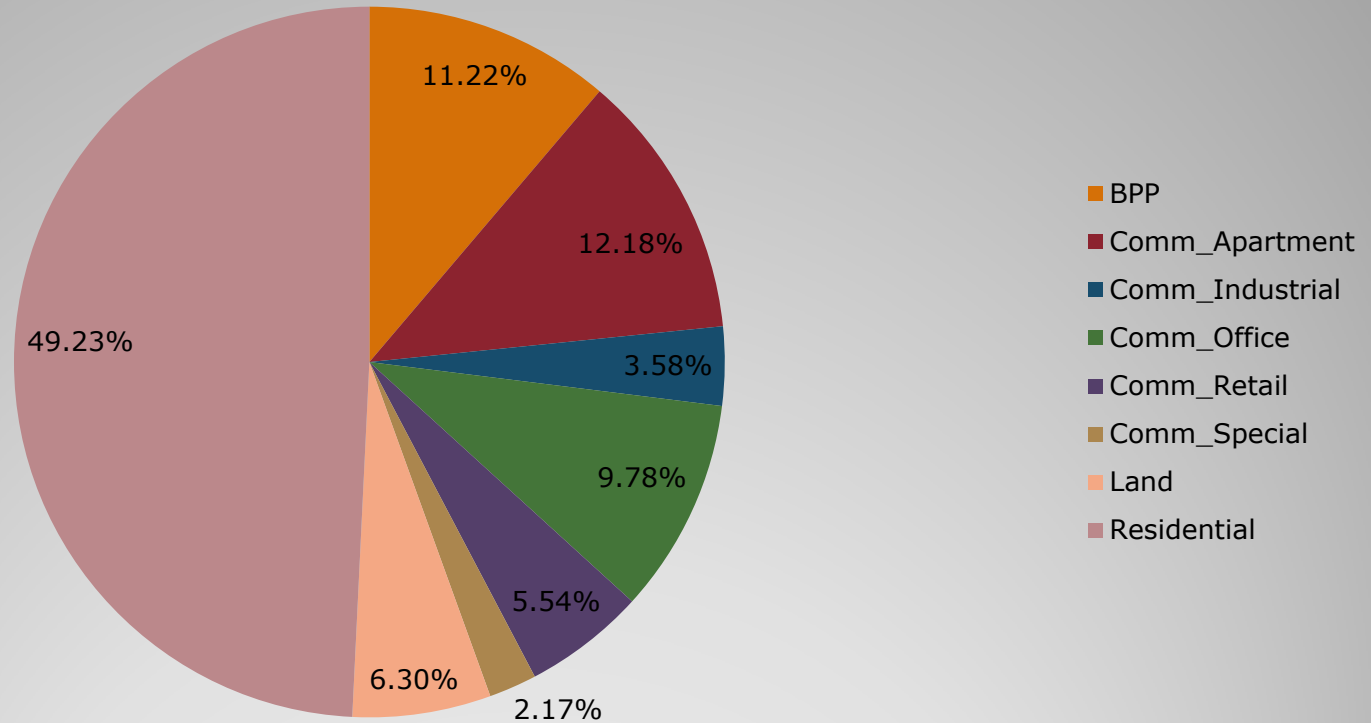




Travis Central Appraisal District

June 26, 2012



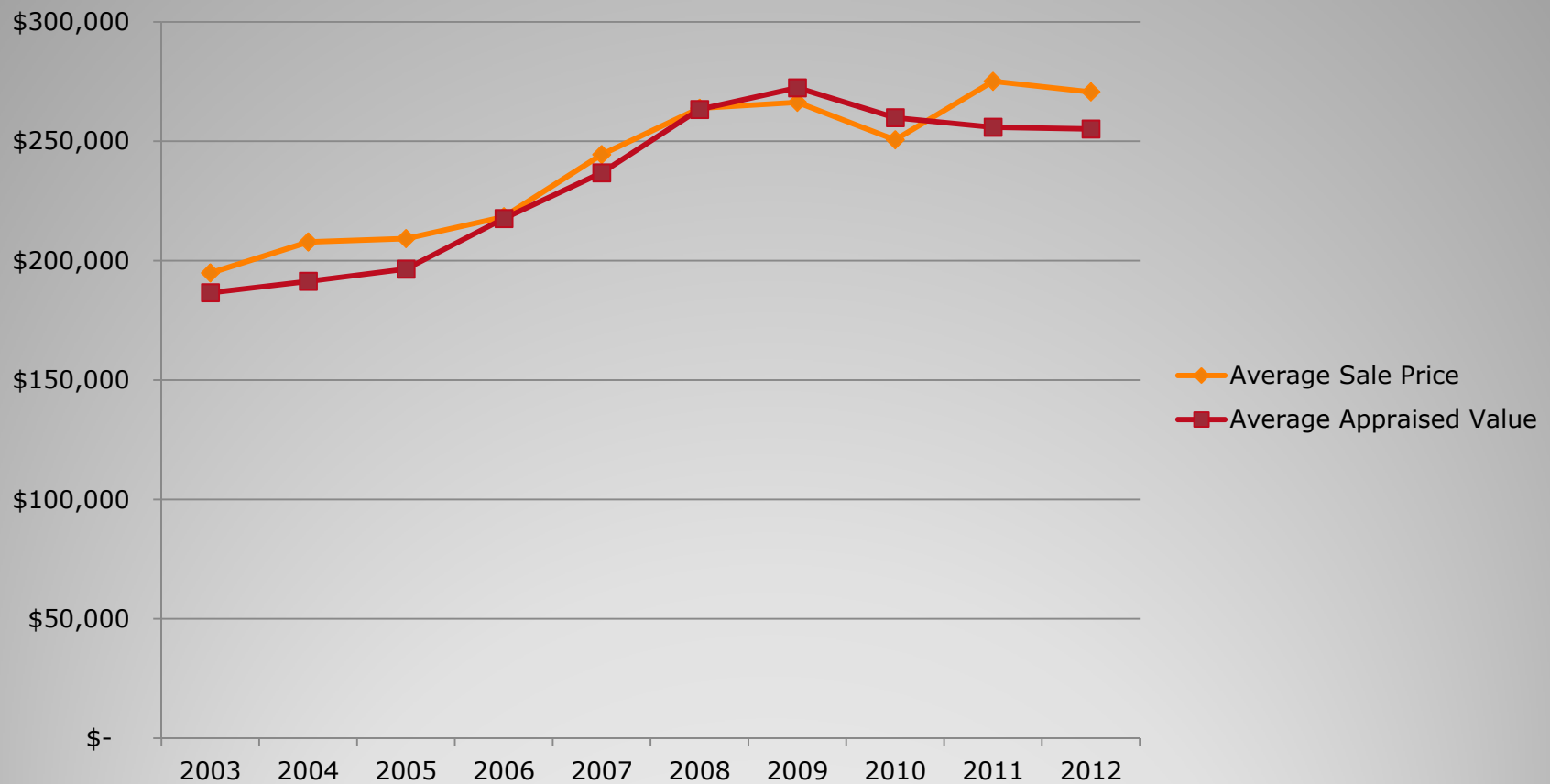
Appraisal Roll by Property Type City of Austin

- January 1 – Assessment date
- April-May – Notice of appraised values
- June 1 – Appraisal rolls submitted to ARB
- July 20 – ARB approves appraisal records
- July 25 – Chief Appraiser certifies values to taxing units
- September 24 – Appraisal roll given to tax office

