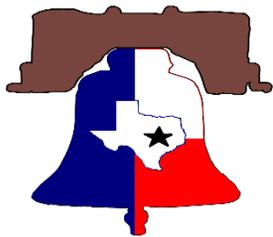




# 2027 Proposed Budget

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**Bell CAD**

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***Tax Appraisal District of Bell County***

***Billy White***

**AAS, CAE, CCA, RPA, RTA, CTA**

**Chief Appraiser**



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**Contents**

**Budget Information ..... 4**

- Bell CAD Statistical Information ..... 5**
- Bell CAD Board of Directors ..... 6**
- Budget Calendar ..... 7**
- Appraisal District Comparisons ..... 8**

**Revenues..... 15**

- Other Income (Miscellaneous) ..... 18**
- Reserve Accounts ..... 18**

**Expenses ..... 19**

- Budget Summary & Appraisal / Collection Allocation ..... 20**
- Budget Category Summary ..... 21**
- Appraisal District Cost per Dollar of Levy History ..... 22**
- Appraisal District Budget and Market Value History ..... 22**
- Budget Expenses by Category ..... 23**

**Salary / Job Information ..... 32**

- Bell CAD Organizational Chart..... 33**
- Bell CAD Job Classifications..... 34**
- Bell CAD Salary Schedule ..... 35**

**Supplemental Information ..... 36**

- 2027 Budget Additions and Increases ..... 37**
  - Trend Vision One – Endpoint Security Antivirus -5102 (Equipment Maintenance)..... 37**
  - Pitney Bowes Global – Mail Machine – 5104 (Equipment Lease) ..... 37**
  - BIS ADA Compliance Website – 5606 (Data Processing) ..... 38**
  - Election Administration -5607 (Elections Administration) ..... 38**
  - True Roll – 5606 (Data Processing) ..... 38**
  - Known Possible Future Budget Items for 2028 ..... 47**

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# Budget Information

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# Bell CAD Statistical Information

Appraisal Districts were enacted by the 66<sup>th</sup> Texas State Legislature – Senate Bill 621

Appraisal District created..... 1979

TADBC Officially started operations..... 1982

Form of Government..... Political Subdivision of the State of Texas

Area of District (Bell County) – Square Miles..... 1,088

Population of District (Bell County)..... 370,647 – 2020 Census (15<sup>th</sup> largest)

Source: Census.gov

Number of TADBC Board of Director Members..... 9

Number of TADBC Employees..... 56 (17<sup>th</sup> largest)

ALL CADS including those who do not collect, Ranking based on 2024 CAD Survey

Total Market Value – 2025.....\$58,911,734,769 (19<sup>th</sup> largest)

Ranking based on 2024 CAD Survey

Number of Offices..... 3

411 E. Central Ave., Belton, TX 76513 301 Priest Dr., Killeen, TX 76541 205 E. Central Ave., Temple, TX 76501

Number of Parcels – 2025 ..... 191,744 (28<sup>th</sup> largest)

Ranking based on 2024 CAD Survey

Number of Tax Entities -2025..... 42

## Taxing

County & RFM..... 2

Cities..... 12

School Districts..... 16

MUDs..... 3

ESD's..... 1

Special Districts..... 8

## Non-Taxing

MUDs..... 0

Special Districts..... 0

TIF's & TIRZ's..... 5

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## Bell CAD Board of Directors

Board of Directors
Kevin Koch, Chairman
Joe Burnett Vice-Chairman / Secretary
Jared Byran
Sam Fulcher
Susan Jones
Kenny Wells
Ashley Smith
Gopal Guttikonda
Shay Luedeke

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## Budget Calendar

### March

**Development of Budget with Staff**

### March 10th

**BOD Meet – Proposed 2027 Budget**

### AS Needed

**BOD Meet – Budget Workshops**

### After preliminary budget BOD approval

**Budget delivered to Taxing Units and Chief Appraiser begins meetings with Taxing Units**

### 10 Days prior to Budget Hearing

**Chief Appraiser notifies Governing Bodies of Public Hearing & Publish public notice**

### By June 15th

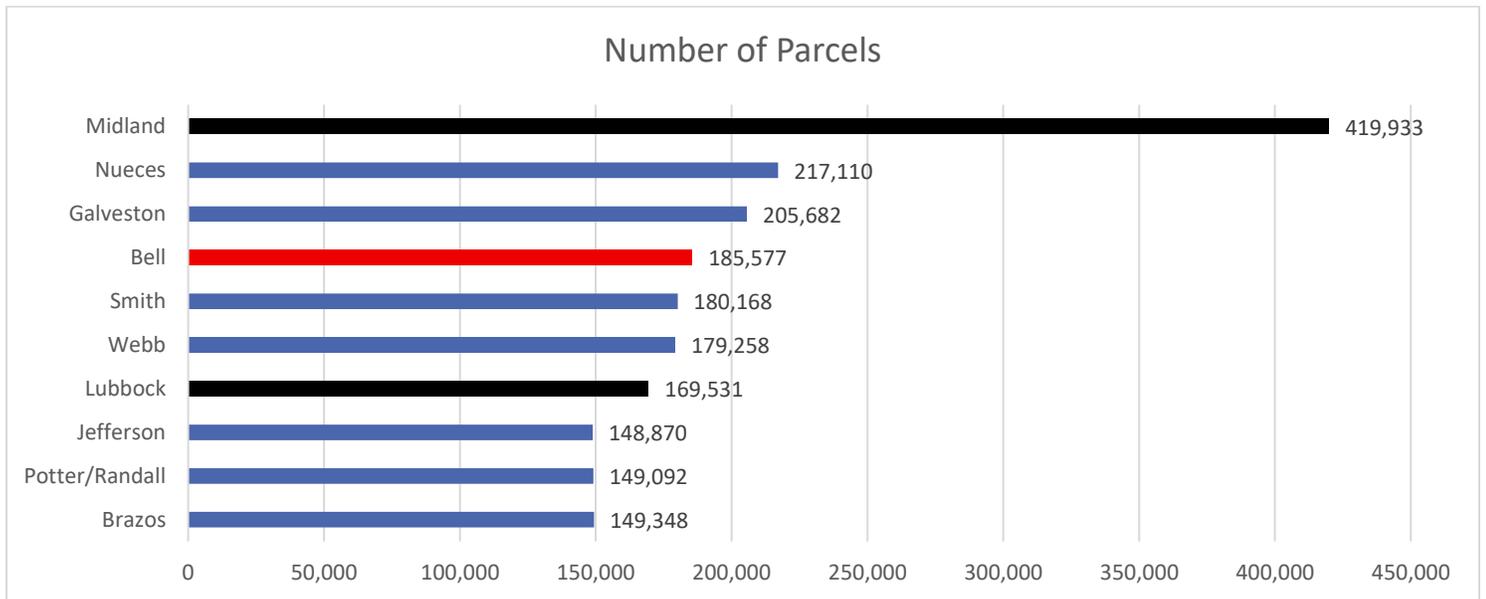
**BOD Meet – Public Hearing to Adopt 2027 Budget**

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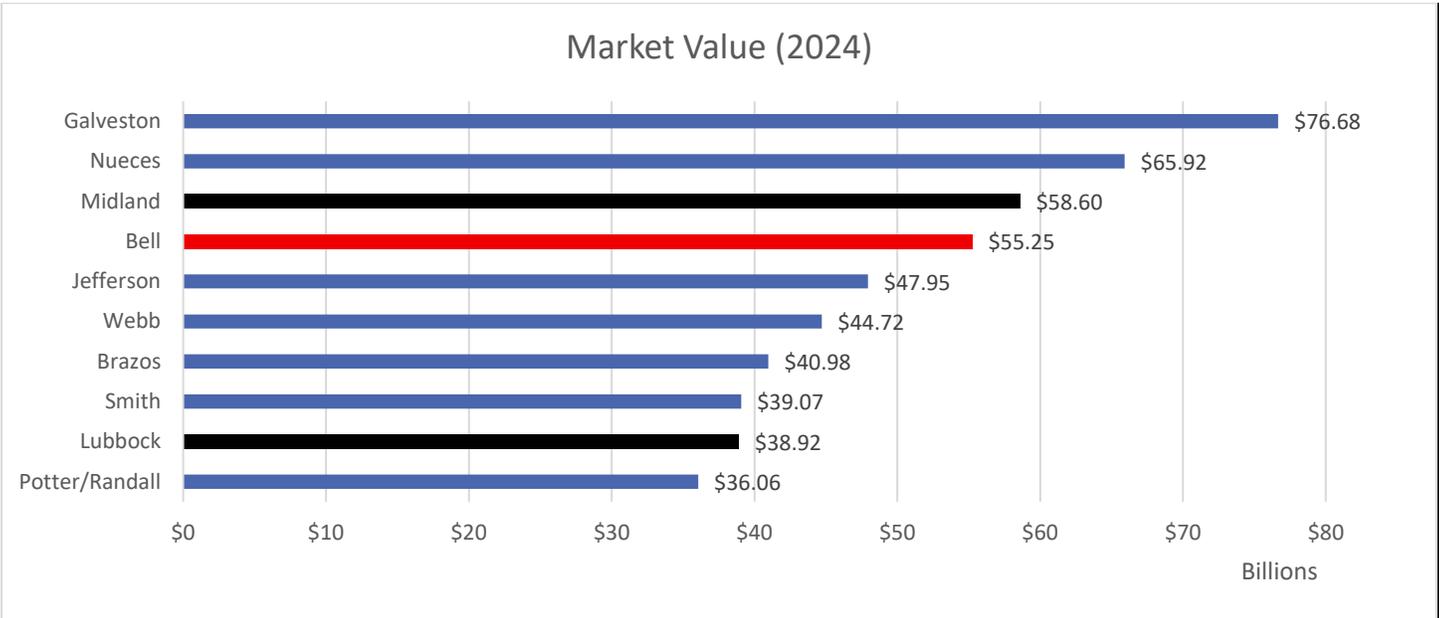
## Appraisal District Comparisons

The Tax Appraisal District of Bell County (TADBC) is compared to other similar appraisal districts (CADS) in various metrics. Information below is based on the 2024 Texas State Comptroller Appraisal District Operations Survey. Comparable districts were selected based on similar parcel counts as TADBC.

(Where Bell is listed, it is as 2024 CAD Operations Survey)

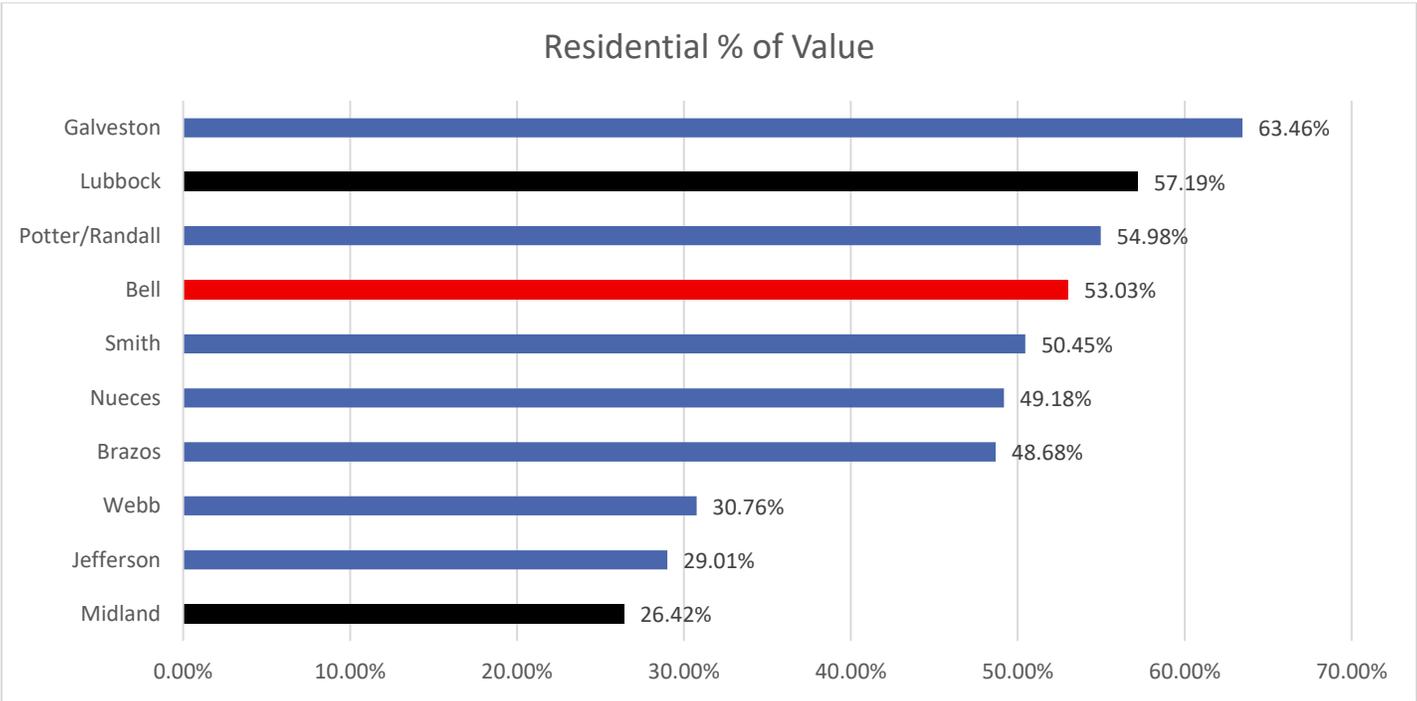


As of 2025 certification, TADBC has 191,744 parcels.

