

It's TAAD Conference Time In The Capital City!



Welcome to the 38th Annual Conference on Appraisal Administration and Trade Show, hosted by the Texas Association of Appraisal Districts, Inc. (TAAD).

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 choose from nearly 30 hours of continuing education for your certification renewal, 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.

Visit with the vendors in the exhibit hall and find out about their newest products and services. Designed by your peers with you in mind – welcome to Austin and TAAD's 38th Annual Conference on Appraisal Administration and Trade Show!



Features

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TAAD Classifieds

CHIEF APPRAISER

Fort Bend Central Appraisal District is accepting applications, accompanied with resumes, for the position of **Chief Appraiser**. The District collects taxes for 200+ taxing units in Fort Bend County. Employment of the new Chief Appraiser is expected to begin September 1, 2019.

Applicants must possess excellent leadership skills and experience in administration and management. Strong consideration shall be given to the applicant's background in mass appraisal; administration of exemptions and special valuation; public administration; and other areas addressed by the Texas Property Tax Code and relevant sections of the Texas Government Code and Texas Local Government Code.

Qualifications & Requirements:

- » College Degree or equivalent work experience preferred
- » Must be certified as a Registered Professional Appraiser (RPA) with the Texas Department of Licensing and Regulation (TDLR) or possess a professional designation identified in Texas Property Tax Code Section 6.05(c).
- » 10+ years of high-level management experience in an agency involved in property tax administration and considerable administrative and supervisory experience.

Salary range will be contingent upon qualifications and commensurate with experience. A benefit package is provided with employment.

Applications with resumes will be accepted until 4:30pm, Tuesday, April 30, 2019, or until the position is filled, but the interview scheduling process may begin immediately. The Board reserves the right to accept applications until the position is filled.

NOTE: Individuals submitting resumes online, via email, fax, or by mail are not considered applicants for employment until a completed employment application is submitted. For an application, please visit our website: www.fbcad.org/District-Information/Employment

Send application and resume to one of the following:

Fort Bend Central Appraisal District
Attention: Human Resources
2801 B.F. Terry Blvd.
Rosenberg, Texas 77471
Fax: 281.344.8632
Email: careers@fbcad.org

FIELD APPRAISER

Grimes Central Appraisal District in Anderson, Texas is seeking applications for the position of **Field Appraiser**. Responsibilities include field inspections, data collection, analysis, valuation, and participation in formal and informal hearings.

A job description and application is located on our website:

<http://grimescad.org/General-Information/Employment-Opportunities>
Grimes CAD
PO Box 489
Anderson, Texas 77830

RESIDENTIAL APPRAISER

The **McLennan County Appraisal District** is accepting applications for one (1) position of **Residential Appraiser**. Applicants should have at least a Class III-Appraiser designation with the Texas Department of Licensing and Regulation or 3 years of appraisal experience. For Qualifications and application, please click on the hyperlink. <https://www.indeedjobs.com/mclennan-county-appraisal-district> The position requires use of personal vehicle. A valid Texas driver's license with proof of liability insurance and a verified acceptable driving record is required. Salary is contingent upon qualifications and experience.

Send application/resume to:

McLennan County Appraisal District, Attn: Joe Don Bobbitt, PO Box 2297, Waco, TX 76703.
Applications close upon being filled but no later than February 28, 2019.



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Texas Association of Appraisal Districts Chapter
of the **International Association of Assessing Officers**
NOTICE OF ANNUAL MEETING TAAD-IAAO CHAPTER
February 26, 2019, 2:15pm
Renaissance Austin Hotel



1. Call to Order
2. Approve Minutes: February 27, 2018
3. President's Report
4. Financial Report (Jerry Bundick)
5. Initiatives to TAAD/IAAO Chapter Membership (President Altinger)
 - a. Scholarships — IAAO Courses
 - b. IAAO Certificate of Excellence in Assessment Administration
 - c. One-Day Seminar(s)
6. Election of Officers
 - a. Report from Nominations Committee on 2019-2020 Proposed Slate of Officers (Angela Bellard)
 - b. Call for Election of Proposed Officers:
 - President
 - President-Elect
 - Secretary-Treasurer
 - Member at Large #1
 - Member at Large #2
7. Swear In New Officers — Tim Boncoskey, 2019 IAAO President
8. Remarks from New President
9. Adjourn

Proposed Agenda for Business Meeting and Delegate Assembly
Tuesday, February 27, 2019; 1:45-2:15pm
Fort Worth Renaissance Worthington Hotel



