# the appriser January/February 2017 volume xxxv, number 1



# It's TAAD Conference Time in Houston Texas!

Welcome to the 36<sup>th</sup> Annual Conference of the Texas Association of Appraisal Districts (TAAD) in our host city, Houston, Texas. America's fourth-largest city is a cosmopolitan destination, filled with world-class dining, arts, hotels, shopping and nightlife. Take a stroll through the historic Heights, spend the day exploring the Museum District or head down to Space Center Houston. Later on, grab a bite in one of the dozens of award-winning restaurants or hang out with the cool kids on Washington Avenue. There's always something fun to do in this Southern hospitality meets urban chic city. Welcome and please come explore our host city, Houston!

TAAD has worked hard to present an education conference each year to its members by providing information on topics that are not only important to all appraisal districts but that promote the most credit units to each participant. The conference also provides an avenue for networking with your fellow peers to gain knowledge and a "how to do it" approach to handling situations in your office.

The Conference Committee has sought to bring high profile speakers to our conference membership for your education and enjoyment. This year will feature many interesting and timely topics for you to attend. The Committee has planned an exciting evening gala at the Houston Westchase Marriott Hotel with a special guest entertainer, comedian Bob Smiley. Come join us for a night of smiles with Bob Smiley. Please join me in thanking those dedicated committee members who have served so diligently in putting this conference together. I think that you will leave this conference more knowledgeable and enjoy yourself along the way!

Once again, the conference will offer a top-notch Trade Show with many of our annual vendors, along with a few new ones. As always, go by and visit with all of the vendors and see what new and exciting products and services they have to offer! TAAD thanks them for their continued support to our organization.

On behalf of the TAAD President, the TAAD Executive Board, and your TAAD Conference Committee, we welcome you to the TAAD 36<sup>th</sup> Annual Conference and the great City of Houston. We hope your conference experience proves to be one in which you learn and enjoy!

#### Rick Kuehler, Conference Committee Chair



Features

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# Attorney General Opinions/ Requests for Opinions

KP-0134 (January 13, 2004) RE: Whether a tax abatement agreement entered into under the Property Redevelopment and Tax Abatement Act, chapter 312, Tax Code, may be amended retroactively (RQ-0081-GA).

Summary: Section 312.208 of the Tax Code, permitting amendment of tax abatement agreements, does not modify the rule established by section II.42(a) of the Tax Code that a "person who does not qualify for an exemption on January I of any year may not receive the exemption that year." Tex. Tax Code Ann. \$II.42(a) (Vernon Supp. 2004). In addition, a retroactive amendment of a tax abatement agreement that extinguishes an existing tax liability violates article III, section 55 of the Texas Constitution.

RQ-0144-KP RE: The Texas Ethics Commission (commission) requests a written opinion on the application of section 552.II75 of the Government Code, which makes confidential certain personal information for covered individuals who notify a governmental body that they choose to restrict public access to that information. We ask how that section applies to various reports filed with the commission and the extent to which the information covered by that statute must be redacted from reports when making them available to the public, and related questions. Opinion requested by Chase Untermeyer, Chair, Texas Ethics Commission

# TAAD Presents A Recertification Opportunity For State Instructors

Is it time for your renewal as a state-approved course instructor with the Property Tax Assistance Division? Instructors are required to earn eight hours of instructor professional development every four years, including a minimum of two hours in each of the four categories below.

#### PTAD-required topics for instructor recertification

(2 hours in each area)

- · presentations and public speaking
- · instruction technology
- · development of courses, curricula, and teaching styles
- how to teach people with different learning styles

Attend any or all of the sessions for the same price, plus lunch each day is included!

- » Dates: Thursday, March 16, and Friday, March 17, 2017
- » Class Location: TAAD Office (7700 Chevy Chase Drive, Building One, Suite 425; Austin, TX 78752)
- » Class Hours: Registration 8:15-8:30; see class hours below; lunch provided by TAAD 12:30-1
- » Registration deadline: March 9, 2017
- » CEs: all 8 CEs needed for recertification will be available
- **» Primary Instructors:** Rick Stuart, Tina Morton, Tiffany Seward Please see TAAD's website for registration information.

http://taad.org/education/seminars/

# **TAAD Classifieds**

#### CHIEF APPRAISER

The Kimble Central Appraisal District in Junction is accepting resumes for the position of Chief Appraiser. Applicants must have the following professional designations: Certified registered professional appraiser (RPA) from the Department of Licensing and Registration AND Registered Tax Assessor/Collector (RTA) (Optional) from the Department of Licensing and Registration.

