

BASTROP CENTRAL



APPRAISAL DISTRICT

RESIDENTIAL INVENTORY

DISCOVERY

And

VALUATION

GUIDE

DEFINITIONS

Property Tax Code Section 23.12 defines the market value of an inventory as the price for which it would sell as a unit to a purchaser who would continue the business.

Property Tax Code Section 23.12 defines inventory as residential real property which has never been occupied as a residence and is held for sale in the ordinary course of a trade or business, provided that the residential real property remains unoccupied, is not leased, or rented, and produces no income.

DISCOVERY AND IDENTIFICATION

The determination of the quantity of property held in inventory shall be determined through the filing of Form 50-143, Rendition of Residential Real Property Inventory. This form is for use in rendering residential real property inventory owned or managed and controlled as a fiduciary on January 1. This form is used to identify and classify residential real property inventory.

The chief appraiser requires the rendering of residential real property inventory to qualify for the valuation of the residential inventory as a unit.

The deadline to file is April 15. An extension to file on May 15 upon written request. Additional 15 days may be granted for good cause shown.

A separate rendition form is required for each subdivision or group of contiguous properties.

Properties that are rendered as residential real property inventory and verified to be under the same ownership, contiguous or located in the same subdivision or development, held for sale in the ordinary course of business, have never been occupied for residential purposes, are not presently leased, or producing income and are business inventory shall be classed as Category O properties as residential real property held as inventory.

VALUATION

In appraising an inventory, the chief appraiser shall value the inventory as a unit and shall apply generally accepted appraisal techniques in computing the market value as defined in Section 23.12(a)

Optional information about the estimate of inventory value, page 4 of Form 50-143, Rendition of Residential Real Property Inventory will be taken into consideration in the final determination of value.

Rendition of Residential Real Property Inventory

Form 50-143

CONFIDENTIAL

Bastrop Central Appraisal District

Tax Year

Appraisal District's Name

Appraisal District Account Number (if known)

GENERAL INFORMATION: This form is for use in rendering residential real property inventory owned or managed and controlled as a fiduciary on Jan. 1. This form assists the appraisal district in classifying and appraising property as inventory pursuant to Tax Code Section 23.12.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the appraisal district office in the county in which the property is taxable. **Do not file this document with the Texas Comptroller of Public Accounts.**

SECTION 1: Property Owner Information

Property Owner Name

Mailing Address, City, State, ZIP Code

Phone Number (area code and number)

Email Address

Property Owner is (check one):

☐ Individual ☐ Corporation ☐ Partnership ☐ Trust ☐ Association ☐ Nonprofit Corporation ☐ Other: _____

SECTION 2: Party Filing Report

☐ Property Owner ☐ Secured Party
☐ Employee of Property Owner ☐ Fiduciary
☐ Authorized Agent ☐ Other _____
☐ Employee of Property Owner on Behalf of Affiliated Entity of the Property Owner

NOTE: When a corporation is required to file this report, an officer of the corporation or an employee or agent who has been designated in writing by the board of directors or by an authorized officer to sign on behalf of the corporation must sign the report (Tax Code Section 22.26(b)).

Name of individual authorized to sign this report

Title or Position

Mailing Address, City, State, ZIP Code

Phone Number (area code and number)

Email Address

Complete if applicable.

☐ By checking this box, I affirm that the information contained in the most recent rendition statement filed in _____ continues to be complete and accurate for the current tax year. (Prior tax year)

Are you a secured party with a security interest in the property subject to this rendition and with a historical cost new of more than \$50,000 as defined by Tax Code Section 22.01(c-1) and (c-2)? ☐ Yes ☐ No

If yes, attach a document signed by the property owner indicating consent to file the rendition. Without the authorization, the rendition is not valid and cannot be processed.

SECTION 3: Property Information

Identify each of the taxing units in which the property is located:

Complete the following schedules in this form.

- Residential Real Property Inventory Schedule
- Information About Estimate of This Inventory's Value

If an estimate is provided, the appraisal district must send a notice of appraised value if it places a higher total value on the property than the estimate.

SECTION 4: Affirmation and Signature

If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Section 37.10, Penal Code.

I, _____,
Printed Name of Authorized Individual

swear or affirm that the information provided in this report is true and accurate to the best of my knowledge and belief.

NOTE: If the person filing and signing this report is **not** the property owner, an employee of the property owner, an employee of a property owner signing on behalf of an affiliated entity of the property owner or a secured party as defined by Tax Code Section 22.01, the signature below must be notarized.

