

SAN AUGUSTINE COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS – REGULAR MEETING
MONDAY, MARCH 10, 2025

MEMBERS PRESENT: WALDO DALCHAU-GEORGE SIMON-TERRY SANDERS-RANDY WOODWARD
MEMBER ABSENT: JAMIE DOHERTY STAFF PRESENT: EVELYN WATTS
GUEST PRESENT: NONE

1. CALLED TO ORDER – San Augustine County Appraisal District Board Of Directors met, Monday, March 10, 2025 at 10:00 am in the board room of San Augustine County Appraisal District with Chairman Waldo Dalchau presiding.
2. INVOCATION – Given by Mr. George Simon.
3. PUBLIC COMMENTS – No guests present.
4. REVIEW AND APPROVE FEBRUARY 10, 2025 MINUTES – The board read and reviewed the minutes for February 10, 2025. A motion was made by Mr. George Simon and seconded by Mr. Randy Woodward to approve the minutes. Motion carried unanimously.
5. REVIEW AND APPROVE FEBRUARY 2025 FINANCIAL STATEMENTS – The financial statements were reviewed with only ordinary monthly expenditures. Mr. George Simon made a motion to approve with a seconded by Mr. Terry Sanders. Motion carried unanimously.
6. CHIEF APPRAISER'S REPORT – Chief Appraiser Evelyn Watts presented the Chief Appraiser's report(Attached). Motion made by Mr. Randy Woodward and seconded by Mr. Terry Sanders to accept the Chief Appraiser's report. Motion carried unanimously.
7. BOARD COMMENTS – No comments from the board.
8. EXECUTIVE SESSION AS PURSUANT TO CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, IF NEEDED – Not needed.
9. ACTION ON MATTERS DISCUSSED IN CLOSED SESSION, IF NEEDED – Not needed.
10. ADJOURN – Motion by Mr. Terry Sanders and seconded by Mr. George Simon to adjourn. Motion carried unanimously.


Waldo Dalchau, Chairman


Randy Woodward, Secretary

March 10, 2025

CHIEF APPRAISER'S REPORT
MARCH 10, 2025

OFFICE SPACE – THE BUILDING NEXT DOOR IS NOT FOR SALE. THE PLANS ARE TO PLACE A DOCTOR & NURSE PRACTITIONER IN THE SPACE.

ON COLUMBIA STREET – MR. JOHNSON ASKED HOW MUCH DID WE HAVE TO WORK WITH.

ON HWY 96 – RAY BRYANT CAME INTO THE OFFICE AND MENTIONED HE MIGHT BE INTERESTED IN SELLING HIS PROPERTY.
ALSO EAST TEXAS BEHAVIOR SERVICES ARE MOVING THEIR CLIENTS TO NACOGDOCHES. ALSO LOCATED ON HWY 95.
THE ONLY PROBLEM WITH THESE PROPERTIES IS THAT IF PURCHASED THERE WOULD BE SPACE FOR RENTALS BUT THE APPRAISAL DISTRICT CANNOT BE A LANDLORD.

LAWSUIT WITH LIBERTY BANKERS. THEY SENT AN OFFER. I SUGGEST SETTLING BECAUSE OF THE EXPENSE BUT MAKE A COUNTER OFFER.

METHODS AND PERFORMANCE STANDARDS AUDIT – 4 NOS.

1. BOD OF DIRECTORS – 4 IN ATTENDANCE OR RESCHEDULE
2. BUDGET ITEMIZATION – ALL BENEFITS HAVE TO BE SPELLED OUT FOR EACH EMPLOYEE. BENEFITS PART OF SALARY.
3. NET TO LAND CALCULATION
4. EXEMPT APPLICATIONS FOR EXEMPT ORGANIZATION NEEDS UPDATING.

ALL CORRECTIONS HAVE TO BE MADE BEFORE SEPTEMBER IN ORDER FOR THE DISTRICT TO PASS THE AUDIT.

TARGETED MAPS REVIEW – RUN RATIO STUDIES AND UPDATE SCHEDULES. SCHEDULES HAVE BEEN UPDATED SINCE THE REVIEWER

WAS HERE AND RATIO STUDIES ARE BEING RAN. THE INFO HAS TO BE
SENT TO THE REVIEWER WITHIN ONE YEAR.