



# the appriser

SEPTEMBER/OCTOBER 2013 VOLUME XXXI, NUMBER 5

## 2013 TAAD EDUCATION

Now that school's started again across the state, TAAD's in high gear with its education program, offering more than 20 professional development options, including seminars, workshops and classes. Round Rock, Austin, Dallas and Houston will each host various programs.

If you have an idea for a topic we've missed, please share the info and let's work together to plan for the next round of education!

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### To be offered in **Round Rock/Marriott Hotel**

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#### » **Ag Use Valuation and Schedule Building** October 14, 2013

The agricultural appraisal course has been retired. To provide training in that area, TAAD is sponsoring a one-day seminar designed to instruct about the basics of developing agricultural values and calculating rollbacks, and building agricultural schedules (*using cash and share leases*).

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#### » **Wildlife Appraisal** October 15, 2013

Did you know the wildlife appraisal course has been retired? To provide training in that area, TAAD is sponsoring a one-day seminar designed to instruct about the basics of wildlife management activities, determining qualifications for wildlife appraisal, and calculating the value of property under wildlife appraisal.

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#### » **All About Public Records/Public Meetings** October 16, 2013

The title speaks for itself! All CADs must have an individual assigned to handle these various duties, and this session will instruct them in all the various areas of public info, public meetings, records retention, etc. The seminar will cover all the new laws passed by the 2013 Legislature.

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#### » **Exemptions Workshop 2013** October 17, 2013

Back by popular demand ... TAAD presents a seminar for CAD staff who administer exemptions, both partial and total. Agenda will include review of Tax Code, Government Code, and Local Government Code exemption statutes; Constitutional exemption requirements; explanation of housing exemptions, both publicly owned projects and low and moderate income housing owned by limited liability companies or partnerships; public purpose and public use — what's the difference; Tax Code and case law definitions of charitable organizations; case studies on residential, charitable, and governmental exemptions; residence homesteads (including disabled vets); new exemption laws// Questions and answers. *Will include exemptions passed by 2013 Legislative Session.*

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#### » **Valuation of Metal Buildings** November 4, 2013

Purpose of this workshop is to provide some guidance and suggestions on the process of analysis and valuation of metal buildings converted to living areas (what we call barndominiums). These are structures that appear to be metal clad farm buildings but part or all the structure has been finished on the interior and used as living area. Some are used as temporary living area while the owners construct a new stick-built home, while others are built as a permanent residence. The framing can be pole or steel.

*continued on page 21*

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## Features

3 » TAAD to Offer HB 585 Training for Chief Appraisers | 4 » Certificate of Excellence in Assessment Administration

6/7 » TAAD's 2013 State Certification Course Schedule and Registration Form | 8/9 » TAAD's 2014 State Certification Course

Schedule and Registration Form | 10-12 » TAAD 2013 IAAO Course/Workshop Schedule & Registration Form | 13 » TAAD Classifieds | 13 » A TAAD of Info...

14 » Real Estate Notes of Interest | 20 » Oil Industry Notes of Interest

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## TAAD To Offer **HB 585 Training For Chief Appraisers**

TAAD's Education Committee is hard at work planning and developing **continuing education options for chief appraisers to meet the mandates of House Bill 585**. Effective January 1, 2014, for all chief appraisers who are also an RPA, at least one-half of their continuing education must be from specific areas of training. TAAD plans to offer this training after the beginning of 2014. Stay tuned for more information!

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### **The Bill:**

SECTION 1 Section 1151.1581, Occupations Code, is amended by adding Subsection (f) to read as follows:

- (f) As part of the continuing education requirements for a registered professional appraiser who is the chief appraiser of an appraisal district, the commission by rule shall require the registrant to complete:
  - (1) at least half of the required hours in a program devoted to one or more of the topics listed in Section 1151.164(b);
  - and
  - (2) at least two of the required hours in a program of professional ethics specific to the chief appraiser of an appraisal district, including a program on the importance of maintaining the independence of an appraisal office from political pressure.

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### **The Occupations Code: Sec. 1151.164. Chief Appraiser Training Program.**

- (a) The department shall implement a training program for newly appointed chief appraisers and shall prescribe the curriculum for the training program as provided by this section.
- (b) The training program must provide the appointee with information regarding:
  - (1) this chapter;
  - (2) the programs operated by the department;
  - (3) the role and functions of the department;
  - (4) the rules of the commission, with an emphasis on the rules that relate to ethical behavior;
  - (5) the role and functions of the chief appraiser, the appraisal district board of directors, and the appraisal review board;
  - (6) the importance of maintaining the independence of an appraisal office from political pressure;
  - (7) the importance of prompt and courteous treatment of the public;
  - (8) the finance and budgeting requirements for an appraisal district, including appropriate controls to ensure that expenditures are proper; and
  - (9) the requirements of:
    - (A) the open meetings law, Chapter 551, Government Code;
    - (B) the public information law, Chapter 552, Government Code;
    - (C) the administrative procedure law, Chapter 2001, Government Code;
    - (D) other laws relating to public officials, including conflict-of-interest laws; and
    - (E) the standards of ethics imposed by the Uniform Standards of Professional Appraisal Practice.



## Dallas CAD, Wichita CAD, Williamson CAD Awarded "Certificate of Excellence in Assessment Administration"



**Award winners ... posing with their respective CAD's IAAO "Certificate of Excellence in Assessment Administration" are** (back row, L-R) **Shane Docherty**, Dallas CAD; **Dan Reese**, Dallas CAD, **Ed Trigg**, Wichita CAD, **Dan Conatser**, Wichita CAD, **Chris Connelly**, Williamson CAD; and (front row, L-R) **Rick Kuehler**, Dallas CAD; **Lisa Stephens-Music**, Wichita CAD; and **Alvin Lankford**, Williamson CAD.

The International Association of Assessing Officers (IAAO) has recognized the central appraisal districts (CAD) of Dallas, Wichita, and Williamson Counties with a "Certificate of Excellence in Assessment Administration." This certificate has only been awarded to just 24 assessment offices worldwide, including only five districts in Texas. (Previous awards in 2012 went to El Paso CAD and Taylor CAD.)

IAAO's Certificate of Excellence in Assessment Administration recognizes governmental jurisdictions that utilize best appraisal and assessment practices in their offices. Jurisdictions that earn this designation demonstrate the highest level of proficiency in the assessment and appraisal disciplines.

IAAO is the preeminent authority in assessment administration, and recognition from the IAAO through a Certificate of Excellence in Assessment Administration is the highest professional honor an assessment jurisdiction can obtain.

Each CAD was recognized for working diligently to integrate best appraisal and assessment practices to best serve the public and taxing jurisdictions of their respective counties, and each award-winning CAD vows to continue to strive for high levels of service and continued development for assessment administration.





## ENABLING EXCELLENCE THROUGH EXPERTISE, TECHNOLOGY AND PEOPLE

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## TAAD's 2013 State Certification Course Schedule

<i>Month</i>	<i>Course Number-Name</i>	
<b>OCTOBER 2013</b>	<i>Week of 10/13</i>	
October 14-15	Course 30	Ethics
October 14-16	Course 101	Intro to Texas Property Tax System
October 16-18	Course 102	Intro to Appraisal
<b>NOVEMBER 2013</b>	<i>Week of 11/3</i>	
November 4	Course 31	USPAP refresher
November 5-7	Course 32	USPAP
<b>DECEMBER 2013</b>	<i>Week of 12/1</i>	
December 2-5	Course 7	Texas Property Tax Law
December 2-5	Course 10	Demo Appraisal Concepts
December 2-5	Course 3	Income Approach to Value
December 2-5	Course 4	Personal Property Appraisal
December 2-4	Course 101	Intro to Texas Property Tax System (102 will follow, same room)
December 4-6	Course 102	Intro to Appraisal
December 2-6	Course 2	Appraisal of Real Property

*Course Registration on next page*

**TAAD  
Offering  
Special MAP  
Seminar for  
New Chief  
Appraisers**



If you're a new chief appraiser, or you're preparing to participate in your CAD's first MAP review, TAAD has a seminar especially for you!

On **Thursday, December 19, and Thursday, January 9**, TAAD will sponsor a half-day intense session of training for the 2014-15 MAP instrument. Representatives of the Comptroller's Office will be the presenters.

