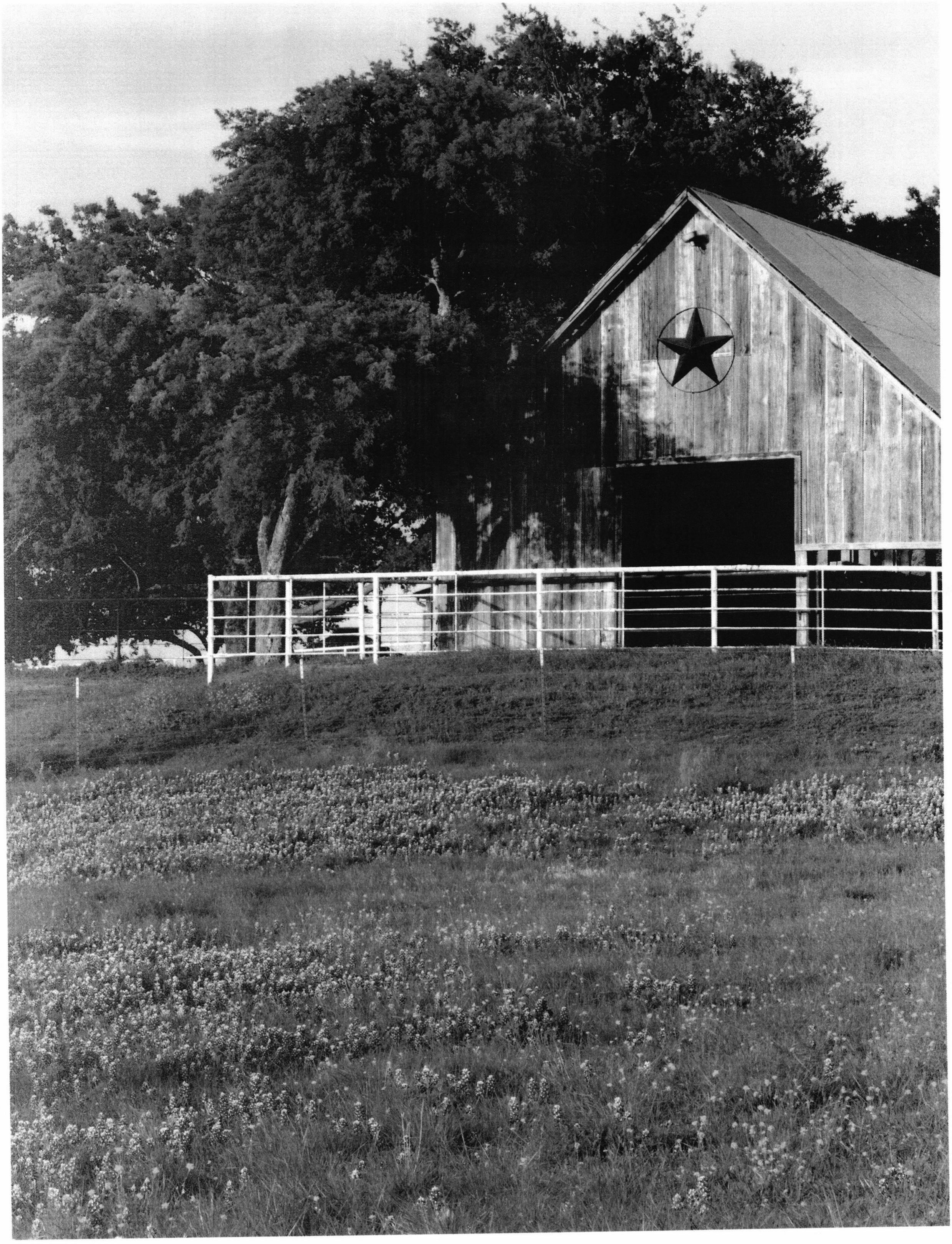
mvba

Freestone County Delinquent Tax Collections Report

McCreary Veselka Bragg & Allen PC Attorneys at Law



