

**NOTICE OF
PUBLIC MEETING
BOARD OF DIRECTORS
ANGELINA APPRAISAL DISTRICT**

FILED
AT 3:49 O'CLOCK P M
DEC 11 2025

STATE OF TEXAS

COUNTY OF ANGELINA

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By sf

NOTICE IS HEREBY GIVEN OF A PUBLIC MEETING OF THE BOARD OF DIRECTORS OF THE ANGELINA APPRAISAL DISTRICT TO BE HELD ON THURSDAY, DECEMBER 18, 2025, AT 8:00AM., AT 105 MILES WAY SUITE 300, LUFKIN, TEXAS 75901, TO CONSIDER AND ACT UPON THE FOLLOWING:

AGENDA ITEMS:

1. DECLARE A QUORUM AND CALL THE MEETING TO ORDER.
2. INVOCATION AND PLEDGE OF ALLEGIANCE.
3. PUBLIC COMMENTS
4. APPROVE CONSENT AGENDA:
 - A. MINUTES OF PREVIOUS MEETINGS: NOVEMBER 20, 2025
 - B. FINANCIAL REPORTS FOR NOVEMBER 20, 2025
5. CONSIDERATION OF EVALUATION OF CHIEF APPRAISER
6. COMMITTEE REVIEW
7. EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTIONS:
 - 551.074 An executive session will be held for the purpose of discussing personnel matters.
 - 551.071 To confer with the District's attorney regarding actual or anticipated litigation or matters which the District's attorney must address to the Board on confidence pursuant to Rules of Disciplinary Procedure.
8. RETURN TO OPEN SESSION.
9. ACTION FROM EXECUTIVE SESSION
10. DEPUTY CHIEF REPORT
11. SET NEXT BOD MEETING AND AGENDA: JANUARY 15, 2025
12. ADJOURNMENT.

WITNESS MY HAND AND OFFICIAL SEAL OF THE DISTRICT THIS 11th DAY OF DECEMBER 2025 CONTACT (936) 634-8456.



A handwritten signature in blue ink, appearing to read "Tim Chambers".

Tim Chambers, Chief Appraiser

ANGELINA COUNTY APPRAISAL DISTRICT
SUMMARY TO ACCOUNTS NOVEMBER 30, 2025

MONEY MARKET ACCOUNT:

BEGINNING BALANCE	\$1,027,931.04
DEPOSITS	\$54,803.86
WITHDRAWALS	\$152,000.00
INTEREST	\$3,168.43

BALANCE	\$933,903.33	\$933,903.33
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OPERATING ACCOUNT:

BEGINNING BALANCE	\$65,322.36
DEPOSITS	\$25,618.00
WITHDRAWALS	\$32,986.54
INTEREST	\$31.24

BALANCE	\$57,985.06	\$57,985.06
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PAYROLL ACCOUNT:

BEGINNING BALANCE	\$48,793.54
DEPOSITS	\$127,000.00
WITHDRAWALS	\$123,769.29
INTEREST	\$24.17

\$52,048.42	\$52,048.42
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BALANCE

CD	11/17/25	3.95%	\$106,067.52	\$106,067.52
CD	05/15/26	4.00%	\$116,261.14	\$116,261.14

BALANCE AS OF NOVEMBER 30, 2025	\$1,266,265.47
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THE INVESTMENTS OF THE ANGELINA COUNTY APPRAISAL DISTRICT COMPLY WITH THE INVESTMENT POLICY OF THE ANGELINA CAD AND RELEVANT PROVISION OF CHAPTER 2256, THE PUBLIC FUNDS ACT.

