



It's TAAD Conference Time in Texas!

Welcome to Austin, Texas, and the 34th Annual Conference of the Texas Association of Appraisal Districts (TAAD)!

★
TAAD
2015
Conference!
AUSTIN

As our host city, Austin offers a unique blend of eccentricity and diversity and we encourage you to enjoy the local activities that "Keep Austin Weird." It seems as if very little time has elapsed since the last TAAD Conference so let's "kick off" this 34th conference in style.

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 of how others handle business around the state. This year we will also have the first inaugural meeting of the newly formed Texas Association of Appraisal Districts International Association of Assessing Officers Chapter for Texas. 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 Bob Bullock Texas State History Museum and there will also be a top notch Trade Show with many new vendors and products. Please join me in thanking those dedicated committee members and TAAD staff who have served so diligently in putting this conference together. I do think it will be a great one!

On behalf of TAAD President Brent South, the TAAD Executive Board, and your TAAD Conference Committee we welcome you to the TAAD 34th Annual Conference and the great capital City of Austin. We hope your conference experience proves to be one in which you learn and enjoy!

Rick Kuehler
Conference Committee Chair

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TAAD Classifieds

The **Burleson County Appraisal District** is accepting applications for **Chief Appraiser**. Applicants should have a Registered Professional Appraiser (RPA) designation with experience in appraisal district operations, budgets, MAPs audit, Administrative functions and professional customer service experience. Salary range (\$75k-100k) contingent upon qualifications and experience. Full health insurance provided. Access application at: www.burlesonappraisal.com. Qualified applicants should submit application/resume to: Burleson CAD, Attn: P. J. Moraw, P.O. Box 1000, Caldwell, TX 77836; Fax: 979.567.2368
Email to: boardofdirectors@burlesonappraisal.com

The **Cass County Appraisal District** has a job opening for the **Chief Appraiser**. Persons interested in the position must possess a RPA from TDLR, or MAI from the Appraisal Institute, or an AAS, CAE, or RES from IAAO. Preference will be given to applicants with supervisory/administrative experience and knowledge of appraisal district operations. Benefit package provided. Compensation will be commensurate on qualification and experience. Please send resume and salary requirements to: Chief Appraiser Committee, Cass County Appraisal District Board of Directors, 502 N. Main, Linden, TX 75563

The **Coleman County Tax Appraisal District** has a job opening for a **Residential Staff Appraiser**. Prefer experience in the Texas Property Tax System. Duties include discovery, data collection, field inspections, and data input. Requires vehicle with valid driver's license. The position will be available January 1, 2015. Send full resume to: Coleman County Tax Appraisal District, P.O. Box 914, Coleman, TX 76834-0914.

DeWitt County Appraisal District is accepting resumes for the position of **Field Appraiser**. Responsibilities include office and field work associated with the appraisal of all types of real properties and communications with taxpayers and Appraisal Review Board. Current registration with TDLR preferred but not required. Applicants should have excellent work ethic, communication and computer skills. Must be able to perform all activities associated with field work in all weather and rural settings. This position requires reliable transportation, a valid Texas driver's license, and proof of liability insurance. Salary contingent on experience and qualifications. Excellent benefit package, TCDRS retirement system. Please submit resume to: Beverly Malone, Chief Appraiser; 103 E. Bailey St.; Cuero, TX 77954; Fax 361.275.9227; dcadbev@sbcglobal.net

A TAAD of Info...

Departures...

- » **Larry Herring** is retiring at year's end as deputy chief appraiser at **Orange CAD**.
- » **Leann Lee** has departed the chief appraiser spot at **Cass CAD**.
- » TAAD notes the passing of **Gene McKibben**, longtime appraiser and founder of **McKibben and Associates**, also dad to **Mike** and **Brent McKibben** and **Irene Klein**.
- » **Jim Nethery** is retiring from his chief appraiser job at **Sabine CAD** after 39 years in "the business."

...and Arrivals

- » **Tom Ince** has moved up to chief appraiser at **Sabine CAD**. He's been with the district nearly 21 years.
- » **Burton Jones** is the new chief appraiser at **Ochiltree CAD**.
- » **Scott Overton** will be the new deputy chief appraiser at **Orange CAD**; he previously served at **Chambers CAD**.

Attorney General Opinions/Requests for Opinions

GA-1092 (December 8, 2014) RE: Charitable organization's tax exemption under section 11.18, Tax Code, for property leased to a limited partnership for the construction of improvements to be used to expand the charitable services (RQ-1205-GA)

Summary: It is likely a court would determine that the principles of equitable ownership are applicable to an entity seeking a charitable tax exemption under section 11.18 of the Tax Code.

The determination of whether a property qualifies for a tax exemption under section 11.18 is for the chief tax appraiser and, outside the purview of an attorney general opinion.

Request No. 1232-GA RE: Whether the Open Meetings Act prohibits a governmental body from holding a meeting at a location that requires the presentation of photo identification.