1. Call to order — Rudy Durham, President
 - a. Certification of active membership present — Kathy Rodrigue, Membership Committee Chair
2. Executive Director's Report — Doris Koch
 - a. Recognition of outgoing regional trustees
3. Treasurer's Report — Marya Crigler
4. Bylaws Committee Report — Tim Radloff
 - a. ACTION ITEM: Bylaws amendment to change regional trustee term limit
5. Conference Committee Report — Michael Amezcuita
 - a. Announce 2020 Delegate Assembly meeting location, tentative date: February 25, 2020; Renaissance Dallas Hotel
6. Nominations Committee Report — Brent South
7. Election of 2019 Officers
8. Oath of Office for 2019 officers and trustees
9. Remarks from new TAAD president — Mark Price
10. Other business

JOIN THE **Harris Govern** **PACS EVOLUTION!**



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at the TAAD Conference, Feb. 25-26 in Austin, Texas

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TAAD's 2019 State Certification Course Schedule

<i>Month</i>	<i>Course Number</i>	<i>Name</i>
MARCH 2019		
March 11-13	Course 7	Property Tax Law
March 11-14	Course 4	Personal Property Appraisal
March 11-14	Course 10	Analyzing a Real Property Appraisal
March 11-15	Course 203	Appraisal of Real Property
AUGUST 2019		
August 12-14	Course 7	Property Tax Law
August 12-14	Course 10	Analyzing a Real Property Appraisal
August 12-16	Course 203	Sales Comp. Approach to Value/Cost Approach to Value
SEPTEMBER 2019		
September 16-19	Course 3	Income Approach to Value
September 16-19	Course 4	Personal Property Appraisal
September 16-19	Course 5	Mass Appraisal
NOVEMBER 2019		
November 18-20	Course 32	USPAP
November 20	Course 31	USPAP refresher
DECEMBER 2019		
December 2-4	Course 7	Texas Property Tax Law
December 2-5	Course 10	Analyzing a Real Property Appraisal
December 2-5	Course 3	Income Approach to Value
December 2-5	Course 4	Personal Property Appraisal
December 2-4	Course 101	Intro to Texas Property Tax System
December 4-6	Course 102	Intro to Appraisal
TBA	Course 8	Assessment and Collections
TBA	Course 28	Truth in Taxation
TBA	Course 9	Adv. Assessment and Collections

course registration on next page

Attorney General Opinions/Requests For Opinions

Request No. 0261-KP RE: Whether a private attorney or collection agency that contracts with a county to collect delinquent amounts owed to county courts may charge defendants a fee for the use of credit cards.

Opinion requested by Honorable Ms. Shelly Atteberry, Cooke County Auditor

TAAD's 2019 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.

See TAAD website for course lengths.

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

» **North Austin/Round Rock Marriott Hotel:** 2600 La Frontera Blvd.,

Round Rock, TX 78681

Lodging: 800.865.0546; \$123/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.

3. **Coupon:** All member districts will receive a coupon for \$50-off one Member District Course Fee each year. To redeem, please enclose original coupon with remaining fee.

5. **Class Materials:** Your class materials will be waiting for you at registration. If you want them sooner, select the appropriate check box below.

6. **Cancellations:** There will be a **\$75 fee** charged for cancellations. Written request for a refund must be received at TAAD at least seven days **before** class begins or entire registration is forfeited.

Cost for Courses:

Submit separate forms and fees for each course.

Course 30	\$200 for TAAD Member Districts \$225 for TAAD Associate/Affiliate Members \$300 for Nonmembers
Course 31 (hours reduced to 3.5 by TDLR)	\$75 for TAAD Member Districts \$150 for TAAD Associate/Affiliate Members \$200 for Nonmembers
Courses 101, 102, 9, 28 or 32	\$225 for TAAD Member Districts \$250 for TAAD Associate/Affiliate Members \$325 for Nonmembers
Courses 3, 4, 5, 7 or 10	\$300 for TAAD Member Districts \$325 for TAAD Associate/Affiliate Members \$400 for Nonmembers
Course 8	\$325 for TAAD Member Districts \$350 for TAAD Associate/Affiliate Members \$425 for Nonmembers
Course 203 (previously 201 and 202)	\$400 for TAAD Member Districts \$425 for TAAD Associate/Affiliate Members \$475 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:

Coupon _____ Date _____ Check# _____ Paid _____

Glossary _____ Materials mailed _____ DB _____

Texas Association of Appraisal Districts

2019 IAAO Course/Workshop Schedule



Course 400: Assessment Administration

March 11-15, 2019

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Rick Stuart, CAE

Fees: TAAD member districts \$490

TAAD associate/affiliate members \$540

Nonmembers: \$625

TDLR credit: 30 hours

Recommended prerequisite: Course 101 and The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP)

» *Recommended text: Assessment Administration* (obtain from IAAO)

Course 500: Income Assessment of Personal Property

March 18-22, 2019

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Lisa Hobart, PPS

Fees: TAAD member districts \$490

TAAD associate/affiliate members \$540

Nonmembers: \$625

TDLR credit: 30 hours

» *Required text: Property Assessment Valuation, 3rd edition* (obtain from IAAO)

