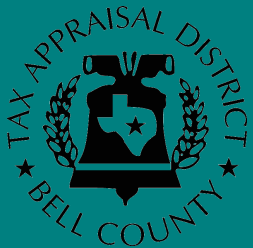


TAX APPRAISAL DISTRICT OF BELL COUNTY

TAXING ENTITY MEETING

28 APRIL 2016

Marvin Hahn, Chief Appraiser

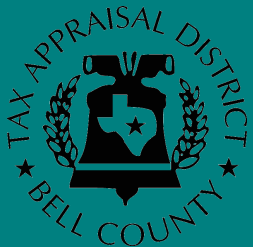


Agenda

- Welcome and opening remarks – Marvin Hahn
- District Overview – Roger Chesser
- Current Single Family Market Trends – Roger Chesser
- 2015 Market Dynamics by Region
 - West Bell County – Tammy Williams
 - Central Bell County – Michael Myers
 - East Bell County – Cody Curry
 - Personal Property – Thomas Hart
- Industrial & Utility Property (CAG, Inc.)
- Tax Collection Issues – Tammy Hubnik
- Questions and Answers – TADBC Staff

roger.chesser@bellcad.org

www.bellcad.org



District Operations

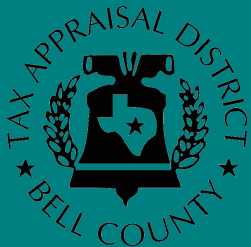
Tax Appraisal, Assessing, & Collection Activities
for 38 Taxing Entities (MUD 2 & WCID 6)
2016 Operating budget of \$4,307,630

■ 51 Employees

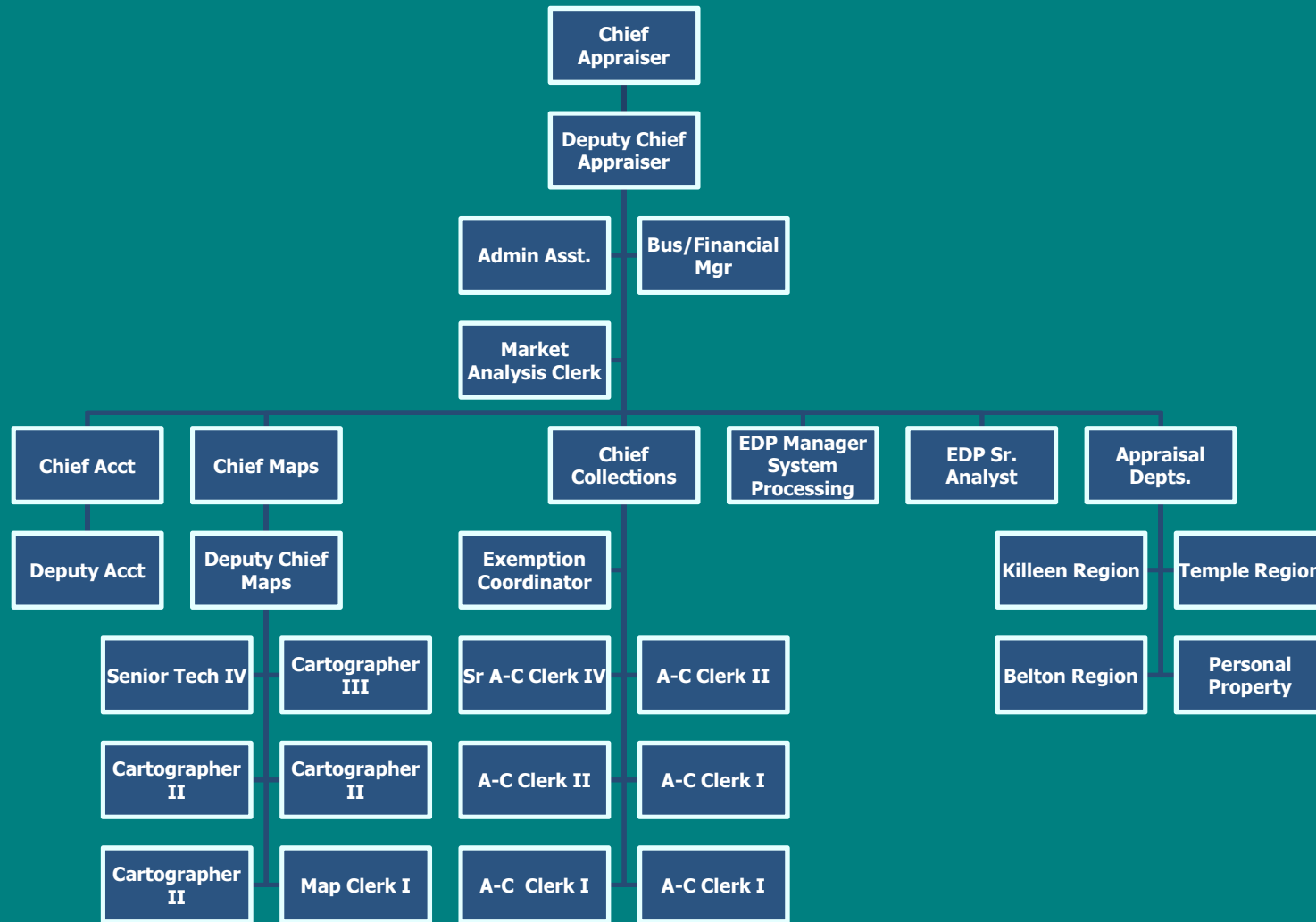
- 4 Administrative Staff
- 2 Tax Collections Accounting Staff
- 8 Mapping Staff
- 8 Tax Collections Staff
- 2 Data Processing Staff
- 16 Appraisers
- 10 Appraisal Clerks
- 1 Market Analysis

