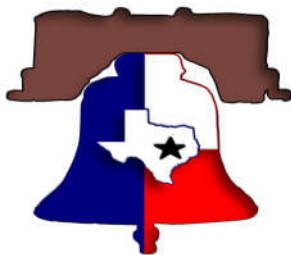


TAX APPRAISAL DISTRICT OF BELL COUNTY

ENTITY MEETING 2020

APRIL 28, 2020



Bell CAD

BILLY WHITE, AAS, CAE, CCA, RPA

CHIEF APPRAISER

BILLY.WHITE@BELLCAD.ORG

Entity Meeting Data Prepared Specifically for: Temple Health & Bio

ALL 2020 DATA IS BASED ON PRELIMINARY NOTICED VALUE PRIOR TO APPEALS

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WHAT'S NEW AT BELL CAD

BOARD OF DIRECTORS

Board of directors

Royce Matkin, Chairman

Jared Bryan, Vice-Chairman / Secretary

Susan Jones

Virginia Suarez

Skip Carruth

Barry Harper

Howard "Scot" Arey

ATTORNEY GENERAL OPINION –CONCERNING RESOLUTION FOR ELECTION OF BOD

CURRENT NOTICE

This is NOT a Tax Statement

Do Not Pay From This Notice

TAX APPRAISAL DISTRICT

OF BELL COUNTY

PO BOX 390

BELTON, TX 76513-0390

Phone: (254) 939-5841 www.bellcad.org

2020 Notice Of Appraised Value



Property ID: 1234

Ownership %: 100.00

Legal: BELLAIRE HEIGHTS, BLOCK 007, LOT

Legal Acres:

Situs: 2301 BOTANICAL DR KILLEEN, TX

Owner ID: 791221

EFile PIN:

DATE OF NOTICE: April 17, 2020

Current Owner
18790 BOSSE RD
WASHINGTON, TX 77880

PROTEST FILING DEADLINE: May 18, 2020

Dear Property Owner,
The appraisal as of January 1, 2020 is outlined below:

Table with 3 columns: Appraisal Information, Last Year - 2019, Proposed - 2020. Rows include Structure / Improvement Market Value, Market Value of Non Ag/Timber Land, Market Value of Ag/Timber Land, Market Value of Personal Property/Minerals, Total Market Value, Productivity Value of Ag/Timber Land, Appraised Value, Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial), and Exemptions.

NOTICEUNSCHEDULED WALK-IN PROTEST PERIOD will NOT be available due to recent health concerns****

If you disagree with the proposed value or any other action the apraial district may have taken on your property, please visit www.bellcad.org/covid-19-update for all information regarding how property valuation reviews will be taking place this year. You have the right to file a protest by May 18th and receive a formal hearing if you are unable to resolve any concerns you may have regarding the property with the appraisal district. All information and updates will be provided through the website indicated previously.

SCHEDULED PROTEST FILING PROCEDURE

Online:

- Access the www.bellcad.org website prior to the indicated Protest Filing Deadline and Select the Online Protest
• Using your Owner ID & E-File Pin (located in the upper right corner of this notice) create a new user account or logon with your credentials from your previous year's login

In Person or By Mail

- Due to recent public health events, the online protest option above is highly encouraged
• Complete and sign the Notice of Protest form included with this notice or protest by letter including your name, property description, and reason for protesting
• Mail to the Bell CAD office on/before the Protest Filing Deadline

The ARB will mail you notification at least 15 days prior of the date and time of your formal hearing. ARB hearings typically begin in May and are held at the Tax Appraisal District of Bell County 411 E Central Ave Belton, TX 76513. However with COVID-19, changes to timing of and procedures and process of hearings may occur, please visit our website for updates.

Sincerely,

Billy White / Chief Appraiser

THIS IS NOT A BILL: DO NOT PAY FROM THIS NOTICE

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

The Tax Appraisal District of Bell County DOES NOT set tax rates. The estimated taxes are calculated by using the current year taxable value as determined by the appraisal district and last year's tax rates set by the governing body of each taxing unit. The governing body of each taxing unit decides if property taxes will increase. The appraisal district only determines the value of the property.

