

Hood Central Appraisal District
Board of Directors Meeting
1902 W. Pearl St
Granbury, Texas 76048

FILED FOR RECORD
AT 11 30 AM

AUG 14 2026


County Clerk, Hood County, TX

Notice is hereby given that on August 20, 2026, the Board of Directors of the Hood Central Appraisal District will meet in regular open session beginning at 5:00 p.m. at 1902 W. Pearl St., Granbury, Texas

AGENDA

1. Call to Order
2. Verify the Presence of a Quorum
3. Recognize Visitors; Hear Public Comments
4. Public Hearing on 2027 Hood Central Appraisal District Annual Budget
5. Action Items
 - a. Consent Action Items:
 - i. Action to approve of the Board of Directors meeting minutes July 23, 2026
 - ii. Action to approve the financial statements from July 2026
 - iii. Action to approve invoice INV-21959 from Pritchard & Abbott per contract for Mineral, Industrial and Utility property appraisal services
 - b. General Action Items:
 - i. Discuss and consider taking action to acknowledge and receive the 2025 annual financial audit report as presented by Cara Hilbrich of the auditing firm Roberts & McGee, CPA
 - ii. Discuss and consider taking action to adopt the 2027 Hood Central Appraisal District budget
 - iii. Discuss and consider taking action to approve the reappointment and reaffirmation of an Agricultural Advisory Board pursuant to Texas Property Tax Code Section 6.12
 - iv. Discuss and consider taking action to fill the vacancy on the Board of Directors left by Mark McDonald's resignation
 - v. Discuss and consider authorizing the Chief Appraiser to sign a contract with BIS Consultants for IT services for 2027
 - vi. Discuss and consider authorizing the Chief Appraiser to execute a contract with the City of Granbury for collection of Public Improvement District (PID) assessments
6. Discussion Items
 - i. Discussion regarding 2027-2028 Biennial Reappraisal Plan
7. Recess to executive session pursuant to the Texas Government Code
 - a. Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
8. Return to open session for possible action on items deliberated on in executive session
9. Information Items
 - a. Report from the Chief Appraiser
 - Report on Appraisal Operations
 - Report on Collections Operations

- Report on District Operations
- Report on IT Services
- Board Member Q & A

10. Propose Future Agenda Items; Set Next Meeting Date; Adjourn

- a. Proposed Next meeting date: Thursday September10, 2026

The public is welcome to address the Board of Directors during the public comment period under agenda Item 3 regarding any item on the agenda or any other issues under the Board's jurisdiction. During the Public Comments period, the Chairman will allow each speaker three minutes in which to speak. The Board may refuse to hear comments on subjects not reasonably related to items on the agenda, to policies and procedures of the HCAD, to policies and procedures of HCAD Appraisal Review Board, or to other issues under the Board's jurisdiction. The Board may not respond to comments regarding the items not on the agenda.

