



Dana Horton  
Chief Appraiser  
Tel (979) 774-4100  
Fax (979) 774-4196

---

**MINUTES OF MEETING**  
**15 May 2025**  
BRAZOS CENTRAL APPRAISAL DISTRICT  
BOARD OF DIRECTORS

**1. Declaration of Quorum and Call to Order.**

Kyle DeWitt as Chair, having determined that a quorum was present, called the meeting to order at 8:30 a.m. on Thursday 15 May 2025 at 4051 Pendleton Dr., Bryan, Texas.

Members Present: Kyle DeWitt, Rafael Pena, Silas Garrett, Marc Deer, Susan Pesl, Jane Sherman, and Jonna Schreiber.

Members Absent: Melissa Leonard, Raul Pendas

BCAD Staff: Dana Horton, David Kehlenbrink, Scott Warren, Jonathan Austin and Debbie Lockledge.

BCAD Staff Absent: n/a

Guests: Derek Maciak & Gabe Burge with Harris Govern;  
Laura Glasby with Perdue Brandon Fielder Collins & Mott;  
Jon Miller as Brazos CAD legal counsel.

**2. Acknowledgement of Visitors and Hear Citizen Comments.**

Mr. DeWitt noted there were no members of the public who wished to address the Board at that time.

He then invited Ms. Horton to introduce the visitors from Harris Govern and from Perdue, Brandon, Fielder & Collins.

**3. Recognition of affidavits (if any) filed in response to State law on disclosure of conflict of interest.**

None.

**4. Consent Agenda.**

The following items, being on the consent agenda, were considered:

- a. Approval of cash disbursements for April 2025.
- b. Brazos CAD financial account review.
- c. Board of Directors minutes for previous meeting(s).

Mr. Pena made the motion to approve the consent agenda as presented; Mr. Garrett seconded the motion. The motion passed unanimously.

Ms. Horton then asked if agenda items 6(b) and 6(f) could be addressed before the Executive Session; the Board agreed and remained in regular session.

**6. Discussion, consideration and possible action on:**

b. **Discussion regarding the Invitattion from Harris Govern to join their Early Influencer Program.** Derek Maciak and Gabe Burger with Harris Govern were present to answer any questions the Board had about the Early Influencer Program. Mr. Burger gave an overview of the program with emphasis on the direction they see the software going, on-line self service in particular. The Early Influencer Program is focused on 6 CADs for information on what their constituents are wanting. They are currently working on three (3) modules: Appeals/ARB, Income, and Comparable Grids, with periodic reviews with the partner CADs to get their input. After further discussion, Mr. Burger concluded his presentation.

f. **Update on the 2025 Homestead Audit.**

Laura Glasby with Perdue, Brandon, Fielder, Collins & Mott was present and provided the update on their progress, noting that when they first began the homestead audit in 2023 there were 31,000 homestead parcels in Brazos County. At this point all 31,000 homestead parcels have been researched and from that, address corrections, trust documents corrected to include the required wording, etc. She referred the Board to the spreadsheet she provided which further breaks down these numbers. She reviewed the remaining steps to complete the audit and the timeline they anticipate.

At the conclusion of Ms. Glasby's presentation, the Board recessed at 9:31 a.m. for a short break, and returned to regular session at 9:38 a.m., at which time the Board immediately went into Executive Session.

**7. Executive Session**

The Brazos Central Appraisal District determined that it is reasonable and necessary to go into an Executive Session. The Board went into Executive Session at 9:38 a.m. to discuss the following matter(s):

a. Pursuant to Texas Government Code §551.071:

- (1) To meet with its attorney and seek advice regarding pending or contemplated litigation and settlement offers; and
- (2) To consult with its attorney regarding matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

No action was taken on the Executive Session. The Board adjourned the Executive Session at 9:02 a.m. and immediately reconvened in regular session.

**6. Discussion, Consideration and possible Action on (continued from above):**

a. **Proposed Settlements of Pending Litigation.**

Mr. Pena made the motion to approve all proposed settlements as outlined in Addendum A (see attached); Mr. Garrett specified the motion is for #1-69 and seconded the motion. The motion passed unanimously.

b. **Discussion regarding the Invitation from Harris Govern to join their Early Influencer Program.**

See discussion details above. Ms. Horton asked the Board if they would like to take any action on this agenda item now that their questions had been addressed. Mr. Pena made the motion to approve the invitation from Harris Govern to join the Early Influencer Program; Mr. Silas seconded the motion. The motion passed unanimously.

c. **Resolution 25-006 Converting Bobby Boenigk's ARB Position from Auxilliary to Full-Time as requested by the Appraisal Review Board.**

Mr. Silas made the motion to approve this resolution; Mr. Pena seconded the motion. The motion passed unanimously.

**d. Preliminary 2026 Brazos Central Appraisal District Operating Budget.**

Ms. Horton presented, noting she did not have anything to present at this time. This agenda item was tabled until the June meeting.

**e. Brazos CAD Logo Shirts for Board of Directors.**

Ms. Horton presented, noting she was asked about ordering shirts for Board members. She asked Ms. Lockledge to send something out to each Board member asking for their preferred color and size shirt for those who want a Brazos CAD logo shirt.

