



Tax Professional Instructors Must Reapply By January 1

Under procedures developed by the Comptroller's office, all active property tax instructors approved by the Board of Tax Professional Examiners are recognized until Dec. 31, 2010. Beginning Jan. 1, 2011, all individuals who wish to teach property tax courses approved by the Comptroller's office must meet new standards established by the Property Tax Assistance Division (PTAD).

Tax Code Section 5.04 authorizes the Comptroller's office, in cooperation with the Texas Department of Licensing and Regulation (TDLR), to set "standards... for use in training and educating appraisers and assessor-collectors." This includes ensuring that instructors are qualified to provide the approved education courses.

Instructors already approved must reapply no later than Dec. 31, 2010, to continue to be designated as approved instructors in 2011 and subsequent years. All individuals wishing to gain approval as an instructor, including those who are seeking to renew their status, must have one of the following professional designations: Registered Property Appraiser, Registered Texas Assessor-Collector, Registered Texas Collector,

Member of the Appraisal Institute, Senior Residential Appraiser, Senior Real Property Appraiser, Assessment Administration Specialist, Certified Assessment Evaluator, Cadastral Mapping Specialist, Personal Property Specialist, Residential Evaluation specialist, Doctor of Jurisprudence or be employed by a law firm that is specifically involved with instruction and education for property tax professionals and reports to a licensed attorney.

Additionally, instructor applicants must submit to the PTAD an application, a resume and proof that he or she meets at least one the following four qualifications:

- » A bachelor's or higher degree in any field and five years of experience directly related to the subject matter to be taught;
- » five years of property tax appraisal, assessment or collection teaching experience in courses directly related to the subject;
- » seven years of property tax appraisal, assessment or collection work experience related to the subject;
- » or certification as an instructor by The Appraisal Foundation, International Association of Assessing Officers or the Appraisal Institute.

Continued on page 3

TAAD Plans RPA Reviews

- » September 20-23
- » December 6-9

Review classes are at the North Austin/Round Rock Marriott

If you are planning to take an RPA review and undertake your Level 3 or Level 4 RPA exam: TAAD is offering a review in September and again in December.

»TAKE NOTE: Each registrant needs to be aware of their deadline for taking and passing their RPA level exams. According to the Texas Department of Licensing and Regulation, the agency "reminds Property Tax Professionals (PTP) it is critical they complete their certification and continuing education requirements before their deadline date. TDLR is not authorized to grant a time extension to an individual who misses the deadline."

TAAD will also offer reviews in 2011; dates for those reviews will be announced soon. (See registration form on TAAD website, www.taad.org and elsewhere in this issue.)



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Wardlaw Appraisal Group

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Texas' Existing Home Sales **Unchanged From Last Year**

TEXAS (Real Estate Center) — Just over 21,717 existing single-family homes were sold in Texas last month, roughly the same as a year ago, according to MLS data compiled by the Real Estate Center at Texas A&M University.

The median price was down 1 percent to \$153,300 during the same period, and the state finished the month with a 7.8-month inventory of existing homes. *Here is how select Texas cities fared in March (data current as of July 26, 2010):*

City	Sales	Change from Last Year	Median Price	Change from Last Year	Months' Inventory
Austin	2,216	down 2%	\$202,800	up 4%	7.2
Brownsville	50	down 14%	\$96,000	up 11%	n/a
Dallas	4,554	down 3%	\$170,6100	up 2%	6.8
El Paso	736	up 53%	\$132,600	down 1%	6.8
Fort Worth	833	up 5%	\$111,800	down 6%	6.9
Houston	6,175	up 3%	\$158,100	down 3%	7.5
Kerrville	30	down 35%	\$151,400	down 13%	22.8
Lufkin	25	up 2%	\$120,000	up 9%	n/a
Odessa	131	up 87%	\$125,300	down 6%	7.9
San Antonio	1,924	down 1%	\$151,700	down 3%	8.2
Texas	21,717	0%	\$153,300	down 1%	7.8

Additional home sales data for these and other major Texas cities are available on the TREC website.

Tax Professionals Reapply *Continued from page 1*

Applications received after Dec. 31, 2010, whether the individual was previously certified or not, will be subject to new instructor qualifications and applicants will be designated as a trainee instructor until they complete trainee requirements. These requirements include successfully completing an instructor training course and a course on the subject matter to be taught; teaching approximately 10 hours of a course with an approved instructor; and receiving an instructor performance evaluation.

During teaching assignments and related activities, instructors must conduct themselves with integrity. They should maintain an appropriate professional relationship with students, both in and outside of the classroom. Harassment or other discriminatory behavior directed toward any person is expressly prohibited. Instructors are obligated to refrain from such behavior and are required to discourage others from such behavior occurring in the classroom.

"All instructors must maintain their professional licenses, including meeting all continuing education requirements," PTAD Director Debbie Cartwright said. "Instructors must comply with applicable professional ethics policies or standards for licensure and with all property tax-related statutes, laws, opinions and administrative rules."

If an instructor fails to maintain his or her professional license, his or her instructor approval expires. Approval also expires for instructors who do not teach within a two-year period. Instructors with an expired certification are eligible to reapply.

All instructors are evaluated by students through surveys at the end of each course taught. Instructors must receive a 90 percent positive student response to continue to serve as instructors. The PTAD will evaluate negative survey comments or complaints and address them with the instructor if the complaints are determined to have merit. The PTAD will also randomly audit instructor performance at its discretion.