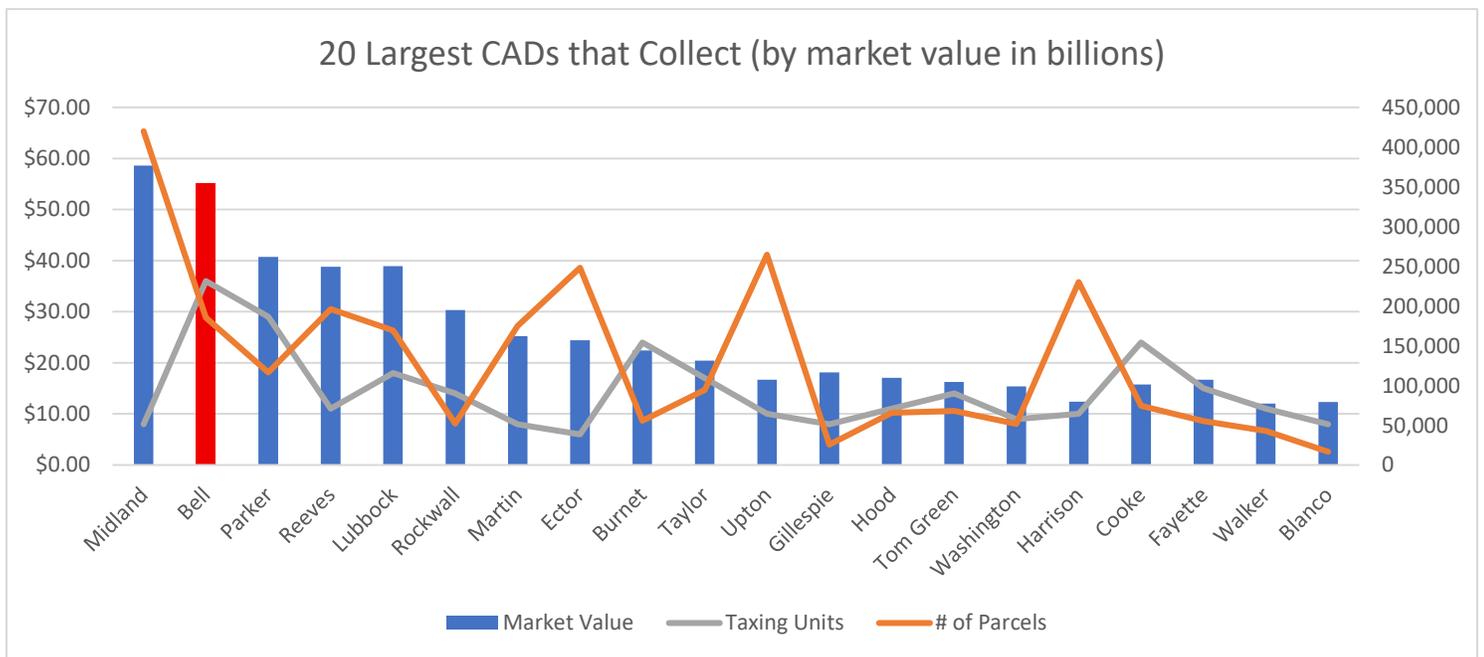


**As of 2025 certification, TADBC has \$58,911,734,769 in market value.**

Residential percentage of market value is calculated using only single-family homes percentage of total market value. This is important when comparing, because some districts may have similar market value or parcels but may be heavy in mineral and oil value. For instance, 41 percent of Midland’s total market value is oil and gas.

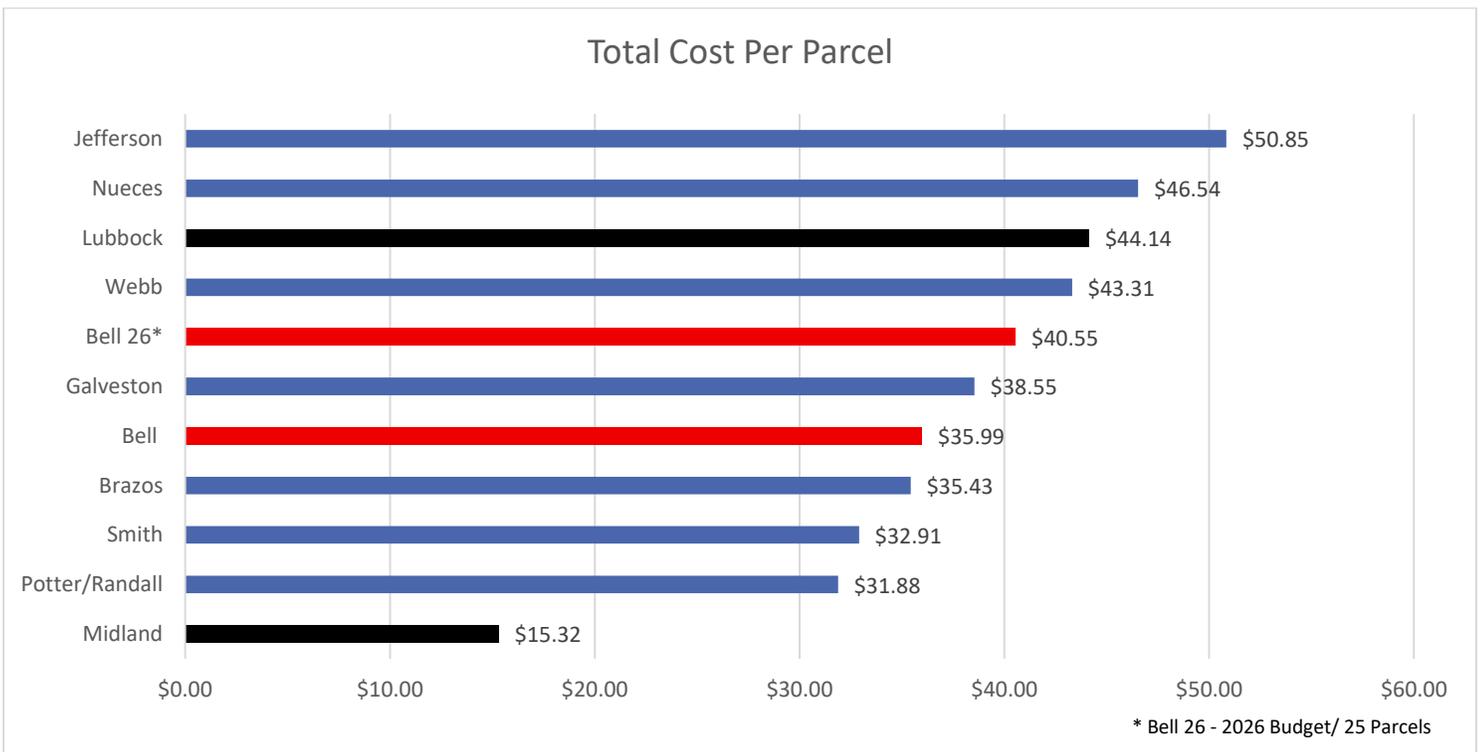


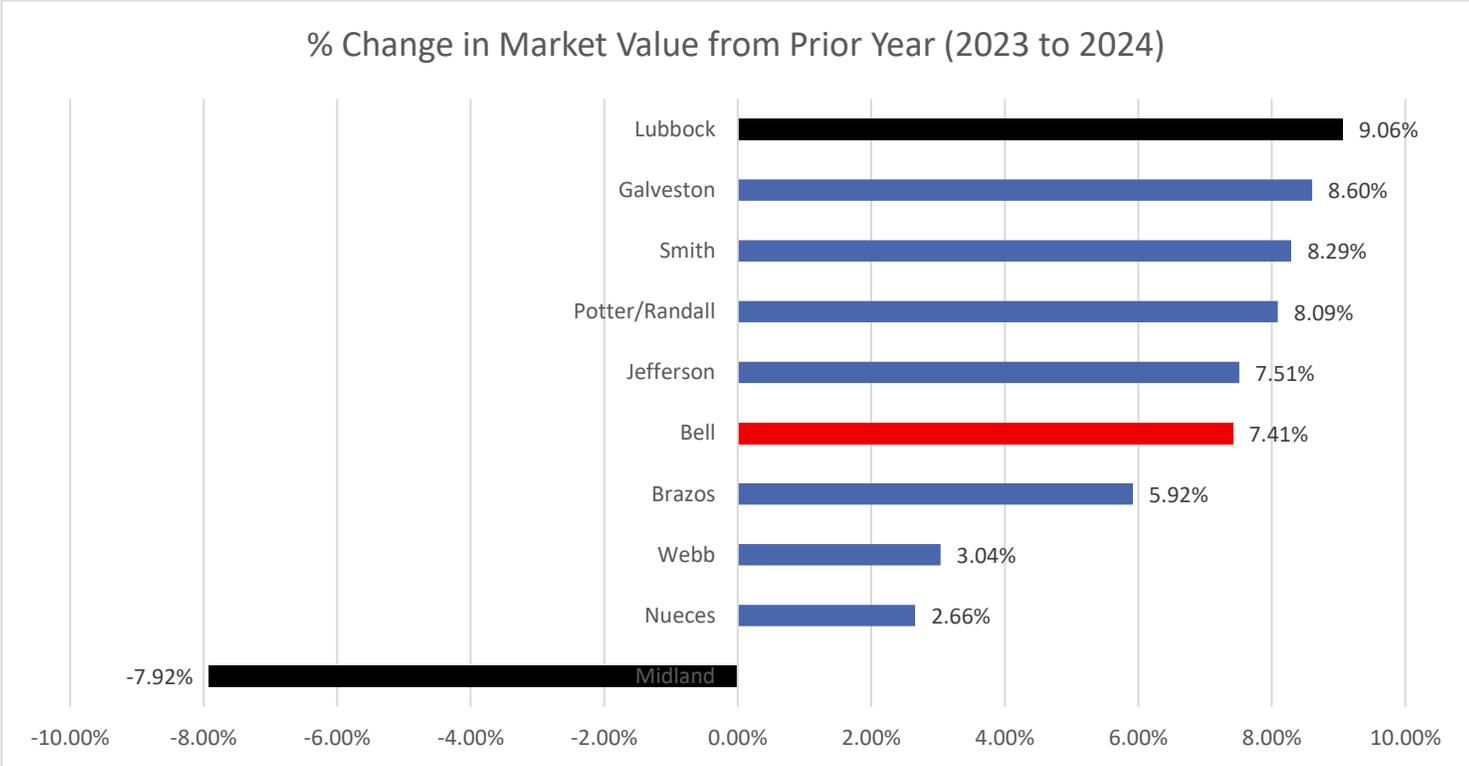
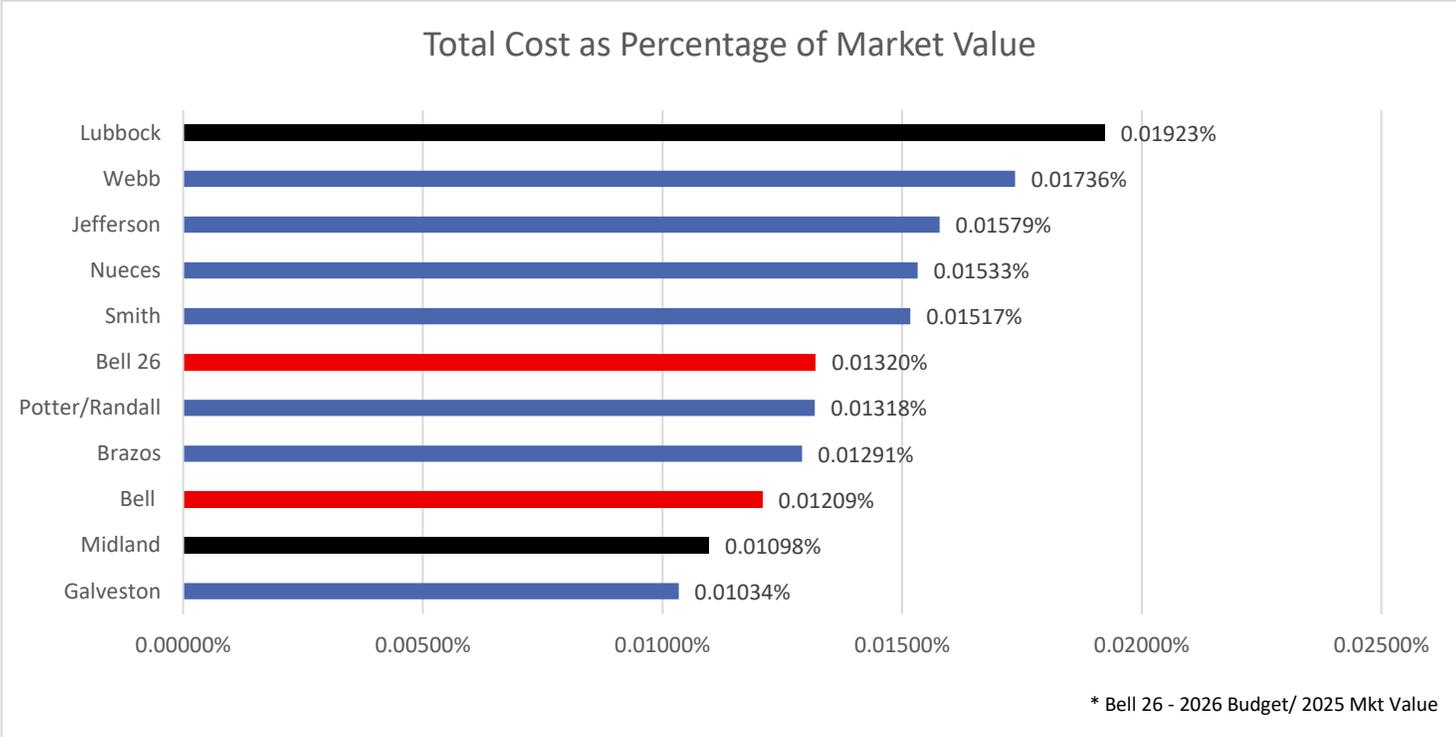
Bell CAD is contracted by the county and nearly all entities within Bell County to calculate tax rates and collect taxes. 107 other CADs throughout the state provide tax rate calculation and collection services. CADs that collect are required to determine how much of the cost is allocated to collection and appraisal separately. Employees that provide collections services also provide appraisal services. Many other costs to provide collection services are intertwined with appraisal costs. Because the separation of these costs is the best estimate and may differ from CAD to CAD and year to year, it has not been included. Only total costs have been compared in the following data sets. To compare most accurately, find other CAD's that are similar in other aspects to Bell that collect and compare total costs. Of the twenty largest CADs that collect taxes, Bell is 2<sup>nd</sup> largest in market value (behind Midland CAD that is heavy in oil and gas value), and 6<sup>th</sup> largest in parcels. Out of all CADs that collect, Bell CAD has the second most taxing units that they collect for.



