



Houston To Host 36th TAAD Conference



HOUSTON

You are invited to the 36th Annual Conference on Appraisal Administration and Trade Show, hosted by the Texas Association of Appraisal Districts, Inc. (TAAD).

Mark Sunday, February 19 through Wednesday, February 22, 2017, on your calendar and plan to be at the Houston Marriott Westchase Hotel with the rest of the TAAD membership!



» More education sessions, exhibits

This is the premier (and largest!) event for appraisal districts and tax offices in Texas. You have the opportunity to gain a variety of information and to obtain up to **18.5** hours of continuing education for your certification renewal – by attending the 25 education sessions planned. Obtain answers to your questions, and have the opportunity to solve your challenges by networking with your peers, vendors, and leaders in the ad valorem profession.

» Sunday sessions

The annual conference program will be a bit different this year. On Sunday afternoon we'll have several sessions available, including the USPAP Update (separate registration and payment necessary) and Ethics for Chief Appraisers, in addition to a legislative update, a session on wildlife topics, and an info session on achieving an IAAO Certificate of Excellence in Assessment Administration.

» Trade show & Exhibits

New agenda! The trade show will open at 10 am on Monday, February 20, right after the Opening Session, and will finish at mid-day on Tuesday, February 21. 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 Kelly Kemp at TAAD ASAP and request an Exhibitor Prospectus.

» Monday Night's Miles of Smiles Gala

Join TAAD for an evening of fun and laughter as we avoid the traffic and stay at the hotel for a great dinner followed by an evening of entertainment. We'll start with a pre-gala reception with our Trade Show Exhibitors ... and from there, we'll head to the Grand Ballroom for dinner, entertainment, and fun. We welcome comedian Bob Smiley to our "Miles of Smiles Gala."

» Early registration for TAAD member districts extends until January 20, 2017

Forms must be postmarked and accompanied by registration fee no later than that date in order to qualify for the early/reduced member district rate. (For a fillable registration form, see TAAD's website.)

» 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.

The 36th Annual Conference was designed by your peers with you in mind – make plans now to visit Houston and attend!

See you in Houston!

Features

2 » TAAD Classifieds | 2 » Attorney General Opinions/Requests for Opinions | 3 » Vacancy on the Texas Tax Professionals Advisory Council | 4 » USPAP Refresher Continuing Education | 6-7 » TAAD's 2017 State Certification Course Schedule and Registration Form | 8 » Real Estate Notes of Interest | 12-17 » TAAD 36th Annual Conference Registration and Program Information

TAAD Classifieds

CHIEF APPRAISER

The **Carson County Appraisal District** in Panhandle is accepting resumes for the position of **Chief Appraiser**.

Applicants must have the following professional designations: Certified registered professional appraiser (RPA) from the Department of Licensing and Registration

AND:

Registered Tax Assessor/Collector (RTA) from the Department of Licensing and Registration

Applicants should have knowledge and experience in property tax collection, budgeting and personnel management and the ability to work tactfully with the public, governing bodies, taxing jurisdictions, state agencies and their representatives. Other preferred qualifications would include prior experience as a chief appraiser in Texas, and substantial familiarity with issues arising from the annual State property value study, and a willingness to reside in Carson County while serving as Chief Appraiser. Public Funds Investment Training is also required. Salary range will be contingent upon qualifications and commensurate with experience. **Applicants are required to disclose salary expectations in the application materials forwarded to the appraisal district.** In addition, candidates should disclose the earliest date they can begin employment with CCAD. Benefit package is provided with employment.

Any questions should be referred to Dale Gabel at the address and telephone number stated below.

As previously noted, CCAD is continuing to accept applications, and reserves the right to do so until the position is filled. Applications will be opened when they are received by the CCAD presiding officer, who will then distribute them to all CCAD directors.

Applications should be submitted to:

Carson CAD Chief Appraiser Application

Attn: Dale Gabel, Presiding Officer, Carson CAD

P.O. Box 280, Panhandle, TX 79068

806.537-5329

CCAD is an Equal Opportunity Employer

Attorney General Opinions/ Requests for Opinions

Request No. 0137-KP RE: Whether the computation of state funding for school districts receiving additional state aid for tax reduction must include local option homestead exemptions that were determined to be unauthorized in Attorney General Opinion KP-0072 (2006)

Opinion requested by Michael Morath, Commissioner of Education

Request No. 0140-KP RE: Scope of residence homestead tax exemption in Tax Code section 11.13(1)(2)(B)

Opinion requested by Honorable Rodney W. Anderson, Brazos County Attorney

NOW AVAILABLE

If you missed us at our booth during the TAAD Conference, check out what a number of Appraisal District's already know – this video is good!