2019 Exemption Amount	2019 Taxable Value	Taxing Unit	2020 Proposed Appraised Value	2020 Exemption Amount	2020 Taxable Value	Tax Rate	2020 Estimated Taxes	2020 Freeze Year and Tax Ceiling *
12,000	11,744	BELL COUNTY	16,149	12,000	4,149	0.420800	17.46	
12,000	11,744	CENTRAL TEXAS C	16,149	12,000	4,149	0.127900	5.31	
12,000	11,744	BELL COUNTY RO	16,149	12,000	4,149	0.029200	1.21	
23,744	0	KILLEEN ISD	16,149	16,149	0	1.161100	0.00	
12,000	11,744	CLEARWATER U.W	16,149	12,000	4,149	0.003570	0.15	

Total Estimated Tax: \$24.13

Estimated tax grid above will be removed on 2021 notice per SB2. In future years this information will be available at <https://bell.truthintaxation.com>

The difference between the 2013 appraised value and the 2018 appraised value is 18.14%. This percentage information is required by Tax Code section 25.19(b-1).

**Your residence homestead is protected from future appraisal value increase in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements.

If you receive the over-65 (11.13c) or disability homestead exemption, your school taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property by remodeling or adding on, your school taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older at death, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

Taxing Unit	2019 Exemption	2019 Exemption Amount	2020 Exemption	2020 Exemption Amount	Difference
BELL COUNTY	DV4	12,000	DV4	12,000	0
CENTRAL TEXAS COLLEGE	DV4	12,000	DV4	12,000	0
BELL COUNTY ROAD	DV4	12,000	DV4	12,000	0
KILLEEN ISD	DV4	0	DV4	0	0
KILLEEN ISD	HS	23,744	HS	16,149	-7,595
CLEARWATER U.W.C.D.	DV4	12,000	DV4	12,000	0

Please visit our website www.bellcad.org for additional information

THIS IS NOT A BILL: DO NOT PAY FROM THIS NOTICE



**For health safety concerns, please
utilize our online services at
www.bellcad.org**

- Exemption information and filing
- Property inquiries
- Protest information and filing

NOTICE

This appraisal notice represents your property value as of January 1, 2020 per the property tax code. Any impact on values from the current health crisis will be reviewed for the 2021 property valuations.

Appraisal notices will be sent soon. Press release to be sent out at same time.

COVID – 19 RESPONSE AND PLANS

Immediate –

- Offices were closed to all public access March 20th
- Drop boxes installed at Temple & Killeen offices to take payments (Belton already has 24-hour access drop box)
- Online payment fees were reduced

Appeals (assuming office closure and gathering restrictions still in place)

- Informal walk-in – Last year's new informal walk-in process was cancelled this year
- Once protests are received, notice of hearing for "informal" hearings along with evidence will be mailed to those that will opt for a videoconference
- Those not wanting videoconference or do not show for informal, will be set for formal ARB hearings
- Plan to schedule approximately 2 weeks' worth of ARB late June or early July by videoconference (All ARB present at district, and CAD personnel (in other room) and agent / owner on video conference. Will concentrate on high value, mostly commercial that could not be resolved, in hopes to get enough value for certification
- Once restrictions lifted, late summer or later, will schedule all remaining unresolved protests for in-person ARB hearings

11.35 Disaster Exemption – The bill that was passed and voted on last year, allowed for exemptions to be approved by Appraisal District prior to tax rate determinations. This bill was in response to Hurricane Harvey and physical damage. It allowed for different levels of exemptions based on amount damaged.

The Texas Association of Appraisal Districts (TAAD), Metropolitan Council of Appraisal Districts pushed to get an attorney general opinion to determine if non-physical damager, such as that from an economic disaster like the COVID-19. An AG opinion was requested by Sen. Bettencourt (Houston). Representative Hugh Shine also wrote the AG on the indicated intent of the bill when he co-authored it and thought that this bill did not apply.

The AG quickly answered with an opinion that agreed with Representative Shine and said that the exemption is only meant for physical damage.

TAAD also communicated with the governor's office to determine if there was any assistance that could provide relief for the CAD's, such as freezing values at 2020 values and/or foregoing the property value study for 2020. The Governor's office did not believe that this was within his office's purview to do either of these.

In the event we are not able to certify, 95% of value by July 25th, Senate Bill 2 allows for the Chief Appraiser to prepare and certify to the assessor an estimate of the taxable value of property in that taxing unit.