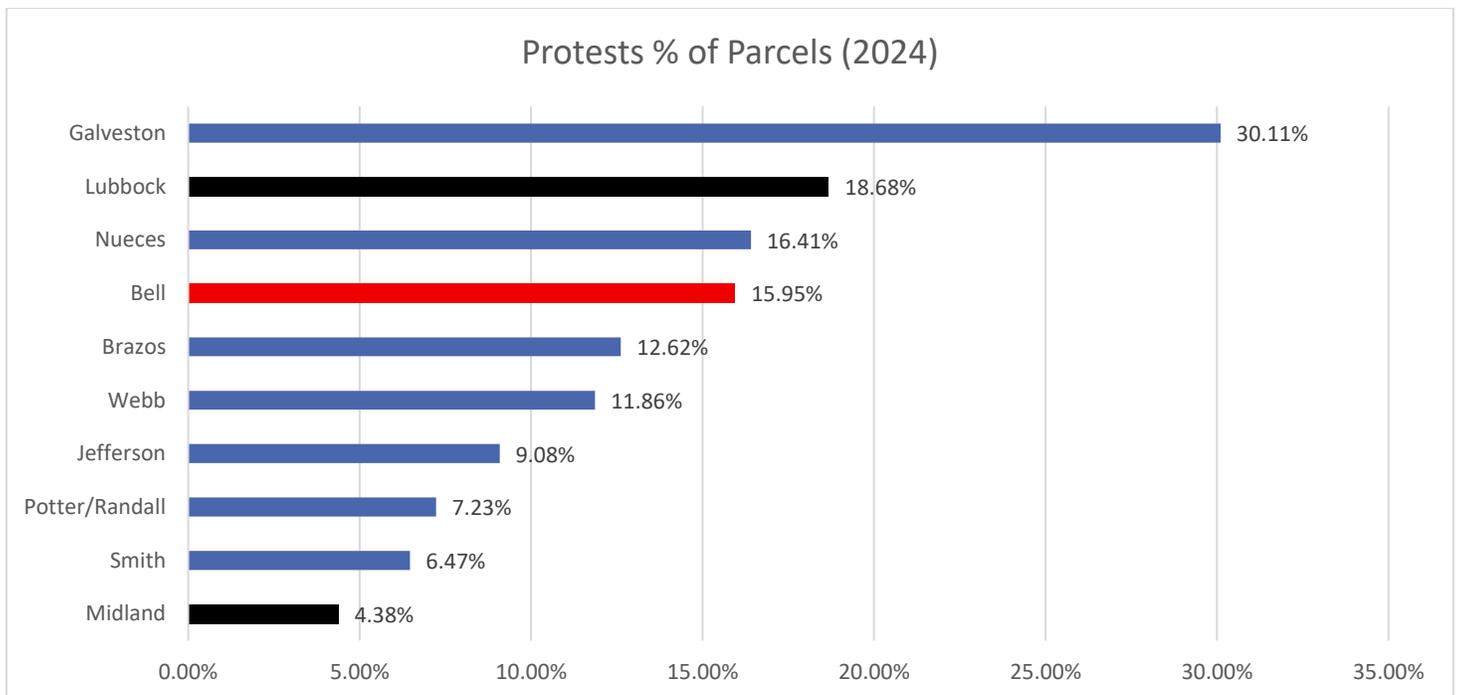
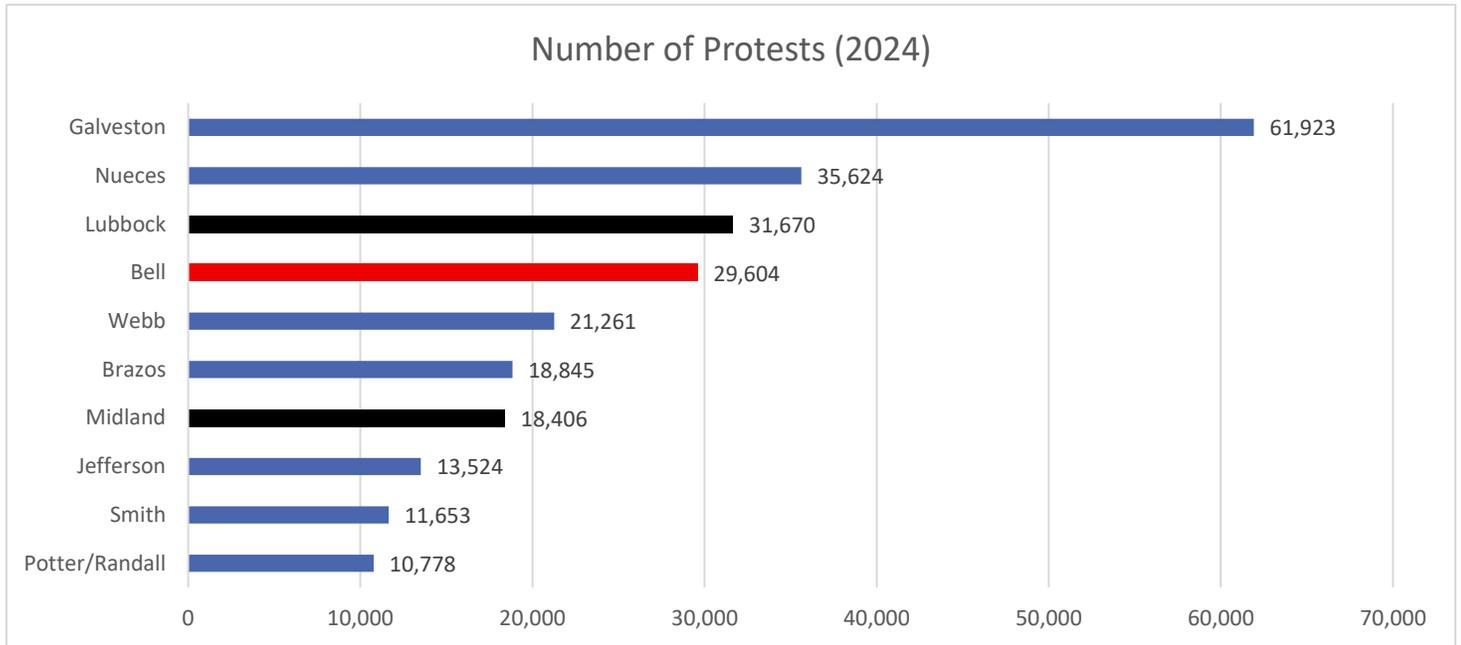
	Midland	Bell	Parker	Reeves	Lubbock	Rockwall	Martin	Ector	Burnet	Taylor	Upton	Gillespie	Hood	Tom Green	Washington	Harrison	Cooke	Fayette	Walker	Blanco
TAX UNITS	8	36	29	11	18	14	8	6	24	17	10	8	11	14	9	10	24	15	11	8

Total cost in below charts Includes total cost of CADS that DO NOT assess and collect taxes. Of these comparable CADS, only Bell, Lubbock, and Midland CADs assess and collect taxes.





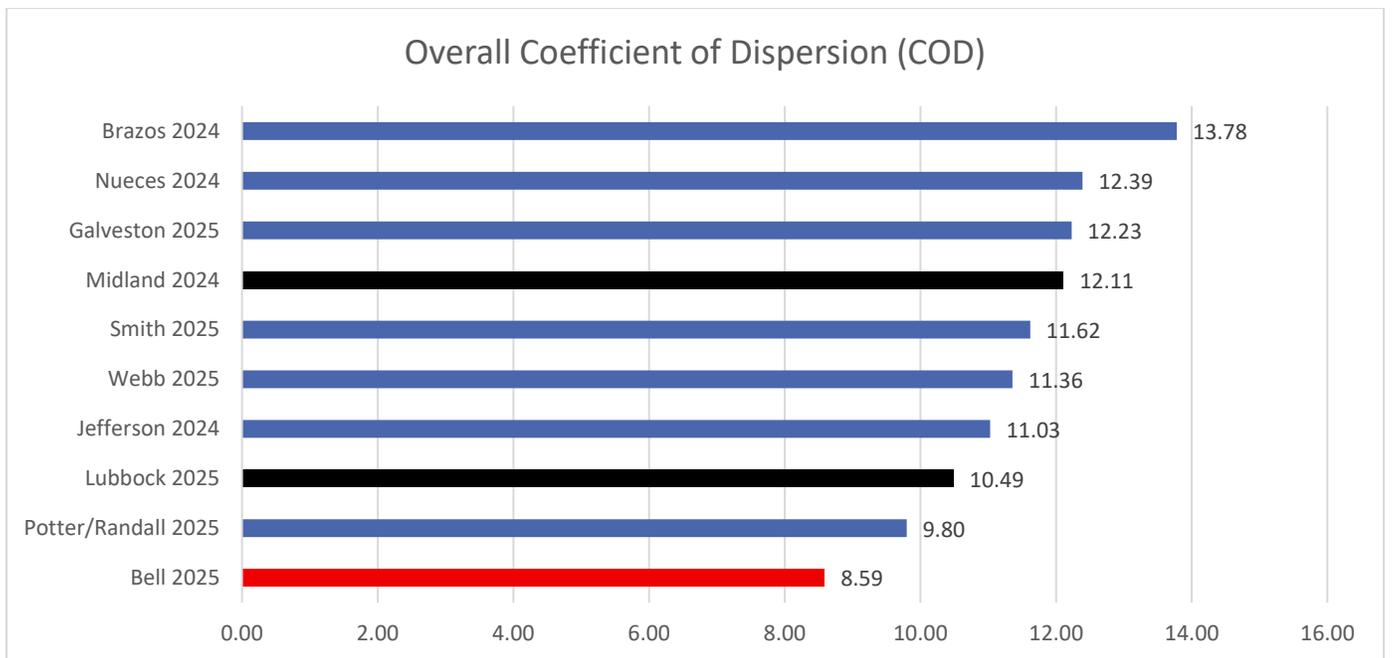
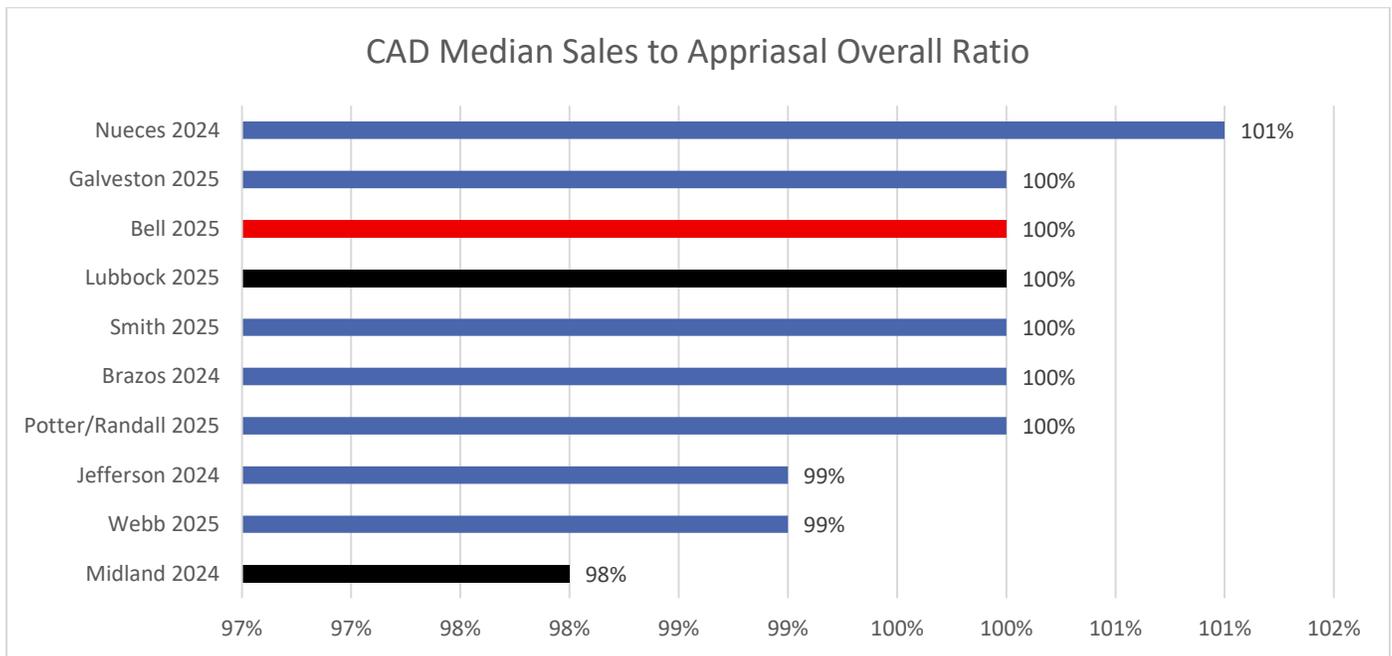
Protests or appeals are an important measurement as it is one of the largest labor drivers for a metropolitan CAD. (Bell CAD includes inquiries and protests)



