

It's TAAD Conference Time In The Capital City!



★
2020
Conference
DALLAS

Welcome to the **39th Annual Conference on Appraisal Administration and Exhibition**, 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 TDLR 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 Dallas and TAAD's 39th Annual Conference and Trade Show!

Welcome to Dallas!



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TAAD Classifieds



APPRAISER

The **Kimble Central Appraisal District** is currently accepting applications for the position of **Appraiser**.

Responsibilities include office and field work associated with the appraisal of real and personal property. Some knowledge of real estate would be helpful. Applicants must have a school education or equivalent. Must have an RPA certification through TDLR or be willing to complete requirements to obtain such certification. Applicants must also possess good computer skills; have reliable transportation, and a valid Texas Driver License. Appraisal experience preferred. Salary is contingent upon experience and qualifications.

Applications and/or resumes will be accepted at:

501 Main or PO Box 307, Junction, Texas

For more information, call (325) 446-3717

DEPUTY CHIEF APPRAISER

The **Grayson Central Appraisal District** is currently seeking applicants for the position of **Deputy Chief Appraiser**. This position requires a high school diploma or GED; four years of college credit and/or equivalent training and/or experience; current registration as a Registered Professional Appraiser (RPA); and seven (7) years of progressively responsible experience with a CAD or in the ad valorem field.

This person should have excellent technical writing and presentation skills, the ability to communicate, work effectively and tactfully with the employees, public, governing bodies, taxing jurisdictions, state agencies and their representatives; knowledge of appraisal and mapping software/systems, and other common computer software programs; knowledge of the principles of property appraisal and laws of the Texas Property Tax Code; the ability to analyze factors that influence the value of property; be able to maintain accurate records and prepare reports; and have supervisory experience.

The District is an equal opportunity employer. Benefits package includes medical and retirement. Salary is commensurate with experience and salary requirements should be submitted with resume. The position is open until filled.

Please submit resumes to:

Grayson Central Appraisal District

Attn: Shawn Coker-Chief Appraiser

512 N. Travis St., Sherman, TX 75092

or cokers@graysonappraisal.org

Resumes may also be submitted at the District office, located at 512 N. Travis St., Sherman, TX 75092

Attorney General Opinions / Request For Opinions

KP-0287 (January 21, 2020) RE: Voting entitlement of a taxing unit in the election of an appraisal district's board of directors under Tax Code section 6.03(d) (RQ-0299-KP)

Summary: Tax Code section 6.031 authorizes a change to the voting entitlement of taxing units in the appointment of an appraisal district's board of directors. Under the transition provisions of House Bill 1010 from 2007, a court would likely conclude that House Bill 1010 invalidated any previously adopted alternative method for determining that voting entitlement.

The voting entitlement for the appointment of appraisal district directors should be determined by Tax Code section 6.03(d), absent action taken under Tax Code section 6.031 to change that method subsequent to House Bill 1010.

Request No. KP-0332-KP RE: Whether subsection 2054.5191(a-1) of the Government Code requires a member of the board of directors of an appraisal district to complete certified cybersecurity training.

Opinion requested by The Honorable R. David Holmes, Hill County Attorney (Received February 10, 2020)

Request No. 0324-KP RE: Whether a governmental body is required to provide responsive information in response to a request for public information if the request is not feasible or will result in substantial interference with the ongoing operations of the governmental body.

Opinion requested by Ms. Camille Cain, Executive Director; Texas Juvenile Justice Department (Received December 12, 2019)

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Proposed Agenda for Business Meeting and Delegate Assembly
Tuesday, February 25, 2020; 1:45-2:15pm
Renaissance Dallas Hotel - City View Room



1. Call to order — Mark Price, President
 - a. Certification of active membership present — Dyann White, Membership Committee Chair
2. Executive Director's Report — Doris Koch
 - a. Recognition of outgoing regional trustees
3. Treasurer's Report — Alvin Lankford
4. Bylaws Committee Report — Christie Ussery
5. Conference Committee Report — Michael Amezquita
 - a. Announce 2021 Delegate Assembly meeting date, location: February 23, 2021/ JW Marriott Austin Hotel
6. Nominations Committee Report — Dinah Kilgore
7. Election of 2020 Officers
8. Oath of Office for 2020 officers and trustees
9. Remarks from new TAAD president — Jeff Craig

Texas Association of Appraisal Districts Chapter
of the **International Association of Assessing Officers**
NOTICE OF ANNUAL MEETING TAAD-IAAO CHAPTER
Tuesday, February 25, 2020; 2:15-3pm
Renaissance Dallas Hotel - City View Room