Opinion requested by Mr. Kim C. Wyatt, Chair, Board of Directors, Trinity River Authority of Texas

From The **Comptroller:**

Dear Chief Appraisers:

Tax Code Section 6.05(c) requires all chief appraisers to notify the Comptroller in writing no later than Jan. 1 of each year whether they are eligible to be appointed or serve as chief appraiser. Your written notification should be submitted on *Tax Code Section 6.05(c) Notification of Eligibility or Ineligibility to be Appointed or Serve as Chief Appraiser* (Comptroller Form 50-820) as soon as possible.

Written notification may be provided to the Property Tax Assistance Division (PTAD) prior to Jan. 1, 2015; however, PTAD may require confirmation of early submissions. Additionally, all new or newly appointed chief appraisers must provide their own written notifications to PTAD, despite any notification provided by any chief appraiser who may have served prior to Jan. 1.

All written notifications submitted to PTAD are subject to all applicable legal provisions including, but not limited to, Penal Code Section 37.10.

If you have any questions, please feel free to contact us by email or at 1.800.252.9121 (press 2 for the menu and then press 1 for the Information Services Team).

Sincerely,

Mike Esparza

Director, Property Tax Assistance Division

Harris CAD IAAO Award Winners



As part of the Harris County Appraisal District's focus on continuing education and employee development, three employees received their Residential Evaluation Specialist designation from IAAO at the August conference. **Mercy Philip** (L), who earned her designation last year but was recognized at this year's conference, **James Aprea** and **Thu Ngo** (R) now have the RES designation to recognize professionalism and competency in the valuation of residential property for tax purposes.

Texas Housing Market On Track **For Second Best Year Ever**

By Bryan Pope, Associate Editor, Real Estate Center at Texas A&M University

COLLEGE STATION, Tex. (Real Estate Center) – This year will end as the second best year ever in Texas in terms of existing home sales, said a housing market expert with the Real Estate Center.

“Last year was the second best year ever in the state of Texas for home sales volume,” said Center Research Economist Dr. Jim Gaines. “It was second only to 2006, which was at the height of the housing boom and all the easy financing. And 2013 wasn’t that far off from that. This is going to become the new second best year ever. We are having a really terrific year.”

The latest Multiple Listing Service (MLS) data show that sales of existing single-family homes in Texas were 7 percent higher last month than in September 2013.

About 24,640 homes were sold last month, over 1,600 more than the same month last year, but almost 2,800 less than in August. Gaines said the August-to-September downturn is the normal seasonal falloff.

So far this year, 217,690 homes have been sold, about 1 percent more than this time last year.

“We’re getting exactly what we thought we were going to get, and that’s a slowdown in the rate of increase,” Gaines said. “Last year sales went up about 16 percent. It was a big, big jump. This year it’s a little jump. Home prices are doing a very similar kind of thing. There’s been a step-up in prices the last five years, and we’re still seeing that step up. But the rise of the step isn’t quite as high.

“As our prices have been going up progressively here in Texas, incomes really haven’t been going up at the same pace percentage-wise. Home prices going up faster than income means that ultimately affordability and what people can afford to pay becomes an issue.”

Gaines said homebuyers getting hit the hardest are those on the lower end of the home-price spectrum.

“Very few homebuilders are building homes under \$200,000 or \$250,000 in most of our markets,” he said. “So there’s no increase in supply on that low-priced end.”

In addition, credit tightness is affecting first-time buyers and first-time move-up buyers much harder than older buyers at higher income levels.

“The good news for Texas is that our prosperity is, in general, still continuing,” Gaines said. “On the horizon, it appears that it will continue. The only cloud on that horizon is what’s happening in the energy sector. In the last couple of weeks, the price of oil has dropped appreciably. When the trend is downward in the price of oil, you start looking ahead and saying ‘okay, just how far can this trend go before it really becomes a problem?’ Right now it doesn’t appear to be, but it’s one of those things we’ve got to keep our eye on.”

For more of Gaines’ housing market insights, listen to the Oct. 22 episode of the *Real Estate Red Zone* podcast. September figures for most Texas MLSs are available on the Real Estate Center’s website.



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785.259.1379 • Rstuart17@cox.net

Midland Tops In Job Creation, **Lowest In Unemployment**

By Bryan Pope, Associate Editor, Real Estate Center at Texas A&M University

COLLEGE STATION, Tex. (Real Estate Center) – The Texas economy gained 436,700 nonagricultural jobs from October 2013 to October 2014, an annual growth rate of 3.9 percent compared with 2 percent for the United States.

According to the Center's latest Monthly Review of the Texas Economy, the state's nongovernment sector added 396,500 jobs, an annual growth rate of 4.2 percent compared with 2.3 percent for the nation's private sector.

Texas' seasonally adjusted unemployment rate fell to 5.1 percent in October from 6.2 percent a year ago. The nation's rate decreased from 7.5 to 5.8 percent.

All Texas industries had more jobs. The state's mining and logging industry ranked first in job creation, followed by transportation, warehousing and utilities, construction, and professional and business services.

