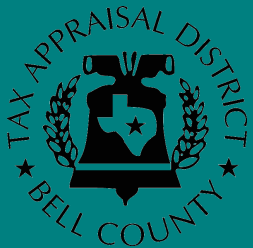


TAX APPRAISAL DISTRICT OF BELL COUNTY

TAXING ENTITY MEETING

27 APRIL 2017

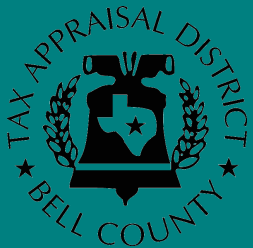
Marvin Hahn, Chief Appraiser



Agenda

- Welcome and opening remarks – Marvin Hahn
- District Overview – Roger Chesser
- Current Single Family Market Trends – Roger Chesser
- 2016 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

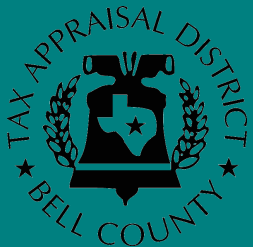
Tax Appraisal, Assessing, & Collection Activities
for 37 Taxing Entities
2017 Operating budget of \$4,475,530

■ 50 Employees

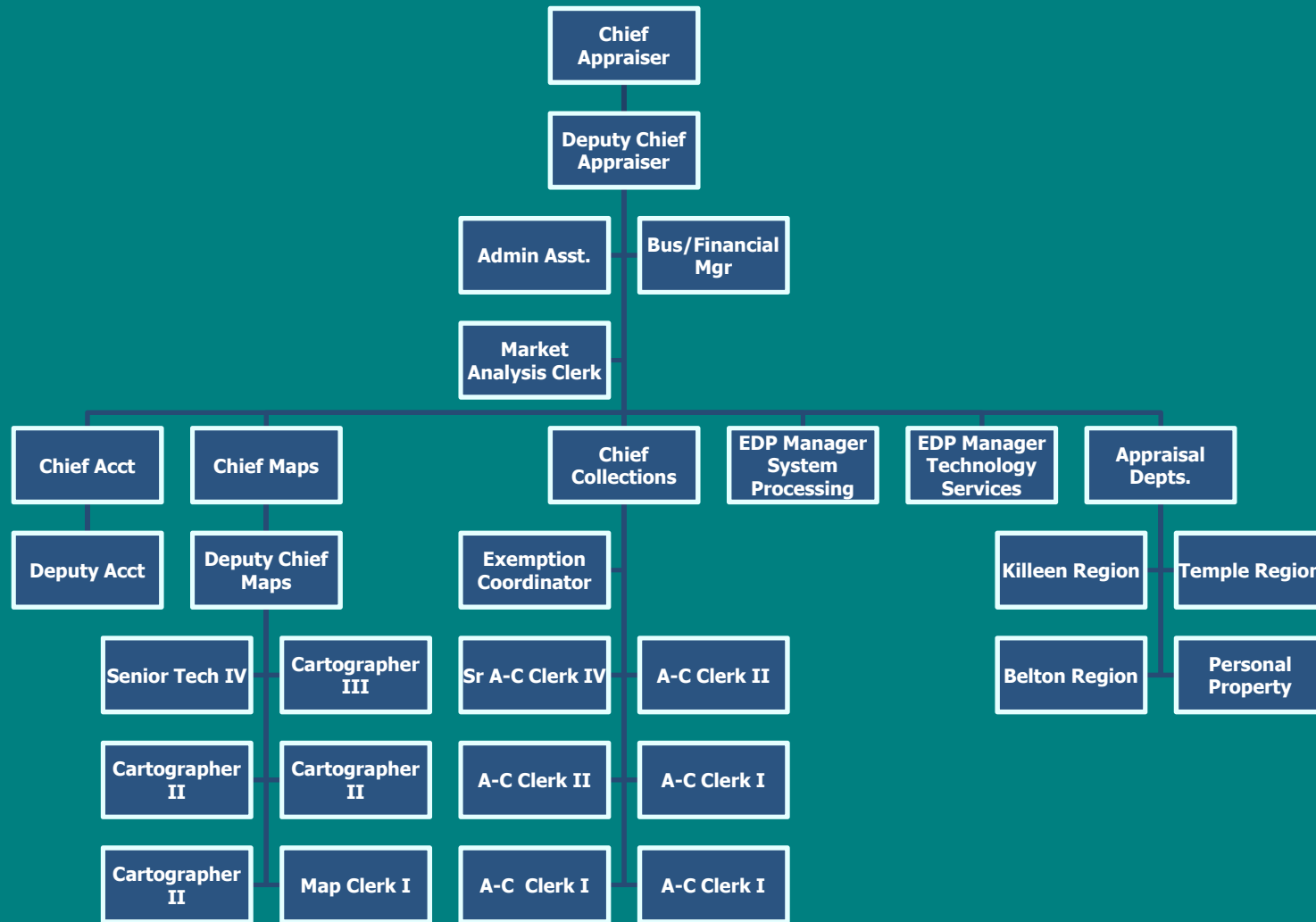
- 4 Administrative Staff
- 2 Tax Collections Accounting Staff
- 8 Mapping Staff
- 8 Tax Collections Staff
- 2 Data Processing Staff
- 16 Appraisers
- 10 Appraisal Clerks
- 1 Market Analysis

