THE APPRAISAL DISTRICT

- Each Texas County is served by an appraisal district that determines the value of all of the county’s taxable property.
- Generally a local government that collects property taxes (such as county, cities and schools) is a member of the appraisal district.
In Travis County property taxes support 118 local government agencies including 21 cities, 15 school districts, 14 emergency service districts, the county, the hospital district, the junior college, 2 road districts, 43 municipal utility districts and 20 water control improvement districts.
THE APPRAISAL DISTRICT

A board of directors appointed by the member governments presides over the appraisal district.

The board of directors hires the chief appraiser, approves the district budget, approves contracts, sets general policies, and appoints appraisal review board chairman and secretary.
A board of directors appointed by the member governments presides over the appraisal district.

*The board does not appraise property or review values on individual properties. The law assigns these tasks to the chief appraiser and the ARB, respectively.*

*The board does not appoint members to serve on the Appraisal Review Board. The law assigns this task to the Travis County Administrative Law Judge.*
Travis Central Appraisal District operates under the ¾ Rule for Board appointments. There are 10 members on the Board of Directors appointed as follows:

- Travis County Tax Assessor Collector – non-voting member
- Travis County – 2 members
- City of Austin - 2 members
- Austin ISD – 2 members
- City of Austin/Austin ISD – 1 member
- Eastern schools, cities, and ACC – 1 member
- Western schools, and cities – 1 member
<table>
<thead>
<tr>
<th>Name</th>
<th>Jurisdiction Represented /Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tom Buckle</td>
<td>Western Travis County Term Expires 12/31/16</td>
</tr>
<tr>
<td>Bruce Elfant</td>
<td>Travis County Tax Assessor Collector Permanent</td>
</tr>
<tr>
<td>Shellda Grant</td>
<td>Travis County Term Expires 12/31/16</td>
</tr>
<tr>
<td>Dr. Denny Hamill</td>
<td>Travis County Term Expires 12/31/15</td>
</tr>
<tr>
<td>Ed Keller</td>
<td>Austin ISD Term Expires 12/31/16</td>
</tr>
<tr>
<td>Kristoffer S. Lands, Vice Chair</td>
<td>City of Austin/ Austin ISD Term Expires 12/31/15</td>
</tr>
<tr>
<td>Richard Lavine, Chair</td>
<td>Austin ISD Term Expires 12/31/15</td>
</tr>
<tr>
<td>Eleanor Powell</td>
<td>City of Austin Term Expires 12/31/16</td>
</tr>
<tr>
<td>Rico Reyes</td>
<td>Eastern Travis County Term Expires 12/31/15</td>
</tr>
<tr>
<td>Blanca Zamora-Garcia</td>
<td>City of Austin Term Expires 12/31/15</td>
</tr>
</tbody>
</table>
Dick Lavine, Center for Public Policy Priorities, Senior Fiscal Analyst - Dick Lavine focuses on state and local revenue issues. Before coming to the Center in 1994, he was a Senior Researcher at the House Research Organization of the Texas House of Representatives for ten years. He is a Chartered Financial Analyst, Chairman of the Board of Directors of the Travis Central Appraisal District, and a member of the Executive Board of AFSCME Texas Retirees, the statewide union local of retired public employees. The Equity Center named him the 2011 Champion for Equity for his work to reform our tax system to ensure it can adequately support public education and other public services. He earned a Bachelor of Arts in Economics, *magna cum laude*, from Harvard College in 1969, and a Doctor of Jurisprudence, *cum laude*, from the University of Pennsylvania in 1975.
Ed Keller – Professional Experience Timeline

- 1971 – Texas Real Estate license
- 1973 (approx.) – Texas Real Estate Broker’s license (inactive)
  - Salesman/Sales Manager/General Sales Manager
  - Owner/Broker/Property Manager
- 2000-2005 – Member Travis Central Appraisal District Appraisal Review Board
  - Chairman 2003 and 2005
- 2011 – present – Board of Directors Travis Central Appraisal District
Ed Keller – Previous Professional Memberships

- Austin Board of Realtors
  - Chairman Professional Standards Committee
- Institute of Real Estate Management
  - Obtained Certified Property Manager designation (CPM)
  - Board of Directors – local chapter
  - Membership Committee chair
- Community Associations Institute
  - Board of Directors – local chapter

B.S. - University of Texas Austin
PhD – University of Texas Austin
THE APPRAISAL DISTRICT

The board of directors hires the chief appraiser who is the chief administrator and operates the appraisal offices.