Have You Completed Your Public Funds Investment Act Training For 2010?

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

Where to find such training, you may wonder. Good news – TAAD will once again offer its PFIA training on December 9-10, at the North Austin/Round Rock Marriott Hotel.

Registration information is located in the "Education" section of the TAAD website (www.taad.org).

Attorney General Opinions Requests for Opinions

GA-0780 (June 10, 2010) RE: Application and constitutionality of section 5.017(b) of the Texas Property Code with respect to restrictive covenants that were in existence and recorded in a county's public records prior to the statute's effective date (RQ-0843-GA)

Summary: Section 5.017(b) of the Property Code does not apply to restrictive covenants that were in existence and recorded prior to the statute's effective date.

GA-0787 (July 26, 2010) RE: Whether a property tax lien lender may exercise a right of forced sale after a property owner who has filed a deferment of taxes attains the age of 65 (RQ-0857-GA)

Summary: If an individual age sixty-five years or older has appropriately filed a deferment of taxes under section 33.06 of the Tax Code, a property tax lender with a tax lien that was perfected prior to the property owner's sixty-fifth birthday may not exercise a remedy of foreclosure or judicial sale until the 181st day after the date the individual no longer owns and occupies the property as a residence homestead.

Request No. 0895-GA RE: Whether a local governmental body subject to the Public Funds Investment Act, chapter 2256, Government Code, may invest in money market accounts.

Opinion requested by Honorable Richard J. Miller; Bell County Attorney

Request No. 0897-GA RE: Taxable status of real property owned by the City of Greenville and leased to private company.

Opinion requested by Honorable Robert F. Duell; Texas Senate District 2

TAAD Classifieds



Cass County Appraisal District is currently accepting resumes for **Field Appraiser**.

Experience as an ad valorem tax appraiser, college degree or real estate experience is preferred. Applicant should be responsible, professional and have good communication skills. Applicant must have valid Texas Driver's License and proof of liability insurance. Knowledge of True Automation is preferred but not necessary.

Candidates should submit a resume detailing appraisal and work experiences in real and personal property with salary requirements and cover letter to the attention of:

Cass County Appraisal District
502 N Main Street
Linden, TX 75563
paula@casscad.com

CCAD is EOE

Closing Date: August 23, 2010 at 4:30 pm

Employment Opportunities

Travis Central Appraisal District

For more information, please visit our website at: www.traviscad.org

- » **Land /Ag Appraiser**
- » **Residential Appraiser**
- » **Asst. Director Information Technology**



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TAAD **September** 2010 **Level III and IV RPA Review**

TAAD is proud to offer both a **Level III** and **Level IV RPA Review** for BTPE registrants who are preparing to take the state certification exam. Sessions will consist of four comprehensive days of course review and working problems. An optional exam will prepare registrants for the BTPE exam.

Registrants should be familiar with the outline, and should ensure they have up to date course materials for review.

Daily sessions will be from 8:30am - 5pm. Students attending should be aware that this is a *review* session, not a primary instruction. The instructor will cover basic methodologies, definitions, etc., as outlined in course materials, but will not "reteach" the course.

Time will be provided for working on students' areas of specific concern.

Dates: *(Reviews on Monday-Thursday)*

» **September 20-23, 2010**

Level III Instructor: Scott Griscom

Level IV Instructor: Guy Griscom

Registration Fee:

» **TAAD Member District \$300**

» **TAAD Associate or Affiliate Member \$350**

» **Non-member \$400**

Hotel Accommodations:

North Austin/Round Rock Marriott Hotel

La Frontera Blvd. Round Rock, TX 78681

512/733-6767 or 800/865-0546

Room Rates: \$109 single or double *(reserve at least three weeks before class)*. Complimentary parking.

Cancellation: Notice must be **in writing** by at least seven days prior to class. \$75 fee will be deducted.

TAAD's Level III & IV RPA Review **September 2010 Registration Form**

Name _____ Nickname _____ Title _____

Jurisdiction/Firm _____ BTPE # *(if applicable)* _____

Mailing address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

E-mail address _____

FEES (per person):

TAAD member district \$300

TAAD associate or affiliate member \$350

Non-member \$400

FEE ENCLOSED \$ _____



SEPTEMBER 2010 LEVEL III/IV REVIEW

Level: Level III Level IV

Note: A student is officially registered for class when TAAD receives a completed registration form and payment prior to class. Request to cancel/request for refund must be in writing and received by TAAD at least 1 week prior to the first day of class; \$75 cancellation penalty.

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 _____

PC _____ DB _____

TAAD **December** 2010 Level III and IV RPA Review

TAAD is proud to offer both a **Level III** and **Level IV RPA Review** for BTPE registrants who are preparing to take the state certification exam. Sessions will consist of four comprehensive days of course review and working problems. An optional exam will prepare registrants for the BTPE exam.

Registrants should be familiar with the outline, and should ensure they have up to date course materials for review.

Daily sessions will be from 8:30am - 5pm. Students attending should be aware that this is a *review* session, not a primary instruction. The instructor will cover basic methodologies, definitions, etc., as outlined in course materials, but will not "reteach" the course.

Time will be provided for working on students' areas of specific concern.