**In 2025, TADBC had 32,706 appeals, 17.06% of total parcels.**

The Texas State Comptroller performs the property value study (PVS) every other year for all districts. Studies are performed for each ISD and the CAD. The median sales to appraisal ratio for each CAD are determined. CADs are required to be between 95% and 105%. The PVS also measures the coefficient of dispersion (COD). The COD is a measure of uniformity and accuracy of appraisals. “Low CODs (15,0 or less) tend to be associated with good appraisal uniformity.” IAAO Property Assessment Valuation, Third Edition, 2010, pg. 446.

Miscellaneous



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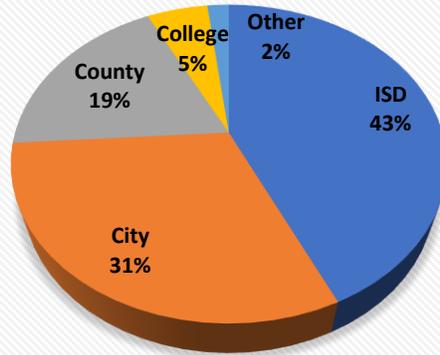
# Revenues

**Tax Appraisal of Bell County District  
Taxing Unit Allocation Schedule  
Based on 2025 Tax Levies**

Tax Unit	2025		2027	2025		2027	2027
	Appraisal Levy Bell CAD	Percent of Total Levy	Appraisal Budget Allocation	Collection Levy All CADs	Percent Of Total Levy	Collection Budget Allocation	Total Budget Allocation
Bell County	\$129,597,060	0.1868388980	\$997,651	\$129,597,060	0.1867215377	\$432,186	\$1,429,836
Academy ISD	\$10,426,755	0.0150321575	\$80,266	\$10,426,755	0.0150227152	\$34,772	\$115,038
Bartlett City	\$308,809	0.0004452071	\$2,377	\$886,169	0.0012767793	\$2,955	\$5,332
Bartlett ISD	\$880,123	0.0012688653	\$6,775	\$2,461,595	0.0035466301	\$8,209	\$14,984
Bell County MUD 1	\$2,655,256	0.0038280583	\$20,440	\$2,655,256	0.0038256538	\$8,855	\$29,295
Bell County MUD 2	\$313,282	0.0004516558	\$2,412	\$313,282	0.0004513721	\$1,045	\$3,456
Bell County WCID 6	\$2,689,823	0.0038778933	\$20,707	\$2,689,823	0.0038754574	\$8,970	\$29,677
Bell County WCID#3	\$199,802	0.0002880527	\$1,538	\$199,802	0.0002878718	\$666	\$2,204
Belton City	\$13,398,918	0.0193170977	\$103,146	\$13,398,918	0.0193049640	\$44,683	\$147,829
Belton ISD	\$69,964,896	0.1008677522	\$538,597	\$69,964,896	0.1008043930	\$233,322	\$771,918
Bio Science District	\$1,786,685	0.0025758474	\$13,754	\$1,786,685	0.0025742295	\$5,958	\$19,712
Bruceville-Eddy ISD	\$37,525	0.0000540999	\$289	\$0	0.0000000000	\$0	\$289
Central Tx College	\$14,235,576	0.0205232999	\$109,587	\$14,235,576	0.0205104085	\$47,473	\$157,060
Clearwater UWCD	\$916,072	0.0013206926	\$7,052	\$916,072	0.0013198631	\$3,055	\$10,107
Copperas Cove ISD	\$811,422	0.0011698190	\$6,246	\$0	0.0000000000	\$0	\$6,246
Donahoe Creek	\$31,837	0.0000458991	\$245	\$31,837	0.0000458703	\$106	\$351
Elm Creek	\$727,504	0.0010488359	\$5,600	\$727,504	0.0010481771	\$2,426	\$8,027
ESD #1	\$2,620,559	0.0037780360	\$20,173	\$2,620,559	0.0037756629	\$8,739	\$28,912
Florence ISD	\$1,406,447	0.0020276618	\$10,827	\$1,406,447	0.0020263881	\$4,690	\$15,517
Gatesville ISD	\$11,319	0.0000163185	\$87	\$0	0.0000000000	\$0	\$87
Harker Hts-City	\$15,588,878	0.0224743431	\$120,005	\$15,588,878	0.0224602261	\$51,986	\$171,991
Holland - City	\$334,428	0.0004821418	\$2,574	\$334,428	0.0004818389	\$1,115	\$3,690
Holland ISD	\$2,298,156	0.0033132305	\$17,691	\$2,380,390	0.0034296309	\$7,938	\$25,630
Killeen - City	\$78,548,396	0.1132425053	\$604,673	\$78,548,396	0.1131713735	\$261,947	\$866,620
Killeen ISD	\$107,708,695	0.1552826421	\$829,152	\$107,708,695	0.1551851034	\$359,192	\$1,188,343
Lampasas ISD	\$148,799	0.0002145222	\$1,145	\$0	0.0000000000	\$0	\$1,145
Little River-Academy City	\$573,822	0.0008272739	\$4,417	\$573,822	0.0008267543	\$1,914	\$6,331
Moody ISD	\$922,376	0.0013297811	\$7,101	\$0	0.0000000000	\$0	\$7,101
Morgans Pt. Resort	\$3,773,396	0.0054400706	\$29,048	\$3,773,396	0.0054366535	\$12,584	\$41,632
Nolanville - City	\$3,157,077	0.0045515291	\$24,303	\$3,157,077	0.0045486701	\$10,528	\$34,832
River Farm MUD 1	\$9,356	0.0000134885	\$72	\$9,356	0.0000134800	\$31	\$103
Rogers - City	\$551,745	0.0007954457	\$4,247	\$551,745	0.0007949461	\$1,840	\$6,087
Rogers ISD	\$7,078,588	0.0102051357	\$54,492	\$7,293,378	0.0105081917	\$24,322	\$78,814
Rosebud-Lott ISD	\$208,476	0.0003005579	\$1,605	\$0	0.0000000000	\$0	\$1,605
Salado - Village	\$2,081,221	0.0030004773	\$16,021	\$2,081,221	0.0029985926	\$6,941	\$22,962
Salado ISD	\$21,647,356	0.0312087955	\$166,643	\$21,647,356	0.0311891921	\$72,191	\$238,834
Temple - City	\$78,119,846	0.1126246686	\$601,374	\$78,119,846	0.1125539250	\$260,517	\$861,891
Temple College	\$23,528,412	0.0339206967	\$181,124	\$23,528,412	0.0338993899	\$78,464	\$259,588
Temple ISD	\$84,342,891	0.1215963758	\$649,280	\$84,342,891	0.1215199967	\$281,270	\$930,550
Troy - City	\$1,593,777	0.0022977337	\$12,269	\$1,593,777	0.0022962905	\$5,315	\$17,584
Troy ISD	\$8,394,613	0.0121024369	\$64,623	\$8,514,642	0.0122677709	\$28,395	\$93,018
<b>Totals</b>	<b>\$693,629,974</b>	<b>1.0000000</b>	<b>\$5,339,630</b>	<b>\$694,065,942</b>	<b>1.0000000</b>	<b>\$2,314,601</b>	<b>\$7,654,231</b>

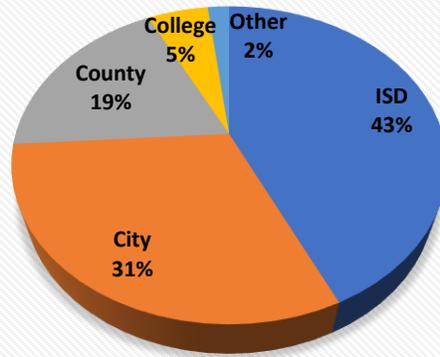
TOTAL COLLECTION SHARED REVENUE FOR 2026 FISCAL YEAR BUDGET	\$2,314,601
TOTAL APPRAISAL SHARED REVENUE FOR 2026 FISCAL YEAR BUDGET	\$5,339,630
GRAND TOTAL SHARED REVENUE FOR 2026 FISCAL YEAR BUDGET	<b>\$7,654,231</b>
ESTIMATED MISCELLANEOUS INCOME	\$501,800
TOTAL FOR ADOPTED BUDGET	<b>\$8,156,031</b>

## Appraisal Budget Unit Allocation



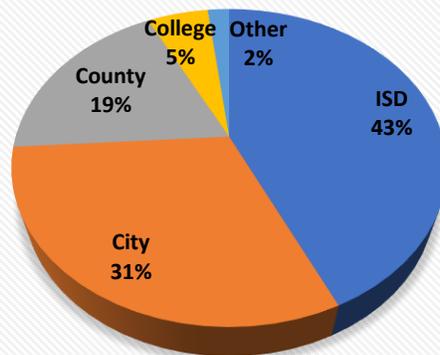
■ ISD ■ City ■ County ■ College ■ Other

## Collection Budget Unit Allocation



■ ISD ■ City ■ County ■ College ■ Other

## Total Budget Unit Allocation



■ ISD ■ City ■ County ■ College ■ Other

## Other Income (Miscellaneous)

<b>Miscellaneous Income</b>	
Description	Estimated Amount
MVBA	\$375,000
Interest	\$96,000
Misc Fees	\$30,000
PID Collection Fees	\$800
<b>Totals</b>	<b>\$501,800</b>

## Reserve Accounts

<b>Reserve Accounts (with Balances)</b>			
Category	Description	Initial Amount	Amount Remaining
100-00-6005	Homestead Audit (Lexis Nexis)	\$212,800	\$26,581
100-00-6006	Litigation	\$250,000	\$250,000
100-00-6007	Facilities / Building	\$1,499,703	\$1,363,453
100-00-6008	Cylomedia Photo Capture	\$220,000	\$8,226
	<b>Totals</b>	<b>\$2,182,503</b>	<b>\$1,648,259</b>

