Law/Rules Update for **TDLR Recertification**

This one-day workshop meets the biennial recertification requirements for appraisers, tax assessors and tax collectors registered with the Texas Department of Licensing and Regulation. Each session will last 3.5 hours (providing 3.5 hours of continuing education) and will provide time for participants to learn about new legislation and TDLR rules, as well as to ask questions of presenters.

**TAAD will conduct the seminars in various locations around the state, including Lubbock, San Antonio, Denton, El Paso, Houston, Corpus Christi, Edinburg, Round Rock, Abilene and Dallas.** Preregistration is required, preferably at least one week prior to the seminar to be attended.

See elsewhere in this newsletter for a registration form or look on TAAD’s website for the session locations across the state and registration fees.

---

Have You Completed Your **Public Funds Investment Act Training For 2013**

If you’re a chief appraiser or responsible for handling appraisal district funds, you are required by statute (Chapter 2256 of the Texas Government Code) to undergo a minimum of 10 hours of training every two years.

Where to find such training, you may wonder. Good news — TAAD will once again offer its PFIA training on November 14-15 at the Dallas CAD headquarters.

Registration information is located in the “Education” section of the TAAD website (www.taad.org).

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**Features**

3 » The Formal Education Requirements of HB 585
4 » Attorney General Opinions/Requests
4 » 83rd Legislative Recap
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 IAAGO Course Schedule & Registration Form
13 » TAAD Classifieds
14 » Law/Rules Update for TDLR Recertification
15 » Vacancies on Texas Tax Professional Advisory Committee
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210-448-2000
If you mention House Bill 585 to anyone in the appraisal business, the first reaction you receive is, "That is a big bill!" The topics in this bill range from ARB appointments, to Comptroller surveys, to Litigation changes. So many changes were made to the tax code because of this bill that I cannot begin to cover all of its topics with this one article. Therefore, I have chosen one very important section of the bill to cover ... education.

While the bill covered education for ARB members, tax agents, tax offices, and appraisal districts, I have chosen to focus on the portion that applies specifically to chief appraisers. Due to the new requirements in the bill, many chief appraisers currently find themselves in a rather sticky situation. How so? Well, let's analyze the new requirements.

To begin with, as of January 1, 2014 chief appraisers will be required to have at least half of their continuing education credits in a program covered by chief appraiser required courses (meaning those discussed during the chief appraiser institute). Along with that, at least 2 of those hours must be in a topic specific to professional ethics and keeping separate from political pressure.

Along with these new requirements, chief appraisers will need to determine if they are even eligible to be the chief appraiser of their respective districts. Effective January 1, 2014 chief appraisers will be required to have an RPA or other designation (MAI, AAS, CAE or RES) in order to hold their position. If a chief appraiser is appointed with a designation other than RPA, then they will have five years to receive their RPA. Chief appraisers will now be required to notify the comptroller by January 1 of each year of their eligibility or ineligibility to serve.

So what happens if an appraisal district finds that they have an unqualified chief appraiser? The comptroller will appoint a chief appraiser to serve until the first anniversary of their appointment by the comptroller or until the CAD’s Board of Directors appoints a qualified chief or contracts with an appraisal district or taxing unit to perform the duties of the appraisal office. The comptroller will begin appointing necessary chief appraisers after January 1, 2014. If this happens, the compensation for the chief appraiser will be set by comptroller and must be adopted by the district’s Board of Directors in an amended budget. If the district’s Board of Directors fails to appoint a new chief by the first anniversary of the appointment of a chief by the comptroller, the district will be required to contract with another appraisal office, taxing office, or a qualified public or private entity.

This provides for some interesting scenarios. For example, what happens if a district’s Board of Directors refuses to adopt the budget? Can taxing jurisdictions refuse to accept the amended budget of the appraisal district? And what happens if taxing jurisdictions refuse to pay the amended portion? It will be interesting to see how these questions are answered in the future and what new legislation will come out of this in the next session.

The bill also had a requirement go into effect the moment the bill was signed. A person serving as chief appraiser in a county with a population of 100,000 or less is now required to be at least a Class III appraiser and that individual will have until January 1, 2016 to receive their RPA. The most common complaint I hear from smaller districts is that once their appraisers receive their RPA designation, they leave for other appraisal districts with larger salaries. This goes without saying for chief appraisers in these counties who are required to work the same job as chief appraisers from larger districts, many times with more limited staff and resources. Will this new requirement in the bill finally force the Boards of Directors of smaller appraisal districts to raise the salary of the chief appraiser to attract individuals with their RPA designation to apply for the job? Again, this is a question with an answer of "We have to wait and see."