■ Key Personnel

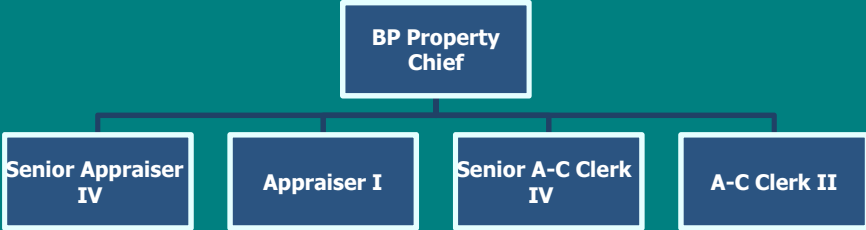
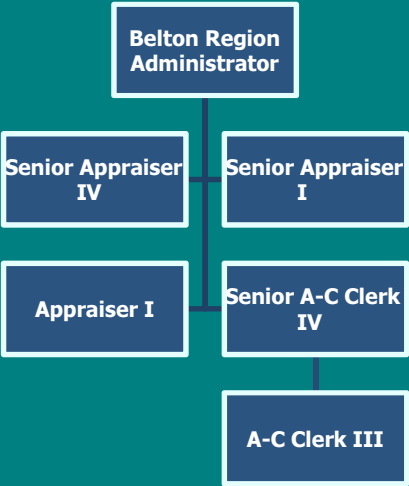
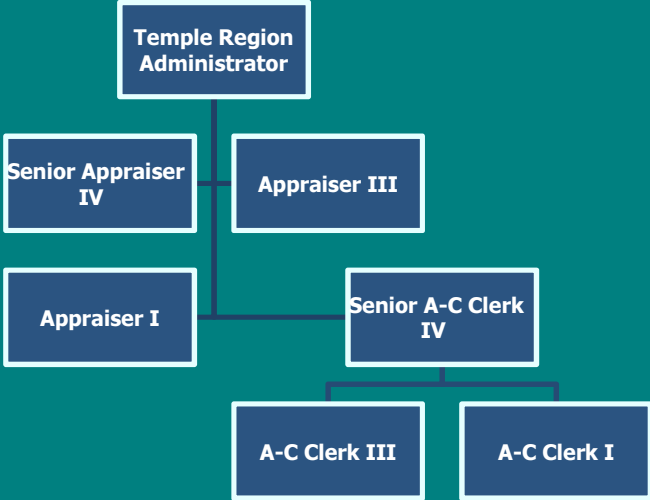
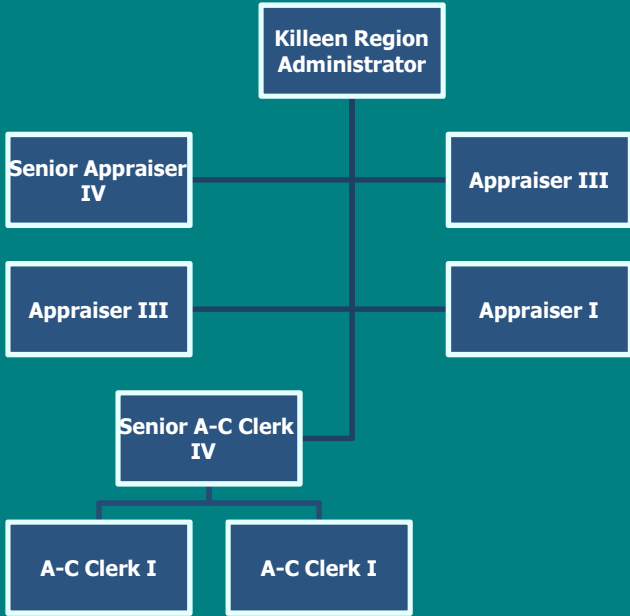
- Chief Appraiser – Marvin Hahn
- Deputy Chief Appraiser – Roger Chesser
- Executive Secretary – Linda Hearell
- Accounting – Vivian Mitchell
- Mapping – Wendy Collins
- Collections – Tammy Hubnik
- Data Processing – Sheri Johnston
- Personal Property – Thomas Hart
- Belton Appraisal – Michael Myers
- Temple Appraisal – Cody Curry
- Killeen Appraisal – Tammy Williams



Tax Appraisal District of Bell County

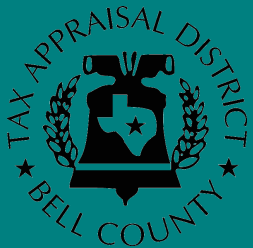


Appraisal Departments



2015 Protest

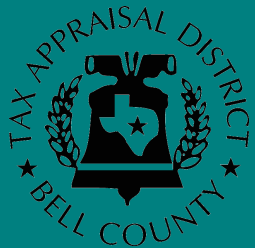
- 4129 Protest Filed
 - 139 E-Filed
 - 730 scheduled for hearing
- 528 Dismissed for Failure to Appear
- 1911 Settlement & Wavier
- 1488 Withdrawn
- 4.0 Billion in Value contested



2015 Protest

Taxing Unit	Number of Protest
Bell County	3991
Academy ISD	255
Bartlett ISD	20
Belton ISD	581
Bruceville-Eddy ISD	4
Copperas Cove ISD	19
Florence ISD	21
Gatesville ISD	1
Holland ISD	29
Killeen ISD	2088
Lampasas ISD	5
Moody ISD	5
Rogers ISD	33
Rosebud-Lott ISD	3
Salado ISD	90
Temple ISD	799
Troy ISD	81