The chief appraiser's primary duty is to:

• discover,
• list,
• review
• and appraise all taxable property.
Marya Crigler is a graduate of the University of Texas at Austin. She has over 25 years’ experience with Travis Central Appraisal District and during that time has held a variety of positions to include Appraiser, Modeler, Director of IT, ARB coordinator, Deputy Chief of Operations and was appointed Chief Appraiser in December 2011. She is a member of the Texas Association of Appraisal Districts, International Association of Assessing Officers, Texas Association of Assessing Officers and served on the Comptrollers Property Value Study Advisory Committee.
THE APPRAISAL DISTRICT

The chief appraiser may employ and compensate professional, clerical and other personnel.

All appraisers employed at an appraisal district are registered with the Texas Department of Licensing and Regulations.
January to May – The appraisal district estimates what property is worth and processes applications for tax exemption, agricultural appraisals and other tax relief. The appraisal districts send notices of appraised value to taxpayers mid April.
THE APPRAISAL CYCLE

- **June to September** – Hearings to resolve property valuation disputes. In July values are certified to taxing units to use in setting tax rates.

- **October to December** – Property inspections and other discovery activities to add property to the appraisal roll and update/correct property characteristics.
CONSTITUTION REQUIREMENTS

All property is to be appraised at market value -

*Market value is the price a property would sell for on the open market between a knowledgeable, willing and unpressured buyer and a knowledgeable, willing, unpressured seller.*
The typical cost of a residential fee appraisal in Travis County is $400.

To appraise all property in Travis County using individual fee appraisals:

- 373,500 real property parcels
- $400 fee appraisal
- $149,400,000
INDIVIDUAL VS. MASS APPRAISAL

This process of mass appraisal creates a consistent, uniform methodology for analyzing properties which is equitable to property owners because all properties within a category of properties

For 2015 the appraisal district will appraise approximately 416,800 parcels with a budget of $17,149,799.

Appraisal cost per parcel $41.
MASS APPRAISAL

We use Computer Assisted Mass Appraisal software to apply globally recognized mass appraisal techniques for developing statistical models to value large groups of properties as of a given date and then test the results for accuracy.

The appraisal district uses sales and other market data from the previous year to determine the market value of properties as of the assessment date.

For assessment date of January 1, 2015 the sales data date ranged used in the appraisal districts mass appraisal model is January 1, 2014 through February 28, 2015.
MASS APPRAISAL

• We collect property characteristic information on all properties to include:
  • Location
  • Type of improvement
  • Size
  • Age
  • Quality and Type of Construction
  • Condition
  • Amenities – pools, elevators
To ensure that the appraisal district is appraising property at market value we are tested annually by the Comptroller.-

At least once every two years, the comptroller shall conduct a study in each appraisal district to determine the degree of uniformity of and the median level of appraisals by the appraisal district within each major category of property.

At least once every two years, the comptroller shall review the governance of each appraisal district, taxpayer assistance provided, and the operating and appraisal standards, procedures, and methodology used by each appraisal district, to determine compliance with generally accepted standards, procedures, and methodology.
## COMPTROLLER PROPERTY VALUE STUDY RESULTS