CEUs: 32 hours maximum

Dates: (Reviews on Monday-Thursday)

» **December 6-9, 2010**

Instructors: **Scott Griscom & Melodee Arrendell**

Registration Fee:

» **TAAD Member District \$300**

» **TAAD Associate or Affiliate Member \$350**

» **Non-member \$400**

Hotel Accommodations:

North Austin/Round Rock Marriott Hotel

La Frontera Blvd. Round Rock, TX 78681

512/733-6767 or 800/865-0546

Room Rates: \$109 single or double (reserve at least three weeks before class). Complimentary parking.

Cancellation: Notice must be **in writing** by at least seven days prior to class. \$75 fee will be deducted.

TAAD's Level III & IV RPA Review **December 2010 Registration Form**

Name _____ Nickname _____ Title _____

Jurisdiction/Firm _____ BTPE # (if applicable) _____

Mailing address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

E-mail address _____

FEES (per person):

TAAD member district	\$300
TAAD associate or affiliate member	\$350
Non-member	\$400



FEE ENCLOSED \$ _____

DECEMBER 2010 LEVEL III/IV REVIEW

Level: Level III Level IV

Note: A student is officially registered for class when TAAD receives a completed registration form and payment prior to class. Request to cancel/request for refund must be in writing and received by TAAD at least 1 week prior to the first day of class; \$75 cancellation penalty.

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 _____

PC _____ DB _____

TAAD's 2010 State Certification Course Schedule

Month

Course Number-Name

AUGUST 2010

August 23-25	Course 7 Property Tax Law
August 23-26	Course 10 Demo Appraisal Concepts
August 23-26	Course 6 Ad Valorem Office Administration
August 23-27	Course 2 Appraisal of Real Property
August 23-25	Course 8 Assessment and Collections (<i>new course</i>)
August 26-27	Course 28 Truth in Taxation (<i>new course</i>)

SEPTEMBER 2010

September 13-15	Course 9 Adv. Assessment and Collections (<i>new course</i>)
September 13-15	Course 12 Oil & Gas Appraisal
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 2010

October 18-20	Course 30 Ethics
October 18-20 (<i>noon</i>)	Course 13 Appraisal of Ag/Open-Space Land
October 20 (<i>1 pm</i>)-22	Course 14 Wildlife Appraisal
October 18-21	Course 23 Advanced Income Approach
October 18-22	Course 1 Intro to Texas Property Tax System

NOVEMBER 2010

November 15	Course 31 USPAP (<i>refresher</i>)
November 16-17	Course 32 USPAP (<i>new registrants</i>)
November 15-17	Course 27 Appraisal of Land
November 15-18	Course 6 Ad Valorem Office Administration
November 15-20	Seminars

DECEMBER 2010

December 6-8	Course 7 Texas Property Tax Law
December 6-9	Course 10 Demo Appraisal Concepts
December 6-9	Course 3 Income Approach to Value
December 6-9	Course 4 Personal Property Appraisal
December 6-10	Course 1 Intro to Texas Property Tax System
December 6-10	Course 2 Appraisal of Real Property

2010 State Certification Course Registration Form

- Class Hours:** Unless otherwise specified, course hours are from 8:30am - 5pm. Registration on day one of class is 8 - 8:30am.
- Class Location/Hotel Accommodations:** Courses will be held at the **Marriott North**, 2600 LaFrontera Blvd., Round Rock, TX 78681, 512.733.6767 or 800.865.0546. Lodging is \$109/single or double per night (free parking). To get these rates, call at least **three** weeks in advance and ask for the TAAD block.
- CEUs:** All of TAAD's state certification courses are approved by BTPE for certification and continuing education units. Students must take and pass the exam to receive full credit for each course. Qualified students may also audit a course for CEUs.
- Certificate:** All member districts will receive a certificate for \$50-off Member District Course Fee. Certificates are valid for one individual registration. To redeem, please enclose certificate with remaining registration fee.
- Cancellations:** There will be a **\$75 fee** charged for cancellations. Written request for a refund must be received by TAAD at least seven days **before** class begins.

Cost for Courses:

Courses 1 & 2:

\$275 for TAAD Member Districts
 \$325 for TAAD Associate/Affiliate Members
 \$375 for Non-members

Courses 3, 4, 5, 6, 7, 9, 10, 23 & 27:

\$250 for TAAD Member Districts
 \$300 for TAAD Associate/Affiliate Members
 \$350 for Non-members

Courses 11, 12, 13 & 14, 26, 28, 30 & 32:

\$200 for TAAD Member Districts
 \$250 for TAAD Associate/Affiliate Members
 \$300 for Non-members

Course 31:

\$145 for TAAD Member Districts
 \$195 for TAAD Associate/Affiliate Members
 \$245 for Non-members

Course # _____ Course Date _____

Name _____ Nickname _____ Title _____

Jurisdiction/Firm _____ BTPE # (if applicable) _____

Mailing address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

E-mail address (Required for registration confirmation) _____

Course Registration Fee..... Registration Fee \$ _____

Property Assessment Valuation Book (required for Courses 2, 3, 4 & 5)... \$35 Enclosed..... \$ _____

PTEC Glossary \$20 Enclosed..... \$ _____

Member District Certificate (must enclose with payment) minus \$ _____

TOTAL AMOUNT ENCLOSED \$ _____

- I am taking the exam
- Please mail my class materials *
- I will pick up my class materials at registration

* Materials mailed only if registration and payment are received **THREE WEEKS PRIOR** to class.