**sign
here** ➡

Signature of Property Owner or Authorized Representative

Date

Subscribed and sworn before me this _____ day of _____, 20 _____.

Notary Public, State of Texas

Important Information

GENERAL INFORMATION: This form is for use in rendering residential real property inventory owned or managed and controlled as a fiduciary on Jan. 1. This form assists the appraisal district in classifying and appraising property as inventory. Inventory includes residential real property which has never been occupied as a residence; held for sale; remains unoccupied; is not leased or rented; and produces no income (Tax Code Section 23.12). This report is confidential and not open to public inspection; disclosure is permitted pursuant to the terms of Tax Code Section 22.27.

Unless required by the Tax Code or the chief appraiser, rendering real property is optional. File a separate rendition form for each subdivision or group of contiguous properties. To render real property that does not qualify as residential real property inventory, use Form 50-141 General Real Property Rendition of Taxable Property.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the appraisal district office in the county in which the property is taxable. **Do not file this document with the Texas Comptroller of Public Accounts.** Contact information for appraisal district offices may be found on the Comptroller's website.

DEADLINES: Rendition statements and property report deadlines depend on property type. The statements and reports must be delivered to the chief appraiser after Jan. 1 and no later than the deadlines indicated below.

Rendition Statements and Reports	Deadlines	Allowed Extensions
Property generally	April 15	• May 15 upon written request • Additional 15 days for good cause shown
Property regulated by the Public Utility Commission of Texas, the Railroad Commission of Texas, the federal Surface Transportation Board or the Federal Energy Regulatory Commission. Tax Code 22.23(d).	April 30	• May 15 upon written request • Additional 15 days for good cause shown

Residential Real Property Inventory Schedule

Provide the description of each property including the appraisal district account number (if the district has assigned separate numbers for each property), the individual property legal description, improvement area, percent complete on Jan. 1 and the asking price for the property. Providing the estimated land and improvement value are optional.

Complete this table (attach additional sheets as necessary) or a spreadsheet setting forth the required information. All such information must be separately identified in a manner that conforms to the column headers used in the tables or that is acceptable to the property owner and appraisal district.

Subdivision Name _____

Location (nearest major intersection) _____

Appraisal District Account Number _____

Continue on additional sheets as needed

Optional: give estimate of inventory value
(allocated to each property, if possible)

Appraisal District Account Number (if individual numbers are assigned)	Legal Description	Living Area in Square Feet	Percent Completed on Jan. 1	Asking Price	Land	Improvements	Has Property Ever Been Occupied as a Residence?	Is Property Leased, Rented or Producing Income?

Optional: Estimate of the total inventory value of this group of properties

(please complete the information about the basis of the estimate of value on the last page of the form)

Page _____ of _____ pages

Optional: Information About Your Estimate of This Inventory's Value

If a value was rendered in the Residential Real Property Inventory Schedule, please complete this schedule to show how the inventory value was derived.

Cost

If the inventory value estimate is based on cost, please complete this schedule or attach documentation for the estimate.

Land Cost:

Total Number of Lots/Acres in this Schedule:

_____ ☐ Lot ☐ Acre

Purchased for \$ _____ per Lot/Acre

Date Purchased
(attach schedule if properties were
purchased on more than one date) _____

Site Improvement Costs \$ _____ per Lot/Acre

Other Development Costs \$ _____ per Lot/Acre

Building Cost (total for all improvements listed):

Materials..... \$ _____

Labor \$ _____

Architectural Design..... \$ _____

Filing and Permit Expense..... \$ _____

Title Expense..... \$ _____

Advertising/Promotion \$ _____

Security..... \$ _____

Insurance \$ _____

Financing Cost \$ _____

Tax \$ _____

Other Building Costs (specify):

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Total Inventory Cost..... \$ _____

Income

If the inventory value estimate is based on income from selling the properties over time, please complete this schedule and attach documentation.

Number of Properties in Inventory.. _____

Projected Annual Gross

Income from Sales..... \$ _____

Projected Time to Sell Inventory (please attach a timetable if the same number of
units is not expected to be sold)

For Each Year, _____ Months

Projected Selling Price Change + or _____ % per Year

Projected Annual Expenses:

Interim Financing..... \$ _____

Tax \$ _____

Insurance \$ _____

Marketing..... \$ _____

Payment of Points \$ _____

Other Expenses (specify):

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Projected Profit as a Percentage
of Annual Gross Income..... \$ _____

Discount Rate Used to

Project Value \$ _____

Total Inventory Value \$ _____