# the appriser january/february 2015 volume xxxiii, number 1





# **Announcement:** You're invited to attend the inaugural meeting of the TAAD Chapter of IAAO!

The meeting, which will feature the election of and swearing in of officers, will be held Wednesday morning, February 18, at 8:30 am. IAAO President Martin Marshall will be present to swear in the new officers.

In addition, chapter bylaws will be presented for adoption, and proposed chapter projects will be outlined.

Registration forms for chapter membership will be available on TAAD's website. Annual dues are \$20 per member. To qualify for membership, an individual must be a member of both TAAD and IAAO.

The Texas Association of Appraisal Districts Chapter of the International Association of Assessing Officers (informally called The IAAO Texas Chapter) was talked about for years but had never materialized. That changed with TAAD's chapter application submission in July 2014 and its subsequent approval by the IAAO Executive Board.

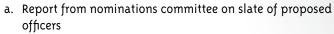
"I encourage each member appraisal district and its employees to become a member of the TAAD Chapter of IAAO," said Steering Committee Chair Rick Kuehler. "Many of your employees already hold an IAAO designation, and many are working toward designations. Texas has six appraisal districts who have obtained the IAAO Certificate of Excellence in Assessment Administration, and a goal of the chapter is to get more Texas Appraisal Districts to obtain that coveted recognition. Your membership in the TAAD Chapter of IAAO will greatly benefit your district and your employees."

#### TAAD Chapter of IAAO Inaugural Meeting

Wednesday, February 18, 2015; 8:30am; Grand Ballroom A

#### **Agenda**

- 1. Call To Order
- 2. Consider Proposed Bylaws
  - a. Chapter organization
  - b. Membership
  - c. Dues
  - d. Election of officers
- Consider Suspension Of Bylaws For Election Of 2015 Chapter Officers



- b. Call for approval of the proposed officers for 2015 for president, president elect, secretary-treasurer, executive director of TAAD, member at large #1, member at large #2, and TAAD IAAO state representative
- 4. Swear In New Officers For The TAAD/IAAO Chapter Of Texas
- 5. Remarks from president of the TAAD/IAAO Chapter of Texas
- 6. Adjournment

#### Proposed Slate of Officers 2015

President

Rick Kuehler Dallas CAD

President-elect

Alvin Lankford Williamson CAD

Secretary-Treasurer

Angie Bellard Jefferson CAD

**ED/TAAD** 

**Doris Koch** 

Member at Large #1

Rick Medina El Paso CAD

Member at Large #2

Brent South Hunt CAD

TAAD IAAO State Rep

Roland Altinger Harris CAD



TAAD's annual conference program has been approved for Continuing Education in a big way, with up to 17.5 hours of CEs available, including ...

- » TDLR CEs for Chief Appraisers: Chief appraisers must earn at least one-half their continuing education hours in specific topics. Chief appraisers can gain up to 13 hours of the credit they need by attending certain sessions. (Please refer to the CE form or conference program and attend appropriate sessions if you need this credit.)
- » CE credit for County A/Cs, Deputies: TAAD's conference agenda has been approved for TACA Professional Designation maintenance for county tax assessor-collectors and their deputies. Up to 17.5 hours of credit can be gained.

# Robert Mott retires ...

after 20 years with Perdue, Brandon, Fielder, Collins & Mott, Robert Mott has embraced retirement ... or at least semiretirement as he plans to instruct, do a little farming and enjoy his family and life. Ken Nolan of Dallas CAD joins him at the retirement party that honored Mott recently.



## A TAAD of Info...

### Departures...

- » Jewel Reinhardt has retired after 27 years with El Paso CAD; anyone who worked with her will miss her special "style."
- » TAAD notes the passing of Terry Symons, longtime chief appraiser at Ochiltree CAD.

#### ...and Arrivals

- » Gary Eldridge is heading to Llano CAD to serve as chief appraiser.
- » Jerry Daum will be the new deputy chief appraiser at Galveston CAD.
- » Marcel Pierel is moving from Galveston CAD to join the staff at Chambers CAD.

# **Attorney General Opinions/Requests for Opinions**

KP-001 (January 20, 2015) RE: Whether an independent school district may use the certified estimate of property tax values to adopt a tax rate after adopting its budget (RQ-1211-GA)

Summary: Subsections 44.004(j) of the Education Code and 26.05(g) of the Tax Code do not authorize an independent school district to use the certified estimate of property tax values to adopt a tax rate after adopting its budget.

Request No. 0006-KP RE: Whether a type C municipality may levy an ad valorem property tax.

Opinion requested by Honorable Bob Wortham, Jefferson County Criminal District Attorney

# See mobility in action at booth 25 and the Frio Room on Monday, February 16



Always there. Delivering CAMA, tax administration, mass appraisal services and data verification solutions to you, and continuously moving closer to where you're working with our mobile technology. Overcome your most unique challenges while sitting at a desk or standing on a property by holding the power of Orion appraisal and tax software in the palm of your hands. Discover how portable and user-friendly property assessment can be by emailing at.sales@tylertech.com.