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:

Certificate _____
 Date _____ Check# _____
 Paid _____ DB _____
 PC _____ PAV _____
 ADV _____ Gloss _____
 USPAP _____ Materials Date _____

TAAD 2010/2011 IAAO Course/Workshop Schedule

Course 500: Assessment of Personal Property

September 27 - October 1, 2010

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Jewette Farley, CAE

Fees: TAAD member districts \$385

TAAD associate/affiliate members \$425

Nonmembers: \$490

TDLR credit: 30 hours

Course 500 provides a comprehensive program of study for those who assess personal property for ad Valorem tax purposes. After a review of property tax administration and the nature of value, the following aspects of personal property assessment are covered: categories of personal property, discovery, the valuation process, valuation guidelines and quality control, depreciation methods, and special problems.

Optional text: Property Assessment Valuation (obtain from IAAO)

Course 400: Assessment Administration

November 8-12, 2010

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Rick Stuart, CAE

Fees: TAAD member districts \$385

TAAD associate/affiliate members \$425

Nonmembers: \$490

TDLR credit: 30 hours

Course 400 covers administrative concepts and procedures that can produce greater efficiency in the modern assessment office. Students explore the key subsystems of an organization and how to operate them more effectively. Also included is the manager's role within an assessment organization: the processes of planning, directing, coordinating, organizing, budgeting, and evaluating toward the better utilization of human and physical resources. Topics include information systems, reappraisal, setting goals and objectives, maintenance, appeals, data processing, public relations, personnel, budgeting, report reviews, ratio studies, evaluations and standards of practice.

Recommended: Course 101, and The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP), PAAA.

Required text: Assessment Administration (obtain from IAAO)

Workshop 452 - Fundamentals of Assessment Ratio Studies

Date: November 15-16, 2010

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Rick Stuart, CAE

Fees: TAAD member districts \$275

TAAD associate/affiliate members \$325

Nonmembers: \$375

TDLR credit: 18 hours

This workshop provides a basic introduction to the development and uses of assessment sales ratio studies based upon the IAAO Standards on Ratio Studies; July, 2007. The workshop covers the topics of sales analysis, sampling, and the development of assessment ratio studies. The workshop also includes material on managerial and technical issues, which include staffing, timing of studies, use of study results, statistical testing and assessment regressivity and progressivity.

IAAO recertification credit: 15.0 hours - 2 days

Recommended: Course 101.

Optional text: Property Assessment Valuation (obtain from IAAO)

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

Date: November 18, 2010

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Guy Griscom, CAE

Fees: TAAD member districts \$125

TAAD associate/affiliate members \$175

Nonmembers: \$250

TDLR credit: 7 hours

This workshop is the National 7-hour USPAP Update offered for continuing education for licensure and certification through The Appraisal Foundation. The workshop provides a general overview of USPAP guidelines, advisory opinions, statements, and other appraisal practices. The course is updated yearly to address changes to USPAP and common misunderstandings.

IAAO recertification credit: 7 hours - 1 day

Required text: The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (students should obtain 2010-2011 edition from The Appraisal Foundation prior to attending class)

Course 102: Income Approach to Valuation

December 6-10, 2010

Site: Tarrant CAD, 2500 Handley-Ederville Road, Ft. Worth

Instructor: Rick Stuart, CAE

Fees: TAAD member districts \$385

TAAD associate/affiliate members \$425

Nonmembers: \$490

TDLR credit: 30 hours

Covers the theory and techniques of estimating value by the income, or capitalized earnings, approach. The material includes selection of capitalization rates, analysis of income and expenses to estimate operating income, and capitalization methods and techniques. This course also covers rental units of comparison, as well as real estate finance and investment.

Recommended: Course 101, PAV/PAAA.

Required text: Property Assessment Valuation (obtain from IAAO)

IAAO Course/Workshop Schedule *Continued*

Course 102: Income Approach to Valuation

December 13-17, 2010

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Guy Griscom, CAE

Fees: TAAD member districts \$385

TAAD associate/affiliate members \$425

Nonmembers: \$490

TDLR credit: 30 hours

Covers the theory and techniques of estimating value by the income, or capitalized earnings, approach. The material includes selection of capitalization rates, analysis of income and expenses to estimate operating income, and capitalization methods and techniques. This course also covers rental units of comparison, as well as real estate finance and investment.

Recommended: Course 101, PAV/PAAA.

Required text: Property Assessment Valuation (obtain from IAAO)

Course 201: Appraisal of Land

December 13-17, 2010

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Marion Johnson, CAE

Fees: TAAD member districts \$385

TAAD associate/affiliate members \$425

Nonmembers: \$490

TDLR credit: 30 hours

Course 201 covers the theory and techniques of appraising land. Topics include classifying land; estimating highest and best use; discovering significant trends and factors and their effects on value; data collection; and selection of correct physical units of land measurement for appraisal. The five land appraisal methods (sales comparison, allocation, anticipated use, capitalization of ground rent, and land residual capitalization) are studied in depth.

Recommended: Course 101, 102, PAV/PAAA.

Optional text: IAAO's Property Appraisal and Assessment Administration (obtain from IAAO)

One-day Forum: Appraisal of Convenience Stores

December 15, 2010

Site: Dallas Marriott Suites-Market Center, 2493 North Stemmons Freeway, Dallas

Instructor: Rick Stuart, CAE

Fees: TAAD member districts \$100

TAAD associate/affiliate members \$150

Nonmembers: \$175

TDLR credit: 7.5 hours

Understand the history, definition and classification of convenience stores. Learn how to apply highest and best use analysis. Examine the cost approach, sales comparison approach and income approach to appraising convenience stores. Engage in problem solving exercises and case studies.