9:10 AM

12/01/25

Cash Basis

ANGELINA COUNTY APPRAISAL DIST
Balance Sheet Prev Month Comparison
As of November 30, 2025

	Nov 30, 25	Nov 30, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
100 · GENERAL OPERATING FND	1,456.00	9,389.79	(7,933.79)
110 · PAYROLL ACCOUNT	7,459.67	10,184.65	(2,724.98)
115 · CERTIFICATES OF DEP	226,524.40	211,229.37	15,295.03
120 · MONEY MARKET	934,760.72	923,644.18	11,116.54
130 · PETTY CASH	165.00	65.00	100.00
Total Checking/Savings	1,170,365.79	1,154,512.99	15,852.80
Other Current Assets			
2120 · Payroll Asset	(460.00)	0.00	(460.00)
Total Other Current Assets	(460.00)	0.00	(460.00)
Total Current Assets	1,169,905.79	1,154,512.99	15,392.80
TOTAL ASSETS	1,169,905.79	1,154,512.99	15,392.80
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
ACCRUED PAYROLL-TEC/TWC	251.52	13,392.93	(13,141.41)
ACCRUED PAYROLL TAXES-F940	0.00	336.00	(336.00)
ACCRUED PAYROLL TAXES-F941	433.99	(36.37)	470.36
ATTORNEY GENERALS OFFICE	0.00	(517.62)	517.62
COLLECTION REFUNDS	0.00	1.81	(1.81)
CREDIT UNION-EMPLOYEE DEDUCT	(100.00)	0.00	(100.00)
DEFERRED REVENUE	0.00	403,610.60	(403,610.60)
DUE TO TEXAS RETIREMENT SYSTEM	(1,762.40)	(1,126.90)	(635.50)
2100 · Payroll Liabilities			
OFFICE OF THE ATTORNEY GENER...	0.00	(310.52)	310.52
2100 · Payroll Liabilities - Other	0.00	6,449.23	(6,449.23)
Total 2100 · Payroll Liabilities	0.00	6,138.71	(6,138.71)
2102 · Payroll Liabilities DUE TO VA	(2,017.44)	(223.44)	(1,794.00)
Total Other Current Liabilities	(3,194.33)	421,575.72	(424,770.05)
Total Current Liabilities	(3,194.33)	421,575.72	(424,770.05)
Total Liabilities	(3,194.33)	421,575.72	(424,770.05)
Equity			
300 · FUND BALANCE	165,227.52	165,227.52	0.00
3900 · Retained Earnings	358,310.29	321,379.14	36,931.15
Net Income	649,562.31	246,330.61	403,231.70
Total Equity	1,173,100.12	732,937.27	440,162.85
TOTAL LIABILITIES & EQUITY	1,169,905.79	1,154,512.99	15,392.80