Video Explains Appraisal Process to Property Owners

TEAM Consulting, LLC and 502 Media Group have produced an award-winning video that explains the fair and equitable appraisal process. This clear and concise tool provides a quick and convenient way to deliver your message.

The video is now available in two versions: the original that uses the term "appraisers" and a version that substitutes the term "Assessor" for "appraisers!"



Preview the Video Above & Order Your Customized Copy Today!

To best understand your needs, we will need some information about your jurisdiction before we can provide you with an accurate quote. Select the range that best fits your parcel count as well as any add-ons your video will require. Once we receive your completed order form, a representative from 502 Media Group will contact you to finalize your order.

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Vacancy On The **Texas Tax Professionals Advisory Council**

TDLR announces a vacancy 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 of 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. This announcement is for a member who is certified under this chapter as a registered Texas collector or a registered Texas assessor.

The Committee is composed of the following seven members appointed by the presiding officer of the Commission, with the Commission's approval:

- 1. Two members who are certified under this chapter as registered professional appraisers;**
- 2. two members who are certified under this chapter as registered Texas collectors or registered Texas assessors; and**
- 3. 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.

Interested persons should submit an online application.

<https://www.tdlr.texas.gov/AdvisoryBoard/login.aspx>

Applicants can also request an application from the Department by telephone (800) 803-9202 or e-mail advisory.boards@tdlr.texas.gov.

Here's a chance to knock out credit for your USPAP Refresher continuing education!

To provide this training, TAAD is sponsoring a class prior to the start of the 36th Annual Conference.



NOTE: this class *is not part of the conference program*. A separate registration and fee are necessary.

Course 31: USPAP Refresher

» Date	Sunday, February 19, 2017
» Registration Deadline	February 12, 2017
» Instructor	Tracey Foster
» Class Location/Lodging	Houston Marriott Westchase Hotel, 2900 Briarpark, Houston 77042
» Class Hours	1-5pm
» CEs	3.5 hours
» No onsite registrations will be accepted!	

Name _____ TDLR number _____

Jurisdiction/Firm _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone _____ E-mail Address _____

☐ TAAD member district \$50

☐ TAAD associate/affiliate member \$150

☐ Non-member \$200

TOTAL AMOUNT ENCLOSED \$ _____

Registration fees must reflect current membership status.

Requests for refunds must be in writing and postmarked at least 7 days prior to the session.

For USPAP, a \$75 cancellation fee (associate/affiliate and nonmembers) or \$50 cancellation fee (member districts) will be deducted if refund request is in writing and postmarked at least 7 days prior to the class (February 12, 2017).

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:

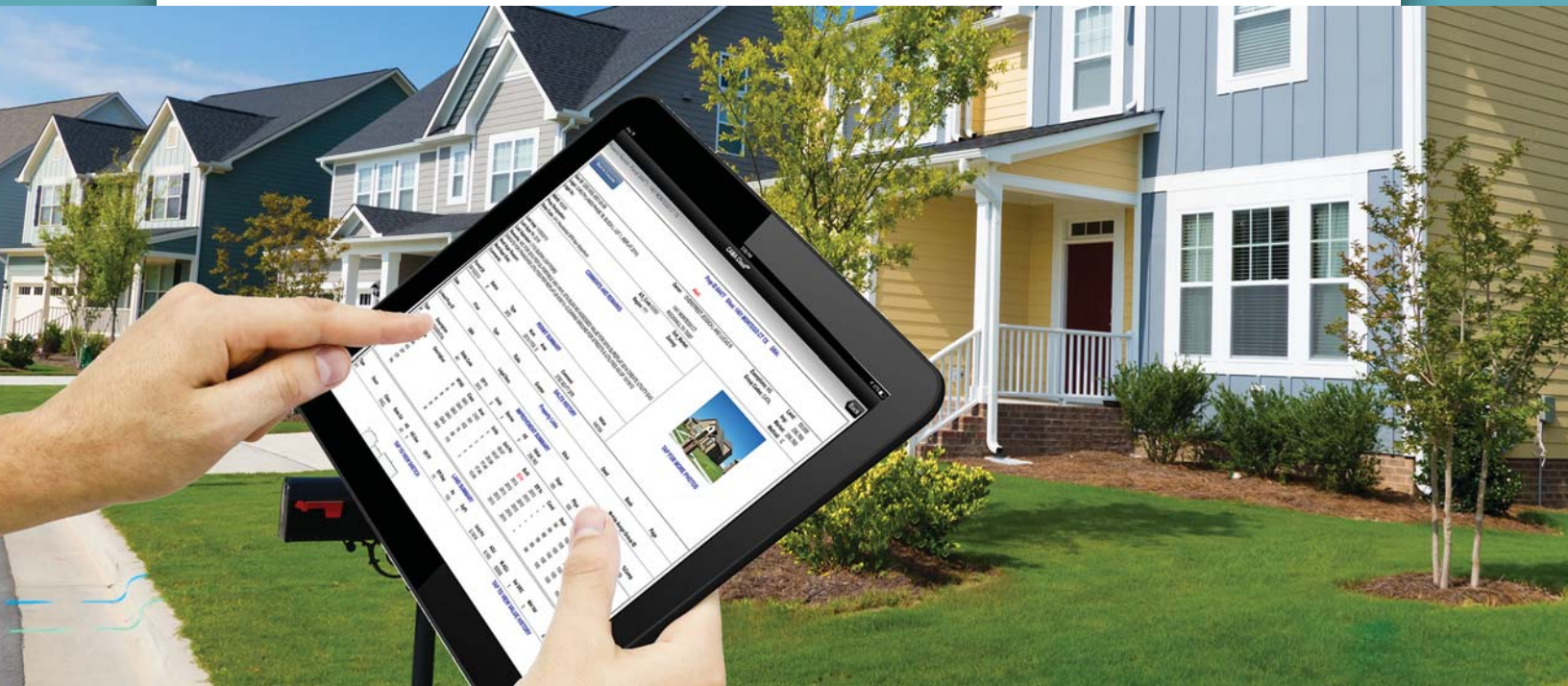
Date _____

Check# _____

Paid _____

DB _____

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TAAD's 2017 State Certification Course Schedule

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

<i>Month</i>	<i>Course Number</i>	<i>Name</i>
JANUARY 2017		
January 23-25	Course 32	USPAP
January 25	Course 30	USPAP refresher
January 23-24	Course 30	Ethics
January 23-26	Course 5	Mass Appraisal
January 23-26	Course 3	Income Approach to Value
January 23-25	Course 101	Intro to Texas Property Tax System
January 25-27	Course 102	Intro to Appraisal
MARCH 2017		
March 6-8	Course 7	Property Tax Law
March 6-9	Course 4	Personal Property Appraisal
March 6-9	Course 10	Analyzing a Real Property Appraisal
March 6-10	Course 201/202	Sales Comparison Approach to Value/Cost Approach to Value
JUNE 2017		
June 19-23	Course 8	Assessment and Collections with 28 Truth in Taxation (TAAD Office)
June 26-28	Course 9	Adv. Assessment and Collections (TAAD Office)
AUGUST 2017		
August 21-23	Course 7	Property Tax Law
August 21-24	Course 10	Analyzing a Real Property Appraisal
August 21-25	Course 201/202	Sales Comparison Approach to Value/Cost Approach to Value
SEPTEMBER 2017		
September 11-14	Course 3	Income Approach to Value
September 11-14	Course 4	Personal Property Appraisal
September 11-14	Course 5	Mass Appraisal
OCTOBER 2017		
October 9-10	Course 30	Ethics
October 9-11	Course 101	Intro to Texas Property Tax System
October 11-13	Course 102	Intro to Appraisal
NOVEMBER 2017		
November 6-8	Course 32	USPAP
November 8	Course 31	USPAP refresher
November 6-10	Course 201/202	Sales Comparison Approach to Value/Cost Approach to Value
DECEMBER 2017		
December 4-6	Course 7	Texas Property Tax Law
December 4-7	Course 10	Analyzing a Real Property Appraisal
December 4-7	Course 3	Income Approach to Value
December 4-7	Course 4	Personal Property Appraisal
December 4-7	Course 101	Intro to Texas Property Tax System
December 7-9	Course 102	Intro to Appraisal

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

Course Registration on next page

TAAD's 2017 State Certification Course Registration Form

- Class Hours:** Unless otherwise specified, course hours are from 8:30 am - 5 pm.
Registration on day one of class is 8 - 8:30 am. See TAAD website for course lengths.
- Class Location/Hotel Accommodations:**
 - » **Austin Marriott North** - 2600 La Frontera Blvd., Round Rock, TX 78681
Lodging: 800.865.0546; \$119/night; call **at least three weeks** in advance for the TAAD block.
 - » **TAAD Office** - 7700 Chevy Chase Dr., Bldg. 1, Ste. 425, Austin, TX 78752
See TAAD website for lodging suggestions.
- Coupon:** All member districts will receive a coupon for \$50-off one Member District Course Fee each year. To redeem, please enclose original coupon with remaining fee.
- Class Materials:** Your class materials will be waiting for you at registration. If you want them sooner, select the appropriate check box below.
- Cancellations:** There will be a **\$75 fee** charged for cancellations. Written request for a refund must be received at TAAD at least seven days **before** class begins or entire registration is forfeited.

Cost for Courses:

Submit separate forms and fees for each course.