Applicants should have knowledge and experience in property tax collection, budgeting and personnel management and the ability to work tactfully with the public, governing bodies, taxing jurisdictions, state agencies and their representatives.

Other preferred qualifications would include prior experience as a chief appraiser in Texas, and substantial familiarity with issues arising from the annual State property value study, and a willingness to reside in Kimble County while serving as Chief Appraiser. Public Funds Investment Training is also required. 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 Kandy Dick at the address and telephone number stated below. As previously noted, KCAD is continuing to accept applications, and reserves the right to do so until the position is filled. Applications will be opened when they are received by the KCAD presiding officer, who will then distribute them to all KCAD directors.

Applications should be submitted to: Kimble CAD Chief Appraiser Application Attn: Kandy Dick, Chief Appraiser P.O. Box 307, Junction, TX 76849 325.446.3717

KCAD is an Equal Opportunity Employer



# **Texas' Job Growth Outpaces Nation's**

COLLEGE STATION (Real Estate Center) — Texas' pace of job creation exceeded the nation's in December 2016. Texas gained 213,500 nonagricultural jobs from December 2015 to December 2016, an annual growth rate of 1.8 percent, higher than the nation's employment growth rate of 1.4 percent. The nongovernment sector added 173,400 jobs, an annual growth rate of 1.7 percent, higher the nation's employment growth rate of 1.5 percent in the private sector.

According to the Real Estate Center's latest Monthly Review of the Texas Economy, Texas' seasonally adjusted unemployment rate in December 2016 was 4.6 percent, the same rate as in December 2015. The nation's rate decreased from 5 to 4.7 percent.

All Texas industries except mining and logging, manufacturing, transportation, warehousing, and utilities, and construction had more jobs last month than a year ago. Education and health services ranked first in job creation followed by leisure and hospitality, financial activities, and trade.

All Texas metro areas except Wichita Falls, Texarkana, Beaumont-Port Arthur, Odessa, and Midland had more jobs. Dallas-Plano-Irving ranked first in job creation followed by McAllen-Edinburg-Mission, College Station-Bryan, Waco, Brownsville-Harlingen, San Antonio-New Braunfels.

The state's actual unemployment rate last month was 4.6 percent. Amarillo, Austin-Round Rock, and Lubbock had the lowest unemployment rate followed by College Station-Bryan, Dallas-Plano-Irving, and Sherman-Denison.



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# Texas Association of Appraisal Districts Chapter of the International Association of Assessing Officers

NOTICE IS HEREBY GIVEN THAT THE TEXAS ASSOCIATION OF APPRAISAL

DISTRICTS CHAPTER OF THE INTERNATIONAL ASSOCIATION OF ASSESSING

OFFICERS WILL HOLD ITS ANNUAL MEETING ON TUESDAY, FEBRUARY 21, 2017,

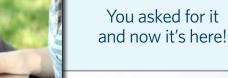
1:45 PM, AT THE MARRIOTT WESTCHASE HOTEL, HOUSTON, TEXAS



#### AGENDA: February 21, 2017

- i. Call to order
- 2. Consider TAAD/IAAO Chapter of Texas President's Report
- 3. Consider chapter's financial report
- 4. Consider adoption of amended chapter bylaws
- 5. Consider initatives to TAAD/IAAO Chapter membership
  - A. Scholarships
  - B. IAAO Certificate of Excellence in Assessment Administration
  - C. One-day seminar(s)
- 6. Consider election of officers
  - A. Report from Nominations Committee on 2017-2018 proposed slate of officers
  - B. Call for election of proposed officers:
    - President
    - President-elect
    - Secretary-treasurer
    - Member at large #1
    - Member at large #2
- 7. Swear in new officers for TAAD/IAAO Chapter of Texas
- 8. Remarks from new president of TAAD/IAAO Chapter of Texas
- 9. Adjourment

Take Course 101 from your own computer anytime, any place!\*





www.iaao.org/March101

**IAAO Course 101** is required for all IAAO designations and may be a part of Texas' appraisal certificate program. Individuals will need to check with TDLR to ensure which classes are approved. For your convenience, Course 101 is now online and available everywhere thanks to the World Wide Web.