This article barely scratches the surface of issues that arise from House Bill 585 and I’m not sure that all of the issues will be worked out before the next legislative session takes place. And, because I really don’t want to think about the next session as it is two years away, I’m going to stay positive. Call me a glutton for punishment.

Editor’s Note: For any appraisal district directors who have questions about the application of HB 585 to their chief appraiser, I suggest consulting with your attorney for guidance.
**Attorney General Opinions**

**Requests for Opinions**

**Opinion No. GA-1015** (July 22, 2013) RE: Whether machinery and equipment at a cattle feedlot are used in the "production of farm or ranch products" for purposes of Tax Code section 11.161 (RQ-1113-GA)

**Summary:** The Comptroller’s interpretation of Tax Code section 11.161, that a cattle feedlot is engaged in the "production of farm or ranch products," is reasonable and does not contravene any statute. Accordingly, a court would likely uphold the Comptroller’s interpretation of section 11.161.

**Request No. 1143-GA** RE: The authority of a county appraisal district to place excess funds in a capital improvement fund or to spend excess funds on a one-time, lump-sum payment to its employees.

*Opinion requested by Honorable Ryan Guillen, Chair, House Committee on Culture, Recreation & Tourism*

---

**Texas Political Subdivisions**

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Visit our website for additional information www.tpspool.org

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**Legislative Recap**

**83rd Regular Session**

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**A TAAD of Info...**

» We mourn the passing of Shelly Ann Kudelka, formerly with Jackson CAD.

» Irma Salgado has retired as chief appraiser for the Presidio CAD.

» Bessie Guerrero, chief appraiser at McMullen CAD, moved to the McMullen County Tax Office on August 1.

**...and Arrivals**

» Sandee Giles has been named chief appraiser for the Edwards CAD.

» Cynthia Ramirez has been promoted from interim chief appraiser to chief appraiser at the Presidio CAD, effective June 2013.
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# TAAD’s 2013 State Certification Course Schedule

<table>
<thead>
<tr>
<th>Month</th>
<th>Course Number-Name</th>
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<tr>
<td><strong>SEPTEMBER 2013</strong></td>
<td><em>Week of 9/8</em></td>
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<tr>
<td>September 9-12</td>
<td>Course 3, Income Approach to Value</td>
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<tr>
<td>September 9-12</td>
<td>Course 4, Personal Property Appraisal</td>
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<tr>
<td>September 9-12</td>
<td>Course 5, Mass Appraisal</td>
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<tr>
<td>September 9-12</td>
<td>Course 9, Adv. Assessment and Collections</td>
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<tr>
<td><strong>OCTOBER 2013</strong></td>
<td><em>Week of 10/13</em></td>
</tr>
<tr>
<td>October 14-15</td>
<td>Course 30, Ethics</td>
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<tr>
<td>October 14-16</td>
<td>Course 101, Intro to Texas Property Tax System</td>
</tr>
<tr>
<td>October 16-18</td>
<td>Course 102, Intro to Appraisal</td>
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<td><strong>NOVEMBER 2013</strong></td>
<td><em>Week of 11/3</em></td>
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<td>November 4</td>
<td>Course 31, USPAP refresher</td>
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<tr>
<td>November 5-7</td>
<td>Course 32, USPAP</td>
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<tr>
<td>November 4-8</td>
<td>Seminars</td>
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<td><strong>DECEMBER 2013</strong></td>
<td><em>Week of 12/1</em></td>
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<tr>
<td>December 2-5</td>
<td>Course 7, Texas Property Tax Law</td>
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<td>December 2-5</td>
<td>Course 10, Demo Appraisal Concepts</td>
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<td>December 2-5</td>
<td>Course 3, Income Approach to Value</td>
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<tr>
<td>December 2-5</td>
<td>Course 4, Personal Property Appraisal</td>
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<tr>
<td>December 2-5</td>
<td>Course 101, Intro to Texas Property Tax System (102 will follow, same room)</td>
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<tr>
<td>December 2-5</td>
<td>Course 102, Intro to Appraisal</td>
</tr>
<tr>
<td>December 2-5</td>
<td>Course 2, Appraisal of Real Property</td>
</tr>
</tbody>
</table>

Course Registration on next page
TAAD’s 2013 State Certification Course Registration Form

1. **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:** Courses will be held at the Marriott North, 2600 La Frontera Blvd., Round Rock, TX 78681. Call at least three weeks in advance and ask for the TAAD block.

