



Travis County Commissioners Court Agenda Request

Meeting Date: May 27, 2014

Prepared By/Phone Number: Jessica Rio 512-854-4455

Elected/Appointed Official/Dept. Head: Jessica Rio

Commissioners Court Sponsor: Commissioner Ron Davis &
Commissioner Margaret Gómez

AGENDA LANGUAGE: Receive and discuss information regarding appraisals in Travis County, including:

- A. Update from Travis Central Appraisal District on 2014 appraised values, exemptions, and ways to appeal; and
- B. Tax Office information regarding tax payment options.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS: The independent Travis Central Appraisal District and the Travis County Tax Office will provide information regarding the appraisal process in Travis County as well as options for the payment of property taxes.

STAFF RECOMMENDATIONS: N.A.

ISSUES AND OPPORTUNITIES: The Travis Central Appraisal District will provide the public with information regarding the appraisal process, exemptions available to property owners, and the process to appeal an appraisal. In addition, the Travis County Tax Office will inform the public on tax deadlines, payment plans available, and other payment options.

FISCAL IMPACT AND SOURCE OF FUNDING: N.A.

REQUIRED AUTHORIZATIONS:

Leroy Nellis – Planning and Budget Office, (512)854-9106

Jessica Rio – Planning and Budget Office, (512)854-9106

County Judge's Office, (512)854-9555

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials should be submitted as a pdf to the County Judge's office, agenda@co.travis.tx.us by **Tuesdays at 5:00 p.m.** for the next week's meeting.



Travis Commissioner Court Update

May 27, 2014

Marya Crigler, Travis Central Appraisal District



The Appraisal District

- ▶ Three factors determine the total amount of taxes imposed on a property
 1. The appraised value established by the appraisal district
 2. The exemptions, if any, to which the property may be entitled.
 3. The tax rates set by the governing bodies of the taxing units in which the property is located.
- The purpose of the appraisal is to allocate the tax burden fairly among all taxpayers.

Constitution Requirements

- ▶ The Texas Constitution Article 8 Section 1 states:
 - (a) Taxation shall be equal and uniform.
 - (b) All real property and tangible personal property in this State, unless exempt as required or permitted by this constitution, whether owned by natural persons or corporations, other than municipal, **shall be taxed in proportion to its value**, which shall be ascertained as may be provided by law

Constitution Requirements

“...shall be taxed in proportion to its value”



Constitution Requirements

- ▶ Article 8 Section 20 states:
 - No property of any kind in this state shall ever be assessed for ad valorem taxes at a greater value than its **fair cash market value** nor shall any Board of Equalization of any governmental or political subdivision or taxing district within this State fix the value of any property for tax purposes at more than its fair cash market value.

Tax Code Requirements

- ▶ Texas Property Tax Code 23.01 states:
 - Except as otherwise provided by this chapter, all taxable property is appraised **at its market value as of January 1**.

Tax Code Requirements

- ▶ Texas Property Tax Code 1.04 (7) defines market value as:
 - “**Market value**” means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:
 - a) exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
 - b) both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and the enforceable restrictions on its use; and
 - c) both the seller and the purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other

Mass Appraisal

- ▶ The assessment date for the appraisal district is January 1st.
- ▶ The district appraises property at market value which is defined by the Texas Property Tax Code.

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.

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

PROPERTY ID AND LEGAL DESCRIPTION PROP ID: TYPE: RAN: O&A		OWNER ID, NAME AND ADDRESS TX 7866C		OWNER ID / % 100.00%	EXEMPTIONS HS OV65	ENTITIES 03 100% 04 100% 10 100% 21 100% 05 100%	VALUE METHOD IMPROVEMENT LAND MKT MARKET PROD LOSS APPRAISED HS CAP LOSS ASSESSED	C 2013 VALUES 132,448 35,000 167,448 0 167,448 0 167,448	C 2014 VALUES 149,472 35,000 184,472 0 184,472 279 184,193
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GENERAL UTILITIES: TOPOGRAPHY: ROAD ACCESS: ZONING: GROUP CODES: NEXT REASON:			REMARKS / SKETCH COMMANDS 1ST U56,R20,D7,R8,R2x03,D5,R19,D28,L17,L3x03,D1,L13,D9,L16 011 MU1,MR22,USDD,R7,D8,L7DD 011 MU41,MR30,USDD,L2xU3DD,R21,D8,L19DD 041 MD8,MR49,U21DD,R5,D21,L5DD 041 MD8,MR29,USDM,D9DD,U18,R3xU3DD,R17DD,D21,L20			SKETCH FOR IMPROVEMENT #1 		
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BUILDING PERMITS LAST APPR YR: 2014 CAP BASIS YR: 2013 LAST INSP DATE: NEXT INSP DATE:						SUBV APPR: OJM LAND APPR: VALUE APPR: RDW:						PICTURE 					
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INCOME APPROACH DATA											
GPI	VAC	SGR	OTHER INC	SGI	EXPENSE	TAXES	NOI	METHOD	INC VALUE		

TAX AGENT: GROSS SQFT: LINKED ACCTS:						PHONE: NET SQFT: RECORDED VALUE:					
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INQUIRY / AFB PROTESTS												
CASE ID	DATE	APPR	STATUS	OWNER COMMENTS								STAFF COMMENTS

SALES & DEED HISTORY													
SALE DT	SALE PRICE	TYPE	RATIO CD	FIN CD	FIN TERM	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	GRANTOR	CONVD	DEED	DEED INFO
11/12/1998		S		C	0 YR					FELDER SCOTT L		WD	13315 / 01624
08/05/1998		DC			0 YR					MEADOWS OF BLA		WD	13250 / 02355
07/13/1995		DC			0 YR					ROWE LANE DEVE		WD	12462 / 00082