Courses 101, 102

\$200 for TAAD Member Districts
\$250 for TAAD Associate/Affiliate Members
\$300 for Nonmembers

Course 203 (formerly known as "2")

\$350 for TAAD Member Districts
\$375 for TAAD Associate/Affiliate Members
\$425 for Nonmembers

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

\$325 for TAAD Member Districts
\$375 for TAAD Associate/Affiliate Members
\$400 for Nonmembers

Courses 28, 30 & 32

\$250 for TAAD Member Districts
\$300 for TAAD Associate/Affiliate Members
\$350 for Nonmembers

Course 31

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

Course # _____ Course Date _____ Course Location _____

Name _____ Nickname _____ TDLR # (if applicable) _____

Jurisdiction/Firm _____ Title _____

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 201, 202, 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.

www.crenews.com, October 14, 2016

"The pipeline of hotel rooms being planned or under development in the United States grew by 24.4 percent over the last year, according to research firm STR. The pipeline, as of the end of September, included 4,510 projects and 549,142 rooms in various stages of development. A total of 178,279 rooms, or 32 percent of the total, are under construction, with the remainder in various stages of planning or development." <http://bit.ly/2ehhc4M>

Aamna Mohdin, www.qa.com, February 14, 2016

Editor's Note: This is older but I found it interesting. There are some versions that have more detail and considerably more detail.

Ten biggest large owners in the United States, <http://bit.ly/2eoVS9u>

Laura Kusisto, www.wsj.com, October 18, 2016

"Young buyers could return to the housing market in droves this spring, according to a report due to be released Wednesday. First-time home buyers now make up 52 percent of prospective buyers looking to purchase in 2017, up from 33 percent a year earlier, according to an analysis of web searches performed by Realtor.com, a real-estate listing website." <http://on.wsj.com/2ek5S4w>

Robyn A. Friedman, www.wsj.com, October 18, 2016

"Even as sales of luxury homes slow in some markets, jumbo lending has picked up. That's because looser underwriting rules—especially income requirements—have enabled more people to qualify for credit. A lot of move-up buyers are finally willing to make that move into the jumbo space," says John Walsh, Total's chief executive officer. "There's also more access to jumbo lenders, because the guidelines are loosening a bit, giving access to a wider range of people." <http://bit.ly/2ehzXlX>

Rayna Katz, www.globest.com, October 24, 2016

NEW YORK CITY — In a measure sure to appease landlords of multifamily buildings, Governor Andrew Cuomo on Friday signed a law that makes the advertising of a full unit for a rental of less than 30 days illegal.

The new legislation — signed by Cuomo after being passed by the state legislature this summer — carries a hefty fine for violators: \$1,000 for the first offense, \$5,000 for the second, and \$7,500 for the third, according to *Quartz.com*. However, renters who market a shared or spare room to those seeking home sharing are in compliance with the law.

Technically, the renting out of an entire apartment for less than 30 days already was illegal in New York State, but Airbnb and its customers typically have flouted that rule. The new law will make it easier for investigators to find perpetrators.

www.builderonline.com, October 24, 2016

"While indoor pools are relatively uncommon amenities, featured only in about 0.7 percent of luxury home listings in the U.S. according to Realtor.com, home owners who pay their high construction costs highly value them for their shelter and comfort. But these prices don't necessarily translate into resale value. Of that very small number of luxury listings with indoor pools, homes priced over \$1 million were asking two percent less per square foot than homes with outdoor pools, and only four percent more than homes with no pool at all." <http://bit.ly/2enpkig>

Brenda Anderson, www.nreionline.com, October 24, 2016

"Investors spent less than half as much money buying and selling hotel properties in the first half of 2016 as they did last year." "Transaction volume nationally is considerably lower," says Daniel C. Peek, senior managing director and head of the hospitality practice group with capital services provider HFF. <http://bit.ly/2dD3E2t>

Continued on following page

Real Estate Notes *continued***www.builderonline.com, October 25, 2016**

"National home-price appreciation edged up 0.5 percent in August, alongside marginal gains in the 10-city and 20-city composite indices, according to the S&P CoreLogic Case-Shiller release Tuesday morning." Largest year-over-year price gains in August:

Portland, Oregon: up 11.7 percent	Seattle, Washington: up 11.4 percent
Denver, Colorado: up 8.8 percent	Dallas, Texas: up 8.1 percent
Tampa, Florida: up 7.6 percent	Miami, Florida: up 7.1 percent

<http://bit.ly/2e07li3>

www.appraisalinstitute.org, October 25, 2016

Submitted by Brad Eldridge, MAI

"The problems associated with real estate valuation seem to be many in number. Appraisers are being offered expensive workshops that promise effective small business management tools. One company CEO says they do not. Appraisers are not being offered a solution that is likely to meet their needs nor is it the solution to meet industry needs." <http://bit.ly/2eTwBoj>