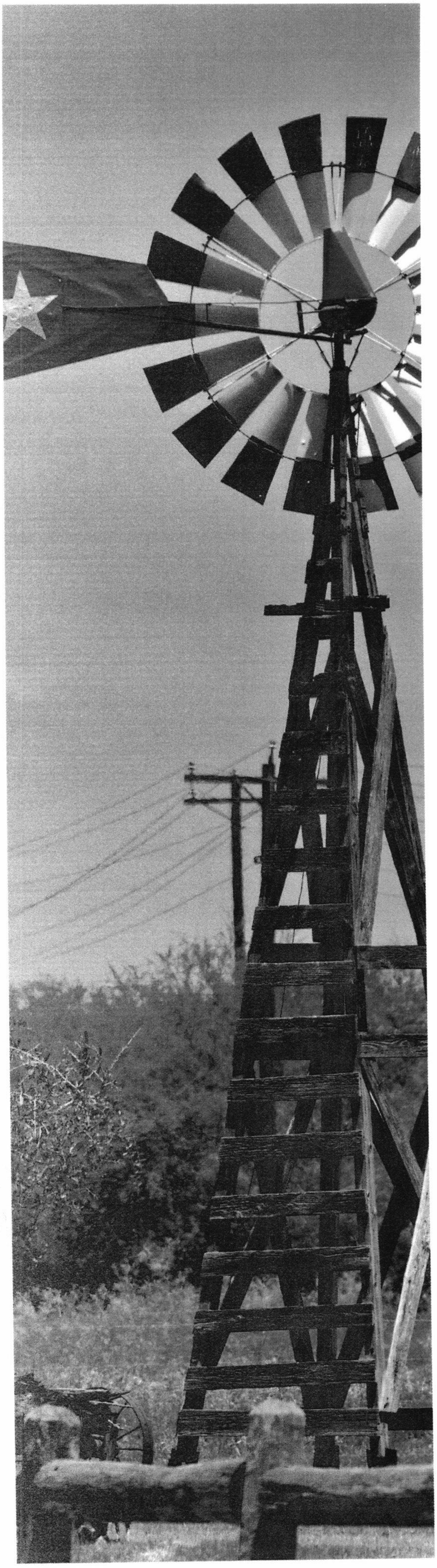


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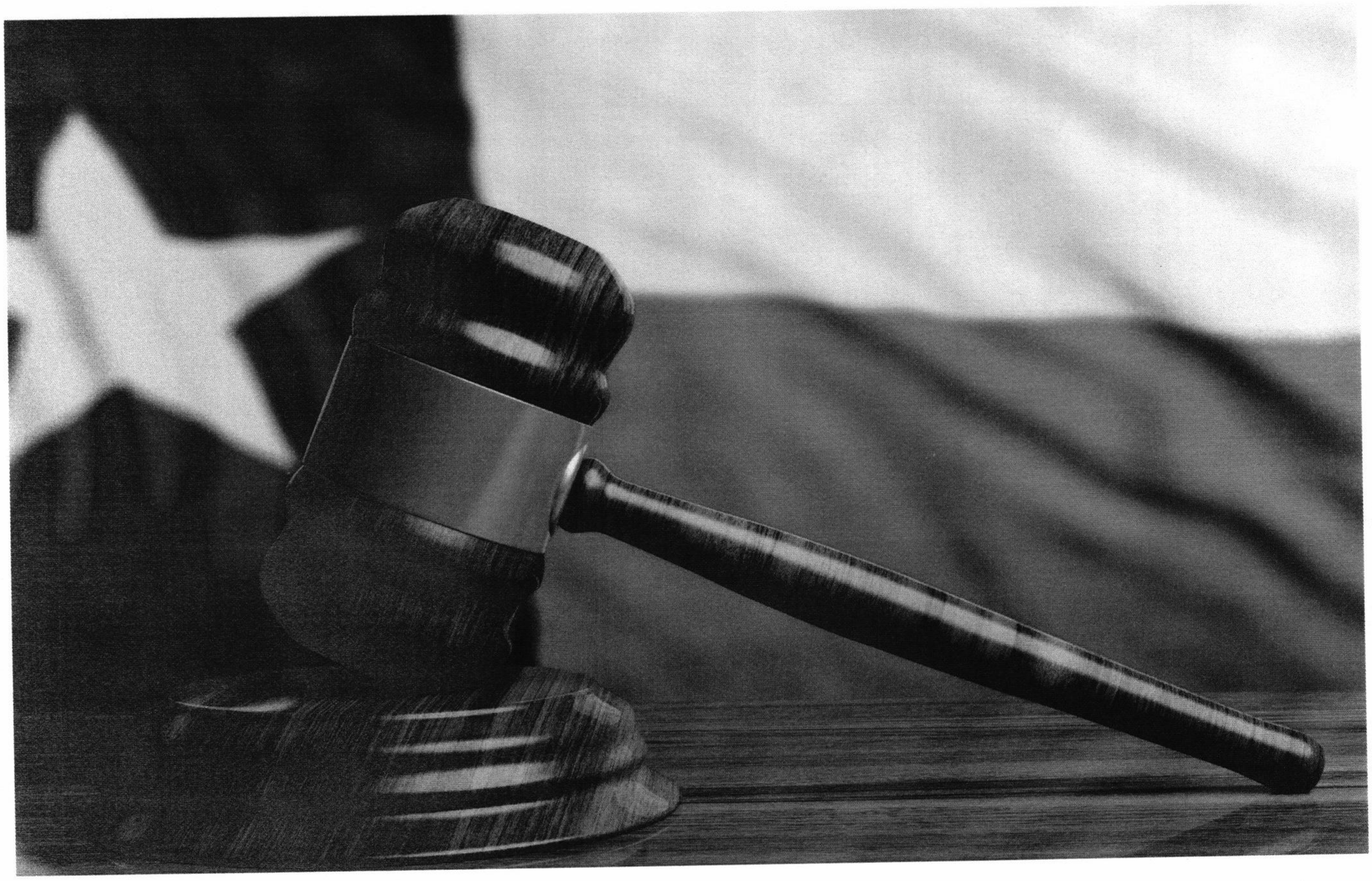
Executive Overview