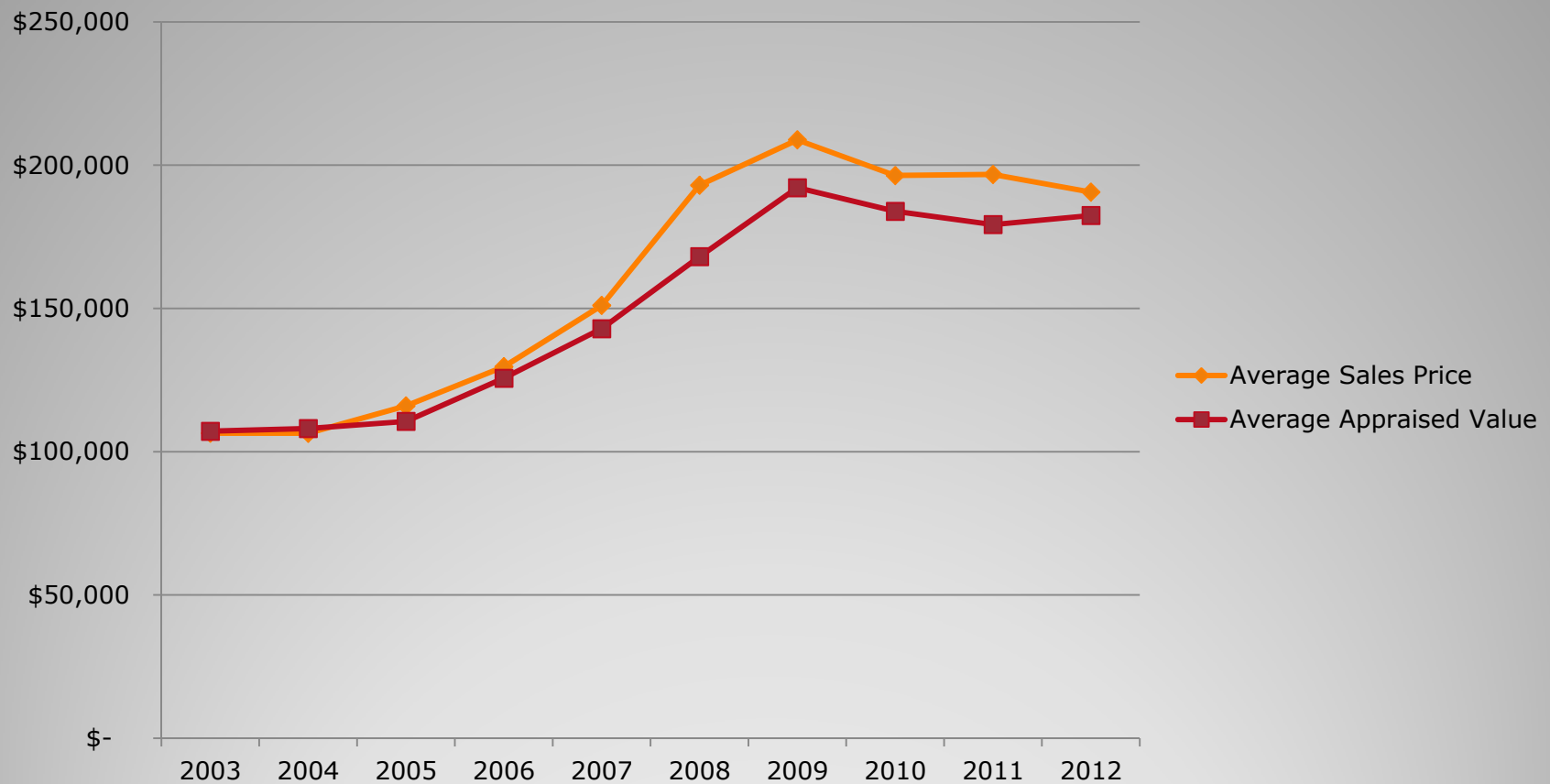
Significant Dates

- Discovery
 - October - January
- Valuation
 - February - May
- Equalization
 - June - September