**f. Update on the 2025 Homestead Audit.**

See discussion details above. No action was required.

**g. Updated on EagleView Change Detection.**

Ms. Horton presented, noting that with the staff reviewing the aerial flight with change detection, they identified \$27,711,840 in new taxable value.

**h. Acknowledgement of the Taxpayer Liaison Officer's Report for April 2025.**

So acknowledged.

**7. Chief Appraiser Update on Appraisal District Activities, Attendance at Meetings and Events; Information on Upcoming Activities.**

Ms. Horton presented, noting the following:

- She has been out of the office more than usual due to some personal reasons, and wanted to give her administrative staff credit for making that possible and keeping things moving forward.
- 10,000 more notices have been sent for a total of 80,000 thus far, with the last mail-out scheduled for 6/27/2025.
- Blakeman & Associates conducted some training for supervisors.
- Brazos CAD have 4 new employees who are currently taking Courses 101 & 102.
- Ms. Horton will be attending a meeting with ESD #3 to discuss how Brazos CAD sets value.

**8. Consideration of Other Business and Future Agenda Items.**

No other business at this time.

**9. Date, Place and Time for Next Board Meeting.**

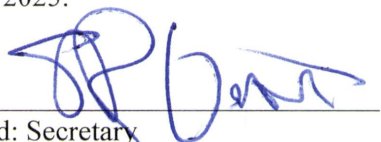
The next regular Board meeting will Thursday 12 June 2025 at 8:30 a.m. at the Tax Office since protest hearings will be ongoing in the Brazos CAD boardroom. At that meeting we will need to address the preliminary budget for 2026 and the RFP for depository services. Ms. Horton asked that the July meeting be moved to 24 July, and held at the Tax Office as well since protest hearings will still be scheduled in the Brazos CAD boardroom.

**10. Adjournment.**

There being no further business, the meeting was adjourned at 10:39 a.m.

Examined and approved as of this 24th day of July 2025.

for   
Accepted: Chairman

  
Accepted: Secretary

Accepted: Vice-Chairman

# LITIGATION SETTLEMENTS

As Approved by the Board of Directors

15 May 2025

1. Cause No. 23-003030-CV-472

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2023 | 27483 | \$ 3,100,000 |

2. Cause No. 24-002913-CV-472

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2024 | 27483 | \$ 3,100,000 |

3. Cause No. 24-002914-CV-85

| YEAR | PID    | AGREED VALUE  |
|------|--------|---------------|
| 2024 | 106106 | \$ 16,682,900 |

4. Cause No. 24-003181-CV-85

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2024 | 304021 | \$ 915,000   |

5. Cause No. 23-003032-CV-472

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2023 | 25643 | \$ 2,125,000 |

6. Cause No. 24-002915-CV-85

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2024 | 427160 | \$ 2,350,000 |

7. Cause No. 23-003033-CV-472

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2023 | 42411 | \$ 7,600,000 |

## 8. Cause No. 24-002917-CV-472

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2024 | 42411 | \$ 7,500,000 |

## 9. Cause No. 23-003037-CV-472

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2023 | 345363 | \$ 1,475,000 |

## 10. Cause No. 24-002714-CV-472

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2024 | 345363 | \$ 1,475,000 |

## 11. Cause No. 23-003036-CV-472

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2023 | 347978 | \$ 1,055,000 |

## 12. Cause No. 23-003038-CV-472

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2023 | 29827 | \$ 8,250,000 |

## 13. Cause No. 24-002920-CV-472

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2024 | 29827 | \$ 7,900,000 |

## 14. Cause No. 22-002560-CV-472

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2022 | 374151 | \$ 775,000   |

15. **Cause No. 24-002716-CV-472**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2024 | 417702 | \$ 1,375,000 |

16. **Cause No. 24-002919-CV-472**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2024 | 106526 | \$ 1,900,000 |

17. **Cause No. 24-003183-CV-85**

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2024 | 40552 | \$ 1,456,800 |

18. **Cause No. 24-002718-CV-472**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2024 | 412421 | \$ 1,200,000 |

19. **Cause No. 23-003045-CV-472**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2023 | 302596 | \$ 1,097,000 |

20. **Cause No. 24-002929-CV-85**

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2024 | 31044 | \$ 850,000   |

21. **Cause No. 24-003184-CV-472**

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2024 | 31043 | \$ 2,625,000 |

**22. Cause No. 24-003186-CV-85**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2024 | 441945 | \$ 1,375,000 |

**23. Cause No. 23-003047-CV-472**

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2023 | 28107 | \$ 1,825,000 |

**24. Cause No. 24-002830-CV-472**

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2024 | 28107 | \$ 1,775,000 |

