

Freestone Central Appraisal District
Directors Meeting

Minutes of February 11, 2026

Regular Meeting # 558

The Freestone Central Appraisal District Board of Directors met at the appraisal office located at 218 North Mount, Fairfield, Texas. Board members present were Craig Dunlap, Daniel Ralstin, Stanton Brown, Jerry Don Sanders, and Lovie Whyte. Representing the appraisal district was Don Awalt, Chief Appraiser; Jason Moore, Deputy Chief Appraiser; Desiree' Frasier, Notary.

Mr. Dunlap called the meeting to order at 5:33 p.m.

Mr. Dunlap established proof of the posting of public notice of the meeting in accordance with the Texas Open Meeting Act from the affidavit attached to the foot of the posted agenda.

Mr. Dunlap then declared a quorum of members present.

Consideration and action were taken on the minutes of the meeting held on January 14, 2026. Mr. Brown made a motion to approve the minutes as presented. Mr. Sanders seconded the motion. Motion carried.

The board considered the district's monthly financial report for January 2026. Payments were made to Pictometry for the amount of \$52,935.00 for aerial photography, and the first quarterly software payment of \$16,552.50 to Pritchard and Abbott. \$1,000 was paid towards an arbitration fee for a case that was lost. \$1,500.00 was paid for the annual membership for TAAD. The annual subscription of \$899.56 was paid to QuickBooks, which also has a monthly subscription for payroll. \$5,000.00 was added to the postage machine, for renditions to be sent out to the business personal property owners. \$1,275.00 was paid for the exemption ad in the local newspaper. Everything else are normal monthly bills. Ms. Whyte made a motion to approve the financial report for January 2026, with a second by Mr. Sanders. Motion carried.

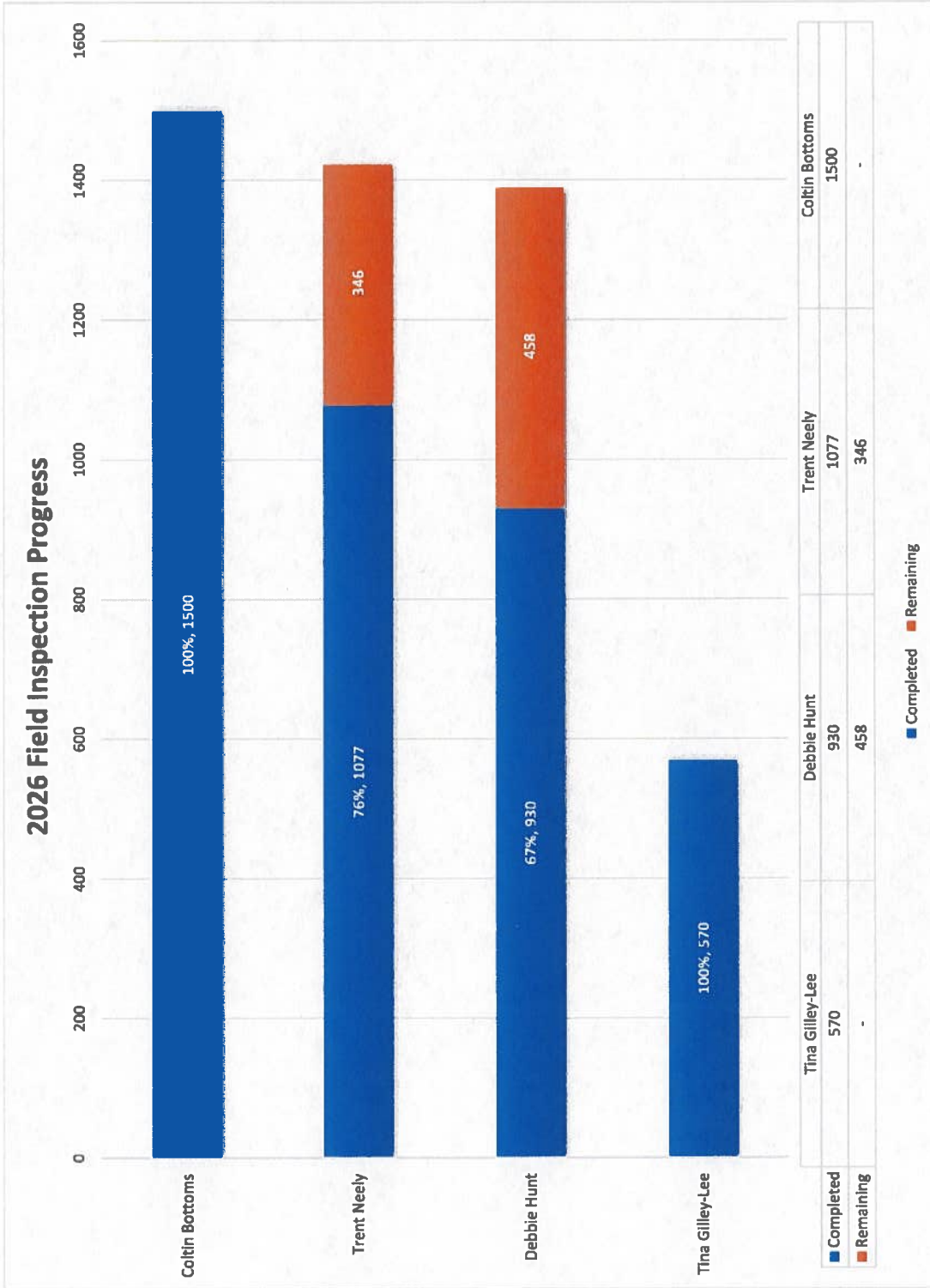
Mr. Dunlap asked Mr. Awalt if there was anything to report from the Taxpayer Liaison Officer. Mr. Awalt responded that Ms. Shepherd had nothing to report.