Appraisal Season

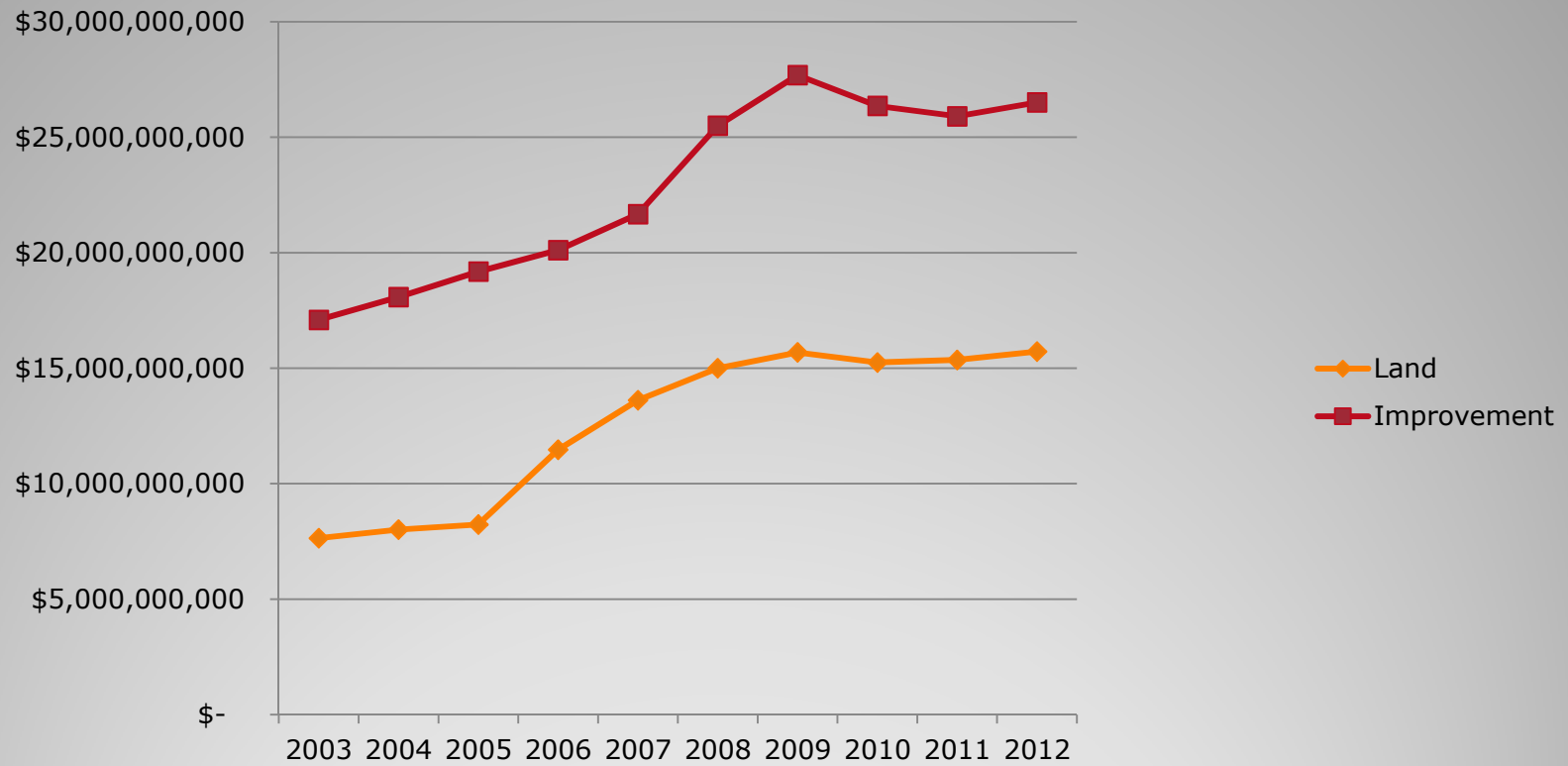


Comparison SFR Average Sales Price and Average Appraised Value – City of Austin

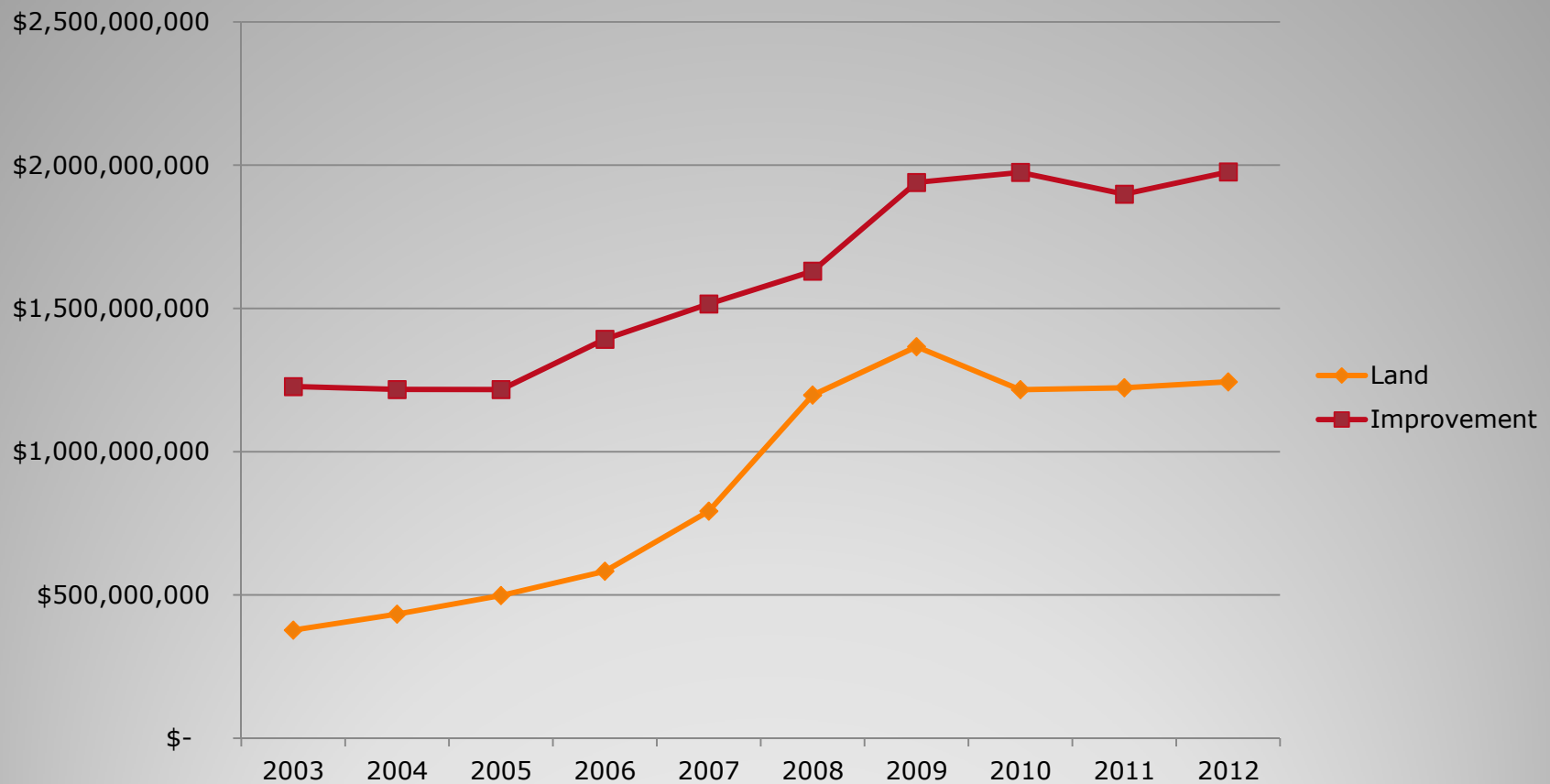


Comparison SFR Average Sales Price and Average Appraised Value – East Austin





Comparison SFR Land to Improvements – City of Austin



Comparison SFR Land to Improvements – East Austin

- Market = Total Land + Total Improvement + Total Non Real
- Appraised = Market Value - Productivity Loss
- Assessed = Appraised Value - Homestead Cap Loss
- Taxable = Assessed Value - Exemptions