All Texas metro areas except Wichita Falls and Abilene had more jobs. Midland ranked first in job creation, followed by Longview, Houston-Sugar Land-Baytown, Odessa and Dallas-Plano-Irving.

The state's actual unemployment rate in October was 4.8 percent. Midland had the lowest unemployment rate, followed by Odessa, Amarillo, Victoria, Lubbock, College Station-Bryan and San Angelo.

The report, written by Research Economist Dr. Ali Anari and Chief Economist Dr. Mark Dotzour, is online at <http://www.recenter.tamu.edu/pdf/1862.pdf>.

TAAD's 2015 State Certification Course Schedule

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

<i>Month</i>	<i>Course Number</i>	<i>Name</i>
JANUARY 2015		
January 26-27	Course 30	Ethics
January 26-29	Course 5	Mass Appraisal
January 26-29	Course 3	Income Approach to Value
January 26-28	Course 101	Intro to Texas Property Tax System
January 28-30	Course 102	Intro to Appraisal
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
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
SEPTEMBER 2015		
September 21-24	Course 3	Income Approach to Value
September 21-24	Course 4	Personal Property Appraisal
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 Registration on next page

TAAD's 2015 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 at Round Rock**, 2600 La Frontera Blvd., Round Rock, TX 78681, 512.733.6767 or 800.865.0546. Lodging is \$119/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.
- 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.

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 sent by email

Course Materials (please mark one)

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

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

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

Course Registration Fee.....	Registration Fee.....	\$ _____
PTEC Glossary - optional (\$20)	Enclosed.....	\$ _____
Mail Course Materials - optional (\$10)	Enclosed.....	\$ _____
Member District Certificate (must enclose with payment)	minus	\$ _____

TOTAL AMOUNT ENCLOSED \$ _____



Please complete the registration form and return it along with payment to:
TAAD | 7700 Chevy Chase Drive; Building One, Suite 425 | Austin, Texas 78752-1558

Office Use Only:

Certificate _____ Date _____ Check# _____ Paid _____ Glossary _____

DB _____ Materials mailed _____ Confirmation sent _____

Real Estate Notes of Interest

Rick Stuart, CAE

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

Spencer Tierney, www.nerdwallet.com, October 3, 2014,

Everything may be bigger in Texas, but when it comes to raising a family, the smaller cities may win out. Texas now ranks as the fastest-growing state for job growth, according to data from the Bureau of Labor Statistics, but to raise kids well, education and affordable housing also carry weight. So to find the best places for young families in Texas, NerdWallet crunched the data by analyzing the following factors: Public school excellence, Home affordability and Growth and prosperity. <http://bit.ly/irUfPYi>

Robbie Whelan, www.wallstreetjournal.com, October 2, 2014

"Rental rates increased two percent during the third quarter to an average of \$1,111 a month nationwide according to Reis Inc. Rent is accelerating despite an uptick in construction of new dwellings."

www.corelogic.com, October 7, 2014

Today, CoreLogic reported that August 2014 national home prices increased by 6.4 percent year over year, and by 0.3 percent month over month. This marks the 30th consecutive month of year-over-year increases in the CoreLogic Home Price Index (HPI). The states that reached new highs in home prices in August 2014 were Alaska, Colorado, District of Columbia, Iowa, Louisiana, Nebraska, North Dakota, Oklahoma, Texas, and Wyoming. <http://bit.ly/1oQRKac>

Meghan Keneally, www.gma.yahoo.com, October 9, 2014

"One homeowner is resorting to bartering for the latest iPhone as a tactic to sell a beleaguered property in Detroit. The owner has dropped the asking price on a three-bedroom home in east Detroit from \$5,000 to a new iPhone 6 as the owner is desperate to sell ahead of the area's tax auction season where 'thousands' of homes near foreclosure will flood the market," real estate broker Larry Else told ABC News.

Editor's Note: You really should read this entire article. <http://abcn.ws/1CY3oiV>

Peter Coy, www.businessweek.com, October 10, 2014

One of Houston's biggest supporters, the economics writer Joel Kotkin, acknowledges that the city has a "cruddy reputation." It's the only major U.S. city without a formal zoning code, which means you can find strip clubs next to churches and oil derricks in residential neighborhoods. But say this for Houston: It's booming.