Course 300: Fundamentals of Mass Appraisal

April 22-26, 2019

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Marion Johnson, CAE

Fees: TAAD member districts \$490

TAAD associate/affiliate members \$540

Nonmembers: \$625

TDLR credit: 30 hours

Recommended prerequisites: Course 101, 102

AQB Approved: 33.50 CE with exam / 30 CE

» *Recommended text: Fundamentals of Mass Appraisal textbook (FMA)* (obtain from IAAO)

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

September 3-4, 2019

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Jordan Wise

Fees: TAAD member districts \$310

TAAD associate/affiliate members \$385

Nonmembers: \$475

TDLR credit: 15 hours

IAAO recertification credit: 15 hours-2 days

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

September 5, 2019

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Jordan Wise

Fees: TAAD member districts \$220

TAAD associate/affiliate members \$275

Nonmembers: \$360

TDLR credit: 7 hours

IAAO recertification credit: 7 hours-1 day

Workshop 171: Standards of Professional Practice & Ethics

September 5, 2019

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Guy Griscom, CAE

Fees: TAAD member districts \$220

TAAD associate/affiliate members \$275

Nonmembers: \$360

TDLR credit: 7 hours

IAAO recertification credit: 7 hours-1 day

Course 400: Assessment Administration

October 7-11, 2019

Site: Denton CAD, 3911 Morse St., Denton

Instructor: Marion Johnson, CAE

Fees: TAAD member districts \$490

TAAD associate/affiliate members \$540

Nonmembers: \$625

TDLR credit: 30 hours

Recommended prerequisite: Course 101 and The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP)

» *Recommended text: Assessment Administration* (obtain from IAAO)

Course 300: Fundamentals of Mass Appraisal

October 28-November 1, 2019

Site: TAAD Office, 7700 Chevy Chase Drive, Bldg. One, Suite 425, Austin

Instructor: Rick Stuart, CAE

Fees: TAAD member districts \$490

TAAD associate/affiliate members \$540

Nonmembers: \$625

TDLR credit: 30 hours

Recommended prerequisites: Course 101, 102

AQB Approved: 33.50 CE with exam / 30 CE

» *Recommended text: Fundamentals of Mass Appraisal textbook (FMA)* (obtain from IAAO)

continued on next page

2019 IAAO Course/Workshop *continued*

Course 101: Fundamentals of Real Property Appraisal

November 4-8, 2019

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Marion Johnson, CAE

Fees: TAAD member districts \$490

TAAD associate/affiliate members \$540

Nonmembers: \$625

TDLR credit: 30 hours

AQB Approved: 33.50 CE with exam / 30 CE no exam

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

Course 300: Fundamentals of Mass Appraisal

November 4-8, 2019

Site: McLennan CAD, 315 S. 26th Street, Waco

Instructor: Barry Couch, CAE

Fees: TAAD member districts \$490

TAAD associate/affiliate members \$540

Nonmembers: \$625

TDLR credit: 30 hours

Recommended prerequisites: Course 101, 102

AQB Approved: 33.50 CE with exam / 30 CE

» Recommended text: *Fundamentals of Mass Appraisal textbook (FMA)* (obtain from IAAO)

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

November 4-5, 2019

Site: TAAD Office, 7700 Chevy Chase Drive, Bldg. One, Suite 425, Austin

Instructor: Jordan Wise

Fees: TAAD member districts \$310

TAAD associate/affiliate members \$385

Nonmembers: \$475

TDLR credit: 15 hours

IAAO recertification credit: 15 hours-2 days

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

November 6, 2019

Site: TAAD Office, 7700 Chevy Chase Drive, Bldg. One, Suite 425, Austin

Instructor: Jordan Wise

Fees: TAAD member districts \$220

TAAD associate/affiliate members \$275

Nonmembers: \$360

TDLR credit: 7 hours

IAAO recertification credit: 7 hours-1 day

Course 311: Residential Modeling Concepts

November 18 - 22, 2019

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Barry Couch, CAE

Fees: TAAD member districts \$490

TAAD associate/affiliate members \$540

Nonmembers: \$625

TDLR credit: 30 hours

Recommended prerequisite: Course 300

Course 102: Income Approach to Valuation

December 2-6, 2019

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Brad Eldridge, CAE, MAI

Fees: TAAD member districts \$490

TAAD associate/affiliate members \$540

Nonmembers: \$625

TDLR credit: 30 hours

Recommended prerequisite: Course 101

AQB Approved: 33.50 CE with exam / 30 CE no exam

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

Course 334: Commercial Modeling Applications

December 9-13, 2019

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Barry Couch, CAE

Fees: TAAD member districts \$490

TAAD associate/affiliate members \$540

Nonmembers: \$625

TDLR credit: 30 hours

Recommended prerequisite: Course 300, Fundamentals of Mass Appraisal textbook (FMA) (obtain from IAAO), a solid working knowledge of SPSS - 30 hours CE Course 101