The sessions will be held at the TAAD office; participation is limited to 35 individuals. Registration forms are available on the TAAD website. Questions? Call TAAD!



# TAAD's 2013 State Certification Course Registration Form

- Class Hours:** Unless otherwise specified, course hours are from 8:30 am - 5 pm.  
Registration on day one of class is 8 - 8:30 am.
- Class Location/Hotel Accommodations:** Courses will be held at the **Marriott North**, 2600 La Frontera Blvd., Round Rock, TX 78681, 512.733.6767 or 800.865.0546. Lodging is \$115/single or double per night (free parking). Call at least **three** weeks in advance and ask for the TAAD block.
- CEs:** All of TAAD's state certification courses are approved by PTAD and TDLR for certification and for continuing education (CE) hours.
- Certificate:** All member districts will receive a certificate for \$50-off Member District Course Fee. Certificates are valid for one individual registration. To redeem, please enclose certificate with remaining registration fee.
- Class Materials:** Your class materials will be waiting for you at registration. If you want them sooner, enclose \$10 with your registration. TAAD must receive payment at least three weeks prior to class.
- Cancellations:** There will be a **\$75 fee** charged for cancellations. Written request for a refund must be received at TAAD at least seven days **before** class begins or entire registration is forfeited.

## Cost for Courses:

### Course 2:

\$305 for TAAD Member Districts  
\$355 for TAAD Associate/Affiliate Members  
\$405 for Nonmembers

### Courses 3, 4, 5, 7, 8, 9, & 10:

\$280 for TAAD Member Districts  
\$330 for TAAD Associate/Affiliate Members  
\$380 for Nonmembers

### Courses 28, 30 & 32:

\$230 for TAAD Member Districts  
\$280 for TAAD Associate/Affiliate Members  
\$330 for Nonmembers

### Courses 101 & 102:

\$180 for TAAD Member Districts  
\$230 for TAAD Associate/Affiliate Members  
\$280 for Nonmembers

### Course 31:

\$175 for TAAD Member Districts  
\$225 for TAAD Associate/Affiliate Members  
\$275 for Nonmembers

Course # \_\_\_\_\_ Course Date \_\_\_\_\_ TDLR # (if applicable) \_\_\_\_\_

Name \_\_\_\_\_ Nickname \_\_\_\_\_ Title \_\_\_\_\_

Jurisdiction/Firm \_\_\_\_\_

Mailing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail address \_\_\_\_\_

*confirmations are sent by e-mail*

## Course Materials (please mark one)

- ☐ Please **email** my class materials (student responsible for printing and bringing materials to class)
- ☐ I will **pick up** my class materials at registration
- ☐ Please **mail** my class materials. I have enclosed the \$10 shipping and handling fee.\*

*\*Materials mailed only if registration and payment are received **three weeks prior** to class.*

**Note: Property Assessment Valuation book is ordered directly from IAAO (iaao.org). (Required for Courses 2, 3, 4 and 5.)**

Course Registration Fee..... Registration Fee.....\$ \_\_\_\_\_

PTEC Glossary - optional (\$20) ..... Enclosed.....\$ \_\_\_\_\_

Mail Course Materials - optional (\$10) ..... Enclosed.....\$ \_\_\_\_\_

Member District Certificate (must enclose with payment) ..... minus .....\$ \_\_\_\_\_



**TOTAL AMOUNT ENCLOSED \$ \_\_\_\_\_**

Please complete the registration form and return it along with payment to:

**TAAD | 7700 Chevy Chase Drive; Building One, Suite 425 | Austin, Texas 78752-1558**

## Office Use Only:

Certificate \_\_\_\_\_ Date \_\_\_\_\_ Check# \_\_\_\_\_ Paid \_\_\_\_\_ Gloss \_\_\_\_\_

DB \_\_\_\_\_ Materials mailed \_\_\_\_\_ Confirmation sent \_\_\_\_\_

## TAAD's 2014 State Certification Course Schedule

**NOTE: Schedule is tentative — length of classes may change!**

Month	Course Number-Name	
JANUARY 2014		
January 13-14	Course 30	Ethics
January 13-16	Course 5	Mass Appraisal
January 13-16	Course 3	Income Approach to Value
January 13-15	Course 101	Intro to Texas Property Tax System
January 15-17	Course 102	Intro to Appraisal
MARCH 2014		
March 10-12	Course 9	Adv. Assessment and Collections
March 10-13	Course 7	Property Tax Law
March 10-13	Course 4	Personal Property Appraisal
March 10-13	Course 10	Demo Appraisal Concepts
March 10-14	Course 2	Appraisal of Real Property
APRIL 2014		
April 14-16	Course 8	Assessment and Collections
April 17-18	Course 28	TNT
April 14-16	Course 32	USPAP (new registrants)
April 17	Course 31	USPAP Refresher
AUGUST 2014		
August 18-21	Course 7	Property Tax Law
August 18-21	Course 10	Demo Appraisal Concepts
August 18-22	Course 2	Appraisal of Real Property
SEPTEMBER 2014		
September 8-11	Course 3	Income Approach to Value
September 8-11	Course 4	Personal Property Appraisal
September 8-11	Course 5	Mass Appraisal
OCTOBER 2014		
October 13-14	Course 30	Ethics
October 13-15	Course 101	Intro to Texas Property Tax System
October 15-17	Course 102	Intro to Appraisal
NOVEMBER 2014		
November 3-5	Course 32	USPAP (new registrants)
November 6	Course 31	USPAP Refresher
DECEMBER 2014		
December 8-11	Course 7	Texas Property Tax Law
December 8-11	Course 10	Demo Appraisal Concepts
December 8-11	Course 3	Income Approach to Value
December 8-11	Course 4	Personal Property Appraisal
December 8-10	Course 101	Intro to Texas Property Tax System
December 10-12	Course 102	Intro to Appraisal
December 8-12	Course 2	Appraisal of Real Property

*Course Registration on next page*



# TAAD's 2014 State Certification Course Registration Form

- Class Hours:** Unless otherwise specified, course hours are from 8:30 am - 5 pm.  
Registration on day one of class is 8 - 8:30 am.
- Class Location/Hotel Accommodations:** Courses will be held at the **Marriott North**, 2600 La Frontera Blvd., Round Rock, TX 78681, 512.733.6767 or 800.865.0546. Lodging is \$117/single or double per night (free parking). Call at least **three** weeks in advance, ask for the TAAD block.
- CEs:** All of TAAD's state certification courses are approved by PTAD and TDLR for certification and for continuing education (CE) hours.
- Certificate:** All member districts will receive a certificate for \$50-off Member District Course Fee. Certificates are valid for one individual registration. To redeem, please enclose certificate with remaining registration fee.
- Class Materials:** Your class materials will be waiting for you at registration. If you want them sooner, enclose \$10 with your registration. TAAD must receive payment at least three weeks prior to class.
- Cancellations:** There will be a **\$75 fee** charged for cancellations. Written request for a refund must be received at TAAD at least seven days **before** class begins or entire registration is forfeited.

## Cost for Courses:

### Courses 101 & 102 (each):

\$180 for TAAD Member Districts  
\$230 for TAAD Associate/Affiliate Members  
\$280 for Nonmembers

### Course 2:

\$305 for TAAD Member Districts  
\$355 for TAAD Associate/Affiliate Members  
\$405 for Nonmembers

### Courses 3, 4, 5, 7, 8, 9, & 10:

\$280 for TAAD Member Districts  
\$330 for TAAD Associate/Affiliate Members  
\$380 for Nonmembers

### Courses 28, 30 & 32:

\$230 for TAAD Member Districts  
\$280 for TAAD Associate/Affiliate Members  
\$330 for Nonmembers

### Course 31:

\$175 for TAAD Member Districts  
\$225 for TAAD Associate/Affiliate Members  
\$275 for Nonmembers

Course # \_\_\_\_\_ Course Date \_\_\_\_\_ TDLR # (if applicable) \_\_\_\_\_

Name \_\_\_\_\_ Nickname \_\_\_\_\_ Title \_\_\_\_\_

Jurisdiction/Firm \_\_\_\_\_

Mailing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail address \_\_\_\_\_

*confirmations are sent by e-mail*

## Course Materials (please mark one)

- ☐ Please **email** my class materials (student responsible for printing and bringing materials to class)
- ☐ I will **pick up** my class materials at registration
- ☐ Please **mail** my class materials. I have enclosed the \$10 shipping and handling fee.\*

