	1,130	1,130	(25%)	3,391
Town of Hollywood Park	22,873	5,718	5,718	(25%)	17,155
Judson ISD	813,782	203,446	203,446	(25%)	610,336
City of Kirby	22,099	5,525	5,525	(25%)	16,574
City of Leon Valley	42,563	10,641	10,641	(25%)	31,922
City of Live Oak	48,214	12,054	12,054	(25%)	36,160
City of Lytle	30	8	8	(27%)	22
Medina Valley ISD	212,160	53,040	53,040	(25%)	159,120
Northeast ISD	2,793,983	698,496	698,496	(25%)	2,095,487
Northside ISD	4,398,525	1,099,631	1,099,631	(25%)	3,298,894
City of Olmos Park	27,691	6,923	6,923	(25%)	20,768
City of San Antonio	5,094,374	1,273,594	1,273,594	(25%)	3,820,780
San Antonio ISD	1,837,225	459,306	459,306	(25%)	1,377,919
San Antonio MUD #1	1,011	253	253	(25%)	758

*Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
For the One Month Ending 1/31/2026*

	2026 BUDGET	CURRENT MONTH	YEAR TO DATE	YTD %	(OVER) UNDER
San Antonio River Authority	297,048	74,262	74,262	(25%)	222,786
City of Sandy Oaks	5,473	1,368	1,368	(25%)	4,105
City of Schertz	24,152	6,038	6,038	(25%)	18,114
Schertz-Cibolo-Univ City ISD	83,401	20,850	20,850	(25%)	62,551
City of Selma	12,671	3,168	3,168	(25%)	9,503
City of Shavano Park	31,528	7,882	7,882	(25%)	23,646
City of Somerset	6,603	1,651	1,651	(25%)	4,952
Somerset ISD	39,291	9,823	9,823	(25%)	29,468
South San Antonio ISD	183,606	45,902	45,902	(25%)	137,704
Southside ISD	167,010	41,753	41,753	(25%)	125,257
Southwest ISD	468,341	117,085	117,085	(25%)	351,256
City of St. Hedwig	8,566	2,142	2,142	(25%)	6,424
City of Terrell Hills	45,448	11,362	11,362	(25%)	34,086
Universal City	64,960	16,240	16,240	(25%)	48,720
University Health System	4,093,803	1,023,451	1,023,451	(25%)	3,070,352
City of Von Ormy	654	164	164	(25%)	490
Westside 211 SID	15,615	3,904	3,904	(25%)	11,711
City of Windcrest	27,334	6,834	6,834	(25%)	20,500
Clear Water Creek SID	149	37	37	(25%)	112
Gates SID	89	22	22	(25%)	67
Stolte Ranch SID	1,993	498	498	(25%)	1,495
Tally Road SID	4,224	1,056	1,056	(25%)	3,168
Westpoint SID	27,245	6,811	6,811	(25%)	20,434
Redbird Ranch	9,667	2,417	2,417	(25%)	7,250
Bexar County Emer Serv Dist#9	2,766	692	692	(25%)	2,074
Tres Laurels SID	327	82	82	(25%)	245
Landon Ridge SID	1,666	417	417	(25%)	1,249
Lemon Creek SID	1,011	253	253	(25%)	758
Briggs Ranch SID	2,082	521	521	(25%)	1,561
Saphire Grove SID	1,338	335	335	(25%)	1,003
Grace Gardens SID	268	67	67	(25%)	201
Briggs Ranch II SID	238	60	60	(25%)	178
Medina Stonehill SID	1,309	327	327	(25%)	982
Boerne Stage Road SID	476	119	119	(25%)	357
Stone Garden SID	1,517	379	379	(25%)	1,138
Redbird Ranch Water SID 3	238	60	60	(25%)	178
Espada SID #1	625	156	156	(25%)	469
Fisher Gardens SID	327	82	82	(25%)	245
Northlake SID	59	15	15	(25%)	44
Medina WCID #5	59	15	15	(25%)	44
Espino SID	30	8	8	(27%)	22
TOTAL TAX UNIT LEVY	29,743,477	7,435,870	7,435,870	25%	22,307,607
Other Revenues	0	34,862	34,862	0	(34,862)
Other Revenues - Information Systems	0	321	321	0	(321)
Interest Revenues	0	27,888	27,888	0	(27,888)
TOTAL OTHER REVENUES	0	63,071	63,071	0	(63,071)

*Bexar Central Appraisal District
 Summary of All Units
 Comparison of Budget and Actual Revenues
 For the One Month Ending 1/31/2026*

	<u>2026 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
TOTAL REVENUES COLLECTED	<u>29,743,477</u>	<u>7,498,941</u>	<u>7,498,941</u>	<u>25%</u>	<u>22,244,536</u>

*Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
For the One Month Ending 1/31/2026*

	2026 BUDGET	CURRENT MONTH	YEAR TO DATE	YTD %	(OVER) UNDER
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	70,000	0	0	0	70,000
Auto Allowance	1,056,800	79,079	79,079	7%	977,721
Stipend	49,000	3,375	3,375	7%	45,625
Copier Costs	39,732	2,597	2,597	7%	37,135
Copier, FAX, & Printer Supplies	44,000	2,224	2,224	5%	41,776
Employee Recognition/Awards	50,000	3,000	3,000	6%	47,000
Equipment Maintenance	350	0	0	0	350
Forms Creation	225,000	0	0	0	225,000
General Insurance	54,000	54,029	54,029	100%	(29)
Map Production & Supplies	3,550	0	0	0	3,550
Mileage Reimbursements	4,000	0	0	0	4,000
Office Building Expense	270,000	7,785	7,785	3%	262,215
Offsite Storage	25,000	2,437	2,437	10%	22,563
Office Supplies	104,000	35,647	35,647	34%	68,353
Postage	729,557	51,838	51,838	7%	677,719
Professional Dues	34,797	6,075	6,075	17%	28,722
Publications	323,476	33,053	33,053	10%	290,423
Security	300,000	13,624	13,624	5%	286,376
Telephone	93,000	3,690	3,690	4%	89,310
Training	272,610	29,340	29,340	11%	243,270
Utilities	125,000	6,552	6,552	5%	118,448
Worker's Compensation	60,000	50,070	50,070	83%	9,930
Contingency	250,000	250,000	250,000	100%	0
TOTAL OPERATING EXPENDITURES	4,183,872	634,415	634,415	15%	3,549,457
<u>CAPITAL EXPENDITURES</u>					
FURNITURE:					
Executive Services	1,500	0	0	0	1,500
Information Services	500	0	0	0	500
Geographic Info. Systems	500	0	0	0	500
Customer Info & Assist	20,000	0	0	0	20,000
Residential	25,000	0	0	0	25,000
Commercial	3,500	0	0	0	3,500
Personal Property	4,500	0	0	0	4,500
Legal	2,000	0	0	0	2,000
EQUIPMENT:					
Information Services	112,000	10,054	10,054	9%	101,946
CAMA Hardware	30,000	0	0	0	30,000
TOTAL CAPITAL EXPENDITURES	199,500	10,054	10,054	5%	189,446

*Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
For the One Month Ending 1/31/2026*

	2026 BUDGET	CURRENT MONTH	YEAR TO DATE	YTD %	(OVER) UNDER
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	13,753,455	1,025,615	1,025,615	7%	12,727,840
Salaries, Overtime	171,350	5	5	0	171,345
Retirement	2,291,969	220,400	220,400	10%	2,071,569
Payroll Taxes	33,696	35,210	35,210	104%	(1,514)
Group Medical Insurance	2,034,068	141,577	141,577	7%	1,892,491
Life Insurance	86,370	8,965	8,965	10%	77,405
Medicare Taxes	213,765	16,397	16,397	8%	197,368
TCDRS Retiree COLA	275,000	0	0	0	275,000
Sick Leave Buy Back Fund	50,000	6,320	6,320	13%	43,680
Departure Contingency	70,000	0	0	0	70,000
TOTAL EMPLOYEE EXPENDITURES	18,979,673	1,454,488	1,454,488	8%	17,525,185
<u>CONTRACT SERVICES:</u>					
Valuation Oil & Gas	32,000	10,539	10,539	33%	21,461
Valuation Telecommunications Accounts	49,000	0	0	0	49,000
Election	750,000	0	0	0	750,000
Accounting & Auditing	50,000	0	0	0	50,000
Legal Services	1,400,000	35,998	35,998	3%	1,364,002
Consulting Studies	40,000	304	304	1%	39,696
Taxpayer Liason Officer	47,500	1,023	1,023	2%	46,477
Contract Services Contingency	45,000	0	0	0	45,000
Temporary Services	205,000	1,766	1,766	1%	203,234
TOTAL CONTRACT SERV. EXP	2,618,500	49,629	49,629	2%	2,568,871
<u>INFO. SYSTEMS EXPENDITURES</u>					
Leases	91,248	0	0	0	91,248
Software Maintenance	615,835	125,282	125,282	20%	490,553
Hardware Maintenance	43,000	2,749	2,749	6%	40,251
IS Supplies	60,000	1,618	1,618	3%	58,382
IS Services	25,000	1,757	1,757	7%	23,243
TOTAL INFO. SYSTEMS EXP.	835,083	131,406	131,406	16%	703,677
<u>PROJECT EXPENDITURES:</u>					
Aerial Maps	250,000	262,500	262,500	105%	(12,500)
Field Device Maintenance	306,282	230,597	230,597	75%	75,685
Server Infrastructure Upgrade	100,000	0	0	0	100,000
Technology Improvements	200,000	0	0	0	200,000
CAMA Software	658,657	207,900	207,900	32%	450,757
CAMA Enhancements	200,000	0	0	0	200,000
TOTAL PROJECT EXPENDITURES	1,714,939	700,997	700,997	41%	1,013,942
<u>OTHER EXPENDITURES:</u>					
Board of Directors Expenses	4,000	1,697	1,697	42%	2,303
Chief Appraiser Expense	8,000	252	252	3%	7,748
TOTAL OTHER EXPENDITURES	12,000	1,950	1,950	16%	10,050

*Bexar Central Appraisal District
Summary of All Units
Comparison of Budget and Actual Revenues
For the One Month Ending 1/31/2026*

	<u>2026 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
<u>A.R.B EXPENDITURES</u>					
Compensation	900,000	2,260	2,260	0	897,740
Training	6,920	0	0	0	6,920
Postage	267,990	47	47	0	267,943
Legal Services	25,000	0	0	0	25,000
TOTAL A.R.B EXPENDITURES	<u>1,199,910</u>	<u>2,307</u>	<u>2,307</u>	<u>0</u>	<u>1,197,603</u>
TOTAL EXPENDITURES	<u>29,743,477</u>	<u>2,985,247</u>	<u>2,985,247</u>	<u>10%</u>	<u>26,758,230</u>
REVENUES OVER EXPENDITURES	<u>0</u>	<u>(4,513,694)</u>	<u>(4,513,694)</u>	<u>0</u>	<u>4,513,694</u>

BEXAR APPRAISAL DISTRICT
STATEMENT OF EXPENDITURES FOR
DESIGNATED CASH FUNDS (MODIFIED ACCRUAL BASIS)
FOR THE MONTH ENDED January 31, 2025

		GENERAL RESTRICTED FUND	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 4,000,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 4,000,000.00

		GENERAL RESTRICTED ELECTION	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 1,625,415.87
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 1,625,415.87

		DESIGNATED - DIGITAL ORTHOPHOTOGRAPHY	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 165,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 165,000.00

		DESIGNATED - LITIGATION EXPENSES	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 1,000,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 1,000,000.00

		DESIGNATED - BUILDING CAPITAL	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 1,000,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 1,000,000.00

		DESIGNATED - RETIREMENT FUNDING	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 60,560.64
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 60,560.64

		DESIGNATED - TECHNOLOGY RESERVE	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 575,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 575,000.00

		DESIGNATED - Building Upgrades	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 143,630.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 143,630.00

		DESIGNATED - Retirement	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 105,214.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 105,214.00

		DESIGNATED - Homestead Exemption/Outreach	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 220,000.00
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 220,000.00

		DESIGNATED - COLA Retention	
DATE	PAYEE	PURPOSE	AMOUNT
31-Jan	Balance Forward		\$ 96,891.28
	ITEMIZED MONTHLY TOTAL		-
	ITEMIZED YTD TOTAL		\$ 96,891.28

*Bexar Central Appraisal District
Comparison of Current Year
Prior Year-Income Statement
For the One Month Ending 1/31/2026*