**Value types determined by
appraisal district**

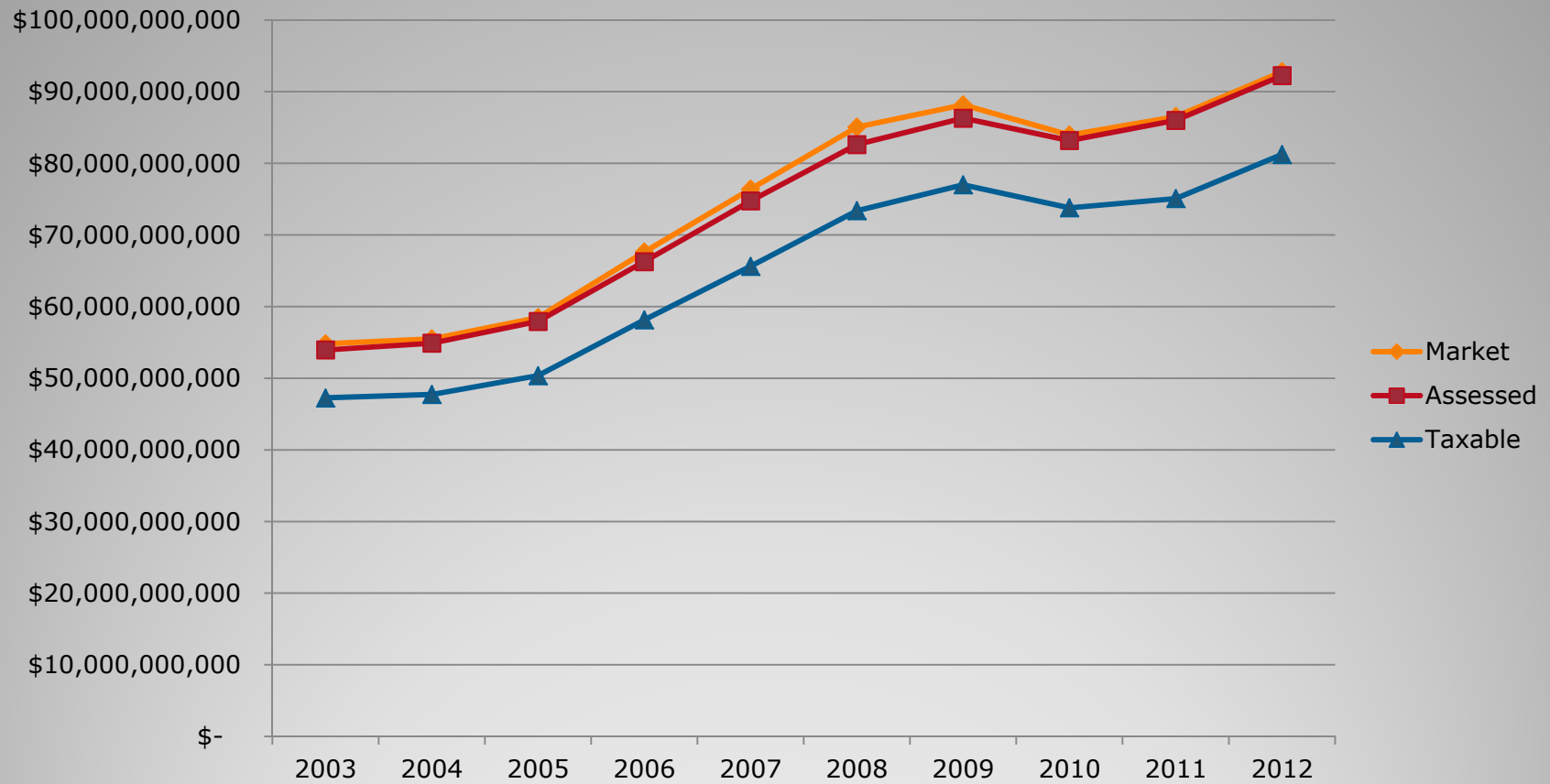
The assessed value reflects the limitation on appraised value of residence homestead [Texas Property Tax Code 23.23(a)] which limits the appraised value to the lesser of the current market value, or the previous assessed value plus 10% plus any new value

2012 Market	\$ 150,000	2012 Market	\$ 108,000
2011 Assessed	\$ 100,000	2011 Assessed	\$ 100,000
2012 Assessed	\$ 110,000	2012 Assessed	\$ 108,000