One-day Forum: How to Critique an Appraisal

December 17, 2010

Site: Dallas Marriott Suites-Market Center, 2493 North Stemmons Freeway, Dallas

Instructor: Rick Stuart, CAE

Fees: TAAD member districts \$100

TAAD associate/affiliate members \$150

Nonmembers: \$175

TDLR credit: 7.5 hours

Discover a methodical approach to the review and critique of appraisals submitted in support of assessment reduction. You will distinguish if an appraiser acts as an advocate for the client, or truly approaches the assignment as a disinterested unbiased third party. All aspects of an appraisal will be inspected to ascertain the credibility and reliability of the work submitted.

Course 112 – Income Approach to Value II

Date: January 10-14, 2011

Site: Harris CAD, 13013 North West Freeway, Houston

Instructor: Guy Griscom, CAE

Fees: TAAD member districts \$385

TAAD associate/affiliate members \$425

Nonmembers: \$490

TDLR credit: 30 hours (with exam)

IAAO Course 112 is a comprehensive, interactive program intended for mid-level, commercial-industrial appraisers. The material will cover the income approach to value in depth, and reflect contemporary appraisal theory. The course will be broad based, while covering many topics that will focus on a case study problem that utilizes methodology learned in the course and will allow the audience to work through the case study to its conclusion. Depending on the size of the class, students will be grouped, based on the instructor's summation of the student's class participation. The groups will generally consist of 2-4 students. Each group will be expected to present their results to the remainder of the class. The instructor will be available to assist each group.

Recommended: Course 101, Course 102, PAV

Required text: Property Assessment Valuation (obtain from IAAO)

IAAO registration form on following page

TAAD 2010/2011 IAAO Course Registration Form

1. **Class Hours:** Unless otherwise specified, course hours are from 8:30am - 5pm. Registration on class day 1 is 8-8:30 am.
2. **Location/Hotel Accommodations:** Check registration materials for announced location:
 - **Harris County Appraisal District** 13013 Northwest Freeway, Houston
 - **Tarrant Appraisal District** 2500 Handley-Ederville Road, Fort Worth
 - **North Austin/Round Rock Marriott Hotel** 2600 LaFrontera Blvd., Round Rock

For lodging information, please contact TAAD or refer to TAAD's website for suggestions.
3. **Registration Requirement:** Payment must be received by TAAD for an individual to be officially registered.
There is no on-site registration.
4. **Cancellations:** For all course cancellations there will be a **\$75** administrative charge deducted. 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.*
5. **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.
6. **Cost for Courses:** Please refer to the registration materials for cost of registration for TAAD members and non-members.
7. **Registration Deadline:** IAAO requires that registrations be processed *at least three weeks prior to the course* in order to allow sufficient time for mailing materials.
8. **Course Materials:** Students will pick up course materials at registration on the first day of class.

IAAO Course/Workshop # _____ Course Date _____ TPE # (if applicable) _____

Name _____ Nickname _____ Title _____

Jurisdiction/Firm _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone _____ E-mail Address _____

Course Registration Fee\$ _____

Please submit this course for CEUs with TDLR

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:

Date _____ Ck# _____

Paid _____ PC _____

DB _____ ADV _____

Materials Date _____

True Automation's GIS Services

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All appraisal and collections functions available
Completely integrated
Continuously enhanced - including legislative compliance
Seamless GIS integration
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Credit Card Processing, Work Flow, Audio Recording, and other capabilities

PACS Appraisal and PACS Collections

the most comprehensive property appraisal and tax collections software on the market today



www.trueautomation.com
972.881.1858

True Automation

Real Estate Notes of Interest

Rick Stuart, CAE

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

Insurancejournal.com, June 2, 2010

Florida Governor Charlie Crist today signed legislation making properties affected by imported or domestic drywall eligible for an adjustment of their assessed value. The bill, HB 965, applies to the 2010 and subsequent assessment rolls and is repealed on July 1, 2017, unless reviewed and reenacted by the Legislature. If the building cannot be used without remediation to bring the property up to current building standards, then the property appraiser must assess the value of the building at \$0.

Juliet Chung and James Hagerty, The Wall Street Journal, May 28, 2010

It appears that the high-end home market is picking back up. CoreLogic reported that nationally homes in the \$2 to \$5 million range had a 32 percent increase in 2010 first-quarter sales.

Mike Spector and Lingling Wei, The Wall Street Journal, May 29, 2010

Centerbridge Partners LP won the bidding contest for the bankrupt Extended Stay hotel chain. The winning bid was just under \$4 billion. Although that sounds like a large sum of money, the first mortgage was for \$4.1 billion and the second mortgage was for \$3.3 billion. The Federal Reserve inherited about \$744 million of the debt that they have already written off and still has an exposure of \$153 million that will not be collected.

Lingling Wei, The Wall Street Journal, May 26, 2010

These are indeed interesting times for commercial property. "Some real-estate funds, which raised billions of dollars hoping to pounce on bargain properties, are returning money to investors after finding slim pickings, as many banks avoid dumping property by extending and restructuring loans."

James Hagerty and Nick Timiraos, The Wall Street Journal, June 5, 2010

As anticipated, the number of home sellers fell substantially after the federal income tax credit for home buyers ended. The decline in sales was greater than anticipated and is as much as 25 percent to 30 percent.

