Senate Bill 2, cited as the Texas Property Tax Reform and Transparency Act of 2019, makes significant changes to truth-in-taxation laws for taxing units other than school districts and has a large component piece dealing with transparency. Some of the most important changes from SB 2 are the reduction in the rollback rate, now called the voter approved rate, and the automatic rollback election for all taxing units. The transparency piece comes in the form of the additional tax rate website that will give property owners real-time updates and information regarding the rate adoption process by the taxing units and allow taxpayers to be more involved in that process. House Bill 3 deals with public school finance, including tax rate compression for schools along with many other changes to how the state funds public education.

TAAD’s Legislative Committee did an outstanding job this session helping educate members of the legislature and providing critical data and information to help them make sound policy decisions regarding the appraisal process. Out of the 500-plus bills that TAAD tracked this session, only a handful became law and very few of those are what I would consider “bad” bills. I want to personally thank the members of the Legislative Committee and other TAAD members for your contributions of time and resources to help ensure the Texas property tax system remains one of the finest in the nation. We will continue to work with the members of the legislature over the interim in preparation for the 87th session and I encourage each of you to continue to develop relationships with your local State Representatives and Senators.

The TDLR and PTAD have identified 50 of those bills as required bills to be covered for continuing education. They have determined that the minimum time requirement for the state-required laws and rules update for the 86th Legislative Session is two hours. Please keep in mind that this is a requirement that must be met in order to maintain your RPA designation through TDLR. You can meet this requirement by attending the TAAD Legislative Update in San Antonio, August 19-20. We will not only cover the required bills, we will have time to dive deeper in to each of the new law changes to ensure you understand how these will impact you and your district. I look forward to seeing everyone there.

continued on page 3
**TAAD Presents a Seminar for All TDLR Registrants**

**Laws/Rules Update 2019 For TDLR CEs**

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

<table>
<thead>
<tr>
<th>Class Location</th>
<th>various, see below</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class Hours</td>
<td>9am-12pm or 1:30-4:30pm Registration starts 30 minutes prior to session</td>
</tr>
<tr>
<td>Registration deadline</td>
<td>7 days prior to seminar</td>
</tr>
<tr>
<td>Instructor</td>
<td>Tracey Foster or Marya Crigler</td>
</tr>
<tr>
<td>CEs</td>
<td>3.0 hours</td>
</tr>
</tbody>
</table>

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

- [ ] 7/29/19, 9am ............. Sherman/Grayson CAD
- [ ] 7/30/19, 9am ............. Wichita Falls/Travel Center
- [ ] 8/5/19, 9am ............. El Paso/El Paso CAD
- [ ] 8/6/19, 9am ............. San Antonio/Bexar AD
- [ ] 8/6/19, 1:30pm .......... San Antonio/Bexar AD
- [ ] 8/7/19, 9am ............. San Antonio/Bexar AD
- [ ] 8/23/19, 9am ............. Austin/TAAD office
- [ ] 9/23/19, 9am ............. San Angelo/TGCA D office
- [ ] 9/24/19, 9am ............. Abilene/ESC 14

**Registration fees:**

- [ ] TAAD member district .................. $40
- [ ] TAAD associate/affiliate member .......... $75
- [ ] Non-member ................................ $100
- [ ] On-site registration .................. $100

**TOTAL AMOUNT ENCLOSED .............. $ ___________

Registration fees must reflect current membership status. No refunds for member district registrations; for all other attendees, a $75 cancellation fee will be deducted. Requests for refunds must be in writing and postmarked no later than 7 days prior to the session.

Name ____________________________________________ TDLR number ____________________________

Jurisdiction/Firm ________________________________

Mailing Address ____________________________________________

City __________________ State __________________ Zip ____________

Telephone __________________ E-mail Address __________________

Please complete the registration form and return it along with payment to:

**TAAD I 7700 Chevy Chase Drive; Building One, Suite 425 | Austin, Texas 78752-1558**

**Office Use Only:**

Date ___________________ Check# ___________________ Paid ________________ DB ___________________
How Busy Was The Legislative Session?
Let’s compare the 83rd, 84th, 85th and 86th Regular Sessions