**25. Cause No. 23-003046-CV-472**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2023 | 304734 | \$ 2,775,000 |

**26. Cause No. 24-002719-CV-472**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2024 | 304734 | \$ 2,775,000 |

**27. Cause No. 24-002928-CV-472**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2024 | 349772 | \$ 1,475,000 |

**28. Cause No. 22-002598-CV-472**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2022 | 412758 | \$ 715,000   |

**29. Cause No. 23-003077-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 412758     | \$ 830,000          |

**30. Cause No. 24-003180-CV-85**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 412758     | \$ 825,000          |

**31. Cause No. 24-002933-CV-85**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 29133      | \$ 385,000          |

**32. Cause No. 22-003144-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2022        | 10405      | \$ 1,200,000        |

**33. Cause No. 23-003049-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 30059      | \$ 1,050,000        |

**34. Cause No. 24-002932-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 30059      | \$ 1,025,000        |

**35. Cause No. 23-003055-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 37097      | \$ 9,550,000        |

**36. Cause No. 24-002939-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 37097      | \$ 9,100,000        |

**37. Cause No. 23-003056-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 302286     | \$ 1,271,114        |

**38. Cause No. 23-003058-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 302287     | \$ 4,135,210        |

**39. Cause No. 24-002943-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 302286     | \$ 1,271,114        |

**40. Cause No. 24-002950-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 302287     | \$ 4,135,210        |

**41. Cause No. 23-003061-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 17343      | \$ 6,600,000        |

**42. Cause No. 24-002824-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 17343      | \$ 6,425,000        |

**43. Cause No. 24-003185-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 412268     | \$ 1,390,000        |

**44. Cause No. 24-002723-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 394466     | \$ 1,075,000        |

**45. Cause No. 23-003066-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 50636      | \$ 11,700,000       |

**46. Cause No. 24-002948-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 50636      | \$ 11,400,000       |

**47. Cause No. 23-003150-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 46273      | \$ 8,000,000        |

**48. Cause No. 24-002692-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 46241      | \$ 275,000          |
|             | 46273      | 7,850,000           |

**49. Cause No. 23-003067-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 25444      | \$ 5,350,000        |

**50. Cause No. 24-002952-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 25444      | \$ 5,000,000        |

**51. Cause No. 23-003074-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 97283      | \$ 9,350,000        |

**52. Cause No. 24-002954-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 97283      | \$ 9,100,000        |

**53. Cause No. 24-002953-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b>  |
|-------------|------------|----------------------|
| 2024        | 370210     | \$ 1,963,825         |
|             | 370209     | <b>Not presented</b> |

**54. Cause No. 24-002682-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 22546      | \$ 820,000          |

**55. Cause No. 24-003294-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 115607     | \$ 1,725,000        |

**56. Cause No. 23-003118-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 300899     | \$ 1,434,000        |

**57. Cause No. 19-002596-CV-361**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2019        | 403867     | \$ 3,550,000        |

**58. Cause No. 20-001888-CV-361**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2020        | 403867     | \$ 2,525,000        |

**59. Cause No. 22-002530-CV-85**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2022        | 114079     | \$ 2,650,000        |

**60. Cause No. 22-002582-CV-85**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2022        | 116676     | \$ 1,130,000        |

**61. Cause No. 23-001942-CV-85**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 19009      | \$ 2,700,000        |
|             | 38918      | 2,300,000           |

**62. Cause No. 23-002121-CV-272**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 306608     | \$ 27,600,000       |

**63. Cause No. 23-002140-CV-361**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2023        | 115985     | \$ 30,268,905       |
|             | 362794     | 3,181,095           |

**64. Cause No. 23-002138-CV-272**

| YEAR | PID   | AGREED VALUE  |
|------|-------|---------------|
| 2023 | 94277 | \$ 13,750,000 |

**65. Cause No. 23-002139-CV-272**

| YEAR | PID   | AGREED VALUE  |
|------|-------|---------------|
| 2023 | 26191 | \$ 21,587,500 |

**66. Cause No. 23-003263-CV-85**

| YEAR | PID   | AGREED VALUE |
|------|-------|--------------|
| 2023 | 93613 | \$ 7,250,000 |
|      | 13156 | 1,175,354    |
|      | 41541 | 1,534,000    |
| 2024 | 93613 | 7,250,000    |
|      | 13156 | 1,175,354    |
|      | 41541 | 1,534,000    |

**67. Cause No. 23-003062-CV-85**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2023 | 114079 | \$ 2,650,000 |

**68. Cause No. 23-002709-CV-361**

| YEAR | PID    | AGREED VALUE |
|------|--------|--------------|
| 2023 | 19086  | \$ 3,085,045 |
|      | 114247 | 2,778,365    |
|      | 37089  | 2,994,435    |
|      | 302539 | 2,994,230    |
|      | 365240 | 3,038,100    |
|      | 307447 | 2,757,045    |

**69. Cause No. 24-002611-CV-472**

| <b>YEAR</b> | <b>PID</b> | <b>AGREED VALUE</b> |
|-------------|------------|---------------------|
| 2024        | 19086      | \$ 3,085,045        |
|             | 114247     | 2,778,365           |
|             | 37089      | 2,994,435           |
|             | 302539     | 2,994,230           |
|             | 365240     | 3,038,100           |
|             | 307447     | 2,757,045           |