REGION: 3 SUBD: 99929 NHD: A7190 (72%) SUBSET: A06 IMPROVEMENT VALUATION LIVING AREA: 2,014 APPRSQFT: 91.52 SALESQFT: 76.48												IMPROVEMENT DETAIL ADJUSTMENTS				IMPROVEMENT FEATURES									
#	TYPE	DESCRIPTION	NTWD	CLASS	NOCL	AREA	UNIT PRICE	UNITS	STY	BULT	EFF	YR	COND.	VALUE	DEPR	PHYS	SCON	FUNC	COMP	ADJ	ADJ VALUE	DESCRIPTION	UNITS	CODE	VALUE
A	1ST	1st Floor	01	WWIS		2,013.5	110.16	1	1998	1998			A	221,807	94%	0%	0%	0%	0%	0.54	168,318	Roof Style	0	HIP	0
B	011	PORCH OPEN 1ST F	*	WWIS		58.0	14.03	1	1998	1998				788	84%	0%	0%	0%	0%	0.54	660	Roof Covering	0	COMPO	0
C	011	PORCH OPEN 1ST F	*	WWIS		155.0	14.03	1	1998	1998				2,175	84%	0%	0%	0%	0%	0.54	1,827	Foundation	0	SLAB	0
D	041	GARAGE ATT 1ST F	*	WWIS		105.0	27.46	1	1998	1998				2,883	84%	0%	0%	0%	0%	0.54	2,422	Floor Factor	0	1ST	0
E	041	GARAGE ATT 1ST F	*	WWIS		415.5	27.46	1	1998	1998				11,410	84%	0%	0%	0%	0%	0.54	9,584	Shape Factor	0	I	0
F	095	HVAC RESIDENTIAL	*	"*		2,014.0	2.30	1	1998	1998				4,832	84%	0%	0%	0%	0%	0.54	3,891	Grade Factor	0	A	0
G	251	BATHROOM	*	"*		2.0	0.00	1	1998	1998				0.94	0%	0%	0%	0%	0%	0.54	0				
H	522	FIREPLACE	*	WWIS		1.0	3,450.00	1	1998	1998				3,450	84%	0%	0%	0%	0%	0.54	2,898				
1. 1 FAM DWELLING						STCD: A1	4,782.0	(E1998)	Homeste: Y (100%)	247,143				Living Area: 2,014	207,800										

REGION: 3 SUBD: 99929 NHD: A7190 (100%) SUBSET: A06 LAND VALUATION												LAND ADJUSTMENTS				PRODUCTIVITY VALUATION									
LF	DESCRIPTION	TYPE	SOL	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	ADJ	BASE	ADJ	VAL	SRC	MKT VAL	LF	ADJ TYPE	ADJ AMT	ADJ %	AG	AG USE	AG TABLE	AG UNIT PRG	AG VALUE
1.	Land	LAND						SPECIAL A1 Y (100%)	LOT	0.1857 AC	35,000.00	1.00	1.00	A	35,000									0.00	0

REGION: 3 SUBD: 99929 NHD: A7190 (100%) SUBSET: A06 LAND VALUATION												LAND ADJUSTMENTS				PRODUCTIVITY VALUATION									
LF	DESCRIPTION	TYPE	SOL	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	ADJ	BASE	ADJ	VAL	SRC	MKT VAL	LF	ADJ TYPE	ADJ AMT	ADJ %	AG	AG USE	AG TABLE	AG UNIT PRG	AG VALUE
1.	Land	LAND						SPECIAL A1 Y (100%)	LOT	0.1857 AC	35,000.00	1.00	1.00	A	35,000									0.00	0

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.

Mass Appraisal

- ▶ There are three appraisal approaches to determining property value:
 - Income Approach
 - Cost Approach
 - Sales Approach

Mass Appraisal

- ▶ Income Approach –
 - What would an investor pay in anticipation of future income from the property?
 - Usually used to appraise properties that generate income such as offices, apartments, hotels and retail centers.

Mass Appraisal

- ▶ Cost Approach –
 - How much would it cost to replace the property with one of equal utility?
 - Often used to appraise types of properties that are not frequently sold or properties under construction.

Mass Appraisal

- ▶ Sales Approach –
 - What are properties similar to this property selling for?
 - Most often used to appraise residential property.

Mass Appraisal

- ▶ The Travis Central Appraisal District does not have access to all sales information due to Texas being a non-sales disclosure State. This means that real estate sales transactions are not given to the Appraisal District. The appraisal district must research all available data in the market place. Examples of this research include contacting property sellers and buyers to obtain sales information, research and data mining public records, and information provided during the current and previous protest season. Through this process the district receives some of the sales, but not all.
- ▶ *Any and all sales evidence you can provide to the district will ensure proper valuation of your property.*

Mass Appraisal

- ▶ The district will first establish a cost approach value for residential property based on the individual property class and characteristics.
- ▶ The district will then compare the cost approach values to know sales in the neighborhood to determine the level of appraisal. If the level of appraisal indicates that the districts values are high or low, then a market modifier is applied to both the sold and unsold properties to adjust the cost driven value to a commensurate sales (or market) value.

Mass Appraisal

Nbhd	NbhdCnt	SalesCnt	Median	Avg Mean	Wt Mean	Max Ratio	Min Ratio	COD	PopVar	Avg Dev	Std Dev	PRD
A0100	1037	37	0.9851	1.0455	1.0263	1.5932	0.8767	10.106	0.0296	0.0996	0.1719	1.0187
A0110	126	8	0.9816	0.969	0.9674	1.0671	0.8751	6.0625	0.0053	0.0595	0.0728	1.0016
A0190C	50	5	0.9909	0.9933	0.9961	1.173	0.8252	9.0735	0.0164	0.0899	0.1282	0.9972
A0200	248	5	0.9928	1.0128	0.9984	1.2501	0.8734	9.1733	0.0206	0.0911	0.1434	1.0145
A0210C	217	8	0.9947	0.9559	0.9632	1.109	0.7795	9.7665	0.0154	0.0972	0.124	0.9924
A0270	58	4	0.9958	0.9925	0.9922	1.0321	0.9461	2.4633	0.0013	0.0245	0.0357	1.0003
A0290C	86	8	0.9909	0.9872	0.987	1.0442	0.9258	3.1476	0.0017	0.0312	0.0414	1.0002
A0310	264	7	0.9888	0.9511	0.9458	0.9936	0.8199	4.0039	0.004	0.0396	0.0636	1.0057
A0330	88	5	0.984	1.041	1.0267	1.1963	0.9402	8.5079	0.0127	0.0837	0.1126	1.014
A0390	325	16	0.9857	1.0071	1.0053	1.1782	0.9051	5.5444	0.0063	0.0547	0.0794	1.0017
A0400	443	18	0.9987	0.9988	1.004	1.252	0.8495	7.058	0.0103	0.0705	0.1016	0.9949
A0500	170	7	0.9757	1.0032	0.9973	1.2356	0.9139	6.1915	0.0116	0.0604	0.1078	1.006
A0520	227	7	1.0089	0.9438	0.9267	1.1155	0.7138	12.5747	0.0244	0.1269	0.1563	1.0185
A0540	426	22	0.9936	1.0251	1.0141	1.2495	0.8769	10.2723	0.0143	0.1021	0.1194	1.0108
A0820	58	4	0.9954	0.9863	0.9804	1.0346	0.9198	3.0891	0.0023	0.0308	0.0482	1.0061
A0900	487	13	0.9873	0.9795	0.9788	1.0999	0.8935	5.8906	0.0048	0.0582	0.0695	1.0007
A0950	977	39	0.9874	1.0015	0.9974	1.2409	0.8917	5.5328	0.0058	0.0546	0.0763	1.0041
A0951	508	13	0.9902	0.9803	0.9797	1.0754	0.8773	4.3225	0.003	0.0428	0.0548	1.0007
A1000	257	7	0.9929	0.9734	0.9616	1.081	0.8757	5.5497	0.005	0.0551	0.0708	1.0122
A1300	541	28	0.9945	1.0069	0.9985	1.315	0.764	8.0888	0.0139	0.0804	0.118	1.0084
A1400	395	13	0.985	1.0144	1.0137	1.1924	0.9036	6.5746	0.0075	0.0648	0.0864	1.0007
A1500	198	14	0.9811	0.9923	0.9917	1.1209	0.9167	4.029	0.0029	0.0395	0.0534	1.0006
A1520	154	10	0.9935	0.9942	0.9944	1.0909	0.9313	3.0942	0.0019	0.0307	0.044	0.9997
A1600	309	9	0.9995	1.0355	1.0296	1.2528	0.9068	6.6874	0.0112	0.0668	0.106	1.0058
A1700	298	12	0.9808	0.9781	0.9777	1.026	0.9092	2.595	0.0011	0.0255	0.0328	1.0005
A1800	641	34	0.9825	0.9903	0.9866	1.174	0.8463	5.311	0.0049	0.0522	0.0703	1.0038
A1900	290	10	0.9942	0.9986	0.9914	1.0809	0.8971	5.4645	0.0041	0.0543	0.064	1.0072
A1950	99	5	0.9832	0.998	0.9892	1.1908	0.8804	6.9766	0.0134	0.0686	0.1157	1.009
A2300	499	22	0.9889	1.019	1.0019	1.6773	0.8701	9.798	0.0304	0.0969	0.1743	1.0171
A2400	293	10	0.9961	0.9927	0.9856	1.1539	0.8599	7.8044	0.0091	0.0777	0.0951	1.0071
A2500	174	8	0.9942	0.9884	0.987	1.0437	0.889	3.0506	0.0022	0.0303	0.0474	1.0014
A3000	206	6	0.9882	0.9797	0.9708	1.0866	0.8606	6.2343	0.0063	0.0616	0.0795	1.0092
A3100	189	14	0.9837	1.0206	1.0155	1.3474	0.9112	7.2143	0.013	0.071	0.114	1.0051