»» *Student Requirements from IAAO:*

This is a "hands on" class. Each attendee will be required to bring his/her own laptop loaded with Excel (2010 or later version) along with a power cord to class each day. A financial calculator will be helpful for the exam.

course/workshop registration on next page

TAAD 2019 IAAO Course/Workshop Registration Form

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

2. **Location/Hotel Accommodations:** check TAAD's IAAO schedule for announced location.
 - » **Denton County Appraisal District**
3911 Morse Street, Denton 76208
 - » **Harris County Appraisal District**
13013 Northwest Freeway, Houston 77040
 - » **North Austin/Round Rock Marriott Hotel**
2600 LaFrontera Blvd., Round Rock 78681
 - » **TAAD Headquarters**
7700 Chevy Chase Drive, Bldg. One, Suite 425, Austin 78752
 - » **Travis Central Appraisal District**
8314 Cross Park Drive, Austin 78754
 For lodging information, please contact TAAD or refer to TAAD's website for suggestions.

3. **Registration Deadline:** IAAO requires class material to be ordered *at least three weeks prior to the course*, therefore TAAD must receive your registration at least three weeks prior to the course beginning. If you wish to register after this deadline, contact TAAD first to confirm availability.

4. **Cancellations:** A \$100 administrative charge is deducted for cancellations. This includes faxed registrations. Refund requests must be received by TAAD *in writing no later than one week prior to the first day of the course*. There are no refunds for cancellations received by TAAD less than one week prior to first day of class.

5. **Cost for Courses:** Please refer to TAAD's IAAO Schedule for registration cost. Registration cost is *based on TAAD membership*, not IAAO membership.

6. **Course Materials:** Students will pick up course materials at registration on the first day of class.

7. **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.

8. **TDLR Credit:** TAAD will automatically report CE credit upon completion for students who provide a TDLR number on this form. Some IAAO courses may also count for TDLR Core Credit for those working toward RPA or RTA/C certification. To request Core Credit, *please contact TAAD directly prior to the class*.

IAAO Course/Workshop # _____ Course Dates _____ Course Location _____

Name _____ Nickname _____ TDLR # _____

Jurisdiction/Firm _____ Title _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone _____ Email Address _____

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

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 _____ DB _____

Real Estate Notes of Interest

Rick Stuart, CAE, CDEI.

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

Betsy Kim, www.globest.com, January 15, 2019

Editor's Note: *Even if you do not work with commercial property, this should be read.* "Blackstone Group is expected to close a \$20 billion real estate fund in Q1 2019, for all but some smaller retail investors, according to the Wall Street Journal. The WSJ reported that the amount raised from US and international pension funds, foreign governments and wealthy individuals more than doubled any fund ever raised by a competitor, according to the financial data firm, Preqin. The article also pointed out that the actual buying power with the new fund is closer to \$60 billion because Blackstone's real estate funds typically use \$2 of debt for every dollar of equity." <https://bit.ly/2QNTkbv>

Erica Morphy, www.globest.com, January 16, 2019

Editor's Note: *Some of the larger jurisdictions may find this of interest.* "There has been anecdotal evidence that commercial real estate investors grew more cautious about an office building if there was a high concentration of coworking space in it. New research from CBRE presents a more nuanced picture of this question but basically arrives at the conclusion that investors tend to be less sensitive to higher concentrations of coworking than previously thought." <https://bit.ly/2Mfmbjn>

Wall Street Journal, January 16, 2019

"More than 200 golf courses closed in 2017, according to the National Golf Foundation, and the total number of golf courses in the nation has fallen from 16,000 in 2005 to under 15,000 in 2017. A number of these closures stem from a lack of participation, especially among young Americans, according to The Wall Street Journal. As the sport's popularity drops, many golf course communities are either shuttering their courses or taking extraordinary measures to survive, such as raising dues or requiring mandatory memberships. According to Blake Plumley, a Florida-based development consultant, home prices can fall by about 25 percent when a nearby course closes or up to 40 percent or 50 percent if a legal battle ensues between the club and its residents over mandatory dues." <https://bit.ly/2RuVsp9>

Amy Dobson, www.forbes.com, January 9, 2019

After a little while as a private listing, the 10-acre Los Angeles estate belonging to now-deceased billionaire Jerrold Perenchio (No. 717 on Forbes Billionaires in 2017) has come on the multiple listing service with an asking price of \$245 million and a bevy of brokerages representing the property, as the *Los Angeles Times* reported. This is after being quietly shopped around for the eye-popping price of \$350 million as recently as August 2017. <https://bit.ly/2RUizut>

Editor's Note: *Obviously not the home of a government employee.*

www.builderonline.com, January 22, 2019

"Existing-home sales declined 6.4 percent to a seasonally adjusted rate of 4.99 million in the month of December, down 10.3 percent from a year earlier, the National Association of Realtors® reported Tuesday. None of the four major U.S. regions saw a gain in sales activity last month." <https://bit.ly/2DsDCdx>

www.remodeling.hw.net, January 22, 2019

"This site compares average costs for 22 remodeling projects with the value those projects retain at resale in 136 U.S. markets."