## Registration for the March 2017 class is now open!

Class dates: March 27-May 8, 2017

**Introductory Price:** \$449 for IAAO Members

\$675 for non-IAAO Members

Facilitator: Rick Stuart, CAE

## Class size is limited so register today!

Please call the IAAO Professional Development Department at 1-800-616-IAAO (4626)

Individuals will need to check with TDLR to ensure which classes are approved for appraisal certificate programs.

This class is not IDECC approved. IDECC approval anticipated in late 2017 for future classes.

\*Upon registration, Course 101 will be accessible online anytime between March 27-May 8, 2017.

www.iaao.org/March101

# Proposed Agenda for Business Meeting and Delegate Meeting

## Monday, February 20, 2017; 11:30am

#### **Houston Marriott Westchase Hotel**

- 1. CALL TO ORDER DINAH KILGORE, 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 MARK PRICE
- 4. BYLAWS COMMITTEE REPORT TIM RADLOFF, BYLAWS COMMITTEE VICE CHAIR
  - A. ACTION ITEM: Delete reference to ARB membership
  - B. ACTION ITEM: Change status of PTAD/TDLR Liaison Committee from special committee to standing committee
  - C. ACTION ITEM: Clarify Legislative Committee appointments
- 5. CONFERENCE COMMITTEE REPORT RICK KUEHLER
  - A. Announce 2018 Delegate Assembly meeting date, location:

February 26, 2018/Fort Worth Renaissance Worthington Hotel

- 6. NOMINATIONS COMMITTEE REPORT MICHAEL AMEZQUITA
- 7. ELECTION OF 2017 OFFICERS
- 8. OATH OF OFFICE FOR 2017 OFFICERS AND TRUSTEES
- REMARKS FROM NEW TAAD PRESIDENT GARY EARNEST
- 10. OTHER BUSINESS

Celebrate
Spring with a TAAD
Seminar!

TAAD will conduct three regional seminars in mid-March. *Three different topics will be offered:* 

March 13 Mass Appraisal Analysis and Benchmarks (Dallas CAD)

March 14 Valuation of Big Box Properties (UTRGV, Edinburg)

March 15 Preparing and Presenting a Valuation Appeal (Bexar AD)

The deadline for registration for each session is one week prior to the class. Registration information can be found on the TAAD website at <a href="http://taad.org/education/seminars/">http://taad.org/education/seminars/</a>



## **Attend a Tyler Demo Session** at TAAD to Hear the Big News

Tyler clients who have seen this exceptional functionality — designed specifically for Texas appraisal districts — were amazed at what it can do online and what it can mean for the efficiency of their offices. Imagine shorter lines, fewer phone calls, reduced mail volume and a lot more satisfied constituents. To see what all of the excitement is about, stop by the Tyler booth to reserve your seat at a demo session during TAAD.

## **PLUS**, Register to Win a \$200 Amazon Gift Card

You could win by registering for and attending a demo session. Visit Tyler's booth for details.



Monday, Feb. 20

**Morning Sessions** 10:00 a.m. – 10:30 a.m.

11:30 a.m. - 12:00 p.m.

Afternoon Sessions 2:00 p.m. – 2:30 p.m.

3:30 p.m. – 4:00 p.m.

#### Can't make it?

Stop by the Tyler booth to request a personal demo.