<table>
<thead>
<tr>
<th></th>
<th>House 86R</th>
<th>85R</th>
<th>84R</th>
<th>83R</th>
<th>Senate 86R</th>
<th>85R</th>
<th>84R</th>
<th>83R</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bills Filed</td>
<td>4765</td>
<td>4333</td>
<td>4207</td>
<td>3950</td>
<td>2560</td>
<td>2298</td>
<td>2069</td>
<td>1918</td>
</tr>
<tr>
<td>Bills Passed</td>
<td>968</td>
<td>700</td>
<td>818</td>
<td>732</td>
<td>968</td>
<td>511</td>
<td>504</td>
<td>705</td>
</tr>
<tr>
<td>Concurrent Resolutions Filed</td>
<td>186</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joint Resolutions Filed</td>
<td>147</td>
<td>133</td>
<td>130</td>
<td>70</td>
<td>58</td>
<td>67</td>
<td>63</td>
<td></td>
</tr>
<tr>
<td>Joint Resolutions Passed</td>
<td>7</td>
<td>3</td>
<td>2</td>
<td>6</td>
<td>3</td>
<td>6</td>
<td>5</td>
<td>4</td>
</tr>
</tbody>
</table>

How many bills did TAAD track/work on during the Regular/Special Sessions?

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>84R (2015)</td>
<td>406</td>
<td>439</td>
<td></td>
<td></td>
<td>439</td>
<td>147</td>
<td></td>
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</tbody>
</table>

How did the 86th Regular Session break down?

<table>
<thead>
<tr>
<th>Bill Type</th>
<th>Range</th>
<th>Filed</th>
<th>Passed</th>
<th>Filed</th>
<th>Passed</th>
</tr>
</thead>
<tbody>
<tr>
<td>House Bills</td>
<td>HB 1 - HB 4765</td>
<td>2287</td>
<td>311</td>
<td>2478</td>
<td>657</td>
</tr>
<tr>
<td>House Concurrent Resolutions</td>
<td>HCR 6 - HCR 193</td>
<td>56</td>
<td>17</td>
<td>130</td>
<td>85</td>
</tr>
<tr>
<td>House Joint Resolutions</td>
<td>HJR 3 - HJR 153</td>
<td>71</td>
<td>0</td>
<td>76</td>
<td>7</td>
</tr>
<tr>
<td>Senate Bills</td>
<td>SB 1 - SB 8888</td>
<td>1215</td>
<td>171</td>
<td>1345</td>
<td>289</td>
</tr>
<tr>
<td>Senate Concurrent Resolutions</td>
<td>SCR 1 - SCR 68</td>
<td>13</td>
<td>8</td>
<td>55</td>
<td>15</td>
</tr>
<tr>
<td>Senate Joint Resolutions</td>
<td>SJR 1 - SJR 80</td>
<td>34</td>
<td>1</td>
<td>36</td>
<td>2</td>
</tr>
</tbody>
</table>
TAAD Presents a Seminar for CAD Staff Responsible for Public $\$
Public Fund Investment Training for Appraisal Districts

The purpose of this workshop is to provide training mandated by Texas Government Code, Chapter 2256.

This two-day seminar meets the required 10 hours of PFIA training needed every two years by all individuals serving as financial officer, treasurer or investment officer of a local government, including an appraisal district.

» Dates
   September 30 - October 1, 2019

» Registration Deadline
   September 16, 2019

» Class Location
   Dallas CAD 2949 Stemmons Fwy., Dallas

» Primary Instructor
   Patrick Shinkle, Center for Public Management, University of North Texas

» Class Hours
   Day 1: Registration 8:30-9am; Class 9am-12:00pm, 1-5pm
   Day 2: Class 9:00-12:00pm

» CEUs
   11.25 hours

» Lodging
   See TAAD website for suggestions

Registration fees must reflect current membership status.

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

Where to find such training, you may wonder. Good news – TAAD will once again offer its PFIA training on September 30 - October 1 at the Dallas Central Appraisal District.

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

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

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

Have You Completed Your Public Funds Investment Act Training For 2019

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

Where to find such training, you may wonder. Good news – TAAD will once again offer its PFIA training on September 30 - October 1 at the Dallas Central Appraisal District.

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

Topics discussed
» Public Funds Investment Act Compliance
» The Texas Public Funds Collateral Act
» Developing a Certificate of Deposit Program
» Investment Policies
» Investment Basics
» Factors that Affect Interest Rates

» Using Excel for Investment Controls
» Investment Pools
» Internet Resources for Investment Decisions
» Internal Controls
» The Budgeting Process
» Computer Security Awareness Controls
» Business Impact Analysis

Registration Fees:
☐ TAAD member district .................. $150
☐ TAAD associate/affiliate member ...... $200
☐ Non-member ................................ $250

TOTAL AMOUNT ENCLOSED ...... $

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

Registration fees must reflect current membership status.

