

**HUNT COUNTY APPRAISAL DISTRICT  
MINUTES  
BOARD OF DIRECTORS  
Regular Meeting  
Thursday, April 13, 2017**

*The Hunt County Appraisal District Board of Directors met in a regular meeting on Thursday, April 13th, 2017, at the Appraisal District Office at 4801 King Street, Greenville, Texas.*

**MEMBERS PRESENT:** Charlie Patterson, Mitch Moore, Charlie Thompson, Howard Winans, Tyson Cox, and Randy Wineinger

**MEMBERS ABSENT:** Mike Taylor and John Sands

**OTHERS PRESENT:** Brent South, Tamra Burton, Lorie Adams, Grady Ewing, and Tommy Nelson

*The meeting was called to order and a quorum announced at 6:00 p.m. by Co-Chairman, Charlie Patterson.*

*No one spoke in Open Forum.*

*On Item 4 on the agenda, Howard Winans made a motion to approve the minutes from the March 9, 2017 Regular Meeting. Charlie Thompson seconded the motion and it was passed unanimously.*

*On Item 5 on the agenda, Charlie Thompson made a motion to approve the March financial statement. Mitch Moore seconded the motion and it was passed unanimously.*

*On Item 6 on the agenda, Tommy Nelson with Scott, Singleton, Fincher, and Co., P.C., presented the financial audit for FYE 2016. Mr. Nelson went over key issues of the audit and stated that there were no unfavorable findings. Howard Winans made a motion to approve the audit as presented. Charlie Thompson seconded the motion and it was passed unanimously.*

*On Item 7 on the agenda, Charlie Thompson made a motion to approve the Audit Engagement Letter from Scott, Singleton, Fincher, and Co., P.C. for*



2017, in the amount of \$5,750. This is the same fee charged for the 2016 audit. Tyson Cox seconded the motion and it was passed unanimously.

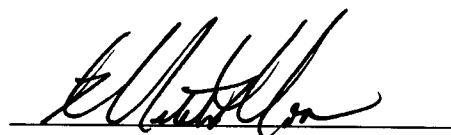
Brent South gave the following "Chief Appraiser's Report":

1. The Real Property appraisals are completed and the file will go to the printers next Monday. Appraisal notices will be mailed on May 1<sup>st</sup> with a protest deadline of May 31<sup>st</sup>.
2. In your folders is statistical data regarding our residential valuations. Based on our analysis of the residential market, the average percent increase of a residential home in Hunt County is 11%. We anticipate a high volume of appeals this year based on this reappraisal. Our rural land schedules on vacant rural land have seen an average increase of 21.9% over last year.
3. We will be short staffed going in to the protest time this year. One of our support staff and one of our appraisers will be out part of this time.
4. The deadline for filing BPP renditions is Monday, April 17<sup>th</sup>. As of today, we have only received rendition statements on 36% of all BPP accounts.
5. We had a mediation hearing on one of our lawsuits over the 2015 and 2016 values. We certified the appraisal roll at 3.8 million for 2015 and 4.5 million for 2016. The owner filed suit claiming the value should be 1.6 million for both years. We settled the case at 3.3 million for 2015 and 3.4 million for 2016. This was after spending over \$9,000 in legal fees, expert witnesses, and mediation fees.
6. The county is still interested in selling us the property directly north of us, which is 1.42 acres.
7. Preliminary totals will be sent to the entities by April 28<sup>th</sup>.
8. I have been asked to be a guest speaker at the Hunt County G.O.P. meeting on April 20<sup>th</sup> at 7 P.M. The meeting will be held at the Landmark Building in downtown Greenville.
9. Our next regular scheduled Hunt CAD Board of Directors meeting will be May 11<sup>th</sup> at 6 PM.

Mr. Patterson declared the meeting adjourned at 6:55 P.M.



Charlie Patterson  
CO-Chairman



Mitch Moore  
Secretary