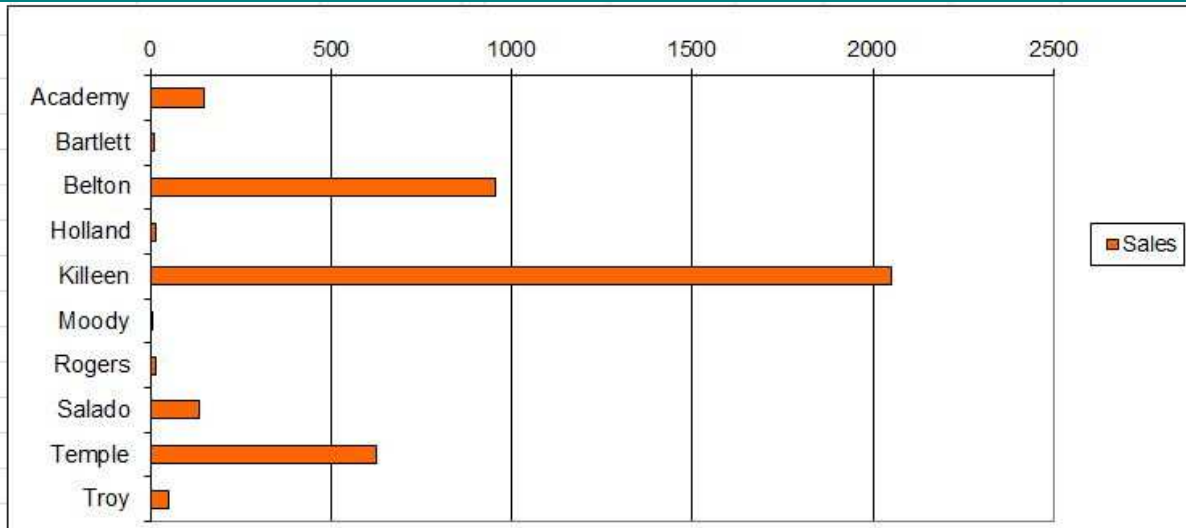
Taxing Unit	Number of Protest
City of Bartlett	14
City of Belton	193
City of Harker Heights	504
City of Holland	18
City of Killeen	1483
Morgan's Point Resort	20
City of Nolanville	35
City of Rogers	11
Village of Salado	31
City of Temple	1292
City of Troy	20
Central Texas College	2107
Temple College	1305
Temple Bio Science	1291
Donahoe Creek	17
Elm Creek	114
Clearwater	3985



I.S.D. Sales Totals

1/01/2015 thru 2/29/2016

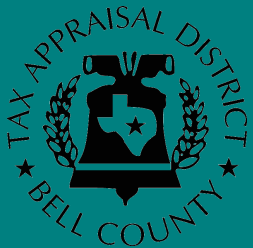
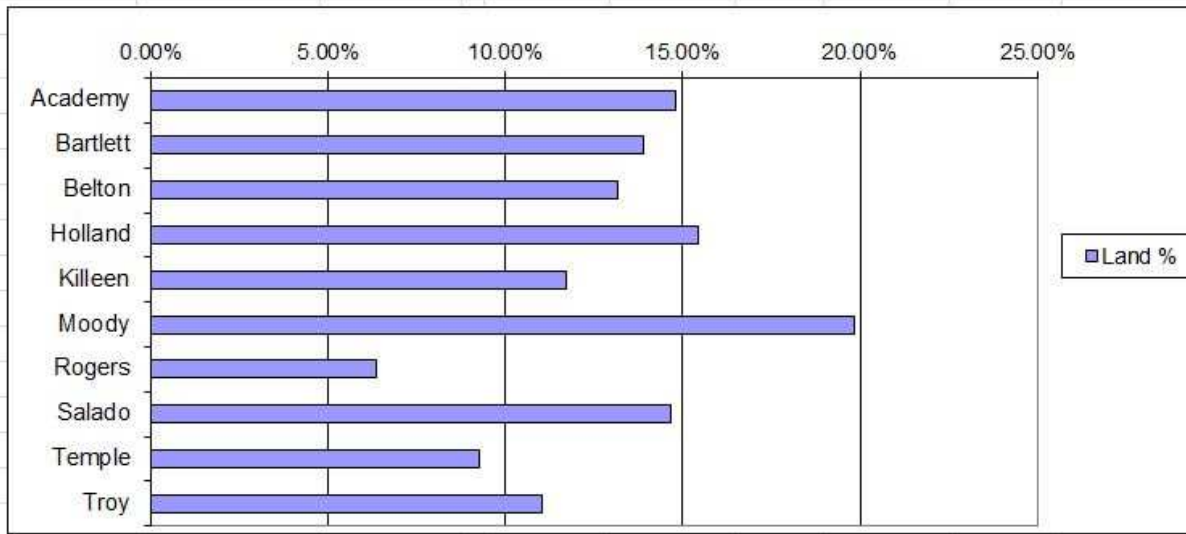
Academy	146
Bartlett	9
Belton	953
Holland	12
Killeen	2053
Moody	4
Rogers	12
Salado	133
Temple	623
Troy	49
Total	3994