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.

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.

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

---

**Course #** __________ **Course Date** __________ **TDLR # (if applicable)** __________

Name ___________________________________ Nickname ___________________ Title __________

Jurisdiction/Firm _______________________________________________________________________

Mailing address _______________________________________________________________________

City ___________________________________ State ____________________________ Zip __________

Telephone __________________________ E-mail address ____________________________

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 __________

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## TAAD’s 2014 State Certification Course Schedule

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

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<thead>
<tr>
<th>Month</th>
<th>Course Number</th>
<th>Course Name</th>
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<tr>
<td><strong>JANUARY 2014</strong></td>
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<tr>
<td>January 13-14</td>
<td>Course 30</td>
<td>Ethics</td>
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<td>January 13-16</td>
<td>Course 5</td>
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<td>January 13-16</td>
<td>Course 3</td>
<td>Income Approach to Value</td>
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<tr>
<td>January 13-15</td>
<td>Course 101</td>
<td>Intro to Texas Property Tax System</td>
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<td>January 15-17</td>
<td>Course 102</td>
<td>Intro to Appraisal</td>
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<td><strong>MARCH 2014</strong></td>
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<td>March 10-12</td>
<td>Course 9</td>
<td>Adv. Assessment and Collections</td>
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<td>March 10-13</td>
<td>Course 7</td>
<td>Property Tax Law</td>
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<td>Course 4</td>
<td>Personal Property Appraisal</td>
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<td>March 10-13</td>
<td>Course 10</td>
<td>Demo Appraisal Concepts</td>
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<td>Course 2</td>
<td>Appraisal of Real Property</td>
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<td><strong>APRIL 2014</strong></td>
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<td>April 14-16</td>
<td>Course 8</td>
<td>Assessment and Collections</td>
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<td>April 17-18</td>
<td>Course 28</td>
<td>TNT</td>
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<td>April 14-16</td>
<td>Course 32</td>
<td>USPAP (new registrants)</td>
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<td>April 7</td>
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<td>August 18-21</td>
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<td>August 18-22</td>
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<td><strong>NOVEMBER 2014</strong></td>
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<td>November 3-5</td>
<td>Course 32</td>
<td>USPAP (new registrants)</td>
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<td>November 6</td>
<td>Course 31</td>
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<td>December 8-10</td>
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<td>Course 2</td>
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2. **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.

3. **CEs:** All of TAAD's state certification courses are approved by PTAD and TDLR for certification and for continuing education (CE) hours.

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**Cost for Courses:**

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**Course Registration Fee:**

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<td>Non-members</td>
<td>$275</td>
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**PTEC Glossary - optional ($20):**

| Enclosed | $20 |

**Mail Course Materials - optional ($10):**

| Enclosed | $10 |

**Member District Certificate (must enclose with payment):**

| minus | $50 |

**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
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 102: 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: Antonia G. Viens, MAI, SRA
Fees: TAAD member districts $195, 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: Antonia G. Viens, MAI, SRA
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
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)

Check back... more courses and workshops will be added!
**TAAD 2013 IAAO Course Registration Form**

1. **Class Hours:** Unless otherwise specified, course hours are from 8:30 am - 5 pm. Registration on class day 1 is 8-8:30 am.

2. **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.

5. **Cost for Courses:** Please refer to the registration materials for cost of registration for TAAD members and non-members. 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.

7. **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.

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
Notice of Intent to Receive Bids

The Kleberg County Appraisal District Board of Directors is accepting bids for the years 2014 and 2015 for performing all appraisal services and other responsibilities including but not limited to mapping, ownership transfers, all clerical duties, data entry duties, state reporting, taxpayer assistance, all other requested reporting, etc., as required by the Texas Tax Code. The Two year term will begin January 1, 2014.