Requests for refunds must be in writing and submitted by September 16; a $75 cancellation fee will be deducted. No refunds for cancellations after September 16.
TAAD Legislative Update for TDLR New Laws/Rules CEs

Monday-Tuesday, August 19-20, 2019
San Antonio Marriott Rivercenter Hotel
101 Bowie Street; San Antonio, TX 78205

Registration Fees: (Deadline: July 22)

☐ TAAD member district (per person) ................ $275
☐ TAAD associate/affiliate member ................. $325
☐ Non-member .......................................... $400

Guest Registration: (Deadline: July 22)

☐ TAAD member district ....................... $125
(no CEs; for spouse or companion of attendee; meals and breaks only; deadline: July 22)

Seminar Schedule

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday</td>
<td></td>
</tr>
<tr>
<td>7:30am-4:00pm</td>
<td>Registration</td>
</tr>
<tr>
<td>8:00-8:45am</td>
<td>Breakfast (TAAD provides)</td>
</tr>
<tr>
<td>9:00am-12:00pm</td>
<td>Information Sessions</td>
</tr>
<tr>
<td>12:00-1:15pm</td>
<td>Lunch (TAAD provides)</td>
</tr>
<tr>
<td>1:30-5:00pm</td>
<td>Information Sessions</td>
</tr>
<tr>
<td>Tuesday</td>
<td></td>
</tr>
<tr>
<td>7:15-8:00am</td>
<td>Breakfast (TAAD provides)</td>
</tr>
<tr>
<td>8:00-11:45am</td>
<td>Information Sessions</td>
</tr>
<tr>
<td>11:45am</td>
<td>Adjourn</td>
</tr>
</tbody>
</table>

Ces will be granted for attendance; final agenda will meet TDLR requirements for “law/rules update” needed by RPAs, RTAs, and RTCs.

Seminar Location/Lodging

San Antonio Marriott Rivercenter Hotel
101 Bowie Street; San Antonio, TX 78205

$185/single or $189/double; call 877-622-3056 by July 27 for TAAD block rates.

Deadline for refund requests: August 9, 2019

Name ___________________________________________ TDLR number __________

Entity/Business _____________________________________________________________

Mailing Address ___________________________________________________________

City __________________ State ____________ Zip ______________

Telephone __________________ E-mail Address __________________________

TOTAL AMOUNT ENCLOSED _______________________

Registration fees must reflect current membership status.
Requests for refunds must be in writing and submitted by August 9; a $100 cancellation fee will be deducted. No refunds for cancellations after August 9.

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

Office Use Only:

Date __________________ Ck# __________________
Paid __________________ PC ___________________
DB ___________________
**Attorney General Opinions/Requests For Opinions**

**KP-0254** (May 28, 2019) RE: Availability of civil remedies for violations of the Open Meetings Act (RQ-0285-KP)

Summary: If a quorum of a governmental body deliberates about public business within the jurisdiction of the body outside of a meeting authorized by the Texas Open Meetings Act, through multiple communications each involving fewer than a quorum, the governmental body violates the Act.

Action taken by a governmental body in violation of the Act is voidable. In addition, any interested person may bring an action by mandamus or injunction to stop, prevent, or reverse a violation or threatened violation of the Act by members of a governmental body.

If the Texas Education Agency conducts an investigation as authorized by section 39.057 of the Education Code and concludes that members of a school district board of trustees violated their duty to comply with the Act, it could take appropriate civil action authorized by subsection 39.057(d) of the Education Code.

**KP-0257** (June 14, 2019) 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 (RQ-0261-KP)

Summary: Section 604A.0021 of the Business and Commerce Code prohibits imposing a surcharge for the use of a credit card in certain instances. Although a recent judicial decision held section 604A.0021 unconstitutional as applied to specific facts, it remains enforceable in some contexts. But it does not apply to a county imposing a surcharge on a payee using a credit card for the payment of money owed to the county.

Section 103.0031 of the Code of Criminal Procedure authorizes a county to contract with a private attorney or a public or private vendor for the provision of collection services for fees. If a county is entitled to impose a surcharge fee for credit card use, a court would likely conclude that a private attorney or collections agency acting as agent for the county could collect that surcharge on behalf of the county when collecting other fees, taxes, or other charges.

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**TAAD Classifieds**

**CHIEF APPRAISER**

Comanche CAD Accepting Résumés for Deputy Chief Appraiser.