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# TAAD's 2015 State Certification Course Schedule

NOTE: Schedule is tentative - length of classes may change!

Month	Course Number	Name
FEBRUARY 2015		
February 23-25	Course 101	Intro to Texas Property Tax System (at Travis CAD office)
February 25-27	Course 102	Intro to Appraisal (at Travis CAD office)
MARCH 2015		
March 9-11	Course 7	Property Tax Law
March 9-12	Course 4	Personal Property Appraisal
March 9-12	Course 10	Analyzing a Real Property Appraisal
March 9-13	Course 201	Sales Comparison Approach to Value
March 23-27	Course 2	Course 2 Appraisal of Real Property (at Travis CAD office)
APRIL 2015		
April 13-15	Course 202	Cost Approach to Value
April 13-15	Course 32	USPAP
April 15	Course 31	USPAP refresher
MAY 2015		
May 18-20	Course 8	Assessment and Collections (at TAAD office)
May 21-22	Course 28	TNT (at TAAD office)
JUNE 2015		
June 8-10	Course 9	Adv. Assessment and Collections (at TAAD office)
AUGUST 2015		
August 17-19	Course 7	Property Tax Law
August 17-20	Course 10	Analyzing a Real Property Appraisal
August 17-20	Course 201	Sales Comparison Approach to Value
August 31-September 3	Course 3	Income Approach to Value (at Travis CAD office)
SEPTEMBER 2015		
September 21-24	Course 3	Income Approach to Value
September 21-24	Course 4	Personal Property Appraisal (at Travis CAD office)
September 21-24	Course 5	Mass Appraisal
September 21-24	Course 202	Cost Approach to Value
OCTOBER 2015		
October 12-13	Course 30	Ethics
October 12-14	Course 101	Intro to Texas Property Tax System
October 14-16	Course 102	Intro to Appraisal
October 12-16	Seminars	Rick Stewart
NOVEMBER 2015		
November 16-18	Course 32	USPAP
November 18	Courses 31	USPAP refresher
November 16-19	Course 201	Sales Comparison Approach to Value
DECEMBER 2015		
December 7-9	Course 7	Texas Property Tax Law
December 7-10	Course 10	Analyzing a Real Property Appraisal
December 7-10	Course 3	Income Approach to Value
December 7-10	Course 4	Personal Property Appraisal
December 7-9	Course 101	Intro to Texas Property Tax System
December 9-11	Course 102	Intro to Appraisal
December 9-12	Course 202	Cost Approach to Value
		Course Dominturation or and born

### TAAD's 2015 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.
- 2. Class Location/Hotel Accommodations:
  - » Austin Marriott North 2600 La Frontera Blvd., Round Rock, TX 78681 Lodging: 800.865.0546; \$117/night; call at least three weeks in advance for the TAAD block.
  - » TAAD Office 7700 Chevy Chase Dr., Bldg. 1, Ste. 425, Austin, TX 78752 See TAAD website for lodging suggestions.
  - » Travis CAD Office 8314 Cross Park Dr., Austin, TX 78754 See TAAD website for lodging suggestions.
- 3. CEs: All of TAAD's state certification courses are approved by PTAD and TDLR for certification and for continuing education (CE) hours.
- 4. 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.
- 5. 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

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

#### Course 2, 8/28 revised

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

#### Courses 201, 202, 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

\$100 for TAAD Member Districts \$150 for TAAD Associate/Affiliate Members \$200 for Nonmembers

Course #	Course Date	TDLR	# (if applicable)	
Name		Nickname	Title	
Jurisdiction/Firm				
Mailing address_				
City		State		Zip
Telephone		_Email address	confirmations are se	
*Materials mailed  Note: Property Asses  Course Registration  PTEC Glossary - opi	class materials. I have enclosed only if registration and payment ar ssment Valuation book is ordered in Fee	e received three weeks prior to directly from IAAO (iaao.org)	class.  ). (Required for Courses  ion Fee\$  \$\$	
	rtificate (must enclose with pay			
•	registration form and return it a	long with payment to:	NT ENCLOSED \$_	
•	registration form and return it a Chase Drive; Building One, Suite	long with payment to:		
TAAD   7700 Chevy  Office Use Only:	•	long with payment to: e 425 <mark>  Austin, Texas 78752-</mark> 1	558	

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Principal Office: Austin, Texas.

The attorney responsible for the contents of this advertisement is Mike Vallandingham.

#### **Real Estate Notes of Interest**

#### Rick Stuart, CAE

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

#### www.housingwire.com, December 10, 2014

"The percentage of all-cash purchases has steadily fallen since reaching a high of more than 46 percent. The current 35 percent level remains high by historical standards. Before the Great Recession, the market's share of all-cash purchases was closer to a quarter than a third. Texas is shown at 31 percent. http://bit.ly/12vQzxr

#### Pat Mertz Esswein, From Kiplinger's Personal Finance, January 2015

"Over the past year, home prices rose in 246 of the 277 cities tracked by Clear Capital, a provider of real estate data and analysis. But in two-thirds of the cities with price increases, the gains were lower than they were the year before. The slowdown reflects a softer market as investors throttled back and first-time buyers encountered credit headwinds." http://bit.ly/luglIsH

#### Richard Barrington, www.forbes.com, December 12, 2014

"Five reasons housing may be headed for trouble."