Additional information related to Kleberg County Appraisal District Operations is available at the appraisal district office.

Bids must be sent to the Kleberg County Appraisal District office at 502 E. Kleberg, Kingsville, Texas 78363. Any questions related to this bid request must be submitted to Chief Appraiser in writing to P.O. Box 1027, Kingsville, Texas 78364 or by fax at 361.595.7984. All questions must be submitted no later than July 30, 2013. All questions and the respective responses will be made available to any prospective bidder. The propounding party will not be identified.

All bids must be clearly labeled “Appraisal Services Bid.” Sealed bids will be received until 5 p.m., August 30, 2013. Bids will be opened after this date and information will be provided to the Board of Directors at their next scheduled meeting. The contract may be awarded on September 12, 2013 at 3:00 p.m. at the Kleberg County Appraisal District office located at 502 E. Kleberg, Kingsville, Texas. The contract may be awarded either to the lowest responsible bidder or to the bidder who provides services at the best value for the appraisal district.

The Board of Directors reserves the right to accept or reject any or all bids received or to waive any information or irregularity in the bids received. Kleberg County Appraisal District Board of Directors

Ector County Appraisal District is currently accepting resumes for the position of Chief Appraiser-Executive Director. Applicants should possess:

- Bachelor’s degree or an equivalent combination of education and experience in appraisal and/or management in a public or governmental organization
- Experience in appraisal district budgeting/finance
- Certification as a RPA by the Texas Department of Licensing and Regulations
- Knowledge of advanced management methods, principles, practices and value approaches applicable to property appraisal, mass appraisal systems, Texas Property Tax Laws and Uniform Standards of Professional Appraisal Practice
- Effective leadership and personnel management skills
- Ability to work productively with staff, taxing entities and general public
- Ability to communicate effectively both orally and in writing

The Chief Appraiser must establish residency within the appraisal district. Salary is commensurate with experience and qualifications. ECAD offers a competitive benefits package.

Please submit resume by October 1, 2013 to: Fred M. Jones, Chairman-Board of Directors, Ector County Appraisal District, 1301 E. Eighth Street, Odessa, TX 79761

McMullen County Appraisal District is accepting applications for the position of Chief Appraiser. Resumes and/or applications will be accepted until filled.

- Applicant must meet minimum standards effective January 1, 2014 of a Texas Department of Licensing and Regulation’s Registered Professional Appraiser Level 3, complete this certification and be willing to complete all other educational requirements.
- Applicant must exhibit excellent managerial and organizational skills in their leadership practices.
- Applicant must exhibit great attitude and work ethic in past employment through verifiable references.
- Applicant must be proficient in computer skills and be willing to learn the District’s software applications.
- Applicant must have dependable personal transportation and a valid Texas driver’s license.
- Benefits will be equal to all other McMullen County employees.
- Salary is contingent on experience and qualifications of applicant.

Please submit resumes and/or applications along with references and salary expectations to: The McMullen County Appraisal District, P.O. Box 37, Tilden, TX 78072. For questions please call 361.274.3638
TAAD Presents: Law/Rules Update for TDLR Recertification

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

» **Registration deadline:** One week prior to seminar; for on-site registration info, see below

» **Class Hours:** Registration 8-8:30 am; Class 8:30-noon

» **Note:** for locations with AM and PM sessions, the afternoon session is Registration 1-1:30pm; Class 1:30-5

» **Location:** Various, see attached

» **CEs:** 3.5 hours

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Name __________________________________________________________  TDLR number _________________________________

Jurisdiction/Firm _______________________________________________________________________________________

Mailing Address _________________________________________________________________________________________

City __________________________________________ State ______________________ Zip _________________

Telephone ___________________________ E-mail Address ______________________________

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**Indicate the date/session you will attend:**

- 8/05-AM .............. Lubbock-Lubbock CAD
- 8/05-PM .............. Lubbock-Lubbock CAD
- 8/07-AM .............. San Antonio-Bexar AD
- 8/07-PM .............. San Antonio-Bexar AD
- 8/14-AM .............. Denton-Denton CAD
- 8/14-PM .............. Denton-Denton CAD
- 8/16 .................. El Paso-El Paso CAD