Mass Appraisal

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

For assessment date of January 1, 2014 the sales data date ranged used in the appraisal districts mass appraisal model is January 1, 2013 through February 28, 2014.

Travis County Market

Travis County Market

- ▶ Both Forbes and Bloomberg News rank Austin No. 1 on list of Top American Boomtowns.
- ▶ Austin's economy ranked No.1 in the country by Business Journal.
- ▶ Austin the only city in the nation with five year job growth rate in double digits, at just under 11%.

Travis County Market

- ▶ Travis County appraisal roll increase 16% from \$107 billion to \$124 billion.

	2013	2014	Pct
	Taxable	Taxable	Increase
Residential	\$ 59,597,605,391	\$ 68,115,350,274	14%
Commercial	\$ 47,705,553,854	\$ 56,041,338,063	17%

- Growth factors include new construction, growth in commercial apartment sector and a strong residential market.

Travis County Market

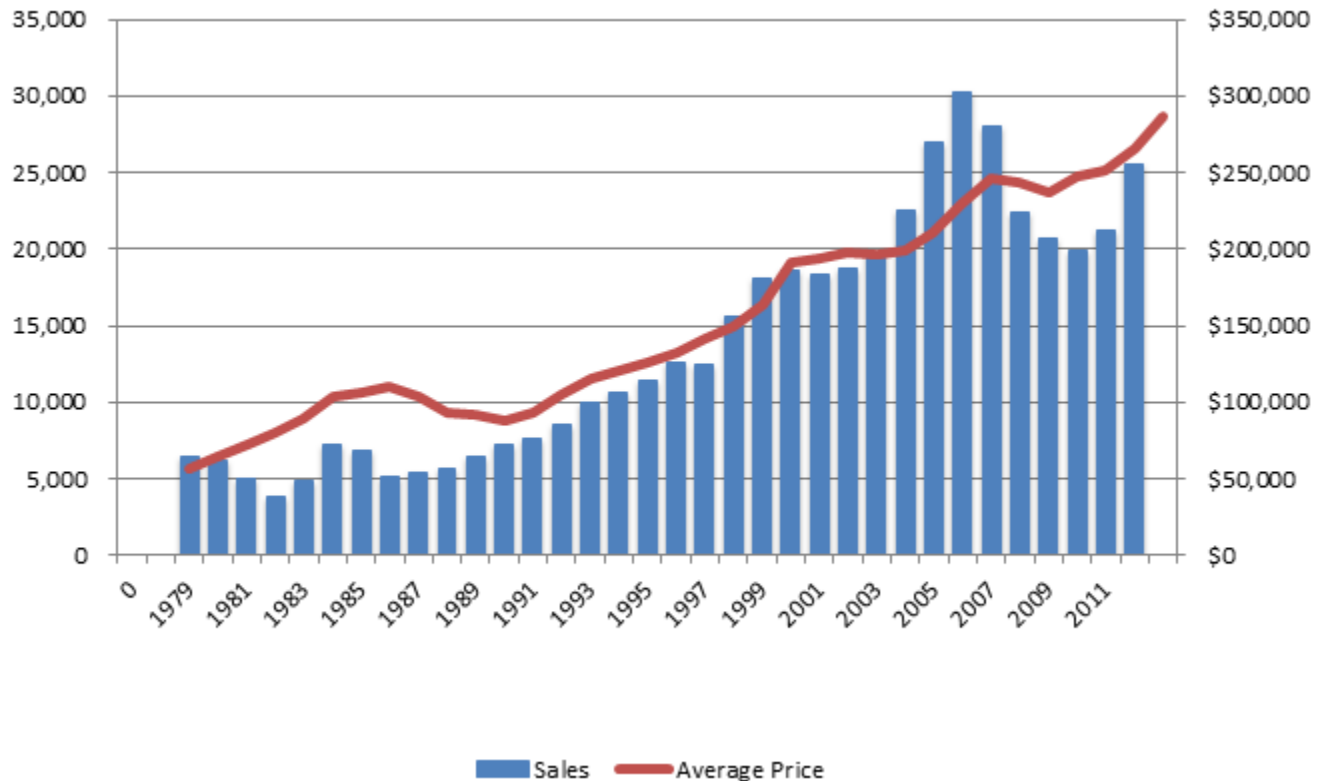
- ▶ Domestic migration out of major metros and into midsize cities has put a strain on housing affordability in midsize cities such as Austin and Denver, according to Bloomberg Businessweek.
- ▶ Austin ranked first among top 50 U.S. metro areas based on net migration.
 - 158 people moving to Austin each day
 - 37.3% increase in population from 2000 to 2010.
 - 7% increase in population from 2010 to 2012.

