POSTED
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Sharla Keith, County Clerk
Nolan County, Texas
By: NV Deputy

Nolan Central Appraisal District

NOTICE OF A REGULAR CALLED MEETING
OF THE NOLAN CENTRAL BOARD OF DIRECTORS

Place: Nolan Central Appraisal District
208 Elm St., Sweetwater, Texas
Time: 5:00 p.m. on Tuesday, August 18, 2026

Official Notice: In accordance with Gov. Code, Chapter 51, legal notice of the Nolan Central Appraisal District Board of Directors Meeting will be posted at the Nolan Central Appraisal District & Nolan County Courthouse three (3) business days prior to the meeting.

***Considerations do not have to be taken in the order listed.**

AGENDA

CALL TO ORDER
ANNOUNCEMENT OF A QUORUM PRESENT
PUBLIC COMMENTS **(Speakers will have a maximum of 5 minutes to speak. The Board of Directors will not deliberate on any public comments.)**

5:00 p.m. Public Hearing for the adoption of the 2027 Nolan CAD Budget

5:15 p.m. Public Hearing for the adoption of the 2027 - 2028 NCAD Reappraisal Plan

DISCUSSION, CONSIDERATION AND/OR ACTION ITEMS:

1. Approve minutes of July 21, 2026, BOD meeting.

2. Action Items:
   a. Discuss, consider, & take action on the financial statements for July 2026.
   b. Discuss, consider, & take action on the 2025 Nolan CAD financial audit presented by Richard A. Bowman CPA.
   c. Discuss, consider, & take action on adopting the 2027 Nolan CAD Budget.
   d. Discuss, consider, & take action on adopting the 2027 – 2028 Nolan CAD Reappraisal Plan.
   e. Discuss, consider, & take possible action to rescind the previously approved Board Resolution providing for the appointment of members to the Board of Directors in lieu of the election method.
   f. Consider & take possible action on any other policies, procedures, information reports, and personnel matters.

3. Information/Discussion Items:
   a. Administration
   b. Collections
   c. Appraisals
   d. Directors Comments

4. Adjourn

*** During the course of this meeting, the BOD reserves the right to go into executive session upon any of the items listed in this agenda. If any discussion of any item on the agenda should be held in a closed meeting, the Board of Directors will conduct a closed meeting in accordance with Texas Open Meeting Act, Tex. Gove. Code Ch. 551 & Subchapter D.**

Nolan Central Appraisal District - Proposed Budget 2027 (Section 1)

Employee	Position	2026 Salary	2027 Proposed	Increase ($)	Appraisal	Collection	Notes
Paula Kisinger	CA, RTC/RTA, RPA, CCA	$115,000.00	$115,000.00	$0.00	$69,000.00	$46,000.00	60/40
Robert DeLeon	Chief Deputy, Ag Specialist	$57,514.27	$60,389.98	$2,875.71	$60,389.98	$0.00	100% Appraisal
Ruben Hurt	Res. Appr., Sales & Mapping Specialis	$49,673.81	$55,673.81	$6,000.00	$55,673.81	$0.00	100% Appraisal
Lauren Saldivar	Deputy Tax Assessor Collector	$49,036.53	$53,940.18	$4,903.65	$0.00	$53,940.18	100% Collection
Elexis Falcon	Deed Specialist / Collector	$39,727.92	$39,727.92	$0.00	$23,836.75	$15,891.17	60/40
Marina Duran	Head Collector / HS Exempt. Specialis	$34,603.36	$37,025.60	$2,422.24	$22,215.36	$14,810.24	60/40
Tonya Couch	ARB Coord. / Executive Office Assista	$34,603.36	$38,150.21	$3,546.85	$22,890.13	$15,260.08	60/40
Shelly Bryant	Office Assistant / Collector	$0.00	$31,200.00	$31,200.00	$18,720.00	$12,480.00	60/40

Benefits & Related Costs	Amount	Appraisal	Collection	Notes
Longevity	$1,560.00	$936.00	$624.00	60/40
Social Security (6.2%)	$26,728.68	$16,037.21	$10,691.47	60/40
Medicare (1.45%)	$6,251.06	$3,750.64	$2,500.42	60/40
Retirement (9.87%)	$42,550.33	$25,530.20	$17,020.13	60/40
Unemployment (1.9%)	$8,191.05	$4,914.63	$3,276.42	60/40
Health Insurance	$98,712.00	$59,227.20	$39,484.80	60/40
Professional Qualification	$7,500.00	$4,500.00	$3,000.00	60/40

Totals	Amount
Total Salaries (2027)	$431,107.70
Total Appraisal	$387,621.91
Total Collection	$234,978.91
Grand Total	$622,600.82

Nolan Central Appraisal District - Proposed Budget 2027 (Section 2: Contract Vendors)