Nick Timiraos, The Wall Street Journal, June 7, 2010

Some good news on mortgage delinquencies: "Home mortgages insured by the Federal Housing Administration are falling into delinquency at a slower pace than they have in the past."

A.D. Pruitt, The Wall Street Journal, June 9, 2010

Now this is an interesting way to lower the inventory of condo units in Miami — the public housing agency of Miami is purchasing multiple vacant condo units in some developments for about a 20 percent discount and then renting them for around \$550 to \$650 per month. Not sure this is a good investment for the city as they are generally paying around \$162,000 per unit.

The sky in the limit! A developer in Mumbai is going to construct a 117 story stack of private homes that will make it taller than the Empire State Building and the Willis (formerly Sears) Tower.

Sarah Nassauer, The Wall Street Journal, June 9, 2010

Are you thinking about where to take your next vacation? Well the answer to that question may be the top suite in the Four Seasons Hotel in New York. The suite comes with a butler, use of a Rolls Royce and driver, solid rock crystal sinks and has great views of Manhattan. You might want to save up as the cost is \$35,000 night. Caviar is extra!

Carole Fleck, AARP Bulletin, June 2010

This article discusses the increase in the number of value protests and how property owners have finally realized that even though values can go down, the tax rates often increase and their tax bills go up. In the article were the five highest and lowest median real estate taxes.

Highest State	Taxes	Lowest State	Taxes
New Jersey	\$6,320	Louisiana	\$188
Connecticut	\$4,603	Alabama	\$383
New Hampshire	\$4,501	West Virginia	\$457
New York	\$3,622	Mississippi	\$468
Rhode Island	\$3,534	Arkansas	\$534

Continued on following page

Real Estate Notes *Continued***Brian D. Frank, CCIM, GAA, Commercial Real Estate News, May/June 2010**

For all you commercial appraisers out there, this article titled "Cap Rate Crazy" was interesting, as were the responses. The article addresses the author's opinion of why discounted cash flow is superior to direct capitalization during the current economic climate. You can read the entire article at http://www.ciremagazine.com/article.php?article_id=1528.

Nathan Becker, The Wall Street Journal, June 11, 2010

The 15-year mortgage rate fell to 4.17 percent, which represents the lowest rate since Freddie Mac has been tracking rates since 1991.

The Chinese drywall situation continues to be a problem, particularly in Florida. A good, short article on legislation can be found at <http://www2.tbo.com/content/2010/jun/11/column-tainted-drywall-tax-relief-confounds-proper/>.

The Wall Street Journal, June 12, 2010

"A plan passed by the House and pending in the Senate would raise 'carried interest' taxes on the managers of many real-estate partnerships from the current capital gains tax rate of 15 percent to the top income tax rate, scheduled to hit 39.6 percent on January 1. Carried interest is the gain these managers receive if the assets held by the partnerships rise in value."

Editor's Note: I just do not understand things at times. Commercial real estate is really struggling, so I am not sure more tax is the right approach.

Allison Ross, Palm Beach Post, June 16, 2010

OOPS! In a June 2 article in this issue was the mention that Florida was going to give residential property a building value of \$0 if it contained Chinese drywall. Well it appears the legislation was worded as single-family residential and the Florida Department of Revenue has stated condos and townhomes are not eligible.

Paul Owens, SunSentinel.com, June 18, 2010

The Chinese drywall saga continues. "Fannie Mae and Freddie Mac have new Chinese drywall policies that instruct lenders to give borrowers relief from mortgage payments. Fannie's plan calls for suspension of payments for up to six months, while borrowers with loans backed by Freddie can get payments stopped for up to one year. Fannie's policy goes into effect in July, while Freddie's already is in place. The government-run mortgage companies also will call for lenders to "minimize the derogatory credit impact" for homeowners who are current on their loans and complying with the terms of the forbearance. Fannie lenders will report to credit bureaus that borrowers complying with the terms of the forbearance are "current but on a modified payment." Borrowers delinquent when the forbearance is approved still will be reported as "delinquent."

Alan Zibel, Associated Press, June 22, 2010

The National Association of Realtors has reported that home sales in May were 2.2 percent lower than the previous month. Some believe this is a sign that home prices will again fall but this may just be fallout from the ending of the tax credit for new home buyers.

Daniel Beaird, nreonline.com, June 21, 2010

For you users of Loop Net, here is some potentially good news. Loop Net has recently launched a property database comprising five million commercial properties across all major property types including retail, office, industrial and multifamily. The property database includes information about owners, property history, tenant rosters, and current and previous mortgages. In addition, the software provides tax data, assessed value and lease information, as well as photographs, asking price and rent trends. There will be no additional charge to users.

Nreoline.com, June 18, 2010

"The delinquency rate for loans held in commercial mortgage-backed securities (CMBS) reached the highest level since 1997, according to the report issued this week. Between the fourth quarter of 2009 and the first quarter of 2010, the delinquency rate of CMBS loans at least 30 days overdue rose 1.54 percentage points to 7.24 percent, according to the mortgage bankers."

Building Products Magazine has conducted their annual best product report. To see the top 100, go to <http://www.ebuild.com/articles/1316517.hwx>.

Continued on following page

Real Estate Notes *Continued***Stephanie Armour, USA Today, June 24, 2010**

According to the Commerce Department, new home sales fell almost 33 percent in May, to a seasonally adjusted average of 300,000 units. That represents the lowest total since 1963 when they started collecting the data. Median home price was at \$200,900 which is down almost 10 percent from a year ago.