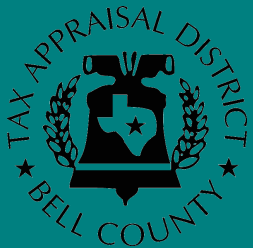
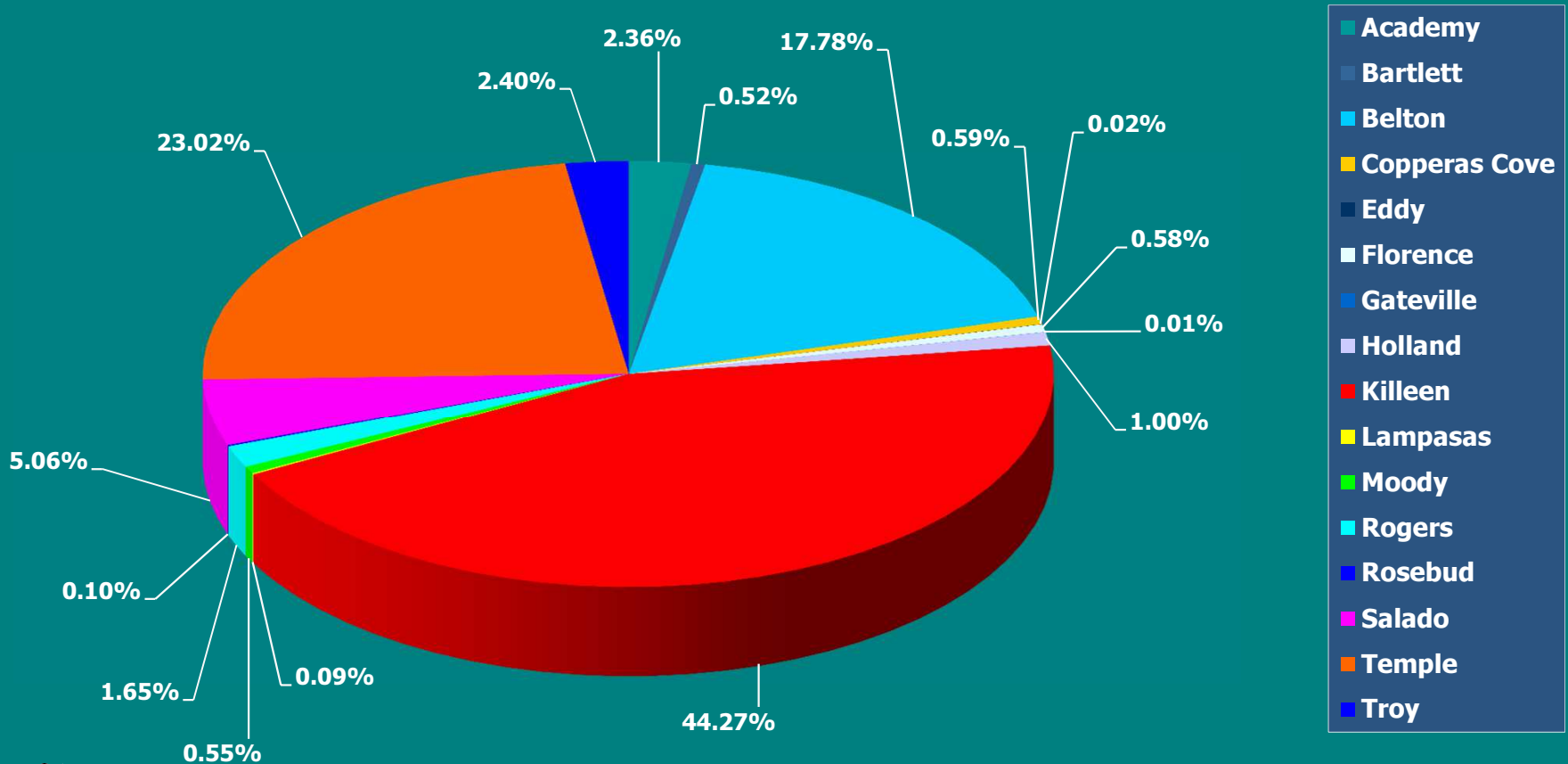
I.S.D. Land/Sales Ratios

Final Ratio

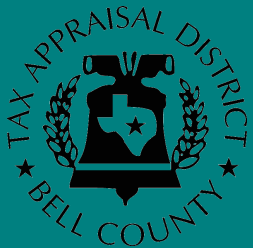
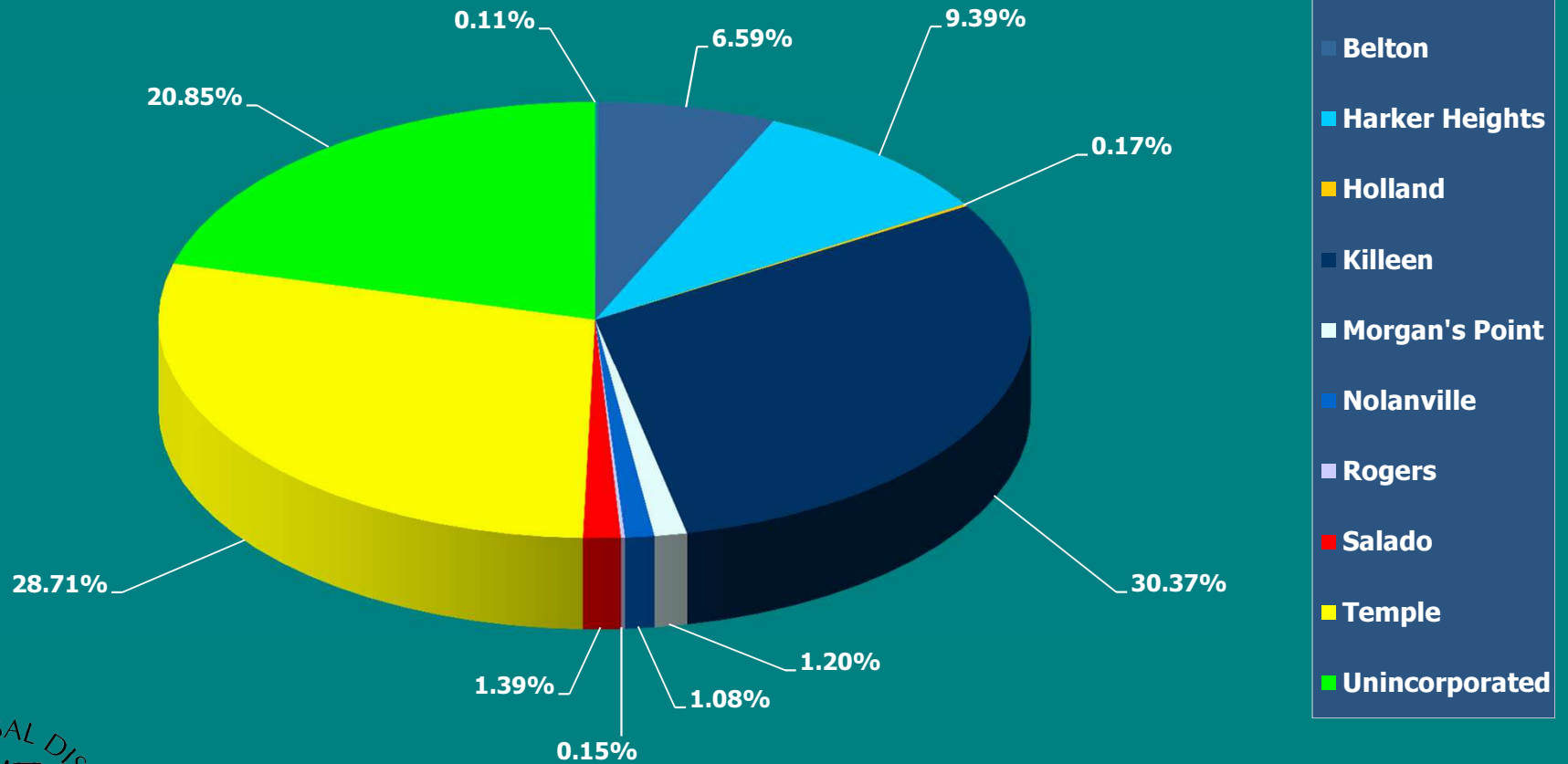
Academy	14.81%
Bartlett	13.90%
Belton	13.14%
Holland	15.42%
Killeen	11.73%
Moody	19.83%
Rogers	6.36%
Salado	14.66%
Temple	9.28%
Troy	11.03%
Average	13.02%