- 1. The Fed is no longer keeping mortgage rates down
- 2. Prices have been rising for more than two years now
- 3. Some loan limitations are being softened
- 4. A key banking safeguard has been eroded
- 5. Default rates are creeping back up." http://bit.ly/IDBkwo3

#### www.rcanalytics.com, October 14, 2014

"ICSC Shopping Centers Today reports: The issue of quality versus quantity has been consuming industry experts as the retail sector continues to see a lack of quality properties coupled with an abundance of liquidity. According to leading commercial real estate data and analytics firm Real Capital Analytics (RCA) cap rates for malls dropped to nearly six percent in Q2'14, down from eight percent in 2010, and strip centers to seven percent, down from 8.5 percent." http://bit.ly/1gp4mMc

#### www.realtyrates.com, December 2014

"Marcus & Millichap, a leading commercial real estate investment services firm with offices throughout the United States and Canada, reports that commercial investor sentiment remains near an all-time high. The firm's quarterly commercial Investor Sentiment Survey Index rose three points to 179 in the third quarter, up slightly from first quarter 2014." http://bit.ly/wgvXFJ

#### Jonathan House and Kris Hudson, The Wall Street Journal, December 17, 2014

"Housing starts — including apartments and other multifamily dwellings — fell 1.6 percent in November but have held above the one-million mark for three consecutive months, the Commerce Department said."

#### www.builderonline.com, December 17, 2014

(Houston and Austin are mentioned and is interesting reading.)

"Redfin gives its Hot Homes algorithm a whirl, looking across its 17-market coverage area at home sales by the number of days on market, the sales price over list price, and which had bidding wars. Redfin's proprietary algorithm analyzes home attributes, local market conditions and user behavior to identify homes with a high likelihood of getting snapped up within two weeks." http://bit.ly/16Q14ce

#### Patrick Clark, www.businessweek.com, December 16, 2014

"Seventy-four percent of fraud cases reported to LexisNexis Risk Solutions last year included a falsified application, according to an annual report (PDF) on mortgage fraud, up from 61 percent in 2011. (The rate was 70 percent in 2008). Falsified applications can include borrowers lying about their income, employment history, or whether they're buying a first or second home—all factors that might make it easier to get a loan or affect the interest rates they are offered." http://bit.ly/1GQ14ce

#### Erica Orden and Lynn Cook, The Wall Street Journal, December 18, 2014

"Gov. Andrew Cuomo's administration said Wednesday it would prohibit hydraulic fracturing statewide, citing health concerns and calling the economic benefits to drilling in New York state limited. The long-awaited decision seals off about 12 million acres of the Marcellus Shale, an underground rock formation with natural-gas reserves that have helped fuel an energy production boom in Pennsylvania, West Virginia and Ohio."

#### Randyl Drummer, www.costar.com, December 17, 2014

This is a long but interesting story about the changing oil prices and possible affects upon the Houston area commercial market. http://bit.ly/ixseE62

#### Randyl Drummer, www.costar.com, December 17, 2014

"All U.S. hotel segments are expected to enjoy strong performance over the foreseeable future with revenue growth and high room occupancy giving innkeepers the pricing power to boost rates as travel demand increases, according to a pair of recent reports on the lodging industry's prospects for 2015." http://bit.ly/IJ8mSnn

#### Kathleen Madigan, The Wall Street Journal, December 31, 2014

"Yearly growth in home prices across the U.S. continued to moderate early in the fourth quarter, suggesting the housing market may be settling into a more sustainable recovery. Prices nationwide increased 4.6 percent in the year ended in October, according to the Standard & Poor's/Case-Shiller home-price report."

#### Nick Timiraos, www.wsj.com, December 30, 2014

"Home prices have returned to new highs in eight of the 40 largest metropolitan areas in the U.S. Nationally, prices are down 10.2 percent from their June 2006 peak, according to figures released this week by Black Knight Financial Services, a real-estate data firm. Of the eight cities where prices have pushed to new highs, half of those record-setting markets are in Texas. Prices in Austin, Dallas and Houston have risen between seven percent and nine

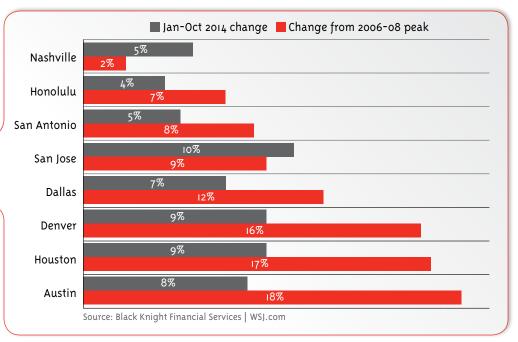
percent for the year through October, while prices in San Antonio are up 4.7 percent. Those figures aren't adjusted for inflation." http://on.wsj.com/ixfTwi9