<u>TAXING UNITS</u>	2026 BUDGET	CURRENT YTD	2025 YTD	CURR MONTH	2025 MONTH
Alamo Community College District	\$2,268,297	\$567,074	\$520,039	\$567,074	\$520,039
City of Alamo Heights	50,713	12,678	11,589	12,678	11,589
Alamo Heights ISD	466,497	116,624	113,889	116,624	113,889
City of Balcones Heights	13,028	3,257	3,073	3,257	3,073
Bexar County	3,871,887	967,972	887,978	967,972	887,978
Bexar County Emer Serv Dist#1	11,570	2,893	2,693	2,893	2,693
Bexar County Emer Serv Dist#2	100,830	25,200	21,982	25,200	21,982
Bexar County Emer Serv Dist#3	53,717	13,429	11,568	13,429	11,568
Bexar County Emer Serv Dist#5	27,037	6,759	5,801	6,759	5,801
Bexar County Emer Serv Dist#6	11,630	2,908	2,440	2,908	2,440
Bexar County Flood	338,481	84,620	77,576	84,620	77,576
Bexar County Emer Serv Dist#7	40,213	10,053	9,121	10,053	9,121
Bexar County Emer Serv Dist#8	14,931	3,733	3,087	3,733	3,087
Bexar County Emer Serv Dist#4	22,189	5,547	4,367	5,547	4,367
Bexar County Emer Serv Dist#10	19,393	4,848	4,008	4,848	4,008
Boerne ISD	206,271	51,568	48,436	51,568	48,436
Bexar County Emer Serv Dist#11	13,771	3,443	3,242	3,443	3,242
Bexar County Emer Serv Dist#12	12,641	3,160	2,602	3,160	2,602
City of Castle Hills	30,428	7,607	6,891	7,607	6,891
City of China Grove	3,480	870	738	870	738
Cibolo Canyon	57,137	14,284	12,911	14,284	12,911
Comal ISD	222,957	55,739	56,452	55,739	56,452
City of Converse	78,909	19,727	16,933	19,727	16,933
Crosswinds at South Lake SID	8,804	2,201	1,709	2,201	1,709
East Central ISD	479,790	119,948	104,438	119,948	104,438
Edgewood ISD	127,600	31,900	31,363	31,900	31,363
City of Elmendorf	6,663	1,666	1,421	1,666	1,421
City of Fair Oaks Ranch	30,963	7,741	6,877	7,741	6,877
Floresville ISD	208	52	49	52	49
City of Grey Forest	416	104	99	104	99
Harlandale ISD	170,787	42,697	43,246	42,697	43,246
City of Helotes	29,981	7,495	7,060	7,495	7,060
Hill Country Village	4,521	1,130	1,013	1,130	1,013
Town of Hollywood Park	22,873	5,718	5,162	5,718	5,162
Judson ISD	813,782	203,446	214,720	203,446	214,720
City of Kirby	22,099	5,525	4,887	5,525	4,887
City of Leon Valley	42,563	10,641	9,022	10,641	9,022
City of Live Oak	48,214	12,054	10,639	12,054	10,639
City of Lytle	30	8	7	8	7
Medina Valley ISD	212,160	53,040	49,217	53,040	49,217
Northeast ISD	2,793,983	698,496	714,634	698,496	714,634
Northside ISD	4,398,525	1,099,631	1,078,097	1,099,631	1,078,097
City of Olmos Park	27,691	6,923	6,174	6,923	6,174
City of San Antonio	5,094,374	1,273,594	1,181,898	1,273,594	1,181,898
San Antonio ISD	1,837,225	459,306	443,265	459,306	443,265
San Antonio MUD #1	1,011	253	232	253	232
San Antonio River Authority	297,048	74,262	66,424	74,262	66,424
City of Sandy Oaks	5,473	1,368	1,203	1,368	1,203
City of Schertz	24,152	6,038	4,817	6,038	4,817
Schertz-Cibolo-Univ City ISD	83,401	20,850	21,462	20,850	21,462

*Bexar Central Appraisal District
Comparison of Current Year
Prior Year-Income Statement
For the One Month Ending 1/31/2026*

	2026 BUDGET	CURRENT YTD	2025 YTD	CURR MONTH	2025 MONTH
City of Selma	12,671	3,168	2,996	3,168	2,996
City of Shavano Park	31,528	7,882	7,194	7,882	7,194
City of Somerset	6,603	1,651	1,428	1,651	1,428
Somerset ISD	39,291	9,823	9,486	9,823	9,486
South San Antonio ISD	183,606	45,902	45,504	45,902	45,504
Southside ISD	167,010	41,753	38,366	41,753	38,366
Southwest ISD	468,341	117,085	109,515	117,085	109,515
City of St. Hedwig	8,566	2,142	1,864	2,142	1,864
City of Terrell Hills	45,448	11,362	10,288	11,362	10,288
Universal City	64,960	16,240	14,908	16,240	14,908
University Health System	4,093,803	1,023,451	936,329	1,023,451	936,329
City of Von Ormy	654	164	169	164	169
Westside 211 SID	15,615	3,904	2,848	3,904	2,848
City of Windcrest	27,334	6,834	5,640	6,834	5,640
Clear Water Creek SID	149	37	28	37	28
Gates SID	89	22	49	22	49
Stolte Ranch SID	1,993	498	324	498	324
Tally Road SID	4,224	1,056	457	1,056	457
Westpoint SID	27,245	6,811	4,529	6,811	4,529
Redbird Ranch	9,667	2,417	1,828	2,417	1,828
Bexar County Emer Serv Dist#9	2,766	692	640	692	640
Tres Laurels SID	327	82	14	82	14
Landon Ridge SID	1,666	417	155	417	155
Lemon Creek SID	1,011	253	183	253	183
Briggs Ranch SID	2,082	521	246	521	246
Saphire Grove SID	1,338	335	56	335	56
Grace Gardens SID	268	67	20	67	20
Briggs Ranch II SID	238	60	56	60	56
Medina Stonehill SID	1,309	327	85	327	85
Boerne Stage Road SID	476	119	63	119	63
Stone Garden SID	1,517	379	56	379	56
Redbird Ranch Water SID 3	238	60	49	60	49
Espada SID #1	625	156	0	156	0
Fisher Gardens SID	327	82	0	82	0
Northlake SID	59	15	0	15	0
Medina WCID #5	59	15	0	15	0
Espino SID	30	8	0	8	0
TOTAL TAX UNIT LEVY	29,743,477	7,435,870	7,031,924	7,435,870	7,031,924
Other Revenues	0	34,862	44,547	34,862	44,547
Other Revenues - Information Systems	0	321	219	321	219
Interest Revenues	0	27,888	25,308	27,888	25,308
TOTAL OTHER REVENUES	0	63,071	70,074	63,071	70,074
TOTAL REVENUES COLLECTED	29,743,477	7,498,941	7,101,998	7,498,941	7,101,998

*Bexar Central Appraisal District
Comparison of Current Year
Prior Year-Income Statement
For the One Month Ending 1/31/2026*

	2026 BUDGET	CURRENT YTD	2025 YTD	CURR MONTH	2025 MONTH
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	70,000	0	0	0	0
Auto Allowance	1,056,800	79,079	75,400	79,079	75,400
Stipend	49,000	3,375	2,833	3,375	2,833
Copier Costs	39,732	2,597	5,388	2,597	5,388
Copier, FAX, & Printer Supplies	44,000	2,224	1,338	2,224	1,338
Employee Recognition/Awards	50,000	3,000	0	3,000	0
Equipment Maintenance	350	0	131	0	131
Forms Creation	225,000	0	0	0	0
General Insurance	54,000	54,029	50,928	54,029	50,928
Map Production & Supplies	3,550	0	0	0	0
Mileage Reimbursements	4,000	0	0	0	0
Office Building Expense	270,000	7,785	33,446	7,785	33,446
Offsite Storage	25,000	2,437	1,890	2,437	1,890
Office Supplies	104,000	35,647	840	35,647	840
Postage	729,557	51,838	1,008	51,838	1,008
Professional Dues	34,797	6,075	5,280	6,075	5,280
Publications	323,476	33,053	28,252	33,053	28,252
Security	300,000	13,624	13,557	13,624	13,557
Telephone	93,000	3,690	5,008	3,690	5,008
Training	272,610	29,340	33,919	29,340	33,919
Utilities	125,000	6,552	5,524	6,552	5,524
Worker's Compensation	60,000	50,070	43,907	50,070	43,907
Contingency	250,000	250,000	250,000	250,000	250,000
TOTAL OPERATING EXPENDITURES	4,183,872	634,415	558,649	634,415	558,649
<u>CAPITAL EXPENDITURES</u>					
FURNITURE:					
Executive Services	1,500	0	0	0	0
Information Services	500	0	0	0	0
Geographic Info. Systems	500	0	0	0	0
Customer Info & Assist	20,000	0	0	0	0
Residential	25,000	0	0	0	0
Commercial	3,500	0	0	0	0
Personal Property	4,500	0	0	0	0
Legal	2,000	0	0	0	0
EQUIPMENT:					
Information Services	112,000	10,054	3,002	10,054	3,002
CAMA Hardware	30,000	0	0	0	0
TOTAL CAPITAL EXPENDITURES	199,500	10,054	3,002	10,054	3,002

*Bexar Central Appraisal District
Comparison of Current Year
Prior Year-Income Statement
For the One Month Ending 1/31/2026*

	2026 BUDGET	CURRENT YTD	2025 YTD	CURR MONTH	2025 MONTH
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	13,753,455	1,025,615	986,566	1,025,615	986,566
Salaries, Overtime	171,350	5	67	5	67
Retirement	2,291,969	220,400	179,783	220,400	179,783
Payroll Taxes	33,696	35,210	12,953	35,210	12,953
Group Medical Insurance	2,034,068	141,577	123,003	141,577	123,003
Life Insurance	86,370	8,965	4,721	8,965	4,721
Medicare Taxes	213,765	16,397	15,623	16,397	15,623
TCDRS Retiree COLA	275,000	0	0	0	0
Sick Leave Buy Back Fund	50,000	6,320	16,637	6,320	16,637
Departure Contingency	70,000	0	16,010	0	16,010
TOTAL EMPLOYEE EXPENDITURES	18,979,673	1,454,488	1,355,364	1,454,488	1,355,364
<u>CONTRACT SERVICES:</u>					
Valuation Oil & Gas	32,000	10,539	10,322	10,539	10,322
Valuation Telecommunications Accounts	49,000	0	0	0	0
Election	750,000	0	0	0	0
Accounting & Auditing	50,000	0	989	0	989
Legal Services	1,400,000	35,998	65,266	35,998	65,266
Consulting Studies	40,000	304	304	304	304
Taxpayer Liasion Officer	47,500	1,023	941	1,023	941
Contract Services Contingency	45,000	0	0	0	0
Temporary Services	205,000	1,766	3,304	1,766	3,304
TOTAL CONTRACT SERV. EXP	2,618,500	49,629	81,126	49,629	81,126
<u>INFO. SYSTEMS EXPENDITURES</u>					
Leases	91,248	0	3,172	0	3,172
Software Maintenance	615,835	125,282	482,856	125,282	482,856
Hardware Maintenance	43,000	2,749	3,171	2,749	3,171
IS Supplies	60,000	1,618	462	1,618	462
IS Services	25,000	1,757	621	1,757	621
TOTAL INFO. SYSTEMS EXP.	835,083	131,406	490,282	131,406	490,282
<u>PROJECT EXPENDITURES:</u>					
Aerial Maps	250,000	262,500	250,000	262,500	250,000
Field Device Maintenance	306,282	230,597	3,942	230,597	3,942
Server Infrastructure Upgrade	100,000	0	0	0	0
Technology Improvements	200,000	0	0	0	0
CAMA Software	658,657	207,900	0	207,900	0
CAMA Enhancements	200,000	0	0	0	0
TOTAL PROJECT EXPENDITURES	1,714,939	700,997	253,942	700,997	253,942
<u>OTHER EXPENDITURES:</u>					
Board of Directors Expenses	4,000	1,697	475	1,697	475
Chief Appraiser Expense	8,000	252	427	252	427
TOTAL OTHER EXPENDITURES	12,000	1,950	902	1,950	902

Bexar Central Appraisal District
 Comparison of Current Year
 Prior Year-Income Statement
 For the One Month Ending 1/31/2026

	2026 BUDGET	CURRENT YTD	2025 YTD	CURR MONTH	2025 MONTH
<u>A.R.B EXPENDITURES</u>					
Compensation	900,000	2,260	4,765	2,260	4,765
Training	6,920	0	0	0	0
Postage	267,990	47	771	47	771
Legal Services	25,000	0	0	0	0
TOTAL A.R.B EXPENDITURES	1,199,910	2,307	5,536	2,307	5,536
TOTAL EXPENDITURES	29,743,477	2,985,247	2,748,803	2,985,247	2,748,803
REVENUES OVER EXPENDITURES	0	(4,513,694)	(4,353,195)	(4,513,694)	(4,353,195)

System: 3/5/2026 8:53:46 AM
 User Date: 1/31/2026

Bexar Appraisal District
 DETAILED TRIAL BALANCE FOR 2026
 General Ledger

Page: 1
 User ID: CRYSTAL

Ranges: From: To:
 Date: 1/1/2026 1/31/2026
 Account: 9100-01 9100-01

Sorted By: Account Subtotal By: No Subtotals
 Include: Posting

^ Inactive Account

Account	Beginning Balance		Description						
Trx Date	Jrnl No.	Source	Doc No.	Description	Reference	Debit	Credit	Net Change	Ending Balance
9100-01				Chief Appraiser Expense Reimbursement					
					\$0.00				
1/7/2026	204,471	PMTRX	01/05/2	Rogelio Sandoval	Reimburse Expenses	\$161.27			
1/7/2026	204,472	PMTRX	12/24/2	Rogelio Sandoval	Reimburse Expenses	\$90.93			
Totals:						\$252.20	\$0.00	\$252.20	\$252.20
Grand Totals:					\$0.00	\$252.20	\$0.00	\$252.20	\$252.20
Total Accounts:		1							

*Bexar Central Appraisal District
Executive Services
Comparison of Budget and Actual Revenues
For the One Month Ending 1/31/2026*