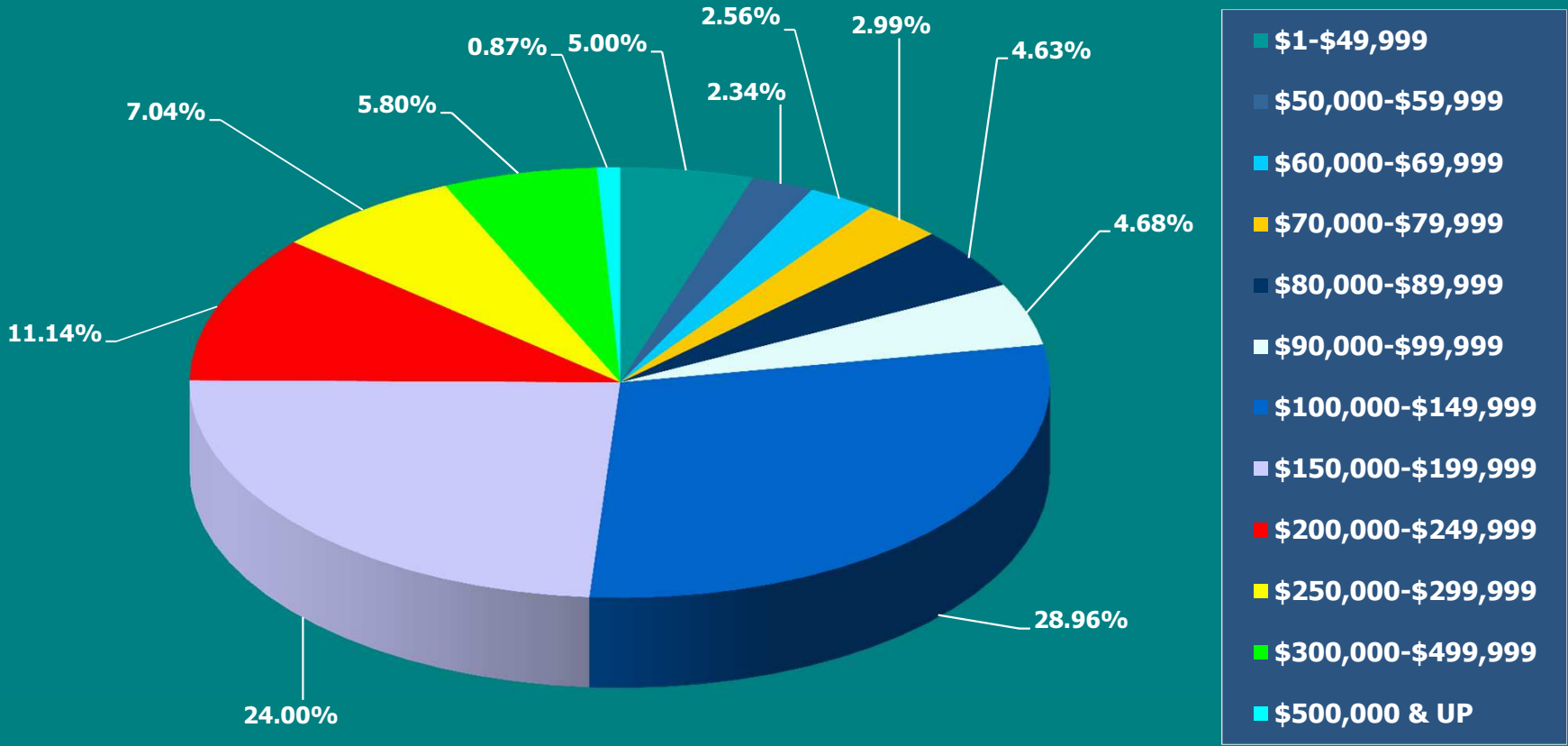
VALUE DISTRIBUTION BY I.S.D.