Mr. Awalt then presented the Chief Appraiser's Report for the district's activities since the last meeting.

Noted in the report:

- Freestone CAD has a new Registered Professional Appraiser (RPA). Coltin Bottoms took his level IV exam and passed.
- PTAD staff were in the office in January conducting their on-site visit for the 2026 Methods and Procedures Review (MAP). After some discussion back and forth, all but one question is a "Yes". The one question still "Pending" is waiting on PTAD to update their data (per the reviewer, there is no problem; they are just behind schedule).
- The 2025 School District Property Value Study results were released at the end of January. All schools except Dew ISD received "Valid" findings. Dew is in a "grace" period, and their state funding will not be in jeopardy. Mr. Awalt has reviewed the values and believes there are errors in the State Appraiser's opinions regarding some of the properties, and Mr. Awalt has already corresponded with Monty Smitherman at MVBA about filing an appeal.
- Field work is continuing as scheduled, and we are on target to finish our field work in accordance with the 2025-2026 Reappraisal Plan.

Legal Description	Account Number	Appraisal or Sale	Local Value	PTAD Value	Ratio	Corrected Value	Corrected Ratio	Notes
J M HALLMARK A-2 66	1144-1	Appraisal	5,113	36,528	1.3993	36,528	1.3993	
J M HALLMARK A-2 66 LANDLOCKED	11482	Appraisal	18,005	28,435	0.6811	12,124	1.4092	Landlocked. PTAD Land 26,435 / 2.05 = 12,894 per acre. Adjusted .47 for landlocked
JESSUP A-334 LANDLOCKED	12085	Appraisal	123,845	209,157	0.5921	98,303	1.2598	Landlocked. PTAD Land 209,157 / 31.00 = 6,747 per acre. Adjusted .47 for landlocked
J MC ANILITY A-409 LANDLOCKED	13579	Appraisal	82,860	151,128	0.5471	71,030	1.1644	Landlocked. PTAD Land 151,128 / 18.00 = 8,396 per acre. Adjusted .47 for landlocked - Also has gas well pad location as an encumbrance.
J MC ANILITY A-409 CANNOT LOCATE ON MAP	13588	Appraisal	90,000	69,036	1.3037	69,036	1.3037	
R H PORTER A-485 LANDLOCKED	1484-8	Appraisal	25,944	39,988	0.6491	18,785	1.3811	Landlocked. PTAD Land 39,988 / 3.2 = 12,490 per acre. Adjusted .47 for landlocked
E B FOLSONI A-609	16522	Appraisal	31,868	69,690	0.4573	31,868	1.0000	Effective Acres - PL Tract of 105.067 Acres: 69,960 / 6.07 = 11,481 per acre. CAD land for .105 acres 5,250 per acre
D AVANT A-3	1674	Sale	266,569	375,000	0.7109	375,000	0.7109	CAD clerical error - Living area classed at porch / porch classed as living area
D AVANT A-3	1773	Appraisal	170,784	174,632	0.9780	174,632	0.9780	
D AVANT A-3	1782	Appraisal	7,500	4,158	1.8038	4,158	1.8038	
D AVANT A-3	1790	Appraisal	155,561	123,529	1.2593	123,529	1.2593	
C CHAMAR A-8	3084	Sale	232,035	215,000	1.0792	215,000	1.0792	
C CHAMAR A-8	3120	Appraisal	20,605	33,166	0.6213	33,166	0.6213	Possible effective acres issue: 7.56 acres PL 32.00-acre tract. Only .25 acres Cat E. Will need a field worksheet for the appraisal of the house and land.
R J BANNERMAN A -108	42722M	Sale	287,236	365,570	0.8131	365,570	0.8131	
D AVANT A-3	43110	Sale	362,637	338,700	1.0707	338,700	1.0707	
JCOPELAND A-188 JTLAPORTE A-388J WTTUTLEA	45658M	Sale	528,789	603,639	0.8760	603,639	0.8760	
J MC ANILITY A-409	49400M	Sale	505,827	543,768	0.9302	543,768	0.9302	
D AVANT A-3	509-5	Appraisal	414,891	365,848	1.0753	365,848	1.0753	
L DUEL A-209	86681	Appraisal	5,872	18,854	0.3484	5,872	1.0000	Effective Acres - PL Tract of 158.45 acres: 16,854 / 1.28 = 13,167 per acre. CAD land for 158.45 acres 4,587 per acre
D CARPENTER A-1 47	89381	Appraisal	71,344	54,077	1.3193	54,077	1.3193	
STRATUM 0 TOTALS			3,482,915	3,836,681	0.9028	3,560,731	0.9725	Estimated Corrected Ratio



There being no further business, Mr. Dunlap declared the meeting adjourned at 5:45 p.m.



Chairman


Secretary