



Live Oak County Appraisal District

P.O. Box 2370 · 205 Bowie Street · George West, Tx 78022-2370

Phone: (361) 449-2641 · Fax: (361) 449-2774

www.liveoakappraisal.com

PUBLIC NOTICE

NOTICE is hereby given that the Live Oak County Appraisal District Board of Directors will hold a meeting on **Tuesday, October 7, 2025 at 6:00 pm** at the Appraisal District office located at 205 Bowie St. George West, Tx.

The subjects to be discussed or considered, or upon which any formal action may be taken, are as follows: (Items do not have to be taken in the same order as shown on the meeting notice).

AGENDA

1. Declaration of Quorum and Call to Order
2. Receive Public Comments
3. Live Oak County Appraisal District 2024 Audit with Noel Snedeker
4. Consideration/Discussion and/or Action on the approval of prior meeting minutes
 - a. August 11, 2025
5. Consideration/Discussion and/or Action on Financial Reports/Accounts Paid/Payable
6. Consideration/Discussion and/or Action on the Depository Renewal for Prosperity Bank.
7. Consideration/Discussion and/or Action on Proposals for all Appraisal Services from
 - a. Capitol Appraisal Group
 - b. Eagle Appraisal
 - c. Pritchard & Abbott
8. Chief Appraisers Report
 - a. 2024 PVS – GWISD Final Results
 - b. 2025 PVS
 - c. ARB Ad
 - d. 2026-2027 Board of Directors Election

Irene R. Gonzales

Irene R. Gonzales, Chief Appraiser

The Board of Directors of the Live Oak County Appraisal District reserves the right to enter into Executive Session for any purpose authorized by the Open Meetings Act.

This Notice was posted in a place convenient to the public at:

Bee County Courthouse	_____	_____	_____
	Bee County Clerk/Deputy	Date	Time
Mathis ISD	_____	_____	_____
	Collector/Clerk	Date	Time

FILED Sept Oct 7 A.D. 2025
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Nicki Uollett DEPUTY
8:36 O'CLOCK AM

LIVE OAK COUNTY APPRAISAL DISTRICT
Board Of Directors
October 7th, 2025
6:00 p.m.

Members Present: Williams, Minnick, Dye, Benham
Members Absent: Guerra
Staff Present: Gonzales, Whitley, Soto
Visitors: Noel Snedeker/ CPA
Tilly Renfroe & Greg Davis w/ Capitol Appraisal
Troy Draper & Shannon Stary w/Pritchard & Abbott

I. Chairman Williams declared a quorum present and called the meeting to order at 6:00 p.m.

Motion Carried

II. Public Comments: N/A

No Action Taken

III. Live Oak County Appraisal District 2024 Audit with Noel Snedeke states that fund balance January (beginning) 438,573 and December 31 (ending) 413,265. Mr. Snedeker says Live Oak County Appraisal District Audit report is fine.

Motion was made by Benham to approve the audit report of 2024 and seconded by Dye.

“All in Favor”

Dye - In Favor
Benham - In Favor
Williams - In Favor
Minnick - In Favor

Motion Carried

IV. Consideration/Discussion/Possible Action on the approval of prior meeting minutes

- August 11, 2025

Motion was made by Benham to accept prior meeting minutes seconded by Minnick

“All in Favor”

Dye - In Favor
Benham - In Favor
Williams - In Favor
Minnick - In Favor

Motion Carried

V. Consideration/Discussion/Possible Action on Financial Reports/Accounts Paid/Payable

All money paid out to P&A will have line items reflected in 2026. Capitol has a 60 day cancellation clause and Eagle has a 30 day cancellation clause.

Williams would like bids from P&A for all services for 2 yrs. minimum contract.

Motion made to approve Financials by Benham and seconded by Minnick

“All in Favor”

Dye - In Favor
Benham - In Favor
Williams - In Favor
Minnick - In Favor

Motion Carried

VI. Consideration/Discussion/Possible Action on Depository Renewal for Prosperity Bank

Motion was made to renew depository with Prosperity Bank for 2026-2027 by Benham seconded by Dye.

“All in Favor”

Dye - In Favor
Benham - In Favor
Williams - In Favor
Minnick - In Favor

Motion Carried

VII. Consideration/Discussion and/or Action on Proposals for all Appraisal Services from

- a. Capitol Appraisal Group: Tilly Renfroe & Greg Davis
Individual Services for 2026: Mineral 147,760, Real & Commercial 100,010, combined 250,760, and for 2027 combined 255,775. Capitol says GWISD got a big supplement to help the school district out. Mr. Davis wants to know what will happen with the existing contract with us for 2026? Williams says with Capitol had a couple of things then fixed them. BOD will meet again on Tuesday and decide on an appraisal service and take a vote.
- b. Eagle Appraisal: submitted three proposals, one for Ag at 6,000 for a 2 year period, land only at 16,000 for 2 year period and all inclusive, real, Ag and commercial for 2 year period at 84,000.
- c. Pritchard & Abbott: Shannon Stary & Troy Draper
P&A says minimum for personal property 135,000 - 2026, 146,000 - 2027
Real/Commercial property 140,000 -2026, 175,000 - 2027
P&A is a full-service company 130 counties per Shannon Stary CEO
Mr. Stary has been doing this for 30yrs.

MIUP 135,000- 1st , 143,000- 2nd , 152,000- 3rd
REAL 140,000- 1st , 158,000- 2nd , 175,000- 3rd

Williams asking Mr. Stary when doing appraisals do yall go look at the property and if gates are locked what does P&A do? Mr. Stary says P&A will send a letter to make an appointment go and appraise the property, also use google earth, pictometry. Mr. Stary letting the BOD know that Mr. Draper does Ag appraisal also.

VIII. Chief Appraisers Report

- a. 2024 PVS- GWISD Final report:
GWISD is out of compliance for 2 years in a row. The issue at hand are the values for category A1(residential) and E1 (rural residence) The CADS values are at 306,478,147 for A's and 186,507,100 for E's in comparison to the states value of 404,805,372 for A's and 265,906,900 for E's.

Currently the CAD sits at 85% compared to the state. In order to receive "Local value" the CAD has to be within 95% - 105% of the States value.

Adjustments have been made for 2025 and we are hoping that will be enough to finally get us to 95%.

- b. ARB – Need new members: we will be running an ad in the Progress.
- c. 2026 – 2027 Board of Directors Election year

Next Board meeting Oct. 16, 2025

IX. Adjournment:

Being no further business, a motion was made by Benham and seconded by Minnick to adjourn meeting at 8:15 pm

Mitchell Williams 3-19-26
CHAIR DATE

Maggi Minnick 3/19/26
SECRETARY DATE