Helping You Serve Your Community

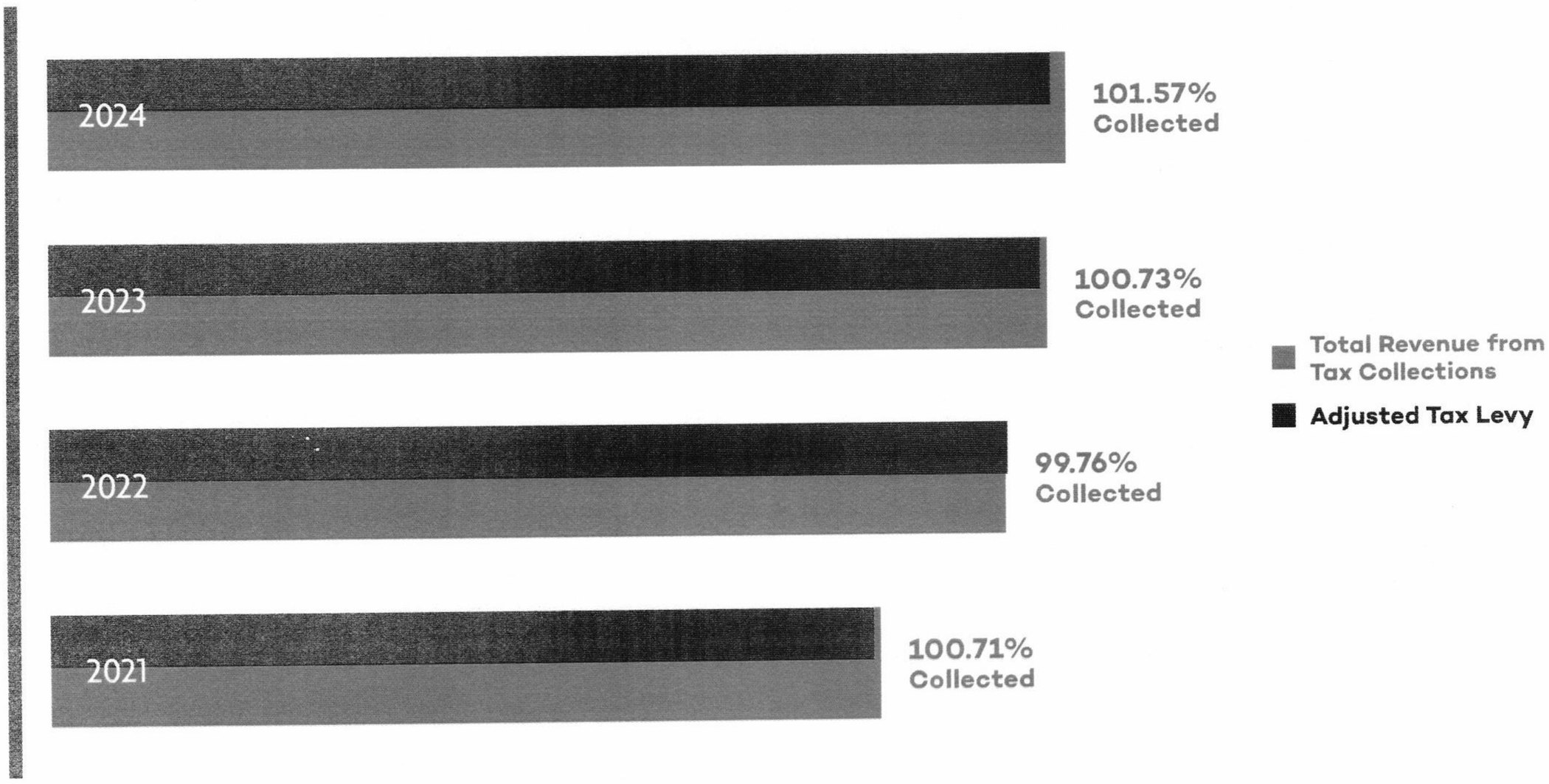
We are proud to serve Freestone County in the collection of delinquent property taxes. Our fair, efficient and effective collection services realize vital revenue for the financial stability of Freestone County, allowing the County to meet its budgetary requirements.