Vendor	Description	2027 Proposed	Increase ($)	Appraisal	Collection	Notes
NCAD ARB	ARB Services	$6,000.00	$0.00	$6,000.00	$0.00	100% Appraisal
Perdue & Brandon	Attorney	$5,000.00	$1,000.00	$3,000.00	$2,000.00	60/40
Financial Audit	Audit Services	$8,000.00	$4,500.00	$4,800.00	$3,200.00	60/40
Contract MIUP P&A	Mass Appraisal Services	$115,000.00	$5,000.00	$115,000.00	$0.00	100% Appraisal
Commercial/BPP/Ag	Specialized Appraisal	$80,300.00	$3,500.00	$80,300.00	$0.00	100% Appraisal
P&A (CAMA, Map, Webs	Software & Services	$113,360.00	$0.00	$68,016.00	$45,344.00	60/40
Pictometry Eagleview	Imagery Services	$32,400.00	$0.00	$32,400.00	$0.00	100% Appraisal
Totals						
Total Vendors		**$360,060.00**		**$309,516.00**	**$50,544.00**	

Nolan Central Appraisal District - Proposed Budget 2027 (Section 3: Other CAD Expenses)

Item	Description	2027 Proposed	Increase ($)	Appraisal	Collection	Notes
Custodian		$9,860.00	$0.00	$5,916.00	$3,944.00	60/40
Supplies & Equipment		$32,338.43	$0.00	$19,403.06	$12,935.37	60/40
Bonds		$1,300.00	$0.00	$780.00	$520.00	60/40
BOD Meetings		$1,000.00	$0.00	$600.00	$400.00	60/40
Education & Dues		$10,600.00	$0.00	$6,360.00	$4,240.00	60/40
Hotel/Travel Per Diem		$14,700.00	$0.00	$8,820.00	$5,880.00	60/40
Auto Insurance		$4,000.00	$500.00	$4,000.00	$0.00	100% Appraisal
Auto Maintenance		$2,000.00	$500.00	$2,000.00	$0.00	100% Appraisal
Auto Fuel		$2,500.00	$1,000.00	$2,500.00	$0.00	100% Appraisal
Building Insurance		$11,000.00	$2,000.00	$6,600.00	$4,400.00	60/40
Building Maintenance		$17,000.00	$0.00	$10,200.00	$6,800.00	60/40
Utilities		$17,400.00	$800.00	$10,440.00	$6,960.00	60/40
Copier Lease		$8,000.00	-$2,000.00	$4,800.00	$3,200.00	60/40
Internet/Email		$4,120.00	$300.00	$2,472.00	$1,648.00	60/40
Postage/Pitney Bowes		$23,644.00	$1,644.00	$14,186.40	$9,457.60	60/40
Nolan County Clerk		$1,000.00	$0.00	$1,000.00	$0.00	100% Appraisal
Legal News Publishing		$5,000.00	$3,400.00	$3,000.00	$2,000.00	60/40
Phone Services		$4,360.00	$0.00	$2,616.00	$1,744.00	60/40
Staff Development		$3,000.00	$1,000.00	$1,800.00	$1,200.00	60/40
Grand Totals		**$172,822.43**		**$107,493.46**	**$65,328.97**	

Section 4: Budget Summary & Justification

Category	Amount
Total Appraisal	**$804,631.37**
Total Collection	**$350,851.88**
Grand Total Proposed Budget (2027)	**$1,155,483.25**

Budget Justification & Chief Appraiser Statement

As Chief Appraiser, I assumed this role on February 2, 2026. During the preparation of the 2027 Nolan Central Appraisal District budget, I conducted a thorough review of prior budgeting practices and evaluated the District's current operational and financial needs.

Historically, budget line-item adjustments were made throughout the fiscal year on a monthly basis. My approach is to monitor expenditures throughout the entire budget cycle and evaluate any necessary adjustments at year-end. This method provides a more accurate assessment of spending patterns, operational trends, and the District's actual financial needs before reallocating budgeted funds.

I am pleased to present a proposed 2027 budget with **no increase ($0)** over the adopted 2026 budget. This has been accomplished while maintaining **eight (8) full-time employees**, providing performance-based salary adjustments resulting from the restructuring of office operations and employee responsibilities, and absorbing increased costs from contractual vendors and other operating expenses.

Since assuming this position, I have worked to improve operational efficiency by reorganizing workflows, redistributing responsibilities, and implementing procedures designed to better serve the taxpayers and taxing entities of Nolan County while maintaining compliance with the Texas Property Tax Code.

In my opinion, the employees of Nolan Central Appraisal District have demonstrated exceptional dedication, adaptability, professionalism, and commitment during this period of transition. Their willingness to accept additional responsibilities and embrace organizational changes has been instrumental in allowing the District to maintain a balanced budget without requesting additional funding from the taxing entities.

I respectfully submit the proposed 2027 budget to the Board of Directors for consideration and approval.

Budget Reconciliation Summary

Section 1 Salaries - Appraisal	$387,621.91
Section 1 Salaries - Collection	$234,978.91
Section 2 Vendors - Appraisal	$309,516.00
Section 2 Vendors - Collection	$50,544.00
Section 3 Expenses - Appraisal	$107,493.46
Section 3 Expenses - Collection	$65,328.97
TOTAL APPRAISAL	**$804,631.37**
TOTAL COLLECTION	**$350,851.88**
GRAND TOTAL	**$1,155,483.25**