

START HERE — WHY THIS WEBSITE EXISTS

From One Property-Tax Dispute to a Public Record of Evidence, Adjudication, Constitutional Questions, and Public Finance

This page exists to help a first-time reader understand what the Mockingbird DCAD repository is, why it became necessary, what is contained here, and how the documentary record connects to the Constitutional Fidelity Project.

THE SHORT VERSION

What began as a challenge to the value assigned to a single property developed into a much larger question: can the values, records, methods, certifications, tax consequences, and public-finance obligations built on those values be independently reproduced, verified, and meaningfully adjudicated?

A Question About One Number Became a Question About the System

Most property-tax disputes appear to begin and end with a number: the value assigned to a home, business, or parcel for a particular tax year. That was the starting point here. But as records were requested, testimony was taken, public meetings were reviewed, lawsuits were filed, and the underlying appraisal process was examined, the issue no longer appeared to be only whether one number was too high.

The deeper question became whether the number could be reproduced. What data created it? What appraisal method was used? What changes were made? Who made them? What records were retained? Were manual adjustments made outside the principal system? Could the certified value be traced from source data through the appraisal process and into the tax roll?

Those questions led to additional questions about certification, record retention, appraisal software, manual workarounds, the Property Value Study, oversight, tax-roll transmission, court jurisdiction, school-district finance, and ultimately the ability of a property owner to obtain a tribunal capable of deciding whether the method itself was lawful.

Why This Repository Was Created

The Mockingbird DCAD page became the public evidence trail. It was created so that the chronology could not be reduced to a slogan, separated from the documents that produced it, or buried inside years of litigation. The purpose is to preserve the filings, source materials, public records, testimony, correspondence, presentations, calculations, investigative requests, and later financial work in one place where a reader can follow the development of the case.

The site does not require the reader to accept every allegation or conclusion. It gives the reader the opportunity to examine the record. Where the materials make allegations of fraud, constitutional violations, unlawful methods, or public-finance consequences, those allegations can be tested against the documents, calculations, filings, and source materials presented with them.

What a Reader Will Find Here

PATH	WHAT YOU WILL FIND
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THE COURT RECORD	Petitions, briefs, motions, responses, opinions, rehearing materials, and the U.S. Supreme Court track, including No. 26-179.
THE UNDERLYING EVIDENCE	Public records, testimony, board materials, archived documents, appraisal records, correspondence, audits, and materials assembled through litigation and open-records requests.
THE PATTERN-AND-PRACTICE RECORD	Research examining whether the issues identified in Denton County are isolated or whether similar control, software, appraisal, certification, oversight, or adjudication problems appear elsewhere.
THE EVIDENCE-TO-ADJUDICATION PROBLEM	Work explaining the difference between changing an individual value for one year and obtaining a forum with authority to decide whether the underlying method, system, or governmental conduct is lawful.
THE PUBLIC-FINANCE RECORD	The Bond Credibility Chain, Terminal Failure work, school-district debt analysis, Treasury verification requests, and materials examining how certified tax bases connect to taxation, debt capacity, bond obligations, and household affordability.
THE INVESTIGATIVE RECORD	Complaints, amendments, referral packages, requests for investigation, correspondence with public officials and agencies, and the chronology showing what was sent, when it was sent, and what evidence accompanied it.
PRESENTATIONS & EXPLAINERS	Videos, presentation decks, concept maps, Mom-and-Pop explanations, Q&A materials, and summaries intended to make the record understandable to readers who are not lawyers, appraisers, accountants, or municipal-bond specialists.

From Evidence to Adjudication

As the record grew, one issue became central: evidence is only useful if there is a lawful path to adjudicate it. The litigation materials argue that an administrative appraisal-review process can change an individual value, but does not possess the same authority, evidence access, discovery tools, or remedial power as a court deciding broader constitutional, fraud, records, or systemwide-method questions.

That is why the story eventually moved beyond appraisal methodology and into constitutional adjudication. The question became not only whether a valuation could be challenged, but whether the institutions responsible for review could actually reach, test, and remedy the alleged underlying conduct.

Why Public Finance Entered the Story

Certified property values do not end with the appraisal district. They flow into tax rolls, tax rates, budgets, collections, debt capacity, school-district financing, and the information used to support public obligations. Once that connection became part of the evidence trail, the investigation expanded from the value of property to the credibility of the financial chain built upon it.

The Bond Credibility Chain was developed as a verification framework: identify the authoritative data, trace the genealogy of the obligations, test the assumptions, and determine how much principal is supportable from verifiable cash flow and tax-base information. The objective is not to assume the answer. The objective is to make the answer measurable.