Our efforts not only result in rapid recovery of delinquent property taxes but also boost current tax collections. When property owners find out the County pursues collections aggressively, they are more likely to pay current taxes timely.





Total Revenue from Tax Collections



Tax Year	Fiscal Year Ending	Adjusted Tax Levy	Total Current & Delinquent Collections	Penalty & Interest Collected	Total Revenue from Tax Collections	Cumulative % Collected
2024	9/30/25	$11,533,950	$11,499,487	$215,706	$11,715,193	101.57%
2023	9/30/24	$11,410,886	$11,293,605	$200,431	$11,494,036	100.73%
2022	9/30/23	$11,023,612	$10,862,161	$135,275	$10,997,436	99.76%
2021	9/30/22	$9,480,873	$9,418,873	$129,577	$9,548,450	100.71%

The table and graphics above show the adjusted tax levy for the past several tax years, and the total property tax revenue collected during the corresponding tax years.

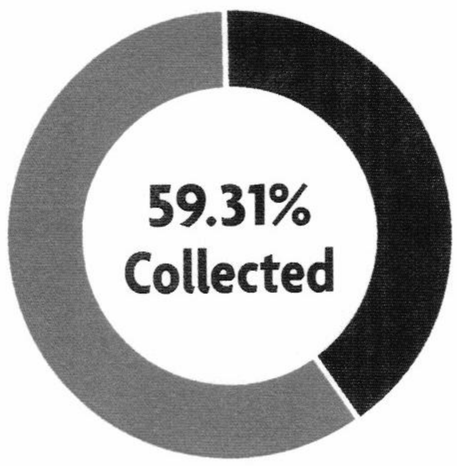
Amounts shown include current tax collections, delinquent tax collections, and penalties and interest accrued on the delinquent taxes. Therefore, it is possible for the total revenue from property tax collections to exceed the adjusted tax levy in the same tax year, resulting in a 100+% collections rate.