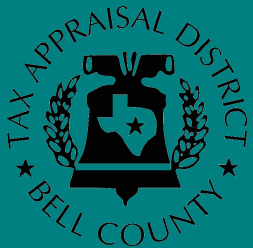
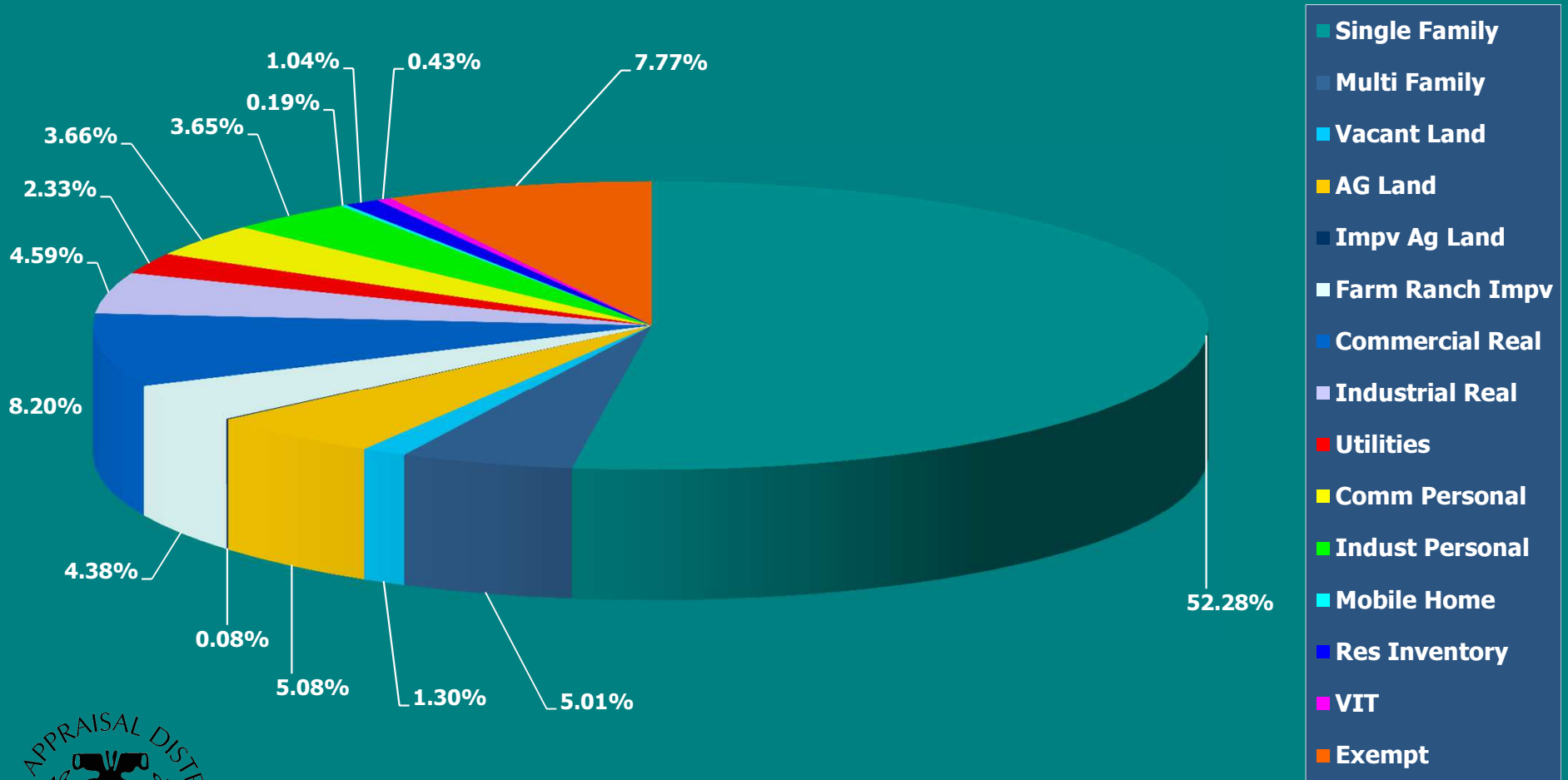
VALUE DISTRIBUTION BY MUNICIPALITY



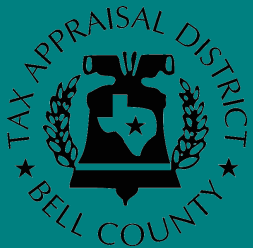
Residential Sales by Value Stratum



VALUE BY PROPERTY CLASS



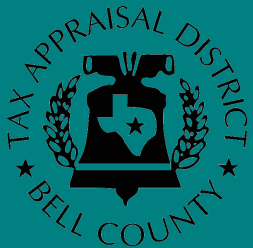
Killeen-Fort Hood Monthly Home Sales



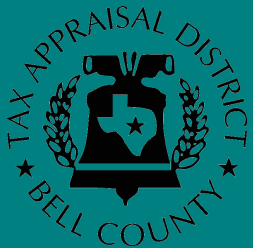
Killeen-Fort Hood Home Sales and Average Price



Temple-Belton Monthly Home Sales

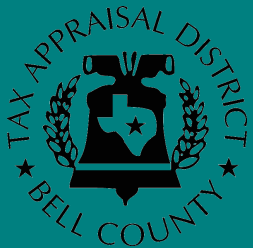


Temple-Belton Home Sales and Average Price



Relevant Numbers

- 163,812 Accounts
- 2016 Market Value of \$20.9 Billion
- 2015 Tax Levy \$367,281,073
- AG Market value \$1.06 Billion (428,116 acres)
- AG Productivity value \$119 Million
- Productivity Loss \$943 Million



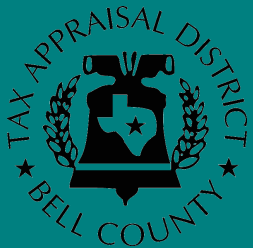
Killeen Regional Office

Tammy Williams

11 Years in Property Tax Field

11 Years with Bell CAD

tammy.williams@bellcad.org



Area of Responsibility

■ Municipalities

- Killeen
- Harker Heights
- Nolanville

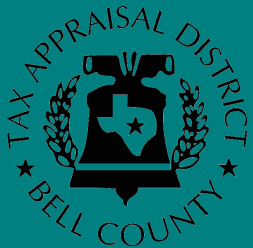
■ School Districts

- Killeen ISD
- Florence ISD
- Lampasas ISD
- Copperas Cv ISD

Killeen ISD

New Construction

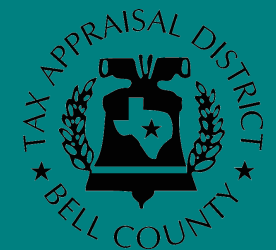
- **58** New Subdivisions totaling 1202 new lots
- **1015** New Houses (Median Value **\$178,900**)
700 in Killeen - 200 in Harker Hts - 60 in Nolanville
- **96** New Duplexes (Median Value **\$163,230**)
70 in Killeen - 23 in Harker Hts
- **0** **New Town Houses**
- **20** New Commercial Buildings