# TAAD's 2017 State Certification Course Schedule

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

Month	Course Number	Name
MARCH 2017		
March 6-8	Course 7	Property Tax Law
March 6-9	Course 4	Personal Property Appraisal
March 6-9	Course 10	Analyzing a Real Property Appraisal
March 6-10	Course 201/202	Sales Comparison Approach to Value/Cost Approach to Value
JUNE 2017		
June 19-23	Course 8	Assessment and Collections with 28 Truth in Taxation (TAAD Office)
June 26-28	Course 9	Adv. Assessment and Collections (TAAD Office)
AUGUST 2017		
August 21-23	Course 7	Property Tax Law
August 21-24	Course 10	Analyzing a Real Property Appraisal
August 21-25	Course 201/202	Sales Comparison Approach to Value/Cost Approach to Value
SEPTEMBER 2017		
September 11-14	Course 3	Income Approach to Value
September 11-14	Course 4	Personal Property Appraisal
September 11-14	Course 5	Mass Appraisal
OCTOBER 2017		
October 9-10	Course 30	Ethics
October 9-11	Course 101	Intro to Texas Property Tax System
October 11-13	Course 102	Intro to Appraisal
NOVEMBER 2017		
November 6-8	Course 32	USPAP
November 8	Course 31	USPAP refresher
November 6-10	Course 201/202	Sales Comparison Approach to Value/Cost Approach to Value
DECEMBER 2017		
December 4-6	Course 7	Texas Property Tax Law
December 4-7	Course 10	Analyzing a Real Property Appraisal
December 4-7	Course 3	Income Approach to Value
December 4-7	Course 4	Personal Property Appraisal
December 4-7	Course 101	Intro to Texas Property Tax System
December 7-9	Course 102	Intro to Appraisal

**Note:** Courses 201 and 202 are shown as being conducted as a single class over the span of one week. This is tentative, depending on the approval of instructional material. Should the material not be approved by January 2017, TAAD will revert to scheduling 201 and 202 as separate classes. Call the TAAD office for updated information if you are interested in attending.

Course Registration on next page

# TAAD's 2017 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. See TAAD website for course lengths.

#### 2. Class Location/Hotel Accommodations:

- » Austin Marriott North 2600 La Frontera Blvd., Round Rock, TX 78681 Lodging: 800.865.0546; \$119/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.
- Coupon: All member districts will receive a coupon for \$50-off one Member
  District Course Fee each year. To redeem, please enclose original coupon with
  remaining fee.
- 5. Class Materials: Your class materials will be waiting for you at registration. If you want them sooner, select the appropriate check box below.
- 6. 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:**

Submit separate forms and fees for each course.

#### Courses 101, 102

\$200 for TAAD Member Districts

\$250 for TAAD Associate/Affiliate Members

\$300 for Nonmembers

#### Course 203 (formerly known as "2")

\$350 for TAAD Member Districts

\$375 for TAAD Associate/Affiliate Members

\$425 for Nonmembers

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

\$325 for TAAD Member Districts

\$375 for TAAD Associate/Affiliate Members

\$400 for Nonmembers

#### Courses 28, 30 & 32

\$250 for TAAD Member Districts

\$300 for TAAD Associate/Affiliate Members

\$350 for Nonmembers

#### Course 31

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

Course #	Course Date		Course Location			
Name	e Nickname		TDLR # (if applicable)			
Jurisdiction/Fir	m	Title				
Mailing addres	s					
City		State		Zip		
Telephone	E1	mail address	confirmations are se			
□ Please mail m *Materials maile Note: Property Ass Course Registratio PTEC Glossary - op	my class materials at registration by class materials. I have enclosed and only if registration and payment are essment Valuation book is ordered con Fee	received three weeks prio directly from IAAO (iaao. Regis	r to class.  org). (Required for Courses  tration Fee\$  sed\$			
<b>TAAD</b> Please complete th	Certificate (must enclose with pays ne registration form and return it alc y Chase Drive; Building One, Suite	TOTAL AM	OUNT ENCLOSED \$_			
Office Use Only:						
Certificate	Date	Check#	Paid	Glossary		
DB	Materials mailed	Confirmation sent	<b>:</b>			

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

#### Rick Stuart, CAE

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

#### Laura Kusisto, The Wall Street Journal, December 14, 2016

"With rent growth flattening out and home prices continuing to shoot up, renting is starting to look like a better choice than buying for the first time in years."

