



**Navarro Central
Appraisal District**
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Navarro Central Appraisal District
Board of Directors Meeting
July 22, 2025

The Board of Directors of the Navarro Central Appraisal District met at 10:00 a.m., July 22, 2025, with the following members present Mr. A.L. Atkeisson, Mrs. Rosie Travenia, Mr. Mike Dowd, TAC, and Dr. Seth Brown. Mr. Don Denbow was absent. Also attending were Mr. Bud Black, Chief Appraiser, and Mrs. Kelly Lawhon, Administrative Assistant.

This meeting was a regular meeting.

Mr. A.L. Atkeisson called the meeting to order at 10:02 a.m. and Mrs. Travenia delivered the opening prayer, and all Board members recited the pledge of allegiance.

First on the agenda was the proof of posting of notice in accordance with Chapter 551, Texas Government Code, as amended, known as the Texas Open Meetings Act. Mr. Atkeisson established proof of posting of public notice of the meeting in accordance with the Texas Open Meeting Act from the affidavit attached to the foot of the posted agenda.

Next on the agenda was the declaration of quorum. Mr. A.L. Atkeisson declared a quorum of members present.

There were no public comments.

Next on the agenda was the consideration and action of the financial auditor's report for the year ending December 31, 2024. Mr. Frankos reported that they encountered no significant difficulties in dealing with management in performing and completing the audit. Mr. Black stated that Mr. Campos sent a list of journal entries to start the 2025 financials with a clean start. Mr. Frankos reported that the financials are in good condition and there are no findings of fraud.

Mr. Campos reported on the total general fund balance of \$92,593 with \$25,000 assigned for litigation, \$57,183 unassigned for certificate of deposit, and \$10,410 non-spendable prepaid items. Also, Mr. Campos reported the general revenue for the CAD earnings was \$10,052. After the discussion Dr. Brown made a motion to accept the financial auditor's report for year ending December 31, 2024. Mrs. Travenia seconded. The motion passed unanimously.

Next on the agenda was the consideration and action on approval of May 20, 2025, and June 25, 2025, minutes of NCAD Board of Directors. After a brief discussion Dr. Brown made a motion to accept the minutes as written. Mr. Dowd seconded. The motion passed unanimously.

Next on the agenda was the consideration and action on approval of May 2025, and June 2025 financial reports of NCAD. After a brief discussion Dr. Brown made a motion to approve the May 2025 and June 2025 financial reports of NCAD. Mrs. Travenia seconded. The motion passed unanimously.

Next on the agenda was the consideration and action on contract for professional appraisal services for Pritchard & Abbott, Inc for mineral, industrial, utilities, and pipelines. Mr. Black stated the contract we have now with Pritchard & Abbott, Inc. expires at the end of the year. Mr. Black reported the contract for 2026 is \$120,000 and 2027 is \$130,000, which is due to more industrial accounts in the county. Dr. Brown questioned what they appraise within Navarro County. Mr. Black stated they appraise more complex properties. Dr. Brown questioned why the appraisers at the CAD cannot appraise these properties. Mr. Black responded that the CAD would have to hire someone with experience with that amount of money to appraise these properties. Also, Mr. Black stated this is a more cost-efficient way to value complex properties. Mrs. Travenia made a motion to approve the contract for professional appraisal services for Pritchard & Abbott, Inc for mineral, industrial, utilities, and pipelines. Dr. Brown seconded. The motion passed unanimously.

Next on the agenda was the consideration and action on quarterly report of Public Funds Investments ending June 30, 2025. Mr. Black reported the pledge securities for April were at 181%, May was at 148%, and June was at 120%, which was well above the policy of 110%. Also, Mr. Black reported the quarterly fund activity ending balance of \$837,019. Dr. Brown made a motion to approve the quarterly report of Public Funds Investments ending June 30, 2025. Mrs. Travenia seconded. The motion passed unanimously.

Next on the agenda was the consideration and action on supplemental corrections for 2nd quarter 2025 changes made to the appraisal for 2024 and prior years. Mr. Black reported the changes made were for duplicates, addition of exemptions, and corrections that both the taxpayer and district agree to make. These changes have already been presented to Mr. Mike Dowd TAC's office for adjustment. Mrs. Travenia made a motion to accept the supplemental corrections for 2nd quarter 2025 changes made to the appraisal for 2024 and prior years. Mr. Dowd seconded. The motion passed unanimously.

Next on the agenda was the consideration and action on resignation letter of Mr. Mike Fletcher. Mr. Black presented the letter of resignation of Mr. Mike Fletcher. After a brief discussion Dr. Brown made a motion to accept the letter of resignation of Mr. Mike Fletcher. Mrs. Travenia seconded. The motion passed unanimously.

Mr. A.L. Atkeisson asked for a motion to enter a closed session. Mrs. Travenia made a motion to enter a closed session. Dr. Brown seconded. The motion passed unanimously.

At 11:01a.m. the board entered a closed session.

At 11:24 a.m. the board entered open session with no action taken from the closed session.

Next on the agenda was the Chief Appraiser Report. Mr. Black reported there were 4,103 protests filed for 2025. Of those:

126	had value changes made by the ARB,
308	had values sustained by the ARB (no change),
1,609	protests were settled with appraisers,
477	were dismissed failure to appear

366 withdrew their protests, and
578 filed Joint Motions to Dispose of a Protest.

There are still 542 on the docket to be heard in August.

We are in the process of closing the files for 2025 and I anticipate certifying appraisal records on Friday, July 25.

I will be attending a legislative update conference in August to see how the new law changes will affect our operations and will start the process of modifying our policy/procedure manuals to reflect the required changes.

In September, we will begin the reappraisal cycle for 2026 with some internal staff development courses and a review of the previous reappraisal cycle – what worked well and what didn't.

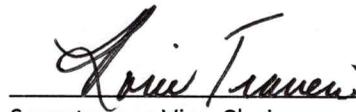
The *Request for Proposal* for the CAMA software and website services has been reviewed by Mr. Swinney and is ready to be sent to potential vendors. I will be publishing the required public notices in the newspaper for two weeks beginning the first week of August. I will present my recommendations to you during your regular September meeting.

Dr. Brown made a motion to adjourn the meeting. Mr. Dowd seconded. The motion passed unanimously.

Mr. A. L. Atkeisson adjourned the meeting at 11:36 a.m.



Chairman



Secretary or Vice-Chairman