

QUARTERLY MEETING  
2026 BOARD OF DIRECTORS  
FOR BLANCO COUNTY APPRAISAL DISTRICT

Notice is hereby given that a quarterly meeting will be held by the governing body of the Blanco County Appraisal District on Tuesday, June 9th, 2026, at 12:00 pm, noon, at 615 N Nugent Ave., Johnson City, Texas 78636, at which time the following subjects will be discussed, to wit:

1. Call to Order
2. Roll Call & Recognition of Quorum
3. Review Quarterly Meeting Minutes from 03/17/2026
4. Approve Mar/Apr/May Bills Paid & Review Financial Reports
5. Review and discussion regarding 2027 preliminary budget & set date for Public Hearing on Budget
6. Receive report section of 25.25(b) Changes to Previously Certified Appraisal Rolls, no action required
9. Chief Appraiser report
10. Public Forum
11. Adjourn

THE BOARD MAY MEET IN EXECUTIVE SESSION TO DELIBERATE ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 et seq [THE TEXAS OPEN MEETING ACT] INCLUDING:  
SEC. 551.071; Consultation with attorney regarding pending or contemplated litigation, settlement offers, and matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.  
SEC. 551.072; Deliberations regarding real property  
SEC. 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  
SEC. 551.076; Deliberations regarding security devices

The Blanco County Appraisal District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

I, Candice Fry, do hereby certify that the Notice of Quarterly Meeting of the 2026 Board of Directors for the above named Appraisal District is true and correct copy of said notice posted on the Courthouse door, located at 101 E. Pecan, Johnson City, Texas and on the front office door located at 615 N. Nugent, Johnson City, Texas on this the 4th day of June, 2026 and said notice remained so posted for at least 72 hours preceding the scheduled time of meeting. Said notice was duly filed with the Texas Register Division and is on file with Laura Walla, Blanco County Clerk.

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Candice Fry  
Chief Appraiser for Blanco County