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# Expenses

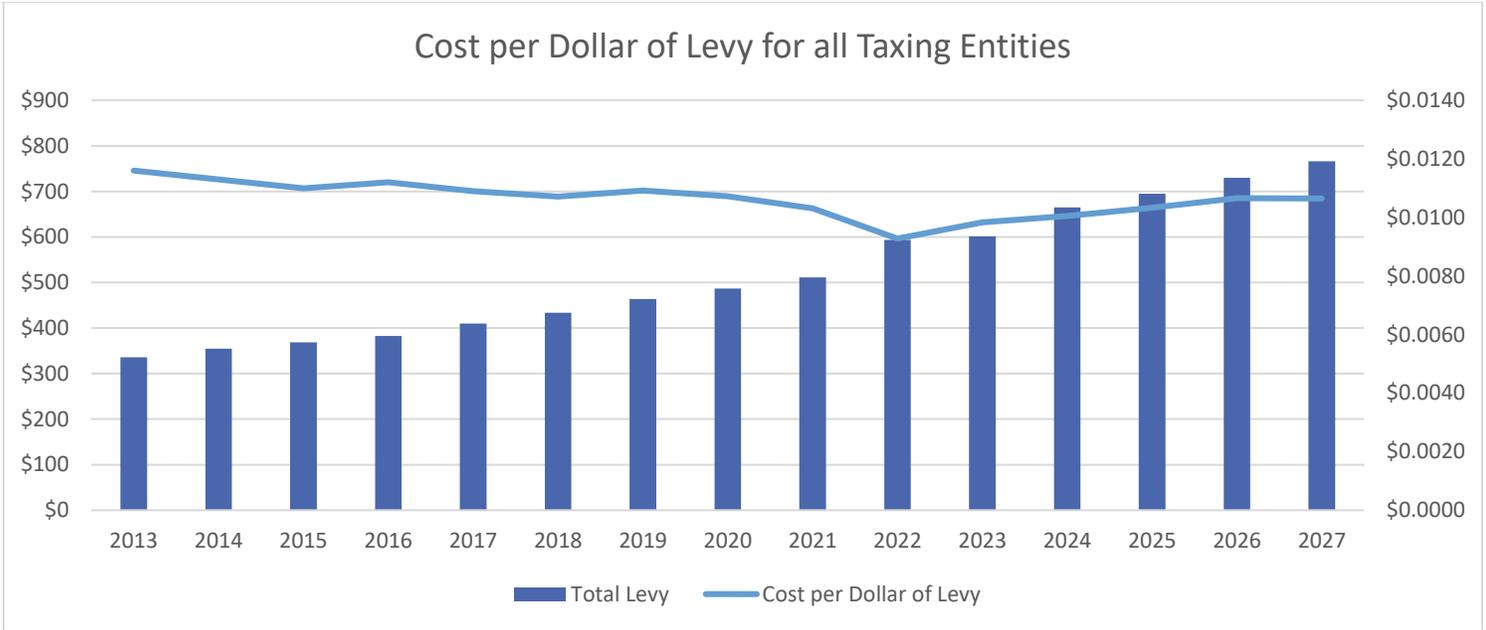
## Budget Summary & Appraisal / Collection Allocation

# Budget Allocations

Account Name	Collection Allocation	Appraisal Allocation	Total
<b>100-00-5000 Salaries &amp; Payroll Burden</b>			
Category Totals	\$1,875,171.68	\$3,894,587.33	\$5,769,759
<b>100-00-5100 Contractual</b>			
Category Totals	\$137,786.40	\$244,953.60	\$382,740
<b>100-00-5200 Office Space</b>			
Category Totals	\$62,244.00	\$46,656.00	\$108,900
<b>100-00-5300 Capital Expenditure</b>			
Category Totals	\$14,373.00	\$25,552.00	\$39,925
<b>100-00-5400 Supplies</b>			
Category Totals	\$45,618.84	\$81,100.16	\$126,719
<b>100-00-5500 Other Expenses</b>			
Category Totals	\$238,122.70	\$559,608.30	\$797,731
<b>100-00-5600 Professional Services</b>			
Category Totals	\$93,025.70	\$837,231.30	\$930,257
<b>Totals</b>			
	\$2,466,342	\$5,689,689	\$8,156,031
<b>Totals Proportioned w/o Misc Income</b>	<b>\$2,314,601</b>	<b>\$5,339,630</b>	<b>\$7,654,231</b>
		Estimated Misc. Income	\$501,800
		Total Budget	\$8,156,031

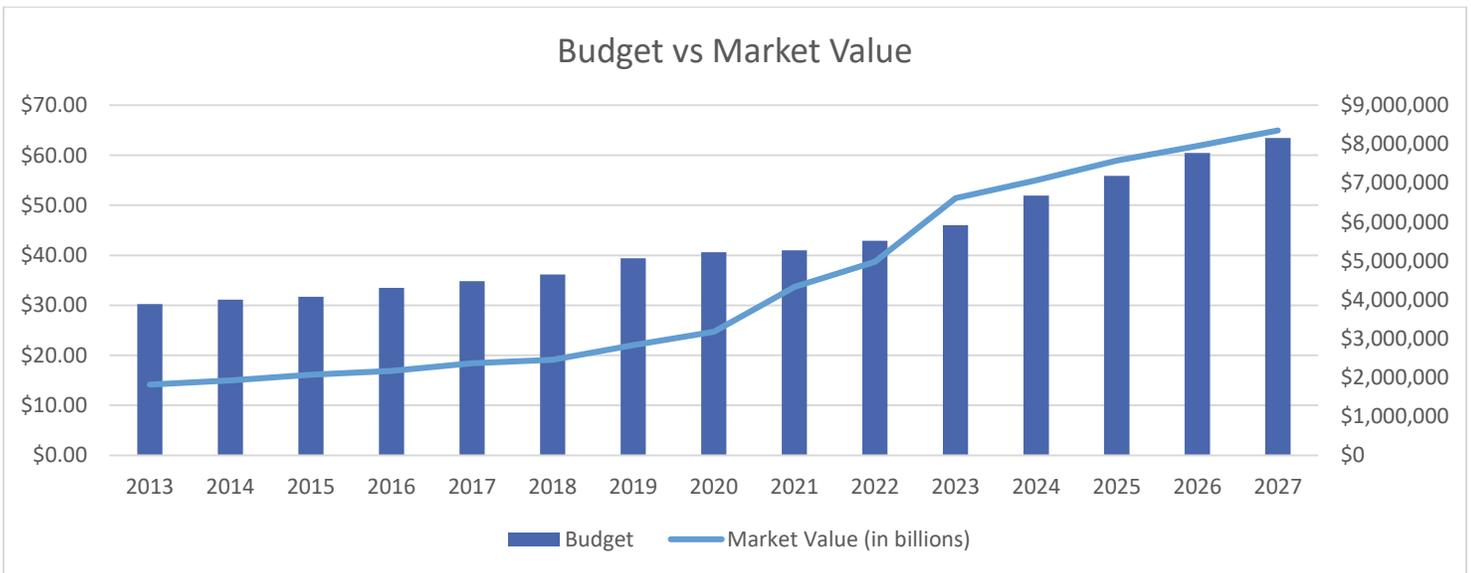


## Appraisal District Cost per Dollar of Levy History



Assumes 5% increase in levy and market value in 2026 & 2027

## Appraisal District Budget and Market Value History



Assumes 5% increase in levy and market value in 2026 & 2027

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## Budget Expenses by Category

**5000 - Salaries & Payroll Burden**

Category/Comments	Description	2027 Requested Amount	2026 Approved Amount	% Change
<b>100-00-5001</b>	<b>Salaries</b>			
	Salaries	\$3,700,247		
	COLA - 3%	\$111,007		
	Merit - 2%	\$74,005		
	Overtime / Parttime / Temp	\$6,000		
	Totals	\$3,891,259	\$3,706,247	4.99%
<b>100-00-5002</b>	<b>Retirement and Deferred Compensation</b>			
	Retirement and Deferred Compensation	\$540,000		
	Totals	\$540,000	\$515,000	4.85%
<b>100-00-5003</b>	<b>Longevity</b>			
	Longevity	\$155,000		
	Totals	\$155,000	\$155,000	0.00%
<b>100-00-5004</b>	<b>Health Insurance</b>			
	Medical - Employee	\$318,806		
	Medical - Children	\$230,686		
	Medical - Family	\$106,028		
	Medical - Spouse	\$67,712		
	Medical - Retiree	\$27,300		
	Medical - Retiree	\$18,000		
	Medical - Retiree	\$352		
	HRA	\$42,000		
	HRA / FSA Fees	\$3,500		
	Dental - Employee	\$4,901		
	Dental - Family	\$5,004		
	Dental Plus- Employee	\$1,715		
	Dental Plus- Family	\$19,717		
	Vision - Employee	\$2,780		
	Vision - Child	\$1,860		
	Vision - Family	\$1,057		
	Vision - Spouse	\$745		
	Short Term Disability	\$0		
	Long Term Disability	\$0		
	Variable & Additional Employees	\$47,837		
	Totals	\$900,000	\$800,000	12.50%
<b>100-00-5005</b>	<b>Unemployment Insurance</b>			
	Unemployment Insurance	\$1,500		
	Totals	\$1,500	\$3,000	-50.00%
<b>100-00-5006</b>	<b>FICA</b>			
	FICA	\$275,000		
	Totals	\$275,000	\$262,500	4.76%
<b>100-00-5007</b>	<b>Worker's Compensation</b>			
	Worker's Compensation	\$7,000		
	Totals	\$7,000	\$6,700	4.48%

5100 - Contractual				
Category/Comments	Description	2027 Requested Amount	2026 Approved Amount	% Change
100-00-5101	Property and Liability Insurance			
	Texas Municipal League	\$24,000		
	Totals	\$24,000	\$19,000	26.32%
100-00-5102	Equipment Maintenance			
	Trend Micro (Desktop Antivirus)	\$3,625		
	Sonic Wall (Firewall) (purchase again 2027)	\$4,850		
	BIS Consulting (Offsite Backup/Onsite Software) (Files/Virtual Servers)	\$12,600		
	BIS Consulting (Server Maintenance Physical/Virtual)	\$8,500		
	Printer Cleaning (Johnnie's Office System, Inc)	\$2,600		
	Printer Repairs	\$400		
	Progressive Security	\$2,000		
	Fire Alarm Annual Test	\$500		
	Trend Vision One - Endpoint Security (Essentials) Antivirus	\$7,500		
	Misc. Equipment Repairs/Parts	\$1,100		
	Totals	\$43,675	\$44,000	-0.74%
100-00-5103	Communication			
	AT&T Temple	\$435		
	AT&T Belton	\$435		
	Brightspeed Killeen	\$960		
	AT&T Mobile	\$6,500		
	Charter Communication (Internet)	\$12,000		
	County Fiber Connection	\$15,000		
	Vested Network Phone System	\$20,000		
	Twilio (Texting service for Hearing Reminders)	\$200		
	Variable Percentage	\$2,470		
	Totals	\$58,000	\$58,000	0.00%
100-00-5104	Equipment Lease			
	Copier Lease - Xerox - Temple	\$880		
	Copier Lease - Xerox - Killeen	\$880		
	Copier Lease - Xerox - Belton	\$1,725		
	Copier Lease - Xerox - Belton	\$1,725		
	Copier Lease - Xerox - Belton	\$1,575		
	Printing/Copies Color	\$6,200		
	Pitney Bowes Global Financial - Mail Machine Lease	\$20,000		
	Cash Vault Lease	\$8,800		
	Great America Financial Services - Copier Lease	\$5,340		
	Totals	\$47,125	\$31,725	48.54%
100-00-5105	Records Access & Storage			
	Eagleview Flights / Changefinder / Pool Finder	\$205,000		
	Agricultural Finder	\$3,500		
	Lexis Nexis - Homestead Audit Subscription (2027 First Re-Occurring for Required Continuous Audit) Move to Trueroll May 2027			
	Lexis Nexis - Additonal License for Homestead Audit Software	\$1,440		
	Totals	\$209,940	\$211,440	-0.71%

### 5200 - Office Space

Category/Comments	Description	2027 Requested Amount	2026 Approved Amount	% Change
<b>100-00-5201</b>	<b>Utilities</b>			
	Shell Energy (Electric)	\$25,000		
	City of Belton - Water/Sewer	\$2,500		
	Atmos Energy - Gas	\$2,500		
	Dumpster Services (Waste Management)	\$5,200		
	Percentage Variable 5%	\$1,760		
	Totals	\$36,960	\$39,050	-5.35%
<b>100-00-5202</b>	<b>Maintenance</b>			
	JanPro (Janitorial Services)	\$23,400		
	Paper Goods for Janitorial Services	\$2,000		
	A/C Filters/Maintenance Plan	\$1,800		
	Lucas Lawn Care	\$1,080		
	Extra Deep Cleaning and/or Pressure Washing	\$2,000		
	Pest Control	\$660		
	Misc. Repairs / Part / Labor	\$5,000		
	Totals	\$35,940	\$35,940	0.00%
<b>100-00-5203</b>	<b>Annex Leases</b>			
	Killeen / Temple Annex Lease	\$36,000		
	Totals	\$36,000	\$36,000	0.00%

### 5300 - Capital Expenditures

Category/Comments	Description	2027 Requested Amount	2026 Approved Amount	% Change
<b>100-00-5301</b>	<b>Office Equipment &amp; Furniture</b>			
	Employee Chairs	\$3,000		
	Desks / Cubicles	\$1,500		
	Misc. Equipment & Furniture	\$500		
	Totals	\$5,000	\$10,000	-50.00%
<b>100-00-5302</b>	<b>Computer Equipment</b>			
	Desktop PC / Laptop Replacement	\$20,000		
	Monitors	\$1,600		
	Printers	\$1,200		
	Scanners	\$1,125		
	IPADS	\$6,000		
	Misc. Computer Supplies / Equipment	\$5,000		
	Totals	\$34,925	\$41,000	-14.82%