Change in home prices as of October 2014

# Texas Association of Realtors, January 5, 2015

"In the midst of concerns about falling oil prices dragging down the Texas economy and, by default, its housing market, the



Texas Association of Realtors released a report today saying that sales volume increased nine percent in 2014 for homes priced at \$1 million or more. In terms of volume, Houston and Austin led the way with almost two percent of its home sales coming in at \$1 million or more." http://bit.ly/is2yoNq

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**

June 2 – 4, 2015 Riley County Public Works Bldg., 6215 Tuttle Creek Rd,. Manhattan, KS

TEAM Consulting LLC will present AAS Case Study Review June 2-4, 2015, at the Riley County Public Works Bldg. in Manhattan, KS. This 21/2-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.

Since May 2010, approximately 50 candidates have successfully used TEAM's AAS Case Study Review materials to obtain their AAS designations. If you are seeking your AAS, this may be your best opportunity to participate in TEAM's live workshop to help you prep for the IAAO exam. Let us help you achieve your goal!

Cost for the workshop is only \$275, which includes course materials. More information, including a registration form, is available on the TEAM website at <a href="http://www.teamconsulting.cc/aasreview.html">http://www.teamconsulting.cc/aasreview.html</a>. For questions, contact Rick Stuart, CAE, <a href="restaurt17@cox.net">rstuart17@cox.net</a> or 785.259.1379.

#### Real Estate Notes continued

#### The newest edition of Cost vs Value is now available.

"This site compares average cost for 36 popular remodeling projects with the value those projects retain at resale in 102 U.S. markets. Check out this year's trends and how they compare to prior years." http://bit.ly/IAN309J

#### Hotel Business, January 2015

Smith Travel Research (STR) is projecting a good 2015 for the hotel industry as shown below. http://bit.ly/1ubUM6X

» Occupancy +1.3 percent » ADR +5.7 percent » RevPar +7.1 percent

#### Patrick Clark, www.businessweek.com, January 16, 2015

How to Save Dive Bars from Rent Hikes? Call Them Landmarks.

(Editor's Note: I did not make this title up. Perhaps a description of this article could be interestingly different. It is worth a read, especially for anyone in tax policy.)

http://buswk.co/iIV6unA

The latest issue of Commercial Investment is now available online at http://cire.epubxp.com/i/443516.

Some interesting articles are: "3 Trends for 2015" page 6, "Cell Tower Leases" page 16, "Senior Housing Stacks Up" page 22, "Sky High Prices?" page 26 and "Will 1031 Exchanges Survive Tax Reform?" page 32.

### TAAD 2015 IAAO Course Schedule/Workshop in progress

Workshop 171: IAAO Standards of Professional Practice & Ethics

Date: February 23, 2015

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Guy Griscom, CAE
Fees: TAAD member districts: \$135

TAAD associate/affiliate members: \$150

Nonmembers: \$200

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

Course 311: Residential Modeling Concepts

March 2-6, 2015

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Barry Couch, CAE
Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

Course 311 presents a detailed study of the mass appraisal process as applied to residential property. Topics covered include a comparison of single-property appraisal and mass appraisal, the major steps in the mass appraisal process, data requirements, market analysis, application of the approaches to value, use of sales ratio studies, and valuation review techniques.

Recommended prerequisite: Course 300

Recommended text: IAAO's Mass Appraisal of Real Property textbook (obtain from IAAO)

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

Date: October 5-6, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Lath Harris, CAE

Fees: TAAD member districts: \$225

TAAD associate/affiliate members: \$285

Nonmembers: \$325

TDLR credit: 15 hours

This workshop covers materials from The Appraisal Foundation, <u>Uniform Standards of Professional Appraisal Practice</u> which includes: Definitions, Preamble, Ethics Rule, Competency Rule, Departure Rule, Jurisdictional Exception Rule, Supplemental Standards Rule, and Standards I 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

Continued on following page

#### Workshop 157: Appraisal Uses of Excel Software

Date: October 7-8, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Larry Clark, CAE

Fees: TAAD member districts: \$310

TAAD associate/affiliate members: \$375

Nonmembers: \$410

#### TDLR credit: 15 hours

The Appraisal Uses of Excel Software Workshop provides the participants with practical, hands-on instruction on the use of Excel to accomplish basic appraisal functions. Participants will be required to bring a laptop computer with a 2003 or 2007 version of Excel installed. They will be given a dataset and a student reference manual. The instructor will take them through a series of steps to achieve value estimates for a small dataset using the cost, sales comparison and income approaches to value. Each participant will be allowed to take the completed spreadsheets with them to use in their jurisdictions.