1. Call to Order
2. Approve Minutes: February 26, 2019
3. President's Report
4. Financial Report (Kathy Rodrique)
5. Amendment of bylaws (Kathy Rodrique)
 - a. ACTION ITEM: Approve change of chapter fiscal year
6. Initiatives to TAAD/IAAO Chapter Membership (President South)
 - a. Scholarships — IAAO Courses
 - b. One-Day Seminar(s)
7. Election of Officers
 - a. Report from Nominations Committee on 2020-2021 Proposed Slate of Officers (Sarah Curtis)
 - b. Election of Proposed Officers:
 - President
 - President-Elect
 - Secretary-Treasurer
 - Member at Large #1
 - Member at Large #2
8. Swear In New Officers — Amy Rasmussen, 2020 IAAO President
9. Remarks from New President (Jerry Bundick)
10. Adjourn

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at the TAAD Conference, Feb. 24-25, in Dallas, Texas

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Visit us at:

harrisgovern.com/pages/taad.php

to register for demonstration sessions

TAAD's 2020 State Certification Course Schedule

<i>Month</i>	<i>Course Number</i>	<i>Name</i>
MARCH 2020		
March 16-18	Course 7	Texas Property Tax Law
March 16-19	Course 4	Personal Property Appraisal
March 16-19	Course 10	Analyzing a Real Property Appraisal
March 16-20	Course 203	Appraisal of Real Property
MAY 2020		
May 4-6	Course 8	Assessment and Collections (TAAD office)
May 7-8	Course 28	Truth in Taxation (TAAD office)
May 18-20	Course 9	Adv. Assessment and Collections (TAAD office)
AUGUST 2020		
August 24-26	Course 7	Texas Property Tax Law
August 24-27	Course 10	Analyzing a Real Property Appraisal
August 24-28	Course 203	Appraisal of Real Property
SEPTEMBER 2020		
September 14-17	Course 3	Income Approach to Value
September 14-17	Course 4	Personal Property Appraisal
September 14-17	Course 5	Mass Appraisal
OCTOBER 2020		
October 26-27	Course 30	Ethics
October 26-28	Course 101	Intro to Texas Property Tax System
October 28-30	Course 102	Intro to Appraisal
NOVEMBER 2020		
November 16-18	Course 32	USPAP
November 18	Course 31	USPAP refresher
November 16-20	Course 203	Appraisal of Real Property
DECEMBER 2020		
December 7-9	Course 7	Texas Property Tax Law
December 7-10	Course 10	Analyzing a Real Property Appraisal
December 7-10	Course 3	Income Approach to Value
December 7-10	Course 4	Personal Property Appraisal
December 7-9	Course 101	Intro to Texas Property Tax System
December 9-11	Course 102	Intro to Appraisal

course registration on next page

TAAD's 2020 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. **Class Locations/Hotel Lodging:**

» **Austin Marriott North/Round Rock**

2600 La Frontera Blvd., Round Rock, TX 78681

Lodging: 800.865.0546; \$125/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.

Cost for Courses:

Submit separate forms and fees for each course.

Course 30	\$210 for TAAD Member Districts \$235 for TAAD Associate/Affiliate Members \$320 for Nonmembers
Course 31	\$75 for TAAD Member Districts \$160 for TAAD Associate/Affiliate Members \$225 for Nonmembers
Courses 101, 102, 9, 28 or 32	\$235 for TAAD Member Districts \$260 for TAAD Associate/Affiliate Members \$350 for Nonmembers
Courses 3, 4, 5, 7 or 10	\$310 for TAAD Member Districts \$335 for TAAD Associate/Affiliate Members \$425 for Nonmembers
Course 8	\$335 for TAAD Member Districts \$360 for TAAD Associate/Affiliate Members \$450 for Nonmembers
Course 203 (previously 201 and 202)	\$410 for TAAD Member Districts \$435 for TAAD Associate/Affiliate Members \$500 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 (used in Courses 201, 202, 3, 4 and 5) should be ordered directly from IAAO (iaao.org).