Sandra Block, USA Today, June 24, 2010

Now this should not surprise you: The IRS has determined that first time home buyer credits were paid to people that were not eligible. The main categories were:

- 1,295 prisoners, 241 serving life sentences
- 2,555 taxpayers for homes purchased before the dates allowed
- 10,282 taxpayers on homes also claimed by other taxpayers

Robbie Whelan, The Wall Street Journal, June 15, 2010

Some home building has started back up in Florida, especially in the Orlando area. Home builders are buying the cheaper land, building less expensive homes and in some situations, purchasing bank foreclosures, repairing and reselling.

James Hagerty, The Wall Street Journal, June 16, 2010

Fitch Ratings Ltd. is forecasting that 65 percent to 75 percent of modified home loans will be in default within 12 months.

Justin Lahart, The Wall Street Journal, June 16, 2010

Home builder confidence fell from an index rating of 22 in May to 17. Any index under 50 indicates the builders see more negative than positive building factors.

Thomas Catan and Evan Perez, The Wall Street Journal, June 17, 2010

This will be a fraud case to watch. The former chairman of Taylor, Bean & Whitaker Mortgage Corp. in Florida has been arrested for fraud, and not just any fraud. It is projected that it cost investors and government programs in excess of \$2 billion. More individuals are expected to be charged. The Justice Department has arrested more than 500 people in the last three months on mortgage fraud charges.

Jessica Holzer, The Wall Street Journal, June 18, 2010

In May 2009, the Home Valuation Code of Conduct was set into place to avoid allowing mortgage brokers and bond officers from selecting appraisers. Instead, the appraisers were selected by AMCs that are mortgage lenders. Realtors and brokers state the appraisals are too conservative, are killing deals, and want the legislation changed. Mortgage lenders are profiting and want the current process to be maintained.

Conor Dougherty, The Wall Street Journal, June 23, 2010

As the housing markets have cooled in the suburbs, cities are seeing population and value increases. Makes you think of the revitalization stage in the life-cycle of a neighborhood.

Nick Timiraos and Kris Hudson, The Wall Street Journal, June 16, 2010

A very large nice condo project is moving forward in Dallas. The \$200 million Museum Towers located in an up-and-coming arts district is being 100 percent funded by Dallas Police & Fire Pension System and they will take 100 percent ownership.

Juliet Chung, The Wall Street Journal, June 23, 2010

If we had only known this sooner before we made our plans for the IAAO Conference we could have done some house shopping. Walt Disney Co is planning a residential subdivision with home prices from \$1.5 to \$8 million. Even though home prices in the Orlando area have fallen between 50 percent to 60 percent and the average home sale is now around \$243,000.

Kris Hudson, The Wall Street Journal, June 23, 2010

Hotel occupancy has increased to almost 55 percent which is a two percent increase for the first five months of this year. Smith Travel Research indicates the occupancy prior to the downturn was 59.4 percent.

Continued on following page

Real Estate Notes *Continued***John Caulfield, buidersonline.com, July 6, 2010**

Buyers who contracted to purchase their homes on or before April 30 now have until September 30 to close those transactions. Before President Obama signed the extension—HR 5623, otherwise known as “The Homebuyer Assistance and Improvement Act of 2010”—the closing deadline was June 30.

Peggy Walsh-Sarnecki, Detroit Free Press, July 20, 2010

Now here is an ad you do not see often, but it is probably more about the economy than anything. “For sale: historic waterfront property with unusual winding staircase and a great view of Lake Michigan or Lake Huron: May need work.” Yes, these are lighthouses. The State of Michigan has placed three lighthouses up for sale with non-profits having the first opportunity to purchase. There are eight other lighthouses for sale throughout the country.

Tim Watson, USA Today, July 20, 2010

“The National Association of Home Builders (NAHB) reported Monday that its housing market index dropped two points to 14, its lowest level since April 2009. Although still above its recession trough of eight, index readings below 50 signal a poor market. The index hasn’t been in positive territory since April 2006.” The decline is attributed to the end of the federal homebuyer tax credits and the overall state of the economy.

Anton Troianovski, The Wall Street Journal, July 6, 2010

According to Reis, Inc., office vacancy has climbed to over 17 percent nationally. That’s the highest since 1993.

www.aarp.org/bulletin, July/August 2010

A Virginia minister recognized a need for temporary housing for aging adults that would make them close to their loved ones. He invented the MEDCottage which is a 12x24 high-tech building that is easily moved and serves as living quarters.

Jessica Silver-Greenberg, The Wall Street Journal, July 10, 2010

High-end residential sale prices appear to be increasing, the foreclosure rates for these homes are rising, but now the rates for jumbo mortgages are declining. A year ago a 30-year jumbo mortgage of more than \$728,750 was 6.86 percent and now the rate is 5.48 percent.