IAAO recertification credit: 15 hours-2 days

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

Date: October 7-8, 2015

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Lath Harris, CAE

Fees: TAAD member districts: \$225

TAAD associate/affiliate members: \$285

Nonmembers: \$325

#### TDLR credit: 15 hours

This workshop covers materials from The Appraisal Foundation, <u>Uniform Standards of Professional Appraisal Practice</u> which includes: Definitions, Preamble, Ethics Rule, Competency Rule, Departure Rule, Jurisdictional Exception Rule, Supplemental Standards Rule, and Standards I through IO. 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

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

Date: October 9, 2015

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Lath Harris, CAE

Fees: TAAD member districts: \$165

TAAD associate/affiliate members: \$225

Nonmembers: \$300

#### 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

Continued on following page

#### 2015 IAAO Course/Workshop continued

#### Course 312: Commercial/Industrial Modeling Concepts

October 12-16, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Barry Couch, CAE
Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550 **TDLR credit: 30 hours** 

Course 312 presents a detailed study of the mass appraisal process as applied to income-producing property. Topics include income property data, market analysis, sales comparison approach, cost approach, cost approach, gross and net income analysis, capitalization rate development, model specification and calibration, and value review and maintenance.

Recommended prerequisite: Course 300

Recommended text: Mass Appraisal of Real Property textbook (obtain from IAAO)

#### Workshop 851: RES Case Study Review

November 16-18, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Rick Stuart, CAE
Fees: TAAD member districts: \$450

TAAD associate/affiliate members: \$500

Nonmembers: \$550 **TDLR credit: 18.5 hours** 

This 2½ day workshop provides a comprehensive review and case study for the valuation of commercial property. Anyone preparing for a comprehensive exam such as for a professional designation, state certification or wanting a detailed overview, would be a candidate for this workshop. Participants are considered to have had at least the basic appraisal courses and have experience in the appraisal of commercial property. This is not an introductory workshop.

IAAO recertification credit: 18.5 hours-21/2 days

#### Course 500: Income Assessment of Personal Property

December 16-20, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Jewett Farley, CAE
Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550 **TDLR credit: 30 hours** 

The Assessment of Personal Property is designed to provide the students with an understanding and working knowledge of the procedures and techniques required to assess personal property. This course concentrates on the skills necessary for listing, appraising and assessing the market value of properties using the three approaches to value: the cost approach, the income approach and the sales comparison approach. The Assessment of Personal Property utilizes lectures, classroom discussion, and homework problems to emphasize the main concepts and procedures taught in the course. The ten sections of the course present a broad mixture of theory and practical application. Exercises are included so the student can test and reinforce new skills. Time is allotted for questions and answers throughout the course. Students are encouraged to participate actively.

#### Required text: Property Assessment Valuation,

3rd edition (obtain from IAAO)

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

IAAO Registration Form on following page

### **TAAD 2015 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.

- 3. **Registration Requirement:** Payment must be received by TAAD for an individual to be officially registered. *There is no on-site registration.*
- 4. **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.
- 6. 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.
- 8. **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/Fir	m			
Mailing Addres	s			
City		State	:	Zip
Telephone		Email Address_		
Course Registr	ration Feeon TAAD membershi	p, not on IAAO membershi	\$ p)	
☐ Please subr	mit this course for Co	ntinuing Education credit wi	th TDLR	
TOTAL AMOUN	NT ENCLOSED		\$	
	,	return it along with payment to: One, Suite 425   Austin, Texas 78	752-1558	TAAD
Office Use Only:	:			
Date	Check#	Paid	PC	
DB	ADV	Materials Date		(453)



### Income, Population Growth Spur Texas Luxury Home Sales

AUSTIN (Texas Association of Realtors) -

Strong growth in luxury home sales continued in 2014 throughout Texas' largest markets, according to the 2015 Texas Luxury Home Sales Report released yesterday by the Texas Association of Realtors.

The report cited sales volume increases from 9 percent up to more than 25 percent for homes sold at \$1 million or more in markets including Austin, Dallas-Fort Worth, Houston and San Antonio.

"The overall economic growth and prosperity in Texas have contributed heavily to the luxury market, making it one of the strongest segments of housing in Texas in 2014," said Real

Estate Center Research Economist Dr. Jim Gaines.

Gaines said the state also benefited from people moving here from places like California, where a modest two-bedroom condo can be valued at \$1 million or more.

"Those people sell their home in California, move to Texas and realize their money goes much further in our market," Gaines said. "Thus, even if they don't have an income typical of a luxury homeowner, they have assets to purchase luxury homes and are stimulating that market."

In terms of volume, the Houston area had the largest number of luxury home sales in Texas, with homes valued at \$1 million or more representing almost 2 percent of overall home sales. Luxury sales were up 13 percent over the prior year, which significantly outpaced the 2 percent year-overyear growth seen in volume for the total market. Active listings for luxury homes in Houston were up 19.7 percent over the previous year.