#### www.capecod.com, December 15, 2016

"Falmouth, Massachusetts has been ordered to pay a Florida woman nearly \$1 million after jurors determined her coastal property lost more than 90 percent of its value because of wetlands protection laws and the town's refusal to grant her a variance." The vacant lot's value was reduced from \$700,000 to \$60,000 in what the jurors concluded was a regulatory taking. http://bit.ly/2hSls8q

#### www.htrends.com, December 16, 2016

STR (Smith Travel Research) has reported the following on new hotel/motel construction: "In the 'In Construction' stage, the U.S. reported 182,929 rooms in 1,394 projects. Based on the number of rooms, that is a 29.4 percent increase in year-over-year comparisons. A large percentage of U.S. hotel construction activity (47.1 percent) continues in the Top 26 Markets by existing supply." http://bit.ly/2hMxfVW

#### Michael Tucker, www.mba.org, December 8, 2016

"Hotel supply growth could increase next year from 1.6 percent to its 1.9 percent long-term average, said PwC (PriceWaterhouse Cooper), New York. Combined with decelerating demand growth, this could result in declining hotel occupancy — the first such decline in eight years, PwC said. Average daily room rate growth could slow commensurately, which would likely limit revenue per available room growth to just 1.7 percent, the smallest increase since the end of the recession."

#### www.hotelnewsnow.com, December 21, 2016

"In November 2016, the U.S. hotel industry reported a 2.5 percent occupancy increase to 60.7 percent, while ADR rose 3.4 percent to \$119.71 and RevPAR jumped 5.9 percent to \$72.68, according to data from STR (Smith Travel Research)." http://bit.ly/2hKyp6t

#### www.builderonline.com, December 22, 2016

"In November, national home values rose at their fastest annual pace since 2006, near the peak of the housing bubble. The Zillow® Home Value Indexi (ZHVI) is \$192,500, 2 percent shy of the records set in 2007, according to the November Zillow Real Estate Market Reports." http://bit.ly/2ijwFho

#### www.builderonline.com, December 23, 2016

"Sales of new single-family houses in November 2016 were at a seasonally adjusted annual rate of 592,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 5.2 percent (14.1 percent)\* above the revised October rate of 563,000 and is 16.5 percent (19.3 percent)\* above the November 2015 estimate of 508,000. The median sales price of new houses sold in November 2016 was \$305,400, up from \$302,700 in the prior month; the average sales price was \$359,900., up from \$354,700." http://bit.ly/2i4Mgwo

#### Kirsten Grind and Peter Rudegeair, www.wsj.com, December 29, 2016

"House flipping, a potent symbol of the real-estate market's excess in the run-up to the financial crisis, is once again becoming hot, fueled by a combination of skyrocketing home prices, venture-backed startups and Wall Street cash. The number of investors who flipped a house in the first nine months of 2016 reached the highest level since 2007. About a third of the deals in the third quarter were financed with debt, a percentage not seen in eight years." http://on.wsj.com/2iE5pud

Continued on page 12

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#### Real Estate Notes continued

#### Richard Rubin, www.wsj.com, December 29, 2016

"The IRS is clamping down on a tax-avoidance technique that turns charitable land-conservation donations into moneymaking opportunities. Investor solicitations for what are known as syndicated conservation easements promise to turn \$100,000 into \$400,000 or more in tax deductions, making them attractive to households in the top tax bracket. In one publicly-documented Tennessee deal, a restaurateur's \$35,000 investment became about \$53,000 within months, subsidized by U.S. taxpayers. Interviews and public documents suggest more than 100 such deals likely have taken place—with each transaction often saving many individual investors tens of thousands of dollars or more." http://on.wsj.com/2iMhIJ5

#### Aaron Schrank, Texas Public Radio, January 5, 2017

"San Antonio area home sales should continue to surge in 2017," says one Texas economist. Mark Dotzour, formerly of the Texas A&M Real Estate Center, told attendees at the San Antonio Board of Realtor's annual housing forecast Thursday that home prices should continue to rise as well, driven by a housing shortage. "With thousands of people moving to San Antonio every year, the homebuilding industry just cannot keep up," says Dotzour." http://bit.ly/2jrZCsm

