



IT'S CONFERENCE TIME: Change of *Pace* and *Place*!



2021 Conference ★

Virtual

February 21-24, 2021

TAAD officers and staff and the Conference Committee have been keeping a close watch on the spread of the COVID-19 virus in Austin as the 2021 annual conference draws nearer and nearer. With the conference only two months away, we've made the decision to transition from a face-to-face conference to a virtual conference.

Current plans are for the sessions to remain essentially the same, although we may need to change the scheduling of them.

For the first time, the Delegate Assembly will be held virtually, as will the annual TAAD-IAAO Chapter meeting.

Plans are still fluid, and more information will be shared after the holidays.

Join us for the 40th Annual Conference – and you don't even have to wear a mask!

Virtual Conference Registration and Instructions on page 2. Please visit taad.org for more information.

Phishing scam asking recipients to validate information appears to target TDLR licensees Agency advises that emails be deleted without clicking on the link

AUSTIN – An unknown number of people appear to have been targeted with an email that asks them to validate their profile information with the Texas Department of Licensing and Regulation. TDLR did not send the email, and the agency urges anyone who received it to delete the email without clicking on the link or confirming or providing any personal information.

A TDLR licensee alerted the agency to the scam email. TDLR notified the Texas Department of Information Resources, and the TDLR Information Security team is investigating.

The email appears to come from TDLR but has a return email address that does not belong to the agency. Recipients are falsely told that TDLR is requiring all licensees to validate their information no later than Dec. 24, 2020, or their next license renewal could be delayed. TDLR sent no such email.

If someone clicked on the link in the email, TDLR is advising them to reset their password on their TDLR account – and any other accounts they may have that use the same password.

It appears that the link in question is no longer active, but everyone is reminded to protect their personal information while they're online:

- » Never disclose your password to anyone, even a customer service representative from TDLR.
- » If you are providing personal information to a state agency – or any company – make sure the site is encrypted before providing any personal information. Look for a key or lock on your screen. But do not assume this is safe, be sure you are connected to Texas.gov
- » Use unique passwords when setting up an account. Don't re-use passwords and avoid using your date of birth, Social Security number, or simple words as a password. Use a password manager to assist in creating and tracking secure passwords.
- » Avoid sending personal information via email unless the security method used is specifically outlined and the data is encrypted.
- » Use a secure browser.

Features

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Texas Association of Appraisal Districts
40th Annual Conference on Appraisal Administration
Program Registration and Instructions
 February 21-24, 2021



★
2021
 Conference
 VIRTUAL

Registration Information

TAAD will send confirmation of registration by email. Please be sure to include a current email address.

Full Name _____ TDLR # _____

Job Title _____ Email address _____

CAD/Company _____ Phone _____

Registration Fees

CHECK OFF ✓	Category	Postmarked between 1/30/21 - 2/8/21	Postmarked on/after 2/9/21 and on-site
	TAAD Member District (<i>employees, BOD, ARB</i>)	\$375	\$375
	TAAD Associate OR Affiliate Member	\$500	\$550
	Sponsor or Trade Show Vendor	\$550	\$650
	Nonmember	\$1,250	\$1,500

Registration Total \$ _____

By submitting this form, you acknowledge and accept the terms and policies outlined below.

Registration Instructions

» Email Address

Please include the email address you will individually use to access the conference online. If registering a group, please don't use the same address for more than one attendee.

» Payment/Method of Payment

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

» Cancellation and Refund Policy

Early registration fees will be applicable to forms accompanied by registration fee(s) and postmarked no later than January 29, 2021. If you have a potential scheduling conflict, please be sure you understand the policy before registering. TAAD will mail all refunds after the conclusion of the conference.

- » Cancel by February 6: \$50 penalty
- » Cancel February 7-13: \$100 penalty
- » Cancel February 14 or later: Total forfeiture of registration
- » NO REFUNDS FOR TICKETS ORDERED.