■ Key Personnel

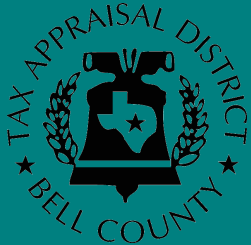
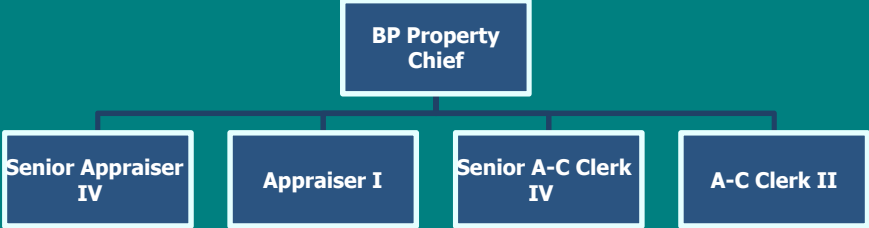
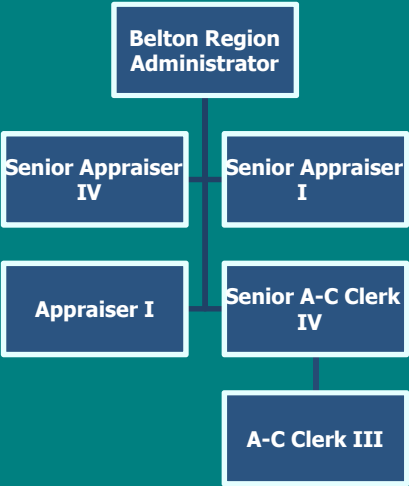
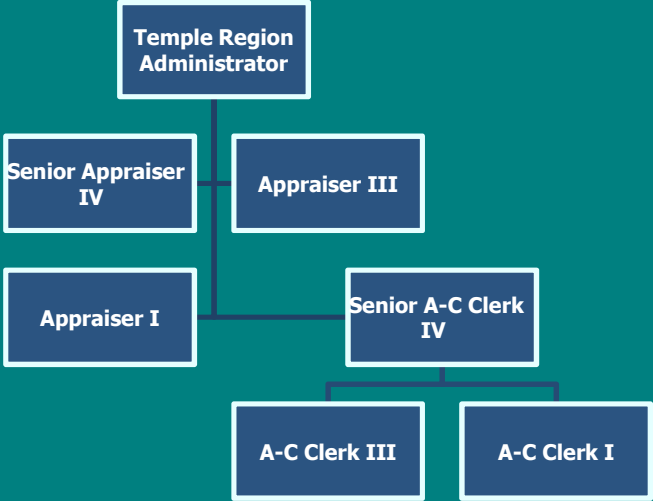
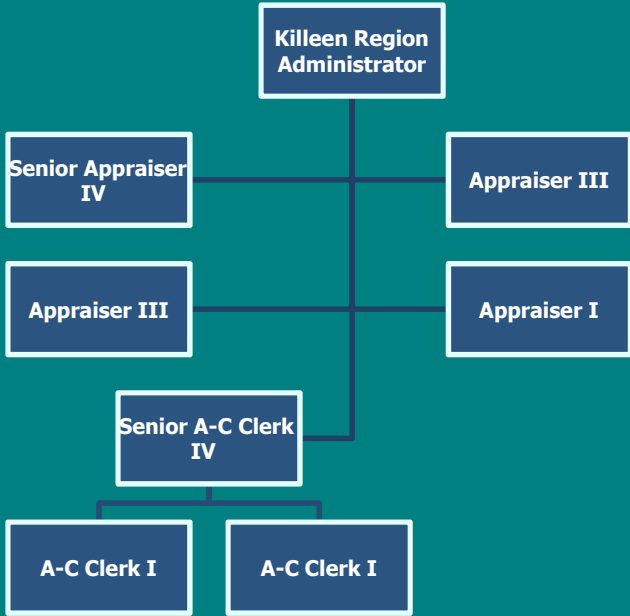
- Chief Appraiser – Marvin Hahn
- Deputy Chief Appraiser – Roger Chesser
- Executive Secretary – Linda Hearell
- Accounting – Vivian Mitchell
- Mapping – Wendy Harcrow
- Collections – Tammy Hubnik
- Data Processing – Sheri Parker
- Personal Property – Thomas Hart
- Belton Appraisal – Michael Myers
-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



Tax Appraisal District of Bell County

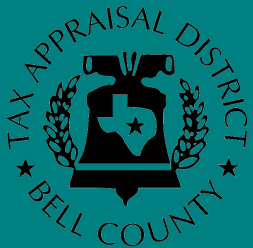


Appraisal Departments



2016 Protest

- 4591 Protest Filed
 - 128 E-Filed
 - 1540 scheduled for hearing
- 599 Dismissed for Failure to Appear
- 1957 Settlement & Wavier
- 1189 Withdrawn
- 2.5 Billion in Value contested