In August, the most recent month for which figures are available from the U.S. Census Bureau, metro Houston (including Sugar Land and the Woodlands) issued more permits for construction of single-family homes than did the entire state of California, which has six times the population. And that was no fluke. Houston and California have been running neck and neck in permit issuance since 2000, with California running just about 3,000 permits ahead in that time. <http://buswk.co/ZnnMJy>

Charlene Jones, www.usatoday.com, October 13, 2014

"Extended-stay hotels, which offer a kitchen in each room and where guests usually stay for at least five nights, had an average occupancy rate of 76.9 percent from January to August with traditional hotels at 66 percent occupancy. Extended-stay new construction is up 42.3 percent over the previous year."

www.myappraisalinstitute.com, October 15, 2014

"Home prices, including distressed sales, increased 6.4 percent in August compared to the same point last year and were up 0.3 percent from July, analytics firm CoreLogic reported Oct. 7 in its Home Price Index. August was the 30th consecutive month showing year-over-year home price gains. When distressed sales are excluded, prices rose 5.9 percent compared to the same point last year. Overall, prices remain 12.1 percent below their April 2006 peak. When distressed sales are excluded, prices are 8.6 percent below the peak. CoreLogic reported that sales are up in every state. Michigan's prices rose the most, jumping 11.1 percent since August 2013. California took second place with a 9.2 percent increase. If distressed sales are excluded every state, save Mississippi, still saw year-over-year increases, with Massachusetts and Maine showing the largest increases, at 9.4 percent and 9.3 percent, respectively." <http://bit.ly/irvtwaZ>

Continued on following page

Real Estate Notes continued

Randy Drummer, www.costar.com, October 8, 2014

U.S. office construction has reached its highest level since 2008 as developers break ground on new projects in a growing number of markets where job growth, rising rents and falling vacancies are finally justifying new development. <http://bit.ly/ixYfLao>

Joe Light, *The Wall Street Journal*, October 15, 2014

In Nevada, like 20 other states, a Homeowners Association (HOA) is allowed to place a lien on a property when the HOA fees become delinquent. A judge in Nevada has taken this to a new level. "The result, according to a recent state court decision, is that homes can be put up for auction by HOAs – without the blessing of the mortgage lender – and sold, extinguishing the first mortgage and allowing the investor to get title to the home. Such sales often are for an amount equal to or slightly above the HOA dues in arrears."

Editor's Note: Anyone want to bet about this being overturned?

Bill Grice, *Mortgage Observer*, October 7, 2014

"Select-service hotels—once mainly the focus of small, regional owners and operators—have become a target for some of the largest REITs and private equity firms and a growing sweet spot for lenders, according to a report from JLL provided exclusively to Mortgage Observer. These are hotel brands such as Hilton Garden Inn, Courtyard by Marriott and Hyatt Place." <http://bit.ly/It3ojhl>

Jennifer Goodman, www.builderonline.com, October 23, 2014

A new game-changing system, recently recognized for its energy-efficient composite approach to basement construction, soon could change how American builders construct foundations. Epitome composite foundation walls from Composite Panel Systems (CPS) provide a highly insulated, fire-resistant alternative to poured-concrete foundation walls. <http://bit.ly/1ypU03x>



USA Today, October 22, 2014

According to the U.S. Census Bureau, the size of new homes is at an all-time high.

» 2007: 2,521 SF » 2010: 2,392 SF » 2013: 2,598 SF

Doug Carroll, *USA Today*, October 22, 2014

"Existing home sales last month were the strongest this year, but remained below year-earlier levels for the 11th straight month, according to the National Association of Realtors."

Editor's Note: Although considerable time between the following two articles, they really go together and should make us all anxious.

Andrew Acherman and Alan Zibel, *The Wall Street Journal*, October 23, 2014

"The Federal Reserve, Securities and Exchange Commission and Department of Housing and Urban Development approved new rules for mortgage backed securities. The rules are intended to improve the quality of loans by giving banks a financial incentive to ensure mortgages can be repaid. The initial rules required that banks hold 5 percent of the risk of mortgages packaged and sold to investors or require a 20 percent borrower down payment. But regulators, concerned that overly stringent rules would harm the housing market's recovery, backtracked on the 20 percent down payment, with the requirement that a borrower's debt payments not exceed 43 percent of income."

Editor's Note: No down payment and not to exceed 43 percent of income! Here we go again.

Annamaria Andriotis, www.thewallstreetjournal.com, December 1, 2014

"Home appraisers are inflating the values of some properties they assess, often at the behest of loan officers and real-estate agents, in what industry executives say is a return to practices seen before the financial crisis. An estimated one in seven appraisals conducted from 2011 through early 2014 inflated home values by 20 percent or more, according to data provided to The Wall Street Journal by Digital Risk Analytics, a subsidiary of Digital Risk LLC. The mortgage-analysis and consulting firm based in Maitland, Fla., was hired by some of the 20 largest lenders to review their loan files." <http://on.wsj.com/1ybmYXT>

Continued on following page

Nick Timiraos, www.builderonline.com, November 4, 2014 »

Word from the National Association of Realtors is that just 33 percent of primary residences sold this year were purchased by first-time buyers, down from 38 percent last year to the lowest level since 1987, the association reported Monday.