Killeen ISD

New Commercial

- Walmart (Stan Schlueter Loop/Bunny TRL)
- Neighborhood Center (Walmart Elms Rd and Stan Schlueter)
- Village of Clear Creek Strip Center/Apartments
- Texas Partners
- Joker's Ice House
- Taco Bell (HH)
- Starbucks
- Dollar Tree Plaza
- Mayo Automotive
- A+ Federal Credit Union
- CVS
- Popeyes
- Bahama Bucks
- Snenergy
- Toyota Of Killeen
- Red Robin (Reconstruction)
- Ci-Cis Pizza (Reconstruction)
- Nolanville Apartments (10th Street)
- Endodontics



SALES

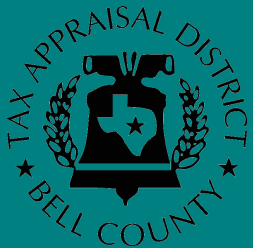
■ Residential	2349	Median \$134,500
■ Duplex	118	Median \$158,000
■ Four Unit	73	Median \$168,000
■ Hotel	0	
■ Commercial	18	

Reappraisal

- **IMPLEMENTED NEW MARKET SCHEDULES FOR VARIOUS PROPERTIES TYPES**
- **REAPPRAISAL OF ALL MULTI-FAMILY PROPERTIES IN KILLEEN ISD**
- **REAPPRAISAL OF RURAL LAND BOTH MARKET AND AGRICULTURAL**
- **REAPPRAISAL OF RESIDENTIAL PROPERTIES KILLEEN ISD**
- **REAPPRAISAL OF ALL HOTEL MOTEL PROPERTIES**
- **STATISTICAL ANALYSIS OF SALES FOR EACH PROPERTY CATEGORY**

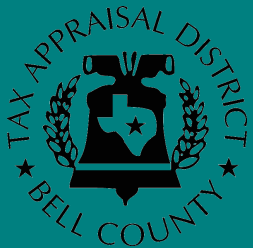
Future

- Walmart Neighborhood Centers
- New Subdivision
- New Commercial



Belton Regional Office

Michael Myers
21 years with BCAD



Area of Responsibility

Academy

Bartlett

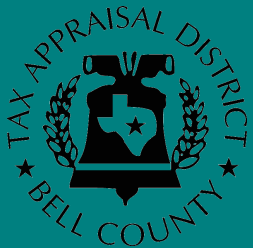
Belton

Holland

Moody

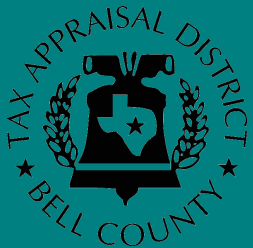
Morgans Point

Salado



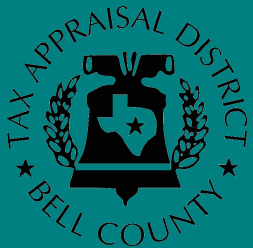
Academy I.S.D.

- 129 New construction
- Median Appraised Value \$150,000
- 8 New subdivisions total of 128 new lots
- 173 Total Sales



Belton I.S.D.

- 47 New subdivisions total of 911 new lots
- 312 New Houses (Median Appraised Value \$158,000) (22 in City of Belton) (Morgan's Point 18) (211 in City of Temple) (61 in Rural)
- 13 New Commercial
- 8 New Duplexes
- 1174 Total sales (Including City of Belton, Morgan's Point, Temple)



New commercial

- **Freddy's**
- **Whataburger**
- **Cefco**
- **Neighborhood centers**
- **Valero**
- **Stripes**
- **Wal-Mart Gas station**
- **Mini Storage**

Future

- **New Subdivisions**
- **New Apartment**
- **New Commercial**

Rural ISD

Bartlett I.S.D.

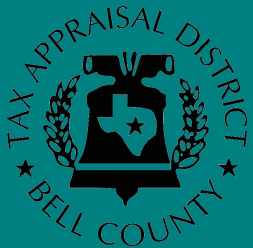
- 17 Total sales

Holland I.S.D.

- 23 Total sales

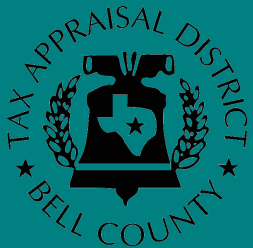
Moody I.S.D.

- 13 Total sales



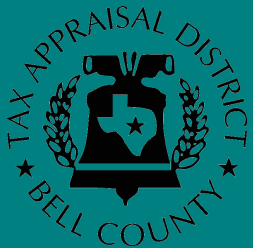
Salado I.S.D.

- 10 New subdivisions total of 61 new lots
- 75 New Houses (Median Appraised Value \$282,000)
- 224 Total sales



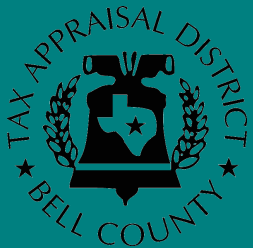
City of Belton

- 19 New subdivisions total of 158 new lots
- 22 New Houses (Median Appraised Value \$155,000)
- 2 New Commercial
- 146 Permits
- 245 Total sales



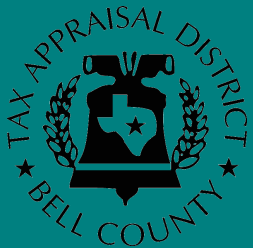
Morgans Point Resort City

- 5 New Houses
- 148 Total sales
- Median Appraised Value \$126,000

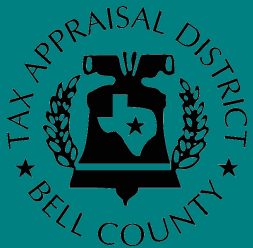


Village of Salado

- Median Appraised Value \$235,500
- 77 Total sales



- City of Holland 11 Sales
- City of Academy 22 Sales
- City of Bartlett 10 Sales



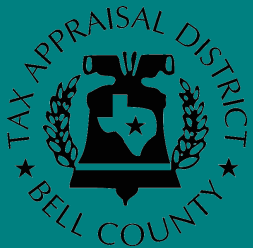
Reappraisal

- Reappraisal of all property in Academy, Bartlett, Belton, Holland, Moody, Salado School District, City of Academy, Bartlett, Belton, Holland, Morgan's Point, Salado
- Reappraisal of rural land.
- Reappraisal of all Hotel and Motels.
- Reappraisal of all Apartments.