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

2020 IAAO Course/Workshop Schedule 10/10/19



Course 501: Personal Property Auditing: Basic to Advanced

January 13-17, 2020

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Lisa Hobart, PPS

Fees: TAAD member districts \$550

TAAD associate/affiliate members \$600

Nonmembers: \$700

TDLR credit: 30 hours

» Required text: none

Recommended prerequisite: Course 500

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

January 27-28, 2020

Site: Denton CAD, 3911 Morse Street, Denton

Instructor: Guy Griscom, CAE

Fees: TAAD member districts \$375

TAAD associate/affiliate members \$450

Nonmembers: \$550

TDLR credit: 15 hours

IAAO recertification credit: 15 hours

Exam included: Yes

Workshop 171: Standards of Professional Practice & Ethics

January 29, 2020

Site: Denton CAD, 3911 Morse Street, Denton

Instructor: Guy Griscom, CAE

Fees: TAAD member districts \$275

TAAD associate/affiliate members \$350

Nonmembers: \$425

TDLR credit: 7 hours

IAAO recertification credit: 7 hours

Exam included: Yes

Course 201: Appraisal of Land

March 30-April 3, 2020

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Marion Johnson, CAE

Fees: TAAD member districts \$550

TAAD associate/affiliate members \$600

Nonmembers: \$700

TDLR credit: 30 hours

Recommended prerequisites: Course 101, Course 102

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

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

Workshop 854: CMS Case Problem Review Workshop

April 14-15, 2020

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Richard Norejko, CMS

Fees: TAAD member districts \$500

TAAD associate/affiliate members \$600

Nonmembers: \$700

TDLR credit: 15 hours

IAAO recertification credit: 15 hours

Recommended prerequisites: Course 101, Course 102, Course 600, Course 601

Exam included: No (*Practice case study only*)

Course 500: Assessment of Personal Property

August 24-28, 2020

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Lisa Hobart, PPS

Fees: TAAD member districts \$550

TAAD associate/affiliate members \$600

Nonmembers: \$700

TDLR credit: 30 hours

» Recommended text: *Property Assessment Valuation (PAV) (3rd edition)*

Workshop 850: CAE Case Study Review Workshop

September 28-30, 2020

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

Instructor: Marion Johnson, CAE

Fees: TAAD member districts \$475

TAAD associate/affiliate members \$550

Nonmembers: \$675

TDLR credit: 18.5 hours

IAAO recertification credit: 18.5 hours

Recommended prerequisites: Course 101, Course 102, Course 112, Course 311 or 312, Course 400

Exam included: No (*Practice case study only*)

Workshop 354: Multiple Regression Analysis for Real Property Valuation

October 1-2, 2020

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

Instructor: Larry Clark, CAE

Fees: TAAD member districts \$425

TAAD associate/affiliate members \$500

Nonmembers: \$600

TDLR credit: 11 hours

IAAO recertification credit: 11 hours

Recommended prerequisites: Course 101

Exam included: Yes

continued on next page

2020 IAAO Course/Workshop *continued*

Course 311: Real Property Modeling Concepts

October 5-9, 2020

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

Instructor: Barry Couch, CAE

Fees: TAAD member districts \$550

TAAD associate/affiliate members \$600

Nonmembers: \$700

TDLR credit: 30 hours

Recommended prerequisite: Course 300

Please note: former 311 (Residential Modeling Concepts) and 312 (Commercial/Industrial Modeling Concepts) have been redesigned into this one 5-day course.

Course 402: Property Tax Policy

October 26-30, 2020

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Rick Stuart, CAE

Fees: TAAD member districts \$550

TAAD associate/affiliate members \$600

Nonmembers: \$700

TDLR credit: 30 hours

Recommended prerequisite: Course 101

IAAO Continuing Education 30 hours CE

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

» *Recommended text:* Fundamentals of Tax Policy (obtain from IAAO)

Workshop 851: RES Case Study Review Workshop

November 9-11, 2020

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Marion Johnson, CAE

Fees: TAAD member districts \$475

TAAD associate/affiliate members \$550

Nonmembers: \$675

TDLR credit: 18.5 hours

IAAO recertification credit: 18.5 hours

Recommended prerequisites: Course 101, Course 102,

Course 112, Course 311 or 312, Course 400

Exam included: No (*Practice case study only*)

Course 112: Income Approach to Valuation II

November 16-20, 2020

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

Instructor: Barry Couch, CAE

Fees: TAAD member districts \$550

TAAD associate/affiliate members \$600

Nonmembers: \$700

TDLR credit: 30 hours

Recommended prerequisites: Course 101, Course 102

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

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

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

November 16-17, 2020

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Lath Harris, CAE

Fees: TAAD member districts \$375

TAAD associate/affiliate members \$450

Nonmembers: \$550

TDLR credit: 15 hours

IAAO recertification credit: 15 hours

Exam included: Yes

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

November 18, 2020

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Lath Harris, CAE

Fees: TAAD member districts \$275

TAAD associate/affiliate members \$350

Nonmembers: \$425

TDLR credit: 7 hours

IAAO recertification credit: 7 hours

Workshop 171: Standards of Professional Practice & Ethics

November 20, 2020

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Guy Griscom, CAE

Fees: TAAD member districts \$275

TAAD associate/affiliate members \$350

Nonmembers: \$425

TDLR credit: 7 hours

IAAO recertification credit: 7 hours

Exam included: Yes

Course 102: Income Approach to Valuation

November 30-December 4, 2020

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Brad Eldridge, CAE, MAI

Fees: TAAD member districts \$550

TAAD associate/affiliate members \$600

Nonmembers: \$700

TDLR credit: 30 hours

Recommended prerequisite: Course 101, Course 102, Course 201, Course 300, Course 311