LEGISLATIVE CHANGES

TRUTH IN TAXATION

- Changes to calculations and notices effective for 2020
- ISDs see HB3 for changes effective 2020
- Effective rate now called No New Revenue rate
- Rollback rate now called Voter Approval rate
 - Hospitals, junior colleges, and special districts remain 8%
 - Cities, counties 3.5%
 - Schools 2.5%
- After a disaster declaration by the Governor...revert to 8% for all
 - Please check with legal counsel on this
- De minimis rate
 - The sum of:
 - the no-new-revenue rate,
 - the rate applied to current total value imposed a de minimis amount equal to \$500,000 and
 - the taxing unit's current debt rate.
 - De minimis amount to be set by Comptroller by August 1 each year.
- Unused increment rate
 - Taxing unit may "bank" unused growth as long as taxing unit averaged below 3.5% over three years Legislative Update - SB2
- Truth in Taxation
 - Certified Estimate – July 25th (BCAD will use this for 2020 Certification of the roll)
- August 7 – officer submits rates to governing body
 - Post on taxing unit website
 - Updates on CAD Tax Rate Website
 - CAD mail post cards to owners
 - Other than ISD - cannot adopt rate until CAD mails postcards
- Must adopt rate by Sept 30 or 60 day after certification and
 - If rate exceeds voter approval rate - Must adopt 71 days before next uniform election date in November

POSSIBLE LEGISLATIVE CONSEQUENCES

- HB1313
 - Changes standard of evidence to clear and convincing in order to raise an ARB value the next year
 - With possible high protest volume, the roll may not appreciate as it could because values could be stuck at the previous year's ARB value
- HB2159
 - 25.25(d) corrections expanded
 - Homestead properties reduced error of 1/4 over appraised, rather than 1/3
 - Late 25.25(d) corrections may erode tax base after tax rates have been set
- HB380
 - Taxpayers may sue in district court for a procedural violation by the CAD or ARB
 - Court may hear the case or remand it back to the ARB
 - Taxpayer does not have to comply with provisions of Chapter 41
 - **Potentially no deadlines and no administrative remedies must be exhausted**
 - **Increased CAD litigation**
 - **May erode tax base after tax rates have been set**
- HB861
 - Changes when penalty and interest apply in a lawsuit
 - Now, instead of the delinquency date, the penalty and interest do not start until after the lawsuit is resolved
 - Less incentive to pre-pay the full amount
 - **May change collection rates, less upfront revenue will be collected. Could be devastating to small taxing units with one large industry taxpayer in litigation.**
 - **Less incentive for companies to settle lawsuits and, as lawsuits linger and multiple years build up, more pressure on CADs to settle at lower values to avoid the liability of having to pay attorney's fee per year per parcel.**
 - **Anticipate more litigation, taking longer to resolve, at higher reductions**

TRUTH IN TAXATION WEBSITE

Bell Taxes

Property Search

Truth in Taxation

Truth-in-taxation is a concept embodied in the Texas Constitution that requires local taxing units to make taxpayers aware of tax rate proposals and to afford taxpayers the opportunity to roll back or limit tax increases. Property owners have the right to know about increases in their properties' appraised value and to be notified of the estimated taxes that could result from the new value.

Below details the tax impact for this specific property based upon the action of the taxing entities for the current tax year.

Taxes are calculated by taking the Taxable Value, dividing by 100, and multiplying the result by the tax rate. Tax Amount = Taxable Value/100*Tax Rate

No-New-Revenue Rate: A calculated rate that would provide the taxing unit with approximately the same revenue that it received last year from property that was taxed in both years. This does not include additional revenue from new construction.

Proposed Rate: The tax rate that the taxing unit is considering for adoption.

Voter Approval Rate: This is the maximum tax increase allowed by law without triggering an election. It is calculated by taking last year's maintenance and operations rate, adding 8%, and adding the unit's debt rate (interest and sinking (I&S) fund rate).

Adopted Rate: The tax rate that the taxing unit voted to adopt for the current year.

[Learn More](#)

Property

Prop ID: Property Type: Property Owners: Situs Address: Year:

[View Property Details](#)

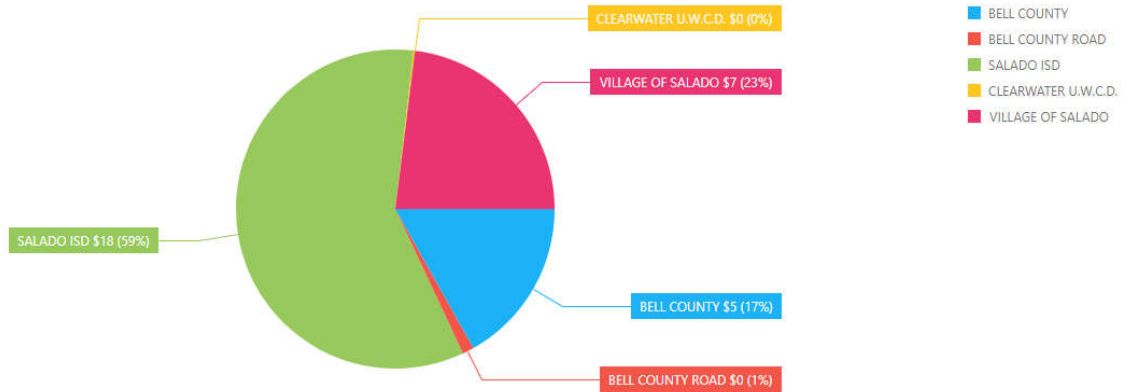
Contact Assessor/Collector

Website: Phone: Email:

Total Taxes by Percentage

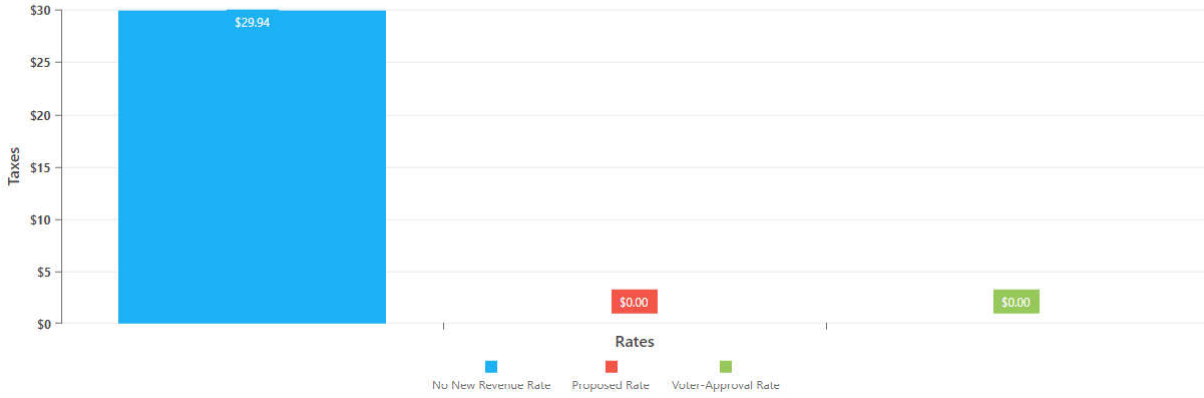
Select rate to view percentages:

- No New Revenue Rate Proposed Rate Voter-Approval Rate



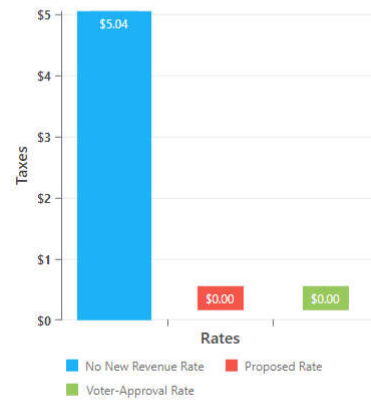
Total Taxes Summary

	No New Revenue Rate	Proposed Rate	Voter-Approval Rate
Total Rate in \$/S100	2.49877	0.00000	0.00000
Total Tax Amount	\$29.94	\$0.00	\$0.00
Total Change		-\$29.94	-\$29.94



BELL COUNTY

Details	Contact Info	Supporting Documents		
Market Value	Assessed Value	Exemption Amount	Taxable Value	
\$1,198.00	\$1,198.00	\$0.00	\$1,198.00	
Rate in \$/S100	No New Revenue Rate	Proposed Rate	Voter-Approval Rate	Adopted Rate
	0.4208	0	0	Not Available
Tax Amount				
	\$5.04	\$0.00	\$0.00	Not Available
Change				
		-\$5.04	-\$5.04	
Meeting	Date and Time	Location		



[Provide Feedback](#)

Important Information

Truth in Taxation

Truth-in-taxation is a concept embodied in the Texas Constitution that requires local taxing units to make taxpayers aware of tax rate proposals and to afford taxpayers the opportunity to roll back or limit tax increases. Property owners have the right to know about increases in their properties' appraised value and to be notified of the estimated taxes that could result from the new value.

Creating a budget and adopting a property tax rate to support that budget are major functions of a taxing unit's governing body. This is accomplished by following truth-in-taxation requirements to ensure the public is informed of any increases. The type of taxing unit determines its applicable [truth-in-taxation requirements](#).

This website provides information concerning proposed property taxes that may be imposed on properties by local taxing units, the dates and locations of public hearings concerning budgets and tax rate adoption as well as other important information.