Delinquent Tax Collections by mvba

As of April 30, 2026



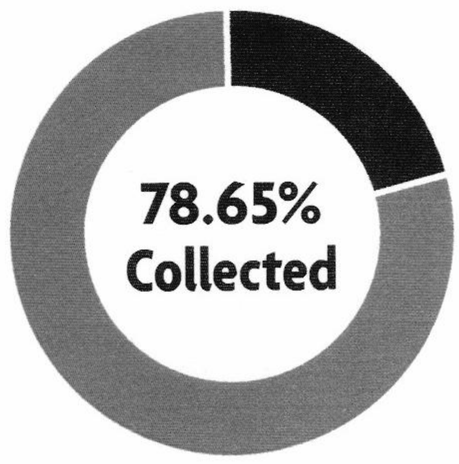
2024 | 10 Months



2023 | 22 Months



2022 | 34 Months



2021 | 46 Months

Tax Year	July 1st Original Delinquency	Cumulative Delinquent Tax Collections	Tax Remaining Due	Cumulative Percent Collected	Months of Collection
2024	$462,929	$185,410	$277,519	40.05%	10
2023	$505,489	$299,803	$205,686	59.31%	22
2022	$427,135	$303,028	$124,107	70.94%	34
2021	$334,059	$262,734	$71,325	78.65%	46

The table and graphics above show the amount of delinquent taxes turned over to MVBA for the last several tax years, and the percentage of those taxes MVBA has collected as of April 30, 2026. Each year's delinquent taxes were referred to MVBA for collection July 1st of the year after the County levied the tax, i.e. 2024 taxes were turned over to MVBA for collection on July 1st, 2025. Amounts shown are exclusive of penalties and interest.

Delinquency Classifications

Lawsuits & Judgments

MVBA files delinquent tax suits and pursues them to payment or judgment. Often, property owners enter installment plans after the filing of suit. If taxes remain unpaid, subsequent to judgment, an order of sale is issued and the property is posted for sale.

Pre-Litigation Payouts

After a tax becomes delinquent, property owners still have the option to enter into a "Homestead Payout Agreement" under Texas Tax Code §33.02.

Research in Progress

These accounts have no known impediment to collection activity, and includes those accounts currently being researched. MVBA sends several delinquency notices on every account prior to filing suit. Additionally, MVBA performs extensive title and business entity research prior to filing suit. This process helps us identify accounts with incorrect addresses or title issues that need to be researched.

Tax Deferrals / Over-65 / Disability

Under the Texas Tax Code, qualifying property owners can defer the payment of property taxes on their residence homesteads. A deferral is removed once the property is no longer a residence homestead. Once the deferral is removed, MVBA may move forward with collecting any property taxes due. Therefore, filing a deferral delays but does allow for the eventual collection of the taxes.

Bankruptcy

Under federal law, collection activity is prohibited once a property owner files for Bankruptcy. MVBA monitors bankruptcy cases to ensure that the District tax claims and liens have the highest possible priority. The amount the District can ultimately recover, particularly in Chapter 7 bankruptcies, is incredibly difficult to determine until a bankruptcy is closed.

Uncollectible & Unknown Address

This category includes accounts that have either returned delinquent notices, or that MVBA has determined the business is no longer in operation. With returned notices, we have exhausted our extensive research program to try and locate the record property owner. However, without an accurate address, the likelihood of these personal property accounts being collected is low.

This designation also includes personal property accounts where the business is no longer in operation. In many instances, the owners of these property accounts are "judgment proof" due to either protections provided by business entity structure (such as corporations or LLC's) or because the business no longer has any assets.



Status of Outstanding Delinquent Balance

Freestone County



Collection Activity Status of Delinquent Property Taxes as of April 30, 2026

Suits/Judgments	$251,562	25.04%
2024 Research in Progress	$153,714	15.30%
2023 Research in Progress	$107,106	10.66%
2022 Research In Progress	$76,741	7.64%
2021 Research In Progress	$44,192	4.40%
Other Research in Progress	$120,408	11.98%
Tax Deferrals/Over-65/Disability	$27,501	2.74%
Bankruptcy	$3,432	0.34%
Installment/Payment Agreements	$10,664	1.06%
Uncollectible BPP & Personal	$121,787	12.12%
Uncollectible & Unknown Address	$87,596	8.72%

Delinquent Taxes Due by Tax Year as of April 30, 2026

2024	$277,519	27.62%
2023	$205,686	20.47%
2022	$124,107	12.35%
2021	$71,325	7.10%
2020	$56,917	5.67%
2019	$54,438	5.42%
2018	$38,627	3.84%
2017	$33,379	3.32%
2016	$31,571	3.14%
2015	$30,304	3.02%
2014 & prior	$80,830	8.05%