*\*Materials mailed only if registration and payment are received **three weeks prior** to class.*

**Note: Property Assessment Valuation book is ordered directly from IAAO (iaao.org). (Required for Courses 2, 3, 4 and 5.)**

Course Registration Fee ..... Registration Fee ..... \$ \_\_\_\_\_

PTEC Glossary - optional (\$20) ..... Enclosed ..... \$ \_\_\_\_\_

Mail Course Materials - optional (\$10) ..... Enclosed ..... \$ \_\_\_\_\_

Member District Certificate (must enclose with payment) ..... minus ..... \$ \_\_\_\_\_



**TOTAL AMOUNT ENCLOSED \$ \_\_\_\_\_**

Please complete the registration form and return it along with payment to:

**TAAD | 7700 Chevy Chase Drive; Building One, Suite 425 | Austin, Texas 78752-1558**

## Office Use Only:

Certificate \_\_\_\_\_ Date \_\_\_\_\_ Check# \_\_\_\_\_ Paid \_\_\_\_\_ Glossary \_\_\_\_\_

DB \_\_\_\_\_ Materials mailed \_\_\_\_\_ Confirmation sent \_\_\_\_\_

## TAAD 2013 IAAO Course/Workshop Schedule

### Course 101: Fundamentals of Real Property Appraisal

**Date:** October 7-11, 2013

**Site:** Travis CAD, 8314 Cross Park Drive, Austin

**Instructor:** Rick Stuart, CAE

**Fees:** TAAD member districts \$385, TAAD associate/affiliate members \$425, Nonmembers: \$490

**TDLR credit:** 30 hours

Course 101 is designed to provide the students with an understanding and working knowledge of the procedures and techniques required to estimate the market value of vacant and improved properties. This course concentrates on the skills necessary for estimating the market value of properties using two approaches to value: the cost approach and the sales comparison approach. The Fundamentals of Real Property Appraisal utilizes lectures, classroom discussion, and homework problems to emphasize the main concepts and procedures taught in the course.

*Recommended text: Property Assessment Valuation, 2nd edition (obtain from IAAO)*

### Course 201: Appraisal of Land

**Date:** October 14-18 2013

**Site:** Harris CAD, 13013 Northwest Freeway, Houston

**Instructor:** Marion Johnson, CAE

**Fees:** TAAD member districts \$385, TAAD associate/affiliate members \$425, Nonmembers: \$490

**TDLR credit:** 30 hours

Appraisal of Land is designed to provide the students with an understanding and working knowledge of the procedures and techniques required to estimate the market value of land. This course concentrates on the skills necessary for estimating land value primarily using the sales comparison approach.

*Recommended: Course 101, Course 102*

*AQB Approved: 33.50 CE with exam/30 CE*

*Recommended text: Property Assessment Valuation, 2nd edition (obtain from IAAO)*

### Workshop 171: IAAO Standards of Professional Practice & Ethics

**Date:** October 17, 2013

**Site:** Harris CAD, 13013 Northwest Freeway, Houston

**Instructor:** Guy Griscom, CAE

**Fees:** TAAD member districts \$160, TAAD associate/affiliate members \$220, Nonmembers: \$290

**TDLR credit:** 7 hours

IAAO's "Code of Ethics, Canons and Standards of Professional Conduct." This workshop is designed to provide performance standards for real property, mass, business and personal property appraisal and consulting. Case studies and exercises illustrate the material. This workshop includes an exam.

*IAAO recertification credit: 7 hours-1 day*

### Workshop 191: Uniform Standards of Professional Appraisal Practice Update (National)

**Date:** October 28, 2013

**Site:** Harris CAD, 13013 Northwest Freeway, Houston

**Instructor:** TBA

**Fees:** TAAD member districts \$145, TAAD associate/affiliate members \$195, Nonmembers: \$270

**TDLR credit:** 7 hours

This workshop is the National 7-hour USPAP Update offered for continuing education for licensure and certification through The Appraisal Foundation. The workshop provides a general overview of USPAP guidelines, advisory opinions, statements, and other appraisal practices. The course is updated yearly to address changes to USPAP and common misunderstandings.

*IAAO recertification credit: 7 hours-1 day*

### Workshop 151: Uniform Standards of Professional Appraisal Practice (National)

**Date:** November 6-7, 2013

**Site:** Harris CAD, 13013 Northwest Freeway, Houston

**Instructor:** TBA

**Fees:** TAAD member districts \$195, TAAD associate/affiliate members \$245, Nonmembers: \$295

**TDLR credit:** 15 hours

This workshop covers materials from The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice which includes: Definitions, Preamble, Ethics Rule, Competency Rule, Departure Rule, Jurisdictional Exception Rule, Supplemental Standards Rule, and Standards 1 through 10. Supplementary materials include The Appraisal Foundation Uniform Standards of Professional Appraisal Practice (USPAP). This workshop includes an exam.

*IAAO recertification credit: 15 hours-2 days*

### Course 402: Property Tax Policy

**Date:** November 11-15, 2013

**Site:** Harris CAD, 13013 Northwest Freeway, Houston

**Instructor:** Rick Stuart, CAE

**Fees:** TAAD member districts \$385, TAAD associate/affiliate members \$425, Nonmembers: \$490

**TDLR credit:** 30 hours

Course 402 offers students strategies for assisting in the effective formulation and implementation of tax policies and presents background enabling students to understand the context under which property tax policy is established. Students will be given analytical tools with which they can explain the effects of proposed property tax changes. They will be provided with a sound theoretical basis to guide decision-making and to assist in creating workable solutions for their jurisdictions. The course is designed for assessment administrators and students of taxation, as well as professional policy advisors who guide and make

*Continued on following page*



### Workshop Topics:

- USPAP
- Rates and levies
- Effective tax rates
- Economic principles
- Property definitions
- Ownerships and rights
- Three approaches to value
- Attributes in an effective tax system
- Role of the assessor
- Ratio studies
- Tax policy
- Reassessment Planning
- Assessment Administration

Included are multiple problems associated with the assessment and valuation processes, and the workshop concludes with a 4-hour case study exam followed by a review of the answers. *This is not an IAAO workshop but one developed by TEAM.*



## AAS Case Study Review Workshop

December 3–5, 2013 • Harris County Appraisal District  
13013 Northwest Freeway • Houston, Texas

Did you know that an IAAO designation makes you eligible to be appointed chief appraiser in certain counties even if you don't yet have an RPA? According to HB 585, if you have a population over 100,000, you can be appointed to the position by obtaining the AAS designation, and then you have five years to obtain the RPA. Let TEAM help you earn the AAS and expand your career options.

On December 3–5, 2013, TEAM Consulting LLC will present *AAS Case Study Review*, at the Harris County Appraisal District in Houston, Texas. This 2½-day workshop provides a review of materials and an understanding of the composition of a case study to help prepare for the AAS Case Study Exam. The focus will be on the most prevalent items to study for but will not be all-inclusive of what may actually be on the exam.

Cost for the workshop is only \$300, which includes course materials. Find more information, including a registration form, on the TEAM website (below). For questions, contact Rick Stuart, CAE, [rstuart17@cox.net](mailto:rstuart17@cox.net) or 785.259.1379.

<http://www.teamconsulting.cc/aasreview/december2013workshop.html>

### IAAO Schedule *continued*

decision in the area of tax policy on a regular basis.

*Recommended text: Fundamentals of Tax Policy textbook (obtain from IAAO)*

#### Course 102: Income Approach to Valuation

**Date: November 18–22, 2013**

**Site: Travis CAD, 8314 Cross Park Drive, Austin**

**Instructor: Rick Stuart, CAE**

**Fees:** TAAD member districts \$385, TAAD associate/affiliate members \$425, Nonmembers: \$490

**TDLR credit: 30 hours**

Covers the theory and techniques of estimating value by the income, or capitalized earnings, approach. The material includes selection of capitalization rates, analysis of income and expenses to estimate operating income, and capitalization methods and techniques. This course also covers rental units of comparison, as well as real estate finance and investment.