Editor's Note: *This is the new 2019 version. I have always found this to be a good resource. If you pull up their website, it will require you to answer some questions and set a password but no big deal.*

www.crenews.com, January 23, 2019

"Investment-sales volume of commercial properties last year totaled \$562.1 billion, according to Real Capital Analytics. That marks a 14.9 percent increase from 2017's \$489.3 billion and fell just \$7.84 billion shy of the record set in 2015. It also marks the first annual increase in sales volume since 2015. Total volume might actually end up topping the 2015 record if Real Capital compiles additional data. Last year's volume, for instance, initially was reported as \$463.9 billion, but was eventually updated to \$489.3 billion." <https://bit.ly/2DwARb5>

continued on next page

Real Estate Notes *continued***Dallas Morning News, January 29, 2019**

"According to the Dallas Morning News, Dallas-Fort Worth was the only major Texas metro area that fell in home sales in 2018 with a 2.4 percent drop as compared to 2017. Austin, Houston, and San Antonio on the other hand, were all up slightly and statewide numbers show an increase of 1.7 percent. The data was supplied by the Real Estate Center at Texas A&M University. The dip in home sales in the D-FW area is due in part to a shortage of listings of affordable homes, said Dr. James Gaines, chief economist with the Real Estate Center. Real estate agents say that higher mortgage costs may have caused some buyers to retreat, too." <https://bit.ly/2sV6ZPI>

www.appraisalinstitute.org, January 29, 2019

"President Trump on Dec. 21 signed two pieces of legislation that link the Small Business Administration's appraisal threshold to the threshold for commercial real estate as established by the federal bank regulatory agencies. The legislation is HR 6347, the 7(a) Real Estate Appraisal Harmonization Act, and HR 6348, the Small Business Access to Capital and Efficiency Act." <https://bit.ly/2WymoEP>

Katherine Clarke, www.wsj.com, January 23, 2019

"Billionaire Ken Griffin, who is becoming almost as known for his prodigious purchases as he is for his investment acumen, has closed on a New York penthouse for roughly \$238 million. The deal sets a record for the highest-priced home ever sold in the U.S. The purchase is the latest in a string of record-breaking acquisitions by the Citadel hedge fund founder. Earlier this year, Mr. Griffin bought several floors of a Chicago condominium for \$58.75 million." <https://on.wsj.com/2sH5rIO>

Calculated Risk Blog, February 6, 2019

"Based on an analysis of NAHB data, Calculated Risk Blog's Bill McBride reports that lumber prices are down by 25 percent year-over-year as of January 2019, down from record highs in early 2018." <https://bit.ly/2t8au5m>

Green Building Advisor, February 6, 2019

"According to Green Building Advisor's Scott Gibson vented rain-screens have become an increasingly common exterior detail for walls. Builders use the product to add an air space between the sheathing and the siding to help carry away moisture and prolong the life of the siding. Now, other construction professionals are wondering whether vented rain-screens will be valuable on roofs as well?" <https://bit.ly/2Svjgsw>

www.appraisalinstitute.org, February 6, 2019

"The Appraisal Institute on Feb. 4 was one of six organizations signing a comment letter that "strongly opposed" a proposal from the Federal Reserve, the Federal Deposit Insurance Corp. and the Office of the Comptroller of the Currency to raise the residential appraisal threshold from \$250,000 to \$400,000. If the proposal is approved, nearly three quarters of residential real estate loans held in portfolio by depository institutions would be exempt from appraisal requirements. A high percentage of those loans are from rural areas." <https://bit.ly/2MRAjji>