Going Further for You

This remarkable and sustained level of collections does not simply happen. Your MVBA team follows a comprehensive methodology diligently, which includes:

1. Regular & systematic mailing of all delinquent tax notices to delinquent property owners;
2. Thorough title examination & ownership determination of delinquent tax accounts;
3. Pre-litigation notices to property owners & lienholders on each delinquent tract of real property;
4. If no payment arrangement is reached, pursuing delinquent tax suits to judgment & final sale to satisfy the tax delinquency; and
5. No cost to taxing units.

Delinquent Property Tax
Collection Activity
July 1, 2023 through April 30, 2026

Letter & Notices

Type	Items	Properties
Total Notices	20,684	93,787
Mineral Notices	27	308

Litigation

Type	How Many	Defendants	Properties	Base Tax	Total Due
District Court Suits	203	750	1,146	$1,034,423	$1,759,802
Judgments	80	702	380	$701,544	$1,405,052
Suits Paid/ Dismissed	84	301	665	$350,606	$625,692
Judgments Released	39	146	252	$296,104	$507,284
Tax Warrants	20	35	573	$27,474	$76,367

Tax Sales

Date of Sale	Properties Posted for Sale	Properties Paid/ Withdrawn	Properties Sold to Third Parties	Properties Bid intoTrust	Base Tax	Total Due	Purchase Price
October 3, 2023	33	30	3	0	$131,960.76	$260,688.18	$77,900.00
February 6, 2024	22	12	10	0	$162,205.54	$309,104.18	$403,600.00
June 4, 2024	65	12	53	0	$232,861.51	$474,020.31	$511,425.44
October 1, 2024	107	91	13	0	$147,952.79	$287,394.06	$197,307.41
February 4, 2025	100	13	87	0	$55,219.72	$132,268.04	$452,569.07
June 3, 2025	11	8	3	0	$63,523.13	$131,674.16	$160,572.28
October 7, 2025	26	13	9	4	$178,684.11	$362,912.50	$530,891.90
April 7, 2026	11	5	3	3	$13,337.28	$31,247.54	$28,947.98
TOTALS	375	184	181	7	$985,744.84	$1,989,308.97	$2,363,214.08

Bankruptcy Litigation

July 1, 2023 through April 30, 2026

Type	Number of Bankruptcies	Number of Properties	Base Tax Due	Total Due
Notices of Appearance	39	181	$93,082.65	$149,532.80
Proofs of Claim	17	104	$141,791.51	$201,202.93
Objections to Plan	1	5	$12,650.86	$16,688.81

McCreary, Veselka, Bragg, & Allen's bankruptcy department closely supervises those individuals and corporations that file for protection under the bankruptcy laws who owe taxes. Through our fully computerized bankruptcy tracking system, MVBA files and monitors all claims for taxes owed by the bankrupt debtor.

Notices of Appearance are filed with the Bankruptcy Court even if there are no taxes due when the bankruptcy is filed. By filing the Notice of Appearance, MVBA is notified of all events in the bankruptcy and may monitor the progress of the case in order to protect our clients from events in the bankruptcy which may adversely impact the collection of future tax assessments.

Proofs of Claim are filed by MVBA for the amount of tax, penalty and interest due when the bankruptcy is filed. Administrative claims are filed to seek recovery of taxes that arise after the debtor has filed bankruptcy.

Our attorneys review all Motions and Plans for Reorganization filed by the debtor or any other creditor with the Bankruptcy Court, aggressively assert the tax claims, and defend the tax liens of our clients to the fullest extent allowed under the Bankruptcy Code.

Excess Proceeds

Excess proceeds are generated when property sold at a tax sale sells for more than the total amount owed on the property being sold.

After a first-time tax sale where an overage exists, the excess funds are deposited with the District Clerk. Those funds are held by the District Clerk for two years. During that time owners & lienholders have the right to file a claim with the Court for those excess proceeds. If after two years no one proves their entitlement to the excess funds, the money belongs to the taxing entities based on their percentage of the total judgment amount.