*Recommended: Course 101*

*Required text: Property Assessment Valuation, 2nd edition (obtain from IAAO)*

#### Course 112: Income Approach to Valuation II

**Date: December 16–20, 2013**

**Site: Harris CAD, 13013 Northwest Freeway, Houston**

**Instructor: Guy Griscom, CAE**

**Fees:** TAAD member districts \$385, TAAD associate/affiliate members \$425, Nonmembers: \$490

**TDLR credit: 30 hours**

IAAO Course 112 is a comprehensive, interactive program intended for mid-level, commercial-industrial appraisers. The material will cover the income approach to value in depth, and reflect contemporary appraisal theory. The course will be broad based, while covering many topics that will focus on a case study problem that utilizes methodology learned in the course and will allow the audience to work through the case study to its conclusion. Depending on the size of the class, students will be grouped, based on the instructor's summation of the student's class participation. The groups will generally consist of 2–4 students. Each group will be expected to present their results to the remainder of the class. The instructor will be available to assist each group.

*Recommended: Course 101, Course 102*

*AQB Approved: 33.50 QE,*

*33.50 CE with exam/30 CE no exam*

*Required text: Property Assessment Valuation, 2nd edition (obtain from IAAO)*

*IAAO Registration Form on following page*

**Check back...  
more courses and  
workshops will be added!**

## TAAD 2013 IAAO Course Registration Form

- Class Hours:** Unless otherwise specified, course hours are from 8:30 am - 5 pm. Registration on class day 1 is 8-8:30 am.
- Location/Hotel Accommodations:** Check registration materials for announced location:
  - Harris County Appraisal District**  
13013 Northwest Freeway, Houston
  - North Austin/Round Rock Marriott Hotel**  
2600 LaFrontera Blvd., Round Rock
  - Travis Central Appraisal District**  
8314 Cross Park Drive, Austin
  - Dallas Central Appraisal District**  
2949 North Stemmons Freeway, Dallas

For lodging information, please contact TAAD or refer to TAAD's website for suggestions.
- Registration Requirement:** Payment must be received by TAAD for an individual to be officially registered. *There is no on-site registration.*
- Cancellations:** For all course cancellations there will be a \$100 administrative charge deducted. This includes faxed registrations. *Refund requests must be received by TAAD in writing no later than one week prior to the first day of the course.* There are no refunds for cancellations received by TAAD less than one week prior to first day of class.
- Cost for Courses:** Please refer to the registration materials for cost of registration for TAAD members and nonmembers. Cost of registration is based on *TAAD membership*, not IAAO membership.
- Additional Texts:** Please refer to the registration materials for possible additional IAAO texts needed for the class. *Each student is responsible for ordering and obtaining them from IAAO. No texts will be available at the class.*
- Registration Deadline:** IAAO requires that registrations be processed *at least three weeks prior to the course* in order to allow sufficient time for mailing materials.
- Course Materials:** Students will pick up course materials at registration on the first day of class.

IAAO Course/Workshop # \_\_\_\_\_ Course Date \_\_\_\_\_ TDLR # (if applicable) \_\_\_\_\_

Name \_\_\_\_\_ Nickname \_\_\_\_\_ Title \_\_\_\_\_

Jurisdiction/Firm \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail Address \_\_\_\_\_

Course Registration Fee .....\$ \_\_\_\_\_

*(Fee is based on TAAD membership, not on IAAO membership)*

☐ Please submit this course for Continuing Education credit with TDLR

**TOTAL AMOUNT ENCLOSED** .....\$ \_\_\_\_\_

Please complete the registration form and return it along with payment to:

**TAAD | 7700 Chevy Chase Drive; Building One, Suite 425 | Austin, Texas 78752-1558**

**Office Use Only:**

Date \_\_\_\_\_ Check# \_\_\_\_\_ Paid \_\_\_\_\_ PC \_\_\_\_\_

DB \_\_\_\_\_ ADV \_\_\_\_\_ Materials Date \_\_\_\_\_





## TAAD Classifieds

The **Karnes Central Appraisal District (KCAD)**, located in Karnes City, Texas, is currently accepting applications for the position of **Chief Appraiser**. Preferred applicants should have a Registered Professional Appraiser (RPA) designation from the Texas Department of Licensing and Registration and experience in all phases of appraisal district operations. Other preferred qualifications would include prior experience as a chief appraiser in Texas, substantial familiarity with issues arising from the annual State property value study, and graduation from an accredited four-year college or university. Salary range will be contingent upon qualifications and commensurate with experience. **Applicants are required to disclose salary expectations in the application materials forwarded to the appraisal district.** In addition, candidates should disclose the earliest date they can begin employment with KCAD. Benefit package is provided with employment. Any questions should be referred to retiring Chief Appraiser Kathy Barnhill at the address and phone number stated below.

Interested persons should submit their applications before the next meeting of the KCAD board of directors, which is currently scheduled for Monday, September 9, 2013 at 1:15 p.m., at which time the applications will be opened and the review and possible interview process will begin. The board of directors reserves the right to accept applications until the position is filled. Applications should be submitted to:

Karnes CAD Chief Appraiser Application  
Attn: Kathy Barnhill, Chief Appraiser  
Karnes Central Appraisal District  
915 S. Panna Maria Ave.  
Karnes City, TX 78118-4106  
830.780.2433

*KCAD is an Equal Opportunity Employer*

### Job Announcement: Residential Appraiser

**Denton Central Appraisal District** is accepting applications for a **Residential Property Appraiser**. Responsibilities include office and fieldwork associated with the discovery, listing and valuation of residential properties in which the District has jurisdiction and working with taxpayers to resolve property value disputes. Registered Professional Appraiser or related residential appraiser experience is preferred. Position will remain open until filled.

Job description and application forms are available at [www.dentoncad.com](http://www.dentoncad.com) under the employment tab. A completed application form is required. Return completed application to Kathy Williams, Director of Finance/HR, P.O. Box 2816, Denton, Texas 76202. This position will remain open until filled.

*Effective this date, applications are being accepted for the position listed below. A copy of the job description is available in the Customer Service Department at 3911 Morse and at the Information Desk at 3901 Morse. Completed applications are to be returned to Kathy Williams.*

### Job Announcement: Senior Residential Appraiser

**Denton Central Appraisal District** is accepting applications for a **Senior Residential Appraiser**. Duties include discovery, listing and valuation of numerous new residential properties and mobile homes in subdivision and abstracts. The Senior Appraiser works directly with the field appraisers assigned to the senior. This includes but is not limited to training the field appraiser and answering questions regarding their work areas, procedures and understanding of the property tax code.

Job descriptions and application forms are available in the support departments. A completed application form is required. Submit completed application to Kathy Williams, Director of Finance/HR. This position will remain open until filled.

## A TAAD of Info...

- » **Greg Cook** has left the chief appraiser spot at **Trinity CAD**.
- » **Rhonda Hall** is retiring October 1 as chief appraiser at **Morris CAD**.

## ...and Arrivals

- » **Gary Gallant** has been named chief appraiser for **Trinity CAD**, effective September 1; he departed as deputy chief appraiser at **Falls CAD**.
- » **Coy Johnson** is leaving **Denton CAD** to take the chief appraiser spot at **Marion CAD**.
- » **Sheila Bennett** departed **Dawson CAD** to be the new

deputy chief appraiser at **Andrews CAD**.

- » **Summer Golden** is the new chief appraiser at **Morris CAD**; she previously served as the **Marion CAD** chief appraiser.
- » **Rosalva Guerra** took over as the chief appraiser in **Starr CAD** as of September 1.

## Departures...

- » **Pam Lathrop** is leaving **Lavaca CAD**'s chief appraiser spot to take the deputy chief appraiser job at **DeWitt CAD**.
- » **Humberto Saenz Jr.** has retired as **Starr CAD**'s chief appraiser.

## Real Estate Notes of Interest

*Rick Stuart, CAE*

*Rick is a Senior Consultant with TEAM Consulting and lives in Topeka, Kansas.*

**www.cnbc.com, July 24, 2013**

"Although the housing recovery is just getting started, investors and homeowners alike can expect to see prices jump in the coming months," Richard Smith, the president and CEO of Realogy Holdings, told CNBC. "We are in the early stages," Smith said on 'Squawk on the Street' on Wednesday. "This is a three-, four-, maybe even five-year correction process. ... We'll talk about stability when we get to that time frame. Prices are continuing to go up," he said. "Demand is outstripping supply, so pricing is reacting. You can listen to [the National Association of Realtors] that there's another 9 to 10 percent price increase between now and the end of the year."