Please note: **"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your local taxes should be directed to those officials."**

To read more about how local tax effort and school funding relate to one another, please click the links below:

[Level of Funding - State vs. Local](#)

[Reliance on the Property Tax for Public Education](#)

Below details the tax impact for this specific property based upon the action of the taxing entities for the current tax year. Taxes are calculated by taking the Taxable Value, dividing by 100, and multiplying the result by the tax rate. Tax Amount = Taxable Value/100*Tax Rate


No New Revenue Rate: Custom Definition

Proposed Rate: Custom Definition

Voter-Approval Rate: Voter-Approval Rate




Adopted Rate: Custom Definition

WEBSITE FEATURES AND ENHANCEMENTS




Bell County

Tax Appraisal District




Property Search Interactive Map Online Forms

HOME ORGANIZATION FORMS CALENDAR TAX INFORMATION TRANSPARENCY CONTACT US



Property Tax CALENDAR

Find out when:
tax values are determined
taxes become delinquent
to request cooperative housing appraisal
last day to file a protest with the ARB



Appraisal Notices have been delayed until at least April 27th.
Updates concerning notices will be posted here.

The Tax Appraisal District is CLOSED to all physical services.
LIMITED SERVICES ARE AVAILABLE BY PHONE.
We strongly encourage taxpayers to utilize our online services
Please visit <https://bellcad.org/covid-19-update/> to stay up to date with our office as we continue to monitor the situation.

Deadline for filing business personal property renditions has been extended to May 15th, 2020.
These may be sent electronically to bpp@bellcad.org.

Payments and Homestead applications can be submitted by utilizing the online services on our website.
Payments can be made at the Belton office 24/7 using the Dropbox outside.
Payments can be made at the Killeen and Temple offices 8am-5pm M-F using the Dropbox inside.
Updated information will be posted on our website.

Online payments fees have been reduced!
ECHECKS \$0.50 Visa Debit \$3.50 Credit 2.35%

2019 Tax PDF Bills are available online to print and download from property search details.

NEW! Reports & Request can now be found in our Data Portal.

[Data Portal](#)

Search for...

Latest News

- [Good Friday, Offices Closed](#)
- [BOD Meeting April 2, 2020](#)
- [COVID-19 Update](#)
- [Canceled: BOD Meeting March 17, 2020](#)
- [President's Day, Offices Closed](#)

[Read More](#)

[File Homestead Application](#)

[Pay Property Taxes Online](#)

[Pay Fees Online](#)

[Sales Survey](#)

[Property Tax Sale](#)

Contact Information

Belton Office:
411 E. Central
Belton, TX 76513
Phone: 254-939-5841

Killeen Office:
301 Priest Dr.
Killeen, TX 76541
Phone: 254-634-9752

Temple Office:
205 E. Central
Temple, TX 76501
Phone: 254-771-1108

Exemptions: exemptions@bellcad.org

Mailing Address For ALL Locations:
P.O. Box 390
Belton, TX 76513

Hours of Operation:
Monday - Friday

TAXING UNIT DATA PORTAL

Data Portal with regularly run reports specific to each entity

Bell County

Collections Reports	Description
BellCAD Collections CB 20200408	Activity Current & Delinquent
BellCAD Collections CB 20200309	Delinquent Tax Roll Totals
BellCAD Collections CB 20200210	Month To Date Recap
BellCAD Collections CB 20200109	Activity By Year
BellCAD Collections CB 20191211	Year to Date Recap
BellCAD Collections CB 20191112	BPP Penalty Reports
BellCAD Collections CB 20191007	
BellCAD Collections CB 20190909	
BellCAD Collections CB 20190809	
BellCAD Collections CB 20190710	
BellCAD Collections CB 20190606	
10 YRS COLLECTION HISTORY	
2019 Levy Totals CB	2019 Levy Totals

Appraisal Reports	Description
Certified Totals CB 20190716	Certified Appraisal Totals

Letters	Description
Bell County 3rd Qtr Unit Fees	Entity Letters
Bell County 2nd Qtr Unit Fees	
Bell County 1st Qtr Unit Fees2019 TIF Letters_CB	

Entity Reports	Description
Entity Market-Taxable Value History	Market-Taxable Value History

ONLINE HOMESTEAD EXEMPTION / AGRICULTURE VALUATION FILING

Nearly 2,000 of 4,970 total applications have been processed online.

 **Tax Appraisal District of Bell County**
Online Forms

 [Homepage](#)  [Interactive Map](#)  [Property Search](#)

SUBMIT NEW FORM ▾  SIGN IN  REGISTER

Homestead Exemption

 THIS FORM IS READ-ONLY. PLEASE SIGN IN OR REGISTER TO FILL OUT THE FORM.

