

**WICHITA APPRAISAL DISTRICT
PUBLIC MEETING
BOARD OF DIRECTORS**

Wednesday, August 12, 2026, at 11:00 a.m.
Boardroom, 600 Scott Street, Suite 300
Wichita Falls, Texas

AGENDA

- I. CALL TO ORDER & INVOCATION**
- II. ESTABLISHMENT OF QUORUM**
- III. PUBLIC COMMENTS**
- IV. APPROVAL OF MINUTES FOR JUNE MEETING**
- V. PUBLIC HEARING RE: 2027 BUDGET**
- VI. DISCUSSION & APPROPRIATE ACTION: ADOPTION OF 2027 BUDGET**
- VII. DISCUSSION & APPROPRIATE ACTION: AMEND 2026 BUDGET**
- VIII. DISCUSSION & APPROPRIATE ACTION: OFFICE RENOVATIONS**
- IX. PUBLIC HEARING RE: 2027-2028 REAPPRAISAL PLAN**
- X. DISCUSSION & APPROPRIATE ACTION: ADOPTION OF 2027-2028 REAPPRAISAL PLAN**
- XI. DISCUSSION & APPROPRIATE ACTION: CONTRACT FOR ELECTION WITH WICHITA COUNTY**
- XII. DISCUSSION & APPROPRIATE ACTION: ORDER NOVEMBER 3, 2026, BOARD OF DIRECTORS ELECTION**
- XIII. CHIEF APPRAISER'S REPORT**
 - A. Personnel**
 - B. 2026 Certified Values**
 - C. 2026 ARB Hearings**
 - D. Litigation and Arbitration Update**
 - E. 2027 Strategic Plan**
- XIV. DISCUSSION & APPROPRIATE ACTION: AUDITOR'S ENGAGEMENT LETTER FOR 2026 FINANCIAL AUDIT**
- XV. DISCUSSION: ORTHO AND OBLIQUE IMAGERY**
- XVI. APPROVAL OF FINANCIAL REPORTS**
- XVII. TAXPAYER LIAISON REPORT**
- XVIII. NEXT MEETING OCTOBER 14, 2026**
- XIX. ADJOURNMENT**

Wheelchair or handicapped accessibility to the meeting is available by using the parking spaces designated for the handicapped located off the Sixth street entrance to the courthouse annex. Designated handicap parking is also available in the parking lot located directly across the street from the annex. Spanish language interpreters, deaf interpreters, or other special needs will be provided to any person requesting a special service with reasonable notice. Please call the Appraisal District office at (940) 322-2435 with such requests.



Wichita Appraisal District

2027 PROPOSED BUDGET

BOARD OF DIRECTORS

AUSTIN COOPER, CHAIRMAN

JEFF TAYLOR, SECRETARY

GLENN BARHAM

STEVE FAIRCHILD

WOODROW GOSSOM, JR.