**5400 - Supplies**

Category/Comments	Description	2027 Requested Amount	2026 Approved Amount	% Change
100-00-5401	Office Expense			
	Paper - Letter	\$5,850		
	Paper - Legal	\$300		
	Correctional Tape	\$56		
	Envelopes	\$0		
	Bank Deposit Tamper Bags	\$420		
	Calculator Tape	\$178		
	Measuring Tapes	\$675		
	Measuring Wheels	\$200		
	Car Signs	\$375		
	Appraiser Vests	\$100		
	Company Shirts	\$1,050		
	Employee Awards / Recognition	\$2,000		
	Holiday Functions	\$5,000		
	Business Cards	\$900		
	New Hire Expenses (Drug Test / Background)	\$400		
	Counterfeit Pens	\$90		
	Signage (Office Doors/ ARB / Outside Doors)	\$200		
	Plotter Paper - CAD Supplies Specialty	\$1,320		
	Survey Cards	\$500		
	Printer Toner	\$13,000		
	Validator Tape	\$1,000		
	Blank Checks	\$1,000		
	ID Badge Replacement	\$500		
	Misc. Office Supplies	\$886		
	Totals	\$36,000	\$36,000	0.00%
100-00-5403	Forms & Printing			
	Tax Statements -(Print Statement & Envelope)	\$23,800		
	Homestead Postcards	\$525		
	Appraisal Notices - (Print Notices & Envelope)	\$55,680		
	BPP Renditions - (Print Renditions & Envelopes)	\$2,800		
	BPP Penalty Letters (Print Letter & Envelope)	\$1,430		
	Business Form Solutions - Purchase Envelopes	\$1,800		
	Sale / Rent Surveys	\$3,420		
	Misc. Forms/Printing	\$1,264		
	Totals	\$90,719	\$89,800	1.02%

**5500 - Other Expenses**

Category/Comments	Description	2027 Requested Amount	2026 Approved Amount	% Change
<b>100-00-5501</b>	<b>Postage</b>			
	Postage Appraisal Notices	\$97,920		
	Postage Statements	\$49,300		
	Postage Homestead Postcards - SPM	\$1,075		
	Postage Rendition - SPM	\$5,700		
	Ag Denial / Removal Letters	\$1,812		
	Late BPP Penalty Letter	\$3,190		
	ARB Board Orders	\$15,100		
	Abatement Letters	\$16		
	Residential & Ag Inspection Letters	\$1,260		
	Sales Surveys	\$4,130		
	Rent Surveys	\$1,160		
	Notice of Hearing Letter	\$11,060		
	Receipts for mailed payments	\$234		
	Refund Checks	\$5,850		
	Exemption Denials/Removals	\$15,100		
	SIT End of Year Processing Letters	\$156		
	Misc. Mailing	\$748		
	<b>Totals</b>	<b>\$213,811</b>	<b>\$198,656</b>	<b>7.63%</b>
<b>100-00-5502</b>	<b>Appraisal Review Board</b>			
	ARB Pay	\$73,150		
	ARB Training (Comptroller/ARB Attorney and \$185 X 12 Members X 3 Days)	\$8,560		
	Legal Fees	\$1,000		
	Supplies	\$500		
	Office 365 Subscriptions (Chairman)	\$110		
	Employment Ads for ARB members	\$500		
	<b>Totals</b>	<b>\$83,820</b>	<b>\$78,310</b>	<b>7.04%</b>
<b>100-00-5503</b>	<b>Staff Education &amp; Travel</b>			
	TAAD Conference	\$11,375		
	IAAO Conference	\$5,500		
	GSA Conference	\$7,000		
	TAAO Conference	\$4,200		
	TAAD Appraiser Classes	\$22,000		
	TAAO Assessor/Collector Classes	\$2,000		
	IAAO Class / Seminar	\$1,000		
	IAAO Legal Seminar	\$1,000		
	GIS / IAAO Conference	\$1,000		
	Ad Valorem Legal Seminar	\$1,700		
	Eagleview Conference	\$0		
	Open Government Conference	\$0		
	TAAD Legislative Update	\$1,500		
	Property Tax Institute	\$3,375		
	IAAO Leadership Summit	\$0		
	TDLR Exams	\$750		
	TCDRS Conference	\$700		
	Misc. Leadership/HR Training	\$500		
	TSAA Conference	\$0		
	Texas County Conference	\$0		
	CIC Conference	\$1,500		
	Misc. Conferences / Education	\$900		
	<b>Totals</b>	<b>\$66,000</b>	<b>\$63,000</b>	<b>4.76%</b>

5500 - Other Expenses				
Category/Comments	Description	2027 Requested Amount	2026 Approved Amount	% Change
100-00-5504	Allowances			
	Vehicle Allowance - \$600/Month	\$213,600		
	Mileage Expense for Other Employees	\$1,000		
	Cellular Allowance (Chief \$150, Deputy \$100, Manager \$85 X 10)	\$13,200		
	Totals	\$227,800	\$219,140	3.95%
100-00-5505	Dues & Fees			
	TDLR - RPA	\$1,575		
	TDLR - RTA	\$450		
	TAAD - CAD Membership	\$2,200		
	TAAO - Memberships	\$625		
	TAAD - IAAO Memberships	\$100		
	IAAO Memberships	\$1,000		
	IAAO Designation Fees	\$100		
	IAAO Test/Project Fees	\$240		
	Notary Association	\$255		
	TAAD - Chapter Membership	\$235		
	TAAD - Metro Council Appraisal Districts	\$100		
	Post Office Box Rental Annual	\$450		
	Sam's Business Membership	\$110		
	Amazon Prime Membership	\$180		
	Survey Monkey Annual Subscription	\$400		
	Constant Contact	\$300		
	Misc. Dues & Fees	\$980		
	Totals	\$9,300	\$9,385	-0.91%
100-00-5506	Publications & Subscriptions			
	Trepp Commercial Analysis Software	\$42,000		
	Infonation - Texautofacts.com (Auto Roll)	\$1,850		
	CoStar Realty (Commercial)	\$15,750		
	JD Power Valuation Services Used Car Guide (BPP)	\$125		
	Killeen Daily Herald	\$175		
	Temple Daily Telegram	\$250		
	Belton Journal	\$25		
	Aircraft Blue Book	\$235		
	Marshall & Swift Valuation (Commercial & Residential Estimators)	\$4,250		
	Source Strategies	\$800		
	Price Waterhouse Cooper	\$850		
	Carahsoft Sales Data	\$10,000		
	CREXI (Commerical)	\$8,400		
	Life 360 (GPS)	\$110		
	Tax Code Books (Texas Comptroller)	\$0		
	Google ApSheet (Internal Q App)	\$600		
	NADA Mobile Home	\$600		
	Misc. Publications & Subscriptions	\$1,980		
	Totals	\$88,000	\$84,000	4.76%
100-00-5507	Contingency Reserve			
	Unexpected expenses (maintenance, legislative unfunded mandates)	\$75,000		
	Totals	\$75,000	\$75,000	0.00%

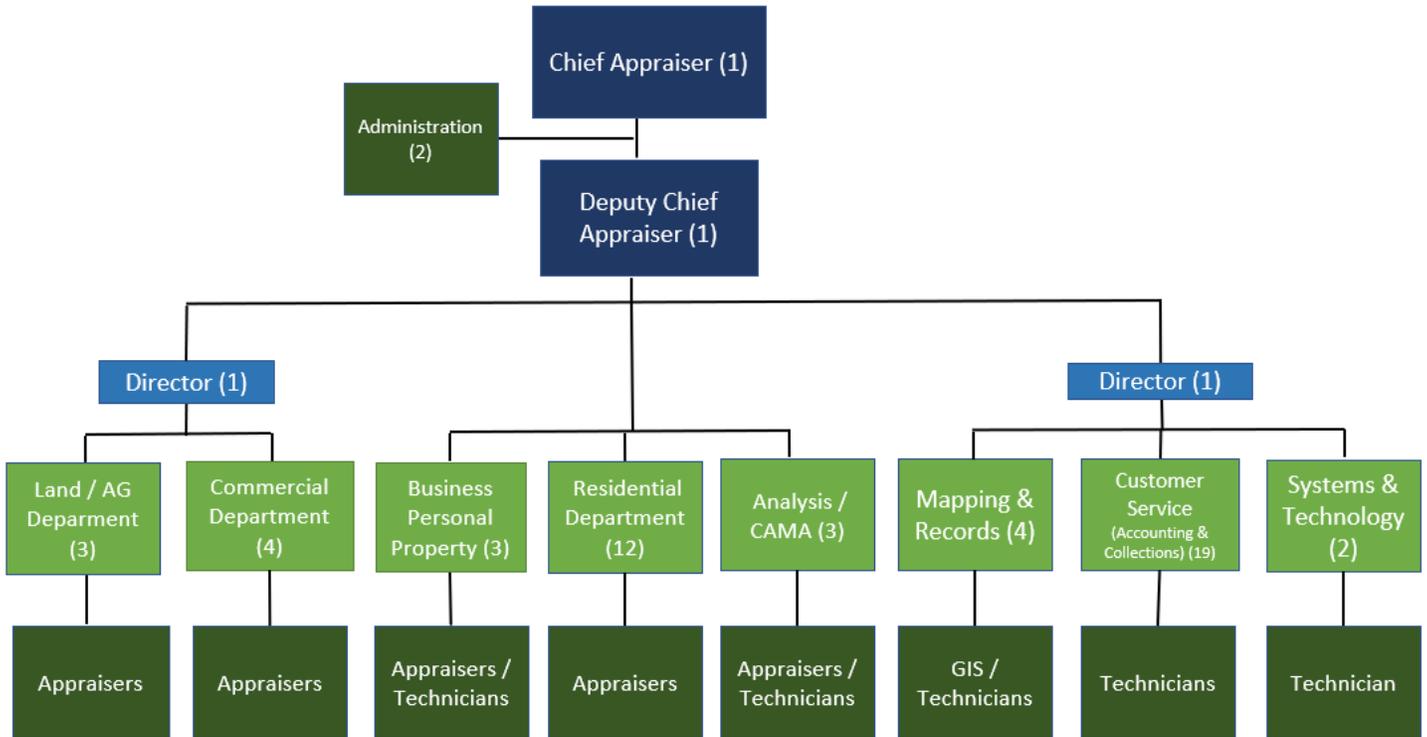
5500 - Other Expenses				
Category/Comments	Description	2027 Requested Amount	2026 Approved Amount	% Change
100-00-5508	Bank Service Charges			
			\$0	
	Totals		\$0	-100.00%
100-00-5510	BOD Expenses			
	TAAD Conference - Austin 2026	\$6,500		
	Office 365 Subscriptions	\$1,000		
	Misc. Supplies	\$500		
	Totals	\$8,000	\$8,000	0.00%
100-00-5511	Security			
	Security during Appeals	\$26,000		
	Totals	\$26,000	\$32,000	-18.75%

5600 - Professional				
Category/Comments	Description	2027 Requested Amount	2026 Approved Amount	% Change
100-00-5601	Audit			
	Pattillo, Brown and Hill LLP - Audit	\$25,000		
	Totals	\$25,000	\$25,000	0.00%
100-00-5602	Legal & Consulting Services			
	Arbitration Awards	\$15,000		
	Arbitrations Mailing Expenses (FedEx Fees)	\$500		
	Hey Man Consulting Services	\$12,000		
	Other Legal Fees/Expenses	\$2,000		
	Totals	\$29,500	\$17,500	68.57%
100-00-5603	Contract Appraisal			
	Capitol Appraisal Group	\$94,000		
	Appraisal Reports	\$160,000		
	Totals	\$254,000	\$252,000	0.79%
100-00-5604	Legal Notices			
	Exemption Notices(February) Killeen Daily Herald / Temple Daily Telegraf	\$1,950		
	Appeals Right Notices (June) Killeen Daily Herald / Temple Daily Telegram	\$1,960		
	Budget Hearing Notices (May) Killeen Daily Herald / Temple Daily Telegram	\$1,800		
	Transparency Notices (June) Killeen Daily Herald/Temple Daily Telegram	\$1,000		
	Misc. Ads (to include employment ads)	\$400		
	Totals	\$7,110	\$6,650	6.92%
100-00-5605	Liaison Officer			
	Retainer	\$3,000		
	Cell Phone	\$900		
	Office 365 Subscription	\$110		
	Totals	\$4,010	\$4,010	0.00%
100-00-5606	Data Processing			
	CIC (Accounting/Payroll Software)	\$15,000		
	ESRI (Mapping Software)	\$15,700		
	GSA CAMA/Collections Software	\$286,472		
	GSA Conversion (10 year - Year 2)	\$85,000		
	Jaguar Processing - Tech Data Systems (Payment Remit/Vault)	\$6,860		
	Aqua Data Studio (SQL Query Analyzer)	\$2,850		
	BIS Consultants (Website, Office 365 Subscriptions)	\$50,000		
	Foxit PDF Editor	\$575		
	RemotePC	\$300		
	VPN (Required for GSA)	\$9,500		
	BIS - Website ADA Compliance	\$4,500		
	Win RAR (File archiver/compression utility)	\$150		
	Trueroll AI Document Processing (Protests, Rendtions, Commercial)	\$31,200		
	Trueroll HS Monitoring (Partial Year May -Sep) 2028 - \$65,000	\$26,975		
	Trueroll HS Vetting (Partial Year May -Sep) 2028 - \$65,000	\$26,975		
	Trueroll Deeds Processing Services	\$35,880		
	Trueroll One-Time Setup Fee	\$3,200		
	Misc. (Development, Add-On Purchases, Support Calls)	\$6,000		
	Totals	\$607,137	\$595,167	2.01%
100-00-5607	Elections Administration			
	County Elections Administrator (NEW - NOV 2026 Election)	\$3,500		
	Totals	\$3,500		0.00%