Rayna Katz, www.globest.com, October 31, 2016

"The amount spent on capital expenditures for the US lodging industry is forecast to be at a record level of \$6.6 billion in 2016, approximately \$1,350 per available room, according to a new report. Capital expenditures have increased every year since 2010, states the research by Dr. Bjorn Hanson, clinical professor at the NYU School of Professional Studies—Jonathan M. Tisch Center for Hospitality and Tourism." <http://bit.ly/2eALGdr>

Renee Morad, www.forbes.com, September 23, 2016

"In its annual survey of the nation's 50 'hottest' ZIP codes, Realtor.com crunched metrics like median number of days a home takes to sell, overall views on its listings site and percentage of homes owned by millennials to determine which housing markets are in high demand. The areas that landed on their list represent less expensive neighborhoods that give buyers a chance to live in or close to expensive housing markets."

1. Watauga, Texas - outside Fort Worth	Median List Price: \$137,152	Average Days on Market: 17
5. San Antonio	Median List Price: \$183,979	Average Days on Market: 28
16. Austin, Texas	Median List Price: \$360,818	Average Days on Market: 28

Paul Ausick, www.247wallst.com, October 29, 2016

"Real-estate specialists at the National Association of Realtors' sifted through the largest 100 U.S. metro areas and found 10 cities where homes don't fly off the market and bidding wars among buyers are, shall we say, scarce. The list was also filtered to exclude markets where the unemployment rate ranked in the bottom 20 percent of major U.S. metro areas. After all, if there are no jobs in a particular city, then nobody wants to live there." The number one coldest market: El Paso, Texas: \$160,000; 91 days. <http://bit.ly/2eVKq7G>

Hal Bundrick, CFP, www.redfin.com, October 28, 2016

There are several reasons why homebuilders are not meeting demand for new homes:

- » Financial institutions are still hesitant to loan to builders after the previous real estate crash left the institutions with a large amount of dirt and housing inventory
- » Shortage of laborers
- » Land is in short supply and development costs continue to increase

<http://redf.in/2fFmjfF>

Continued on following page

Real Estate Notes *continued***Herbert Lash and Joy Wiltermuth, www.reuters.com, October 21, 2016**

"The dramatic shift to online shopping that has crushed U.S. department stores in recent years now threatens the investors who a decade ago funded the vast expanse of brick and mortar emporiums that many Americans no longer visit. Weak September core retail sales, which strip out auto and gasoline sales, provide a window into the pain the holders of mall debt face in coming months as retailers with a physical presence keep discounting to stave off lagging sales. Some \$128 billion of commercial real estate loans - more than one-quarter of which went to finance malls a decade ago - are due to refinance between now and the end of 2017, according to Morningstar Credit Ratings."

<http://reut.rs/zeNVrtb>

www.hotelresourcenews.com, November 4, 2016

"Through third quarter 2016, Hotel Brokers International has equaled their sales of 2015 and expect by year end to exceed 2015 totals by as much as 33 percent. The values of the hotels are also up by nearly 45 percent."

<http://bit.ly/2fxzhid>

Kenneth R. Harney, www.chicagotribune.com, November 9, 2016

Contributed by Fred Chmura, AAS — TEAM Consulting

Giant mortgage investor Freddie Mac plans to dispense with traditional appraisals on some loan applications for home purchases, replacing them with an alternative valuation system that would be free of charge to both lenders and borrowers. The company confirmed last week that it could begin the no-appraisal concept as early as next spring. Instead of using professional appraisers, Freddie plans to tap into what it says is a vast trove of data it has assembled on millions of existing houses nationwide, supplement that with additional, unspecified information related to valuation, and use the results in its assessments of applications."

<http://trib.in/2flb4BK>

Editor's Note: *This will be worth watching. They are not discussing what data will be used but Zillow is often a discussion point.*

www.hotelnewsnow.com, November 9, 2016

"The U.S. hotel industry reported mixed results in the three key performance metrics during the week of 30 October through 5 November 2016, according to data from STR. In year-over-year comparisons, the industry's occupancy fell 3.5 percent to 64.0 percent. Average daily rate (ADR) increased 1.6 percent to US\$123.17. Revenue per available room (RevPAR) decreased 1.9 percent to US\$78.82."

<http://bit.ly/2fRAXH8>

Editor's Note: If 1031 Exchanges are a bit fuzzy for you, I found the following very enlightening.

<http://bit.ly/2eUogiF>

Donna Mitchel, www.nreionline.com, November 7, 2016

"Recent economic trends are beginning to challenge the industry's ability to maintain previous rates of terrific growth. The lodging occupancy levels reached 65.5 percent in 2015, a 30-year high. Occupancy levels are not the hotel industry's only success metric, but even as observers look beyond the surface, they find other reasons for concern. PwC expects that for 2016 the average daily rate growth, which drives RevPAR, will be 3.1 percent, half the level from the previous year."