JEFF KINDT

MAX SCHLEGEL

SHELBY WOMACK

TOMMY SMYTH, Ex Officio

Wichita Appraisal District 2027 Proposed Budget vs Actual

EXPENSES	2025 ACTUAL	2026 BUDGETED	2027 PROPOSED	DIFFERENCE 2026-2027
40000 SALARIES				
	\$ 168,006.96	\$ 160,000.00	\$ 160,000.00	\$ -
	\$ 54,679.88	\$ 60,000.00	\$ 60,000.00	\$ -
40100 ADMINISTRATION SALARIES	\$ 222,686.64	\$ 220,000.00	\$ 220,000.00	\$ -
	\$ -	\$ -	\$ -	\$ -
	\$ 106,500.00	\$ 110,000.00	\$ 110,000.00	\$ -
	\$ 88,999.92	\$ 91,700.00	\$ 91,700.00	\$ -
40110 OPERATIONAL SALARIES	\$ 195,499.92	\$ 201,700.00	\$ 201,700.00	\$ -
	\$ 79,000.08	\$ 82,000.00	\$ 82,000.00	\$ -
	\$ 67,500.00	\$ 70,000.00	\$ 70,000.00	\$ -
	\$ 67,000.08	\$ 71,000.00	\$ 71,000.00	\$ -
	\$ 62,800.08	\$ 71,000.00	\$ 71,000.00	\$ -
	\$ 59,200.08	\$ 64,000.00	\$ 64,000.00	\$ -
	\$ 54,499.92	\$ 58,500.00	\$ 58,500.00	\$ -
	\$ 46,000.08	\$ 48,000.00	\$ 48,000.00	\$ -
	\$ 37,800.37	\$ 45,500.00	\$ 45,500.00	\$ -
	\$ 10,921.74	\$ 46,500.00	\$ 46,500.00	\$ -
40120 STAFF SALARIES	\$ 484,722.43	\$ 556,500.00	\$ 556,500.00	\$ -
	\$ 60,001.92	\$ 63,000.00	\$ 63,000.00	\$ -
	\$ 52,166.40	\$ 57,000.00	\$ 57,000.00	\$ -
	\$ 40,508.16	\$ 45,000.00	\$ 45,000.00	\$ -
	\$ 36,495.36	\$ 41,000.00	\$ 41,000.00	\$ -
	\$ 31,996.80	\$ 36,000.00	\$ 36,000.00	\$ -
40130 SUPPORT TECHNICIAN SALARIES	\$ 221,168.64	\$ 242,000.00	\$ 242,000.00	\$ -
TOTAL SALARIES BEFORE INCREASES	\$ 1,124,077.63	\$ 1,220,200.00	\$ 1,220,200.00	\$ -
POOL FOR INCREASES	\$ -	\$ -	\$ 72,500.00	\$ 72,500.00
TOTAL BUDGETED WITH INCREASES	\$ 1,124,077.63	\$ 1,220,296.00	\$ 1,292,700.00	\$ 72,500.00
41000 PERSONNEL SERVICES				
41200 OVERTIME/INTERNSHIP	\$ (2,000.00)	\$ 4,000.00	\$ 2,000.00	\$ (2,000.00)
41310 RETIREMENT PLAN	\$ 164,071.99	\$ 165,211.00	\$ 172,615.00	\$ 7,404.00
41320 HEALTH INSURANCE	\$ 194,908.79	\$ 214,861.00	\$ 249,900.00	\$ 35,039.00
41330 LIFE INSURANCE	\$ 1,588.24	\$ 1,715.00	\$ 1,946.00	\$ 231.00
41331 DISABILITY INSURANCE	\$ 3,184.84	\$ 2,929.00	\$ 3,102.00	\$ 173.00
41340 WORKERS COMPENSATION	\$ 5,497.80	\$ 6,000.00	\$ 6,000.00	\$ -
41350 TWC UNEMPLOYMENT INSURANCE	\$ 2,527.90	\$ 4,000.00	\$ 8,000.00	\$ 4,000.00
41360 MEDICARE	\$ 17,714.93	\$ 17,903.00	\$ 18,961.00	\$ 1,058.00
41370 UNFUNDED LIABILITY-TCDRS	\$ 90,000.00	\$ 622.00	\$ -	\$ (622.00)
TOTALS	\$ 477,494.49	\$ 417,241.00	\$ 462,524.00	\$ 45,283.00
42000 SUPPLIES				
42100 OFFICE SUPPLIES	\$ 1,610.33	\$ 2,000.00	\$ 2,000.00	\$ -
42110 PRINTING SUPPLIES	\$ 5,299.43	\$ 10,000.00	\$ 5,000.00	\$ (5,000.00)
42120 DATA PROCESSING SUPPLIES	\$ 1,960.00	\$ 1,800.00	\$ 2,200.00	\$ 400.00

Wichita Appraisal District 2027 Proposed Budget vs Actual

					DIFFERENCE
42140 POSTAGE	\$	25,989.83	\$	26,978.00	\$ 26,754.00 \$ (224.00)
42200 APPRAISAL SUPPLEMENTS	\$	24,528.87	\$	21,751.00	\$ 22,974.00 \$ 1,223.00
42310 MAPPING SUPPLIES	\$	-	\$	-	\$ - \$ -
42320 APPRAISERS SUPPLIES	\$	1,769.91	\$	800.00	\$ 800.00 \$ -
42600 BUILDING SUPPLIES	\$	1,836.89	\$	2,000.00	\$ 2,000.00 \$ -
TOTALS	\$	62,975.26	\$	65,329.00	\$ 61,728.00 \$ (3,601.00)