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# Salary / Job Information

# Bell CAD Organizational Chart



# Bell CAD Job Classifications

<u>TITLE</u>	JOB CLASSIFICATIONS	SALARY GROUP
<b><u>ADMINISTRATION</u></b>		
CHIEF APPRAISER		EXEMPT
DEPUTY CHIEF APPRAISER		22 - 26
ADMINISTRATIVE ASSISTANT		6 - 18
BUSINESS / OFFICE MANAGER		12 - 20
COORDINATOR (ARB/PROJECT)		6 - 16
<b><u>APPRAISAL</u></b>		
DIRECTOR		18 - 22
ASSISTANT DIRECTOR		16 - 20
MANAGER		16 - 20
APPRAISER IV		14 - 16
APPRAISER III		12 - 14
APPRAISER II		10 - 12
APPRAISER I		8 - 10
TECHNICIAN		2 - 8
<b><u>OPERATIONS</u></b>		
DIRECTOR		18 - 22
ASSISTANT DIRECTOR		16 - 20
TECHNICIAN		4 - 8
<b><u>SYSTEMS &amp; TECHNOLOGY</u></b>		
MANAGER		16 - 20
TECHNICIAN		4 - 8
<b><u>GIS / MAPPING</u></b>		
MANAGER		14 - 20
SUPERVISOR		12 - 14
TECHNICIAN IV		10 - 12
TECHNICIAN III		8 - 10
TECHNICIAN II		6 - 8
TECHNICIAN I		2 - 4
<b><u>CUSTOMER SERVICE &amp; ACCOUNTING</u></b>		
MANAGER		14 - 18
SUPERVISOR		6 - 14
TECHNICIAN IV		8 - 10
TECHNICIAN III		6 - 8
TECHNICIAN II		4 - 6
TECHNICIAN I		2 - 4

## Bell CAD Salary Schedule

Step Group	1	2	3	4	5	6	7	8	9	10	11
2	\$38,324	\$38,707	\$39,094	\$39,485	\$39,880	\$40,279	\$40,682	\$41,089	\$41,500	\$41,915	\$42,334
4	\$41,808	\$42,226	\$42,648	\$43,074	\$43,505	\$43,940	\$44,379	\$44,823	\$45,271	\$45,724	\$46,181
6	\$45,290	\$45,743	\$46,200	\$46,662	\$47,129	\$47,600	\$48,076	\$48,557	\$49,043	\$49,533	\$50,028
8	\$48,775	\$49,263	\$49,756	\$50,254	\$50,757	\$51,265	\$51,778	\$52,296	\$52,819	\$53,347	\$53,880
10	\$55,741	\$56,298	\$56,861	\$57,430	\$58,004	\$58,584	\$59,170	\$59,762	\$60,360	\$60,964	\$61,574
12	\$60,968	\$61,578	\$62,194	\$62,816	\$63,444	\$64,078	\$64,719	\$65,366	\$66,020	\$66,680	\$67,347
14	\$69,677	\$70,374	\$71,078	\$71,789	\$72,507	\$73,232	\$73,964	\$74,704	\$75,451	\$76,206	\$76,968
16	\$78,387	\$79,171	\$79,963	\$80,763	\$81,571	\$82,387	\$83,211	\$84,043	\$84,883	\$85,732	\$86,589
18	\$87,097	\$87,968	\$88,848	\$89,736	\$90,633	\$91,539	\$92,454	\$93,379	\$94,313	\$95,256	\$96,209
20	\$105,828	\$106,886	\$107,955	\$109,035	\$110,125	\$111,226	\$112,338	\$113,461	\$114,596	\$115,742	\$116,899
22	\$114,294	\$115,437	\$116,591	\$117,757	\$118,935	\$120,124	\$121,325	\$122,538	\$123,763	\$125,001	\$126,251
24	\$123,440	\$124,674	\$125,921	\$127,180	\$128,452	\$129,737	\$131,034	\$132,344	\$133,667	\$135,004	\$136,354
26	\$133,315	\$134,648	\$135,994	\$137,354	\$138,728	\$140,115	\$141,516	\$142,931	\$144,360	\$145,804	\$147,262

Step Group	12	13	14	15	16	17	18	19	20	21	22
2	\$42,757	\$43,185	\$43,617	\$44,053	\$44,494	\$44,939	\$45,388	\$45,842	\$46,300	\$46,763	\$47,231
4	\$46,643	\$47,109	\$47,580	\$48,056	\$48,537	\$49,022	\$49,512	\$50,007	\$50,507	\$51,012	\$51,522
6	\$50,528	\$51,033	\$51,543	\$52,058	\$52,579	\$53,105	\$53,636	\$54,172	\$54,714	\$55,261	\$55,814
8	\$54,419	\$54,963	\$55,513	\$56,068	\$56,629	\$57,195	\$57,767	\$58,345	\$58,928	\$59,517	\$60,112
10	\$62,190	\$62,812	\$63,440	\$64,074	\$64,715	\$65,362	\$66,016	\$66,676	\$67,343	\$68,016	\$68,696
12	\$68,020	\$68,700	\$69,387	\$70,081	\$70,782	\$71,490	\$72,205	\$72,927	\$73,656	\$74,393	\$75,137
14	\$77,738	\$78,515	\$79,300	\$80,093	\$80,894	\$81,703	\$82,520	\$83,345	\$84,178	\$85,020	\$85,870
16	\$87,455	\$88,330	\$89,213	\$90,105	\$91,006	\$91,916	\$92,835	\$93,763	\$94,701	\$95,648	\$96,604
18	\$97,171	\$98,143	\$99,124	\$100,115	\$101,116	\$102,127	\$103,148	\$104,179	\$105,221	\$106,273	\$107,336
20	\$118,068	\$119,249	\$120,441	\$121,645	\$122,861	\$124,090	\$125,331	\$126,584	\$127,850	\$129,129	\$130,420
22	\$127,514	\$128,789	\$130,077	\$131,378	\$132,692	\$134,019	\$135,359	\$136,713	\$138,080	\$139,461	\$140,856
24	\$137,718	\$139,095	\$140,486	\$141,891	\$143,310	\$144,743	\$146,190	\$147,652	\$149,129	\$150,620	\$152,126
26	\$148,735	\$150,222	\$151,724	\$153,241	\$154,773	\$156,321	\$157,884	\$159,463	\$161,058	\$162,669	\$164,296

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# Supplemental Information

## 2027 Budget Additions and Increases

### Trend Vision One – Endpoint Security Antivirus -5102 (Equipment Maintenance)

This product will provide increased antivirus above and beyond what CAD is currently using. With more threats to systems, and increased internet footprint using more cloud-based software, this will allow IT team to better protect end users. Annual costs for current users are \$7,500.

Why Trend Vision One™ Endpoint Security

## The broadest threat protection available



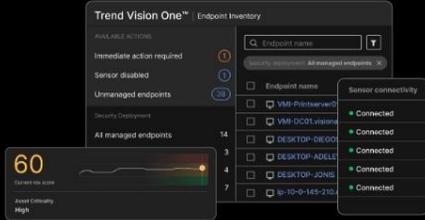
**Comprehensive coverage to stay ahead**

Stay ahead of threats with multiple layers of security across every stage of the attack chain. Leverage advanced algorithms and AI to defend your organization against emerging threats and evolving attack techniques.

[Watch demo](#)

### Focus on what matters most

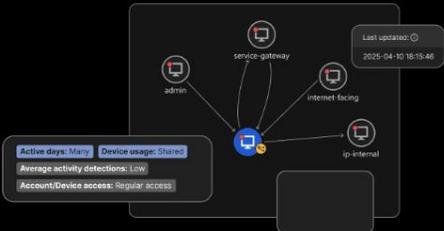
Take advantage of automated incident response to reduce manual intervention and minimize potential damage. With a single pane of glass providing extensive visibility over your endpoints, your security and IT teams can effectively monitor and manage threats across the entire organization.



Endpoint name	Sensor connectivity
VM-DC01-visual	Connected
DESKTOP-DE000	Connected
DESKTOP-ADBLE	Connected
DESKTOP-JDNIS	Connected
ip-10-0-145-210	Connected

### Turn information into insights

See and know more with a holistic picture of all your assets that might be exposed to attack. Streamline your visibility with enhanced efficiency and speed by prioritizing response actions, utilizing tailored remediation guidance and automated security playbooks.



### Pitney Bowes Global – Mail Machine – 5104 (Equipment Lease)

Pitney Bowes is increasing prices as they have combined companies and software's. We have not been able to ascertain exact pricing currently for increases. The increase from \$4,600 to \$20,000 also includes add-ons to current machine that will provide more tools and robust reporting and/or finding other vendors to provide better reporting. Currently, exacts quotes are not available, but hope to be prior to next budget meeting.

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## BIS ADA Compliance Website – 5606 (Data Processing)

New federal laws have required our website to be ADA compliant. This will be an addition to our website's fees annually. Annual costs are \$4,500.

## Election Administration -5607 (Elections Administration)

Board of Director election in November 2026 will require contracting with Bell County Elections Administrator. This is an estimate based on possible costs. The CAD has not had to conduct an election at this time, and more concrete estimates will be available after the first election in November 2026.

## True Roll – 5606 (Data Processing)

Trueroll a is newer, growing company, especially with appraisal districts in Texas. They provide many services and are constantly adding to what they offer. Most of the services are centered around using new technology to more accurately and efficiently perform processes. They partner with our new CAMA provider, GSA. Included in the 2027 Proposed Budget is pricing for homestead monitoring and homestead vetting, AI document processing, and Deeds Processing.

- Homestead Vetting and Monitoring – Bell CAD began performing homestead audits with Lexis Nexis in 2021. This was prior to 2023, when legislation was passed to perform homestead audits. The current contract with Lexis Nexis will be complete in May 2027. Lexis Nexis currently provides an annual audit and access to their database to vet new homestead applications. True Roll's product will provide constant vetting of homestead exemption already on Bell CAD's appraisal roll and will provide vetting of new exemption applications. It will provide a centralized location/dashboard for all applications (no matter how they are received) and will vet them automatically. Once approved by staff, the information can be pushed into the CAMA (GSA). Currently, all applications (including those done using the online form) are manually entered once verified and PDF's or scanned copies are manually attached. This service should provide a process that will be more efficient, quicker, and with more accuracy. Pricing in 2027 Budget reflects prorated amounts based on Lexis Nexis contract ending.
- AI Document Processing – This service uses AI and the results that have been shown are much improved over OCR that has been shown in the past. It will require the scanning of the documents, that can be pushed directly into the CAMA, for review, rather than doing manual entry. With what is budgeted, the CAD will be able to perform these processes with many of the documents we receive (whether in different electronic forms or paper) that require manual entry and review including personal property renditions, protests, and commercial information.
- Deeds Processing – Bell CAD has been using Just Appraised Deed Services but had already planned and budgeted for GSA's deed processing service. Since GSA has partnered with True Roll, they are recommending using True Roll's product as it is more refined and still integrated with GSA.



# Proactive Monitoring

Recover revenue and save staff time: proactively identify unqualified exemptions and tax credits with TrueRoll.

## About

We don't have to tell you: audits are infrequent and instantly out of date. People move, get married, pass away, and turn primary residences into rentals every day. Your county needs data that moves as fast as real lives do. TrueRoll has you covered.

## At a glance

TrueRoll's data science and artificial intelligence creates real-time automated results so you can uncover unqualified and unclaimed exemptions with ease.

- Avoid Audits
- Add Revenue
- Delight Citizens

## Proactive Monitoring Offers:

### Always Up-to-Date Data

With data aggregated from 1000s of sources - utilities, voter records, social media, national parcel databases, online rental sites, and more - you have data that moves as fast as people's lives do.

### Configurable Experience

Every jurisdiction is unique - your software configuration should be too! Don't outsource to big-box data providers, let TrueRoll accommodate your individual needs.

### Industry Expertise

Tax rolls are all we do. And we're the only company with an exclusive focus on getting tax data right. Your experience is our specialty, and we wouldn't want it any other way.

## Why Trust TrueRoll

TrueRoll helps the assessment community do its work—easier. Serving over 150 counties in 10 states, we automate homestead application and monitoring, deeds automation, and other document-driven workflows. Assessors who use TrueRoll see up to 500% efficiency boosts and a 100% ROI guarantee.

“ By the end of this year, it is projected that Ascension Parish taxing bodies will receive over \$1M in tax revenue that would've otherwise gone uncollected. ”

Assessor M.J. "Mert" Smiley, Jr., CLA

## How It Works

It's a three-step process:



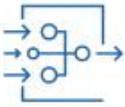
### 1. Discovery

TrueRoll scours 1,000+ real-time data sources and returns a prioritized list of infractions.