**Bill McBride, www.calculatedriskblog.com, July 24, 2013**

"The Architecture Billings Index (ABI) remained positive again in June after the first decline in ten months in April. As a leading economic indicator of construction activity, the ABI reflects the approximate nine to twelve month lag time between architecture billings and construction spending. The American Institute of Architects (AIA) reported the June ABI score was 51.6, down from a mark of 52.9 in May. This score reflects an increase in demand for design services (any score above 50 indicates an increase in billings). The new projects inquiry index was 62.6, up sharply from the reading of 59.1 the previous month."

**Randy Drummer, www.coldstar.com, July 24, 2013**

"U.S. office occupancy growth and rental rates rose at a modest but steady pace during the second quarter of this year, while the national vacancy rate dipped closer to the 12 percent mark as new office construction remained at historically low levels in the first half of 2013." [www.costar.com/News/Article/UPSIDE-AHEAD-Office-Recovery-Accelerates-In-First-Half-Best-Yet-to-Come/150559?ref=100&iid=345&cid=7918A3A58F4CCADAD83D2484AB7C5D22](http://www.costar.com/News/Article/UPSIDE-AHEAD-Office-Recovery-Accelerates-In-First-Half-Best-Yet-to-Come/150559?ref=100&iid=345&cid=7918A3A58F4CCADAD83D2484AB7C5D22)

**Tim Mullaney, USA Today, July 25, 2013**

"New home sales in June hit their highest level in more than five years, according to the Commerce Department. Sales rose 8.3 percent."

*Editor's Note: This was provided to me by a student. I was not aware of the website and find it interesting.*  
[www.treebenefits.com/calculator/](http://www.treebenefits.com/calculator/)

**Jeannette Neumann, The Wall Street Journal, July 31, 2013**

"Two major Wall Street firms are in detailed discussions to create and sell the world's first bond, backed by home-rental payments, people familiar with the matter say." Blackstone Group LP is in the discussion phase with Deutsche Bank AG. Blackstone is the largest owner of single-family rental properties with around 32,000 and a total investment of \$5.3 billion.

**www.appraisalinstitute.org, July 24, 2013**

AI asks for 'Green' Revisions at White House Meeting. "During a July 18 meeting hosted by the White House and the U.S. Department of Housing and Urban Development, the Appraisal Institute asked that policy revisions be made to the Federal Housing Administration's lender guidelines as they relate to "green" and energy-efficient features. The meeting focused on appraisals and underwriting for green mortgages, and the Appraisal Institute was invited by FHA Commissioner Carol Galante to discuss the connection between energy-efficiency and single-family housing finance. The Appraisal Institute was represented by President-Elect Ken P. Wilson, MAI, SRA, and Director of Government and External Relations, Bill Garber.

AI told the meeting that some underwriters have asked appraisers to remove income approach adjustments for green or energy savings and to replace the information with comparable sales that do not exist in the market. AI expressed concern about how much authority underwriters have to question an appraiser's professional judgment when appraisals that include green or energy-efficiency adjustments are being reviewed, and recommended clarification on this important issue. Attendees generally agreed with AI's recommendations, and the FHA said it will review those and others related to lender participation in FHA energy-efficiency mortgage and rehabilitation loan programs that are a part of President Obama's Climate Change Initiative."

[www.appraisalinstitute.org/ano/newsletter/DisplayNwsLtrArticle.aspx?volume=14&numbr=13/14&id=20296](http://www.appraisalinstitute.org/ano/newsletter/DisplayNwsLtrArticle.aspx?volume=14&numbr=13/14&id=20296)

*Continued on following page*

## Real Estate Notes *continued*

[www.appraisalinstitute.org](http://www.appraisalinstitute.org), July 31, 2013

Borrowers with Modified Loans Re-defaulting at 'Alarming' rates — "Borrowers who have received loan modifications on home mortgages are re-defaulting at an alarming rate, according to the special inspector general for the Troubled Asset Relief Program, which released its quarterly report to Congress July 24. Christy Romero, special inspector general for TARP, noted in the report that its programs have cost taxpayers billions of dollars and that the U.S. Department of the Treasury has failed to properly analyze its own data to determine which borrowers were most at risk of foreclosure after receiving a loan modification.

The report noted that 46 percent of homeowners who received assistance through the Home Affordable Modification Program in 2009 have re-defaulted, and 38 percent who received loan modifications in 2010 have re-defaulted."

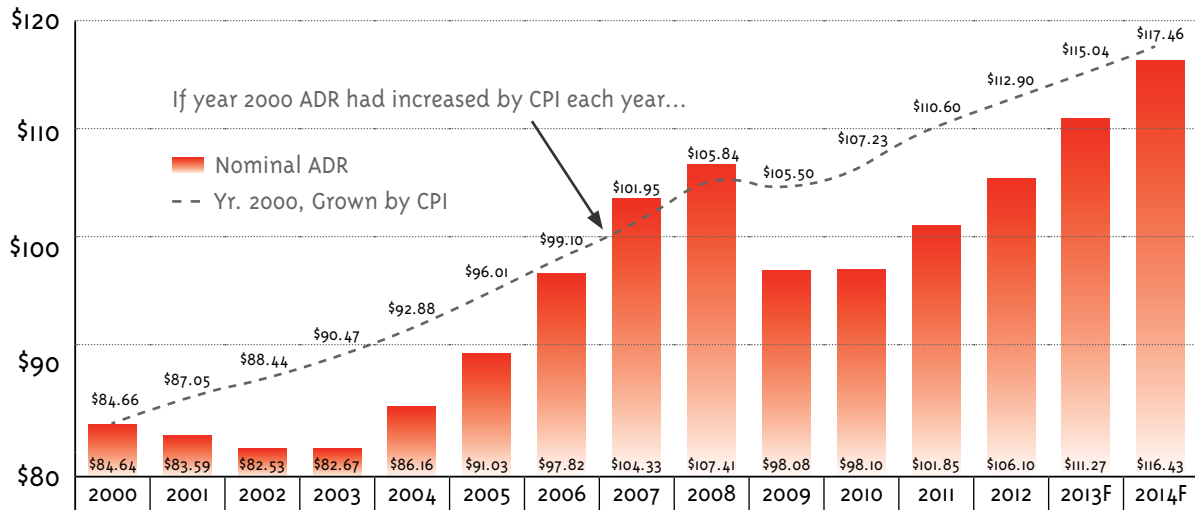
[www.appraisalinstitute.org/ano/current.aspx?volume=14&numbr=13/14#20362](http://www.appraisalinstitute.org/ano/current.aspx?volume=14&numbr=13/14#20362)

Patrick Mayock, [www.hotelnewsnow.com](http://www.hotelnewsnow.com), August 2, 2013

### Total U.S. Room Rates

Actual vs. Inflation Adjusted

2000-2014F



Note: 2012 & 2013 CPI forecast from Blue Chip Economics Indicators

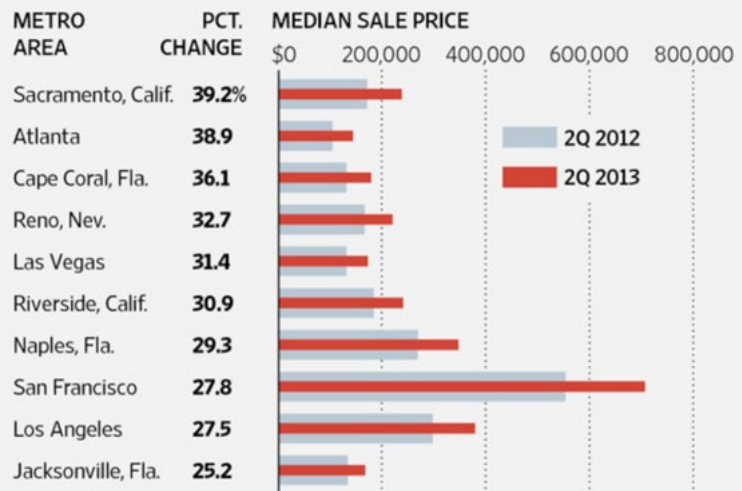
©2013 Smith Travel Research, Inc. All rights reserved

Conor Dougherty, [www.wsj.com](http://www.wsj.com), August 8, 2013

### Hot Spots

Metro areas with the largest percentage increase in the median sale price of existing single-family homes from a year ago.