- 8/19 .................. Waco-Mclennan CAD
- 9/09 .................. Houston-Harris CAD
- 9/10 .................. Corpus Christi-ESC 2
- 9/11 .................. Edinburg-ESC 1
- 9/12 .................. Round Rock Marriott Hotel
- 9/13 .................. Abilene-ESC 14
- 12/09 .................. Dallas-Dallas CAD

**Registration enclosed:**

- TAAD member district .................................. $50
- TAAD associate/affiliate member ..................... $75
- Non-member .............................................. $100
- On-site registration .................................... $50

**TOTAL AMOUNT ENCLOSED .................. $ ____________

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**No refunds will be issued.**

Registrant substitutions are allowed. All onsite registration is at the rate of $150 per person, regardless of membership status. Registration fees must reflect current membership status.

**Preregistration is required!**

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 ______________
Vacancies on Texas Tax Professional Advisory Committee

The Texas Department of Licensing and Regulation (Department) announces two vacancies on the Texas Tax Professional Advisory Committee established by Texas Occupations Code, Chapter 1151. The purpose of the Texas Tax Professional Advisory Committee (Committee) is to recommend to the Texas Commission on Licensing and Regulation (Commission) rules and standards regarding technical issues relating to tax professionals; provide advice to the Commission regarding continuing education courses and curricula for registrants; provide advice to the Commission regarding the contents of any examination required by the Commission under this Chapter 1151; and educate, and respond to questions from, the Commission and the Department regarding issues affecting tax professionals.

The Committee is composed of seven members appointed by the presiding officer of the Commission, with the Commission’s approval. The advisory board consists of the following members: two members who are certified under this chapter as registered professional appraisers; two members who are certified under this chapter as registered Texas collectors or registered Texas assessors; and three members who represent the public. A person may not be a public member of the committee if the person or the person’s spouse: is registered, certified, or licensed by a regulatory agency in the field of property tax appraisal, assessment, or collection; is employed by or participates in the management of a business entity or other organization regulated by or receiving money from the department; owns or controls, directly or indirectly, more than a 10 percent interest in a business entity or other organization regulated by or receiving money from the department; uses or receives a substantial amount of tangible goods, services, or money from the department other than compensation or reimbursement authorized by law for committee membership, attendance, or expenses; or at any time has served on an appraisal review board. A person may not be a member of the committee if: the person is an officer, employee, or paid consultant of a Texas trade association in the field of property tax appraisal, assessment, or collection; or the person’s spouse is an officer, manager, or paid consultant of a Texas trade association in the field of property tax appraisal, assessment, or collection. A person may not be a member of the committee if the person or the person’s spouse is required to register as a lobbyist under Chapter 305, Government Code, because of the person’s activities for compensation on behalf of a profession related to the operation of the Committee or the Department. Members serve terms of six years, with the terms of one or two members expiring on March 1 of each odd-numbered year. This announcement is for two members who are certified under this chapter as registered Texas collectors or registered Texas assessors.

Interested persons should submit an application online. Applicants can also request an application from the Department by telephone (800.803.9202), fax (512.475.2874) or email (advisory.boards@tdlr.texas.gov). Applicants may be asked to appear for an interview; however any required travel for an interview would be at the applicant’s expense.

Oil Industry Notes of Interest

Rick Stuart, CAE

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


"U.S. crude-oil production grew by more than one million barrels a day last year, the largest increase in the world and the largest in U.S. history."


The EPA has dropped an on-going investigation of groundwater contamination in Wyoming that was reportedly caused by chemicals from fracking.


The fracking issues are not just confined to the states where large pools of oil and gas exist. The article referenced below is about mining the sand to be used in the fracking process. www.naco.org/newsroom/countynews/Current%20Issue/7-1-2013/Pages/%E2%80%98Frac-sand%E2%80%99-mining-sparks-debate-in-upper-Midwest-counties.aspx
Real Estate Notes of Interest

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

www.rcanlytics.com, June 4, 2013

“Bloomberg BusinessWeek reports: US commercial real estate is attracting the attention of Singaporeans, South Koreans, Israelis and Norwegians. According to global commercial property data firm Real Capital Analytics, foreign investors made $7.8 billion in commercial property purchases in the US this year through April, a 25 percent jump from the same time in 2012. Their $27.5 billion in deals in all of last year was almost six times the $4.7 billion low in 2009, said RCA.”