9:10 AM

12/01/25

Cash Basis

ANGELINA COUNTY APPRAISAL DIST
Profit & Loss Prev Month Comparison
November 2025

	Nov 25	Nov 24	\$ Change
Ordinary Income/Expense			
Income			
600 · BUDGET CONTRIBUTIONS	54,803.86	0.00	54,803.86
610 · INTEREST INCOME	3,223.84	2,979.07	244.77
Total Income	58,027.70	2,979.07	55,048.63
Gross Profit	58,027.70	2,979.07	55,048.63
Expense			
EMPLOYEE BENEFITS			
EMPLOYEE HEALTH INSURANCE	18,124.00	17,111.39	1,012.61
RETIREMENT EXPENSE	12,659.40	13,501.96	(842.56)
SUPPLEMENTAL DEATH BENEFITS	203.11	198.02	5.09
Total EMPLOYEE BENEFITS	30,986.51	30,811.37	175.14
PAYROLL TAXES			
MCARE	1,191.67	1,258.10	(66.43)
Social Security	187.24	143.90	43.34
TEC/TWC	0.00	20.00	(20.00)
Total PAYROLL TAXES	1,378.91	1,422.00	(43.09)
SALARIES & WAGES			
1010 · ADMINISTRATIVE SALARIES	13,746.00	12,145.06	1,600.94
1020 · APPRAISAL SALARIES	48,060.66	43,256.80	4,803.86
1030 · OPERATIONS	26,692.66	36,981.18	(10,288.52)
6560 · Payroll Expenses	2,833.34	0.00	2,833.34
Total SALARIES & WAGES	91,332.66	92,383.04	(1,050.38)
2025 · MEETING SUPPLIES	30.48	137.66	(107.18)
2030 · APPRAISAL REVIEW BOARD	0.00	949.71	(949.71)
2035 · DUES & MEMBERSHIP	400.00	0.00	400.00
2040 · EDUCATION & TRAINING	4,245.79	2,580.30	1,665.49
2045 · BOOKS & SUBSCRIPTIONS	1,449.52	1,243.50	206.02
2050 · TRANSPORTATION	9,107.80	9,473.36	(365.56)
2065 · POSTAGE	1,000.00	363.90	636.10
2075 · TELEPHONE	413.99	2,326.32	(1,912.33)
3005 · UTILITIES	1,974.19	2,327.67	(353.48)
3015 · JANITORIAL	1,950.00	925.00	1,025.00
3020 · YARD MAINTENANCE	50.00	0.00	50.00
3025 · REPAIRS	0.00	594.00	(594.00)
4005 · OFFICE EXPENSE	0.00	106.13	(106.13)
5010 · NEW PC's & MONITORS	0.00	2,495.00	(2,495.00)
6010 · DOCUMENT FORMS	548.10	65.00	483.10
7005 · APPRAISAL CONSULTANTS	13,500.00	10,000.00	3,500.00
7015 · LEGAL SERVICES	5,924.25	1,275.25	4,649.00
7020 · SECURITY MONITORING FEE	0.00	650.02	(650.02)
7025 · SERVICE CONTRACTS	1,436.62	2,357.70	(921.08)
8010 · OFFICE EQUIPMENT RENTAL	432.36	443.63	(11.27)
9005 · COMPUTER SUPPLIES	0.00	596.88	(596.88)
9015 · GIS MAINTENANCE	0.00	1,601.20	(1,601.20)
Total Expense	166,161.18	165,128.64	1,032.54
Net Ordinary Income	(108,133.48)	(162,149.57)	54,016.09
Net Income	(108,133.48)	(162,149.57)	54,016.09