Source: National Association of Realtors  
The Wall Street Journal

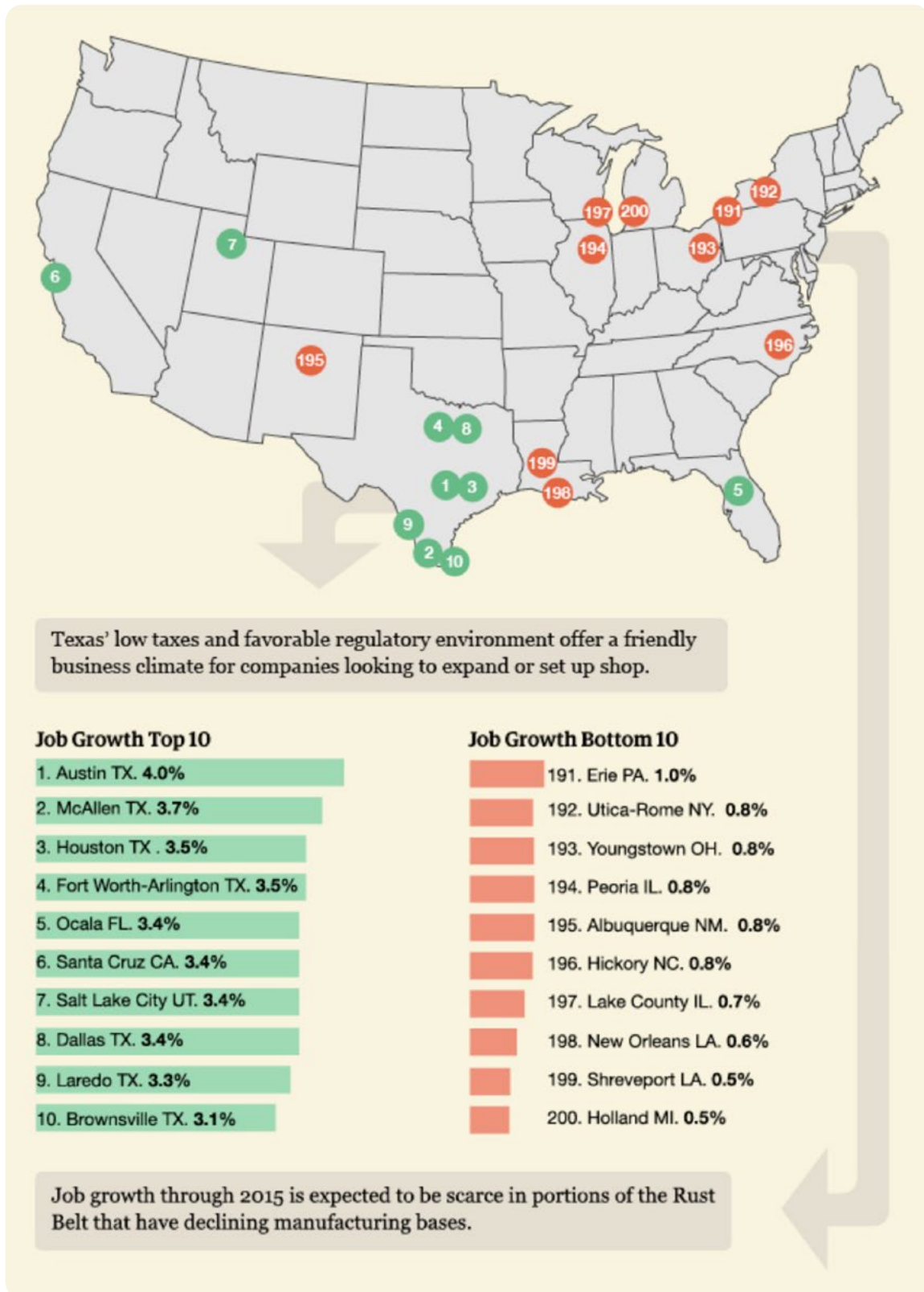


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**Real Estate Notes** *continued*

Kurt Badenhausen, [www.forbes.com](http://www.forbes.com), August 7, 2013

[www.forbes.com/sites/kurtbadenhausen/2013/08/07/graphic-best-and-worst-cities-for-jobs/](http://www.forbes.com/sites/kurtbadenhausen/2013/08/07/graphic-best-and-worst-cities-for-jobs/)



*Continued on following page*



**Real Estate Notes** *continued***Kermit Baker, Hon AIA, [www.aia.org](http://www.aia.org),****August 13, 2013**

"Nonresidential construction activity has gotten off to a slow start this year. Overall spending in the nonresidential sector barely budged between January and May, once seasonal adjustments are made. There have been declines in key building types over this period, including manufacturing facilities (down 7.4 percent), offices (4.7 percent), amusement and recreation (3.9 percent), and education (3.4 percent)."

"On the positive side, spending on lodging facilities is expanding rapidly (up almost 20 percent between January and May), with more modest growth in public safety facilities and transportation. Other major building sectors—retail, healthcare, and religious—haven't moved much in either direction since the beginning of the year."

[www.aia.org/practicing/AIAB099624](http://www.aia.org/practicing/AIAB099624)

**David Crowe, [www.builderonline.com](http://www.builderonline.com),****August 13, 2013**

"Home buyers, home builders, and the general public have renewed their confidence in the economy and in the housing market. This doesn't necessarily mean everything is back to normal, but because consumers are more than two-thirds of the economy, a confident consumer is more likely to buy a home. The evidence of an improved outlook is widespread. Two organizations survey consumers on a monthly basis, and their indexes are at levels last seen in early 2008 before the financial collapse and the beginning of the worst recession in more than 70 years.

In addition, these national surveys also ask questions about attitudes toward home buying. The University of Michigan survey asks if it is a good time to buy a home, and more than 80 percent of those surveyed responded "yes," which is the highest percentage since 2003. The Conference Board asks if the respondent intends to buy a home in the next six months, and affirmative responses are at the highest in the history of the index."

[www.builderonline.com/housing-market-index/housing-market-confidence-is-on-the-rise.aspx?utm\\_source=newsletter&utm\\_content=jump&utm\\_medium=email&utm\\_campaign=BBU\\_081313&day=2013-08-13](http://www.builderonline.com/housing-market-index/housing-market-confidence-is-on-the-rise.aspx?utm_source=newsletter&utm_content=jump&utm_medium=email&utm_campaign=BBU_081313&day=2013-08-13)

**Stanley Johnson, [www.constructiondigital.com](http://www.constructiondigital.com), July 9, 2013**

Five states are seeing large new construction increases: Arizona, California, Texas, Colorado and Florida.  
[www.constructiondigital.com/under\\_construction/5-states-where-residential-construction-is-surgeing](http://www.constructiondigital.com/under_construction/5-states-where-residential-construction-is-surgeing)

**Dave Eisen, [www.hotelmanagement.net](http://www.hotelmanagement.net), August 14, 2013**

"Hotel owners can breathe a little easier. Their investments aren't likely to be affected, too much, by new hotels coming on the scene to take a piece of the pie. That's according to Lodging Econometrics, which predicts new hotel openings of 739 projects/82,587 rooms for 2015, representing a growth rate for new supply of 1.6 percent."

[www.hotelmanagement.net/industry-fundamentals/report-new-hotel-supply-still-growing-at-sluggish-pace-21718?utm\\_source=&utm\\_medium=newsletter&utm\\_campaign=\\_12311969&utm\\_content=21718&spMailingID=17815515&spUserID=NTGzMTczNjgwMzkS1&spJobID=222484954&spReportId=MjlyNDgoOTUoSo](http://www.hotelmanagement.net/industry-fundamentals/report-new-hotel-supply-still-growing-at-sluggish-pace-21718?utm_source=&utm_medium=newsletter&utm_campaign=_12311969&utm_content=21718&spMailingID=17815515&spUserID=NTGzMTczNjgwMzkS1&spJobID=222484954&spReportId=MjlyNDgoOTUoSo)



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**Real Estate Notes** *continued***Money Magazine, September 2013**

"When deciding on a great place to live, what's most important to you?"