Elaine Yetzer Simon, June 6, 2013

“Donald and Ivanka Trump and the General Services Administration have agreed on terms for a 60-year lease of the Old Post Office Pavilion in Washington, D.C. The Trumps plan to turn the 114-year-old building into a 275-room luxury hotel. It’s slated to open in late 2015 or early 2016.”


Elaine Yetzer Simon, June 6, 2013

“At the NYU International Hospitality Industry Investment Conference, Jones Lang LaSalle’s Hotels & Hospitality Group announced that U.S. hotel transaction volume for 2013 has already reached $8 billion, a 50 percent increase compared to the same period in 2012.”

www.hotelmanagement.net/transactions/mid-year-hotel-transactions-up-50-percent-from-2012-20846?utm_source=&utm_medium=newsletter&utm_campaign=1231969&utm_content=20846&spMailingID=17587337&spUserID=NTg2MTczNjgwMzkS1&spJobID=216769172&spReportId=ME2NzY5MTcySo


“The average rate on a 30-year mortgage rose to 4.15 percent last week, a 14-month high and up sharply from 3.59 percent in early May, according to the Mortgage Bankers Association.”

IHF Hotel Investment News, June 14, 2013

“Hotels in the United States will experience significant gains in performance in 2014, according to the June 2013 issue of Hotel Horizons from PKF Hospitality Research. The group is projecting that U.S. hotels will see a 7.7-percent increase in revenue per available room in 2014, and a 15.4-percent increase in net operating income.”

www.htrends.com, June 11, 2013

“The total active U.S. hotel development pipeline comprises 2,687 projects totaling 324,130 rooms, according to the May 2013 STR Pipeline Report. This represents an 11.6-percent increase in the number of rooms in the total active pipeline compared with May 2012, and a 22.4-percent increase in rooms under construction. The total active pipeline data includes projects in the In Construction, Final Planning and Planning stages but does not include projects in the Pre-Planning stage.”

www.htrends.com/research/article72065.html


Editor’s Note: Here we go again, is this really good?

“California home prices rose by the most in three decades as a shortage of houses on the market spurred competition among buyers, the California Association of Realtors said today. The median price for an existing single-family home jumped to $417,350 in May, up 32 percent from a year earlier, the Los Angeles-based association said in a statement. It was the 15th consecutive annual increase and the largest since at least 1980, when the group started tracking the data.”


“The latest trend in Seattle’s real estate market has homeowners looking up for some quick cash. Depending on where you live, the air above your roof could be worth a lot of money.” Some property owners that have a good view of water or other areas are buying air rights of adjacent properties. With large increases in populations, properties are being built as multiple stories to get the square foot desired. By purchasing the air rights, adjacent property owners are assured their view will not be blocked. www.kvue.com/news/211575051.html

Jose Pagliery, www.moneycnn.com, June 20, 2013

These metro areas rate highest for ease of starting a business, government support of entrepreneurs, and more, according to a recent Thumbtack survey of more than 8,000 small businesses. #1 – Austin, #3 – Houston, #5 – San Antonio and #7 – Dallas/Fort Worth. www.money.cnn.com/gallery/smallbusiness/2013/06/18/best-places-launch-cities/index.html?iid=HP_River

Jed Kolko, trulialblog, June 25, 2013

Editor’s Note: I do not remember ever seeing this type of article where the urban values are rising faster than the suburbs.

“The suburbs may have faster population growth, but urban neighborhoods have faster home-price growth nationally and in 16 of the 20 Case-Shiller metros. Furthermore, home prices are climbing most steeply in high-rise neighborhoods and areas with large gay and lesbian populations.”