	<u>2026 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	\$70,000	\$0	\$0	0	\$70,000
Auto Allowance	72,800	5,867	5,867	8%	66,933
Stipend	10,000	1,208	1,208	12%	8,792
Copier Costs	3,000	579	579	19%	2,421
Copier, FAX, & Printer Supplies	20,000	199	199	1%	19,801
Employee Recognition/Awards	50,000	3,000	3,000	6%	47,000
General Insurance	54,000	54,029	54,029	100%	(29)
Mileage Reimbursements	4,000	0	0	0	4,000
Office Building Expense	270,000	7,785	7,785	3%	262,215
Office Supplies	60,000	31,230	31,230	52%	28,770
Professional Dues	8,230	4,020	4,020	49%	4,210
Publications	15,000	191	191	1%	14,809
Training	50,000	7,646	7,646	15%	42,354
Utilities	125,000	6,552	6,552	5%	118,448
Worker's Compensation	60,000	50,070	50,070	83%	9,930
Contingency	250,000	250,000	250,000	100%	0
TOTAL OPERATING EXPENDITURES	1,122,030	422,377	422,377	38%	699,653
<u>CAPITAL EXPENDITURES</u>					
FURNITURE:					
Executive Services	1,500	0	0	0	1,500
EQUIPMENT:					
TOTAL CAPITAL EXPENDITURES	1,500	0	0	0	1,500
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	1,406,230	118,253	118,253	8%	1,287,977
Salaries, Overtime	5,000	0	0	0	5,000
Retirement	263,875	23,327	23,327	9%	240,548
Payroll Taxes	2,268	3,124	3,124	138%	(856)
Group Medical Insurance	162,007	12,164	12,164	8%	149,843
Life Insurance	8,828	758	758	9%	8,070
Medicare Taxes	22,818	1,830	1,830	8%	20,988
TCDRS Retiree COLA	275,000	0	0	0	275,000
Sick Leave Buy Back Fund	50,000	6,320	6,320	13%	43,680
Departure Contingency	70,000	0	0	0	70,000
TOTAL EMPLOYEE EXPENDITURES	2,266,026	165,776	165,776	7%	2,100,250
<u>CONTRACT SERVICES:</u>					
Election	750,000	0	0	0	750,000
Accounting & Auditing	50,000	0	0	0	50,000
Consulting Studies	30,000	304	304	1%	29,696
Taxpayer Liasion Officer	47,500	1,023	1,023	2%	46,477
Contract Services Contingency	5,000	0	0	0	5,000
Temporary Services	5,000	0	0	0	5,000

*Bexar Central Appraisal District
Executive Services
Comparison of Budget and Actual Revenues
For the One Month Ending 1/31/2026*

	2026 BUDGET	CURRENT MONTH	YEAR TO DATE	YTD %	(OVER) UNDER
TOTAL CONTRACT SERV. EXP	887,500	1,327	1,327	0	886,173
OTHER EXPENDITURES:					
Board of Directors Expenses	4,000	1,697	1,697	42%	2,303
Chief Appraiser Expense	8,000	252	252	3%	7,748
TOTAL OTHER EXPENDITURES	12,000	1,950	1,950	16%	10,050
TOTAL EXPENDITURES	4,289,056	591,428	591,428	14%	3,697,628
REVENUES OVER EXPENDITURES	4,289,056	591,428	591,428	14%	3,697,628

Ranges: From:
 Date 1/1/2026
 Account -01

To:
 1/31/2026
 -01

Sorted By: Account
 Include: Posting

Subtotal By: No Subtotals

^ Inactive Account

Account	Beginning Balance	Description							
Trx Date	Jrnl No.	Source	Doc No.	Description	Reference	Debit	Credit	Net Change	Ending Balance

5010-01				Auto Allowance					
				\$0.00					
1/31/2026	204,903	GJ		Payroll 1.15.2026		\$3,333.34			
1/31/2026	204,904	GJ		Back Out Journal E			\$3,333.34		
1/31/2026	204,905	GJ		Payroll JE 1.15.26		\$2,933.34			
1/31/2026	204,907	GJ		Payroll 1.31.2026		\$2,933.34			
				Totals:		\$9,200.02	\$3,333.34	\$5,866.68	\$5,866.68

5015-01				Stipend					
				\$0.00					
1/31/2026	204,903	GJ		Payroll 1.15.2026		\$604.18			
1/31/2026	204,904	GJ		Back Out Journal E			\$604.18		
1/31/2026	204,905	GJ		Payroll JE 1.15.26		\$604.18			
1/31/2026	204,907	GJ		Payroll 1.31.2026		\$604.18			
				Totals:		\$1,812.54	\$604.18	\$1,208.36	\$1,208.36

5020-01				Copier Costs					
				\$0.00					
1/21/2026	204,701	PMTRX	4246614	Canon Solutions	Leasing Charges	\$357.50			
1/21/2026	204,704	PMTRX	4246614	Canon Solutions	Leasing Charges	\$221.77			
				Totals:		\$579.27	\$0.00	\$579.27	\$579.27

5025-01				Copier, FAX, & Printer Supplies					
				\$0.00					
1/21/2026	204,714	PMTRX	1278150	iPrint Technologies	Toner, Brother Dru	\$199.00			
				Totals:		\$199.00	\$0.00	\$199.00	\$199.00

5040-01				Employee Recognition/Awards					
				\$0.00					
1/7/2026	204,493	PMTRX	219441-	San Antonio A&M Club Spring Event - 03/		\$1,500.00			
1/7/2026	204,494	PMTRX	219441-	San Antonio A&M Club Christmas Event -		\$1,500.00			
				Totals:		\$3,000.00	\$0.00	\$3,000.00	\$3,000.00

5100-01				General Insurance					
				\$0.00					
1/7/2026	204,505	PMTRX	7747-20	TML Intergovernmenta	Contribution Insta	\$54,028.54			
				Totals:		\$54,028.54	\$0.00	\$54,028.54	\$54,028.54

5200-01				Office Building Expense					
				\$0.00					
1/7/2026	204,461	PMTRX	62364	Alamo Lot Maintenanc	Parking lot sweepi	\$69.65			
1/7/2026	204,467	PMTRX	9353437	Cintas Corporation	Monthly Services	\$109.00			
1/7/2026	204,488	PMTRX	INV0051	Natura	Monthly Services	\$910.16			
1/7/2026	204,506	PMTRX	3009134	TK Elevator Corporat	Platinum	\$377.78			
1/7/2026	204,507	PMTRX	3009135	TK Elevator Corporat	Phone Monitoring E	\$82.09			
1/7/2026	204,509	PMTRX	8981420	Waste Management	Monthly Services	\$485.20			
1/14/2026	204,629	PMTRX	5312100	Cintas Corporation	Supplies	\$616.16			
1/14/2026	204,635	PMTRX	48791	Elite Lawn and Lands	Monthly Services	\$1,575.00			
1/14/2026	204,639	PMTRX	30047	Kim Paper	Supplies	\$459.19			
1/14/2026	204,650	PMTRX	115958	Tezel & Cotter Air C	Monthly Services	\$625.00			
1/14/2026	204,653	PMTRX	2912007	Worldwide Pest Contr	Monthly Services	\$95.02			
1/21/2026	204,698	PMTRX	1P6N-6Y	Amazon.com	Compressor Hose, C	\$21.99			
1/21/2026	204,715	PMTRX	300974	Kim Paper	Supplies	\$394.00			
1/28/2026	204,789	PMTRX	1X1W-F7	Amazon.com	3-year B2B Kitchen	\$26.99			
1/28/2026	204,791	PMTRX	5314244	Cintas Corporation	Supplies	\$599.05			
1/28/2026	204,792	PMTRX	301370	Kim Paper	Supplies	\$217.80			
1/28/2026	204,805	PMTRX	116074	Tezel & Cotter Air C	Work Order 112372	\$764.38			
1/28/2026	204,806	PMTRX	116016	Tezel & Cotter Air C	Work Order 112382	\$356.96			
				Totals:		\$7,785.42	\$0.00	\$7,785.42	\$7,785.42

Account		Beginning Balance		Description	Reference				
Trx Date	Jrnl No.	Source	Doc No.	Description	Reference	Debit	Credit	Net Change	Ending Balance
5220-01				Office Supplies					
				\$0.00					
1/7/2026	204,490	PMTRX	2025120	OPENOnline, LLC	Package/ Services	\$136.11			
1/7/2026	204,492	PMTRX	01/07/2	Sam's Club	Supplies	\$19.96			
1/7/2026	204,503	PMTRX	01/07/2	Texas Comptroller of	2025 Texas Propert	\$150.00			
1/7/2026	204,508	PMTRX	01/07/2	University Health Sy	University Parking	\$29,700.00			
1/14/2026	204,624	PMTRX	1KVL-1Y	Amazon.com	Binder Dividers, F	\$20.59			
1/14/2026	204,626	PMTRX	1HDW-3W	Amazon.com	Rubber Bands Size,	\$188.91			
1/14/2026	204,638	PMTRX	38848	Kathy's Stamps n Sig	Name Plate	\$22.30			
1/14/2026	204,651	PMTRX	2025110	OPENOnline, LLC	Package/Services	\$50.00			
1/21/2026	204,698	PMTRX	1P6N-6Y	Amazon.com	Compressor Hose, C	\$19.60			
1/21/2026	204,699	PMTRX	1FTT-XR	Amazon.com	Halt Dog Repellany	\$15.99			
1/21/2026	204,700	PMTRX	16TT-NG	Amazon.com	BUNN Coffee Brewer	\$130.00			
1/21/2026	204,705	PMTRX	234066-	Cubie.co	Flyers, Brochures	\$715.00			
1/28/2026	204,788	PMTRX	16PG-V6	Amazon.com	Cable Matters 2-pa	\$21.98			
1/28/2026	204,793	PMTRX	137N-GM	Amazon.com	Tax Forms 2025 wit	\$39.61			
Totals:						\$31,230.05	\$0.00	\$31,230.05	\$31,230.05
5260-01				Professional Dues					
				\$0.00					
1/7/2026	204,478	PMTRX	26-0000	IAAO	Membership Dues	\$1,020.00			
1/7/2026	204,502	PMTRX	01/07/2	Texas Assoc. Apprais	2026 District Memb	\$3,000.00			
Totals:						\$4,020.00	\$0.00	\$4,020.00	\$4,020.00
5300-01				Publications					
				\$0.00					
1/14/2026	204,643	PMTRX	01/14/2	San Antonio Express-	Subscription	\$190.95			
Totals:						\$190.95	\$0.00	\$190.95	\$190.95
5400-01				Training					
				\$0.00					
1/7/2026	204,500	PMTRX	01/07/2	Texas Assoc. Apprais	Griselda A. - Cour	\$385.00			
1/14/2026	204,634	PMTRX	01/14/2	Jennifer Rodriguez	Mileage Expenses	\$124.70			
1/21/2026	204,719	PMTRX	4531	PTEC, Inc.	Courses: 101,102	\$60.00			
1/21/2026	204,725	PMTRX	01/21/2	Texas Assoc. Apprais	Scott G. - TAAD C	\$495.00			
1/21/2026	204,729	PMTRX	01/21/2	Texas Assoc. Apprais	L.C. White. - TAAD	\$495.00			
1/21/2026	204,733	PMTRX	01/21/2	Texas Assoc. Apprais	Laura M. - TAAD C	\$495.00			
1/28/2026	204,800	PMTRX	78207	JW Marriott Austin	TAAD Conference 02	\$5,591.69			
Totals:						\$7,646.39	\$0.00	\$7,646.39	\$7,646.39
5500-01				Utilities					
				\$0.00					
1/7/2026	204,495	PMTRX	01/07/2	San Antonio Water Sy	Monthly Services	\$210.65			
1/7/2026	204,496	PMTRX	01/07/2	San Antonio Water Sy	Monthly Services	\$463.58			
1/14/2026	204,627	PMTRX	01/12/2	City Public Service	Monthly Services	\$49.75			
1/14/2026	204,628	PMTRX	01/12/2	City Public Service	Monthly Services	\$5,415.02			
1/14/2026	204,644	PMTRX	01/14/2	San Antonio Water Sy	Annual Fire Protec	\$413.00			
Totals:						\$6,552.00	\$0.00	\$6,552.00	\$6,552.00
5600-01				Worker's Compensation					
				\$0.00					
1/7/2026	204,505	PMTRX	7747-20	TML Intergovernmenta	Contribution Insta	\$50,070.00			
Totals:						\$50,070.00	\$0.00	\$50,070.00	\$50,070.00
5900-01				Contingency					
				\$0.00					
1/31/2026	204,901	GJ			Contingency JE COL	\$217,127.98			
1/31/2026	204,902	GJ			TCDRS COLA	\$32,872.02			
Totals:						\$250,000.00	\$0.00	\$250,000.00	\$250,000.00
7000-01				Salaries, Regular					
				\$0.00					
1/31/2026	204,900	GJ			COLA JE	\$15,146.17			
1/31/2026	204,901	GJ			Contingency JE COL		\$15,146.17		
1/31/2026	204,902	GJ			TCDRS COLA		\$2,450.65		
1/31/2026	204,903	GJ			Payroll 1.15.2026	\$57,486.80			
1/31/2026	204,904	GJ			Back Out Journal E		\$57,486.80		
1/31/2026	204,905	GJ			Payroll JE 1.15.26	\$60,751.75			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$60,751.75			