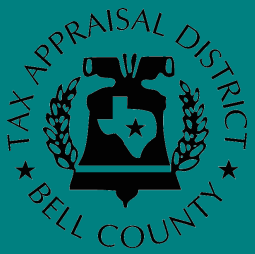
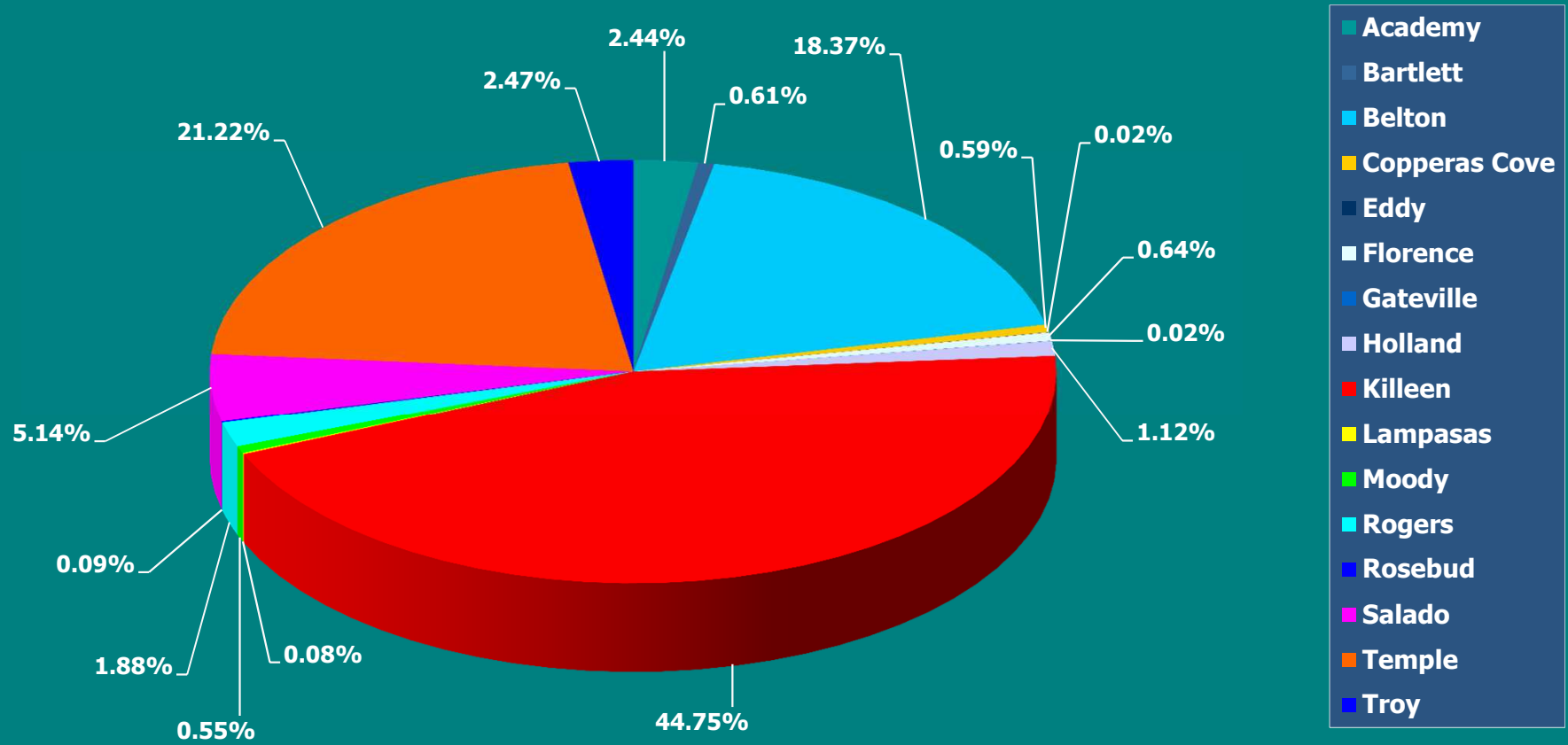
2016 Protest

Taxing Unit	Number of Protest
Bell County	4410
Academy ISD	103
Bartlett ISD	47
Belton ISD	818
Bruceville-Eddy ISD	5
Copperas Cove ISD	7
Florence ISD	8
Gatesville ISD	3
Holland ISD	50
Killeen ISD	2341
Lampasas ISD	3
Moody ISD	23
Rogers ISD	102
Rosebud-Lott ISD	3
Salado ISD	86
Temple ISD	759
Troy ISD	98

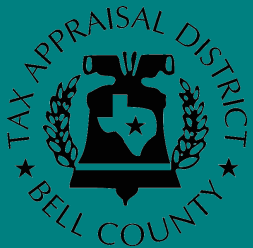
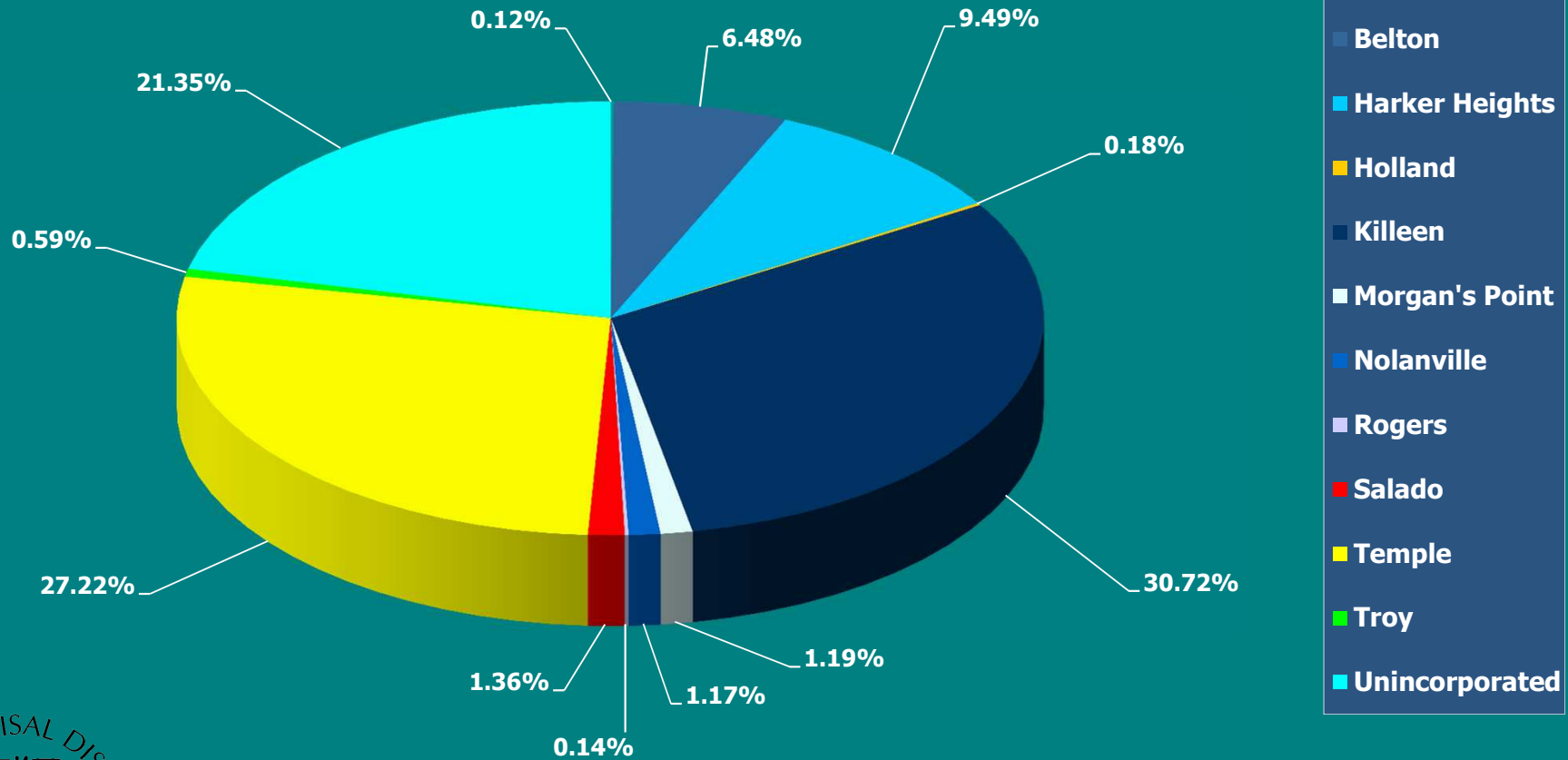
Taxing Unit	Number of Protest
City of Bartlett	19
City of Belton	160
City of Harker Heights	365
City of Holland	17
City of Killeen	1892
Morgan's Point Resort	35
City of Nolanville	33
City of Rogers	5
Village of Salado	28
City of Temple	1149
City of Troy	29
Central Texas College	2348
Temple College	1172
Temple Bio Science	1150
Donahoe Creek	46
Elm Creek	198
Clearwater	4410