www.globest.com, February 6, 2019

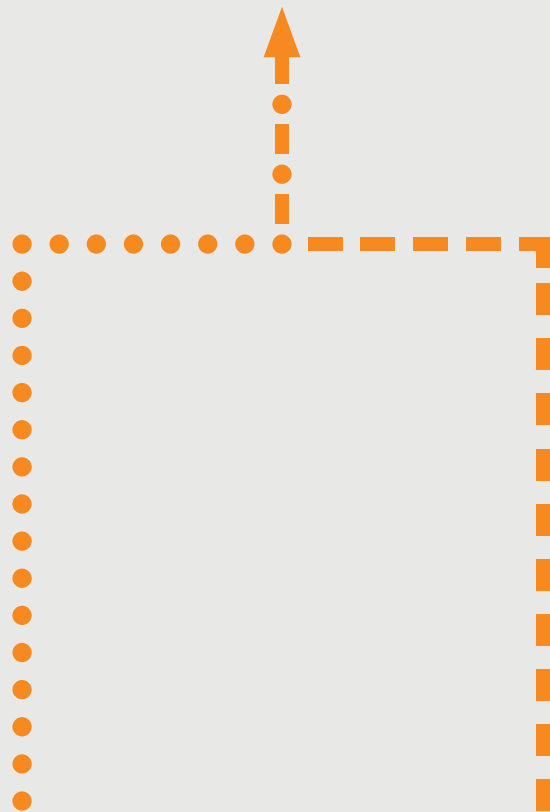
Editor's Note: This is an interesting read. "Fifth Avenue Committee, a nonprofit community development organization in South Brooklyn, and the Brooklyn Public Library are turning a concept in "shared-use" spaces into a brick-and-mortar reality. Using the core and shell of the Sunset Park branch of the Brooklyn Public Library, a new eight-story building will be built, expanding and modernizing the library, then adding 49 new units of permanently affordable housing on the upper floors. The project will be at 4201 Fourth Ave." <https://bit.ly/2GrxZhl>

David Wilkening, www.globest.com, February 6, 2019

Editor's Note: Anyone with a struggling or dead mall might find this interesting. "The most recent news from a once dead mall: An Atlanta-based real estate company Branch Properties, LLC, sold it for \$93 million to MetLife Corp. The Nashville Tennessean newspaper said the mall underwent a \$268 million development, with the result: "The walkable mixed-use development completely overhauled the site, bringing with it 15 restaurants, 23 retailers, an AMC movie theater, 337 apartment units, two hotels and 200 senior housing units. The Nashville Predators and Metro have teamed up to bring a 120,000-square-foot Preds Ice Center to the site, and Metro will build a community center next door." <https://bit.ly/2tbPivw>

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Where in the Lone Star State does government innovation and technology partnership converge?



Thomson Reuters serves Texas communities in partnership with pioneering Texas appraisal districts to advance government administration and enhance services to the public with innovative technology and property valuation solutions. We enable appraisers to be fair, equitable and trusted by those they serve, allowing them to optimize revenue generation, support sustainable growth and improve services to their communities. Texas appraisal districts rely on Thomson Reuters to turn data into trusted answers.

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The challenges of valuing hotels and motels

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Real Estate Notes *continued*

John McManus, *www.builderonline.com*, February 6, 2019

Editor's Note: *Very interesting article relating the new federal income taxes and high property tax states.*

A professional friend from New Jersey just completed work on her 2018 taxes, and got a shock.

A multifamily developer we spoke to in the past week or so mentioned that people—aka renters—he knew that have begun to take stock of their new individual or married couple deduction are wondering “why would we ever want to own? What’s in it for us?”

And, for No. 3, we’ll shoot a little higher, beyond personal anecdote. A certain governor of a very important Middle Atlantic state, who’s not known to pull punches or mince words, just took a look at the state’s income tax coffers and blew a gasket, blaming a \$2.3 billion revenue shortfall on a “diabolical” tax reform that’s causing people to flee New York for homes in Miami.

Now, whether Gov. Andrew Cuomo actually went to Miami to confirm that refugees from New York had just bought or rented homes there or whether Gov. Cuomo would feel less than welcome in a place full of people who had run from New York’s punishing tax burdens, it’s not clear. <https://bit.ly/2l1ppph>

***www.builderonline.com*, February 7, 2019**

“Freddie Mac’s (OTCQB: FMCC) Primary Mortgage Market Survey®, out Thursday, reported that the 30-year fixed-rate mortgage has fallen to a 10-month low.” <https://bit.ly/2tfjLbL>

***Housing Wire*, February 11, 2019**

“A new report from RealPage shows that apartment resident retention (renters electing to renew their lease after its initial term expires) hit an all-time high last year, with nearly 53 percent of renters choosing to renew their leases, reports *HousingWire*’s Ben Lane.” <https://bit.ly/2URRl3y>

Texas Association of Appraisal Districts
38th Annual Conference on Appraisal Administration
 February 24-27, 2019, Renaissance Austin Hotel



Action Item: Bylaws Amendment to Change Regional Trustee Term Limit

Background Information: The Bylaws Committee has received input from some members asking that the maximum number of consecutive terms that can be served by a TAAD regional trustee be changed from the present two terms.

PROPOSAL: After discussion, the committee proposes that the maximum number of full two-year regional trustee terms to be served be limited to three consecutive two-year terms, in place of the current two two-year terms.

ARTICLE VI

EXECUTIVE BOARD

Section 5: Duration of Office.