1. General Information

GENERAL INFORMATION: Property owners applying for a residence homestead exemption file this form and supporting documentation with the appraisal district in each county in which the property is located (Tax Code Sections 11.13, 11.131, 11.132, 11.133, 11.134 and 11.432).

***** Enter the tax year(s) for which you are filing
 2020 2019 2018

- Do you own and live in the property for which you are seeking this residence homestead exemption? Yes No
- Cooperative Housing: Do you have an exclusive right to occupy this property because you own stock in a cooperative housing corporation? Yes No
- Were you receiving a homestead exemption on your previous residence? Yes No
- Are you transferring an exemption from a previous residence? Yes No
- Are you transferring a tax limitation? Yes No

Previous Residence Address, City, State, Zip Code

Address Line 1

Address Line 1

Address Line 2

Address Line 2

City

City

State

State

Zip Code

Zip Code

Previous County

Previous County

Data Portal

Data file layout definitions:

[Appraisal Export Layout 8.0.21](#)

[Collection Export Layout 8.1.0.x](#)

[Mortgage Process Layout 8.5.2010](#)

Preliminary Data	
Name	Description
BellCAD Preliminary 20190611	Preliminary Data as of file date

Certified Data	
Name	Description
BellCAD Certified 20190715	As of last certification
2019 Bell County Certified Totals	2019 Certified Totals
2019 Bell County Certified- Top 10 Taxpayer Report	2019 Top 10 Taxpayers

Collections Data	
Name	Description
BellCAD Collections Delinquent Roll 20200415	Delinquent Roll All Years
BellCAD Collections Delinquent Prior 20200415	Delinquent Roll with out current year
BellCAD Collections 2019 Only 20200415	Current year paid and unpaid
BellCAD 2019 Levy	Levy

GIS Data	
Name	Description
BellCAD_Shapefiles_20200331	20 Shape & Associated files

TAXPAYER ENHANCEMENTS

Escrow Payments – Allows taxpayers to pre-pay their future taxes before due date throughout the year