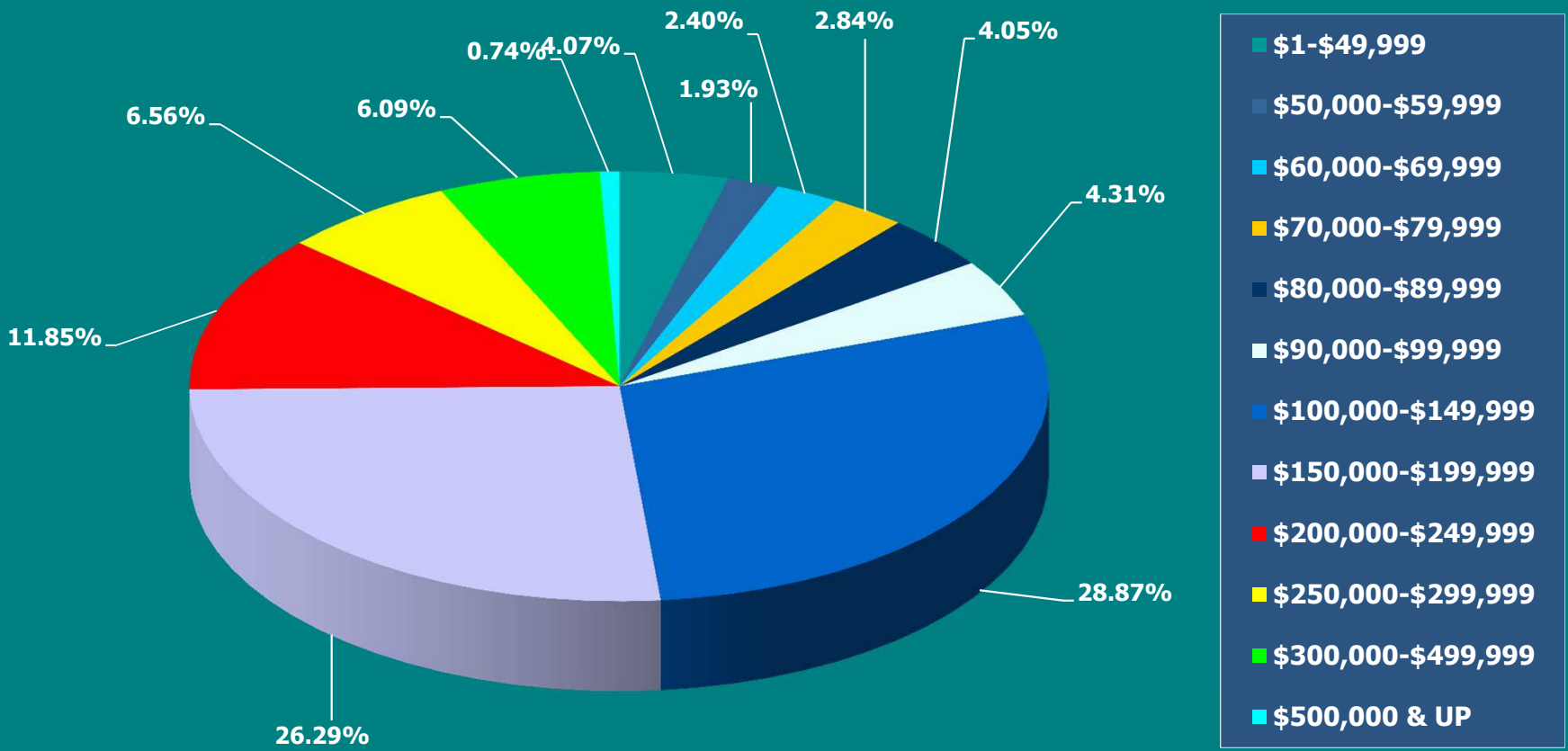
VALUE DISTRIBUTION BY I.S.D.