<http://bit.ly/2fY2fUM>

Keiko Morris, www.wsj.com, November 17, 2016

"What is believed to be the world's tallest modular building made its debut Tuesday in Brooklyn, a 32-story rental tower constructed with prefabricated units stacked like Legos."

<http://bit.ly/2f4yqxd>

Stuart Pratt, www.corelogic.com, November 15, 2016

Editor's Note: About two years ago Congress backed down from implementing substantially higher flood insurance cost. Now it is time to act again. "The headline in this update is that in 2017 ... in the midst of a new Congress ... and a new Administration ... the National Flood Insurance Program is up for reauthorization. Reauthorization means that Congress is required to take a look at the program's effectiveness and evaluate its relevance. The NFIP is underwater to the tune of \$24 billion dollars."

<http://bit.ly/2gkJ5c9>

Continued on following page

Real Estate Notes *continued***Lisa Brown, www.globest.com, November 21, 2016**

"Niche neighborhoods and economic diversity are driving forces behind the strong showing of this year's top 10 US cities, according to Emerging Trends in Real Estate 2017 by PwC US and the Urban Land Institute. *Austin* wins top city status thanks to its niche neighborhoods and depth of economic diversity, from manufacturing to education, health care and technology. *Dallas* is number two nationally." <http://bit.ly/2fWJZbd>

Lauren Shansey, www.builderonline.com, September 15, 2016

"Open and dynamic kitchens that seamlessly blend with the rest of the home are at the top of home owners' wish lists for 2016, according to the latest Zillow Digs Home Trend forecast, released today. The analysis of popular photos on the real estate listing website and opinions of interior design experts revealed tuxedo or two-toned painted cabinets in complementary colors, hidden appliances, mixed hardware finishes, and wood paneling, like shiplap, are the biggest kitchen trends for 2016." <http://bit.ly/2giCQoA>

Submitted by David Kotzur,**RPA — Comal CAD »**

Texas Hill Country staff, January 18, 2016

"Looks like the Buc-ee's Beaver is about to have some new competition on his hands, with HEB investing in a new \$2.7 million San Antonio full-service convenience store." <http://bit.ly/2giC6jl>

**Adam DeSanctis, www.realtor.org, November 22, 2016**

"Existing-home sales ascended in October for the second straight month and eclipsed June's cyclical sales peak to become the highest annualized pace in nearly a decade, according to the National Association of Realtors®. All major regions saw monthly and annual sales increases in October." <http://bit.ly/2fb9jUI>

www.builderonline.com, November 29, 2016

"The S&P CoreLogic Case-Shiller U.S. National Home Price NSA Index for September blew past the peak set in July 2006, with the national index posting a 5.5 percent annual gain in September, up from 5.1 percent last month, S&P reported Tuesday morning." <http://bit.ly/2g403aK>

Chris Kirkham, *The Wall Street Journal*, December 10, 2016

"Sales of luxury homes in most parts of the U.S. have continued to rise this year, according to an analysis of more than 40 high-end counties in 16 states, despite concerns among some analysts about a slowdown." Homes over \$600,000 were considered high-end. "What's slowing and getting a lot of headlines are the \$5 million homes and the \$8 million homes."

Editor's Note: Here is an article title you do not see every day, "2017: The year of the bidet!"*Continued on following page*



