



College Station Independent School District

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MEMORANDUM

To: Mike Martindale, Superintendent *mt*

From: Amy Drozd, Chief Financial Officer *ADrozd*

Date: February 15, 2023

Subject: Resolution authorizing Brazos Central Appraisal District (BCAD) staff to protest the Comptroller's 2022 Preliminary Property Value Study (PVS)

Agenda Item: J – 1.

BACKGROUND

Government Code Section 403.302 requires the Texas Comptroller of Public Accounts to conduct a study to determine the total taxable value of all property in each school district at least once every two years. The Comptroller's Property Tax Assistance Division (PTAD) conducts the School District PVS to estimate a school district's taxable property value and certifies those values to the commissioner of education. The commissioner of education uses the School District PVS results to ensure equitable distribution of education funds.

The PVS provides a confidence level of 5% above and 5% below the state values. If a district's local values are outside of this confidence level, state values are assigned unless local values were within the confidence level for the past 2 years. If this occurs, the district is given a grace period allowing the assignment of local values but values must be within the confidence level for the following 2 years. The first year of is considered "Year 1 of Grace".

For 2022, College Station ISD's total local property values assigned by the BCAD is lower than the state values by more than the confidence level. This results in local values being assigned and CSISD being in Year 1 of Grace. To keep local values in the future, we must remain within the confidence level for the next 2 years.

If the higher state values are assigned, this will result in lower state revenue or higher recapture expenses while collecting taxes on the lower local values having a negative impact on CSISD's budget.

Texas Administrative Code allows for an appeal of the Comptroller's Preliminary Values. The deadline to appeal the preliminary values is March 13, 2023. Section 9.4302 of the code allows the School District Board of Trustees to authorize The Central Appraisal District Chief Appraiser or other staff to act as an agent to file the protest. Due to the complexity of the data and the advanced knowledge the Chief Appraiser of the BCAD, it is recommended a resolution be approved authorizing BCAD and it staff as our agent.

Amy Drozd
Chief Financial Officer

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Mike Martindale
Superintendent of Schools



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Administration has authorized the release of data needed to begin researching the data used by the Comptroller. We will remain in close communication with BCAD for better understanding of the details of the differences and the potential success of the appeal.

RECOMMENDATION

It is recommended that the College Station Independent School District Board of Trustees approve Resolution authorizing the Brazos Central Appraisal District Chief Appraiser or other staff to act as an agent in regard to filing a protest of the Comptroller's 2022 Preliminary Property Value Study.

Amy Drozd
Chief Financial Officer

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