Travis County Market

- ▶ Austin's housing market has been ranked No. 5 among the 10 healthiest markets for 2013.
- ▶ Austin stands No. 7 nationally in home price jump.
- ▶ Demand for Austin homes continues to outstrip supply placing increased upward pressure on sales prices. Inventory for single family homes was at a low 2.2 months (6 months of inventory is a market in which supply is balanced with demand).
- ▶ Over 46 percent of all homes placed on sale in February 2014 were sold within two weeks.

Travis County Market

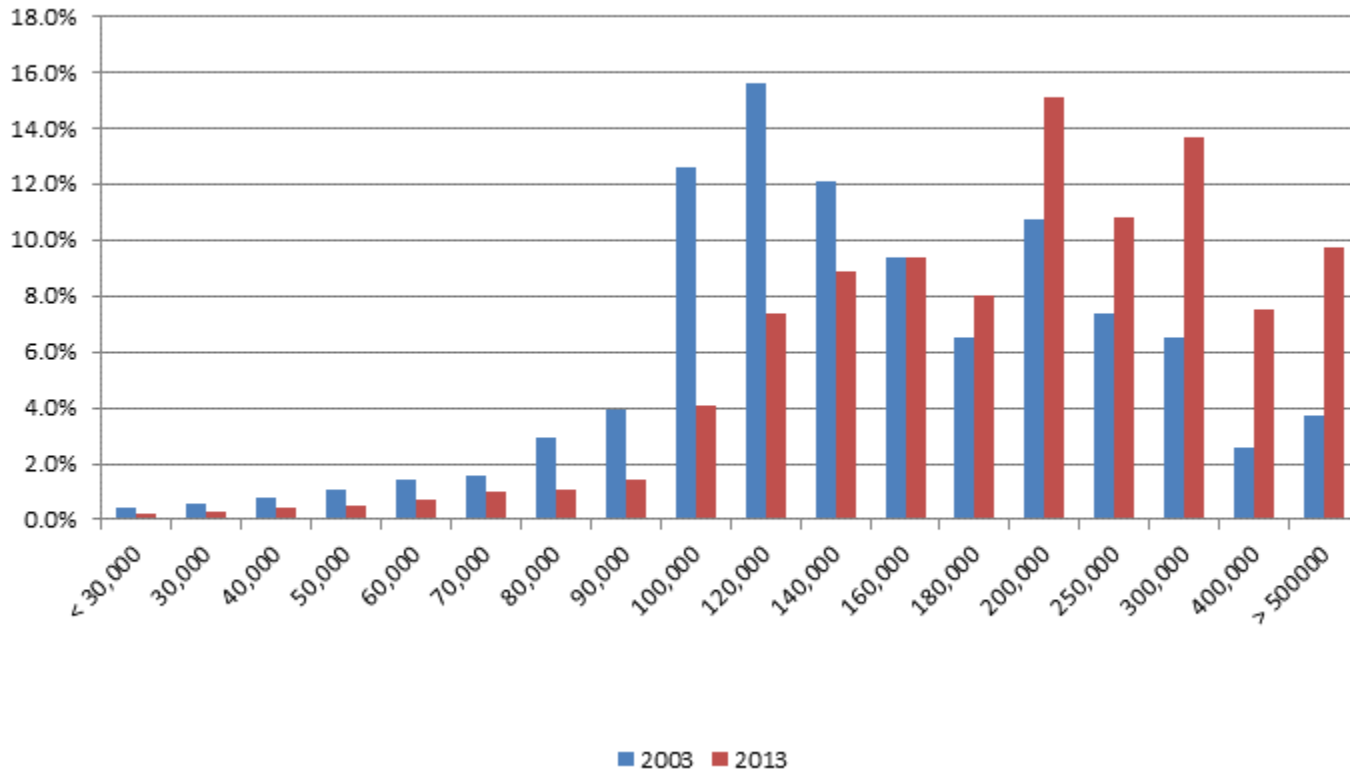
Home Sales and Average Price



Source: Real Estate Center Texas A&M

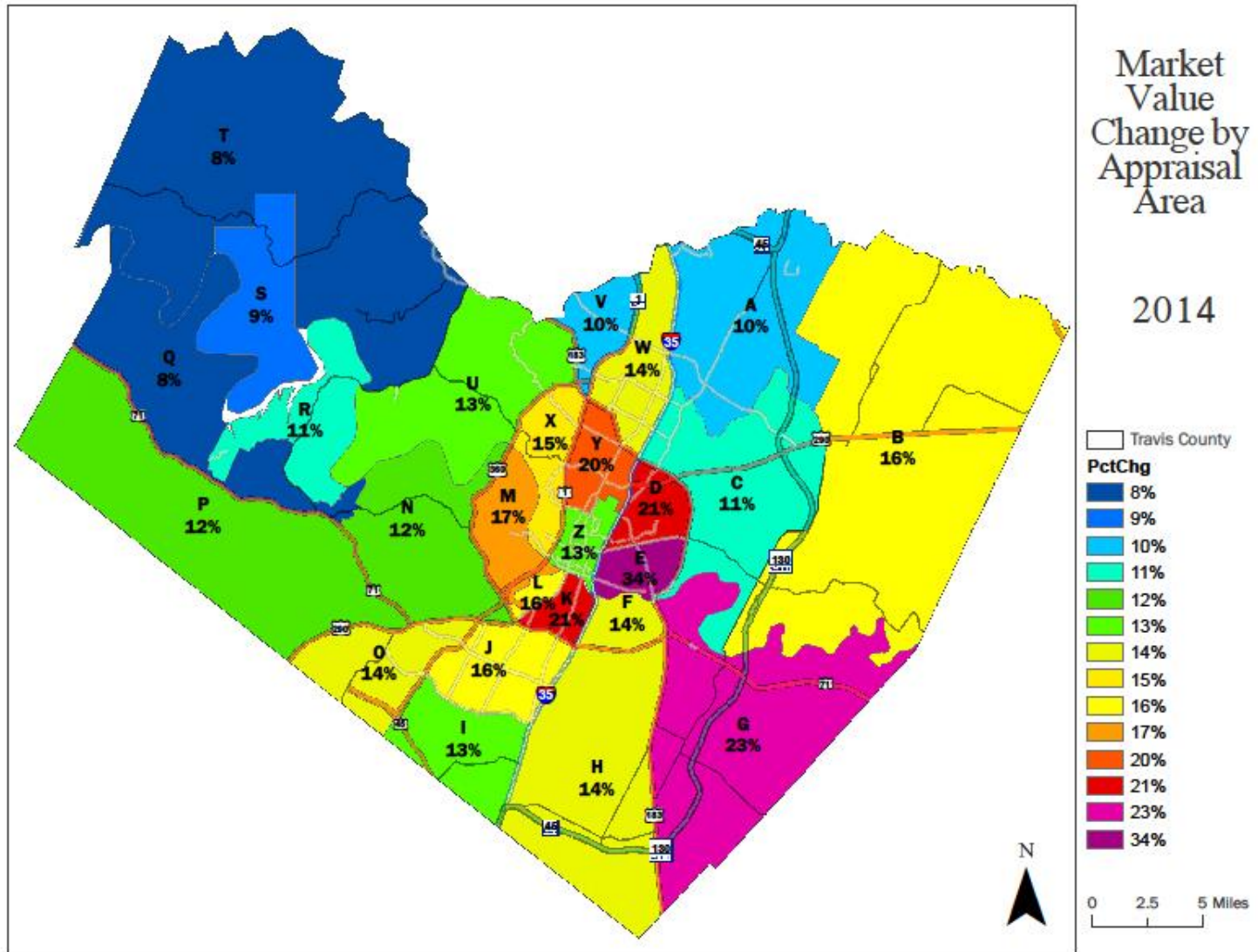
Travis County Market

Price Distribution



Source: Real Estate Center Texas A&M

Travis County Market



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.

Travis County Market

D7000		Windsor Park - Sales Ratio 99.73%			
Year	Average Homestead Market Value	Count of Sales	Average Sale	High Sale	Low Sale
2014	\$ 249,206	79	\$ 274,805	\$ 425,000	\$ 140,000
2013	\$ 204,454	89	\$ 216,339	\$ 360,000	\$ 95,000
2012	\$ 185,528	76	\$ 196,698	\$ 314,900	\$ 73,000
2011	\$ 198,378	67	\$ 193,600	\$ 308,000	\$ 55,000
2010	\$ 200,274	83	\$ 202,851	\$ 350,000	\$ 85,000
2009	\$ 203,468	59	\$ 230,012	\$ 485,000	\$ 115,000

Travis County Market

E0124		Holly - Sales Ratio 98.48%			
Year	Average Homestead Market Value	Count of Sales	Average Sale	High Sale	Low Sale
2014	\$ 366,604	22	\$ 388,648	\$ 630,000	\$ 210,000
2013	\$ 242,131	24	\$ 294,259	\$ 462,000	\$ 88,000
2012	\$ 249,899	14	\$ 258,243	\$ 419,000	\$ 125,000
2011	\$ 235,953	14	\$ 246,814	\$ 445,000	\$ 137,500
2010	\$ 242,843	22	\$ 239,636	\$ 500,000	\$ 60,000
2009	\$ 232,603	16	\$ 273,568	\$ 465,500	\$ 169,975

Travis County Market

G0340		Berdoll Farms - Sales Ratio 98.91%			
Year	Average Homestead Market Value	Count of Sales	Average Sale	High Sale	Low Sale
2014	\$ 125,015	42	\$ 127,868	\$ 195,900	\$ 80,000
2013	\$ 90,616	40	\$ 97,154	\$ 161,970	\$ 62,500
2012	\$ 81,205	38	\$ 90,050	\$ 129,000	\$ 60,900
2011	\$ 97,444	34	\$ 113,726	\$ 149,900	\$ 76,000
2010	\$ 100,450	39	\$ 110,534	\$ 154,429	\$ 73,900
2009	\$ 126,485	27	\$ 132,138	\$ 160,395	\$ 108,400

Travis County Market

Y5000		Shoal Creek -Sales Ratio 99.43%			
Year	Average Homestead Market Value	Count of Sales	Average Sale	High Sale	Low Sale
2014	\$ 276,504	34	\$ 298,759	\$ 450,000	\$ 189,000
2013	\$ 238,017	44	\$ 250,456	\$ 345,000	\$ 160,500