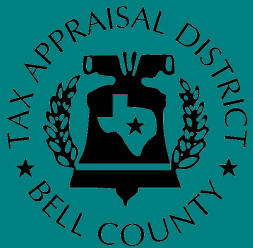
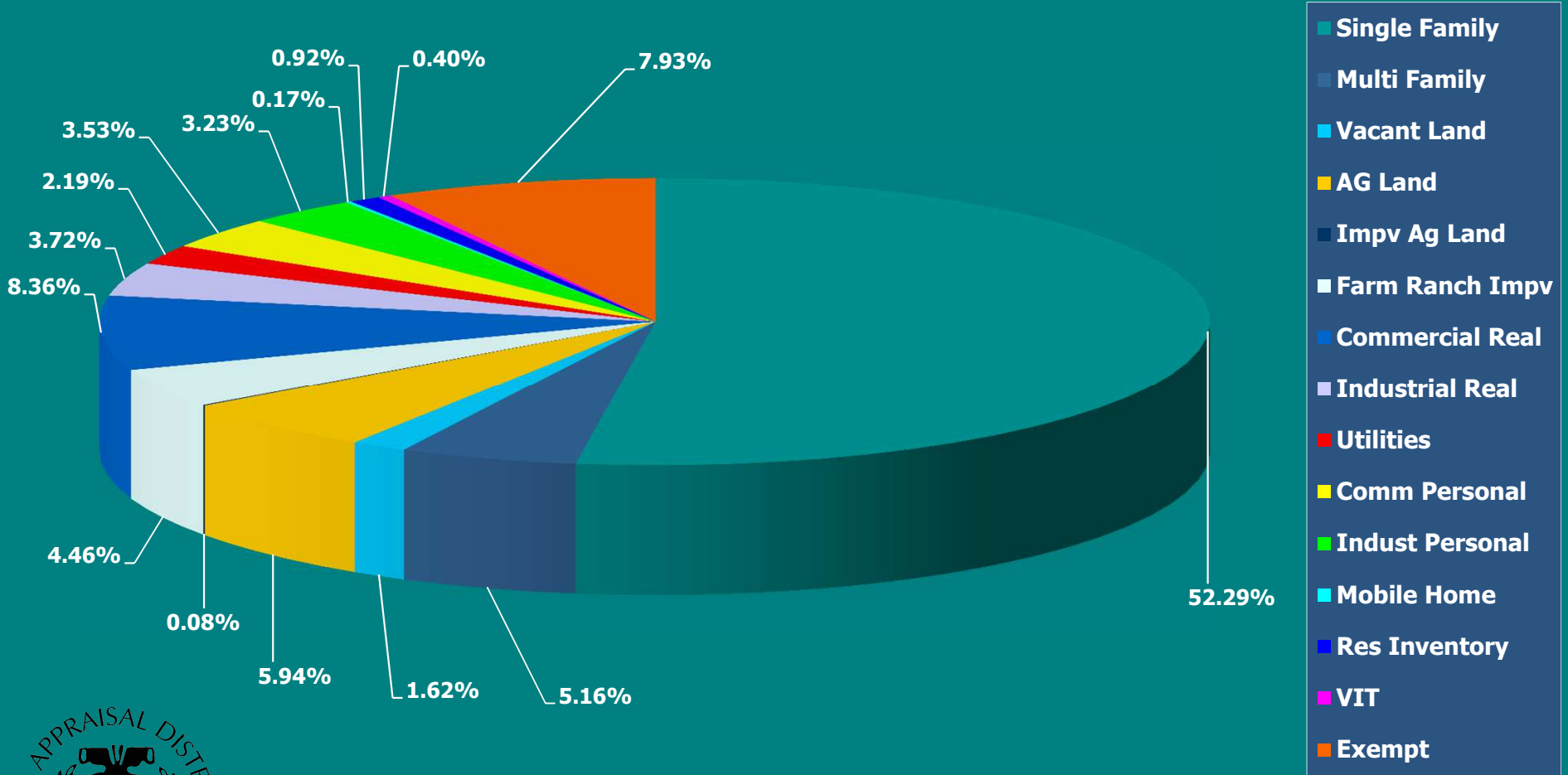
VALUE DISTRIBUTION BY MUNICIPALITY