Account		Beginning Balance		Description	Reference				
Trx Date	Jrnl No.	Source	Doc No.	Description	Reference	Debit	Credit	Net Change	Ending Balance
1/31/2026	204,909	GJ			Mr. White Jan		\$800.00		
					Totals:	\$194,136.47	\$75,883.62	\$118,252.85	\$118,252.85
					7050-01	Retirement			
						\$0.00			
1/31/2026	204,909	GJ			Mr. White Jan		\$211.00		
1/31/2026	204,910	GJ			TCDRS Jan	\$23,537.83			
					Totals:	\$23,537.83	\$211.00	\$23,326.83	\$23,326.83
					7060-01	Payroll Taxes			
						\$0.00			
1/31/2026	204,900	GJ			COLA JE	\$196.89			
1/31/2026	204,901	GJ			Contingency JE COL		\$196.89		
1/31/2026	204,905	GJ			Payroll JE 1.15.26	\$355.04			
1/31/2026	204,905	GJ			Payroll JE 1.15.26	\$1,706.58			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$142.27			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$920.36			
					Totals:	\$3,321.14	\$196.89	\$3,124.25	\$3,124.25
					7070-01	Group Medical Insurance			
						\$0.00			
1/7/2026	204,462	PMTRX	3280858	Avesis Incorporated	Premium Services	\$112.70			
1/7/2026	204,465	PMTRX	01/01/2	BlueCross BlueShield	Premium Services	\$14,685.37			
1/7/2026	204,477	PMTRX	1311976	Humana Insurance Co.	Premium Services	\$680.40			
1/7/2026	204,479	PMTRX	01/01/2	Illinois Mutual	Premium Services	\$50.06			
1/31/2026	204,903	GJ			Payroll 1.15.2026		\$1,240.99		
1/31/2026	204,904	GJ			Back Out Journal E	\$1,240.99			
1/31/2026	204,905	GJ			Payroll JE 1.15.26		\$1,682.51		
1/31/2026	204,907	GJ			Payroll 1.31.2026		\$1,682.51		
					Totals:	\$16,769.52	\$4,606.01	\$12,163.51	\$12,163.51
					7080-01	Life Insurance			
						\$0.00			
1/7/2026	204,464	PMTRX	01/01/2	BlueCross BlueShield	Premium Services	\$445.22			
1/7/2026	204,486	PMTRX	01/07/2	MetLife	Premium Services	\$395.78			
1/31/2026	204,903	GJ			Payroll 1.15.2026		\$3.54		
1/31/2026	204,904	GJ			Back Out Journal E	\$3.54			
1/31/2026	204,905	GJ			Payroll JE 1.15.26		\$41.68		
1/31/2026	204,907	GJ			Payroll 1.31.2026		\$41.68		
					Totals:	\$844.54	\$86.90	\$757.64	\$757.64
					7090-01	Medicare Taxes			
						\$0.00			
1/31/2026	204,900	GJ			COLA JE	\$219.63			
1/31/2026	204,901	GJ			Contingency JE COL		\$219.63		
1/31/2026	204,903	GJ			Payroll 1.15.2026	\$895.16			
1/31/2026	204,904	GJ			Back Out Journal E		\$895.16		
1/31/2026	204,905	GJ			Payroll JE 1.15.26	\$912.93			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$928.77			
1/31/2026	204,909	GJ			Mr. White Jan		\$11.60		
					Totals:	\$2,956.49	\$1,126.39	\$1,830.10	\$1,830.10
					7200-01	Sick Leave Buy Back Fund			
						\$0.00			
1/31/2026	204,903	GJ			Payroll 1.15.2026	\$4,963.84			
1/31/2026	204,904	GJ			Back Out Journal E		\$4,963.84		
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$1,092.44			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$662.56			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$198.77			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$938.52			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$443.64			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$218.88			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$1,015.44			
1/31/2026	204,907	GJ			Payroll 1.31.2026	\$1,750.13			
					Totals:	\$11,284.22	\$4,963.84	\$6,320.38	\$6,320.38
					7250-01	Departure Contingency			
						\$0.00			
1/31/2026	204,903	GJ			Payroll 1.15.2026	\$70.24			

Account		Beginning Balance	Description	Reference					
Trx Date	Jrnl No.	Source	Doc No.	Description	Reference	Debit	Credit	Net Change	Ending Balance
1/31/2026	204,904	GJ			Back Out Journal E		\$70.24		
Totals:						\$70.24	\$70.24	\$0.00	\$0.00
7550-01		Accounting & Auditing							
		COLA JE							
1/31/2026	204,900	GJ				\$447.45			
1/31/2026	204,901	GJ			Contingency JE COL		\$447.45		
1/31/2026	204,903	GJ			Payroll 1.15.2026	\$550.65			
1/31/2026	204,904	GJ			Back Out Journal E		\$550.65		
Totals:						\$998.10	\$998.10	\$0.00	\$0.00
7650-01		Consulting Studies							
		\$0.00							
1/7/2026	204,487	PMTRX	72181	McLaughlin Young	Emp Monthly Services	\$304.00			
Totals:						\$304.00	\$0.00	\$304.00	\$304.00
7700-01		Taxpayer Liasion Officer							
		\$0.00							
1/31/2026	204,909	GJ			Mr. White Jan	\$1,022.60			
Totals:						\$1,022.60	\$0.00	\$1,022.60	\$1,022.60
9000-01		Directors Expenditure Reimbursement							
		\$0.00							
1/21/2026	204,724	PMTRX	01/21/2	Texas Assoc. Apprais	Dave G. - TAAD Con	\$495.00			
1/28/2026	204,800	PMTRX	78207	JW Marriott Austin	TAAD Conference 02	\$1,202.36			
Totals:						\$1,697.36	\$0.00	\$1,697.36	\$1,697.36
9100-01		Chief Appraiser Expense Reimbursement							
		\$0.00							
1/7/2026	204,471	PMTRX	01/05/2	Rogelio Sandoval	Reimburse Expenses	\$161.27			
1/7/2026	204,472	PMTRX	12/24/2	Rogelio Sandoval	Reimburse Expenses	\$90.93			
Totals:						\$252.20	\$0.00	\$252.20	\$252.20
Grand Totals:					\$0.00	\$683,508.89	\$92,080.51	\$591,428.38	\$591,428.38
Total Accounts:					27				

Appraisal Records Report

As of April 7, 2026, the Bexar Central Appraisal District (BCAD) reports the following updates on its appraisal operations:

Appraisal Notices – 2026 Mailing Update

BCAD has prepared the first round of 2026 appraisal notice mailings, issuing **195,818 notices** out of **734,892 eligible records**, as required under Section 25.19 of the Texas Property Tax Code (PTC).

Context from prior years:

- 2026 Notices: 195,818
- 2025 Notices: 393,780
- 2024 Notices: 567,291
- 2023 Notices: 686,509

The continued decline in notice volume reflects a **third consecutive year of a complex market environment**, where elevated interest rates, affordability constraints, and broader economic uncertainty have limited overall market movement. As a result, many properties did not experience a material change in value sufficient to trigger a notice.

Under adopted Board policy pursuant to PTC Sec. 25.19(e), the Chief Appraiser may dispense with notice when the amount of increase in appraised value is \$1,000 or less.

Approximately **43,000 records remain** to be processed for notice eligibility, primarily consisting of:

- Business Personal Property accounts following the April 15 rendition deadline
- Commercial and agricultural properties still undergoing final review

Overall Appraised Values – Market Overview

For Tax Year 2026, Bexar County's total appraised value is projected to increase by approximately **2.50% year-over-year**. This increase is primarily driven by **new construction (2.00%)**, with only **0.50% attributable to reappraisal activity**.

This indicates that overall growth in the appraisal roll is not being driven by broad market appreciation, but rather by additions to the tax base.

When examined by property type, the data reflects differing behavior across the market. Single-family residential values are essentially **flat to slightly declining**, while commercial properties continue to show **segmented growth**, and multi-family remains **performance-based**.

In the residential category, the overall year-over-year change is **-0.11%**, reflecting a **1.49% increase from new construction offset by a -1.60% reappraisal adjustment**.

Consistent with this, a majority of single-family residential properties experienced either no change or a decrease in value, with approximately **59% showing a decline year-over-year**.

While most residential properties are flat or declining, there remain localized areas where values and/or assessed values continue to increase.

Market Activity Indicators

Market activity data from the Real Estate Center at Texas A&M supports these trends and provides additional context for current county valuation outcomes.

- Average sales price decreased from **\$340,053 to \$338,811**
- Total dollar volume of sales declined by approximately **4.6%**
- Total number of sales decreased slightly year-over-year
- Months of inventory increased to **4.8 months**, approaching a more balanced market

Consistent with these indicators, the **average market value of a homestead declined from \$336,925 to \$330,454**, reflecting softer pricing across much of the residential market. Taken together, these indicators point to a continued softening in market conditions and reduced upward pressure on property values.

Reappraisal Plan Implementation

The Board of Directors adopted the 2025–2026 Reappraisal Plan in September 2024, which includes provisions regarding the treatment of properties with prior year protest resolutions.

Under the adopted plan, properties with values resolved through protest in 2025 were generally carried forward into 2026 unless there was a qualifying change, such as new construction, new improvements, or evidence supporting a further reduction in value.

The impact of this approach is reflected in the 2026 Single Family Residential reappraisal results. Approximately **59% of residential properties decreased in value, 32.8% remained the same**, and roughly **8% increased**, with a portion of those increases attributable to new construction or added improvements.

This distribution is consistent with both current market conditions and the application of the adopted reappraisal plan.

Preparation for the 2026 Appeal Season

As BCAD transitions into the next phase of the appraisal calendar, the organization is shifting its focus toward preparation for the 2026 appeal season.

Given current market conditions and the carryforward of prior year protest outcomes, protest activity may be influenced by perceived differences in equity among comparable properties.

BCAD remains committed to supporting a transparent, responsive, and equitable appeal process for all property owners.

Maintenance of Processing Timelines

BCAD continues to uphold its commitment to timely service, maintaining established processing timelines for:

- Ownership updates as deed filings are recorded with the County Clerk
- Exemption applications as submitted by property owners

Bexar County Comparison Statistics

Category	2025 Market Value as of Certification	2026 Market Value As of 4/6/2026	Total % Change	% Change from New Construction	% Change from Reappraisal	Total % Change from 2025 to 2026
Bexar County Total Market Value	\$323,685,652,243	\$331,738,949,285	↑ 2.50%	↑ 2.00%	↑ 0.50%	↑ 2.50%
A - Bexar County Single Family Residential Market Value	\$182,806,734,627	\$182,603,551,309	↓ -0.11%	↑ 1.49%	↓ -1.60%	↓ -0.11%
B - Bexar County Multi-Family Market Value	\$25,439,977,822	\$25,852,908,435	↑ 1.62%	↑ 2.65%	↓ -1.02%	↑ 1.62%
F1 - Bexar County Commercial Market Value	\$52,578,743,416	\$55,725,838,999	↑ 5.99%	↑ 2.32%	↑ 3.67%	↑ 5.99%

County-wide Residential Sales Statistics				Appraised Values		
Bexar County Residential Sale Statistics	Calendar Year 2024 (for 2025 Reappraisal)	Calendar Year 2025 (for 2026 Reappraisal)	% Change	Bexar Co 2025 Average Homestead Value	Bexar Co 2026 Average Homestead Value	% Change
Average Sales Price for Single Family Homes Reported by TAMU	\$340,053	\$338,811	↓ -0.4%	Market Value:	Market Value:	
Total Dollar Volume of Sales in Bexar County Reported by TAMU	\$8,075,580,591	\$7,704,916,141	↓ -4.6%	\$336,925	\$330,454	↓ -1.9%
Number of Single Family Home Sales Reported by TAMU	23,748	22,741	↓ -4.2%	Taxable Value:	Taxable Value:	
Months of Inventory (6 Months Considered Stable)	4.2	4.8		\$269,984	\$269,005	↓ -0.4%

Key Takeaways:

Average Sales Price in Bexar County reported by the Real Estate Center at Texas A&M fell from \$340,053 to \$338,811.

The total number of reported sales in Bexar County was down slightly from the previous year.

Sales Total Dollar Volume reported by the Real Estate Center at TAMU was down from the year prior by 4.6%.

Inventory has increased to 4.8 months but 6 months is considered a stable, balanced market.

Average Market Value of a Homestead in Bexar County went from \$336,925 to \$330,454.