2012	\$ 218,132	34	\$ 232,718	\$ 381,000	\$ 154,000
2011	\$ 215,055	23	\$ 237,728	\$ 414,000	\$ 174,000
2010	\$ 238,277	32	\$ 257,352	\$ 394,500	\$ 173,500
2009	\$ 240,933	45	\$ 250,139	\$ 428,719	\$ 155,000

Exemption Benefits



Property Exemptions

- ▶ Common exemptions are available
 - Homestead
 - General Residential Homestead
 - Over 65 / Over 55 Surviving Spouse
 - Disability Homestead
 - 100 % Disabled Veterans



Property Exemptions

General Homestead

- ▶ The general homestead exemption is for owner occupied residential properties. The exemption removes a portion of your value from taxation providing a lower tax amount for the homestead property.

	Austin ISD	Travis County	City of Austin	ACC
HS	\$15,000	20%	---	1%
OV65 **	\$35,000	\$70,000	\$70,000	\$115,000
DP	\$25,000	\$70,000	\$70,000	\$115,000
DVHS	100%	100%	100%	100%
DV1 -10-29%	\$5,000	\$5,000	\$5,000	\$5,000
DV2 -30-49%	\$7,500	\$7,500	\$7,500	\$7,500
DV3 -50-69%	\$10,000	\$10,000	\$10,000	\$10,000
DV4 -70-99%	\$12,000	\$12,000	\$12,000	\$12,000





Property Exemptions General Homestead

- ▶ To qualify:
 - ▶ Property must be designed or adapted for human residence.
 - ▶ Homeowner must own and occupy the property on Jan 1.
 - ▶ Property must be principal place of residence.
 - ▶ Cannot claim a homestead exemption on any other property.
 - ▶ Application must be filed by April 30th.
 - ▶ A property owner may file a late application for a homestead exemption after the deadline for filing has passed if it is filed not later than one year after the delinquency date for the taxes on the homestead.





Property Exemptions Over 65



- ▶ If you qualify for the Over 65 exemption there is a property tax “Ceiling that automatically limits school taxes to the amount you paid in the year that you first qualified for the Over 65 exemption.





Property Exemptions Disability

- ▶ The Texas Property Tax Code provides that you are entitled to the exemption if you meet the Social Security Administration's test for disability. In simplest terms:
 - ▶ You must have a medically determined physical or mental impairment;
 - ▶ The impairment must prevent you from engaging in ANY substantial gainful activity: and
 - ▶ The impairment must be expected to last for at least 12 continuous months or to result in death.
 - ▶ Alternatively you will qualify if you are 55 or older and blind and cannot engage in your previous work because of your blindness.