35%: Affordable, nice housing

30%: Top-ranked schools

21%: Lots of stuff to do

14%: Good, high-paying jobs

Some other current notes about typical housing:

5.4%: Average increase in U.S. home values from May 2012 to May 2013

\$251,800: Typical price of a four-bedroom, up 6.9 percent from 2012

**Siobrian Hughes, *The Wall Street Journal*, August 13, 2013**

I am not even sure what words you could use to describe this. "A new law meant to stabilize the federal government's money-losing flood-insurance program is starting to send rates sky high, prompting a growing backlash in coastal areas. The changes mean some owners must retrofit their homes or businesses — by raising buildings higher above the ground and taking other measures — to better guard against flooding, or pay rates that could surge to \$10,000 and higher per year."

One homeowner in Plaquemines Parish, LA (an area widely covered by news agencies) built his house two feet above the required level 15 years ago. There is no grandfather clause, and his house is now six feet below the required level. His insurance could go from an annual rate of \$633 to \$28,000.

**Kelly Phillips Erb, *www.forbes.com*, August 18, 2013**

Okay, this will make you think. "Spain has aggressively pursued the development of solar energy: over the past ten years, the government has made significant advances in pressing solar energy and is one of the top countries in the world with respect to installed photovoltaic (PV) solar energy capacity. Spain is generating so much solar power, according to its government, that production capacity exceeds demand by more than 60 percent. Spain is now attempting to scale back the use of solar panels — the use of which they have encouraged and subsidized over the last decade — by imposing a tax on those who use the panels."

[www.forbes.com/sites/kellyphillipserb/2013/08/19/out-of-ideas-and-in-debt-spain-sets-sights-on-taxing-the-sun/](http://www.forbes.com/sites/kellyphillipserb/2013/08/19/out-of-ideas-and-in-debt-spain-sets-sights-on-taxing-the-sun/)

**Rachael Spann Ure, *www.hotelnewsnow.com*, August 20, 2013**

"Houston hotels reported the largest increase in all three key performance metrics during July 2013, according to data from STR. The market's occupancy rose 8.2 percent to 70.1 percent, its average daily rate rose 14.1 percent to \$99.50 and its revenue per available room increased 23.5 percent to \$69.74." STR is Smith Travel Research.

***economistsoutlook.blogs.realtor.org*, August 5, 2013 >>**

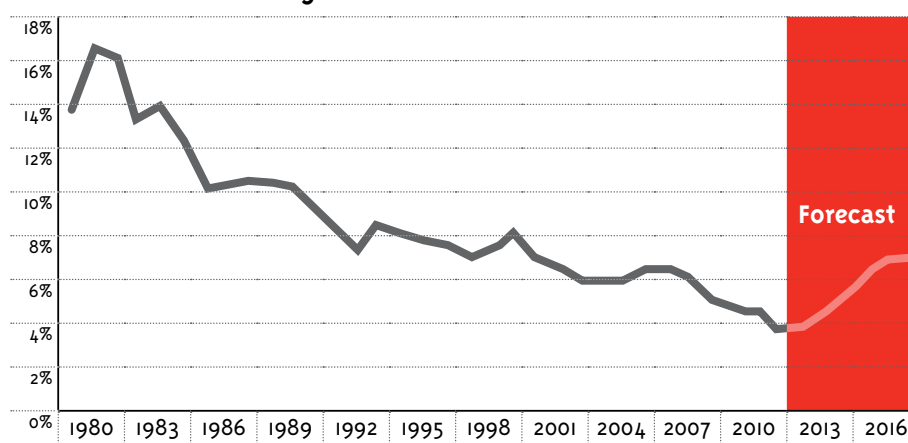
The graph at right is a history and projection within this article on 30-year fixed rate mortgages.

*Editor's Note: We continue to hear about how a large mortgage rate increase will kill the real estate market. If the projection is correct for 2016, it is still below the rates from 1980-2000.*

**Smith Travel Research, August 23, 2013**

During July 2013 hotel occupancy in the Americas region increased 1.7 percent, average daily rate increased 3.8 percent, and revenue per available room increased 5.5 percent. The largest gainers in each category were Vancouver, Canada (occupancy), San Francisco (ADR and RevPAR).

**Mortgage Rates Fell for Nearly 30 Years:  
Will Rise Over The Coming Decade**



Source: FHLMC, CBO, NAR

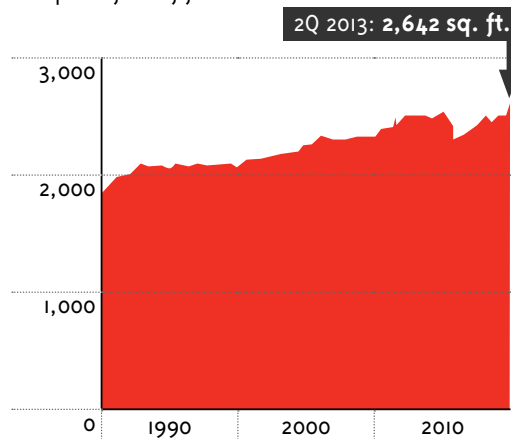
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**Real Estate Notes** *continued*Kris Hudson, *wsj.com*, August 26, 2013**McMansions Return**

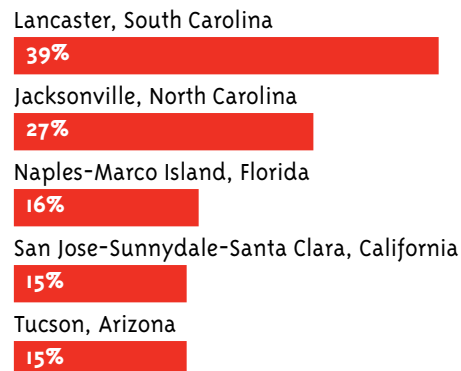
The size of new homes is on the rise again, following a brief retreat amid the real-estate crash of 2008.

Source: Commerce Department (home size); Metrostudy (metro areas) The Wall Street Journal

**Average one-family home size**  
In square feet of floor area



**Metro areas with the largest increase in new-home size from 2010-2013**

Nick Timiraos, *The Wall Street Journal*, September 2, 2013

"A recent rule change lets certain borrowers who have gone through a foreclosure, bankruptcy or other adverse event — but who have repaired their credit — become eligible to receive a new mortgage backed by the Federal Housing Administration after waiting as little as one year. To be eligible for the new FHA loans, borrowers must show that their foreclosure or bankruptcy was caused by a job loss or reduction in income that was beyond their control."

[theweek.com/article/index/249013/top-10-cities-with-booming-house-prices](http://theweek.com/article/index/249013/top-10-cities-with-booming-house-prices)

Here are the top 10 real estate markets by city, according to yearly price gains from S&P/Case-Shiller as of September 3, 2013.

- |                           |                               |                             |                               |                           |
|---------------------------|-------------------------------|-----------------------------|-------------------------------|---------------------------|
| 10. <b>Seattle</b> 11.8%  | 9. <b>Portland, OR.</b> 11.8% | 8. <b>Miami</b> 14.8%       | 7. <b>Detroit</b> 16.4%       | 6. <b>Atlanta</b> 19%     |
| 5. <b>San Diego</b> 19.3% | 4. <b>Phoenix</b> 19.8%       | 3. <b>Los Angeles</b> 19.9% | 2. <b>San Francisco</b> 24.5% | 1. <b>Las Vegas</b> 24.9% |

*Editor's Note: Okay, if in a multiple-choice exam you would have picked Detroit anywhere in the top 10, you have my permission to run into the middle of your office and shout, "I am the best" and then return to your chair. There will be no need to try and explain because no one will believe it!*

» *Editor's Note: Okay, Lubbock, pay attention to this headline, "What Birds Indicate about Home Values: New research shows that lots of birds in an area can mean higher property values." Maybe this is correlated with one of the first notes about the value of trees.*

This is research done at Texas Tech in Lubbock.

[www.governing.com/topics/energy-env/gov-what-birds-indicate-about-home-values.html](http://www.governing.com/topics/energy-env/gov-what-birds-indicate-about-home-values.html)

Nick Timiraos, *The Wall Street Journal*, September 5, 2013

"Interest rates on mortgages for pricey homes have dropped below those on smaller mortgages, an event that lending executives say has never happened." These large loans are referred to as jumbo mortgages.