How the Constitutional Fidelity Project Fits

Mockingbird preserves the evidence trail. Constitutional Fidelity explains why the trail matters. As the record expanded beyond a single dispute, a separate research and educational framework became necessary. The Constitutional Fidelity Project organizes the constitutional questions raised by the evidence: adjudication, governmental power, due process, institutional accountability, public finance, and the ability of citizens to test governmental conduct against constitutional principles.

- **MockingbirdProperties.com/DCAD** — is the historical and evidentiary record — the chronology, filings, source documents, investigative materials, presentations, and financial analysis.
- **ConstitutionalFidelityProject.org** — is the research and educational framework — the place to understand the constitutional doctrines, evidence pathways, concept maps, public-finance implications, and broader institutional questions.

Continue to the Constitutional Fidelity Project: ConstitutionalFidelityProject.org

START HERE — FOUR GUIDED MINI-MAPS

You do not need to read everything. Start with the question you want answered. Each mini-map below is designed to move a first-time visitor through a small number of linked documents in a purposeful order. The links are not a substitute for the full repository; they are a path into it.

5 MINUTES — UNDERSTAND WHY THIS SITE EXISTS

Question: How did a property-tax dispute become a constitutional, evidentiary, and public-finance investigation?

- [Quick Overview](#) — the fastest orientation to the DCAD record
- [The Crucial Presentation](#) — the constitutional gateway: who can adjudicate the underlying question?
- [The Evidence-to-Adjudication Chain](#) — how source records, verification, adjudication, and financial reconciliation connect
- [Concept Map — Mockingbird / CFP / Bond Credibility](#) — see how the principal projects fit together
- [CFP Start Here / Guided Pathways](#) — continue into the constitutional research framework

After following this path, ask: Can I explain, in my own words, why this record grew beyond one appraisal dispute?

FOLLOW THE COURT RECORD

Question: What was presented to each court, what was actually decided, and what questions remain unresolved?

- [Original Petition — October 13, 2023](#) — see where the litigation began and what relief was requested
- [Appellants' Brief — Second Court of Appeals](#) — follow the appellate issues and arguments
- [Petition for a Writ of Certiorari — U.S. Supreme Court](#) — read the Questions Presented and requested disposition
- [Respondent Brief Supporting the Writ](#) — see the supporting Supreme Court filing
- [Official Supreme Court Docket — No. 26-179](#) — the official docket controls current procedural status

After following this path, ask: Which factual and constitutional questions were reached on the merits, and which were not?

FOLLOW THE EVIDENCE

Question: Can the official values, certifications, and later financial consequences be reconstructed from retained records and a complete audit trail?

- [Public Preview of the Court Presentation — 18 Pages](#) — a visual map of the allegations and evidence categories prepared for court
- [DCAD Public Archive](#) — board meetings, audio, minutes, appraisal manuals, reports, budgets, audits, and PVS materials
- [The Evidence-to-Adjudication Chain](#) — use a disciplined method to distinguish missing records, verification gaps, and adjudicative questions
- [CFP Documents & Downloads](#) — released Pattern & Practice reports, Public Findings, the Forensic Audit guide, and related evidence publications
- [Mockingbird DCAD Repository](#) — return to the complete chronology and sampling of evidentiary items

After following this path, ask: Can an independent reader reproduce the official result from the source record, or does the trail contain gaps that require explanation?

UNDERSTAND THE LARGER CONSTITUTIONAL & FINANCIAL STORY

Question: What happens when a disputed tax base becomes part of government revenue, public debt, bond disclosures, and household obligations?

- [CFP Start Here / Guided Pathways](#) — choose the constitutional, Supreme Court, bond, or research path
- [Summit Presentation Trilogy](#) — Who can adjudicate? Who verified the system? Can the debt survive verification?
- [The Evidence-to-Adjudication Chain](#) — the bridge from source records to adjudication and financial reconciliation
- [Bond Credibility Evidence Request](#) — the production-and-reconciliation challenge for public debt and tax-base data
- [Treasury Data Verification Package](#) — see the authoritative-data request prepared for Treasury verification

After following this path, ask: If the financial chain is sound, can the authoritative records reproduce and reconcile it from beginning to end?

The Reader's Challenge

This website exists so the record can be examined rather than summarized away.

The reader does not have to accept our conclusions. Follow the evidence. Test the calculations. Read the filings. Examine the source material. Ask whether the records can be reproduced and reconciled. Then ask whether the institutions charged with addressing that evidence have actually addressed it.

That is the purpose of this repository, and that is why the record remains public.