Property Exemptions



- ▶ 100% Disabled veterans are eligible for 100% exemptions for their residence homestead.
- ▶ Documentation from the Department of Veterans Affairs must be submitted indicating
 - ▶ 1) 100 percent disability compensation due to a service connected disability; and
 - ▶ 2) a rating of 100 percent disabled or a determination of individual unemployability from the VA



Property Exemptions

- ▶ **IMPORTANT REQUIREMENTS** for Homestead Applications



1. Copy of a Texas drivers license or state issued identification card



- ▶ Address on license must match the address of the home on the application.

Notice of Appraised Value

Notice of Appraised Value

- ▶ Notices of Appraised Value will be mailed starting mid to late April .

This is NOT a Tax Statement

2014 Notice Of Appraised Value

Do Not Pay From This Notice

TRAVIS CENTRAL APPRAISAL DISTRICT
8314 CROSS PARK DR
P O BOX 149012
AUSTIN, TX 78714-9012

Property ID:
Ownership %:
Ref ID2:
DBA:
Legal:

Phone: (512) 834-9138 Fax: (512) 834-2582
DATE OF NOTICE: April 28, 2014

Legal Acres:
Situe:
Appraiser:
Owner ID:

Property ID:

THIS IS NOT A BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2014. As of January 1, our appraisal is outlined below:

Appraisal Information		Last Year - 2013	Proposed - 2014
Structure / Improvement Market Value		142,710	175,806
Market Value of Non Ag/Timber Land		55,000	100,000
Market Value of Ag/Timber Land		0	0
Market Value of Personal Property/Minerals		0	0
Total Market Value		197,710	225,806
Productivity Value of Ag/Timber Land		0	0
Appraised Value * (Possible Homestead Limitations, see asterisk below)		196,108	215,719
Homestead Cap Value excluding Non-Homestead Value (i.e. Ag, Commercial)		196,108	215,719
Exemptions		HS	HS
2013 Taxable Value	Taxing Unit	2014 Proposed Appraised Value	2014 Exemption Amount
181,108	AUSTIN ISD	215,719	15,000
196,108	CITY OF AUSTIN	215,719	0
156,886	TRAVIS COUNTY	215,719	43,144
156,886	TRAVIS COUNTY HEALTHCARE DI	215,719	43,144
191,108	AUSTIN COMM COLL DIST	215,719	5,000
		2014 Taxable Value	2013 Tax Rate
		200,719	1.342000
		215,719	0.502700
		172,575	0.454600
		172,575	0.129000
		210,719	0.094900
		2014 Estimated Taxes	2014 Freezes Year and Tax Ceiling **
		2,492.93	1,884.42
		853.56	222.62
		199.98	

Do NOT Pay From This Notice

Total Estimated Tax: \$4,863.61

The difference between the 2009 appraised value and the proposed 2014 appraised value is 8.74%. This percentage information is required by Tax Code section 25.19(b-1). The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials.

The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property value. The taxing units will set tax rates later this year.

* Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements.

** If you are 65 years of age or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on this home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. If you improved your property (by adding rooms or buildings), your school, county, city, or junior college ceiling may increase for these improvements. If you are a surviving spouse, age 55 or older, you may retain the school, county, city, or junior college tax ceiling.

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problem with the property description or address information. If the problem cannot be resolved, you have the right to appeal to the appraisal review board (ARB).

To appeal, you must file a written protest with the ARB before the deadline date:

Deadline for filing a protest: June 2, 2014
Location of hearings: 8314 Cross Park Dr., Austin, TX 78754
ARB will begin hearings: June 2, 2014

Enclosed is a protest form to send the appraisal district office if you intend to appear and present evidence before the ARB. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property's description, and your reason for protesting.

If you have any questions or need more information, please contact the appraisal district office at (512) 834-9138 or at the address shown above.

Notice of Appraised Value

- ▶ Notices of Appraised Value will include:
 - **Market value** (what the property would sell for)

THIS IS NOT A BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2014. As of January 1, our appraisal is outlined below:

Appraisal Information		Last Year - 2013	Proposed - 2014				
Structure / Improvement Market Value		142,710	125,806				
Market Value of Non Ag/Timber Land		55,000	100,000				
Market Value of Ag/Timber Land		0	0				
Market Value of Personal Property/Minerals		0	0				
Total Market Value		197,710	225,806				
Productivity Value of Ag/Timber Land		0	0				
Appraised Value * (Possible Homestead Limitations, see asterisk below)		198,108	215,719				
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)		198,108	215,719				
Exemptions		HS	HS				
2013 Taxable Value	Taxing Unit	2014 Proposed Appraised Value	2014 Exemption Amount	2014 Taxable Value	2013 Tax Rate	2014 Estimated Taxes	2014 Freeze Year and Tax Ceiling **
181,108	AUSTIN ISD	215,719	15,000	200,719	1.242000	2,492.93	
198,108	CITY OF AUSTIN	215,719	0	215,719	0.502700	1,084.42	
156,888	TRAVIS COUNTY	215,719	43,144	172,575	0.494800	853.56	
156,888	TRAVIS COUNTY HEALTHCARE DI	215,719	43,144	172,575	0.129000	222.82	
191,108	AUSTIN COMM COLL DIST	215,719	5,000	210,719	0.094900	199.98	

Notice of Appraised Value

- ▶ Notices of Appraised Value will include:
 - **Appraised value** (the appraised value limitation for residence homestead properties. This is calculated as last years appraised value plus ten percent)

THIS IS NOT A BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2014. As of January 1, our appraisal is outlined below:

Appraisal Information		Last Year - 2013	Proposed - 2014
Structure / Improvement Market Value		142,710	125,806
Market Value of Non Ag/Timber Land		55,000	100,000
Market Value of Ag/Timber Land		0	0
Market Value of Personal Property/Minerals		0	0
Total Market Value		197,710	225,806
Productivity Value of Agricultural Land		0	0
Appraised Value * (Possible Homestead Limitations, see asterisk below)		198,108	215,719
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)		198,108	215,719
Exemptions		HS	HS

2013 Taxable Value	Taxing Unit	2014 Proposed Appraised Value	2014 Exemption Amount	2014 Taxable Value	2013 Tax Rate	2014 Estimated Taxes	2014 Freeze Year and Tax Ceiling **
181,108	AUSTIN ISD	215,719	15,000	200,719	1.242000	2,492.93	
198,108	CITY OF AUSTIN	215,719	0	215,719	0.502700	1,084.42	
156,888	TRAVIS COUNTY	215,719	43,144	172,575	0.494800	853.56	
156,888	TRAVIS COUNTY HEALTHCARE DI	215,719	43,144	172,575	0.129000	222.82	
191,108	AUSTIN COMM COLL DIST	215,719	5,000	210,719	0.094900	199.98	