9:11 AM

12/01/25

Cash Basis

ANGELINA COUNTY APPRAISAL DIST

Profit & Loss Prev Year Comparison

January through November 2025

	Jan - Nov 25	Jan - Nov 24	\$ Change
Ordinary Income/Expense			
Income			
600 · BUDGET CONTRIBUTIONS	2,619,675.86	2,438,161.48	181,514.38
605 · REFUND OF BUDGET CONTRIB	0.00	(35,737.01)	35,737.01
607 · MAPS & LISTS	0.00	206.68	(206.68)
610 · INTEREST INCOME	41,403.02	34,048.84	7,354.18
620 · OTHER INCOME	60,875.19	0.00	60,875.19
Total Income	2,721,954.07	2,436,679.99	285,274.08
Gross Profit	2,721,954.07	2,436,679.99	285,274.08
Expense			
EMPLOYEE BENEFITS			
EMPLOYEE HEALTH INSURANCE	193,432.33	192,639.21	793.12
RETIREMENT EXPENSE	153,524.50	143,485.47	10,039.03
SUPPLEMENTAL DEATH BENEFITS	2,363.75	2,104.44	259.31
Total EMPLOYEE BENEFITS	349,320.58	338,229.12	11,091.46
Payroll Liabilities-LEGALSHIELD	0.00	202.30	(202.30)
PAYROLL TAXES			
FUTA	(336.00)	0.00	(336.00)
MCARE	14,194.71	13,242.86	951.85
Social Security	1,769.61	1,204.76	564.85
TEC/TWC	3,555.11	5,657.58	(2,102.47)
Total PAYROLL TAXES	19,183.43	20,105.20	(921.77)
SALARIES & WAGES			
1010 · ADMINISTRATIVE SALARIES	142,175.00	125,875.16	16,299.84
1020 · APPRAISAL SALARIES	526,037.43	460,107.39	65,930.04
1030 · OPERATIONS	359,211.10	391,860.95	(32,649.85)
6560 · Payroll Expenses	29,357.66	0.00	29,357.66
Total SALARIES & WAGES	1,056,781.19	977,843.50	78,937.69
2005 · WORKMANS COMPENSATION	1,230.75	2,518.00	(1,287.25)
2020 · ADVERTISING COST	8,893.26	14,279.23	(5,385.97)
2025 · MEETING SUPPLIES	1,060.09	1,512.21	(452.12)
2030 · APPRAISAL REVIEW BOARD	14,662.14	13,848.49	813.65
2035 · DUES & MEMBERSHIP	4,510.00	6,771.89	(2,261.89)
2040 · EDUCATION & TRAINING	25,129.94	25,151.82	(21.88)
2045 · BOOKS & SUBSCRIPTIONS	8,053.74	6,979.02	1,074.72
2050 · TRANSPORTATION	99,974.90	104,545.01	(4,570.11)
2060 · BLDG CONTENTS & LIAB	12,229.00	15,854.00	(3,625.00)
2065 · POSTAGE	12,671.66	12,329.44	342.22
2070 · FREIGHT	0.00	466.50	(466.50)
2075 · TELEPHONE	7,617.54	12,271.66	(4,654.12)
2085 · BANK FEES	103.00	0.00	103.00
2090 · PUBLIC OFFICIALS E&O	5,230.57	4,841.00	389.57
3005 · UTILITIES	22,142.37	25,965.51	(3,823.14)
3015 · JANITORIAL	10,575.00	9,005.00	1,570.00
3020 · YARD MAINTENANCE	180.00	6,840.00	(6,660.00)
3025 · REPAIRS	21,049.86	13,932.35	7,117.51
4005 · OFFICE EXPENSE	5,980.72	5,112.71	868.01
4010 · GIS SOFTWARE	0.00	0.00	0.00
4510 · AERIAL PHOTOS	68,217.00	75,000.00	(6,783.00)
4520 · P.C. & SYSTEM UPGRADES	308.33	0.00	308.33
4540 · CAPITAL OUTLAY- PARKING LOT REP	0.00	107,472.33	(107,472.33)
5005 · FURNITURE & FIXTURES	1,204.13	1,021.77	182.36
5010 · NEW PC's & MONITORS	42.21	2,831.00	(2,788.79)
6005 · APPRAISAL NOTICES	57,411.84	48,355.92	9,055.92
6010 · DOCUMENT FORMS	2,024.89	3,533.07	(1,508.18)
6020 · MISC FORMS OR PRINT	0.00	40.00	(40.00)
7005 · APPRAISAL CONSULTANTS	64,000.00	40,000.00	24,000.00
7010 · ACCOUNTING & AUDIT	6,400.00	6,620.00	(220.00)
7015 · LEGAL SERVICES	47,363.23	5,625.50	41,737.73

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12/01/25

Cash Basis

ANGELINA COUNTY APPRAISAL DIST
Profit & Loss Prev Year Comparison
 January through November 2025

	Jan - Nov 25	Jan - Nov 24	\$ Change
7020 · SECURITY MONITORING FEE	1,918.16	2,266.52	(348.36)
7025 · SERVICE CONTRACTS	22,427.85	22,753.42	(325.57)
7030 · DEED INFORMATION	1,154.00	429.00	725.00
8010 · OFFICE EQUIPMENT RENTAL	5,924.21	6,142.16	(217.95)
9005 · COMPUTER SUPPLIES	0.00	3,201.48	(3,201.48)
9015 · GIS MAINTENANCE	8,663.00	5,544.17	3,118.83
9020 · DATABASE & GIS MAINTENANCE	98,753.17	84,061.38	14,691.79
Total Expense	2,072,391.76	2,033,501.68	38,890.08
Net Ordinary Income	649,562.31	403,178.31	246,384.00
Other Income/Expense			
Other Expense			
6000 · New Building/2022 Appropriation	0.00	156,847.70	(156,847.70)
Total Other Expense	0.00	156,847.70	(156,847.70)
Net Other Income	0.00	(156,847.70)	156,847.70
Net Income	649,562.31	246,330.61	403,231.70