Some interesting information on the redevelopment of the old Pearl Brewery in San Antonio can be found at: [www.aiatopen.org/node/270](http://www.aiatopen.org/node/270)



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Cell: 325-829-0614  
westernvc.com

bill.beam@westernvc.com  
rpetree@westernvc.com

## Oil Industry **Notes of Interest**

*Rick Stuart, CAE*

*Rick is a Senior Consultant with TEAM Consulting and lives in Topeka, Kansas.*

**Russell Gold, *The Wall Street Journal*, August 14, 2013**

"Antero Resources Inc., an energy company backed by New York private-equity firms, plans to spend more than half a billion dollars on a pipeline. But the 80 miles of pipe won't transport oil or gas: They will carry water from the Ohio River to fracking sites in West Virginia and Ohio."

The water will be used in the Marcellus Shale area and some other information mentioned in the article is,

- » Average amount of water used to hydraulically fracture a single well is 4.2 to 5 million gallons
- » 4.2 million gallons is enough water for a town of 42,000 people for one day
- » Number of wells drilled in 2005 through July 2013 equals 8,700
- » Water used is 90 percent freshwater and 10 percent recovered

**Tom Fowler, *The Wall Street Journal*, August 27, 2013**

"So much oil and water is being removed from South Texas' Eagle Red Shale that the activity has probably led to a recent wave of small earthquakes, according to a study that appears in the online edition of the journal *Earth and Planetary Science Letters*. The authors suggest that taking oil and water out of the ground allows surrounding rock and sand to settle, triggering small tremors that are typically too weak to be noticed on the surface."



**» Reconstructing Income/Expense Statements****November 5, 2013**

Purpose of this workshop is to provide some guidance and suggestions on the process of developing an effective income and expense form, review of the income approach, establishing operating expense ratios as part of the review process and analyzing income and expense statements for allowable and non-allowable expenses. Topics discussed include: USPAP review, income approach definition and formulas, forms and methods for data gathering and additional sources, templates for storing and using data, review of reconstructing income and expense statements and data analysis and interpretation.

**» Deeds, Records and Title Transfers****November 5, 2013**

TAAD presents a one-day seminar for appraisal district staff members who handle deed transfers, record changes and title research. The day is split into a plats and reading deeds section and a records and title transfers section. This workshop generally fills up—don't delay!

**» Collection, Interpretation, and Model-building of Income and Expense Data****November 6-7, 2013**

The purpose of this workshop is to assist appraisers in the collection and interpretation of income and expense data for the construction of income models for establishing market value. This workshop will concentrate on the following areas: Review of the income approach, forms and methods of data gathering and additional data source, templates for storing and use of data, review of reconstructing income and expense statements, data analysis, interpretation and model building, extraction and development of capitalization rates, testing the income models and data write-ups and documentation.

**» Valuation of Lodging Properties November 8, 2013**

Purpose of this workshop is to provide guidance and suggestions on the valuation process of lodging properties including hotel/motel properties. The workshop will look at the different classifications of hotel/motel properties, lodging terminology and how all three approaches to value can be used to value these types of properties. The workshop will also provide some internet web sites where additional information on the hotel/motel industry can be discovered. Also, included is some information on what authorities in the field say lies ahead for the industry in the upcoming year or two.

**To be offered at Dallas CAD office****» Public Funds Investment Policy Training****November 14-15, 2013**

Providing the mandatory 10 hours of investment training required bi-annually of all chief appraisers and appraisal district money managers. New legislation passed by the 82nd Legislature will be included to outline new duties for the public funds manager.

**» Personal Property Topics, 2013 December 9, 2013**

Topics scheduled for the seminar: quality/density table-building (including Q&A); heavy equipment/special inventory issues; legislative/litigation update, with a BPP emphasis; Roundtable Part 6: Issues Facing BPP Departments; Case studies, and MORE! Additional topics are being added, also.

**» Personal Property Topics for Small/Medium CADs December 10, 2013**

Finally! A personal property seminar geared toward medium and small CADs! Topics scheduled for the seminar: Discovery of personal property (what is our job/ what are we missing/when to check what/what to check when/how to find the hidden stuff); Schedule Building/ Valuation (convenience stores, fast food properties, trucks and trailers, using VIT Reports to verify values); Collections and BPP (when to start looking/how to find stuff that has moved/warrants and collections); Electronic Rendering Option; Working with Tax Agents (analyzing the information provided/when to settle when to hold your value); Texas Minerals and the Personal Property That Brings Them to Market; Business Ownership Types and Stories in Tax Collection; Roundtable: Issues Facing BPP Departments and MORE!

**» Law/Rules Update for TDLR Recertification****December 11, 2013 (AM)**

This one-half day workshop meets the biennial recertification requirements for appraisers, tax assessors and tax collectors registered and certified with the Texas Department of Licensing and Regulation.

*continued on following page*

## To be offered at Harris CAD office

### » IAAO Course 201: Appraisal of Land

**October 14-18, 2013**

Appraisal of Land is designed to provide the students with an understanding and working knowledge of the procedures and techniques required to estimate the market value of land. This course concentrates on the skills necessary for estimating land value primarily using the sales comparison approach.

### » IAAO Workshop 171: IAAO Standards of Professional Practice & Ethics

**October 17, 2013**

IAAO's "Code of Ethics, Canons and Standards of Professional Conduct." This workshop is designed to provide performance standards for real property, mass, business and personal property appraisal and consulting. Case studies and exercises illustrate the material. This workshop includes an exam.

### » IAAO Workshop 191: Uniform Standards of Professional Appraisal Practice Update (National)

**October 28, 2013**

This workshop is the National 7-hour USPAP Update offered for continuing education for licensure and certification through The Appraisal Foundation. The workshop provides a general overview of USPAP guidelines, advisory opinions, statements, and other appraisal practices. The course is updated yearly to address changes to USPAP and common misunderstandings.

### » IAAO Workshop 151: Uniform Standards of Professional Appraisal Practice (National)

**November 6-7, 2013**

This workshop covers materials from The Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice* which includes: Definitions, Preamble, Ethics Rule, Competency Rule, Departure Rule, Jurisdictional Exception Rule, Supplemental Standards Rule, and Standards 1 through 10. Supplementary materials include The Appraisal Foundation Uniform Standards of Professional Appraisal Practice (USPAP). This workshop includes an exam.

### » IAAO Course 402: Property Tax Policy

**November 11-15, 2013**

Course 402 offers students strategies for assisting in the effective formulation and implementation of tax policies and presents background enabling students to understand the context under which property tax policy is established. Students will be given analytical

tools with which they can explain the effects of proposed property tax changes. They will be provided with a sound theoretical basis to guide decision-making and to assist in creating workable solutions for their jurisdictions.

The course is designed for assessment administrators and students of taxation, as well as professional policy advisors who guide and make decision in the area of tax policy on a regular basis.

### » IAAO Course 112: Income Approach to Valuation II

**December 16-20, 2013**

IAAO Course 112 is a comprehensive, interactive program intended for mid-level, commercial-industrial appraisers. The material will cover the income approach to value in depth, and reflect contemporary appraisal theory. The course will be broad based, while covering many topics that will focus on a case study problem that utilizes methodology learned in the course and will allow the audience to work through the case study to its conclusion. Depending on the size of the class, students will be grouped, based on the instructor's summation of the student's class participation. The groups will generally consist of 2-4 students. Each group will be expected to present their results to the remainder of the class. The instructor will be available to assist each group.

## To be offered at Travis CAD office

### » IAAO Course 101: Fundamentals of Real Property Appraisal

**October 7-11, 2013**

Designed to provide the students with an understanding and working knowledge of the procedures and techniques required to estimate the market value of vacant and improved properties. Concentrates on the skills necessary for estimating the market value of properties using two approaches to value: the cost approach and the sales comparison approach. Utilizes lectures, classroom discussion, and homework problems to emphasize the main concepts and procedures taught in the course.

### » IAAO Course 102: Income Approach to Valuation

**November 18-22, 2013**

Covers the theory and techniques of estimating value by the income, or capitalized earnings, approach, includes selection of capitalization rates, analysis of income and expenses to estimate operating income, and capitalization methods and techniques. Also covers rental units of comparison, as well as real estate finance and investment.

**All registration forms are located on TAAD's website.  
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