- a. Regional trustees shall be elected to two-year terms. Each trustee shall be limited to two **three** complete consecutive terms. He/she shall be again eligible for re-election after one year's absence. The offices of those trustees from odd-numbered regions elected in 1982 shall be subject to re-election in 1983. Terms of office shall then be staggered to allow for the election of one-half of the regional trustees each year. The trustees for odd-numbered regions shall take office in odd-numbered years, even-numbered regions in even-numbered years. No member appraisal district shall have more than one member on the Executive Board.
- b. A member of the Executive Board may resign by submitting a written resignation to the President of the Association. The resignation shall become effective upon acceptance by the Executive Board.
- c. The term of office for regional trustee shall begin January 1 of the first year for which the trustee is elected to serve, and end December 31 of the second year of the term.

Approved by Bylaws Committee August 10, 2018

Approved by Executive Board August 29, 2018

2019 Slate of Officer Candidates

President	Mark Price	<i>Brazos Central Appraisal District</i>
President-elect	Jeff Craig	<i>Tarrant Appraisal District</i>
Vice President	Marya Crigler	<i>Travis Appraisal District</i>
Secretary-Treasurer	Alvin Lankford	<i>Williamson Central Appraisal District</i>
Past President	Rudy Durham	<i>Denton Central Appraisal District</i>

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2019 TAAD Conference Agenda

SUNDAY, FEBRUARY 24

12:30am - 4:30pm	Registration	<i>Grand BR Foyer</i>
1:00pm - 4:30pm	USPAP Refresher (separate registration required) Sands Stiefer, Olson & Olson	<i>Brazos Room</i>
3:30pm - 5:00pm	The Economic Outlook for Texas Real Estate Markets Dr. Mark Dotzour	<i>Grand BR</i>

MONDAY, FEBRUARY 25

7:00am - 4:30pm	Registration	<i>Grand BR Foyer</i>
8:00am - 5:00pm	Demo Room: Harris Govern	<i>Bosque</i>
8:00am - 5:00pm	Demo Room: Tyler Technologies	<i>Frio</i>
1:00pm - 5:00pm	Demo Room: Government Software Assurance	<i>Concho</i>
1:00pm - 5:00pm	Demo Room: The Sanborn Map Co.	<i>Pecos</i>
7:00am - 8:00am	President's Breakfast Buffet	<i>Rio Grande B</i>
8:00am - 8:45am	Welcome/Intros for Opening Session	<i>Grand BR</i>
8:45am - 9:45am	Keynote: The State of The State Honorable Glenn Hegar, Texas State Comptroller The Numbers Behind The State of The State Lloyd B. Potter, Ph.D., Texas State Demographer	<i>Grand BR</i>
10:00am - 5:00pm	Trade Show	<i>Rio Grande A BR</i>
10:00am - 11:00am	Break in Trade Show	<i>Rio Grande A BR</i>
11:00am - 12:15pm	Closing the Gaps Between What Sounds Good & What Gets Done Jim Bearden	<i>Grand BR</i>
12:30pm - 1:15pm	Member Appreciation Lunch	<i>Rio Grande B</i>
1:30 pm - 2:30pm	How to Detect Lies, Fraud and Identity Theft Traci Brown	<i>Grand BR</i>
2:30pm - 3:30pm	A New Way to Think About Customer Service Joe Serio	<i>Grand BR</i>
2:30 pm - 3:30pm	Cyber Security – Protect Yourself and Your Business John Romero	<i>Glass Oaks Room</i>
3:30pm - 4:00pm	Break in Trade Show	<i>Rio Grande A BR</i>
4:00pm - 5:00pm	Fundamentals of Conflict Resolution Joe Serio	<i>Grand BR</i>
4:00pm - 5:00pm	What's Happening at PTAD? Korri Castillo, Shannon Murphy, Bill Messick, Rick Parker, Lori Fetterman	<i>Glass Oaks Room</i>