<table>
<thead>
<tr>
<th>U.S. Metro*</th>
<th>Urban home price change, Y-o-Y</th>
<th>Suburban home price change, Y-o-Y</th>
<th>Difference: urban minus suburban</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detroit</td>
<td>28.8%</td>
<td>22.0%</td>
<td>6.8%</td>
</tr>
<tr>
<td>Phoenix</td>
<td>27.2%</td>
<td>22.1%</td>
<td>5.1%</td>
</tr>
<tr>
<td>Miami</td>
<td>18.1%</td>
<td>13.1%</td>
<td>5.0%</td>
</tr>
<tr>
<td>New York</td>
<td>7.3%</td>
<td>2.7%</td>
<td>4.6%</td>
</tr>
<tr>
<td>Boston</td>
<td>10.1%</td>
<td>6.1%</td>
<td>4.0%</td>
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<td>Las Vegas</td>
<td>33.8%</td>
<td>30.0%</td>
<td>3.8%</td>
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<td>San Diego</td>
<td>20.8%</td>
<td>17.3%</td>
<td>3.5%</td>
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<tr>
<td>Los Angeles</td>
<td>20.6%</td>
<td>17.6%</td>
<td>3.0%</td>
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<tr>
<td>Cleveland</td>
<td>7.8%</td>
<td>5.0%</td>
<td>2.8%</td>
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<td>Tampa</td>
<td>15.1%</td>
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<td>Portland</td>
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<td>2.5%</td>
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<td>Chicago</td>
<td>8.8%</td>
<td>6.6%</td>
<td>2.2%</td>
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<td>Atlanta</td>
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<td>18.1%</td>
<td>2.1%</td>
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<td>0.9%</td>
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<td>Denver</td>
<td>11.6%</td>
<td>11.1%</td>
<td>0.5%</td>
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<tr>
<td>Charlotte</td>
<td>9.5%</td>
<td>9.0%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Seattle</td>
<td>12.8%</td>
<td>13.2%</td>
<td>-0.5%</td>
</tr>
<tr>
<td>Dallas</td>
<td>9.3%</td>
<td>11.2%</td>
<td>-2.0%</td>
</tr>
<tr>
<td>San Francisco</td>
<td>18.9%</td>
<td>21.4%</td>
<td>-2.5%</td>
</tr>
<tr>
<td>Minneapolis</td>
<td>9.1%</td>
<td>11.7%</td>
<td>-2.7%</td>
</tr>
</tbody>
</table>

www.trends.truliablog.com/2013/06/home-prices-rising-faster-in-cities/
Reuters, June 21, 2013
“Reuters reports: After decades of renting, companies with offices in the world’s major cities are seeing more financial sense in buying their own buildings, prompted by a mix of cheap debt, stockpiled cash and new accounting rules. There was a fivefold increase in the value of occupier deals in London last year versus 2011, a tenfold increase in New York and a sevenfold increase in Hong Kong, data produced for Reuters by the research company Real Capital Analytics (RCA) shows.” www.rcanalytics.com/article/1553/An-Escalating-Trend-Businesses-Choosing-To-Buy-Not-Rent-Their-Buildings.aspx

This article is about the top 15 design trends for new homes. “From spa-like master baths to super-large kitchens and beautiful outdoor spaces, a range of consumer preferences is driving home design. My newly compiled list of lifestyle and design trends details what consumers want in a home now and in years to come.” The one that caught my attention was #15 titled Dogs. www.customhomeonline.com/architects/top-15-design-trends-in-single-family-living.aspx?utm_source=newletter&utm_content=jump&utm_medium=email&utm_campaign=BBU_070113&day=2013-07-01

“A versatile sleeping porch helps a Texas home connect with its site while it achieves high levels of energy and water efficiency.” Just reading the above headline makes you wonder how successful that could be for a home in the San Antonio area. The article is an interesting read.


www.ccim.com, June 28, 2013
“Commercial real estate remains a very attractive investment option for both domestic and inbound investors, due in large part to the continued low interest rates and lack of comparable alternative risk-adjusted investment options, according to PwC’s 2Q13 Real Estate Investor Survey. Among the 34 markets highlighted, the combined overall capitalization rate fell to 6.91 percent in 2Q13, according to the report.”
www.ccim.com/newscenter/323082/2013/06/28/cap-rates-continue-decline

Hotel values are expected to register a healthy 7.4 percent growth rate in 2014 following a 9.1 percent increase in 2013, according to the latest edition of the Penn State Index of U.S. Hotel Values.

www.hotelnewsnow.com/Article/10770/PSU-Index-Hotel-values-project-growth-in-2014

“Pending home sales rose in May to the highest level since late 2006, implying a possible spark as mortgage interest rates began to rise, according to the National Association of Realtors®.”
www.realtor.org/news-releases/2013/06/may-pending-home-sales-reach-highest-level-in-over-six-years

“The average vacancy rate at U.S. retail property in the second quarter fell to its lowest level in more than three years to 10.5 percent, down from 10.6 percent in the first quarter, according to Reis, Inc.”