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/iqp4mMc>

www.myappraisalinsitute.org/, November 5, 2014

"Instances of mortgage and valuation fraud are on the rise, CoreLogic reported Oct. 28 in its 2014 Mortgage Fraud Report. During the second quarter, an estimated 11,100 mortgage applications, or 0.69 percent of all mortgage applications, contained fraud, as compared with 19,700 or 0.67 percent in the second quarter of 2013, when the total application volume was substantially higher. The CoreLogic Mortgage Application Fraud Risk Index increased 3.2 percent nationally between the second quarter 2013 and second quarter 2014. CoreLogic estimated that fraudulent mortgage applications totaled \$19.8 billion in the 12 months ending June 30." <http://bit.ly/1tBu5nT>

www.trends.com, November 11, 2014

According to Smith Travel Research, "There are 3,358 hotels totaling 403,715 rooms Under Contract in the United States, according to the October 2014 STR Pipeline Report. This represents a 15.0-percent increase in the number of rooms Under Contract compared with October 2013 and a 31.0-percent increase in rooms under construction. The Under Contract data includes projects in the In Construction, Final Planning and Planning stages but does not include projects in the Un-confirmed stage." <http://bit.ly/1z1SkbP>

Paul Emrath, National Association of Home Builders, November 26, 2014

"While interest rates remained stable on average in October, the average price and loan size on conventional mortgages used to purchase newly built homes both increased for the second month in a row. The average price increased by nearly \$10,000, from \$422,300 to \$432,200, which is the third highest number on record (having topped \$434,000 in January and April of this year)." <http://bit.ly/1ivkzct>

Kathleen Madigan, wsj.com, November 26, 2014

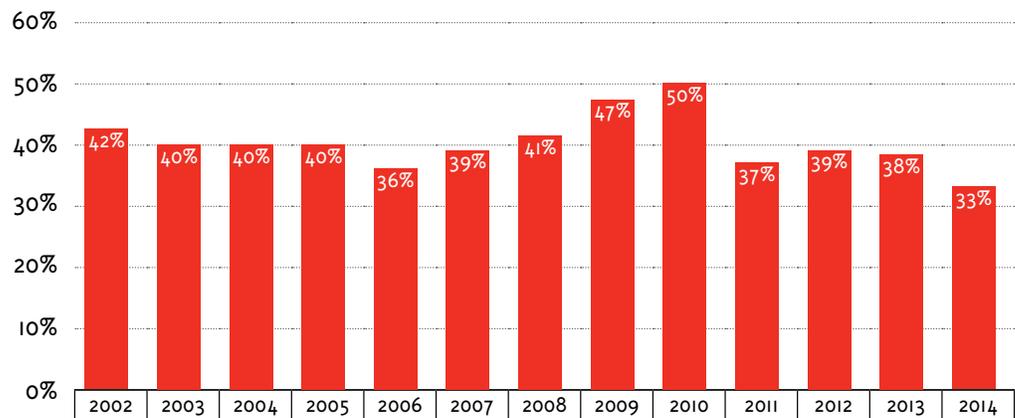
"U.S. home prices are up just 4.8 percent in the year ended in September, according to today's S&P/Case-Shiller report. That's down from 5.1 percent in August." <http://on.wsj.com/1Ci6EHZ>

www.builderonline.com, November 26, 2014

"More than 32 percent of all single family homes and condos purchased so far in 2014 are non-owner occupied compared to 68 percent that are owner-occupied," [RealtyTrac vp Daren] Blomquist added. "That is the highest share of investor purchases since we began tracking in 2001." <http://bit.ly/1fS0hT>

Entry-Level Weakness

Share of first-time home buyers (primary residence buyers only)



Source: National Association of Realtors

Real Estate Notes *continued***Joe Light, *The Wall Street Journal*, November 26, 2014**

"Mortgage finance giants Fannie Mae and Freddie Mac will allow homeowners who have been foreclosed upon to repurchase their homes at market value even if they owe more, reversing a policy that prohibited such transactions. However, the impact of the changes could be limited. It will apply only to the 122,000 homes that have already been foreclosed on."

Liz Moyer, *The Wall Street Journal*, November 10, 2014

"When Tyler Allen agreed to fork over \$3 million in cash for a luxury condominium near Concordia, Kan., he wasn't attracted by the indoor swimming pool, 17-seat movie theater, or hydroponic vegetable garden. The real selling point of the 1,820-square-foot apartment: It will be buried 174 feet underground in a decommissioned missile silo sturdy enough to withstand a nuclear attack." <http://on.wsj.com/izZoyXw>

***Money Magazine*, November 2014**

"Thanks to better manufacturing methods, the cost of residential solar panels has fallen about 7 percent per year since 2000, says the Department of Energy. And that's not the only thing making solar look like a brighter choice. Those items are better financing options and improved resale value."