James Hagerty and Nick Timiraos, The Wall Street Journal, July 10, 2010

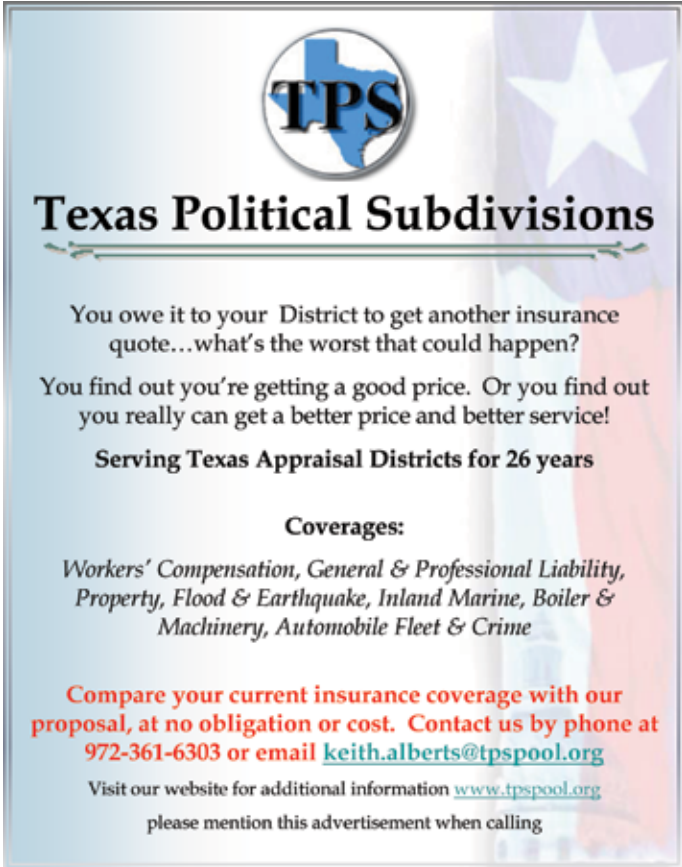
Lending on home loans continues to be difficult. As Fannie Mae and Freddie Mac are reviewing previous loans and forcing the lenders to buy back bad loans, lenders are becoming very cautious and often those with good credit are finding it difficult to obtain a new home loan or to refinance.

Nick Timiraos, The Wall Street Journal, July 8, 2010

Apartment vacancies fell slightly from eight percent to 7.8 percent according to Reis, Inc. This slight change is attributed to consumer confidence and is showing that some people that had previously moved into an apartment with someone else are now seeking an apartment of their own.

Carrick Mollenkamp and Lingling Wei, The Wall Street Journal, July 8, 2010

Now here is a new term: Extend and Pretend. This is a term being used for banks on what could be bad commercial loans. Instead of foreclosing on a property, some banks are giving the borrowers more time to pay, hoping things will improve and they can repay later. Some of the extensions include longer loan periods and lower interest rates.



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Continued on following page

Real Estate Notes *Continued***Nick Timiraos, The Wall Street Journal, July 7, 2010**

After two months of decline, mortgage delinquencies climbed in May to more than nine percent. Delinquent loans are those that are 90 days or more past due.

Robbie Whelan, The Wall Street Journal, July 7, 2010

Bulk sales of condos are becoming common in Florida and are starting to spread to San Diego, Phoenix and Las Vegas. With a glut of available condos on the market, this is one way to reduce inventory. Large corporations are buying at a deep discount and then selling at low prices. Bulk sales have been occurring since 2007.

Kris Hudson and A.D Pruitt, The Wall Street Journal, July 7, 2010

Vacancies in shopping centers are still increasing slightly, now at nine percent nationwide, and lease rates are dropping. However, Reis Inc. indicates that the market is improving slowly. Lease rates are down a little in the second quarter to an average of \$38.72 per square foot.

Money Magazine, August 2010

Congratulations to Texas! Money Magazine's 100 Best Small Cities shows Texas very prominently. #4 – McKinney, #16 – Allen, #21 – Missouri City and #24 – Rowlett.

HNN Newswire, July 21, 2010

"The U.S. hotel industry posted increases in all three key performance measurements during June 2010, according to data from STR. In year-over-year measurements, the industry's occupancy was up 6.9 percent to 65.0 percent. Average daily rate ended the month with a 1.0-percent increase to US\$98.33. Revenue per available room for the month rose 8.0 percent to finish at US\$63.87."

Stephanie Armour, The Wall Street Journal, July 28, 2010

Standard & Poor's Case-Shiller Index reported that home prices rose for the second straight quarter and are up 1.3 percent in the nation's largest 20 cities from April to May. The increase is accredited to the end of the federal tax credit.

Bloomberg News, July 28, 2010

Apartment vacancy has dropped significantly from December 2009 when it was 8.2 percent to 6.6 percent in June. The increase in apartment rental is attributed to the increase in the number of home foreclosures.

Robbie Whelan, The Wall Street Journal, July 27, 2010

Several less than encouraging numbers in this article:

- Sales of new homes are at a 47 year low
- Inventory of new and existing homes expected to rise
- Currently over 4.5 million homes in some stage of foreclosure
- Supply of available homes in South Florida is 139 months

Robbie Whelan, The Wall Street Journal, July 31, 2010

Editor's Note: This has been talked about but I had not realized that it had been implemented in some places. The National Association of Realtors and the American Land Title Association has asked the federal government to stop the practice under the consumer protection section of the new financial reform act. The practice is known as capital recovery fees or reconveyance fees and is described below.

"The fees, also known as reconveyance fees, are inserted by developers into covenants governing newly built subdivisions and commercial real-estate developments. They require sellers of a property to pay a percentage, often 1 percent, of the selling price to the original developer of the property every time it changes hands, for up to 99 years."

Haya El Nasser, USA Today, August 2, 2010

Homeownership has been a roller coaster. A few years ago, the federal government made a large push to allow more people to own homes. This has appeared to have back-fired with the surge of foreclosures. Some projections are that homeownership will fall to just above 60 percent by 2012 which would be the lowest since 1960.

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