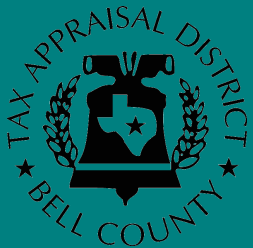
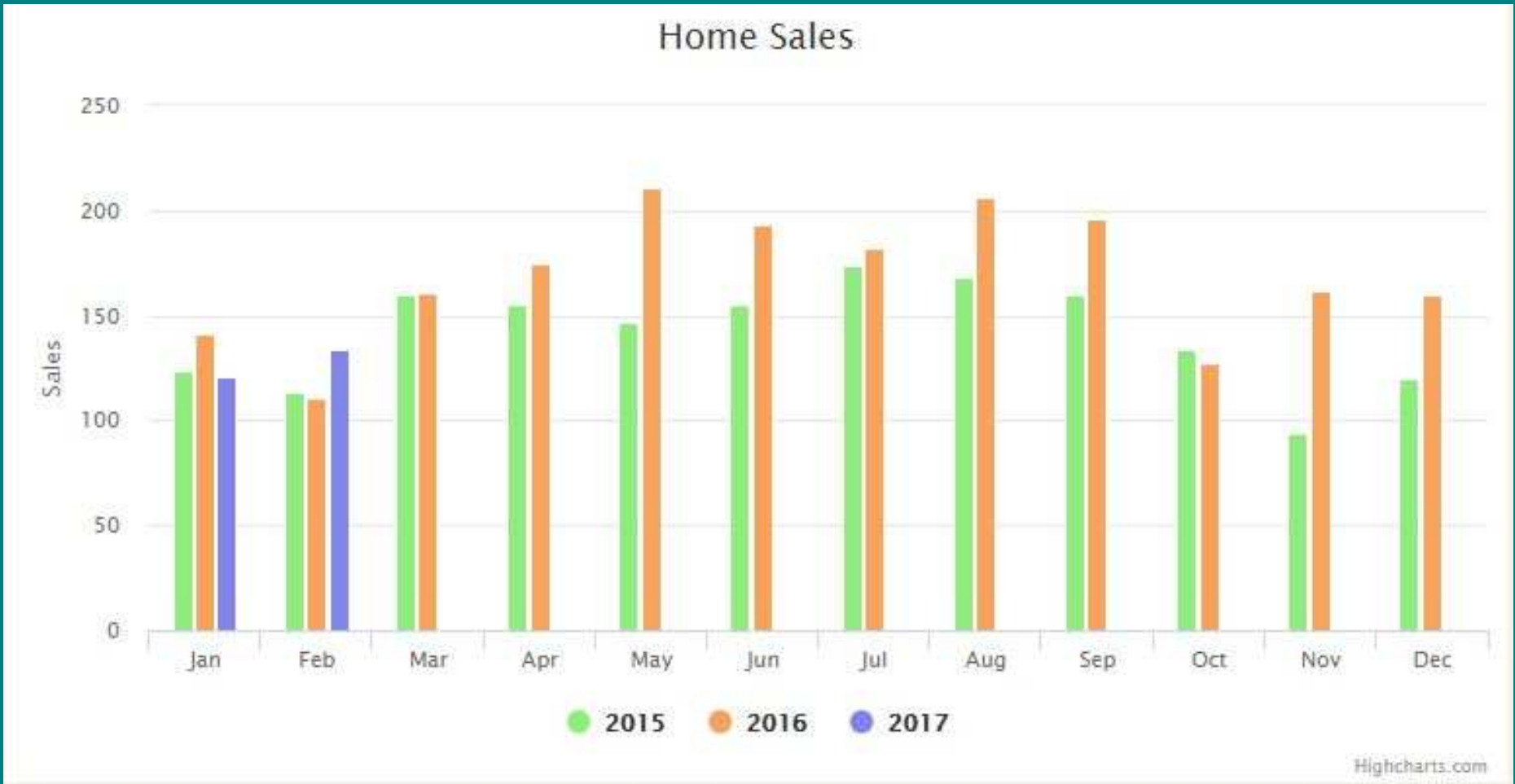
Residential Sales by Value Stratum



VALUE BY PROPERTY CLASS



Killeen-Fort Hood Monthly Home Sales



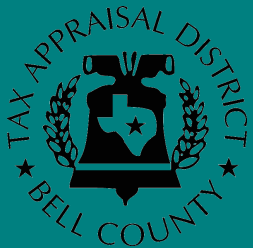
Killeen-Fort Hood Home Sales and Average Price



Temple-Belton Monthly Home Sales

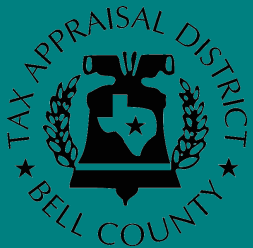


Temple-Belton Home Sales and Average Price



Relevant Numbers

- 165,027 Accounts
- 2017 Market Value of \$22.7 Billion
- 2016 Tax Levy \$382,076,782
- AG Market value \$1.35 Billion (426,339 acres)
- AG Productivity value \$114 Million
- Productivity Loss \$1.2 Billion



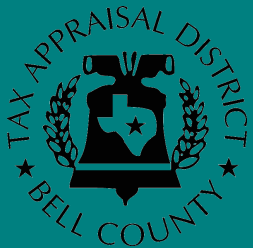
Killeen Regional Office

Tammy Williams

13 Years in Property Tax Field

13 Years with Bell CAD

tammy.williams@bellcad.org



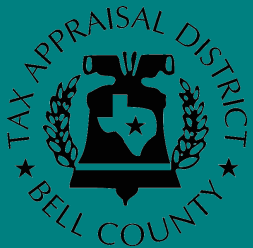
Area of Responsibility

■ Municipalities

- Killeen
- Harker Heights
- Nolanville

■ School Districts

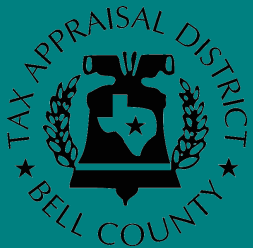
- Killeen ISD
- Florence ISD
- Lampasas ISD
- Copperas Cv ISD



Killeen ISD

New Construction

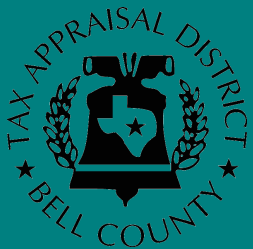
- **78** New Subdivisions totaling 385 new lots
- **909** New Houses (Median Value **\$182,107**)
662 in Killeen - 168 in Harker Hts - 50 in Nolanville
- **115** New Duplexes (Median Value **\$166,772**)
91 in Killeen - 24 in Harker Hts
- **2** **New Town Houses**
- **22** New Commercial Buildings