HOOD CENTRAL APPRAISAL DISTRICT

TAXPAYER IMPACT STATEMENT

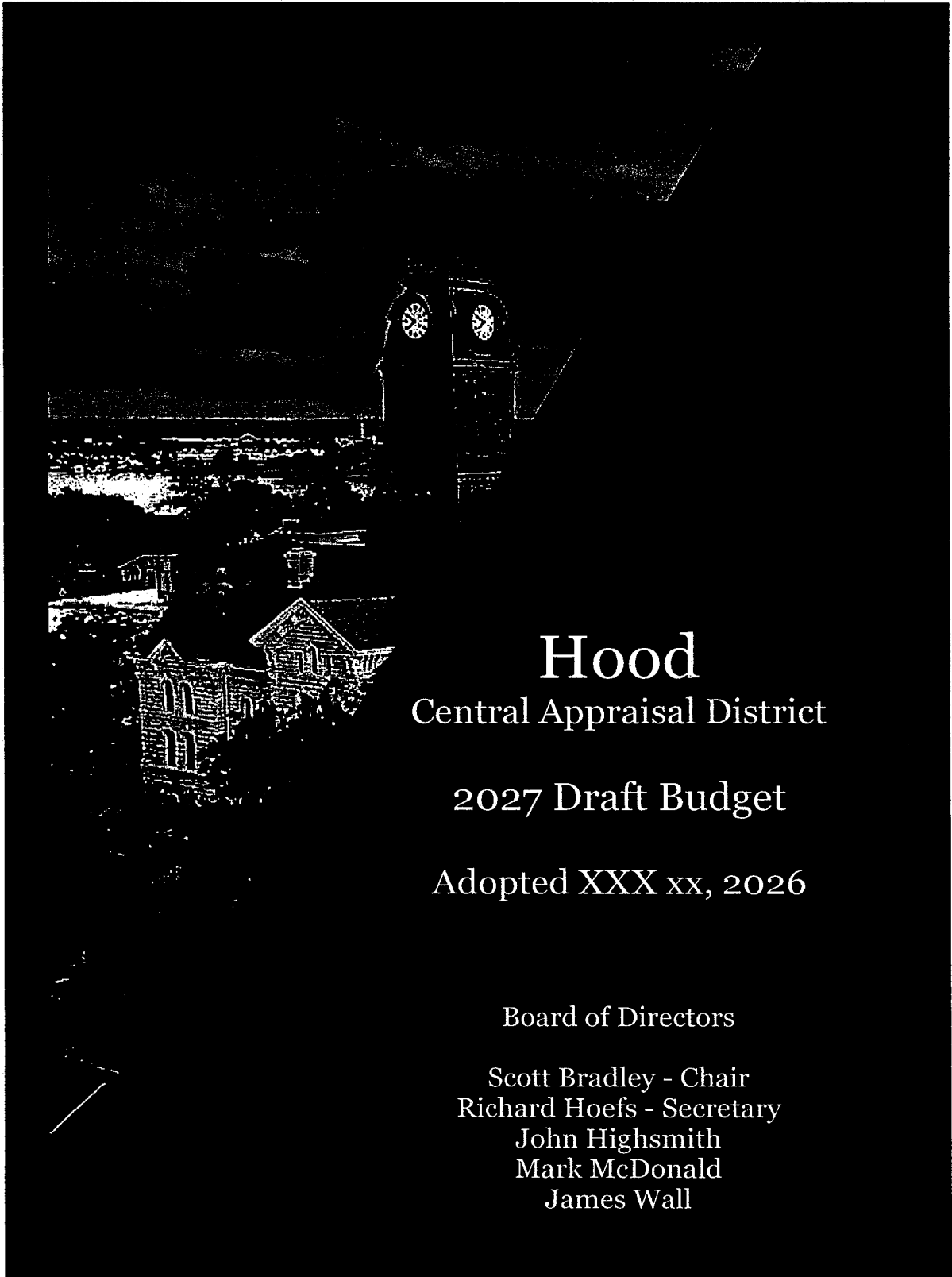
House Bill 1522 amended Section 551.043 of the Texas Government Code to add new notice requirements under the Texas Open Meetings Act. Specifically, when a governmental body posts notice of a meeting under Section 551.043 at which it will discuss or adopt its budget, the notice must now include a taxpayer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

Hood Central Appraisal District has proposed a budget of **\$3,098,485** for the 2027 fiscal year. This is an Increase of **\$108,056** from the adopted 2026 budget of **\$2,981,429**.

Hood Central Appraisal District does not levy a tax rate, and therefore, no estimate of a direct property-tax impact is provided.

Budget Year	Median Value of Homesteaded Property	Tax Rate per \$100	Direct HCAD Taxes
2026	\$353,640	\$0.00	\$0.00
2027	\$353,640	\$0.00	\$0.00

Hood Central Appraisal District is funded solely by allocations paid by the taxing units it serves. The District appraises property but does not set tax rates or impose property taxes.



Hood

Central Appraisal District

2027 Draft Budget

Adopted XXX xx, 2026

Board of Directors

Scott Bradley - Chair
Richard Hoefs - Secretary
John Highsmith
Mark McDonald
James Wall

**2027 Draft Budget
Hood Central Appraisal District
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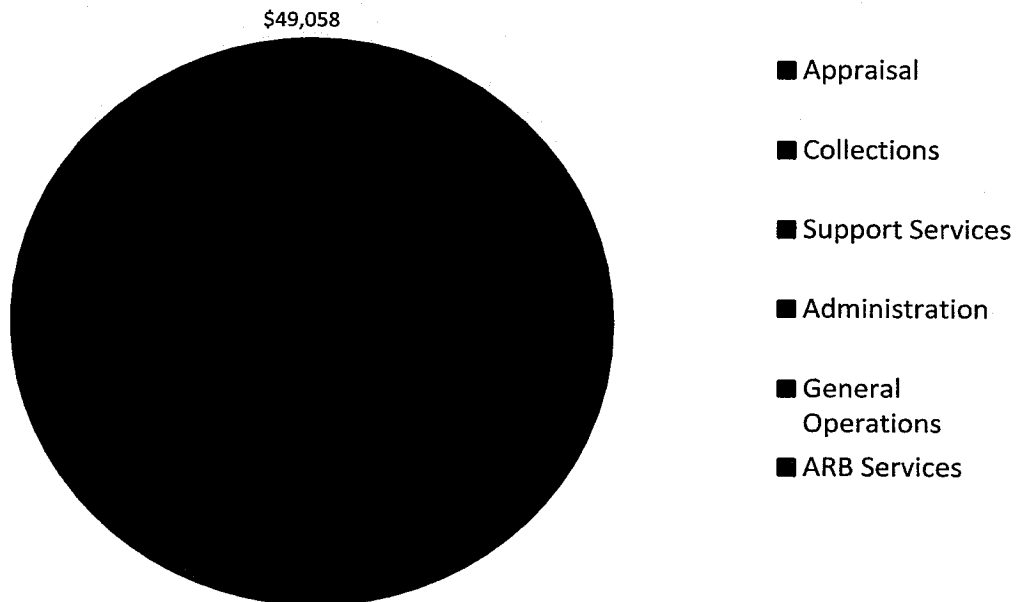
2027 Draft Budget
Hood Central Appraisal District
Budget Summary & Financing Method