Austin showed similar trends, with luxury homes representing 2 percent of the overall housing market and increasing 9 percent over the previous year.

In Dallas-Fort Worth, luxury sales represented a smaller percentage of the market at 1.2 percent, but the sales volume was the second highest in the state and increased by double digits, up 15 percent over the previous year, when overall home sales were flat.

The most aggressive growth in luxury sales was in San Antonio, where homes valued at \$1 million or more represented less than I percent of the market, but volume increased 26 percent over 2013.

# the appriser TEXAS ASSOCIATION OF APPRAISAL DISTRICTS, INCORPORATED

President: Brent South

Chief Appraiser

Hunt County Appraisal District

President-elect:

P.H. "Fourth" Coates

Chief Appraiser

Kerr Central Appraisal District

Vice President:

Dinah Kilgore

Chief Appraiser

El Paso County Appraisal District

Secretary-Treasurer:

Gary Earnest

Chief Appraiser

Taylor Central Appraisal District

Past President: Jeff Law

Chief Appraiser

Tarrant Appraisal District

Editor: Doris M. Koch

TAAD Executive Director

dkoch@taad.org

Region I » Jorge Arellano Chief Appraiser Jim Hogg CAD

Region 2 » Kevin Jamison Chief Appraiser Aransas CAD

Region 3 » John Haliburton Chief Appraiser Victoria CAD

Region 4 » Glenn Peters Board Member Harris CAD

Region 5 " Gene Landry Board Member Jefferson CAD

Region 6 » Mark Price Chief Appraiser Brazos CAD

Region 7  $\,\,$   $\,$   $\,$  Tom Hays Chief Appraiser Gregg CAD  $\,$ 

Region 8 » Christie Ussery Chief Appraiser Red River CAD

Region 9 » Lisa Stephens-Musick Deputy Chief Appraiser Wichita CAD

Region IO » Rick Kuehler Director of Administration Dallas CAD

Region II » Rick Armstrong Deputy Chief Appraiser Parker CAD

Region 12 » Mitch Fast Chief Appraiser Coryell CAD

Region 13 » Mark Boehnke Chief Appraiser Bastrop CAD

Region 14 » Randy Clark Chief Appraiser Eastland CAD

Region 15 » Zane Brandenberger Chief Appraiser McCulloch CAD

Region 16 » Tyson Paronto Chief Appraiser Gray CAD

Region 17 » Greg Kelley Chief Appraiser Hockley CAD

Region 18 » John Huddleston Chief Appraiser Reeves CAD

Region 19 » Vacant

Region 20 » Michelle Cardenas Chief Appraiser Atascosa CAD

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TAAD's newsletter is published six times a year to inform TAAD members of educational programs, association activities, industry issues and topics of interest to tax professionals. Any Guest View columns are not necessarily the opinion of the Editor, Executive Board, or the Association Membership. The Texas Association of Appraisal Districts, Inc., is an association established to promote the effective and efficient functioning of appraisal districts and to aid in improving the administration thereof in the State of Texas. Contributions or gifts to TAAD are not deductible as charitable contributions for federal income tax purposes. However, dues payments for individual memberships are deductible by members as an ordinary business expense. \$20 of your dues includes your subscription to *The Appriser*.



# Proposed Agenda for Business Meeting and Delegate Assembly

Monday, February 16, 2015; 9:30am; Austin Renaissance Hotel

- 1. Call to order: Brent South, President
  - a. Certification of active membership present Kathy Rodrigue, Membership Committee Chair
- 2. Executive Director's Report: Doris Koch
  - a. Recognition of outgoing regional trustees
- 3. Treasurer's Report: Gary Earnest
- 4. Bylaws Committee Report: David Strother
- 5. Conference Committee Report: Rick Kuehler
  - a. Announce 2016 Delegate Assembly meeting date, location: February 22, 2016/Sheraton Dallas Hotel

- 6. Nominations Committee Report: Michael Amezquita
- 7. Election of 2015 Officers
- 8. Oath of Office for 2015 officers and trustees
- 9. Remarks from new TAAD president: Fourth Coates
- 10. Other business



# 2015 Slate of Officer Candidates

The Nominations Committee has followed its duties as outlined in the TAAD Constitution and Bylaws and presents the following as its recommended slate of officers for the 2015 year:

President	Vice President	Past President
P.H. "Fourth" Coates, IV	Gary Earnest	Brent South
Kerr County Appraisal District	Taylor Central Appraisal District	Hunt County Appraisal District
President-elect	Secretary-Treasurer	
Dinah Kilgore	Rudy Durham	
El Paso County Appraisal District	Denton County Appraisal District	

### Candidate Biographies

# PRESIDENT: P.H. "Fourth" Coates, IV

#### Chief Appraiser Kerr CAD

#### **Education**

Texas A&I, Kingsville South West Texas Jr. College Southwest Texas State University