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

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

course registration on next page

TAAD 2020 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:
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Office Use Only:

Date _____ Check# _____ Paid _____ DB _____



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Principal Office: Austin, Texas. The attorney responsible for the contents of this advertisement is Carmen Perez.

Real Estate Notes of Interest

Rick Stuart, CAE, CDEI

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

George Ratiu, www.realtor.com, December 4, 2019

Editor's Notes: *Lot of good details.*

National Housing Forecast 2020: Housing markets search for new balance

- » Home price growth will flatten, with a forecasted increase of 0.8 percent
- » Inventory will remain constrained, especially at the entry-level price segment
- » Mortgage rates are likely to bump up to 3.88 percent by the end of the year
- » Tight inventory and rising mortgage rates will lead to dropping sales
- » Buyers will continue to move to affordability, benefiting mid-sized markets

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

www.builderonline.com, December 10, 2019

CoreLogic's (NYSE: CLGX) monthly Loan Performance Insights Report, out Tuesday, shows that nationally, 3.8 percent of mortgages were in some stage of delinquency (30 days or more past due, including those in foreclosure) in September 2019, representing a 0.6 percentage point decline in the overall delinquency rate compared with September 2018, when it was 4.4 percent. <http://bit.ly/38tJsca>

Ken Levy, www.msn.com, November 8, 2019

Editor's Note: *I found this article interesting, States with the most farmland. Number 1 is Texas.*

- » Total cropland: 29,215,000 acres
- » Cropland as a percent of all state land: 17.5 percent (#21 highest among all states)
- » Cropland used for crops: 21,598,000 acres
- » Idle cropland: 4,773,000 acres
- » Cropland pasture: 2,844,000 acres
- » Market value of agricultural products sold: \$24.9 billion (#3 among all states)
- » Most valuable crops produced: cotton (\$2.4 billion), hay & haylage (\$1.1 billion), corn (\$774.9 million)

Vincent Salandro, December 6, 2019, www.remodeling.hw.net

As 2019 winds down, everyone is looking ahead to the year to come. This is no different in the world of design, where experts are making predictions about the trends that will define 2020 and the trends that will be left behind. To help designers stay ahead of the curve, design platform Houzz has shared top trends it predicts will dominate residential design in 2020. <http://bit.ly/2rzgYNT>

Vincent Salandro, November 6, 2019, www.remodeling.hw.net

Renovators in the U.S. are making space for larger showers in their master bathrooms, according to the 2019 Houzz Bathroom Trends Study. Four in five renovating homeowners upgrade their shower during bathroom projects and more than half increase the size of the shower during shower upgrades. Additionally, one quarter of renovating homeowners elect to remove their bathtub during renovations, with more than 80 percent of that cohort instead choosing to enlarge the shower rather than replace the tub. <http://bit.ly/2SAo8MO>

www.houstonchronicle.com, December 18, 2019

According to the Houston Chronicle, the Houston housing market is set up for another record breaker in terms of single-family sales which were up 3.6 percent year-over-year in November. The numbers come from the Houston Association of Realtors who also reported that November is the fifth straight month of higher year-over-year sales. Buyers closed on 6,395 houses during the month at a median price of \$240,900, up 2.5 percent from last year. <http://bit.ly/35mVtgl>

www.builderonline.com, January 9, 2020

Owning a median-priced, three-bedroom home is more affordable than renting a three-bedroom property in 455, or 53 percent, of the 855 U.S. counties, according to ATTOM Data Solutions 2020 Rental Affordability Report, out Thursday. <http://bit.ly/2tfhVeD>

continued on next page

The challenges of valuing hotels and motels

TEAM Consulting LLC has developed a valuation process for small- and medium-sized jurisdictions that is well documented and market supported. TEAM provides each jurisdiction with:

- Development of complete valuation models from Average Daily Rate (ADR) through capitalization rates
- Instructions on the use and maintenance of the valuation template
- Analysis of available sales similar to the jurisdiction
- Development of a protest template for consistency during protests
- Final report outlining the process that can be used for the defense of values

Let TEAM help with your hotel/motel valuation. Contact Fred Chmura, AAS, at fchmura@teamconsulting.cc or call 860-974-1354.