<table>
<thead>
<tr>
<th>Category</th>
<th>2010</th>
<th>2012</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Single Family Residential</td>
<td>0.98</td>
<td>1.00</td>
<td>0.97</td>
</tr>
<tr>
<td>B Multi-Family Residential</td>
<td>0.98</td>
<td>0.98</td>
<td>0.96</td>
</tr>
<tr>
<td>C Vacant Lots</td>
<td>1.00</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>D Rural Real</td>
<td>1.00</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>F1 Commercial Real</td>
<td>0.98</td>
<td>0.96</td>
<td>0.97</td>
</tr>
<tr>
<td>F2 Industrial Real</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>G Oil, Gas, Minerals</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>J Utilities</td>
<td>1.01</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>L1 Commercial Personal</td>
<td>1.00</td>
<td>0.98</td>
<td>1.02</td>
</tr>
<tr>
<td>L2 Industrial Personal</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>M Other</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>O Residential Inventory</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>S Special Inventory</td>
<td>*</td>
<td>*</td>
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</tr>
<tr>
<td>Overall</td>
<td>0.98</td>
<td>0.98</td>
<td>0.97</td>
</tr>
</tbody>
</table>
OTHER TESTS

International Association of Assessing Officers – 2012 Review of Appraisal Practices

Fee Appraisal test of commercial model accuracy

• 99% mean, 96% median
The economic principles of supply and demand continue to play a large role in increasing home values, and number of months of inventory for single family homes remains consistently low at 2.8 months.
TRAVIS COUNTY MARKET

Home Sales and Average Price

Source: Real Estate Center Texas A&M
TRAVIS COUNTY MARKET

Price Distribution

Source: Real Estate Center Texas A&M
Travis CAD does **NOT** agree with the City of Austin that there has been an undervaluation of commercial properties.

The level of appraisal of all property categories in Travis County continues to **meet or exceed** all legal and statutory requirements of the State of Texas.
10 POINTS FROM THE CAD

1. The taxpayers, taxing units and the Travis Central Appraisal District have a **unified interest** that ad valorem property appraisals accurately reflect market value.

2. Travis Central Appraisal District takes its charge of valuing all taxable property at 100% of market value very seriously and has assembled a team of very **qualified** staff members to ensure appraisal accuracy.
In addition to the state mandated requirements incumbent upon those working in the ad valorem appraisal field, TCAD employs staff with varied professional real estate backgrounds ranging from development/construction, leasing and property management, brokerage, state licensed (fee) appraisal, and has several staff members with advanced degrees, state licenses, and/or member of the Appraisal Institute designation.
4. The level of appraisal of all property categories in Travis County continues to **meet or exceed** all legal and statutory requirements of the State of Texas, and all appraisal practices, procedures and requirements of the International Association of Assessing Officers and other generally accepted appraisal guidelines.
5. The Texas Comptroller rigorously reviews the accuracy and performance of appraisal districts in the state of Texas. The Comptroller’s 2014 Property Value Study tested the appraised values for properties in Travis County and verified the overall level of appraisal of properties in Travis County to be .97 median and specifically the level of commercial properties to be .97 median.
6. TCAD is committed to being proactive in its efforts to be the most efficient and effective appraisal district in the State of Texas. In response to the thriving Travis County market for all categories of property, TCAD increased its budget to hire additional staff and acquire subscriptions for market data and other services. Data provided by these additional resources revealed a very dynamic commercial market that necessitated TCAD increase commercial property values by over 30% to accurately reflect market value in 2015.
10 POINTS FROM THE CAD

7. TCAD’s 2015 commercial appraisal models and value conclusions have been independently verified by third party sources including independent fee appraisals commissioned by the appraisal district which report the 2015 level of appraisal at .96 median.

8. The study commissioned by the City of Austin has multiple substantive factual and mathematical errors and utilizes a flawed methodology that misrepresents the level of appraisal in Travis County.
10 POINTS FROM THE CAD

9. TCAD is confident in the results of their 2015 values as they are measured against the universe of sales that had taken place as of March 31, 2015.

10. TCAD remains committed to working cooperatively with all stakeholders to assure that all properties located in Travis County are appraised at market value in an equal and uniform manner.
Questions
CONTACT US

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Austin, TX 78714-9012

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Business Hours:
Monday - Friday
7:45am-4:45pm

mcrigler@tcadcentral.org