continued on next page

2019 TAAD Conference Agenda *continued***TUESDAY, FEBRUARY 26**

7:00am - 4:30pm	Registration	<i>Grand BR Foyer</i>
7:30am - 8:30am	Rise and Shine Breakfast for all registered attendees	<i>Rio Grande B</i>
8:00am	Trade Show	<i>Rio Grande A BR</i>
8:00am - 5:00pm	Demo Room: Harris Govern	<i>Bosque</i>
8:00am - 5:00pm	Demo Room: Thomson Reuters	<i>Frio</i>
8:00am - 5:00pm	Demo Room: LexisNexis	<i>Concho</i>
8:00am - 5:00pm	Demo Room: True Prodigy	<i>Nueces</i>
8:30am - 9:30am	Customer Service in a Rapidly Changing World Jim Whitt	<i>Grand BR</i>
9:30am - 10:30am	Perception Vs. Reality: ARB Phone Protests After Year One Marya Crigler , <i>Travis CAD</i> Tony Delgado , <i>El Paso CAD</i> Kathy Rodrigue , <i>Ellis CAD</i>	<i>Grand BR</i>
9:30am - 10:30am	Top 10 Responsibilities of the CAD BOD Debbie Wheeler , <i>Perdue Brandon Fielder Collins & Mott</i> Robert Mott , <i>Perdue Brandon Fielder Collins & Mott (ret.)</i>	<i>Trinity BR</i>
9:30am - 10:30am	Appraisal of Mobile Home Parks Marc Moffitt , <i>Denton CAD</i>	<i>Glass Oaks Room</i>
10:30am - 11:15am	Break / Trade Show Drawings	<i>Rio Grande A BR</i>
11:15am - 12:15pm	Texas Ag Land Markets: Update for 2019 Dr. Charles Gilliland , <i>The Real Estate Center at Texas A&M</i>	<i>Rio Grande B</i>
11:15am - 12:15pm	Succession Planning: The How and The Why Lisa Stephens-Musick , <i>Wichita CAD</i> Sally Vardy , Harris CAD Moderator: Jason Cunningham , <i>Harris CAD</i>	<i>Trinity BR</i>
11:15am - 12:15pm	Equity Appeals Best Practices: What Works, What Doesn't Josh Wood , <i>MAI</i>	<i>Glass Oaks Room</i>
12:15pm - 1:45pm	Awards Luncheon	<i>Grand BR</i>
1:45pm - 2:15pm	Delegate Assembly	<i>Wedgwood Room</i>
1:45pm - 2:30pm	Public Records and Public Meetings: What Every CAD Must Know Peter Smith , <i>Nichols Jackson Dillard Hager & Smith LLP</i>	<i>Trinity BR</i>
1:45pm - 2:30pm	Texas Real Estate Markets – Updates and Predictions Dr. John Baen , <i>University of North Texas</i>	<i>Glass Oaks Room</i>
2:15pm - 3:00pm	TAAD-IAAO Chapter Annual Meeting	<i>Wedgwood Room</i>
2:45pm - 3:15pm	Break	<i>Grand BR Foyer</i>
3:15pm - 5:00pm	Metro Council meeting	<i>Wedgwood Room</i>

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2019 TAAD Conference Agenda *continued*

TUESDAY, FEBRUARY 26 (*continued*)

3:15pm - 4:15pm	HR: Personnel, Complaints, Progressive Discipline Bob Kilgore , <i>Bexar Appraisal District</i>	<i>Trinity BR</i>
3:15pm - 4:15pm	Big Litigation – Fight or Flight? Matt Pepper and Sharon Baxter , <i>McCreary Veselka Bragg & Allen</i>	<i>Glass Oaks Room</i>
4:15pm - 5:15pm	Compressor Lawsuits - The Aftermath Chris Jackson , <i>Perdue Brandon Fielder Collins & Mott</i>	<i>Trinity BR</i>
4:15pm - 5:15pm	How to Prepare for Mediation and Settlement of Lawsuits Sandra Griffin , <i>Perdue Brandon Fielder Collins & Mott</i> Melinda Blackwell , <i>Blackwell & Duncan PLLC</i>	<i>Glass Oaks Room</i>
6:15pm - 7:00pm	Reception Sponsored by Harris Govern	<i>Grand BR Foyer</i>
7:00pm - 10:00pm	Evening Gala/Dinner Chet Garner , <i>The Daytripper</i>	<i>Grand BR</i>

WEDNESDAY, FEBRUARY 27

8:00am - 9:00am	Farewell Breakfast (<i>Please be seated by 8:00am</i>)	<i>Grand BR A</i>
9:00am - 11:00am	Chief Appraiser Ethics (TDLR Mandatory CEs for CAs) Marya Crigler , <i>Travis CAD</i>	<i>Trinity BR</i>
9:00am - 10:00am	Ethics – No Right Way to Do a Wrong Thing Mark Warren	<i>Grand BR B</i>
10:00am - 11:00am	What's Happening at the Capitol? Bob Popinski , <i>Director of Policy, Raise Your Hand Texas</i>	<i>Grand BR B</i>
11:00am	Conference Wrap up Michael Amezcua , <i>Conference Committee Chair</i>	<i>Grand BR B</i>

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All attendees, speakers, sponsors and volunteers at our annual conference and TAAD-sponsored events are expected to follow this Code of Conduct. TAAD will enforce this code throughout the event, including event-related social events as off-site locations as well as related online communities and social media. We expect cooperation from all participants to help ensure a safe and productive environment for all.

TAAD is dedicated to providing a harassment-free event experience for everyone, regardless of gender, gender identity and expression, age, sexual orientation, disability, physical appearance, body size, race, ethnicity, religion (or lack thereof), or technology choices. We do not tolerate harassment of participants in any form. Sexual language and imagery is not appropriate for any conference venue, including

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Chief Appraiser

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Chief Appraiser

Travis CAD

Past President: **Gary Earnest**

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TAAD Executive Director

dkoch@taad.org

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Region 9 » **Luke Robbins** Chief Appraiser Young CAD

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