» Registration Confirmation

TAAD will send confirmation of registration by way of email. **Please be sure to include a current email address!** Zoom log in info will be sent the week prior to the conference.

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

7700 Chevy Chase Drive
 Building One, Suite 425
 Austin, Texas 78752-1558
 Questions? 512.467.0402

Office Use Only:

Date _____

Check# _____

Paid _____

DB _____

Here's a chance to knock out credit for your **USPAP Refresher Continuing Education!**



To provide this training to as many registrants as possible, TAAD is providing it online.

- NOTE:**
1. There will be no USPAP Refresher class at the annual conference in February.
 2. This class is offered **INSTEAD** of the in-person class previously advertised for January 20.

USPAP Refresher

» Date	Wednesday, January 20, 2021
» Class Hours	8:30-noon
» Location	ZOOM online
» Instructor	Tracey Foster
» CEs	3.5 hours
» Registration Deadline	January 15, 2021
» ZOOM link will be sent during the week of January 11	

Name _____ TDLR number _____

Jurisdiction/Firm _____

Phone _____ E-mail Address _____

- TAAD Member District \$75
- TAAD Associate/Affiliate Member \$160
- Non-Member..... \$225 **TOTAL AMOUNT ENCLOSED \$ _____**

Registration fees must reflect current membership status.

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

» For USPAP, a \$75 cancellation fee will be deducted if refund request is in writing and postmarked at least 7 days prior to the class (January 13, 2021).

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 _____

TAAD present a timely topic for Appraisers

Appraising Commercial Properties In A Declining Market



This workshop is designed to assist in appraising commercial properties in a declining market. It includes suggestions on resources for obtaining information and provides survey templates to address the COVID-19 market. Discussion will include recognizing the state of the market and changes that have occurred, with an emphasis on data analysis and interpretation. The workshop material includes the most up-to-date information for economic trends for retail, office, hotels, mini-storage, apartments, senior housing, and mobile home parks. Each of these groups have unique issues resulting from the COVID-19 pandemic.

The workshop will include possible solutions to these challenging valuation issues, and there will be discussion on how to properly address these market condition changes using all three approaches to value. It will provide suggestions on proper documentation and handling of public relations during unstable times and will include a supplement with state economic data to help reconcile the national trends with the local scene.

» Date	Friday, February 5, 2021
» Class Hours	8am-5pm <i>with one-hour lunch break</i>
» Location	ZOOM online
» Instructor	Brad Eldridge, CAE, MAI
» CEs	8 hours
» Registration Deadline	January 31, 2021
» ZOOM link will be sent during the week of <i>January 31</i>	

Name _____ TDLR number _____

Jurisdiction/Firm _____

Phone _____ E-mail Address _____

- TAAD Member District \$150
- TAAD Associate/Affiliate Member \$200
- Non-Member \$250 **TOTAL AMOUNT ENCLOSED \$ _____**

- » *Registration fees must reflect current membership status.*
- » Requests for partial refunds must be in writing and postmarked no later than **January 29, 2021.**
- » A \$75 cancellation fee will be deducted.

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 _____

The TAAD-IAAO Chapter presents a Seminar for CAD Employees

IAAO Standards – What CADs Need to Know



This two-hour workshop is designed to help participants understand IAAO standards in two important areas:

Standard on Assessment Appeals

(approved July 2016)

- » Scope
- » Introduction
- » Structure of local system
- » Informal review
- » Next level of appeals
- » Qualifications of appeals board
- » Notices
- » The hearing

Standard on Automated Valuation Models (AVMs)

(approved July 2018)

- » Scope
- » Principles
- » Definition of AVMs
- » Purpose of AVMs
- » Identification and acquisition of data
- » Data quality
- » Specification and calibration of models
- » Market analysis
- » Quality Assurance
- » Documentation and reports

IAAO assessment standards represent a consensus in the assessing profession. The objective of IAAO standards is to provide a systematic means by which assessing officers can improve and standardize the operation of their offices.