Candace Carlisle, Dallas Business Journal, July 8, 2013
“As the home industry rebounds, Dallas-Fort Worth home builders are back in business putting up 5,861 new homes, which is a nearly 27 percent jump year over year. Over the past year the median home prices increased by more than 8 percent to nearly $250,000, according to the data.” www.bizjournals.com/dallas/news/2013/07/08/dfw-sees-burst-of-new-home-construction.html?ana=RSS&es=article_search&utm_source=feedburner&utm_medium=feed&utm_campaign=Feed:%20industry_21%20(Industry%20Residential%20Real%20Estate)

Continued on following page
Meghan Hoyer and Julie Schmidt, USA Today, July 9, 2013

“In April, institutional investors bought 10 percent of the houses sold in the nation’s 100 busiest real estate markets, up from 5 percent the year before, says real estate tracker Radar Logic.” The locations where the largest amount of purchases by investors are as follows.

<table>
<thead>
<tr>
<th>Location</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lakeland, FL</td>
<td>29%</td>
</tr>
<tr>
<td>Orlando-Kissimmee</td>
<td>19%</td>
</tr>
<tr>
<td>Las Vegas</td>
<td>22%</td>
</tr>
<tr>
<td>Charlotte</td>
<td>19%</td>
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<tr>
<td>Miami</td>
<td>22%</td>
</tr>
<tr>
<td>Tampa</td>
<td>18%</td>
</tr>
<tr>
<td>Memphis</td>
<td>20%</td>
</tr>
<tr>
<td>Bakersfield, CA</td>
<td>17%</td>
</tr>
<tr>
<td>Atlanta</td>
<td>19%</td>
</tr>
<tr>
<td>Phoenix</td>
<td>16%</td>
</tr>
</tbody>
</table>

www.htrends.com, July 10, 2013

“Jonathan Nehmer + Associates, Inc. (JN+A) and HVS Design have released the 2013 Hotel Cost Estimating Guide. The Guide is a comprehensive listing of capital expenditure construction and FF&E costs for hotel renovations. Now in its fifth year of existence, the 2013 Hotel Cost Estimating Guide evaluates costs in a variety of hotel tiers including Economy, Extended Stay, Midscale with Food & Beverage, Upscale, Upper Upscale, and Luxury. Within each tier, costs are separated into the categories of Guestrooms; Guest Bathrooms; Guestroom Corridors; Public Areas; Food & Beverage Outlets; Function Space; Recreational Facilities; and Infrastructure. The Hotel Cost Estimating Guide is available as a complimentary download.” www.htrends.com/researcharticle72627.html


“Apartment landlords are continuing to raise rents, but there are signs the pace is slowing. Nationwide, landlords increased rents on average of 0.7 percent to $1,062 in the second quarter, according to a report by Reis Inc.”

www.aia.org, June 19, 2013

“The May ABI score was 52.9 and up dramatically from a mark of 48.6 in April. This score reflects an increase in demand for design services. The new projects inquiry index was 59.1, up slightly from the reading of 58.5 the previous month. 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.” www.aia.org/press/releases/AIAB099230

All state laws are different, but this hospital appraisal case in Indiana may be an interesting one to follow.

www.chestertontribune.com/Porter%20County/porter_county_assessor_and_hospi.htm

nwbd@bldr-media.com, July 20, 2013

Homeownership Rate Declines Most Among Young

Since 2006, the largest decline in U.S. homeownership rates occurred among households headed by 25 to 34 year-olds.

Percentage point change, 2006 to 2011, by age

<table>
<thead>
<tr>
<th>Age</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-24</td>
<td>-4.3</td>
</tr>
<tr>
<td>25-34</td>
<td>-6.3</td>
</tr>
<tr>
<td>35-44</td>
<td>-7.0</td>
</tr>
<tr>
<td>45-54</td>
<td>-3.8</td>
</tr>
<tr>
<td>55-59</td>
<td>-3.3</td>
</tr>
<tr>
<td>60-64</td>
<td>-1.9</td>
</tr>
<tr>
<td>65-74</td>
<td>-0.4</td>
</tr>
<tr>
<td>75 &amp; older</td>
<td>-0.3</td>
</tr>
</tbody>
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