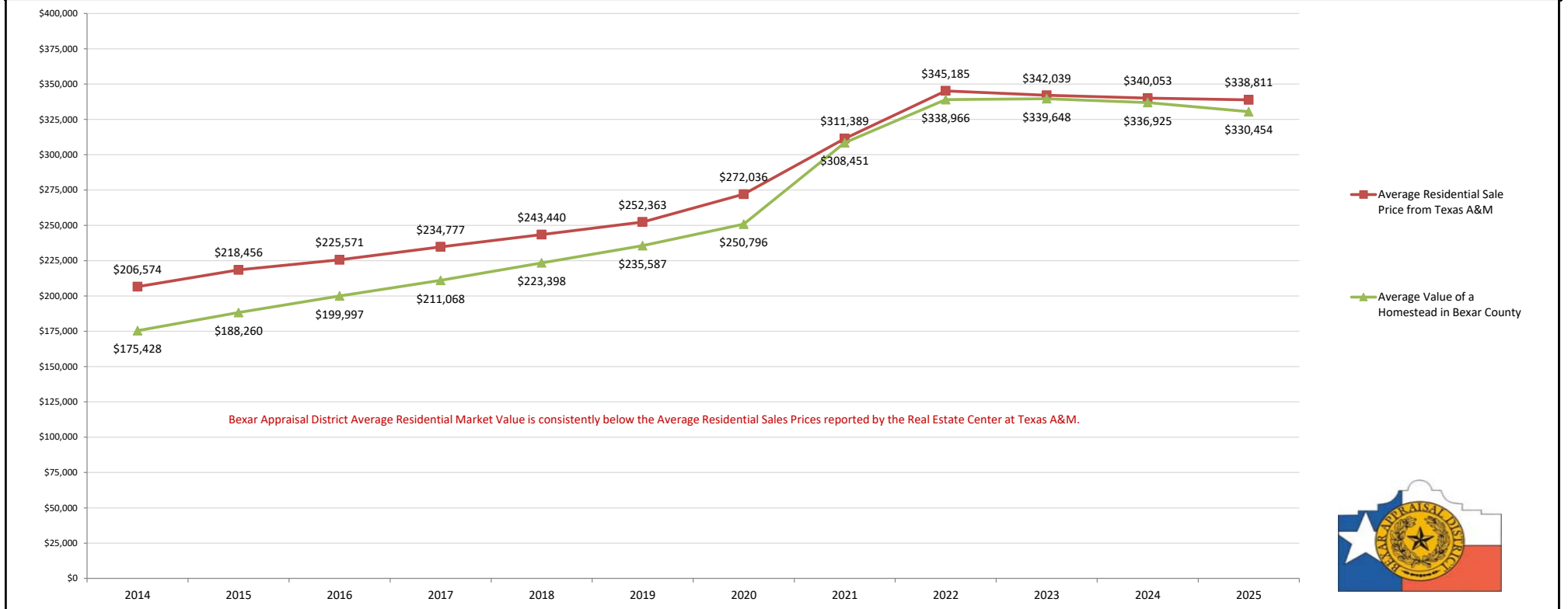
Bexar CAD mailed 414,200 notices of appraised value in 2025 and has sent 195,800 for 2026 to date.

Deadline to Protest is May 15, 2026 OR 30 Days AFTER the Notice is MAILED (Whichever is Later)

Parties may file protests online on the agency's website in the Online Services Portal tab or mail their notice of protest to the district.

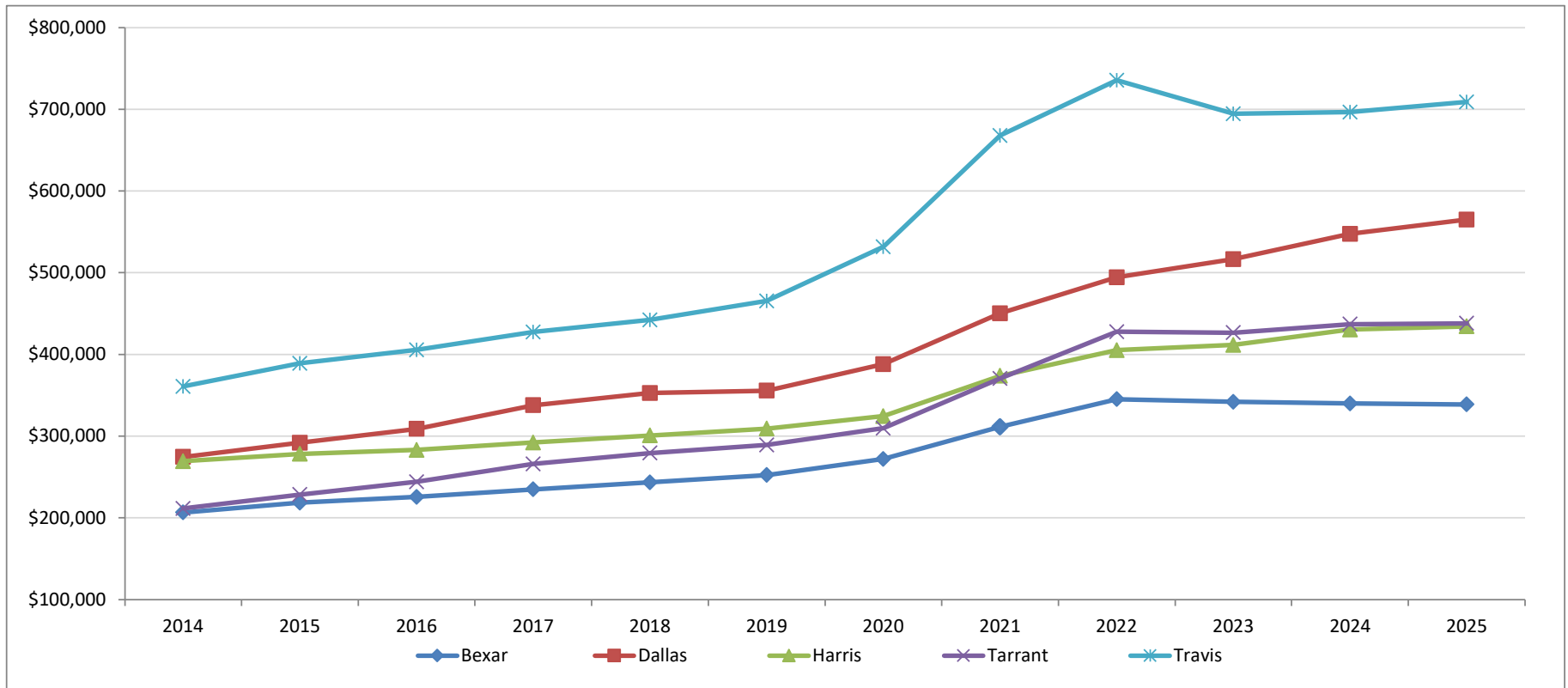
Comparison of the Average Market Value of a Homestead vs. Average Sale Price of a Home in Bexar County

2014 Sale Year for 2015 Appraisal Year	2015 Sale Year for 2016 Appraisal Year	2016 Sale Year for 2017 Appraisal Year	2017 Sale Year for 2018 Appraisal Year	2018 Sale Year for 2019 Appraisal Year	2019 Sale Year for 2020 Appraisal Year	2020 Sale Year for 2021 Appraisal Year	2021 Sale Year for 2022 Appraisal Year	2022 Sale Year for 2023 Appraisal Year	2023 Sale Year for 2024 Appraisal Year	2024 Sale Year for 2025 Appraisal Year	2025 Sale Year for 2026 Appraisal Year												
Bexar AD Average Market Value of Homestead - Certified	Average Sale \$ from RE Center at TAMU	Bexar AD Average Market Value of Homestead - Certified	Average Sale \$ from RE Center at TAMU	Bexar AD Average Market Value of Homestead - Certified	Average Sale \$ from RE Center at TAMU	Bexar AD Average Market Value of Homestead - Certified	Average Sale \$ from RE Center at TAMU	Bexar AD Average Market Value of Homestead - Certified	Average Sale \$ from RE Center at TAMU	Bexar AD Average Market Value of Homestead - Certified	Average Sale \$ from RE Center at TAMU												
\$175,428	\$206,574	\$188,260	\$218,456	\$199,997	\$225,571	\$211,068	\$234,777	\$223,398	\$243,440	\$235,587	\$252,363	\$250,796	\$272,036	\$308,451	\$311,389	\$338,966	\$345,185	\$339,648	\$342,039	\$336,925	\$340,053	\$330,454	\$338,811



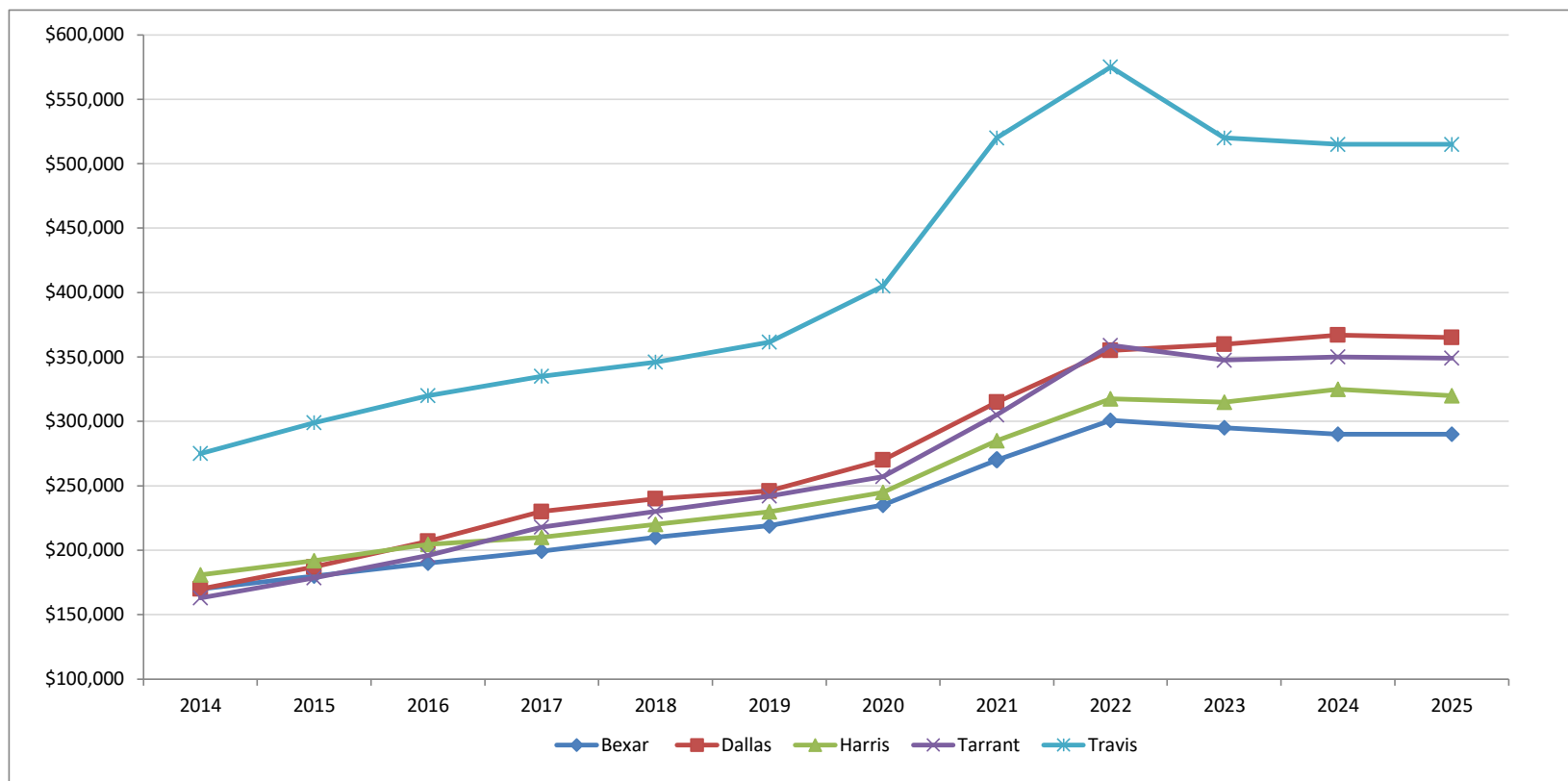
Source: recenter.tamu.edu and Bexar Appraisal District Certified Appraisal Roll

Average Residential Sales Prices by Calendar Year by County



Year	Bexar	Dallas	Harris	Tarrant	Travis
2014	\$206,574	\$274,505	\$269,380	\$211,560	\$360,907
2015	\$218,456	\$291,827	\$278,263	\$228,432	\$389,048
2016	\$225,571	\$308,872	\$283,098	\$244,076	\$405,462
2017	\$234,777	\$337,740	\$292,150	\$265,985	\$427,412
2018	\$243,440	\$352,720	\$300,732	\$279,200	\$442,308
2019	\$252,363	\$355,588	\$309,115	\$289,261	\$465,338
2020	\$272,036	\$388,121	\$324,364	\$309,596	\$531,636
2021	\$311,389	\$450,172	\$373,753	\$370,438	\$667,919
2022	\$345,185	\$494,268	\$405,214	\$427,765	\$735,515
2023	\$342,039	\$516,575	\$411,570	\$426,511	\$694,446
2024	\$340,053	\$547,594	\$430,494	\$436,952	\$696,342
2025	\$338,811	\$565,024	\$434,309	\$437,982	\$708,970