» Date	Monday, January 25, 2021
» Class Hours	1-3pm
» Location	ZOOM online
» Primary Instructor	Jason Cunningham
» CEs	2 hours
» Registration Deadline	January 21, 2021
» ZOOM link will be sent during the week of January 18	

Name _____ TDLR number _____

Jurisdiction/Firm _____

Phone _____ E-mail Address _____

- TAAD-IAAO Chapter Member \$30
- TAAD Member District (not chapter Member) \$150
- TAAD Associate/Affiliate Member \$200
- Non-member \$250

TOTAL AMOUNT ENCLOSED \$ _____

Make check payable to **TAAD-IAAO Chapter**

» **Registration fees must reflect current membership status.**
No refunds for cancellations.

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 _____

TAAD's 2021 State Certification Course Schedule

<i>Month</i>	<i>Course Number</i>	<i>Name</i>
JANUARY 2021		
January 18-20	Course 32	USPAP
January 20 am	Course 31	USPAP refresher
January 21-22	Course 30	Ethics
January 18-21	Course 5	Mass Appraisal
January 18-21	Course 3	Income Approach to Value
January 18-20	Course 101	Intro to Texas Property Tax System
January 20-22	Course 102	Intro to Appraisal
MARCH 2021		
March 29-31	Course 7	Texas Property Tax Law
March 29-31	Course 10	Analyzing a Real Property Appraisal
March 29-April 1	Course 4	Personal Property Appraisal
March 29-April 2	Course 203	Appraisal of Real Property
AUGUST 2021		
August 16-18	Course 7	Texas Property Tax Law
August 16-18	Course 10	Analyzing a Real Property Appraisal
August 16-20	Course 203	Appraisal of Real Property
SEPTEMBER 2021		
September 13-16	Course 3	Income Approach to Value
September 13-16	Course 4	Personal Property Appraisal
September 13-16	Course 5	Mass Appraisal
OCTOBER 2021		
October 11-12	Course 30	Ethics
October 11-13	Course 101	Intro to Texas Property Tax System
October 13-15	Course 102	Intro to Appraisal
October 11-15	Course 102	Seminars
NOVEMBER 2021		
November 15-17	Course 32	USPAP
November 17 am	Course 31	USPAP refresher
November 15-19	Course 203	Appraisal of Real Property
DECEMBER 2021		
December 6-8	Course 7	Texas Property Tax Law
December 6-8	Course 10	Analyzing a Real Property Appraisal
December 6-9	Course 3	Income Approach to Value
December 6-9	Course 4	Personal Property Appraisal
December 6-8	Course 101	Intro to Texas Property Tax System
December 8-10	Course 102	Intro to Appraisal

course registration on next page

TAAD's 2021 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 \$325 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 \$275 for TAAD Associate/Affiliate Members \$375 for Nonmembers
Courses 3, 4, 5, 7 or 10	\$325 for TAAD Member Districts \$350 for TAAD Associate/Affiliate Members \$450 for Nonmembers
Course 8	\$325 for TAAD Member Districts \$350 for TAAD Associate/Affiliate Members \$450 for Nonmembers
Course 203 (previously 201 and 202)	\$425 for TAAD Member Districts \$450 for TAAD Associate/Affiliate Members \$525 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 _____

Real Estate Notes of Interest

Rick Stuart, CAE

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

Les Shaver, www.globest.com, November 10, 2020

"According to Moody's Analytics REIS, mall vacancy rates increased by 0.2 percent in the quarter to 10.4 percent, which was the highest mark since 2013. Average asking rents and average effective rents fell 0.1 percent and 0.4 percent, respectively." <https://bit.ly/3lhamtX>

Kelsi Maree Borland, www.globest.com, November 10, 2020

"The pandemic has driven Gen-Z and Millennials back home to live with parents or relatives—a trend that will negatively impact apartment demand, according to a new report from Marcus & Millichap." <https://bit.ly/3phgowQ>