### 2. Decision

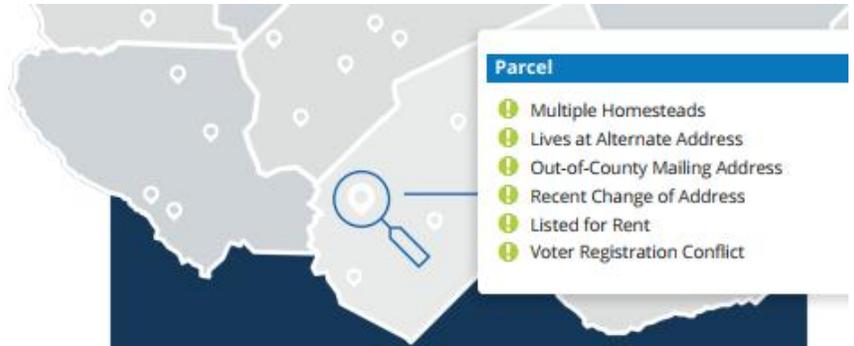
A single dashboard with data from your internal systems, along with curated, external data, allows analysts to readily validate what the service uncovers.



### 3. Action

More easily reconcile exemption errors, keeping tax rolls up to date and uncovering significant new revenue.

Ask us how we can help you! Book a demo



**TrueRoll breaks down the silos, aggregating data from 1000+ sources—including utilities, voter records, social media, national parcel databases, online rental sites, and more—to identify potential unclaimed or unqualified homestead exemptions.**

All candidates that merit further investigation are listed in a single, user-friendly interface, along with details on the parcel's investigation history and your team's notes. This makes it easy for your government to follow up with next steps, whether it's sending a questionnaire to the citizen to gather more information, alerting a resident to a potential tax benefit, or placing a lien on properties to collect any owed back taxes and interest.

TrueRoll helps your team proactively identify unqualified exemptions and tax credits.

## Results

### St. Johns County, FL

collected \$1 million in back taxes and penalties, added \$100 million in taxable values, and identified over 900 unqualified exemptions.

### King County, WA

quickly and easily narrowed over 30,000 senior exemption enrollees and applicants down to less than 2,000.

### Ascension Parish, LA

taxing bodies recovered over \$1M in tax revenue that would've otherwise gone uncollected from parcels unfairly receiving the homestead discount.

# Application Vetter

Automate the review of your office's new homestead applications, saving 80% of your current processing time and reducing application backlogs.

## About

What if 8 out of every 10 homestead applications you received were reviewed and approved automatically based on legislated requirements and your office's business rules?

Application Vetter is able to automate your manual review process and surface only those applications that need further investigation.

## At a glance

Application Vetter checks hundreds of data sources and your tax roll to approve only applicants who:

- Are listed on the deed
- Own a single homesteaded property
- Have matching driver's licenses and voting records
- Use the homestead as their primary residence
- Pass other checks per your processes

## Application Vetter Offers:

### Recommendations

Application Vetter will consolidate all of your applications and automatically provide a "Inquire" or "Approve" recommendation based on your office's review practices and our data sources.

### Always Up-to-Date Data

With an integration to more than 15 CAMAs and data aggregated from 100s of sources - voter records, national parcel databases, rental sites, and more - you have data that moves as fast as your applicants' lives do.

### Multi-Channel Intake

Whether you have paper or electronic applications, whether they come from CAMA or a forms Provider, Application Vetter integrates with your intake channels and consolidates all of the submissions into one location.

## Why Trust TrueRoll

TrueRoll helps the assessment community do its work—easier. Serving over 150 counties in 10 states, we automate homestead application and monitoring, deeds automation, and other document-driven workflows. Assessors who use TrueRoll see up to 500% efficiency boosts and a 100% ROI guarantee.

“ This will automate the process for paper and electronic applications, helping us meet our statutory obligation of confirming each application for eligibility within 60 days of receipt. ”

Shane Creek - Director, Collin CAD TX

# How It Works

It's a three-step process:



## 1. Intake

New exemption applications are submitted by citizens online, via scanned paper applications, or submitted in batch from a backlog.



## 2. Recommendation

TrueRoll's Application Vetter algorithms cross-check our databases in order to "Inquire" or "Approve" recommendations based on the review processes of your office.



## 3. Decision

We present the real-time status of all received applications and all additional context for our recommendation on one screen. You make the final decision and can export the results to CAMA.

**Application**

- Multiple Homesteads
- Lives at Alternate Address
- Out-of-County Mailing Address
- Recent Change of Address
- Listed for Rent
- Voter Registration Conflict

**1. Intake**

**2. Eligibility Recommendation**

**3. Decision Dashboard**

# Results

## St. Johns County, FL

collected \$1 million in back taxes and penalties, added \$100 million in taxable values, and identified over 900 unqualified exemptions.

## King County, WA

quickly and easily narrowed over 30,000 senior exemption enrollees and applicants down to less than 2,000.

## Ascension Parish, LA

taxing bodies recovered over \$1M in tax revenue that would've otherwise gone uncollected from parcels unfairly receiving the homestead discount.



# One Intake. All documents. Less Work.

Automate your time-consuming document workflows without disrupting your office's process.

## What You're Up Against Today

### Too Many Document Types

Deeds, exemptions, affidavits, corrections—all with different formats and processing needs.

### Disconnected Intake Channels

Paper, email, portals, and e-file all feed separate workflows, slowing down everything.

### Manual, Labor-Intensive Workflows

Triage, data entry, and routing drain staff time and leave little room for higher-value work.

## Imagine if You Could...



### Save Time

Unify Documents intake and automate processing to clear backlogs and accelerate reviews, freeing hours each week.



### Expand Your Team's Capacity

Automate data extraction, parcel matching, and business rules so your team handles more volume without adding headcount and can focus on high-value work instead.



### Minimize Errors & Boost Accuracy

Eliminate manual CAMA entry and commit directly from TrueRoll or route exceptions to the right person, reducing errors and ensuring clean, reliable data from the start

## From Intake to Complete—Easier Starts Here

Let TrueRoll help your assessment office get the work done easier. Share your biggest document workflow pain points.



## We Make It Easier By:



### Creating One Unified Intake & Processing Workflow

Bring in digital files, emails, scanned paper, and even handwritten forms — all through one intake into a unified processing flow. No more juggling multiple systems or processes.



### Classifying & Prioritizing Automatically

Automatically sort documents into the right categories that need attention and apply your office's custom business rules.



### Extracting Data & Matching to Parcels Accurately

Beyond deeds, extract key data from all document workflows and accurately match documents to parcels to eliminate time spent on data entry.

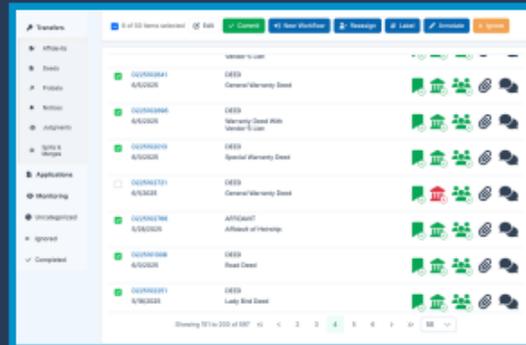


### Automating & Integrating

Push completed documents into your CAMA system or route exceptions to the right staff member—saving time, reducing errors, and improving turnaround.

## How it Works:

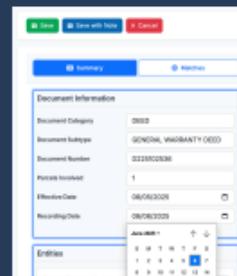
All documents organized by workflow and priority, with ability to bulk action items



Parcel matches scored and ranked using multiple attributes. Often only one contender



Extracted data may be edited prior to export or push to CAMA



## From Intake to Complete—Easier Starts Here

Let TrueRoll help your assessment office get the work done easier. Share your biggest document workflow pain points.





# Heyman Advisors

## Selected Client Engagements

Heyman Advisors partners with appraisal districts, assessors, and PVA offices across the country to solve technology, operations, and vendor challenges. We bring an independent perspective — no vendor relationships, no commissions — just practical guidance built on deep industry experience. Below is a sampling of completed and ongoing projects across our client base.

### Williamson Central Appraisal District (TX)

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#### Vendor Contract Management & Optimization

Developed a comprehensive vendor contract matrix cataloging all of WCAD's technology agreements, terms, and renewal dates. Leadership gained clear visibility into obligations and leverage for proactive renegotiation — replacing a fragmented, informal process and enabling better-informed budget decisions.

#### Commercial Data & Survey Project

Designed, deployed, and analyzed a commercial property data survey for WCAD's appraisal team. Delivered a full report package — including aggregated results, data visualizations, and a leadership presentation — giving the commercial team actionable intelligence to improve valuation accuracy.

#### Commercial Vendor Advisory (CompStak, Yardi Matrix, Black Knight)

Evaluated multiple commercial data platforms on WCAD's behalf, producing detailed advisory reports comparing features, pricing, and fit. WCAD was able to make a confident, well-informed purchasing decision rather than relying solely on vendor sales pitches.

#### Aerial Imagery Contract Review

Reviewed WCAD's existing Pictometry/EagleView imagery agreement and provided renewal strategy guidance, ensuring the district is receiving appropriate value from its imagery investment.

### Travis Central Appraisal District (TX)

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#### Expense Optimization Review

Conducted a detailed analysis of TCAD's systems, applications, and vendor expenses, producing a formal Expense Optimization Report. Leadership received a clear picture of spending patterns, redundancies, and opportunities for renegotiation or consolidation.

#### Specialized Tax Recovery Vendor Review

Reviewed TCAD's relationship with their aviation compliance and personal property discovery vendor. Delivered multiple iterations of formal contract recommendation documents to maximize ROI and ensure TCAD's interests were fully protected.

#### Executive Search Support

Assisted TCAD with an outside search for a Commercial Director — a critical leadership hire. While the role was ultimately filled through an internal promotion, our involvement expanded the candidate pool and gave leadership confidence in their final selection.



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## Hunt County Appraisal District (TX)

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### Telephony & Telecom Analysis

Compared Hunt CAD's current phone system against market alternatives. The analysis gave the district leverage to negotiate better pricing with their existing provider — saving money without the disruption of switching platforms.

### Mobile Field Technology Advisory

When Hunt CAD was evaluating a ~\$25,000 mobile appraisal application from their CAMA vendor, we investigated cost-effective alternatives including hotspot-enabled laptops and MiFi-equipped tablets. After consulting with peer CAD users, we delivered a detailed report that potentially saved the district tens of thousands of dollars.

### Alternative Mobile Application Introduction

Identified and introduced a new mobile application provider as a competitive alternative ahead of Hunt CAD's upcoming CAMA conversion — giving the district options and negotiating leverage they wouldn't have had otherwise.

### Zendesk Analysis & Customer Service Survey

Analyzed Zendesk as a potential constituent communication and help desk tool. Created a supporting internal survey to gather staff feedback, allowing leadership to make a data-driven decision.

### Hardware & BIS Contract Review

Reviewed Hunt CAD's BIS contract and assisted with planning for a new hardware provider, aligning infrastructure decisions with operational needs and budget constraints.

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## Blount County Property Assessor (TN)

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### Tablet & Mobile Field Appraisal Initiative

Blount County field appraisers were operating on a fully paper-based workflow — printing property cards, marking changes by hand, and returning to the office for data entry. We initiated a tablet evaluation, obtained device specifications from their CAMA vendor (Tyler/Impact), researched compatible options, and narrowed the field for the Assessor's consideration. This project is laying the groundwork for a significant modernization of their field operations.

### Aerial Imagery Evaluation & RFP Guidance

With the office's EagleView contract expiring and a Nearmap subscription already in place, we helped evaluate imagery needs — including the critical ChangeFinder capability — and developed a plan for a competitive RFP process. This ensures Blount County secures the right product at the right price rather than defaulting to an auto-renewal.

### Vendor Integration Advisory (ProGress / JustAppraised)



Researched integration pathways between the Register of Deeds office (using ProGress) and the Assessor's CAMA system, identifying options for automated deed transfer that would eliminate manual processes and reduce data entry errors.

### **Routing System Modernization**

Blount County's existing routing system was a homegrown solution built and maintained by a single individual — a textbook single-point-of-failure risk. We evaluated modern, supported alternatives to replace the aging system with a sustainable solution the office could actually rely on.

## **Boyle County PVA (KY)**

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### **Schneider Website & Public Portal Revamp**

The Boyle County PVA wanted her public-facing website to match the functionality of peer offices in Daviess and McCracken counties. We engaged Schneider's representative, obtained bundle options and pricing, and are guiding the PVA through selecting the right package — ensuring she gets the features constituents expect without overpaying.

### **Street-Level Imagery Evaluation (NCTech, Cyclomedia)**

Evaluated street-level imagery vendors on the PVA's behalf, comparing platform capabilities, coverage, and pricing to identify the solution best suited to Boyle County's field and valuation needs.

*Heyman Advisors — Independent advisory for appraisal districts and PVA offices. No vendor commissions. No conflicts.*

## **Known Possible Future Budget Items for 2028**

Sketch Check or similar software that compares current sketches to recent aerial photography. This was last performed in 2022 with Eagleview for the cost of \$85,000. This is generally done every five years in larger/growing appraisal districts.