Median Residential Sales Prices by Calendar Year by County

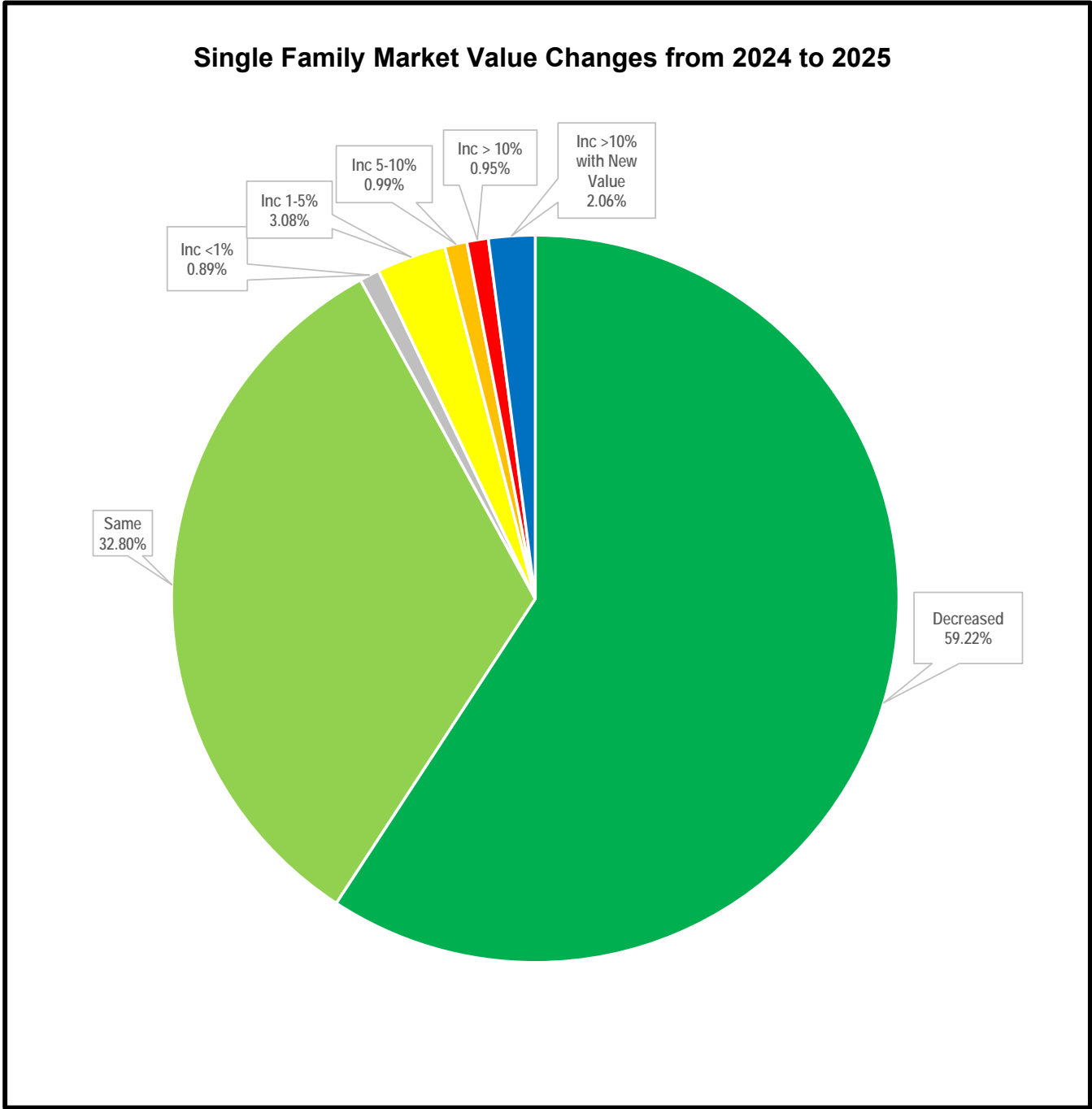


Year	Bexar	Dallas	Harris	Tarrant	Travis
2014	\$170,000	\$170,000	\$181,000	\$163,000	\$275,000
2015	\$180,000	\$187,000	\$192,000	\$178,500	\$299,000
2016	\$190,000	\$207,000	\$204,488	\$196,000	\$320,000
2017	\$199,409	\$230,000	\$210,000	\$218,000	\$335,000
2018	\$210,000	\$240,000	\$220,000	\$230,000	\$346,000
2019	\$219,000	\$246,000	\$229,900	\$242,000	\$361,414
2020	\$235,000	\$270,000	\$245,000	\$257,000	\$405,000
2021	\$270,000	\$315,000	\$285,000	\$305,000	\$520,000
2022	\$300,900	\$355,000	\$317,500	\$359,000	\$575,000
2023	\$295,000	\$359,900	\$315,000	\$347,500	\$520,000
2024	\$290,000	\$367,000	\$325,000	\$350,000	\$515,000
2025	\$289,990	\$365,000	\$320,000	\$349,000	\$515,000

2026 Single Family Residential Annual Reappraisal Statistics

Market Value Change from 2025 to 2026

Single Family Residential Properties	Total	% of All	
Number of Properties Whose Market Value Decreased	353,388	59.22%	
Number of Properties Whose Market Value Remained the Same	195,763	32.80%	
Number of Properties Whose Market Value Increased by Less Than 1%	5,316	0.89%	
Number of Properties Whose Market Value Increased by 1%-5%	18,403	3.08%	
Number of Properties Whose Market Value Increased by 5%-10%	5,910	0.99%	
Number Whose Market Value Increased by More Than 10% With No New Value	5,678	0.95%	
Number Whose Market Value Increased by More Than 10% Because of New Value	12,312	2.06%	



* 9,452 properties remained on ARB Value but the NBHD market values increased per 2024 Reappraisal Plan language. 2,009 of those were owner filed protests; 7,443 were represented by agents

Bexar Central Appraisal District

25.25B Report

Prop ID	Geo ID	Legal Description	Owner Name	Year	Sup Num	Sup Date	Code	Sup Action	Sup Description	Beginning Market	Beginning Appraised	Beginning Assessed	Corrected Market	Corrected Appraised	Corrected Assessed	Delete Date

Under Section 25.25(b) of the Tax Code, the chief appraiser has the authority to make corrections to the appraisal roll to address errors such as incorrect names or addresses, ownership details, property descriptions, multiple appraisals, exemptions, or clerical inaccuracies, provided these changes do not increase tax liability.

By the 10th day after the end of each calendar quarter, the chief appraiser is required to report to the appraisal review board and this board of directors any changes made during that period under this section of the code that resulted in a decrease in a property owner's tax liability.

This ensures transparency and accuracy in the management of the appraisal roll.

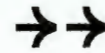
STAFF SUMMARY SHEET

ISSUE: Additional Reports

The Board of Directors will receive the following reports:

1. Community Engagement
2. Taxpayer Liaison
3. Appraisal Review Board Chair

February 2026 Community Interaction Statistics



- 8,938 - Total Answered Calls
- 81% - % Answered
- 12% - % Abandoned
- 0:02:14 - Average Speed of Answer
- 0:07:30- Average Call Duration

Inbound Calls
11,042
Total Presented Calls

Counter Activity
4,192
Total Visitors

- 210 Daily Average
- 0:10:21 - Average Wait Time
- 0:12:23 - Average Service Time

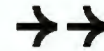
- 381 Total Residents Engaged
- 500 Via Web Chat
- 497 Questions Asked

AskBCAD Chatbot
515
Total Communications

Community Engagement Events
6
Total Events

- 290 Total Residents Engaged (Est)
- 1 Protest Forms Collected
- 1 Exemption Application Collected
- 15 Staff Members Participated

March 2026 Community Interaction Statistics



- 8,913 - Total Answered Calls
- 84% - % Answered
- 9.9% - % Abandoned
- 0:01:45 - Average Speed of Answer
- 0:07:09- Average Call Duration

Inbound Calls

10,622

Total Presented Calls

Counter Activity

4,191

Total Visitors

- 191 Daily Average
- 0:09:12- Average Wait Time
- 0:12:41- Average Service Time

- 381 Total Residents Engaged
- 500 Via Web Chat
- 497 Questions Asked

AskBCAD Chatbot

515

Total Communications

Community Engagement Events

7

Total Events

- 290 Total Residents Engaged (Est)
- N/A Protest Forms Collected
- N/A Exemption Application Collected
- 12 Staff Members Participated

2026 Community Engagement Report – February & March

Date: April 13, 2026

To: Board of Directors
Rogelio Sandoval, Chief Appraiser

From: Jennifer Rodriguez, Communications Director

Date & Time	Program & Location	Presenter	Topic	# of Attendees (if available)	# of Documents Submitted (if available)
02/05	Bexar County Clerk's Records on the Run – Sip & Sit with Me Coffee House 3244 Mission Rd, 78214	Jennifer Rodriguez	Resource table: Overview of appraisal districts & general appraisal, exemption and protest information	15	1 HS
02/09	San Antonio Oasis – 700 Babcock, 78201	Jennifer Rodriguez	Overview of appraisal districts and general appraisal, exemption and protest information	12	N/A
02/11	Habitat for Humanity – 311 Probandt, 78204	Roxanne Esquivel, Monica Martinez, Jessica Ochoa & Gloria Ramirez	General appraisal, exemption and protest information	19	N/A
02/18	SWBC Ad Valorem Tax Advisors Property Tax Outlook Luncheon – Hotel Emma Elephant Room 136 E Grayson, 78215	Rogelio Sandoval	Fireside Chat with Rogelio Sandoval, Chief Appraiser, & Albert Uresti, Tax Assessor-Collector	Est. 100 in-person / unknown online	N/A
02/27	Cafecito y Placticas (Spanish) - Mexican American Unity Council 2300 W Commerce, 78207	Monica Martinez, Jennifer Rodriguez & Rogelio Sandoval	Overview of appraisal districts and general appraisal, exemption and protest information	40	1 protest
02/27	Business Personal Property Rendition Information & Assistance Session - Virtual	Omar Cornejo, Angelica Dorado, David Escalante, Dylon Gomez, Andrea Green, Gabriela Henderson, Izana Maddox & Richard Rodriguez	Rendition information & submission assistance	100+	N/A

03/04	USA Mortgage - 211 N Loop 1604, 78232	Jennifer Rodriguez	Overview of appraisal districts and general appraisal, exemption and protest information	10	N/A
03/16	1 st Southern Title – 1730 SW Military, 78221	Jennifer Rodriguez	Overview of appraisal districts and general appraisal, exemption and protest information	11 in person / unknown online	N/A
03/19	USA Mortgage -	Jennifer Rodriguez	Overview of appraisal districts and general appraisal, exemption and protest information	20	N/A
03/20	Business Personal Property Rendition Information & Assistance Session - Virtual	Omar Cornejo, Angelica Dorado, Dylon Gomez, Andrea Green, Gabriela Henderson, Izana Maddox, & Richard Rodriguez	Rendition information & submission assistance	109	N/A
03/23	Denver Heights Neighborhood Association	Valorie Pichardo, Jennifer Rodriguez & Rogelio Sandoval	Overview of appraisal districts and general appraisal, exemption and protest information	25	N/A
03/25	Old Republic Title – 115 N Loop 1604 E, 78232	Jennifer Rodriguez	Overview of appraisal districts and general appraisal, exemption and protest information	23	N/A
03/28	Bexar County Military & Veteran Services Veteran Resource Fair – 1 Spurs Way, 78256	Jennifer Hernandez, Jennifer Rodriguez & Abraham Trevino	Resource table: Overview of appraisal districts & general appraisal, exemption and protest information	10	N/A

2026 Appraisal Notice & Protest Deadline Communications Strategy

Key goals:

1. Advise the public on reasons they may not receive an appraisal notice this year.
2. Remind the public they do not need an appraisal notice to file a protest.
3. Direct the public to bcad.org's Online Services Portal to submit protests electronically.

Speaking Presentations:

- Community outreach presentations routinely include information on appraisal notice timing and mailing criteria.
- 2026 presentations include additional language regarding the 2025-2026 Reappraisal Plan accompanied by the slide below:

2025-2026 Reappraisal Plan

• Appraisal district board of directors are required to approve a written reappraisal plan biennially no later than September 15th of even numbered years. Appraisal districts must:

- appraise all taxable property annually at its market value as of January 1st using generally accepted appraisal methods and techniques (Texas Property Tax Code Section 6.05i)
- have clear and convincing evidence to adjust values (Texas Property Tax Code Section 23.01e)

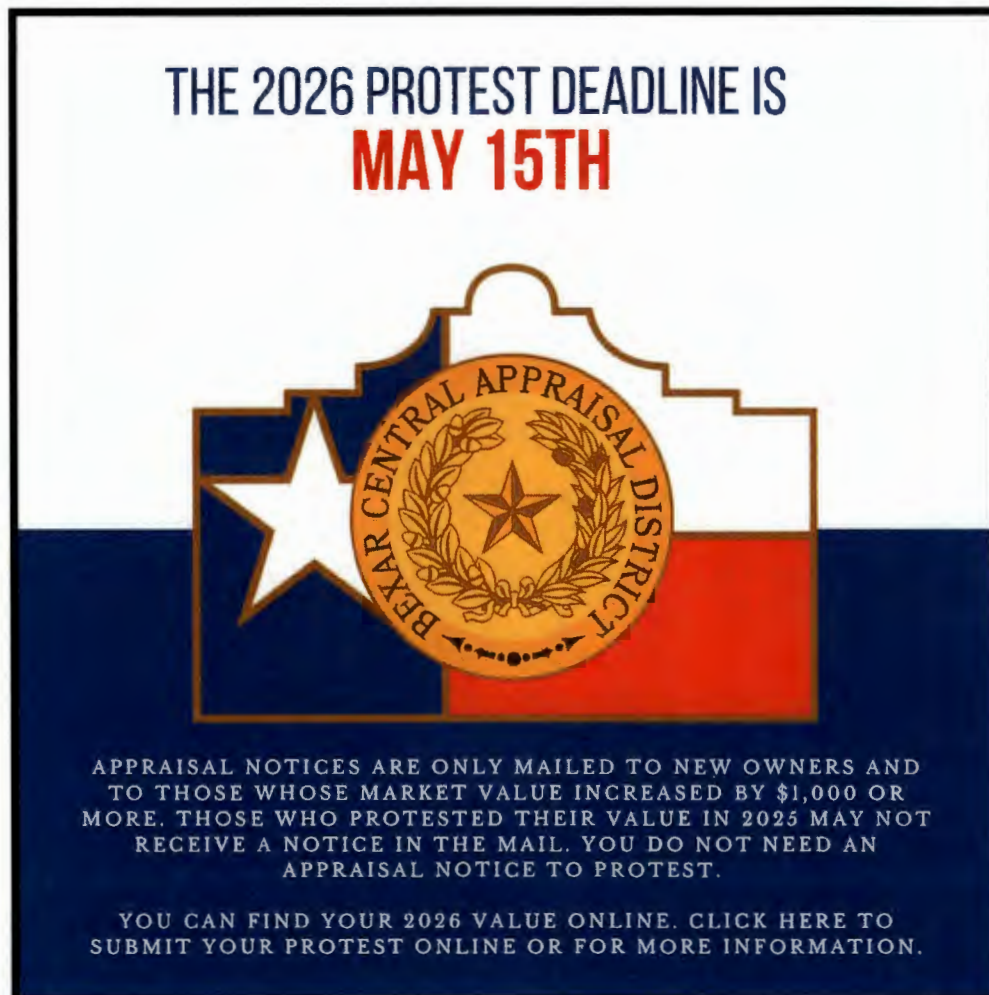
• In addition to these statutory requirements, the Bexar Central Appraisal District Board of Directors defined that 2025 **market value** protests that are resolved through an informal meeting or a formal hearing will remain the same for the 2026 appraisal year, unless:

- they are appealed to arbitration, State Office of Administrative Hearings, or litigation
- there is new construction or improvements added to the property or a change in the property's characteristics
- evidence of a further reduction in value

Like with the HS Cap or Circuit Breaker Limitation, property owners should note that while the 2026 market values may remain the same as their 2025 value, they may still see an increase in their tax bills.