Michael Tucker, www.mba.org, November 11, 2020

"The Urban Land Institute, Washington, D.C., said a consensus of real estate economists surveyed expect a short-lived recession and above-average GDP growth in 2021 and 2022. The ULI semi-annual Real Estate Economic Forecast survey of 43 economists and analysts at 37 real estate organizations said the recovery will likely start next year and be even more positive in 2022, though growth will likely vary by sector. Real estate market conditions and values should hold up much better than was expected six months ago, with industrial real estate and single-family housing expected to perform best." <https://bit.ly/3kpYOmG>

www.corelogic.com, November 11, 2020

"New York, Nevada, and Florida are the top three states for mortgage application fraud risk. Nevada moved into the top three for the first time since 2014. Hawaii and Maine are the other states in the top five for overall risk levels. During the second quarter of 2020, an estimated 0.61 percent of all mortgage applications contained fraud, about 1 in 164 applications. By comparison, in the second quarter of 2019, our estimate was 0.81 percent, or about 1 in 123 applications. In both purchase and refinance populations, the highest-risk applications were for investment properties, while the lowest-risk applications were VA-backed programs. Investment purchase applications are showing the highest risk, with 1 in 28 applications estimated to have indicated fraud." <https://bit.ly/2loiSZs>

Mary Salmonsens, www.builderonline.com, November 19, 2020

"Existing home sales—a figure that includes single-family homes, condos, and co-ops—continued a now five-month streak of month-over-month gains in October, with sales up 4.3 percent to a seasonally adjusted annual rate of 6.85 million, according to the National Association of Realtors." <https://bit.ly/3l5pDNf>

Ben Geier, www.smartasset.com, November 9, 2020

"For Americans seeking a more affordable and less crowded alternative to the bustle of a big city but not interested in very small towns, a mid-sized city might be the best place to put down roots. SmartAsset considered data for 227 cities across the following eight metrics: Gini coefficient, four-year home value change, median monthly housing costs, poverty rate, median household income, July 2020 unemployment rate, percentage of residents without health insurance and average commute time."

Cities in Texas were:

#9	Round Rock	#21	Carrollton
#16	League City	#22	Lewisville
#17	Frisco	#28	McKinney
#19	Allen	#30	Pearland
#44	Sugar Land	#48	Mesquite

<https://bit.ly/33fZ7Lo>

continued on next page

Real Estate Notes *continued***Ana Durrani, www.realtor.com, November 4, 2020**

"Home trends come and go, but social distancing and staying at home have ushered in a new way of life—and some of those changes have spurred home trends that are likely to stick around well past the COVID-19 era. Here are some of the real estate and design trends people have latched on to during the pandemic that will likely have staying power for years to come." <https://bit.ly/33iEJcj>

- » The great escape — leaving the cities for less crowded areas.
- » The Zoom room — creating a designated space for this
- » Clean and cozy design — more simply
- » Backyard premium — willing to have smaller home to gain more yard

Rayna Katz, www.globest.com, November 25, 2020

"Homeowners looking to sell right now have cause to celebrate. The S&P CoreLogic Case-Shiller Indices—newly released for September, by the S&P Dow Jones Indices—showed a continuing rise in home prices across the country. More specifically, the S&P CoreLogic Case-Shiller U.S. National Home Price NSA Index—which encompasses all nine United States census divisions—posted a 7.0 percent annual gain in September, up from 5.8 percent in August. The indicator hasn't hit seven percent in over six years; last reaching that level in May 2014." <https://bit.ly/3fwRViA>

www.press.redfin.com, November 19, 2020

"Sales of vacation homes are soaring, even as millions of Americans grapple with financial devastation triggered by the coronavirus pandemic. In October, demand for second homes skyrocketed 100 percent from a year earlier—the fourth triple-digit increase in the last five months, according to a new report from Redfin (redfin.com), the technology-powered real estate brokerage." <https://bit.ly/2KvGM6f>

www.freddiemac.gcs-web.com, November 19, 2020

"Freddie Mac (OTCQB: FMCC) today released the results of its Primary Mortgage Market Survey® (PMMS®), showing that the 30-year fixed-rate mortgage (FRM) averaged 2.72 percent, the lowest rate in the survey's history which dates back to 1971." <https://bit.ly/366Odto>