Killeen ISD

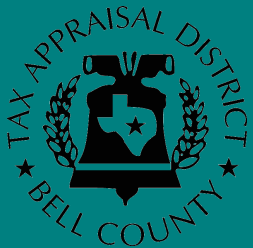
New Commercial

- Neighborhood Wal-Mart center (Clear Creek RD)
- DPS building on Elms and Clear Creek
- Auto Euphoria
- O'Reillys both in Harker Heights and Killeen
- Cleo Bay Addition
- Strip Retails Stan Schlueter
- Mattress Pro Harker Heights
- Potbellys
- Office building Harker Heights
- Pizza Hut remodel Rancier
- Journey Church
- Kraver's Café
- G3 Church
- Crawford Electric
- Luv2play
- Additional buildings for Automax located on Scott and White BLVD



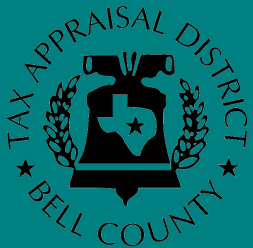
SALES

■ Residential	2753	Median \$136,500
■ Duplex	180	Median \$161,000
■ Four Unit	62	Median \$159,900
■ Hotel	1	
■ Commercial	18	



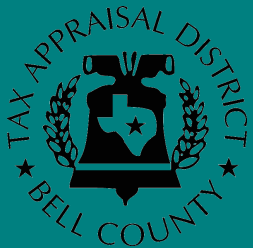
Reappraisal

- **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**



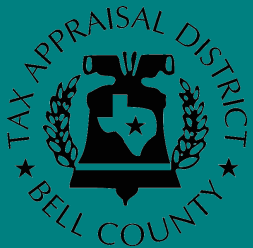
Future

- Stillhouse Flats apartments
- New high end apartments on Clear Creek and Stan Schlueter loop
- HEB (Stan Schlueter Loop and HWY 195)
- New Subdivision
- New Commercial



Belton Regional Office

Michael Myers
22 years with BCAD



Area of Responsibility

Academy

Bartlett

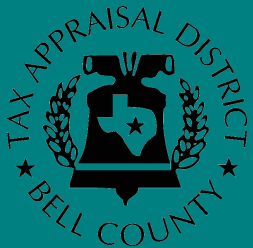
Belton

Holland

Moody

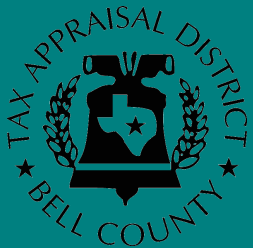
Morgans Point

Salado



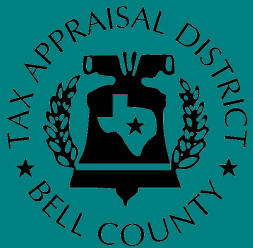
Academy I.S.D.

- 214 New construction
- Median Appraised Value \$158,000
- 5 New subdivisions total of 121 new lots
- 188 Total Sales



Belton I.S.D.

- 44 New subdivisions total of 1058 new lots
- 614 New Houses (Median Appraised Value \$158,000) (City of Belton) (Morgan's Point) (City of Temple) (Rural)
- 23 New Commercial
- 19 New Duplexes
- 1181 Total sales (Including City of Belton, Morgan's Point, Temple)

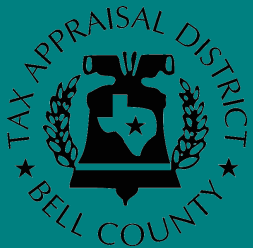


New commercial

- Goodyear
- Cornerstone Automotive
- Arby's
- Neighborhood centers
- Bush's
- Urgent Care
- Taco Bell
- Mini Storage
- O'reilly Auto

Future

- New Subdivisions
- New Apartment
- New Commercial



Rural ISD

Bartlett I.S.D.

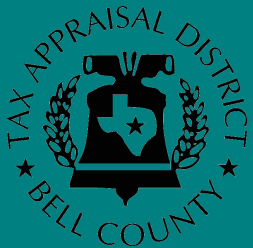
- 6 Total sales

Holland I.S.D.

- 24 Total sales

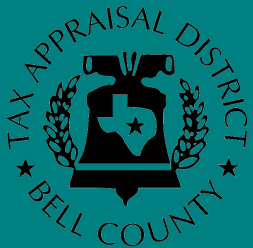
Moody I.S.D.

- 11 Total sales



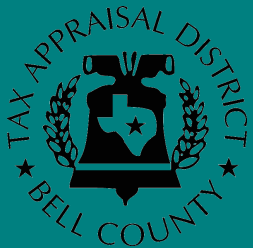
Salado I.S.D.

- 8 New subdivisions total of 42 new lots
- 75 New Houses (Median Appraised Value \$281,000)
- 253 Total sales



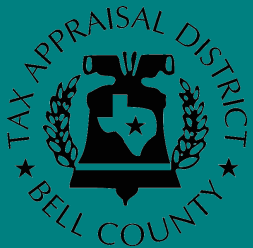
City of Belton

- 19 New subdivisions total of 179 new lots
- 65 New Houses (Median Appraised Value \$155,000)
- New Commercial
- 124 Permits
- 277 Total sales



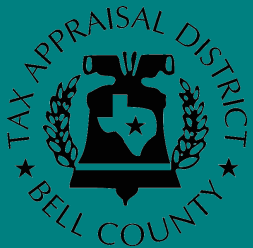
Morgans Point Resort City

- 18 New Houses
- 140 Total sales
- Median Appraised Value \$136,000

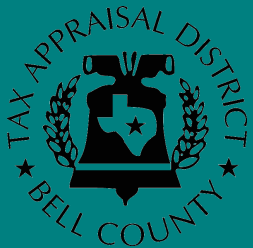


Village of Salado

- Median Appraised Value \$265,500
- 76 Total sales

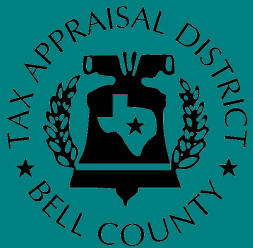


- City of Holland 10 Sales
- City of Bartlett 4 Sales



Reappraisal

- Reappraisal of 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.