Must be a licensed RPA. Complete Job Description and applicant information sheet are available at www.comanchecad.org under employment tab.

Salary commensurate with qualifications.

Please submit applicant information sheet and résumé to info@comanchecad.org in pdf format or bring to 8 Huett Circle in Comanche, Texas.

This position will remain open until filled.

*Comanche CAD is An Equal Opportunity Employer*
# TAAD’s 2019 State Certification Course Schedule

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

*course registration on next page*
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.

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

5. 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.

6. Cost for Courses:
   Submit separate forms and fees for each course.

<table>
<thead>
<tr>
<th>Course #</th>
<th>Course Name</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>Course 30</td>
<td>$200 for TAAD Member Districts $225 for TAAD Associate/Affiliate Members $300 for Nonmembers</td>
</tr>
<tr>
<td>31</td>
<td>Course 31 (hours reduced to 3.5 by TDLR)</td>
<td>$75 for TAAD Member Districts $150 for TAAD Associate/Affiliate Members $200 for Nonmembers</td>
</tr>
<tr>
<td>101, 102, 9, 28 or 32</td>
<td>Course 101, 102, 9, 28 or 32</td>
<td>$225 for TAAD Member Districts $250 for TAAD Associate/Affiliate Members $325 for Nonmembers</td>
</tr>
<tr>
<td>3, 4, 5, 7 or 10</td>
<td>Course 3, 4, 5, 7 or 10</td>
<td>$300 for TAAD Member Districts $325 for TAAD Associate/Affiliate Members $400 for Nonmembers</td>
</tr>
<tr>
<td>8</td>
<td>Course 8</td>
<td>$325 for TAAD Member Districts $350 for TAAD Associate/Affiliate Members $425 for Nonmembers</td>
</tr>
<tr>
<td>203</td>
<td>Course 203 (previously 201 and 202)</td>
<td>$400 for TAAD Member Districts $425 for TAAD Associate/Affiliate Members $475 for Nonmembers</td>
</tr>
</tbody>
</table>

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 3, 4, 5 and 7.)

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 ___________________
Real Estate Notes of Interest

Rick Stuart, CAE, CDEI

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

Carmel Ford, National Association of Home Builders, April 2, 2019

"On average, home buyers are willing to pay an additional $8,728 up front on a home in order to save $1,000 a year in utility bills, according to NAHB’s recently released study, What Home Buyers Really Want (2019 Edition)." https://bit.ly/2UQDiMY

Is Trump’s tax law helping or hurting the housing market? Read the article by Jacob Passy, April 19, 2019 at https://on.mktw.net/2Pr4ZJr

Jessica Guerin, www.housingwire.com, May 1, 2019

"At the end of last year, the length of time that a homeowner stayed put hit a record high at an average of 8.17 years. But the latest data from the first quarter of 2019 reveals that the average tenure has begun to backslide as more Americans opt to relocate." https://bit.ly/2J7wkA1

Caitlin Randle, Midland Reporter-Telegram, May 6, 2019

"According to the Midland Reporter-Telegram, two local residents, John-Mark and Briana Echols are the force behind The Field’s Edge, a tiny home community that’s being planned to aid the homeless in the Texas boomtown that is Midland. The duo comes from a background of working for nonprofits. The village will be composed of 100 small houses divided into 10-home pods. The pods will also hold a communal kitchen, bathroom and laundry room. A market, clinic, and garden are also included in the plan." https://bit.ly/2Vw0N1u

Builderonline.com, May 6, 2019

"The number of homes sold across Texas continued to rise and median price moderately increased during the first quarter of 2019, according to the 2019-Q1 Texas Quarterly Housing Report released Monday by Texas Realtors. «Housing market activity in Texas continues to break records,» said Tray Bates, chairman of Texas Realtors. «The number of sales and median price isn’t going up as steeply as in recent years, but Texas real estate remains in high demand as the Lone Star State continues to be a popular place to live and do business.” https://bit.ly/2YpmEOl

Lisa Brown, Globest.com, May 8, 2019

"The Austin metro currently reports 95.8 percent retail occupancy, making it the strongest market in Texas in terms of occupancy. The occupancy rate is based on a retail market inventory of 49.5 million square feet in projects with 25,000 square feet or more.” https://bit.ly/307ZDYm