#### **Business Experience**

Chief Appraiser, Bandera CAD
Chief Appraiser, Kerr CAD
Real Estate Broker & Owner, The Ranch Broker
Ranch Mgr., Trust Dept. Frost Bank San Antonio
Rancher, Bandera County & Kinney County
Mort. Loan Officer, First Savings & Loan Uvalde
Cashier, Bank of The Hills Cedar Park
Note Clerk, First State Bank of Uvalde

#### **Activities and Awards**

TAAD President-elect TAAD Vice President TAAD Secretary-Treasurer TAAD Budget Committee, chair TAAD Legislative Committee Board of Tax Professional Examiners Chairman, Texas Rural Chief Appraisers President, Texas Alliance of Land Brokers Lifetime Achievement Award Bandera Co. BOR President, Bandera Co. Board of Realtors Member, Texas Association of Realtors President, Southwest Texas TAAD Chapter Appraisal District Liaison Comm./TAR International Assoc. of Assessing Officers Texas Real Estate Broker Registered Professional Appraiser

# PRESIDENT-ELECT: Dinah Kilgore

#### Chief Appraiser El Paso CAD

#### Education

Forty plus years in the field of ad valorem taxes (pre- and post-Peveto Bill)

#### **Business Experience**

Chief Appraiser, El Paso CAD

Assistant Chief Appraiser, El Paso CAD

Commercial, Industrial & Personal Property Manager,

El Paso CAD

Land and Contract Administrator, City of El Paso Aviation

Department

Appraiser Analyst, El Paso CAD

Personal Property Clerk/City of El Paso Tax Office

#### **Activities and Awards**

TAAD Vice President

TAAD Secretary-Treasurer

TAAD Budget Committee Vice Chair

TAAD Conference Committee

TAAD Legislative Committee

TAAD Industry Liaison Committee

TAAD Regional Trustee

Registered Professional Appraiser

TAAD Chief Appraiser Institute grad

Certified Chief Appraiser/TAAD, 2007

International Association of Assessing Officers

2010: El Paso CAD is recipient of International Association

of Assessing Officers Public Information Program Award

2012: El Paso CAD is recipient of International Association

of Assessing Officers Certificate of Excellence in

Assessment Administration Award

Five Points Development Association, Vice President

### **VICE PRESIDENT: Gary Earnest**

#### **Chief Appraiser Taylor CAD**

#### Education

Abilene Christian University

Bachelor of Science in General Business

Masters of Organizational and Human Resource Development

#### **Business Experience**

Chief Appraiser, Taylor CAD

Chief Operation Officer, Taylor CAD

Residential Coordinator, Taylor CAD

Appraiser, Taylor CAD

Owner, Earnest & Associates, Inc. Abilene, Midland, Austin

Lead Manager, Pillsbury Company, Philadelphia, Pennsylvania

**Activities and Awards** TAAD Secretary-Treasurer

IAAO Education Committee

PTAD Ratio Study ADHOC Committee

TAAD Region 14 Trustee

TAAD Conference Committee

TAAD Education Committee

TAAD Chief Appraiser Institute graduate

Registered Professional Appraiser

Certified Tax Administrator

Registered Texas Assessor Collector

International Association of Assessing Officers

Texas Association of Assessing Officers

International Association of Assessing Officers Certificate of

Excellence in Assessment

International Association Assessing Officers (IAAO) team member organized to analyze failing appraisal districts and implement Uniform Standards of Professional

**Appraisal Practice** 

Speaker - International Association of Assessing Officer

Annual Conference, Atlanta, Georgia

Speaker - International Association of Assessing Officer

Annual GIS Conference, San Antonio, Texas

Speaker - Texas Property Tax Institute, Austin, Texas

#### **SECRETARY-TREASURER:**

# **Rudy Durham**

#### **Chief Appraiser Denton CAD**

#### Education

North Texas State University - BBA/Real Estate

#### **Business Experience**

**Denton CAD** 

- Chief Appraiser
- Deputy Chief
- Supervisor

Dallas CAD - Appraiser

American Land Company - Broker, Dallas Lewisville ISD - Tax Assessor/Collector

#### **Activities and Awards**

TAAD Education Committee

TAAD Methods & Tech Committee, Chair

Chief Appraiser Institute - Graduate

Registered Professional Appraiser

Registered Texas Assessor/Collector

Texas Real Estate Broker

Lewisville City Council Member

North Texas Regional Transportation Council - Member

Dallas Regional Mobility Coalition - Member

### Bylaws Amendments To Be Proposed At Delegate Assembly

#### Proposed amendment to bylaws regarding composition of Nominations Committee

**Background information:** As an experiment in committee composition, the 2013 and 2014 Nominations Committee has been made up of past presidents. The experience of serving the association that past presidents bring to the committee is critical to choosing leaders for the association's future.