CUSTOMER SERVICE

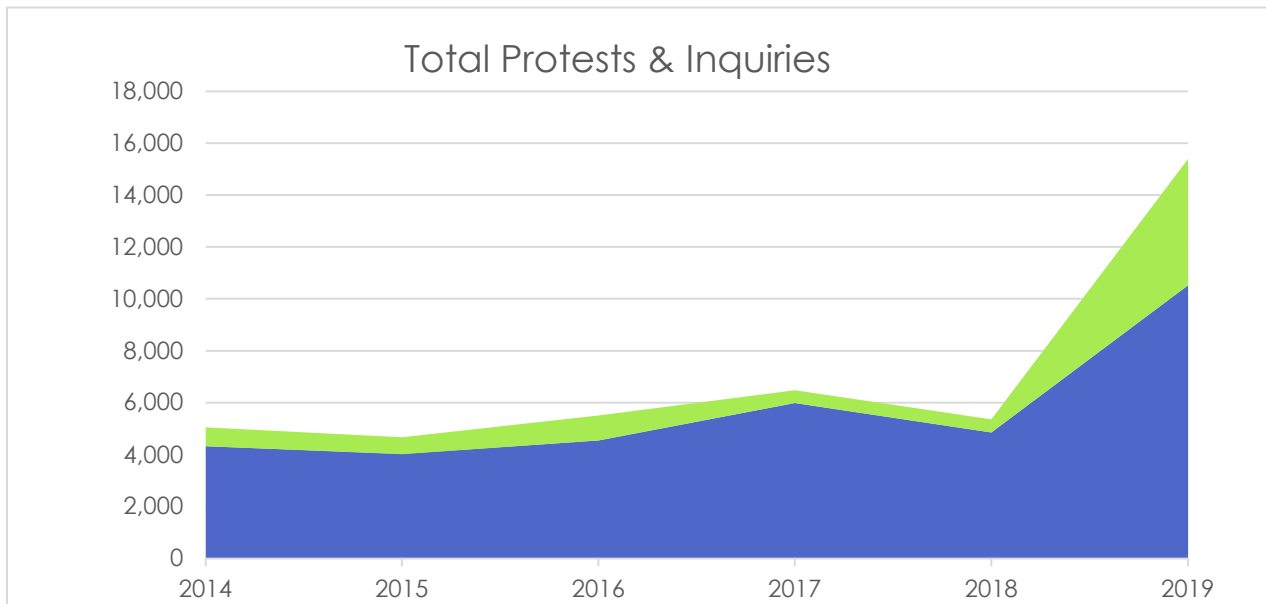


	EXCELLENT	GOOD	FAIR	POOR	TOTAL
Staff available in a timely manner.	93.49% 2,197	5.91% 139	0.47% 11	0.13% 3	2,350
	99.40%				
Staff greeted you and offered to help you.	96.68% 2,272	2.85% 67	0.34% 8	0.13% 3	2,350
	99.53%				
Staff showed knowledge regarding information presented and discussed.	95.10% 2,231	4.13% 97	0.47% 11	0.30% 7	2,346
	99.23%				
Staff answered your question in an efficient manner.	95.14% 2,230	3.97% 93	0.55% 13	0.34% 8	2,344
	99.11%				
Overall, how would you rate your experience.	93.09% 2,182	5.33% 125	0.94% 22	0.64% 15	2,344
	98.42%				

FUTURE IMPROVEMENTS

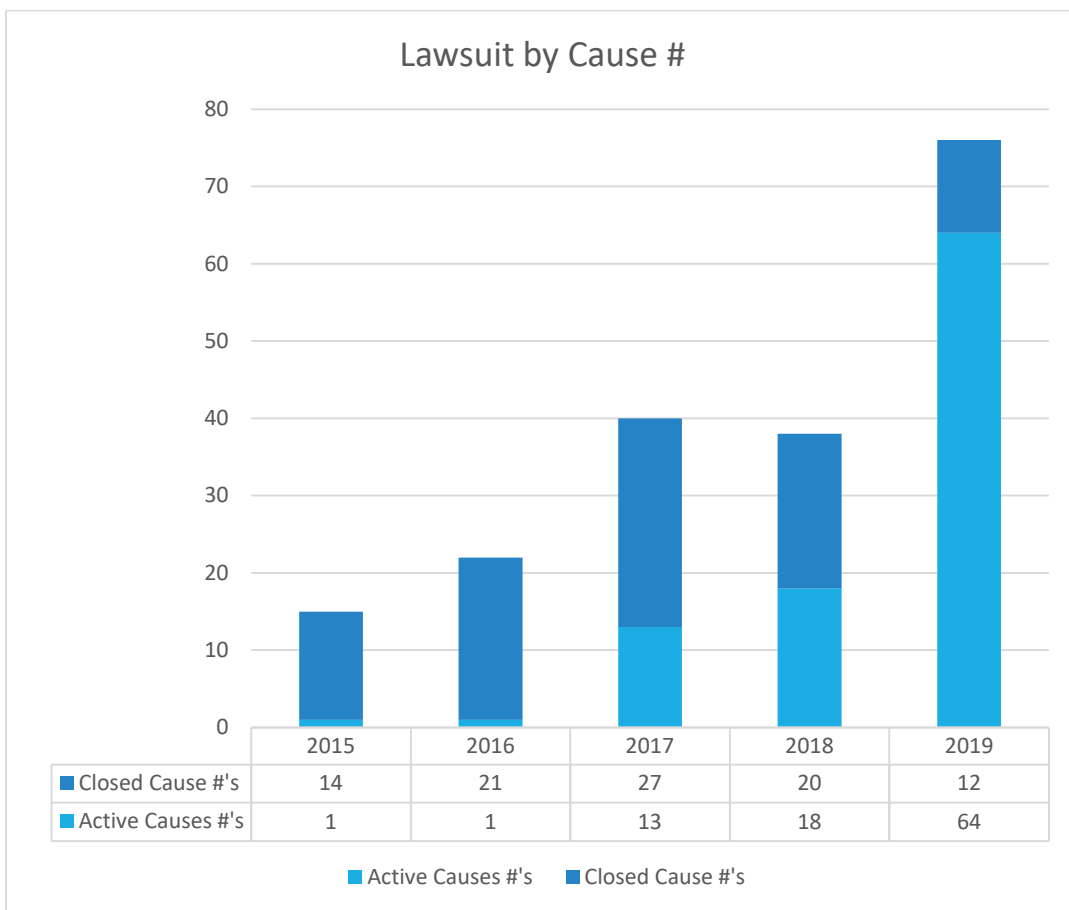
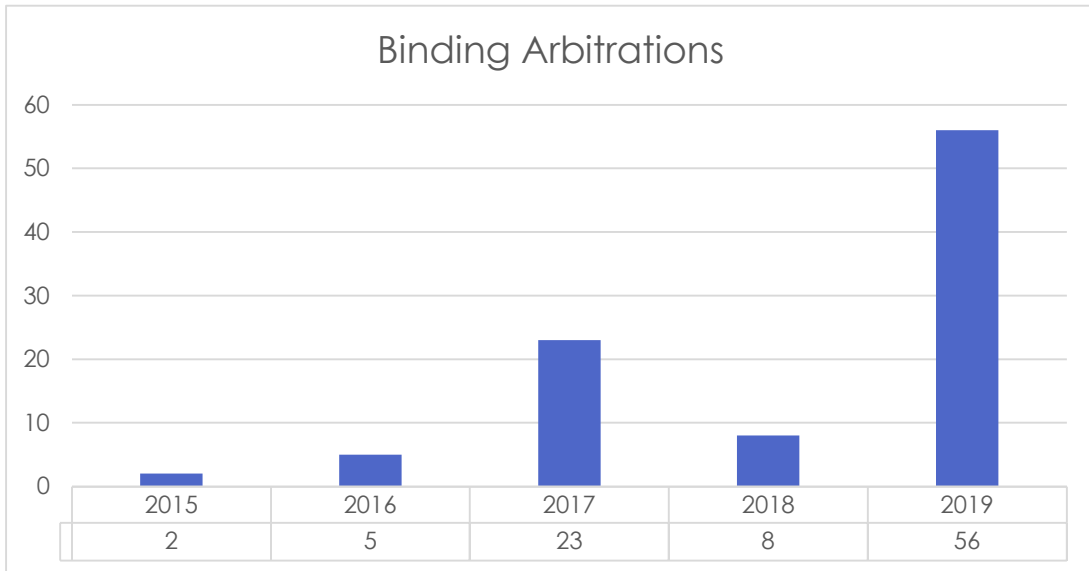
- Automated Electronic Bill Pay (ACH)
- More Online Forms
- Upgraded Phone System / Email / Internet
- Annual Aerials and Change-Finder services
- Improved Online Appeals (Automation)