Stewart Doreen, Midland Reporter-Telegram, May 7, 2019

"Midland County’s population could rise to more than 570,000 by 2050 if migration trends observed between 2010-15 continue, according to a study from the Texas Demographic Center. The 318 percent change is fifth highest for any county in the state of Texas. The Texas Demographic Center has four Permian Basin counties in the top 10; the others are Andrews, Crane and Ector. The county ranked first was Karnes, located near San Antonio. The percent change in Karnes was 752 percent as its 2010 population of 14,824 would grow to 126,431.” https://bit.ly/2jvx6nv

Appraisal Institute, April 24, 2019

"The Appraisal Institute, the nation’s largest professional association of real estate appraisers, today advised homeowners to focus on outdoor improvement projects when seeking to improve their home’s value. “The latest research shows that home renovations focused on the exterior of a property are most likely to generate a positive cost-to-value ratio,” said Appraisal Institute President Stephen S. Wagner, MAI, SRA, AI-GRS. “However, not all home improvement projects offer a full return on investment — cost doesn’t necessarily equal value.” According to Remodeling magazine’s most recent Cost vs. Value report, the projects with the highest expected return on investment are garage door replacement, manufactured stone veneer and siding replacement. Other projects with potential payoffs, according to the report, are deck addition, steel entry door replacement and minor kitchen remodel.” https://bit.ly/2VzF480

continued on next page
**Robotics Business Review, May 8, 2019**

“A robotics research firm was out Tuesday with a prediction that the value of robotic equipment in place in the construction industries will rise tenfold during the next six years, Robotics Business Review reports. Research firm Tractica today projected a $226 million revenue market by 2025 for the construction robotics space, an area that traditionally has been labor-intensive and not focused on robotics as much as industries such as manufacturing, supply chain logistics, and health care.” https://bit.ly/2Hp6Bz8

**Katherine Peralta, Charlotte Observer, May 8, 2019**

*Editor’s Note: This makes perfect sense to me!* “The Charlotte Observer reports that a recent report prepared by the University of Toledo reveals that homes located within half a mile of where a craft beer brewery opened showed an increase in value of almost 10 percent. Data was collected from homes sold from 2002-2017.” https://bit.ly/2Hmth3C

**Builderonline.com, May 9, 2019**

“More than 5.2 million (5,223,524) U.S. properties were seriously underwater at the end of 2019’s first quarter, up by more than 17,000 properties from a year ago, according to ATTOM Data Solutions Q1 2019 U.S. Home Equity & Underwater Report. That represented 9.1 percent of all U.S. properties with a mortgage, up from 8.8 percent in the previous quarter but down from 9.5 percent in Q1 2018.” https://bit.ly/2vWzCNV

**Stewart Doreen, Midland Reporter-Telegram, May 12, 2019**

“The Midland Reporter-Telegram reports that the median home price in the Permian Basin area, which spreads from west Texas to southeastern New Mexico, set a new record in March. The Permian Basin Board of Realtors (PBBOR) reported that the average price for a home sold in the area in March of this year was $356,433. The old record was $355,469, which happened in July 2018.” https://bit.ly/2VH6Tfw

**Ayesha Khan, Fox2News, May 14, 2019**

“Play by the rules. That’s what the City of St. Louis will require owners of short-term rental properties to abide by. More than 200 of those rental property owners were sent a letter from the assessor’s office telling them that their property rate tax will be increasing. That’s because the city reclassified their properties from residential to commercial. Residential is assessed for tax purposes at 19 percent of value and commercial at 32 percent.” https://bit.ly/2QhNjAB

**Joshua Fechter, San Antonio Express-News, May 15, 2019**

“According to the San Antonio Express-News, data from the San Antonio Board of Realtors (SABOR) show that the median sales prices for new homes in the San Antonio region are still heading north while inventory remains constrained. New homes in Bexar County, which includes San Antonio were $230,700 last month, a four percent increase from $222,500 last April.” https://bit.ly/2EowKOB


“Roughly five million Americans move from one state to another annually, and some states are clearly making out better than others. Florida and South Carolina enjoyed the top economic gains, while Connecticut, New York and New Jersey faced some of the biggest financial drains, according to a Bloomberg analysis of state-to-state moves based on data from the Internal Revenue Service and the U.S. Census Bureau.” https://bit.ly/2HGOtCN


“According to first quarter 2019 data from the Census Quarterly Starts and Completions by Purpose and Design and NAHB (National Association of Home Builders) analysis, median single-family square floor area ticked up to 2,355 square feet. Average (mean) square footage for new single-family homes increased to 2,584 square feet.” https://bit.ly/2QKFOSG
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