Graphics:

- Print and digital graphics focus on the core message that a property owner can still file a protest even if they do not receive an appraisal notice. The reappraisal plan is explained in layman's terms simply stating a property owner may not receive a notice if they filed a 2025 protest.
- Graphics will run from April 19 through May 10 in the following publications: SA Report, San Antonio Current, La Prensa, SA Observer, and the San Antonio Express News, including its neighborhood publications, such as Connexion.
 - Digital ads will link the public to the Online Services tab on bcad.org.
 - Print ads include a QR code directing readers to the same page.
- The graphics will also be on display in the district lobby, on the bcad.org banner, and in social media posts.
 - The website banner is linked to the Online Services Portal page.
 - Social media posts will include protest submission options, the district's phone number, and a link to the Help Center for additional information.



**THE 2026 PROTEST DEADLINE IS
MAY 15TH**

APPRAISAL NOTICES ARE ONLY MAILED TO NEW OWNERS AND TO THOSE WHOSE MARKET VALUE INCREASED BY \$1,000 OR MORE. THOSE WHO PROTESTED THEIR VALUE IN 2025 MAY NOT RECEIVE A NOTICE IN THE MAIL. YOU DO NOT NEED AN APPRAISAL NOTICE TO PROTEST.

YOU CAN FIND YOUR 2026 VALUE ONLINE. [CLICK HERE TO SUBMIT YOUR PROTEST ONLINE OR FOR MORE INFORMATION.](#)

Website:

- From April 13 through May 15, the following language will be added to bcad.org's Home Page:
"Appraisal notices have been mailed to new owners and to those whose market value increased by \$1,000 or more from the previous year. Those who protested their value in 2025 may not receive a notice in the mail. Keep in mind – you do not need a notice to protest. Click *here* for more information or visit the Online Services tab to file your protest electronically. "
 - The "Click here..." link routes users to the Help Center.

News Releases:

- An initial news release was issued on Friday, April 10 to advise the public that notices were being placed in the mail.
 - Advance copies were sent to individual reporters who regularly cover the protest process.
 - A copy will be available under the Resources tab on bcad.org.
 - Radio interviews in English & Spanish have been scheduled for April 18
 - A copy of the release can be seen on the following page.
- An additional release will be issued on/around May 13 to remind the public of the upcoming protest deadline.

Collaborations:

- Copies of the deadline graphic will be sent to elected officials' Communications Departments with a request to share the information on their own platforms.
- The City of San Antonio has been asked to include 2025-2026 Reappraisal Plan information in the presentation given at their Property Tax Help Workshops held in each city council district from April 18 to May 14.
- BCAD has been providing information and assistance to Hearst Media in their development of a Property Tax Guide for Bexar County, which they will maintain and operate.



Bexar Central Appraisal District

FOR IMMEDIATE RELEASE

CONTACT: Jennifer Rodriguez, Communications Director

210.216.4398 | jgarza@bcad.org

2026 Notices of Appraised Value in the Mail

SAN ANTONIO, Texas – April 10, 2026 -

The Bexar Central Appraisal District (BCAD) is mailing 2026 Notices of Appraised Value this week to approximately 196,000 to new property owners and to those whose values have changed by more than \$1,000 from the prior year – a continued decrease from prior years as property values remain relatively flat across much of Bexar County.

While more than 734,000 properties were reviewed, most did not see a significant enough change in value to require a notice. The 2026 appraisal year reflects a continued softening in the residential market, with many properties showing slight declines in value, while some areas continue to demonstrate stability or modest growth. New construction continues to add value to the tax roll, though activity has begun to moderate. Commercial property values vary by sector, with some areas showing growth while others remain stable.

With a substantially lower number of notices in the mail, Chief Appraiser Rogelio Sandoval wants to remind property owners that they can still file a protest. “Even if you don’t receive a notice, you still have the right to review and protest your property’s value. You can review your 2026 value online or contact our office with any questions.”

Property owners are encouraged to submit protests as early as possible ahead of the May 15 deadline to avoid delays. Protests can be submitted conveniently through the Online Services Portal at www.bcad.org, in person or by mail.

###

Bexar Central Appraisal District is responsible for appraising more than 790,000 properties across Bexar County in accordance with the Texas Property Tax Code. Filing for exemptions and protests is free and handled directly through the district. For more information regarding BCAD services, contact (210) 242-2432 or visit the Help Center at www.bcad.org.

Valorie A. Pichardo

From: Tax Payer. Liaison
Sent: Wednesday, April 1, 2026 2:37 PM
To: Valorie A. Pichardo
Subject: January TLO Reports

Tax Payer. Liaison Calendar

badtpl@bcad.org

Friday, January 2, 2026 – Friday, January 30, 2026

Time zone: (UTC-06:00) Central Time (US & Canada)

(Adjusted for Daylight Saving Time)


January 2026

Su Mo Tu We Th Fr Sa

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Details

Friday, January 2, 2026

 **Time** 1/2/2026 8:00 AM – 1/30/2026 10:00 AM

Subject Daniel Laser PID: 616926

Show Time As Busy

REQUEST TYPE: RESIDENCE HOMESTEAD EXEMPTION APPLICATION

I submitted my application for the 5 years to confirm that my property still qualifies for the Homestead exemption.

ACTION TAKEN:

I received the application and I forwarded it to customer service to be processed.

Monday, January 5, 2026

 **Time** 9:00 AM – 9:30 AM

Subject Mis Tesoros PID: 1247766

Show Time As Busy

REQUEST TYPE: LATE HEARING

Late protest: Due to a clerical error when the original notice of protest was submitted: (The incorrect ID number was listed as:

124776). We request a late hearing for the correct property ID of 1247766 as noted above

ACTION TAKEN:

I received the Chairman's Review and I forwarded this to the ARB Chair

Friday, January 9, 2026

▲ Time 9:00 AM – 9:30 AM

Subject Mirio Call:

Show Time As Busy

REQUEST TYPE: EXEMPTION

Calling to see if my home stead exemption was received.

ACTION TAKEN:

I answered that his paperwork for his homestead exemption was received and I sent it to be processed.

▲ Time 10:00 AM – 10:30 AM

Subject Evan Call:

Show Time As Busy

REQUEST TYPE: EXEMPTION

I called to see if you received the paper work for my exemption.

ACTION TAKEN:

I received the paperwork for your exemption and I sent it to be processed

▲ Time 10:30 AM – 11:00 AM

Subject Debra Call:

Show Time As Busy

REQUEST TYPE: SETTLEMENT COPY

I would like to get a copy of the settlement agreement for my hearing four days ago.

ACTION TAKEN:

I looked up her PID# , I sent her a copy of the agreement she settled for.

▲ Time 2:00 PM – 2:30 PM

Subject Daniel walk-in:

Show Time As Busy

REQUEST TYPE: EXEMPTION

I sent in paperwork to reinstate my homestead exemption and it hasn't taken place yet.

ACTION TAKEN:

He gave me a copy of the past dates as well as the paperwork he submitted. I made a copy of the material, I walked over to Ms. Darnell and she processed to paperwork. I walked back to the homeowner and assured him that his request has been processed.

Tuesday, January 13, 2026

▲ Time 8:00 AM – 8:30 AM
Subject Tiffany Call:
Show Time As Busy
REQUEST TYPE: AOA

Please submit the AOA for PID: 493727

ACTION TAKEN:

Received the AOA in my email and sent it to be processed

▲ Time 1/13/2026 9:30 AM – 1/15/2026 10:00 AM
Subject David Perlmutter Call:
Show Time As Busy
REQUEST TYPE: EXEMPTION

Has my exemption form been processed? If you can, would you send me a digital version of the county plat.

ACTION TAKEN:

I checked to see if his exemption has been processed and it was. I got him a copy of the county plat that he requested and sent it to his email

Thursday, January 15, 2026

▲ Time 1/15/2026 9:00 AM – 1/22/2026 9:30 AM
Subject Adam Soto PID: 153606
Show Time As Busy
REQUEST TYPE: LATE HEARING

I am requesting a late hearing. I submitted a motion for hearing to correct one-third over appraisal error of non-residence homestead property.

ACTION TAKEN:

I received the correct form: 50-230 and gave the paperwork to customer support to be processed.

▲ Time 1/15/2026 10:30 AM – 1/21/2026 9:30 AM
Subject Tommy Stallings PID: 1343650, 1395324
Show Time As Busy
REQUEST TYPE: NEW ACCOUNT INFORMATION

Can you assist me with a new account we filed in Bexar County for 2025. We have not yet received an assessment or a BBP tax bill for this account.

ACTION TAKEN:

I forwarded this information to the BPP division

Friday, January 16, 2026

▲ Time 1/16/2026 8:30 AM – 1/21/2026 9:00 AM

Subject Rackspace US. INC PID: 1436593

Show Time As Busy

REQUEST TYPE: BPP DEPRECIATION SCHEDULE

Is there any opportunity to discuss prior to the hearing notice being issued? If so, let me know if you can connect. Long story short> some assets were erroneously reported in Bexar when they were actually located in Minnesota – should be a relatively easy fix given the support documents.

ACTION TAKEN:

Call was made, hearing was scheduled for March.

Tuesday, January 20, 2026

▲ Time 9:00 AM – 9:30 AM

Subject Mary Leong PID: 1099636

Show Time As Busy

REQUEST TYPE: REVOCATION OF AOA

I would like to remove Home Tax Shield. I did not appoint them as the agent for any of my properties.

ACTION TAKEN:

I received the correct form: 50-813 and gave it to customer service to be processed.

▲ Time 9:00 AM – 2:30 PM

Subject Sergio Ramirez PID: 469001

Show Time As Busy

REQUEST TYPE: RESIDENCE HOMESTEAD EXEMPTION AFFIDAVITS

I would like to have my father restored to have the homestead exemption. If possible, I would like to merge the property so it would also be exempt under this PID:

ACTION TAKEN:

I received the correct paperwork, I called the residential director, and I forwarded all paperwork to him and he called the home owner and solved the issue.

Wednesday, January 21, 2026

▲ Time 11:00 AM – 11:30 AM
Subject Adam Suttle Call:
Show Time As Busy
REQUEST TYPE: LATE PROTEST

I would like to fill out the form for a late protest for PID: 153606

ACTION TAKEN:

I got his email address and sent him the form he requested.

Thursday, January 22, 2026

▲ Time 9:00 AM – 9:30 AM
Subject Weekley Homes LLC PID: 1408275
Show Time As Busy
REQUEST TYPE: APPOINTMENT OF AGENT

I would like to file the form: 50-162 Appointment of Agent for Property Tax for 39 accounts

ACTION TAKEN:

I received the correct paper work for the 39 accounts :50-162. I forwarded this to customer service to be processed.



Bexar Appraisal District
L. Chris White
TaxPayer Liason Officer
Office: 210-242-2510
Fax: 210-242-2454



Valorie A. Pichardo

From: Tax Payer. Liaison
Sent: Wednesday, April 1, 2026 2:36 PM
To: Valorie A. Pichardo
Subject: February TLO Reports

Tax Payer. Liaison Calendar

badtpl@bcad.org

Monday, February 2, 2026 – Friday, February 27, 2026

Time zone: (UTC-06:00) Central Time (US & Canada)

(Adjusted for Daylight Saving Time)

February 2026

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Details

Monday, February 2, 2026

▲ **Time** 1:00 PM – 1:30 PM
Subject ARB ad-hoc discussion with Mr. White
Location Roy's office
Show Time As Tentative

Attendees	Name <E-mail>	Attendance
	Rogelio Sandoval < rsandoval@bcad.org >	Organizer
	Tax Payer. Liaison < badtpl@bcad.org >	Required

Monday, February 9, 2026

▲ **Time** 9:30 AM – 10:00 AM
Subject Dora Call:
Show Time As Busy
REQUEST TYPE: HEARING DATE
I am calling to see if they have posted my hearing date for March

ACTION TAKEN:

I called her back. I got her PID#, I looked up the date for her hearing and I let her know the time and date.

▲ Time 10:00 AM – 11:00 AM
Subject Karen Ellison Call:
Show Time As Busy
REQUEST TYPE: PROBATE ISSUES

I would like to know if I die can my brother sell my grandmother's house?

ACTION TAKEN:

I listened to her talk about her brother's lack of responsibilities and much more. I then informed her that I am not a lawyer and I can't help her with her question. I did let her know that if she were to call the court house they will point you in the correct department that will help you.