Notice of Appraised Value

- ▶ Notices of Appraised Value will include:
 - **Exemptions** (any exemptions the property is claiming as well as the total exemption amount granted by the taxing jurisdiction)

THIS IS NOT A BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2014. As of January 1, our appraisal is outlined below:

Appraisal Information		Last Year - 2013	Proposed - 2014
Structure / Improvement Market Value		142,710	125,806
Market Value of Non Ag/Timber Land		55,000	100,000
Market Value of Ag/Timber Land		0	0
Market Value of Personal Property/Minerals		0	0
Total Market Value		197,710	225,806
Productivity Value of Ag/Timber Land		0	0
Appraised Value * (Possible Homestead Limitations, see asterisk below)		198,108	215,719
Homestead Ceiling Excluding Non-Homesite Value (i.e. Ag, Commercial)		0	215,719
Exemptions		HS	HS

2013 Taxable Value	Taxing Unit	2014 Proposed Appraised Value	2014 Exemption Amount	2014 Taxable Value	2013 Tax Rate	2014 Estimated Taxes	2014 Freeze Year and Tax Ceiling **
181,108	AUSTIN ISD	215,719	15,000	200,719	1.242000	2,492.93	
198,108	CITY OF AUSTIN	215,719	0	215,719	0.502700	1,084.42	
156,888	TRAVIS COUNTY	215,719	43,144	172,575	0.494800	853.56	
156,888	TRAVIS COUNTY HEALTHCARE DI	215,719	43,144	172,575	0.129000	222.82	
191,108	AUSTIN COMM COLL DIST	215,719	5,000	210,719	0.094900	199.98	

Notice of Appraised Value

- ▶ Notices of Appraised Value will include:
 - **Taxable value** (the lesser of the market value or the appraised value minus any exemptions the property is entitled to claim)

THIS IS NOT A BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2014. As of January 1, our appraisal is outlined below:

Appraisal Information		Last Year - 2013	Proposed - 2014				
Structure / Improvement Market Value		142,710	125,806				
Market Value of Non Ag/Timber Land		55,000	100,000				
Market Value of Ag/Timber Land		0	0				
Market Value of Personal Property/Minerals		0	0				
Total Market Value		197,710	225,806				
Productivity Value of Ag/Timber Land		0	0				
Appraised Value * (Possible Homestead Limitations, see asterisk below)		198,108	215,719				
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)		198,108	215,719				
Exemptions		HS	HS				
2013 Taxable Value	Taxing Unit	2014 Proposed Appraised Value	2014 Exemption Amount	2014 Taxable Value	2013 Tax P	2014 Estimated Taxes	2014 Freeze Year and Tax Ceiling **
181,108	AUSTIN ISD	215,719	15,000	200,719	1.242000	2,492.93	
198,108	CITY OF AUSTIN	215,719	0	215,719	0.502700	1,084.42	
156,888	TRAVIS COUNTY	215,719	43,144	172,575	0.494800	853.56	
156,888	TRAVIS COUNTY HEALTHCARE DI	215,719	43,144	172,575	0.129000	222.82	
191,108	AUSTIN COMM COLL DIST	215,719	5,000	210,719	0.094900	199.98	

Notice of Appraised Value

- ▶ Property owners dissatisfied with their appraised value may file a protest with the ARB. A protest form is provided on the reverse side of the notice of appraised value.

PROPERTY TAX - NOTICE OF PROTEST - 2014		Phone (Area code and number)
Appraisal district name TRAVIS CENTRAL APPRAISAL DISTRICT		(512) 834-9138 (512) 836-3328 T
Address 8314 CROSS PARK DR P O BOX 146012 AUSTIN, TX 78714-9012 www.traviscaad.org		
<p>This document must be filed with the appraisal review board (ARB) for the appraisal district that took the action(s) you want to protest. It must not be filed with the office of the Texas Comptroller of Public Accounts.</p> <p>GENERAL INSTRUCTIONS: Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the appraisal district. This form is for use by a property owner or designated agent who would like the ARB to hear and decide a protest. If you are leasing the property, you are subject to the limitations set forth in Tax Code Section 41.413.</p> <p>FILING DEADLINES: The usual deadline for filing your notice is midnight, May 31. A different deadline will apply to you if: <ul style="list-style-type: none"> • your notice of appraised value was delivered after May 2; • your protest concerns a change in the use of agricultural, open-space or timber land; • the ARB made a change to the appraisal records that adversely affects you and you received notice of the change; • the appraisal district or the ARB was required by law to send you notice about a property and did not; or • in certain limited circumstances, you had good cause for missing the May 31 protest filing deadline. </p> <p>Your specific protest filing deadline is printed on the appraisal notice.</p> <p>ASSISTANCE: The Comptroller's office may not advise a property owner, a property owner's agent, or the chief appraiser or another employee of an appraisal district on a matter that the Comptroller's office knows is the subject of a protest to the ARB.</p> <p>State the Year(s) for Which You are Protesting: _____ Tax Year(s)</p>		
Step 1: Owner's or lessee's name and address	Owner's or lessee's first name & initial _____ Last Name _____ Owner's or lessee's current mailing address (number & street, city, town or post office, state, zip code) _____ Daytime Phone (area code and number) _____ Evening Phone (area code and number) _____	
Step 2: Describe property under protest	Give street address and city if different from above, or legal description if no street address _____ _____ _____ Appraisal district account number (optional) _____ _____ code _____	
<p>Failure to check a box may result in your inability to protest an issue. If you check "Value is over market value," you are indicating that the appraised value is excessive and your property would not sell for the amount determined by the appraisal district. If you check "Value is unequal as compared to other properties," you are indicating that your property is not appraised at the same level as a representative sample of comparable properties, appropriately adjusted for condition, size, location, and other factors. Your property may be appraised at its market value, but be unequally appraised. An appraisal review board may adjust your value to equalize it with other comparable properties. Please check all boxes that apply in order to preserve your rights so that the appraisal review board may consider your protest according to law.</p>		
Step 3: Check reason(s) for your protest.	<input type="checkbox"/> Value is over market value. <input type="checkbox"/> Exemption was denied, modified or canceled. <input type="checkbox"/> Value is unequal compared with other properties. <input type="checkbox"/> Change in use of land appraised as ag-use, open-space, or timber land. <input type="checkbox"/> Property should not be taxed in _____ (name of taxing unit) <input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or canceled. <input type="checkbox"/> Failure to send required notice. _____ (type) <input type="checkbox"/> Owner's name is incorrect. <input type="checkbox"/> Other: _____ <input type="checkbox"/> Property description is incorrect. <input type="checkbox"/> Property should not be taxed in this appraisal district or in one or more taxing units.	
Step 4: Give facts that may help resolve your case (continue on additional page if needed)	_____ _____ _____ What do you think your property's value is? (Optional) \$ _____	
Step 5: Check to receive ARB hearing procedures	I want the ARB to send me a copy of its hearing procedures. <input type="checkbox"/> Yes <input type="checkbox"/> No* * If your protest goes to a hearing, you will automatically receive a copy of the ARB's hearing procedures.	
Step 6: Sign the protest	Print Name _____ Signature _____	Date _____