HOUSTON

Texas Association of Appraisal Districts

36TH ANNUAL CONFERENCE ON APPRAISAL ADMINISTRATION

HOUSTON MARRIOTT WESTCHASE HOTEL

FEBRUARY 19-22, 2017



Registration and Program Information

2017 TAAD Conference Agenda *(Subject to change)*

Sunday, February 19	
12 - 5 pm	Conference Registration
1:30 - 5 pm	USPAP Refresher
2 - 4 pm	Chief Appraiser Ethics
3 - 4 pm	What's the Latest Legislation Filed?
3 - 4 pm	Wildlife Appraisal Topics
4 - 5 pm	TAAD-IAAO Chapter: Earning your CAD's CEAA
Monday, February 20	
7 am - 4:30 pm	Conference Registration
7 - 8 am	President's Breakfast Buffet
8 - 10 am	36th Annual Conference Opening Session Presentation of Colors, Video, Opening Remarks Keynote: Dr. Reginald Butler
10 am - 5 pm	Grand Opening of the 35th Annual TAAD Trade Show / President's Reception Join us as we celebrate and honor 2016 President Dinah Kilgore, enjoying refreshments, music and prize drawings, and best of all, meet our exhibitors and view their new products and services.
10 - 10:30 am	Refreshment Break with the Exhibitors
10:30 - 11:30 pm	Engaging Gen Y: Putting the WOW Back in Service Karen McCullough
11:30 - 12:15 pm	What Do You Say When You Can't Say Yes? Mark Warren
11:30 - 12:15 am	TAAD Annual Delegate Assembly and Business Meeting
12:15 - 1 pm	TAAD presents Members' Appreciation Lunch <i>Join TAAD for lunch and drawings!</i>
1 - 2 pm	Customer Service: Creating a Culture of Accountability Anne Pritchard Grady
2 - 3 pm	Can't We All Just Get Along? Generations in the Workplace Pammyla Brooks
3 - 3:30 pm	Refreshment Break with the Exhibitors <i>Who will be a Trade Show Bingo Bonanza winner? Warning: must be present to win!</i>
3:30 - 5 pm	Reading and Treating People Right the First Time Dan Koren
5 - 6 pm	Time Out! No sessions, getting ready for the Gala
6 - 7 am	Reception/Drawings
7 - 10 pm	Evening Gala (at hotel) Join TAAD for an evening of food and Miles of Smiles with comedian Bob Smiley!

continued on following page

2017 TAAD Conference Agenda *continued*

Tuesday, February 21

7 am - 4:30 pm	Conference Registration
7:30 - 8:30 am	Rise and Shine Breakfast (all attendees)
8:30 - 9:30am	<i>Everybody Loves Ethics</i> J. Keith Hughey
9:30 - 10:30 am	Concurrent Sessions: <ul style="list-style-type: none"> » HR Topics » All Value Counts: Revisiting the Issue of Dark Value » BOD Forum: How Do I Lead This Appraisal District?
10:30 - 11:15 am	Refreshment Break
11:15 am - 12:15 am	Concurrent Sessions: <ul style="list-style-type: none"> » When the Worst Happens: Reappraising After a Disaster » PVS and MAPs and the Rules That Govern Them » BOD Forum: A BOD Budgeting Cornucopia: PFIA, Litigation Management, and other Common Issues
12:15 - 1:45 pm	TAAD Annual Awards Luncheon Join TAAD as we salute the winners — the award winners, the graduates of the 2016 Chief Appraiser Institute, and the sponsors, vendors and groups who support the association.
1:45 - 2:30 pm	TAAD IAAO Chapter Meeting
1:45 - 2:30 pm	Concurrent Sessions: <ul style="list-style-type: none"> » HR Topics: Retaliation and The Court's Reaction to It » BOD Forum: What If ... the Monday Morning Playbook for BODs
2:30 - 3 pm	Refreshment Break
3 - 4 pm	<i>Disaster and Critical Incident Planning</i> Jim Green
4 - 5 pm	<i>The Effect on Land Prices from Decreased Oil and Gas Production</i> Dr. John Baen

Wednesday, February 22

8 - 9 am	Farewell Breakfast Buffet
9 - 11 am	<i>Top 10 Responsibilities of the CAD BOD</i> Debbie Wheeler, Robert Mott
9 - 10:30 am	<i>Surviving An Active Shooter — Run, Hide, Fight</i> Steven T. Daniel
10:30 - 11 am	TDLR Update Brian Francis
11 am	Adjourn/Farewell, Houston 2017/Hello, Fort Worth 2018

Texas Association of Appraisal Districts
36th Annual Conference on Appraisal Administration
February 19-22, 2017, Houston Marriott Westchase Hotel



Step One: Registration Information Please print name exactly as it should be on badge.
 TAAD will send confirmation of registration by email. Please be sure to include a current email address.

Full Name _____ TDLR # _____

Job Title _____ Email address _____

CAD/Company _____ Phone _____

Mailing 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 Board Member ☐ TAAD Committee member ☐ Sponsor (Level: _____)

Step Three: Registration Fees (See next page for more information.)

CHECK OFF ✓	Category	Member Districts only postmarked by 1/20/17	Regular postmarked between 1/21/17 - 2/3/17	On-Site postmarked on/after 2/4/17 and on-site
	TAAD Member District (employees, BOD, ARB)	\$320	\$400	\$450
	TAAD Associate OR Affiliate Member		\$450	\$500
	Contractor (employee of conference or sponsor)		\$500	\$600
	One day-Member District (Sun. or Wed.)	\$100	\$125	\$150
	One day-Member District (Mon. or Tues.)	\$125	\$150	\$175
	One day-Associate or Affiliate member (Sun. or Wed.)		\$150	\$175
	One day-Associate or Affiliate member (Mon. or Tues.)		\$175	\$200
	One day-Contractor (Sun. or Wed.)	\$200	\$250	\$300
	One day-Contractor (Mon. or Tues.)	\$225	\$275	\$325
	Nonmember		\$1,250	\$1,500

Step Four: Guest Registration/Extra Tickets

No Refunds for tickets ordered. (See next page for more information.)