43000 MAINTENANCE

43200 OFFICE MACHINE MAINTENANCE	\$	2,722.17	\$	4,000.00	\$ 3,000.00 \$ (1,000.00)
43300 ANTIVIRUS PROTECTION	\$	1,442.00	\$	3,000.00	\$ 1,500.00 \$ (1,500.00)
43400 ACCOUNTING SOFTWARE	\$	1,945.00	\$	2,200.00	\$ 2,200.00 \$ -
43410 SOFTWARE MAINTENANCE	\$	113,248.21	\$	191,205.00	\$ 182,000.00 \$ (9,205.00)
43411 IPAD SOFTWARE MAINTENANCE	\$	2,670.38	\$	3,500.00	\$ 3,000.00 \$ (500.00)
43420 MAPPING SOFTWARE MAINTENANCE	\$	9,913.54	\$	10,000.00	\$ 11,000.00 \$ 1,000.00
43510 BUILDING MAINTENANCE	\$	730.15	\$	2,000.00	\$ 2,000.00 \$ -
TOTALS	\$	132,671.45	\$	215,905.00	\$ 204,700.00 \$ (11,205.00)

44000 SERVICES

44100 TELEPHONE SERVICES	\$	9,971.50	\$	11,000.00	\$ 11,000.00 \$ -
44110 ELECTRICITY SERVICE	\$	5,984.79	\$	9,700.00	\$ 7,000.00 \$ (2,700.00)
44120 GAS SERVICE	\$	283.89	\$	750.00	\$ 500.00 \$ (250.00)
44140 JANITORIAL SERVICES	\$	14,100.00	\$	14,700.00	\$ 15,000.00 \$ 300.00
44150 SECURITY SERVICES	\$	3,000.00	\$	3,000.00	\$ 3,000.00 \$ -
44160 IT SERVICES	\$	43,883.33	\$	52,525.00	\$ 61,130.48 \$ 8,605.48
44170 GIS SERVICES	\$	-	\$	20,000.00	\$ 20,680.00 \$ 680.00
44190 CELL PHONE REIMBURSEMENT	\$	3,588.00	\$	4,368.00	\$ 4,056.00 \$ (312.00)
44200 APPRAISER AUTO REIMBURSEMENT	\$	11,294.84	\$	11,000.00	\$ 12,000.00 \$ 1,000.00
44210 EDUCATION & TRAVEL EXPENSE	\$	24,005.61	\$	22,735.00	\$ 20,205.00 \$ (2,530.00)
44300 LEGAL EXPENSE	\$	29,381.59	\$	26,000.00	\$ 30,000.00 \$ 4,000.00
44310 ACCOUNTING-AUDIT	\$	7,150.00	\$	7,500.00	\$ 7,750.00 \$ 250.00
44330 PRITCHARD&ABBOTT-MINERAL APPR.	\$	85,000.00	\$	89,000.00	\$ 93,000.00 \$ 4,000.00
44350 CONSULTANTS	\$	18,333.37	\$	500.00	\$ 20,000.00 \$ 19,500.00
44360 APPRAISAL REVIEW BOARD	\$	17,144.62	\$	21,325.00	\$ 19,275.00 \$ (2,050.00)
44361 ARB LEGAL CONSULTANT	\$	600.00	\$	1,000.00	\$ 1,000.00 \$ -
44410 MAIL MACHINE (METER RENT)	\$	2,011.68	\$	2,100.00	\$ 2,100.00 \$ -
44420 PUBLIC RECORDS INFORMATION	\$	-	\$	-	\$ - \$ -
44610 MEMBERSHIPS & DUES	\$	5,215.00	\$	7,065.00	\$ 7,630.00 \$ 565.00
44620 INTERNET & EMAIL SERVICE	\$	1,975.36	\$	3,800.00	\$ 2,800.00 \$ (1,000.00)
44710 ADVERTISING	\$	546.95	\$	500.00	\$ 500.00 \$ -
44720 PUBLIC NOTICES	\$	596.60	\$	1,000.00	\$ 1,000.00 \$ -
44730 APPRAISAL NOTICES	\$	73,133.57	\$	83,000.00	\$ 80,500.00 \$ (2,500.00)
44740 BOARD OF DIRECTOR ELECTION	\$	-	\$	65,000.00	\$ 32,500.00 \$ (32,500.00)
44750 UNFUNDED LEGISLATIVE MANDATES	\$	-	\$	10,000.00	\$ 5,000.00 \$ (5,000.00)
TOTALS	\$	357,200.70	\$	467,568.00	\$ 457,626.48 \$ (9,941.52)