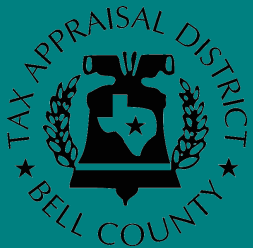


Temple Regional Office

Cody Curry, Regional
Administrator -Temple Office

11 Years in Property Tax Field

11 Years with Bell CAD



Areas of Responsibility

Temple City

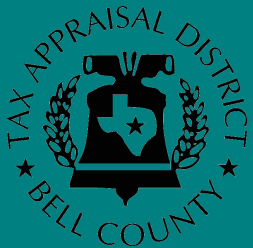
Troy City

Rogers City

Temple ISD

Troy ISD

Rogers ISD

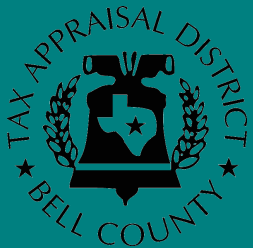


Temple ISD

New Construction

- **19** New Subs totaling 223 New Lots
- **96** New Residences

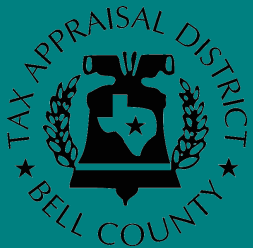
- **\$154,000** Median Sales Price of New Homes



Temple I.S.D.

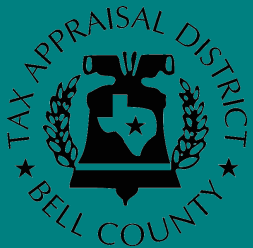
Overview

■ Total Sales	784
■ Permits	1458
■ New Commercial Buildings	11



City of Temple

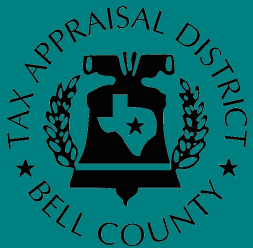
■ New Construction	734
■ Construction Permits	1702
■ New Subdivisions	38 (969 lots)
■ Confirmed Sales	1362
■ New Duplexes	31



Troy Area

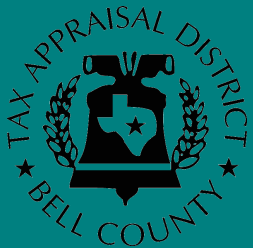
Overview

- New Constructions 55
- Confirmed Sales 84
- \$120,500 Median Sales Price of Confirmed Sales



Rogers Area Overview

- New Constructions 9
- New Subdivisions 0
- Confirmed Sales 33
- \$123,500 Median Sales Price of Confirmed Sales

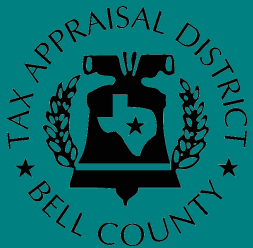


REAPPRAISAL

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

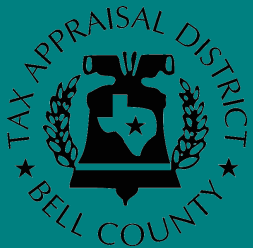


Growth in Temple Area

BAYLOR SCOTT & WHITE
DISTRIBUTION CENTER

VILLAS ON THE HILL APARTMENT
COMPLEX

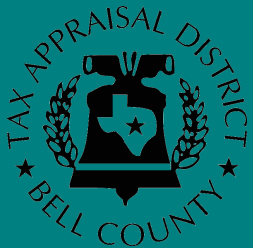
THE HUB – DOWNTOWN TEMPLE



Thomas Hart

Chief of Business Personal Property
Tax Appraisal District of Bell County

13 years



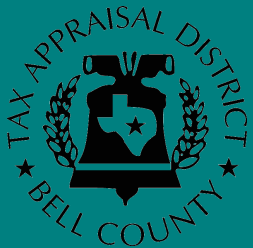
Business Personal Property

3 Appraisers

2 Clerks

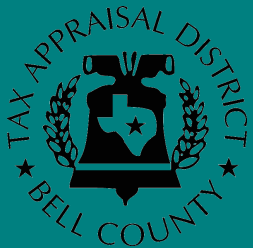
Areas of Responsibility

All business personal property
accounts in Bell County

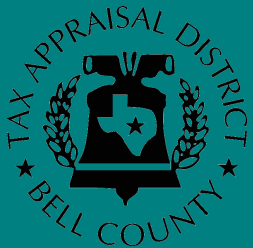


Recent and Future Growth

- Killeen/Harker Heights
 - HEB Grocery
 - Richard Rawling's Garage
 - A+ Federal Credit Union
 - Red Robin
 - Various Retail/Office Locations
- Temple
 - Raising Cane's
 - Premier ER & Urgent Care
 - McDonald's
 - Back Porch Drafthouse
 - Rosa's Café
 - O'Reilly Auto Parts
 - Various Retail/Office Locations
- Belton
 - Goodyear Auto Service
 - Arby's
 - Popeye's Louisiana Kitchen
 - Various Retail/Office Locations



Capital Appraisal Group

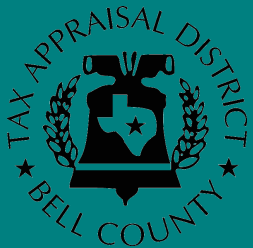


Tammy Hubnik Chief of Collections

Tax Appraisal District of Bell County

9 years

tammy.hubnik@bellcad.org



Agenda

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