9:11 AM

12/01/25

Cash Basis

ANGELINA COUNTY APPRAISAL DIST

Profit & Loss Budget vs. Actual

January through November 2025

	Jan - Nov 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
600 · BUDGET CONTRIBUTIONS	2,619,675.86		
610 · INTEREST INCOME	41,403.02		
620 · OTHER INCOME	60,875.19		
Total Income	2,721,954.07		
Gross Profit	2,721,954.07		
Expense			
EMPLOYEE BENEFITS			
EMPLOYEE HEALTH INSURANCE	193,432.33	256,440.00	75.4%
RETIREMENT EXPENSE	153,524.50	175,012.00	87.7%
SUPPLEMENTAL DEATH BENEFITS	2,363.75	3,426.00	69.0%
Total EMPLOYEE BENEFITS	349,320.58	434,878.00	80.3%
PAYROLL TAXES			
FUTA	(336.00)		
MCARE	14,194.71	17,178.00	82.6%
Social Security	1,769.61	2,100.00	84.3%
TEC/TWC	3,555.11	8,900.00	39.9%
Total PAYROLL TAXES	19,183.43	28,178.00	68.1%
SALARIES & WAGES			
1010 · ADMINISTRATIVE SALARIES	142,175.00	214,813.00	66.2%
1020 · APPRAISAL SALARIES	526,037.43	619,944.00	84.9%
1030 · OPERATIONS	359,211.10	349,915.00	102.7%
6560 · Payroll Expenses	29,357.66		
Total SALARIES & WAGES	1,056,781.19	1,184,672.00	89.2%
2005 · WORKMANS COMPENSATION	1,230.75	4,000.00	30.8%
2020 · ADVERTISING COST	8,893.26	14,000.00	63.5%
2025 · MEETING SUPPLIES	1,060.09	1,500.00	70.7%
2030 · APPRAISAL REVIEW BOARD	14,662.14	30,000.00	48.9%
2035 · DUES & MEMBERSHIP	4,510.00	6,000.00	75.2%
2040 · EDUCATION & TRAINING	25,129.94	20,000.00	125.6%
2045 · BOOKS & SUBSCRIPTIONS	8,053.74	7,000.00	115.1%
2050 · TRANSPORTATION	99,974.90	123,400.00	81.0%
2060 · BLDG CONTENTS & LIAB	12,229.00	13,000.00	94.1%
2065 · POSTAGE	12,671.66	36,000.00	35.2%
2070 · FREIGHT	0.00	700.00	0.0%
2075 · TELEPHONE	7,617.54	8,800.00	86.6%
2085 · BANK FEES	103.00		
2090 · PUBLIC OFFICIALS E&O	5,230.57	5,600.00	93.4%
3005 · UTILITIES	22,142.37	19,200.00	115.3%
3015 · JANITORIAL	10,575.00	11,700.00	90.4%
3020 · YARD MAINTENANCE	180.00	1,500.00	12.0%
3025 · REPAIRS	21,049.86	14,000.00	150.4%
4005 · OFFICE EXPENSE	5,980.72	6,000.00	99.7%
4010 · GIS SOFTWARE	0.00	7,000.00	0.0%
4100 · MAPPING SUPPLIES	0.00	1,800.00	0.0%