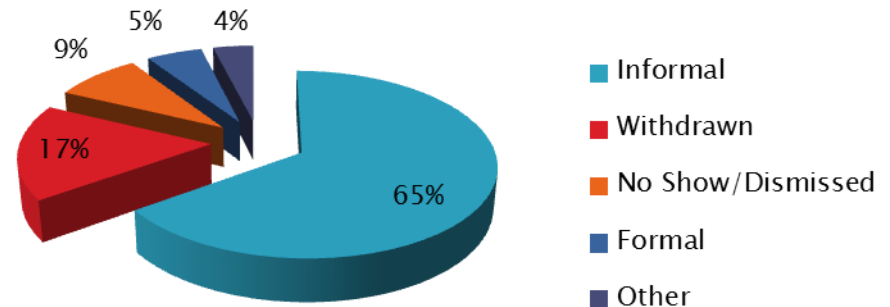
Notice of Appraised Value

- ▶ The deadline to file a protest is May 31st or 30 days after the date the notice was mailed, whichever is later.
- ▶ Protest may be filed:
 - using the form on the back of the notice of appraised value,
 - forms available on the Comptroller or Travis CAD website,
 - online, or
 - by sending a written letter of protest.



Appraisal Review Board

- ▶ Property owners that protest their property value will have an opportunity to first meet informally with a district appraiser.
- ▶ The majority of protests filed are resolved at an informal level.
- ▶ If they can not reach a value agreement with the appraiser they will then have the opportunity to carry their protest to the appraisal review board.





Appraisal Review Board

- ▶ A citizen board, called the Appraisal Review Board (ARB), appointed by the local administrative district judge, hears any disagreements between a property owner and the appraisal district about a property's value.
- ▶ The ARB considers all evidence presented by the property owner and the appraisal district office a formal hearing. They then rule on the value of the property in question.





Appraisal Review Board

- ▶ If you are protesting the value on your property, the following usually provide evidence of market value:
 - ▶ Settlement Statements – 2013 forward (signed by buyer, seller & escrow agent)
 - ▶ Recent Fee Appraisals (dated within one year for residential, and within three years old for land or commercial properties). Appraisals should be complete signed documents.
 - ▶ Current Listing Agreements (signed & dated)
 - ▶ Recent Signed Purchase Offers
 - ▶ Pictures of Properties (interior & exterior)
 - ▶ As-built Construction Plans, with dimensions
 - ▶ Contractor's Bids for renovations, repairs or new construction
 - ▶ Construction Draw Information for properties that were partially complete as of January 1, 2014
 - ▶ Survey or Floodplain Information
 - ▶ Engineer's Reports
 - ▶ Insurance Settlement Report
 - ▶ Copies of Insurance Proceeds checks.



Appraisal Review Board



Taxpayers dissatisfied with their ARB formal hearing determination may appeal the decision to:

- ▶ Arbitration
- ▶ State Office of Administrative Hearings
- ▶ District Court



Contact Us

Office Location:

Travis Central Appraisal District
8314 Cross Park Drive
Austin, TX 78754

Mailing Address:

P.O. Box 149012
Austin, TX 78714-9012

Customer Inquiries and Assistance:

Phone: (512) 834-9138

Fax: (512) 835-5371

Email: tcad_info@tcadcentral.org

Website: www.traviscad.org

Business Hours:

Monday - Friday

7:45am-4:45pm



TRAVIS COUNTY TAX ASSESSOR COLLECTOR

Important Property Tax Deadlines

Payment Plans

Payment Options



Property Tax Collections

Important Property Tax Dates

Early October

Property Tax Bills Sent out



Property Tax Collections

Important Property Tax Dates

Early October

Property Tax Bills Sent out

December 31

**Last day to claim Income Tax
Deduction**



Property Tax Collections

Important Property Tax Dates

Early October

Property Tax Bills Sent out

December 31

Last day to claim Income Tax
Deduction

January 31

Last day to pay w/out penalty



Property Tax Collections

Important Property Tax Dates

Early October	Property Tax Bills Sent out
December 31	Last day to claim Income Tax Deduction
January 31	Last day to pay w/out penalty
February 1	Penalty and Interest kicks in



Property Tax Collections

Penalty & Interest

February	7%	August	19%
March	9%	September	20%
April	11%	October	21%
May	13%	November	22%
June	15%	December	23%
July	18%	January	24%



Property Tax Collections

Payment Options

- **Escrow accounts**



Property Tax Collections

Payment Options

- Escrow accounts
- **Payments in 4 equal installments**
 - 65+**
 - Persons w/ Disabilities**



Property Tax Collections

Payment Options

- Escrow accounts
- Payments in 4 equal installments
 - 65+
 - Persons w/ Disabilities
- **Defer Payments**
 - 65+ only**
 - 8% interest annually (instead of 24% P&I)**
 - Taxes must be paid within 180 days of change of ownership**



Property Tax Collections

Payment Options

- Escrow accounts
- Payments in 4 equal installments
 - 65+
 - Persons w/ Disabilities
- Defer Payments
 - 65+ only
 - 8% interest annually (instead of 24% P&I)
 - Taxes must be paid within 180 days of change of ownership
- **Payment Plans**
 - Must be delinquent**
 - P&I still accrue**
 - Property cannot be foreclosed**



Property Tax Collections

Ways to Pay

- **Cash**



Property Tax Collections

Ways to Pay

- Cash
- **Check**



Property Tax Collections

Ways to Pay

- Cash
- Check
- **Credit Card – 3% vendor fee**



Property Tax Collections

Ways to Pay

- Cash
- Check
- Credit Card – 3% vendor fee
- **E-Check - max \$1**



Property Tax Collections

WE'RE GOING GREEN

Receive your property tax bill by e-mail...



Property Tax Collections

WE'RE GOING GREEN

Receive your property tax bill by e-mail...

Pay your property taxes electronically...



Property Tax Collections

WE'RE GOING GREEN

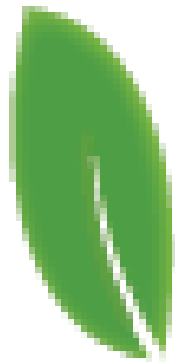
Receive your property tax bill by e-mail...

Pay your property taxes electronically...

Obtain your property tax receipt online 24/7



Property Tax Collections



**Go Green!
Click Here to
Sign Up for eBill!
New Service!!!**