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Real Estate Notes *continued*

Kelsi Maree Borland, www.globest.com, January 13, 2020

Master plan developers are seeing increasing demand for agrihood communities. These are spaces with community gardens where residents can grow their own. The trend is one of the latest in the race to provide unique amenities and create an experience in residential living communities. <http://bit.ly/35PlmpT>

www.remodeling.hw.net, January 14, 2020

The latest version of Cost vs. Value is now available. This site compares average costs for 22 remodeling projects with the value those projects retain at resale in 101 U.S. markets. <http://bit.ly/2ToQeux>

Mary Salmonsens, www.builderonline.com, January 13, 2020

The median home price in Dallas-Fort Worth has risen about \$100,000 since the recession. The median new-home price in DFW was \$329,200 in Q3 2019; the median resale price was \$265,000. <http://bit.ly/2tkij2i>

Midland Reporter Telegram, January 13, 2020

According to the Midland Reporter-Telegram, home prices in the west Twestown of Midland are heading north again according to the latest numbers from The Permian Basin of Realtors. The PBBOR showed the average home sold for \$355,437, which was higher than the 2019 average of \$347,006. In November 2018, the number was \$318,401. The most popular price range clocks in at \$300,000-to-\$399,999. There were 32 sold in the \$250,000-to-\$299,999 range, while the \$250,000-to-\$299,999 price range had the lowest number of days on the market at 25.

Kathleen Howley, www.housingwire.com, January 8, 2020

The value of all U.S. owner-occupied homes increased to a record \$29.2 trillion in the third quarter, according to a Federal Reserve report known as the Flow of Funds. That was a gain of 4.2 percent from a year earlier, the slowest annualized increase since 2012. The collective value of U.S. homes is now 21 percent higher than the bubble peak reached in 2006. Once that bubble popped, it was a decade before values recovered to the same level. <http://bit.ly/38a5fi0>

continued on next page

Real Estate Notes *continued****www.builderonline.com, January 27, 2020***

Since June 2019, paint and color companies have announced their predictions for what specific hue or trending colors will define 2020. The clear patterns for this year include nature-inspired hues, soft, cheerful pastels, and timeless basics to create inviting spaces intended for recharging to tackle the year ahead. <http://bit.ly/3idNBOb>

Bloomberg, January 30, 2020

The U.S. homeownership rate rose to a six-year high in the fourth quarter as low mortgage rates sparked a rebound in property sales across the country. The share of Americans who own their homes was 65.1 percent, the biggest since the end of 2013, according to a Census Bureau report Thursday. It was the second straight increase, climbing from 64.8 percent in the previous three months. <http://bit.ly/2ulaNio>

Cathy Hobbs, Tribune News Service, February 6, 2020

Last month Las Vegas hosted roughly 100,000 attendees for Design and Construction Week. The event, which included more than 1,400 exhibitors spanning more than 600,000 square feet, serves as the official kickoff to what's new in building and construction. Key items were as follows:

- » Energy efficiency dominated new rollouts with HVAC, insulation and hot water systems.
- » While not new for 2020, home automation seems to be a focus for many brands in expanding into more rooms of the home, especially in kitchens and bathrooms.
- » Wood, especially reclaimed barn wood or responsibly harvested wood, was a popular material, as was porcelain.

ATTOM Data Solutions' fourth-quarter 2019 U.S. Home Equity & Underwater Report shows that 14.5 million residential properties in the United States were considered equity-rich, meaning that the combined estimated amount of loans secured by those properties was 50 percent or less of their estimated market value. The count of equity-rich properties in the fourth quarter of 2019 represented 26.7 percent, or about one in four, of the 54.5 million mortgaged homes in the U.S. That percentage was unchanged from the third quarter of 2019. <http://bit.ly/2ut44SS>

www.builderonline.com, February 6, 2020

As the housing market returned to normal after a frenzied couple of years marked by intense bidding wars in many markets, the smallest share of homes sold for above their list price last year than in any year since 2016, Zillow reported Thursday. <http://bit.ly/37gesuk>

Lauren Dake, www.opb.org, February 4, 2020

According to Oregon Public Broadcasting, the state of Oregon has elevated housing policy to the top of the legislative heap. In 2019, the Oregon Housing and Community Services agency received a \$160 million budget boost in the previous two budget cycles and a staff increase of 53 positions. Last year, lawmakers passed a rent cap and ended single-family zoning. Next on the agenda is a \$120 million plan to combat homelessness via an emergency declaration that would ease restriction on siting shelters. <http://bit.ly/2OHCY1e>



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