» Editor's Note: During a class in Boise, Idaho, Justin Aman for the Ada County Assessor's Office made the comment he was seeing bathtubs in bedrooms. The rest of us in the classroom thought he was making it up. Nancy Mitchell, www.apartmenttherapy.com, January 6, 2017

"Here's an unusual arrangement I'm spotting more and more lately: a bathtub ... in the bedroom? As strange as it may seem, master bedrooms and bathrooms are starting to merge, with very interesting results. A lot of this (as astute readers may notice from the photo captions) is driven by hotels, where both bathing and sleeping are luxury activities. Soak for a long time in the tub, towel off, roll into bed: all this may seem totally normal when you're on vacation." http://bit.ly/2iaH4AF



#### www.builderonline.com, January 12, 2017

"According to the Year-End 2016 U.S. Foreclose Market Report, released today by ATTOM Data Solutions, foreclosure filings were reported on 933,045 U.S. properties in 2016. This is a 14 percent decrease from the 2015 foreclosure rate,

and the lowest foreclosure rate since 2006, when 717,522 U.S. properties had foreclosure filings."

#### www.htrends.com, January 16, 2017

"STR's (Smith Travel Research) December 2016 Pipeline Report shows 560,199 rooms in 4,621 projects Under Contract in the United States. The total represents a 19.4 percent increase in the number of rooms Under Contract compared with December 2015. In the In Construction stage, the U.S. reported 186,965 rooms in 1,424 projects. Based on the number of rooms, that is a 32.9 percent increase in year-over-year comparisons." http://bit.ly/2jFIJK2

#### www.hotelnewsnow.com, January 13, 2017

"U.S. hotel results for week ending 7 January: The U.S. hotel industry reported mixed results in the three key performance metrics for the week ending 7 January, according to data compiled by STR (Smith Travel Research), HNN's (Hotel News Now) parent company. Occupancy had fallen 3.2 percent to 47.1 percent, but average daily rate increased 4.5 percent to \$117.08. RevPAR rose 1.1 percent to \$55.13." http://bit.ly/2jrHKhW

Continued on page 14

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#### Real Estate Notes continued

#### The Wall Street Journal, January 19, 2017, www.builderonline.com

"The Wall Street Journal reported Thursday that Ginnie Mae, the agency that backs FHA mortgages, is worried. It turns out that there still are subprime mortgages, often originated by companies that are not banks and are not as well capitalized. Bonds backed by some of these mortgages topped \$1 trillion in November, for the first time. In the event of a downturn in the housing market, this could have consequences that, as the Journal noted, could look much like the SEL crises of the late 1980s." http://bit.ly/2jC650m

#### Hanley Wood Data Studio, January 19, 2017, www.builderonline.com

"Single-family housing starts dipped to a seasonally adjusted annual rate of 795,000 in December, according to new residential construction data released by the Commerce Department Friday morning. This month's result marks a -4.0 percent decrease from November's rate of 828,000, but represents a 3.9 percent gain compared to December 2015, when the estimate was 765,000." http://bit.ly/2iWPGts

#### January 19, 2017, www.builderonline.com

"ARCHITECT magazine and the Hanley Wood Data Studio report that the monthly Architecture Billings Index (ABI) came in at a score of 55.9 in December, which is up 5.3 points from November's 50.6. The ABI, reported by the AIA, is a vital economic indicator of construction activity in the country, and reflects a nine to 12-month lead time between architecture billings and construction spending nationally, and regionally, as well as by project type. A score above 50, like this month, represents an increase in billings from the previous month, while a score under 50 represents a contraction." http://bit.ly/2iWZ7cr

#### Realtor.com, January 19, 2017, www.builderonline.com

#### Editor's Note: Fun to look at. I am thinking a retirement home for us appraiser types.

"A new listing has hit the market, and it's the most expensive home ever listed for sale in the U.S. at \$250 million. The mansion belongs to "spec king" Bruce Makowsky and is located in Bel Air, Calif. The purchase includes everything in the home, even the furniture, art, and cars in the garage. http://bit.ly/2jCdFPC