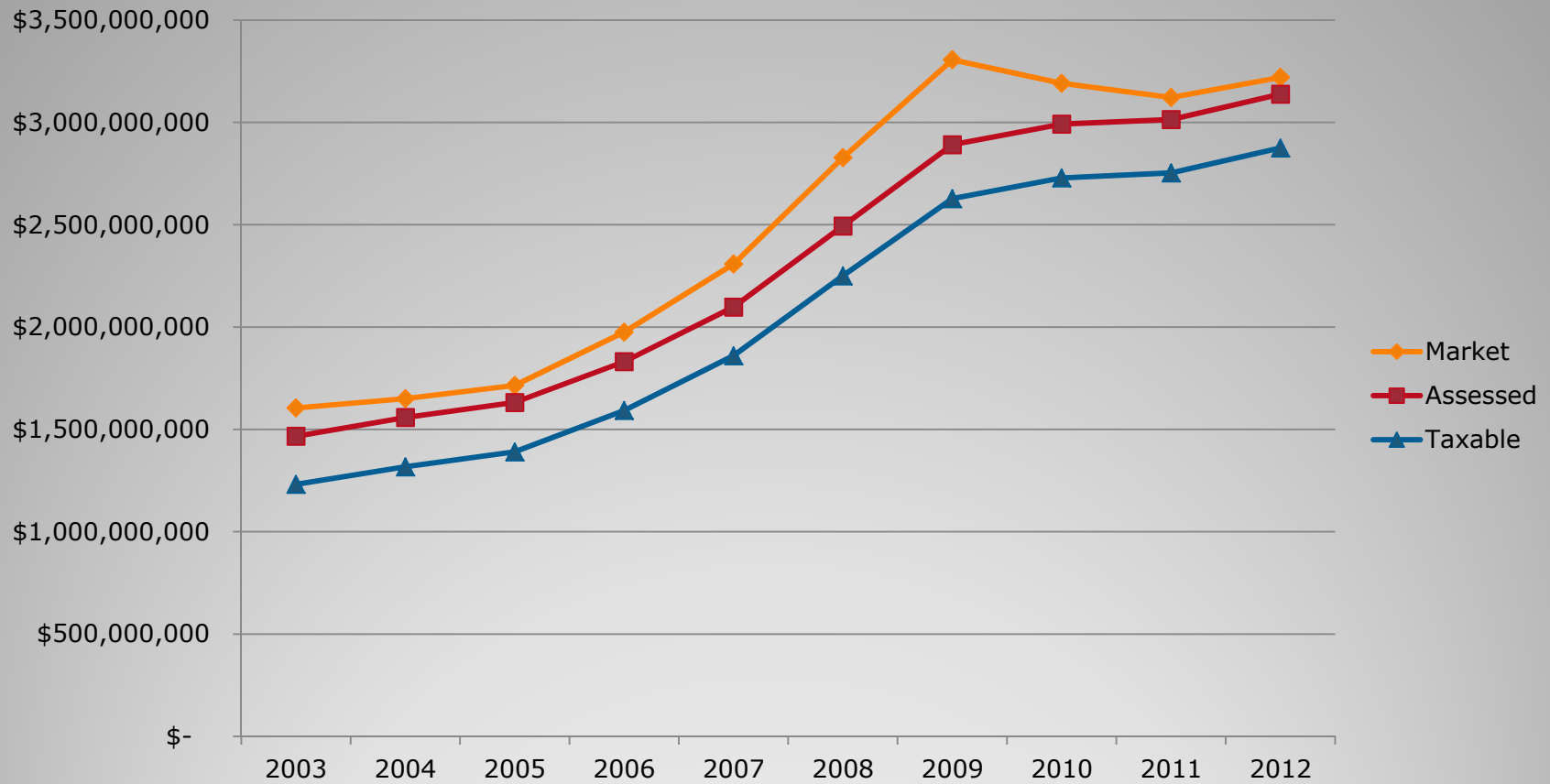
Residential Homestead Value Limitation

Exemption	State Mandate Amount	Local Option Amount	Current Count
DP		\$ 51,000	2,237
DV1	\$ 5,000		1,037
DV2	\$ 7,500		368
DV3	\$ 10,000		397
DV4	\$ 12,500		1,775
DVHS	100% exemption		657
HT			569
OV65		\$ 51,000	29,123

Residential Homestead Exemptions Granted by City of Austin



Comparison Market, Assessed - City of Austin



Comparison Market, Assessed, Taxable – East Austin

Year	Market	Appraised	Taxes (all taxing units)	Comments
2001	\$ 65,891	\$ 47,457	\$ 0.00	Value limitation, HS & OV65
2002	\$ 77,320	\$ 52,878	\$ 8.64	
2003	\$ 77,320	\$ 58,165	\$ 35.31	
2004	\$ 74,253	\$ 63,981	\$ 57.51	
2005	\$ 74,256	\$ 70,379	\$ 85.85	
2006	\$ 90,439	\$ 77,417	\$ 109.00	
2007	\$ 99,939	\$ 85,159	\$ 153.15	
2008	\$ 132,481	\$ 132,481	\$ 2,866.35	Parents deceased 1999 and 2007 Property no longer qualifies for HS or OV65. Heir does not claim property as homestead until 2010.
2009	\$ 137,882	\$ 137,882	\$ 3,042.21	
2010	\$ 146,552	\$ 146,552	\$ 3,049.07	
2011	\$ 128,701	\$ 128,701	\$ 2,729.72	
2012	\$ 128,701	\$ 128,701	\$ 2729.72	Property listed for \$211,000

Example of Limitation and exemption on Property taxes – 3600 Govalle