EXPENDITURES:	2026 BUDGET	2027 BUDGET	% Of Total	2027 % CHANGE
Direct Salaries	\$ 1,588,010	\$ 1,649,926	53.4%	3.9%
Retirement Benefits	\$ 191,372	\$ 178,687	5.8%	-6.6%
FICA/Medicare Taxes	\$ 129,324	\$ 134,559	4.4%	4.0%
Group Insurance Benefits	\$ 285,630	\$ 352,434	11.4%	23.4%
Total Payroll Costs	\$ 2,194,336	\$ 2,315,606	74.9%	5.5%
Training, Travel, Dues & Publications	\$ 40,772	\$ 41,343	1.3%	1.4%
Appraisal Review Board Compensation	\$ 24,500	\$ 24,500	0.8%	0.0%
Legal, Litigation & Arbitration Expense	\$ 108,050	\$ 108,050	3.5%	0.0%
Information Technologies	\$ 24,150	\$ 53,183	1.7%	120.2%
Professional Services - Other	\$ 152,120	\$ 152,120	4.9%	0.0%
Leases, Utilities, Maint. & Janitorial	\$ 61,990	\$ 49,278	1.6%	-20.5%
Telephone & Communications	\$ 10,524	\$ 17,868	0.6%	69.8%
Postage, Freight, & Mailing Services	\$ 91,993	\$ 72,741	2.4%	-20.9%
Materials, Supplies, Printing Services	\$ 40,507	\$ 38,582	1.2%	-4.8%
Software Fees	\$ 166,987	\$ 167,405	5.4%	0.3%
Other Insurances & Public Notices	\$ 13,500	\$ 13,900	0.4%	3.0%
Contingencies	\$ 35,000	\$ 35,000	1.1%	0.0%
Capital Outlay	\$ -	\$ -	0.0%	
Total Other	\$ 770,093	\$ 773,970	25.1%	0.50%
Totals	\$ 2,964,429	\$ 3,089,576	100%	4.2%
FINANCING METHOD:				
Taxing Unit Allocations	\$ 2,895,329	\$ 3,014,376	97.6%	4.1%
Interest Earnings	\$ 15,000	\$ 20,000	0.6%	33.3%
Data Sales/Misc. Revenue	\$ 4,000	\$ 4,000	0.1%	0.0%
Revenue from Map Sales	\$ 100	\$ 100	0.0%	0.0%
Tax Sale Certificate Revenue	\$ -	\$ 100	0.0%	0.0%
Tax Certificates	\$ -	\$ 1,000	0.0%	0.0%
Technology Cmt. Fund (\$0)	\$ -	\$ -	0.0%	0.0%
Litigation Cmt. Fund (\$50,000)	\$ 50,000	\$ 50,000	0.0%	0.0%
Bldg./Maint. Repair Cmt. Fund (\$0)	\$ -	\$ -	0.0%	0.0%
Unassigned Fund Balance (TBD)	\$ -	\$ -	0.0%	0.0%
Other	\$ -	\$ -	0.0%	0.0%
Totals	\$ 2,964,429	\$ 3,089,576	98%	4.22%

**2027 Draft Budget
Hood Central Appraisal District
Department / Division Budget Totals**

Department	2026 BUDGET	2027 BUDGET	2027 % CHANGE
Appraisal	\$ 929,544	\$ 981,124	5.55%
Collections	\$ 327,115	\$ 348,525	6.55%
Support Services	\$ 621,497	\$ 658,893	6.02%
Administration	\$ 700,132	\$ 708,229	1.16%
General Operations	\$ 354,467	\$ 343,747	-3.02%
ARB Services	\$ 48,674	\$ 49,058	0.79%
Totals	\$ 2,981,429	\$ 3,089,576	\$ -