9:11 AM

12/01/25

Cash Basis

ANGELINA COUNTY APPRAISAL DIST

Profit & Loss Budget vs. Actual

January through November 2025

	Jan - Nov 25	Budget	% of Budget
4510 · AERIAL PHOTOS	68,217.00	85,000.00	80.3%
4520 · P.C.& SYSTEM UPGRADES	308.33	16,000.00	1.9%
4540 · CAPITAL OUTLAY- PARKING LOT REP	0.00	100,000.00	0.0%
5005 · FURNITURE & FIXTURES	1,204.13	2,000.00	60.2%
5010 · NEW PC's & MONITORS	42.21	8,000.00	0.5%
5015 · EQUIPMENT REPAIRS	0.00	1,000.00	0.0%
6005 · APPRAISAL NOTICES	57,411.84	70,000.00	82.0%
6010 · DOCUMENT FORMS	2,024.89	2,000.00	101.2%
7005 · APPRAISAL CONSULTANTS	64,000.00	44,000.00	145.5%
7010 · ACCOUNTING & AUDIT	6,400.00	6,400.00	100.0%
7015 · LEGAL SERVICES	47,363.23	40,000.00	118.4%
7020 · SECURITY MONITORING FEE	1,918.16	1,200.00	159.8%
7025 · SERVICE CONTRACTS	22,427.85	36,000.00	62.3%
7030 · DEED INFORMATION	1,154.00	1,800.00	64.1%
8010 · OFFICE EQUIPMENT RENTAL	5,924.21	11,500.00	51.5%
9005 · COMPUTER SUPPLIES	0.00	0.00	0.0%
9015 · GIS MAINTENANCE	8,663.00	36,000.00	24.1%
9020 · DATABASE & GIS MAINTENANCE	98,753.17	125,000.00	79.0%
Total Expense	2,072,391.76	2,564,828.00	80.8%
Net Ordinary Income	649,562.31	(2,564,828.00)	(25.3)%
Net Income	649,562.31	(2,564,828.00)	(25.3)%

**ANGELINA COUNTY APPRAISAL DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS**

NOVEMBER 20, 2025

**MEETING HELD AT ACAD
105 MILES WAY, SUITE 300
LUFKIN, TX 75901**

MINUTES

1. Board Chairman, Kent Walker, declared a quorum and called the meeting to order at 8:00am. Board Members present included Jimmy Ford, Gilbert Garza, Donna Green, Rodney Moore, Rocky Thigpen, Scott Skelton, Kent Walker and Benjamin Winston. BOD member not present was Terri Collier. The following employees were present, Tim Chambers, Brandon Owens and Claudia Solis. Kirk Sweeney, ACAD Attorney, Will Lanigan with Lufkin Daily News, and Jeff Craig with Guardian Advisory Partners were present. No public attendees were present.
2. The meeting opened with a prayer by Jimmy Ford followed by the Pledge of Allegiance.
3. No public comments
4. Motion to approve consent agenda being the Minutes for August 21, 2025, September 11, 2025 and October 16, 2025, and financials for August, September, and October 2025, was made by Gilbert Garza, and seconded by Scott Skelton, with all voting to approve.
5. Guardian Advisory Partners update was provided by Jeff Craig; administrative consulting of Chief Appraiser and creating the 2026 Board Meeting schedule.
6. Discussion to outsource deeds processing and/or mapping; Chief Appraiser stated he has reached out to a company in Texas for a quote, and also stated the turnover rate in the deed/mapping department was high with a rate of \$40,000-\$60,000 yearly rate
7. Amending of the 2026 Budget line items was tabled for next board meeting. Motion was made by Rocky Thigpen and seconded by Scott Skelton.
8. New signature cards to be issued from Southside Bank will include the following: Brandon Owens, Jimmy Ford, Tim Chambers, Kent Walker, and Shana Kirkland, and remove previous signatures: Beverly Kendrick, Greg McChaon, David Box, and Joy Hammack.
9. Review employment of Chief Appraiser and appropriate action.

- 10 The Board did retire for a closed executive session at 8:19am, pursuant to the following sections of the Texas Open Meetings Act:

551.074 An executive session will be held for the purpose of deliberating the appointment, evaluating, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer of employee;

551.071 A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- 11 The Board returned to open session at 9:31am.
Board members Scott Skelton and Donna Green excused themselves from the meeting.
- 12 No action taken from executive session.
- 13 Deputy chief report: Brandon Owens stated the appraisers would be conducting reappraisal of Central ISD, the recent hiring of an appraiser from Cherokee CAD, the positive feedback from taxpayers, and continuous work on the PVS (Property Value Study)
- 14 Set the next BOD meeting and agenda date for December 18, 2025 at 8:00am.
- 15 Being no further business, the meeting was adjourned at 9:35am. Motion to adjourn was made by Gilbert Garza and seconded by Jimmy Ford. Motion carried unanimously.

Approved this 18th day of December 2025

Recording Secretary - Claudia Solis

Board Chairman - Kent Walker

Secretary - Rocky Thigpen