Temple Regional Office

Cody Curry, Regional
Administrator -Temple Office

10 Years in Property Tax Field
10 Years with Bell CAD



Areas of Responsibility

Temple City

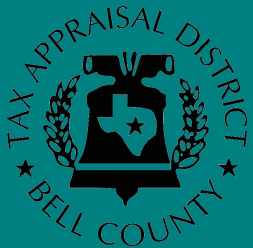
Troy City

Rogers City

Temple ISD

Troy ISD

Rogers ISD

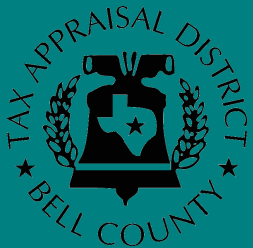


Temple ISD

New Construction

- **14** New Subs totaling 422 New Lots
- **110** New Residences

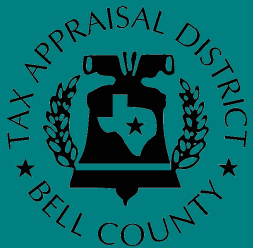
- **\$146,500** Median Sales Price of New Homes



Temple I.S.D.

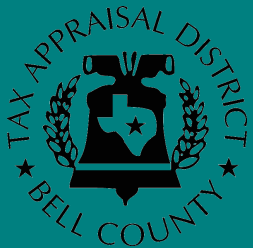
Overview

■ Total Sales	648
■ Permits	445
■ New Commercial Buildings	12



City of Temple

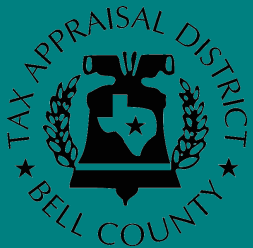
■ New Construction	696
■ Construction Permits	471
■ New Subdivisions	14 (422 lots)
■ Confirmed Sales	1262
■ New Duplexes	72



Troy Area

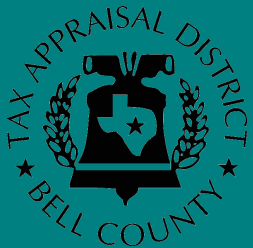
Overview

- New Constructions 54
- Confirmed Sales 70
- \$141,500 Median Sales Price of New Homes



Rogers Area Overview

■ New Constructions	12
■ New Subdivisions	2
■ Confirmed Sales	46

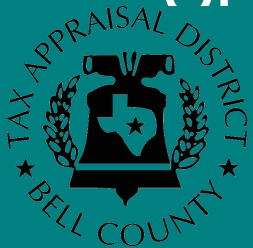


REAPPRAISAL

REAPPRAISAL OF TEMPLE AREA RURAL
PROPERTIES AND LAND

REAPPRAISAL OF RESIDENTIAL PROPERTIES IN
CITIES OF TEMPLE, TROY, AND ROGERS

REAPPRAISAL OF COMMERCIAL PROPERTIES IN
TEMPLE AREA – APARTMENTS, HOTEL/MOTEL,
OFFICE, RESTAURANTS/FAST FOOD



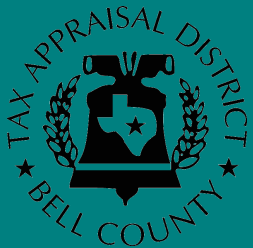
2015 Growth in Temple Area

SHOPPES ON THE HILL

CEFCO CONVENIENCE STORE

SEVERAL NEW BUSINESSES IN THE
INDUSTRIAL PARK

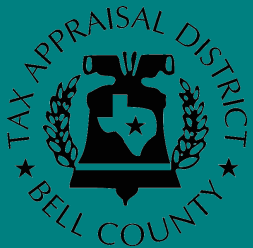
HOLIDAY INN EXPRESS-TEMPLE
MEDICAL CENTER



Thomas Hart

Tax Appraisal District of Bell County

11 years



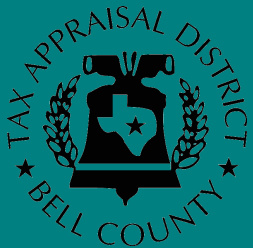
Business Personal Property

3 Appraisers

2 Clerks

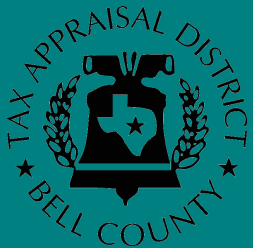
Areas of Responsibility

All business personal property
accounts in Bell County

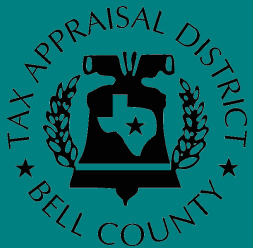


Recent and Future Growth

- Killeen/Harker Heights
 - Gander Mountain
 - Walmart
 - Starbucks
 - Panera Bread
 - Various Retail/Office Locations
- Temple
 - Starbucks
 - Central Texas Smile Doctors
 - Jersey Mike's
 - Panera Bread
 - Freebird's
 - Various Retail/Office Locations
- Belton
 - Planet Fitness
 - Stripes
 - Cefco
 - Wingstop
 - Various Retail/Office Locations



Capital Appraisal Group

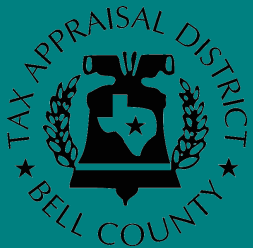


Tammy Hubnik Chief of Collections

Tax Appraisal District of Bell County

9 years

tammy.hubnik@bellcad.org



Agenda

- Welcome and opening remarks – Marvin Hahn
- District Overview – Roger Chesser
- Current Single Family Market Trends – Roger Chesser
- 2015 Market Dynamics by Region
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