If property being sold is a resale property, the excess proceeds are immediately distributed to the taxing entities.

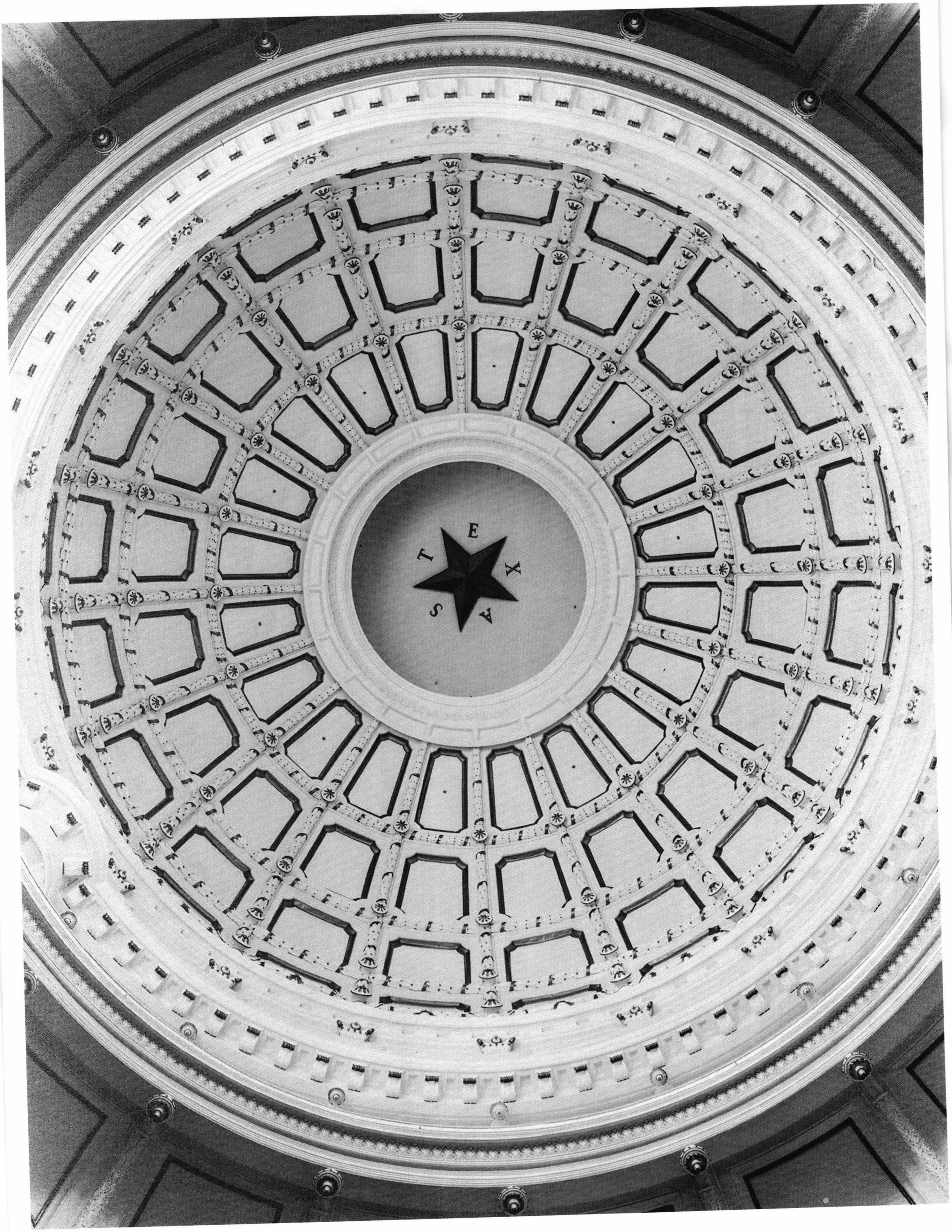
MVBA monitors cases with excess proceeds to ensure that anyone claiming excess proceeds are right-fully entitled to them. After the expiration of the two-year waiting period MVBA files a motion for the release of excess proceeds on behalf of our clients.