#### Lauren Shanesy, January 18, 2017, www.builderonline.com

"Dark, bold colors have been slowly growing in popularity as contemporary design becomes more popular. Now, manufactures of kitchen appliances are expecting that black stainless steel finishes for kitchen appliances are going to be the most popular trend among consumers as the new-year begins." http://bit.ly/2jsowsQ

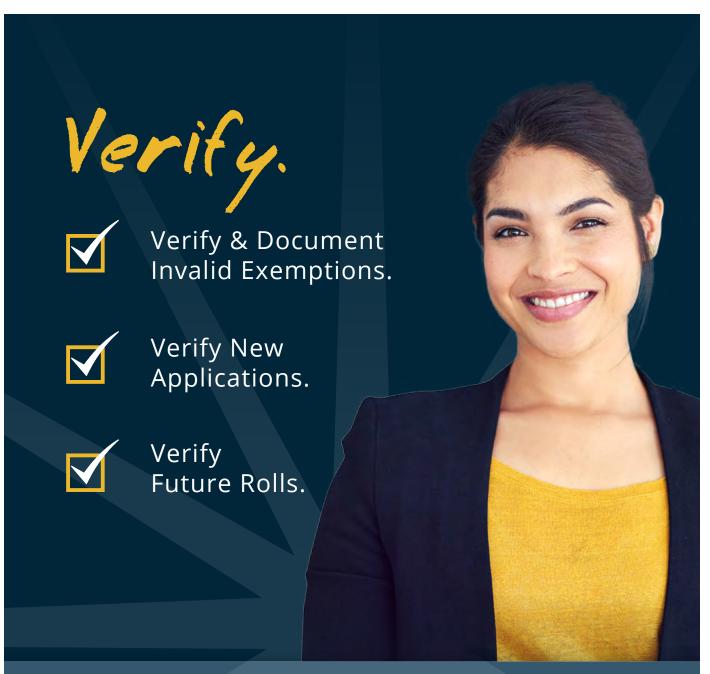
#### Washington Post, January 23, 2017, www.builderonline.com

"Quartz, or engineered stone, is the new kitchen countertop of choice according to Deborah K. Dietsch for the Washington Post. Quartz looks just like granite, though requires less maintenance and is more durable." http://bit.ly/2iXpVec

# » CNN, January 23, 2017, www.builderonline.com

"A new wave of architecture is taking inspiration from sunflowers, not in color or design but in function. Around the world, homes that turn or transform to face the sun are taking shape. CNN rounded up eight homes that are sitting on bases that allow the homes to turn throughout the year. Each room will have different views throughout the year and the home maximizes its energy efficiency based on the direction of the fun."





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Region I  $\hspace{1em}$  **Jorge Arellano** Chief Appraiser Jim Hogg CAD

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Region 3 » Jesse Hubbell Chief Appraiser Calhoun CAD

Region 4 » Glenn Peters Board Member Harris CAD

Region 5 » Angela Bellard Chief Appraiser Jefferson CAD

Region 6 » Dyann White Chief Appraiser Milam CAD

Region 7  $\,\,\,\,\,\,\,\,$  Lee Flowers Chief Appraiser Cherokee CAD

Region 8 » Christie Ussery Chief Appraiser Red River CAD

Region 9 » Ed Trigg Chief Appraiser Wichita CAD

Region 10 » Rick Kuehler Director of Administration Dallas CAD

Region II » Rick Armstrong Deputy Chief Appraiser Parker CAD

Region 12 » Mike McKibben Chief Appraiser Hill CAD

Region 13 » Marya Crigler Chief Appraiser  $\operatorname{Travis}$  CAD

Region 14 » Randy Clark Chief Appraiser Eastland CAD

Region I5 " Terry Cavaness Administrative Assistant/Office Manager Tom Green CAD

Region 16 » Jill Timms Chief Appraiser Parmer CAD

Region 17 » Tim Radloff Chief Appraiser Lubbock CAD

Region 18 » John Huddleston Chief Appraiser Reeves CAD

Region 19 » Vacant

Region 20 » Wendy Grams Chief Appraiser Bandera CAD

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