# OF TICKETS	Event	Member Districts only: postmarked by 1/20/17	Regular Postmarked 1/21/17 - 2/3/17	On-Site Postmarked on/after 2/4/17 and on-site
	Guest Badge* (for spouse or relative; includes all meals/events, no CEs)	\$225	\$275	\$300
	Monday President's Breakfast	\$30	\$35	\$35
	Monday Trade Show Lunch	\$35	\$35	\$45
	Monday Pre-Gala Trade Show Reception	\$10	\$15	\$25
	Monday Evening Gala	\$75	\$75	\$75
	Tuesday Rise and Shine! Breakfast	\$15	\$15	\$15
	Tuesday Awards Luncheon	\$40	\$40	\$45
	Wednesday Farewell Breakfast	\$30	\$35	\$40

Are you registering a guest? Name for Guest Badge* _____

Registration Total \$ _____

By submitting this form, you acknowledge and accept the terms and policies outlined on the following page.

TAAD Office Use Only:

Date _____ Amt: _____

Check# _____ DB: _____



Continued on following page

Registration Instructions

» Types of Registration

Full registration provides a name badge required for entrance to ALL education sessions and meal and social functions including the Trade Show Reception, President's Breakfast, Trade Show Lunch, Awards Luncheon, Monday Evening Gala, Tuesday Continental Breakfast, and Wednesday Breakfast.

One-day registrations provide admission to education sessions only and **DO NOT** include meal/social functions. Extra tickets must be purchased for admittance to meal/social functions.

Guest registration provides entrance to all education sessions and meal/social functions. Guest refers to a spouse or relative, NOT a business associate or staff colleague. **A guest registration does not qualify for CEs with TDLR. Please be sure to include the guest's name.**

» 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.

» Payment/Method of Payment

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

» 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 20, 2017. 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 5: \$50 penalty**

» **Cancel February 6-12: \$100 penalty**

» **Cancel February 13 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!

Return form (with check payable to **TAAD) to:**

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

Questions? 512.467.0402

Texas Association of Appraisal Districts 2017 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 20, 2017**.

(Faxed registrations will not be accepted.)

Registrations postmarked January 21 through February 3 will pay the higher-priced "regular registration" fees. Registrations with a postmark of February 4 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 19, and again from 7 am to 4:30pm on Monday, February 20 and Tuesday, February 21.

NOTE: A full conference registration **includes admission** to the Monday President's Breakfast Buffet, Monday Pre-Gala Trade Show Reception, Monday Night Gala, Monday's Member Appreciation lunch, Tuesday Rise and Shine breakfast 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. **Guest registrations** are also available; they include 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 Houston Marriott Westchase Hotel, 2900 Briarpark, Houston 77042.

» Sunday Sessions

The annual conference program will be a bit different this year. On Sunday afternoon we'll have several sessions available, including the USPAP Update (separate registration and payment necessary) and Ethics for Chief Appraisers, in addition to a legislative update, a session on wildlife topics, and an info session on achieving an IAAO Certificate of Excellence in Assessment Administration.

» Trade Show & Exhibits

New agenda! The trade show will open at 10 am on Monday, February 20, right after the Opening Reception, and will finish at mid-day on Tuesday, February 21. 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 Kelly Kemp at TAAD ASAP and request an *Exhibitor Prospectus*.

» Monday Night's Miles of Smiles Gala

Join TAAD for an evening of fun and laughter as we avoid the traffic and stay at the hotel for a great dinner followed by an evening of entertainment. We'll start with a pre-gala reception with our Trade Show Exhibitors ... and from there, we'll head to the Grand Ballroom for dinner, entertainment, and fun. We welcome comedian Bob Smiley to our "Miles of Smiles Gala."

» Refund Policy

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

» **Cancel by February 5, 2017..... \$50 penalty**

» **Cancel February 6-12, 2017 \$100 penalty**

If not cancelled by February 12, 2017, 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 following the conference.

» Parking

Self-parking for guests at the Houston Marriott Westchase is plentiful and complimentary.

» 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.**



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Chief Appraiser

El Paso CAD

President-elect: **Gary Earnest**

Chief Appraiser

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Region 14 » **Randy Clark** Chief Appraiser Eastland CAD

Region 15 » **Terry Cavaness** Administrative Assistant/Office Manager Tom Green CAD

Region 16 » **Jill Timms** Chief Appraiser Parmer CAD

Region 17 » **Tim Radloff** Chief Appraiser Lubbock CAD

Region 18 » **John Huddleston** Chief Appraiser Reeves CAD

Region 19 » **Vacant**

Region 20 » **Wendy Grams** Chief Appraiser Bandera CAD

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WWW.TAAD.ORG

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 Appraiser*.