#### » ARTICLE VIII

#### **COMMITTEES**

#### Section 8: Nominations Committee.

- a. The Nominations Committee shall be composed of the five most recent past presidents of the Association, plus the chairperson. The chairperson shall be chosen from among all members of the Association's past presidents. In the event one or more of these past presidents is not available to serve, the committee chair may appoint substitute members from among the Association's past presidents, or may choose to serve with fewer than five, but no less than four, committee members. The Nominations Committee shall be composed of members with due consideration given to representation by member appraisal district size and geographic location. The President shall present members to the Executive Board for approval.
- b. At least forty-five days prior to the Delegate Assembly meeting at the annual meeting of the Association, the Nominations Committee shall meet and shall nominate one person for each office to be filled and report the Committee's nominations to the President and designated Executive Director.
- c. Preparation of the slate of nomination shall comply with the following regulations:
  - I. The designated Executive Director shall transmit through the Association's publication to the member appraisal districts the slate of nominees for offices to be filled as presented by the Nominations Committee together with pertinent biographical information for each nominee at least thirty days prior to the Delegate Assembly meeting at the annual meeting of the Association.
  - 2. In the event a nominee becomes unable to serve, the Nominations Committee, at the call of its Chairperson, shall select an alternate candidate and transmit to the member appraisal districts its amended report as soon as feasible but in no case later than a time immediately prior to the opening of the Delegate Assembly meeting at the annual meeting.
  - 3. Member appraisal districts shall have the privilege of nominating, in accordance with these bylaws, candidates for office and expiring terms or vacancies of the Executive Board.
  - 4. An official ballot shall be prepared prior to the opening session of the Delegate Assembly listing the names of all the nominees for the office position for which they have been nominated both by the Nominations Committee and by member appraisal districts.
  - 5. No individual shall be a candidate for more than one office.

#### Proposed amendment to bylaws regarding composition of the Legislative Committee

**BACKGROUND INFO:** At the recent Strategic Planning session, attendees recommended this change regarding the composition of the Legislative Committee. The change will make for a balanced committee with representation from both large and small districts.

#### **Section 6: Legislative Committee.** The Legislative Committee shall:

- a. Review proposed or filed legislation for impact to appraisal district operations;
- b. Propose a legislative program to the Executive Board prior to a regular legislative session;
- c. Propose a position for the Association, with approval by the Executive Board; and
- d. Present the Association's position to the Texas Legislature.
- e. The Legislative Committee shall have two representatives from the Metropolitan Council of

  Appraisal Districts and two representatives from the Texas Rural Chief Appraisers, designated by
  agreement of the Association president and the Legislative Committee chair.

# 4(c) ACTION ITEM: Proposed bylaws change regarding attendance at TAAD Executive Board meetings and committee meetings

**BACKGROUND INFO:** At the recent Strategic Planning session, attendees recommended these changes regarding committee and board meeting attendance. Attendance at meetings is critical.

#### » ARTICLE VI

#### **EXECUTIVE BOARD**

Section 3: Removal. Members of the Executive Board who are absent from three <u>two or more</u> consecutive regularly scheduled meetings <u>during a calendar year</u> may be subject to removal from the Executive Board by the majority vote of the remaining members. Any Executive Board member may be removed by a two-thirds vote of the total Executive Board when in its judgment the best interest of the Association would be served by removal.

#### » ARTICLE VIII

#### **COMMITTEES**

- d. A member of a <u>the Budget, Conference, Education or Legislative C</u> committee who is absent, without notice, from two consecutive meetings during a calendar year <u>may will be removed</u> be subject to removal from the committee. by the majority vote of the remaining members. A committee member may be removed <u>reinstated</u> by a two-thirds vote of the committee when in its judgment the best interest of the Association would be served by <u>removal reinstatement</u>.
- e. A member of the Bylaws, Membership or Nominations Committee who is absent from one or more meetings or conference calls during a calendar year will be removed from the committee.

  A committee member may be reinstated by a two-thirds vote of the committee when in its judgment the best interest of the Association would be served by reinstatement.

# TAAD Chapter of IAAO Inaugural Meeting

Wednesday, February 18, 2015; 8:30am; Grand Ballroom A

#### Agenda

1. Call To Order

#### 2. Consider Proposed Bylaws

- a. Chapter organization
- b. Membership
- c. Dues
- d. Election of officers



- a. Report from nominations committee on slate of proposed officers
- b. Call for approval of the proposed officers for 2015 for president, president elect, secretary-treasurer, executive director of TAAD, member at large #1, member at large #2, and TAAD IAAO state representative
- 4. Swear In New Officers For The TAAD/IAAO Chapter Of Texas
- 5. Remarks from president of the TAAD/IAAO Chapter of Texas
- 6. Adjournment

# Proposed Slate of Officers 2015

President	Rick Kuehler	Dallas CAD
President-elect	Alvin Lankford	Williamson CAD
Secretary-Treasurer	Angie Bellard	Jefferson CAD
ED/TAAD	Doris Koch	
Member at Large #1	Rick Medina	El Paso CAD
Member at Large #2	Brent South	Hunt CAD
TAAD IAAO State Rep	Roland Altinger	Harris CAD

All TAAD members who are also members of IAAO are invited to attend and participate in this first-ever meeting!