Wednesday, February 11, 2026

▲ Time 9:30 AM – 11:30 AM
Subject Elizabeth McKee PID: 739341
Show Time As Busy
REQUEST TYPE: HOMESTEAD EXEMPTION

I would like to submit the application for homestead exemption.

ACTION TAKEN:

I received the application and forwarded it to customer service to be processed

Thursday, February 12, 2026

▲ Time 3:00 PM – 3:30 PM
Subject Jessica Rojas
Show Time As Busy
REQUEST TYPE: DUPLICATE HOMESTEAD EXEMPTION REQUEST

I am writing regarding multiple homestead exemption deficiency letters recently sent to several of our clients by Bexar Appraisal District.

ACTION TAKEN:

I spoke with Mrs. Durnell about this request and said she reached out to home owner to let them know that all who applied for the exemption is receiving the benefits.

Friday, February 20, 2026

▲ Time 2/20/2026 11:00 AM – 2/27/2026 11:30 AM
Subject Jake Broyles PID: 1440182, 190151
Show Time As Busy
REQUEST TYPE: MERGE PROPERTIES

My name is Jake Broyles, my property ID is 1440182, my property ID:

190151. This is in regard to a hearing that was missed. I had called into the main number and wasn't transferred over the ARB for 30-45 minutes, at which point I was informed my hearing was missed. I requested a new hearing date as I was instructed.

ACTION TAKEN:

I spoke with the homeowner. He had two properties, they were side by side and he wanted to merge them. I spoke with the residential director. He called the homeowner and the properties were merged.

Thursday, February 26, 2026

▲ **Time** 9:30 AM – 4:00 PM
Subject Kim Igleheart PID: 308035
Show Time As Busy
REQUEST TYPE: EXEMPTIONS AND TAX RATE CHART

I'm trying to find the chart showing the exemptions and tax rates for all taxing entities in Bexar County.

ACTION TAKEN:

I spoke with the commercial director who gave me a copy of the chart and I sent it to the home owner

▲ **Time** 2:30 PM – 4:00 PM
Subject Michael Zipperer PID: 1429846, 1440850, 1134238, 1429845
Show Time As Busy
REQUEST TYPE: POSSIBLE GROUPING

My taxes keep going up. I also have some exemption questions.

ACTION TAKEN:

I spoke with Mrs. Durnell about this and she reached out to Ms. Martinez who spoke with the home owner. She then processed the exemption grouping on his primary residence PID: 1440850 & 1429846 and his parents PID: 1134238 & 1429845.



Bexar Appraisal District
L. Chris White
TaxPayer Liason Officer
Office: 210-242-2510
Fax: 210-242-2454





San Antonio Express-News

Best Approval District in a 2024
Top Workplace
8 Years Running

Valorie A. Pichardo

From: Tax Payer. Liaison
Sent: Wednesday, April 1, 2026 2:38 PM
To: Valorie A. Pichardo
Subject: March TLO Reports

Tax Payer. Liaison Calendar

badtpl@bcad.org

Monday, March 2, 2026 – Tuesday, March 31, 2026

Time zone: (UTC-06:00) Central Time (US & Canada)
(Adjusted for Daylight Saving Time)


March 2026

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	29	30	31				

Details

Monday, March 2, 2026

 **Time** 8:00 AM – 9:00 AM

Subject 4120 Call


Show Time As Busy

REQUEST TYPE: HELP WITH EVIDENCE

I need help with presenting my evidence please call.

ACTION TAKEN:

I called the home owner and talked her through the process as well as answered her question relating to her evidence she wanted to present.

 **Time** 9:00 AM – 9:30 AM

Subject Ms. Ellison Call:

Show Time As Busy

REQUEST TYPE: CALL BACK

Mr. white this is Karen Ellison, please give me a call

ACTION TAKEN:

I called and left a message

▲ Time 10:00 AM – 10:30 AM
Subject 4120 call
Show Time As Busy
REQUEST TYPE: CALL

I just want to thank you for helping me with the process

Tuesday, March 3, 2026

▲ Time 3:00 PM – 3:30 PM
Subject Missy Perry PID: 636017
Show Time As Busy
REQUEST TYPE: Capistrano Condos

Some of the units that have balconies the association is allowing those owners to enclose those balconies into living space and they are not required to get permits and they are not making any updates to the stated square footages in the declaration or anything.

ACTION TAKEN:

I contacted the residential director about this issue. He contacted the person who made this inquiry.

Wednesday, March 11, 2026

▲ Time 11:00 AM – 11:30 AM
Subject Kingswood Property Tax Advisor PID: 1336090
Show Time As Busy
REQUEST TYPE: RESCHEDULING A LATE HEARING

The appraisal district value exceeds the correct market value by more than one-third. Comparable sales income data and or prior ARB determinations support a lower value.

ACTION TAKEN:

I received an email that the staff had denied loading the 25.25D protests for the back years, since we are way past the typical deadline for a 25.25D for those years. Information management stated the since the years in question involved appraisal notices that were sent for all years, in October of 2025, their delinquency date had not passed yet. The 25.25D protests for 2022-2024 has been loaded and the agent has been notified.

Thursday, March 12, 2026

▲ Time 3/12/2026 8:00 AM – 3/18/2026 8:30 AM
Subject Mike Balanga : Call
Show Time As Busy
REQUEST TYPE: EXEMPTION STATUS

I sent in the form for over 65 exemption for my client, what is the status?

ACTION TAKEN:

I checked to see the status. It was missing a copy of the drivers license. I called the customer asking to send the ID so the exemption can be processed.

OUTCOME:

The homeowner sent a copy of the ID and the form was processed

▲ Time 3/12/2026 9:00 AM – 3/18/2026 2:30 PM

Subject Wes Galloway Call:

Show Time As Busy

REQUEST TYPE: CERTIFICATE OF TRUST

I sent the document of trust on-line for Jo Beth Galloway and I'm not sure if it went through, would you please check to see if it came through?

ACTION TAKEN:

I asked him to send me a copy of what he sent on-line. He did and I walked it through to be processed. The paperwork he sent on-line did not go through

Friday, March 13, 2026

▲ Time 3/13/2026 11:00 AM – 3/18/2026 9:00 AM

Subject Robert Kinsey PID: 243123

Show Time As Busy

REQUEST TYPE: REQUEST FOR TAX EXEMPTION INFORMATION

Can you provide a copy of the delinquent property payment installment plan. Please also confirm when the tax exemption for the homeowner listed below was approved and applied for. Provide confirmation if this account is set up on a payment plan, if so when was that payment plan established for the homeowner listed below.

ACTION TAKEN:

I forwarded this to information to customer service. I received the answer: we can only answer the exemption question: Applicant, Robert Kinsey, applied for Homestead on April 22, 2024 and qualified for tax year 2023 forward. Applicant, Robert Kinsey, applied for the Disabled Veteran partial exemption on July 8, 2025 and qualified for 2024 forward.

For any billing questions, they will need to contact the Bexar County Tax Assessor's Office at 210-335-2251

I sent the information to Sabrina Gonzales who is requesting this information.

Monday, March 16, 2026

▲ Time 8:00 AM – 8:30 AM
Subject Herbert Call
Show Time As Busy
REQUEST TYPE: BINDING ARBITRATION

I am calling because I would like for you to help me fill out the paperwork for a Binding Arbitration.

Wednesday, March 18, 2026

▲ Time 11:00 AM – 2:00 PM
Subject Herbert Padilla Call:
Show Time As Busy
REQUEST TYPE: BINDING ARBITRATION

Please help me fill out the form for a Binding Arbitration

ACTION TAKEN:

I called the homeowner and helped him with filling out the form.

▲ Time 2:00 PM – 2:30 PM
Subject Wes Galloway
Show Time As Busy
REQUEST TYPE: CERTIFICATE OF TRUST

What is the update on the document of trust that I sent in?

ACTION TAKEN

I received a call from Wes Galloway stating that he sent on line the document of trust for Jo Beth Galloway and was not sure if it was received. I asked him to send me a copy of what he sent in on line. He did, and I walked it through to be processed. I received notice that it was updated and I let the homeowner know.

Monday, March 23, 2026

▲ Time 8:30 AM – 9:00 AM
Subject Lwanga Nasaazi PID: 1358439
Show Time As Busy
REQUEST TYPE: EXEMPTION

I am a 100% disable and my spouse is an active duty military. We will be returning back to our home in San Antonio Tx. How do we get the total % of DV4 and 100% disability for our homestead?

ACTION TAKEN:

I contacted Information management who will send the homeowner a document to sign that they are returning to their home in San Antonio TX. And the percentages will be returned.

▲ Time 10:00 AM – 12:00 PM
Subject Ashley Smith
Show Time As Busy
REQUEST TYPE: EXEMPTION

Please see attached Piedmont Plastic's Property Tax Listing and Freeport Exemption.

ACTION TAKEN:

I received her email with the attachments. I down loaded the forms and I gave them to customer service to be processed

Tuesday, March 31, 2026

▲ Time 9:00 AM – 9:30 AM
Subject Laura Christian PID: 624905
Show Time As Busy
REQUEST TYPE: TAX RATE FOR 2026

I just wanted to know if the Tax Rate for 2026 is out yet? Also, I am interested in buying the property at 802 Sherman Oaks and was wondering about that Tax Rate for 2026 as well.

ACTION TAKEN:

I listened to her request and I informed her that the notices with the 2026 tax rate will be sent out on April 10, 2026. She should receive her notice a few days after. I asked her if she hasn't received it to please give me a call back.



Bexar Appraisal District
L. Chris White
TaxPayer Liason Officer
Office: 210-242-2510
Fax: 210-242-2454



BEXAR CENTRAL APPRAISAL REVIEW BOARD

**411 N. Frio, P.O. Box 830248, San Antonio, Texas 78283-0248,
Phone (210) 224-8511**

TO: Bexar Central Appraisal District,
Board of Directors

FROM: Daniel George
ARB Chairman

DATE: April 7, 2026

RE: ARB Chairman's Report

April 2026 – Training Month

Hayes County is scheduled to participate in this month's training activities. The emphasis for April is on comprehensive training for all ARB members.

Training Schedule

- **April 8–9:** Panel Chair and Alternate Training
- **April 13:** Comptroller Training for New Members
- **April 14:** Comptroller Training for Returning Members
- **April 20, 21, and 23:** Full Panel Training
- **April 22:** Commercial and Agriculture Training

In addition, the **Full ARB will meet at 8:00 a.m. on April 22** to vote on acceptance of the records, renewal of our attorney, Policies and Procedures, and other required actions. Please see the attached agenda for details.

May 2026 – Late Hearings and Season Start

Late Hearings will be held **May 19–21**. The new season will begin on **May 26**.

Copies of the Policies and Procedures will be provided to the District Board of Directors.

June 2026 – Full Season

The full ARB season will continue throughout June.

APPRAISAL REVIEW BOARD

(NOTICE IS POSTED IN ACCORDANCE WITH THE TEXAS OPEN MEETING ACT)

DATE OF MEETING: April 22, 2026
PLACE OF MEETING: 411 North Frio, San Antonio, Texas
TIME OF MEETING: 8:00 a.m.



AGENDA

Meeting called to order -----: Daniel George, Chair

- I. Recording of Appraisal Review Board members present.
Declaration of a quorum.
- II. Unfinished Business
 - A. The Vice-Chair of the Board will ask the Board to approve panel recommendations to the 2026 Appraisal Roll.
 - B. The Chair of the Board will ask the Board to approve Denial recommendations submitted to the Full Board on late and rescheduled protests.
 - C. In accordance with Section 25.23(d) and Section 25.25(b) of the Property Tax Code, the Chief Appraiser will ask the Board to approve corrections of the errors in the 2021 through 2025 appraisal rolls.
 - (1) Review and approve taxing unit apportionments.
 - (2) Review and approve all deleted exemptions which applied to the 2021 through 2025 appraisal rolls.
 - (3) Review and approve all 2021 through 2025 supplemental appraisal records.
- III. New Business
 - A. The Chief Appraiser will submit the 2026 Appraisal Records to the Appraisal Review Board for review and determination of protests as provided by Section 25.22 of the Property Tax Code.
 - B. 2026 Policy and Procedures Manual may be voted on for approval.
 - C. The Board will vote to approve Resolution Adopting the 2026 ARB Hearing Procedures.
 - D. The Board will vote to appoint Legal Counsel for the Appraisal Review Board.

- IV. The Chair of the Appraisal Review Board may present a report.
 - A. The Chair may ask the Board to approve action taken since the last board meeting in connection with (1) re-scheduled hearing; (2) action taken pertinent to litigation after consultation with the attorney; (3) report on recent Bexar Appraisal District Board of Director's Meeting, Discussions may take place on the above items.
 - B. Chair's comments
- V. The Board may adjourn to Executive Session to discuss pending or contemplated Litigation with its attorney pursuant to Section 551.071 of the Texas Open Meetings Act.
- VI. The Board will reconvene in open session.
- VII. Recess until the next meeting when the Board will reconvene in open session to hear taxpayer's protests.



Nora Flanagan, Vice-Chair
Appraisal Review Board

FILE INFORMATION

Document Number: 31342
Date/Time: 4/6/2026 1:06:57 PM
Total Pages: 2
FILED IN THE OFFICIAL PUBLIC
RECORDS OF BEXAR COUNTY
LUCY ADAME - CLARK
BEXAR COUNTY CLERK
Total Fees: \$2.00

STAFF SUMMARY SHEET

ISSUE: Adjourn

The board of directors may adjourn the meeting.