***www.hotelnewsnow.com*, November 26, 2014**

"In year-over-year measurements, the industry's occupancy rose 5.5 percent to 60.7 percent. Average daily rate increased 4.1 percent to finish the week at US\$112.52. Revenue per available room for the week was up 9.8 percent to finish at US\$68.34." <http://bit.ly/1Fu8f1h>

Ed Watkins, *www.hotelnewsnow.com*, November 26, 2014

"There is a lot of money in the market, which is driving pricing up, dropping (capitalization) rates and making transactions a little more difficult to do," said Fern Kanter, executive VP of Capital Hotel Management, during a panel titled "Equity." <http://bit.ly/123SWau>

***Daily Real Estate News*, November 26, 2014**

"Renters need to brace themselves: Apartment rent is expected to continue to outpace inflation next year. It's a landlord's market, which means strong demand continues to give landlords justification to hike rents. Rent growth will likely reach 3.9 percent in 2015, only a slight dip from four percent this year, according to a recent forecast released by the National Association of REALTORS®. For at least two more years, vacancy rates for rental apartments are expected to remain low." <http://bit.ly/1zicWpn>

Kris Hudson, *www.thewallstreetjournal.com*, December 2, 2014

"Many companies have been trying to make it easier and cheaper for homeowners to generate electricity from the sun, chipping away at the utilities' monopolies. The number of residential solar installations has climbed, aided by their declining cost and government incentives. Now home builders have jumped in. Such systems are less expensive to install during a house's construction than afterward, while some builders offer the cheaper option to lease a system rather than buy one. Lennar allows buyers to decide whether to purchase the system and generate their own electricity, or lease the system from a Lennar subsidiary, which retains ownership of the equipment and sells the power to the homeowner at prices Lennar promises will be 20 percent cheaper than the local utility's."

<http://on.wsj.com/1HUrLQx>

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TAAD 2015 IAAO Course Schedule/Workshop *in progress*

Course 311: Residential Modeling Concepts

January 5-9, 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 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)

Course 112: Income Approach to Valuation II

January 12-16, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Rick Stuart, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

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, 3rd edition (obtain from IAAO)

Course 201: Appraisal of Land

February 9-13, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Rick Stuart, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

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

Recommended: Course 101, Course 102

AQB Approved: 33.50 CE with exam / 30 CE

Recommended text: Property Assessment Valuation, 3rd edition (obtain from IAAO)

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

Continued on following page

2015 IAAO Course/Workshop *continued*

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, 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

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



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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, 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

Continued on following page

2015 IAAO Course/Workshop *continued*

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: TAAO member districts: \$165

TAAO 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

Course 312: Commercial/Industrial Modeling Concepts

October 12-16, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Barry Couch, CAE

Fees: TAAO member districts: \$425

TAAO 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: TAAO member districts: \$450

TAAO 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-2½ 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: TAAO member districts: \$425

TAAO 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)

IAAO Registration Form on following page

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

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

IAAO Course/Workshop # _____ Course Date _____ TDLR # (if applicable) _____

Name _____ Nickname _____ Title _____

Jurisdiction/Firm _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone _____ Email Address _____

Course Registration Fee\$ _____
(Fee is based on TAAD membership, not on IAAO membership)

Please submit this course for Continuing Education credit with TDLR

TOTAL AMOUNT ENCLOSED\$ _____

Please complete the registration form and return it along with payment to:
TAAD | 7700 Chevy Chase Drive; Building One, Suite 425 | Austin, Texas 78752-1558

Office Use Only:

Date _____ Check# _____ Paid _____ PC _____

DB _____ ADV _____ Materials Date _____



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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*.

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Texas Association of Appraisal Districts

**34TH ANNUAL CONFERENCE
ON APPRAISAL ADMINISTRATION**

RENAISSANCE AUSTIN HOTEL
FEBRUARY 15-18, 2015



Registration and Program Information

2015 **TAAD** Conference Agenda *(Subject to change)*

Sunday, February 15	
2 - 5 pm	Conference Registration
3:30 - 5 pm	Early Bird Session: <i>Are You Ready to Rumble: The Equal and Uniform Discussion</i>
5 - 6:30 pm	Grand Opening of the 34th Annual TAAD Trade Show / Reception Join us as we celebrate and honor 2014 President Brent South. Then we'll kick off the trade show with a reception. Join us for refreshments, music and prize drawings, and best of all, meet our exhibitors and view their new products and services.
Monday, February 16	
7 am - 4:30 pm	Conference Registration
7 - 8 am	Breakfast Buffet
8 - 9:25 am	34th Annual Conference Opening Session Presentation of Colors, Opening Remarks Keynote: <i>Turning Customers into Raving Fans</i> Larry Johnson
9:30 am - 9:55 pm	TAAD Annual Delegate Assembly and Business Meeting
9:55 - 10:20 am	TAAD's Trade Show and Exhibits & Refreshment Break with the Exhibitors
10:20 - 11:20 pm	<i>Doing What You Have To Do ...</i> Dave Carey
11:20 - 12:15 pm	<i>What's Happening at the Capitol?</i> Harvey Kronberg
12:15 - 1 pm	TAAD presents <i>A Trade Show Lunch</i> <i>Join TAAD for lunch and drawings!</i>
1 - 2:20 pm	<i>All That Ethical Jazz: Companies Don't Go to Prison – People Do!</i> Jerome Mayne
2:20 - 2:35 pm	Refreshment Break with the Exhibitors <i>Who will be the winner of Trade Show Bingo Bonanza? Warning: must be present to win!</i>
2:35 - 3:55 pm	<i>School Finance Update</i> Deborah Cartwright and David Thompson, III
3:55 - 4:45 pm	<i>Creating Better Days, Regardless of the Hands You're Dealt: A Customer Service Lesson</i> Jim Bearden