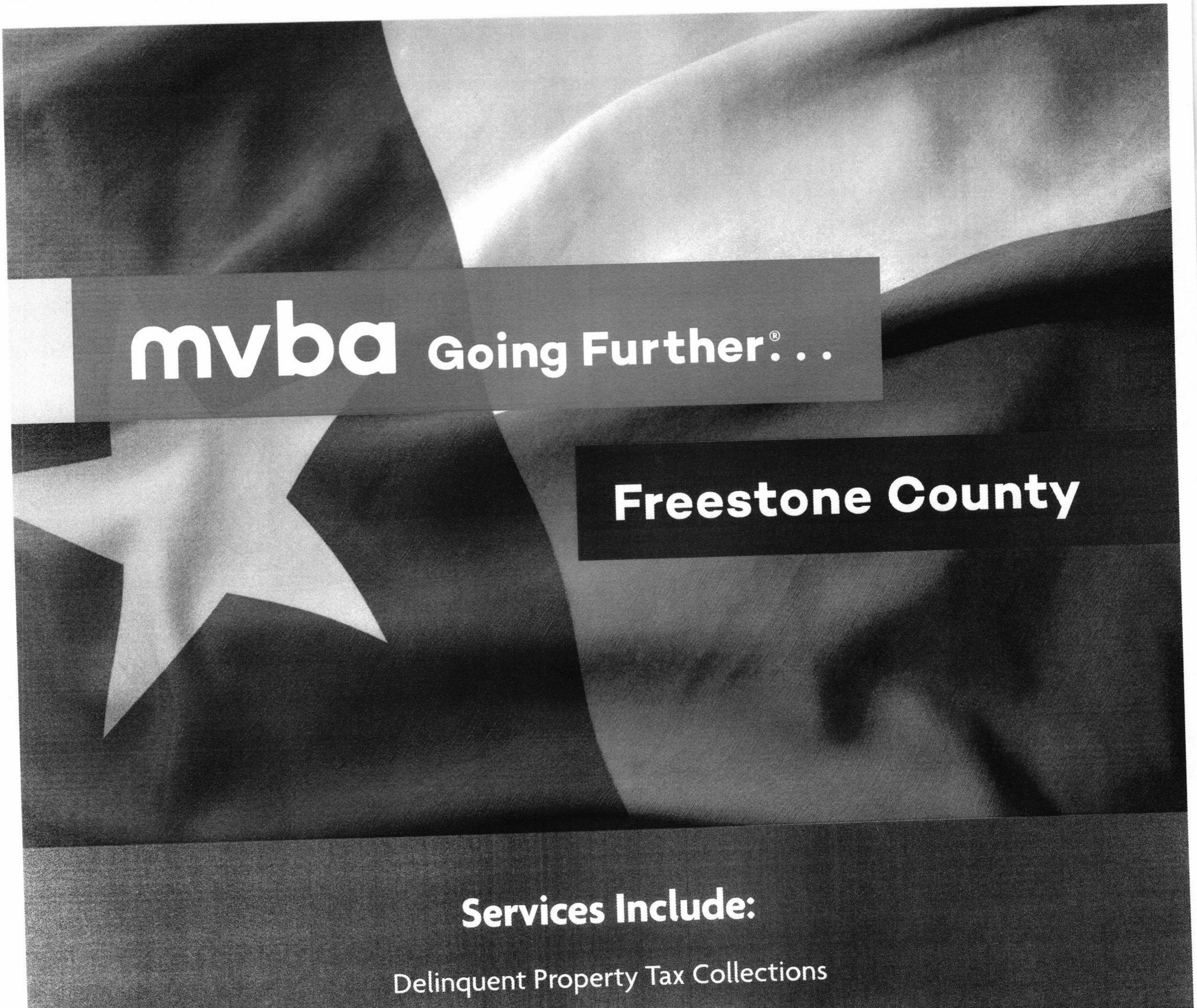
This service is provided at no cost to Freestone County.

Excess Proceeds Recovered

$64,517.33

2024	2025	2026 *partial year	Excess Proceeds Recovered
$38,325.95	$1,012.91	$25,178.47	$64,517.33


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Services Include:

Delinquent Property Tax Collections

Appraisal District Litigation

Court Fines & Fees Collections

Bankruptcy Claims

mvba

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