Budget Distribution by Department



**2027 Draft Budget
Hood Central Appraisal District
Account Summary
All Departments / Divisions**

ACCOUNT NUMBER	ACCOUNT NAME	2025 ACTUAL	2026 BUDGET	2027 BUDGET
6000	Salaries	\$ 1,522,944.99	\$ 1,588,010	\$ 1,649,926
6001	Overtime and Temporary Support	\$ -	\$ -	\$ -
6050	Employee Benefits - Retirement	\$ 193,340.04	\$ 191,372	\$ 178,687
6010	Employee Benefits - FICA/Medicare/SUI	\$ 112,150.49	\$ 123,824	\$ 128,559
6030	Employee Benefits - Group Health Insurance	\$ 284,679.22	\$ 285,630	\$ 352,434
6040	Workers' Compensation Insurance	\$ 136.32	\$ 5,500	\$ 6,000
6120	Building Maintenance	\$ 3,603.37	\$ 12,020	\$ 12,020
6180	Equipment Repair/Maintenance	\$ -	\$ -	\$ 500
6270	Miscellaneous Supplies	\$ 3,109.17	\$ 6,369	\$ 4,724
6280	Office Supplies	\$ 11,761.74	\$ 15,653	\$ 15,373
Var*	Insurance Bonds	\$ 11,818.37	\$ 10,400	\$ 10,800
6381	Information Technology/Hardware	\$ 39,201.52	\$ 24,150	\$ 9,060
6382	Information Technology Consulting	\$ 39,626.66	\$ 17,000	\$ 44,123
6290	Postage-Freight-Mail Services	\$ 41,986.65	\$ 91,993	\$ 72,741
Var*	Utilities	\$ 6,163.73	\$ 11,760	\$ 11,760
6280	Printing Services	\$ 9,733.79	\$ 18,485	\$ 18,485
6300	Public and Legal Notices	\$ 5,309.55	\$ 3,100	\$ 3,100
6370	Telephone	\$ 18,817.91	\$ 10,524	\$ 17,868
6230	Janitorial and Building Services	\$ 14,033.31	\$ 16,490	\$ 15,398
Var*	Software Fees	\$ 183,568.94	\$ 166,987	\$ 167,405
6185	Hardware Rental/Leases	\$ 9,185.52	\$ 21,720	\$ 9,600
6345	Membership/Subscriptions/Fees/Dues	\$ 17,579.01	\$ 15,377	\$ 15,306
6340	Travel	\$ 14,268.14	\$ 13,740	\$ 12,440
6341	Training	\$ 12,953.58	\$ 11,655	\$ 13,597
Var*	Legal & Litigation Expenses	\$ 52,672.85	\$ 105,800	\$ 105,800
6070	Appraisal Review Board Fees	\$ 18,562.00	\$ 24,500	\$ 24,500
6080	Arbitration/Administrative Hearing Expenses	\$ -	\$ 2,250	\$ 2,250
6383	Other Professional Services	\$ 109,528.00	\$ 152,120	\$ 152,120
6150	Contingencies	\$ -	\$ 35,000	\$ 35,000
6170	Forensic Auditing Services	\$ 167,317.53	\$ -	\$ -
CAPITAL OUTLAY:				
6130	Furniture	\$ -	\$ -	\$ -
6130	Equipment	\$ -	\$ -	\$ -
6130	Capital Outlay: Other	\$ -	\$ -	\$ -
6131	Building Renovation and Alteration	\$ 7,088.69	\$ -	\$ -
6132	Capital Outlay - Land and Building:	\$ -	\$ -	\$ -
TOTALS		\$ 2,911,141	\$2,981,429	\$ 3,089,576

There are currently no capital outlay projects scheduled for 2027. If the need arises for a 2027 capital outlay project the board will utilize the budget amendment process for those expenditures.

**2027 Draft Budget
Hood Central Appraisal District
Staffing
All Divisions / Departments**

DEPARTMENT	2025	2026	2027	CHANGE	2027 SALARY BUDGET
Appraisal	10	8	8	0	
Sr. Appraiser					90,000
Sr. Appraiser					88,000
Sr. Appraiser					73,800
Appraiser					50,800
Appraiser					48,800
Appraiser					43,600
Appraiser					61,000
Appraiser					60,800
Collections	3	3	3	0	
Collections Manager					101,800
Collections Specialist					78,200
Collections Specialist					51,800
Support Services	5	6	6	0	
Support Services Manager					101,200
Mapping/Records Specialist					57,400
Deed Recors Specialist					40,600
Appraisal Support Specialist					38,000
Appraisal Support Specialist					35,000
Appraisal Support Specialist					51,800
Administration	2	3	3	0	
Chief Appraiser					205,000
Deputy Chief Appraiser					141,800
Office Manager					126,000
TOTALS	20	20	20	0	\$ 1,545,400
Merit/Equity/COLA	4.0%	4.0%	5.0%	1.0%	\$ 68,636
Less Salary Savings - Attrition					\$ (8,408)
Salary Supplement - Auto		13			\$ 99,800
Service Incentive					\$ 16,534
TOTALS					\$ 1,653,326