continued on following page

2015 **TAAD** Conference Agenda *continued*

Tuesday, February 17	
7 am - 4:30 pm	Conference Registration
7:30 - 8:30 am	Continental Breakfast (all attendees)
8:30 - 9:25 am	Concurrent Sessions: » Innovations in Imagery » Special Ops: Ensuring Responsible Field Work » BOD Forum: Auditing and GASB Regulations
9:30 - 10:30 am	Concurrent Sessions: » Discovering Exemption Fraud » Fee (<i>not so</i>) Simple » BOD Forum: Parliamentary Procedure for CAD BODs
10:30 - 11 am	Refreshment Break
11 - 12 noon	Concurrent Sessions: » Equal and Uniform » Cap Rates 101 » BOD Forum: Open Meetings/Open Records for CAD BODs
12 - 1:45 pm	TAAD Annual Awards Luncheon Join TAAD as we salute the winners – the award winners, the graduates of the 2014 Chief Appraiser Institute, and the sponsors, vendors and groups who support the association.
1:45 - 3:05 pm	Creating a Culture of Service <i>Anne Pritchard Grady</i>
3:05 - 3:35 pm	Refreshment Break
3:35 - 4:45 pm	Inalienable: Ethical and Behavioral Absolutes in Public Service <i>Mark Warren</i>
6:30 - 10 pm	Evening Gala at the Bob Bullock Texas State History Museum <i>Join TAAD for an evening of food and fun!</i>
Wednesday, February 18	
8 - 8:30 am	Farewell Breakfast Buffet
8:30 - 9:15 am	TAAD's IAAO Chapter Inaugural Meeting
9:30 - 11 am	<i>Equal and Uniform: The Fight for Fairness</i>
11 - 11:30 am	Legislative Update
11:30 am	Conference Wrap-up
	Adjourn/Farewell Austin 2015/Hello, Dallas 2016

Texas Association of Appraisal Districts
34th Annual Conference on Appraisal Administration
 February 15-18, 2015, Renaissance Austin Hotel



Step One: Registration Information

First Name _____ (Nickname) _____ Last Name _____

Job Title _____

Employer _____ TDLR # _____

Mailing address _____

City _____ State _____ Zip _____

Phone _____ Fax _____

Email address _____

Emergency contact (name & phone) _____

Step Two: Information for Ribbon (check all that apply)

- Chief Appraiser Institute grad
 Trade Show Exhibitor
 TAAD Regional Trustee
 TAAD Conference Sponsor
 TAAD Committee member
 CAD Board Member

Step Three: Guest Registration

Guest registration provides a name badge which will be required for entrance to all education sessions and social functions and includes all meal functions as a regular registration. **See below for fee information.** *Guest* refers to a spouse or relative, **not** a business associate or staff colleague. **A guest registration does not qualify for CEUs with TDLR.**

Name for guest badge _____

Step Four: Registration Fees

A full registration provides a name badge required for entrance to **all education sessions and social functions** including the Trade Show Reception, President's Breakfast, Trade Show Lunch, Awards Luncheon, Tuesday Continental Breakfast, Tuesday Evening Gala, and Wednesday Breakfast. **No Refunds for tickets ordered.**

CHECK OFF ✓	Category	Member Districts only postmarked by 1/16/15	Regular postmarked between 1/17/15 - 1/30/15	On-Site postmarked 1/31/15 and after/on-site
	TAAD Member District (employees, BOD, ARB)	\$295	\$375	\$425
	TAAD Associate OR Affiliate Member		\$425	\$500
	Contractor (a trade show vendor or conference sponsor, or an employee of either)		\$475	\$550
	Guest	\$225	\$250	\$300
	One day-Member District (Sun. or Weds.)	\$100	\$125	\$150
	One day-Associate or Affiliate member (Sun. or Weds.)		\$150	\$175
	One day-Member District (Mon. or Tues.)	\$125	\$150	\$175
	One day-Associate or Affiliate member (Mon. or Tues.)		\$175	\$1200
	One day-Contractor		\$200	\$200
	Nonmember		\$1,250	\$1,500

Continued on following page

TAAD 2015 Conference Registration Continued

Please indicate day for one-day registration:

Sunday Monday Tuesday Wednesday

Registration Subtotal \$ _____

Step Five: Extra Tickets

(Full and guest registrations provide entrance to each of these events. *One day registrations do not provide entrance.*) **No refunds for extra tickets ordered!**

	Member Districts only: postmarked by 1/16/15	Postmarked 1/17/15 - 1/30/15	Postmarked 1/31/15 and after/or on-site
Trade Show Reception	\$10	\$15	\$25
Monday President's Breakfast	\$30	\$35	\$35
Monday Trade Show Lunch	\$35	\$35	\$45
Tuesday Continental Breakfast	\$15	\$15	\$15
Tuesday Awards Luncheon	\$40	\$40	\$40
Tuesday Evening Gala	\$75	\$75	\$75
Wednesday Litigation Breakfast	\$30	\$30	\$35

Registration Subtotal \$ _____

Step Six: Special Needs

Do you have any special needs? Please indicate any dietary/physical needs by sending an email description of your needs **by February 1** to Doris Koch, dkoch@taad.org.