**2027 PRELIMINARY BCAD BUDGET**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                          |                         |                          |                          |                           |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------|--------------------------|--------------------------|---------------------------|------------------------|
| 2027 BLANCO COUNTY CAD BUDGET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                         |                          |                          |                           |                        |
| Entity Funded Budget Items                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                          |                         |                          |                          |                           |                        |
| PAYROLL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                         |                          |                          |                           |                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <u>2027 Appraisal</u>    | <u>2027 Collection</u>  | <u>2026 Budget</u>       | <u>2027 Budget</u>       | <u>\$ Difference</u>      |                        |
| Salaries                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 500,648.00               | 107,000.00              | 600,499.00               | 607,648.00               | 7,149.00                  |                        |
| Employee Ins                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 92,400.00                | 13,200.00               | 95,500.00                | 105,600.00               | 10,100.00                 |                        |
| Payroll Tax                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 40,158.00                | 6,862.00                | 45,938.00                | 47,020.00                | 1,082.00                  |                        |
| Retirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 51,215.00                | 6,240.00                | 55,000.00                | 57,455.00                | 2,455.00                  |                        |
| Workmans Comp                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,150.00                 | -                       | 1,150.00                 | 1,150.00                 | -                         |                        |
| Longevity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <u>9,000.00</u>          | <u>500.00</u>           | <u>9,000.00</u>          | <u>9,500.00</u>          | <u>500.00</u>             |                        |
| <b>Total Payroll</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>694,571.00</b>        | <b>133,802.00</b>       | <b>807,087.00</b>        | <b>828,373.00</b>        | <b>21,286.00</b>          |                        |
| OPERATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                          |                         |                          |                          |                           |                        |
| Facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                          |                         |                          |                          |                           |                        |
| Mortgage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 16,348.00                | 4,087.00                | 20,435.00                | 20,435.00                | -                         |                        |
| Maintenance,Repair                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 8,500.00                 | 6,500.00                | 51,000.00                | 15,000.00                | (36,000.00)               |                        |
| Utilities/Janitorial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7,000.00                 | 2,000.00                | 9,000.00                 | 9,000.00                 | -                         |                        |
| Future Vehicle Purchase Reserve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 7,500.00                 |                         | 7,500.00                 | 7,500.00                 | -                         |                        |
| <b>Appraisal Review</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>18,000.00</b>         | <b>-</b>                | <b>16,000.00</b>         | <b>18,000.00</b>         | <b>2,000.00</b>           |                        |
| Professional Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                         |                          |                          |                           |                        |
| Pictometry/Changefinder                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 51,000.00                | -                       | 51,000.00                | 51,000.00                | -                         |                        |
| Comp Maintenance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 78,500.00                | 10,000.00               | 83,000.00                | 88,500.00                | 5,500.00                  |                        |
| Contract Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 51,000.00                | -                       | 45,000.00                | 51,000.00                | 6,000.00                  |                        |
| Legal & Accounting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 43,000.00                | 2,000.00                | 42,000.00                | 45,000.00                | 3,000.00                  |                        |
| IT Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 6,000.00                 | 2,000.00                | 7,000.00                 | 8,000.00                 | 1,000.00                  |                        |
| Office Operations/Supplies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                          |                         |                          |                          |                           |                        |
| Advertising                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2,700.00                 | 300.00                  | 2,200.00                 | 3,000.00                 | 800.00                    |                        |
| Ins and Bonds                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 19,000.00                | 1,000.00                | 19,000.00                | 20,000.00                | 1,000.00                  |                        |
| Education Expense                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3,000.00                 | 1,000.00                | 4,000.00                 | 4,000.00                 | -                         |                        |
| Copy Machine                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,100.00                 | 500.00                  | 1,600.00                 | 1,600.00                 | -                         |                        |
| Fixed Asset                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4,000.00                 | 2,000.00                | 6,000.00                 | 6,000.00                 | -                         |                        |
| Postage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 18,500.00                | 9,500.00                | 25,000.00                | 28,000.00                | 3,000.00                  |                        |
| Pitney Bowes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 3,000.00                 | 3,000.00                | 6,000.00                 | 6,000.00                 | -                         |                        |
| Supplies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 22,000.00                | 5,000.00                | 27,000.00                | 27,000.00                | -                         |                        |
| Mileage/Auto Allowance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 13,000.00                | 1,000.00                | 11,000.00                | 14,000.00                | 3,000.00                  |                        |
| Telephone/Internet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 7,000.00                 | 2,000.00                | 9,000.00                 | 9,000.00                 | -                         |                        |
| Vehicle(Lease/fuel/service)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <u>14,500.00</u>         | <u>500.00</u>           | <u>15,000.00</u>         | <u>15,000.00</u>         | <u>-</u>                  |                        |
| <b>Total Operations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b><u>394,648.00</u></b> | <b><u>52,387.00</u></b> | <b><u>457,735.00</u></b> | <b><u>447,035.00</u></b> | <b><u>(10,700.00)</u></b> |                        |
| <b>TOTAL BUDGET</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>1,089,219.00</b>      | <b>186,189</b>          | <b>1,264,822.00</b>      | <b>1,275,408.00</b>      | <b>10,586.00</b>          | <b>&lt;1% increase</b> |
| Non-Entity Funded Budget Items (Current Balance)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |                         |                          |                          |                           |                        |
| Vehicle Purchase Reserve Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          | 9,722.07                |                          |                          |                           |                        |
| Legal Defense Reserve Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                          | 29,111.44               |                          |                          |                           |                        |
| Capital Improvement Reserve Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          | 17,159.85               |                          |                          |                           |                        |
| Operating Reserves Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          | 75,000.00               |                          |                          |                           |                        |
| <div> <div>REQUIRED TAXPAYER IMPACT STATEMENT WHEN DISCUSSING OR ADOPTING A BUDGET:</div> <div> Additions to Texas Government Code section 551.043, effective on September 1, 2025, require a taxpayer impact statement showing, for the median-valued homestead property in each governmental body, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted. Since the District does not adopt a tax rate and does not impose property taxes, adoption of the District’s budget would have no direct impact on a taxpayer in the District. </div> </div> |                          |                         |                          |                          |                           |                        |