Rayna Katz, www.globest.com, December 1, 2020

"The housing market is still hot, but we may be starting to see rising home prices hurting affordability, said Lawrence Yun, NAR's National Association of Realtors) chief economist. The combination of scarce housing, low interest rates, plus very strong demand "has pushed home prices to levels that are making it difficult to save for a payment, particularly among first-time buyers, who don't have the luxury of using housing equity from a sale to use as a down payment," said Yun. The escalation of home prices has many ramifications including one for multifamily and single-family rental homes: it could push more people into the rental market, especially as rents lag housing prices." <https://bit.ly/3ln3OJf>

Alexandre Tanzi, www.bloomberg.com, November 23, 2020

"Millions of Americans expect to face eviction by the end of this year, adding to the suffering inflicted by the coronavirus pandemic raging across the U.S. About 5.8 million adults say they are somewhat to very likely to face eviction or foreclosure in the next two months, according to a survey completed Nov. 9 by the U.S. Census Bureau. That accounts for a third of the 17.8 million adults in households that are behind on rent or mortgage payments. <https://bloom.bg/2VshqIX>

continued on next page

Real Estate Notes *continued***By Rick Stuart, CAE**

What is a ghost kitchen? This is a new term to most people resulting from the Corona virus. I felt confident I knew the answer to this question until my wife asked me. By the look on her face and a follow-up question, it was obvious I did not know the answer. So of course, I went to the web.

After a very poor explanation on the website of the National Association of Restaurants, I went to Wikipedia. "A ghost kitchen is a professional food preparation and cooking facility set up for the preparation of delivery-only meals. It may also be called a delivery-only restaurant, online-only restaurant, delivery kitchen, virtual kitchen, shadow kitchen, commissary kitchen, dark kitchen, ghost line, or cloud kitchen (or other variant names, referring to "ghost kitchens"). However, a ghost kitchen differs from a virtual restaurant in that a ghost kitchen is not necessarily a restaurant brand in itself and may contain kitchen space and facilities for more than one restaurant brand. A ghost kitchen contains the kitchen equipment and facilities needed for the preparation of restaurant meals but has no dining area for walk-in customers." My wife understood this answer.

TAAD Classifieds**FIELD APPRAISER TRAINEE****Limestone Central Appraisal District**

The **Limestone Appraisal District** is accepting applications for the position of a **Field Appraiser Trainee**.

Responsibilities will include helping the Senior Appraiser with office and field work associated with the appraisal of real property for ad valorem tax purposes and the opportunity to advance to an appraiser's position.

Salary contingent upon qualifications and experience. Excellent benefit and retirement package included.

Please submit resume (including three references) to Karen Wietzikoski, Chief Appraiser, at 303 South Waco Street or P.O. Drawer 831, Groesbeck, Texas 76642.

Resumes will be accepted until the position is filled.

2020 Executive Committee

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Director of Administration

Tarrant AD

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Chief Appraiser

Travis CAD

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Chief Appraiser

Harris CAD

Past President: **Mark Price**

Chief Appraiser

Brazos CAD

Editor: **Doris M. Koch**

TAAD Executive Director

dkoch@taad.org

2020 TAAD Regional Trustees

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Region 2 » **Kevin Kieschnick** Board Member Nueces CAD

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7700 CHEVY CHASE DRIVE, BUILDING ONE, SUITE 425 AUSTIN, TEXAS 78752-1558

P: 512.467.0402 OR 800.880.8223 F: 512.452.0427

WWW.TAAD.ORG

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