Step Seven: Payment/Method of Payment

Full payment must accompany your registration form. TAAD accepts only checks and money orders. Registrations received after the cut-off date will be billed for the difference. All participants must pay in full prior to receiving on-site conference materials.

REGISTRATION TOTAL \$ _____

Cancellation and Refund Policy:

No refunds will be issued for extra tickets, one-day registrations or guest registrations. **Early registration fees** will be applicable to forms accompanied by registration fee(s) and postmarked **no later than January 16, 2015**. Review "Policies and Procedures" for cancellation penalties. If you have a potential scheduling conflict, please be sure you understand the policy before registering. TAAD will mail all refunds after the conclusion of the conference.

- » **Cancel by February 1: \$50 penalty**
- » **Cancel February 2-8: \$100 penalty**
- » **Cancel February 9 or later: Total forfeiture of registration**
- » **NO REFUNDS FOR TICKETS ORDERED.**

Registration Confirmation: TAAD will send confirmation of registration by way of **email**.

Please be sure to include a current email address!

I authorize TAAD to send facsimiles regarding matters of educational and political interest, convention promotions, advertisements, and other commercial materials related to the Association.

Return form (with check payable to TAAD) to:

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

Questions? 512.467.0402



Office Use Only:

Date _____
 Check# _____
 Paid _____
 Notice _____ DB _____
 Notes _____



Texas Association of Appraisal Districts 2015 Annual Conference Policies & Procedures

Registration

Early registration is available **ONLY** to TAAD member districts and their registered guests and must be **postmarked by no later than January 16, 2015**. (Faxed registrations will not be accepted.)

Registrations postmarked January 17 through January 30 will pay the higher-priced "regular registration" fees. Registrations with a postmark of January 31 or later, as well as on-site registrations at the conference will use the "onsite registration" fee schedule.

Conference participants may pick up conference packets from 2 to 4pm on Sunday, February 15, and again from 7 am to 4:30pm on Monday, February 16.

NOTE: A full conference registration *includes admission* to the Monday Breakfast Buffet, Awards Luncheon, President's Reception/Trade Show Reception, continental breakfast, trade show lunch, Tuesday Night Gala, and Wednesday Breakfast.

A limited number of additional tickets to these catered events will be available at the conference registration desk. **Admittance to conference events will be by name badge only.** Non-registered guests must have a ticket to any event they wish to attend.

One-Day OR Guest Registrations

Single day registrations *do not* include tickets to catered events, and there are no refunds for one-day registrations. Also available will be a **Guest registration**. It includes admission to all catered events. It *does not* qualify the registrant for CEs with TDLR, however.

Host Hotel

All conference sessions and trade show will be at the Austin Renaissance Hotel, The Arboretum at Great Hills, 9721 Arboretum Boulevard, Austin, TX 78759.

Trade Show & Exhibits

The trade show will open at 5 pm on Sunday, February 15 with a Welcome Reception in honor of TAAD's 2014 President Brent South. Back by popular demand, play *Bingo Bonanza* – visit the vendors and you may be a winner! A business interested in reserving a booth should call TAAD and request an *Exhibitor Prospectus*.

Tuesday Night Gala

Join TAAD for an evening of fun and excitement as we travel to the Bob Bullock Texas State History Museum. Located in downtown Austin, the museum tells the "Story of Texas" with three floors of interactive exhibits. You can explore in leisure, because the museum is open only for TAAD guests on this evening. A great dinner awaits you, in addition.

TAAD will provide roundtrip transportation from the hotel to the museum.

Refund Policy

Individuals who register for the conference but are unable to attend **must submit a written refund request in advance.**

» **Cancel by February 1, 2015 \$50 penalty**

» **Cancel February 2-8, 2015..... \$100 penalty**

If not cancelled by February 9, 2015, total forfeiture of registration. (Note: If another individual from the same office is substituted, there is no penalty.)

A refund will be issued according to postmarked date on the envelope. (No faxes will be accepted.)

No refunds will be issued for one-day registrations, guest registrations or extra meal tickets purchased.

TAAD will process refunds after the conclusion of the conference.

Parking

Self-parking for guests at the Renaissance Austin Hotel is free; valet parking is also available for \$20 per day.

Conference Attire

Suggested dress for conference sessions is business casual attire. On Wednesday let's all **"Show Our Colors"** by wearing an item with your respective business or appraisal district's logo.

CE Credit

Each individual has the responsibility of signing and returning to TAAD the CE request form **prior to conference adjournment**. **TAAD cannot accept late requests for CE credit.**