45000 SUNDRY

45310 MULTIPERIL INSURANCE POLICY	\$	2,809.64	\$	3,000.00	\$ 3,000.00 \$ -
45320 LIABILITY INSURANCE	\$	2,441.18	\$	2,750.00	\$ 2,750.00 \$ -
45330 AUTO INSURANCE SUPPLEMENT	\$	261.66	\$	270.00	\$ 270.00 \$ -
45340 NOTARY INSURANCE	\$	106.95	\$	500.00	\$ 250.00 \$ (250.00)
45350 CYBERSECURITY INSURANCE	\$	3,579.35	\$	2,000.00	\$ 3,500.00 \$ 1,500.00

Wichita Appraisal District 2027 Proposed Budget vs Actual

					DIFFERENCE
45600 STAFF & BOARD DEVELOPMENT	\$	1,693.97	\$	2,000.00	\$ 2,500.00 \$ 500.00
TOTALS	\$	10,892.75	\$	10,520.00	\$ 12,270.00 \$ 1,750.00

51000 FIXED ASSETS

51420 DATA PROCESSING EQUIP	\$	13,779.02	\$	9,000.00	\$ 7,000.00 \$ (2,000.00)
51440 OFFICE FURNITURE	\$	3,532.00	\$	3,000.00	\$ 2,500.00 \$ (500.00)
51445 CAPITAL IMPROVEMENTS/PICTOMETRY	\$	38,360.00	\$	38,360.00	\$ 41,000.00 \$ 2,640.00
51460 CAPITAL IMPROVEMENTS	\$	-	\$	5,000.00	\$ 5,000.00 \$ -
TOTALS	\$	55,671.02	\$	55,360.00	\$ 55,500.00 \$ 140.00

TOTAL BUDGET AMOUNT \$ 2,220,983.30 \$ 2,452,219.00 \$ 2,547,048.00 \$ 94,829.00

PERCENTAGE CHANGE FROM 2026 BUDGET 3.87%

REVENUE

30250 INTEREST INCOME-T FUND/CD	\$	(30,465.39)	\$	(7,500.00)	\$ (17,500.00) \$ (10,000.00)
30900 RENDITION PENALTY FEES	\$	(9,169.69)	\$	-	\$ - \$ -
WW 911 PICTOMETRY CONTRIBUTION	\$	(19,180.00)	\$	(19,180.00)	\$ (19,180.00) \$ -
PICTOMETRY RESERVE-DEDICATED FUNDS	\$	-	\$	-	\$ - \$ -
EMPLOYEE BENEFIT RESERVE-DEDICATED F	\$	-	\$	-	\$ - \$ -
31300 INVENTORY DECLARATION PENALTY FEE	\$	-	\$	(1,000.00)	\$ (1,000.00) \$ -
31500 RECEIPTS FROM CLASSES	\$	(1,125.00)	\$	-	\$ - \$ -
TOTALS	\$	(59,940.08)	\$	(27,680.00)	\$ (37,680.00) \$ (10,000.00)

NET BUDGET AMOUNT \$ 2,161,043.22 \$ 2,424,539.00 \$ 2,509,368.00 \$ 84,829.00

NET PERCENTAGE CHANGE FROM 2026 BUDGET 3.50%

THE STATE OF TEXAS

COUNTY OF WICHITA

I hereby certify that this instrument was RECEIVED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Wichita County, Texas.

2026-1849 PM
08/06/2026 02:31 PM



Annette C. Stanley

Annette C. Stanley, County Clerk
Wichita County, Texas