PROTESTS LEVELS

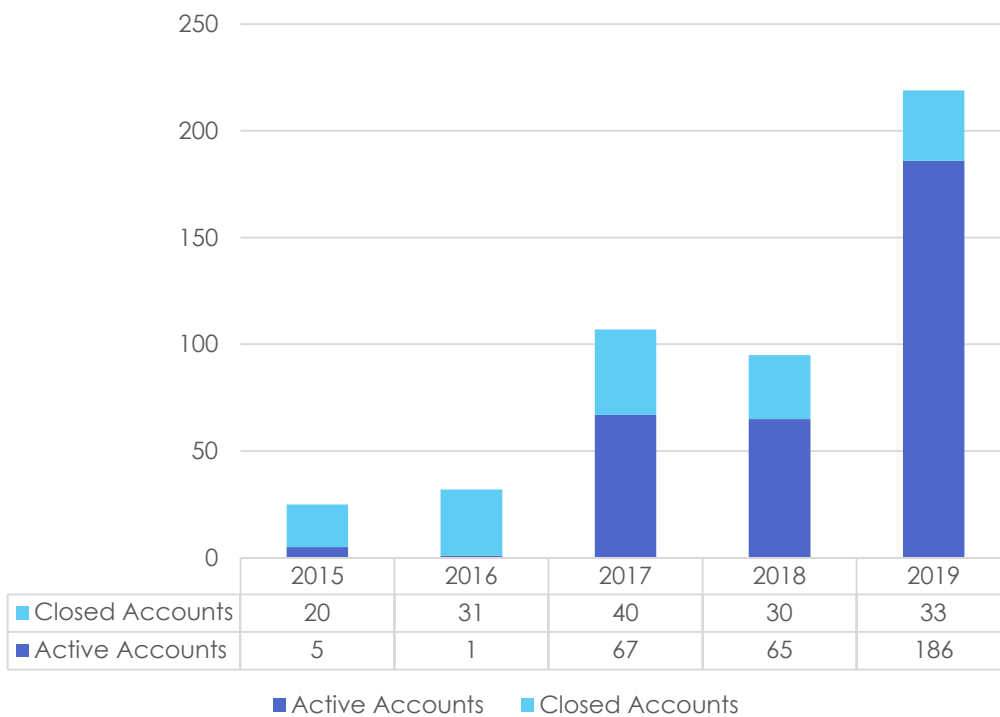


Tax Year	2014	2015	2016	2017	2018	2019
# of Protests	4,320	4,020	4,539	5,984	4,845	10,525
# of Inquiries	722	641	968	491	509	4,878
Total	5,042	4,661	5,507	6,475	5,354	15,403

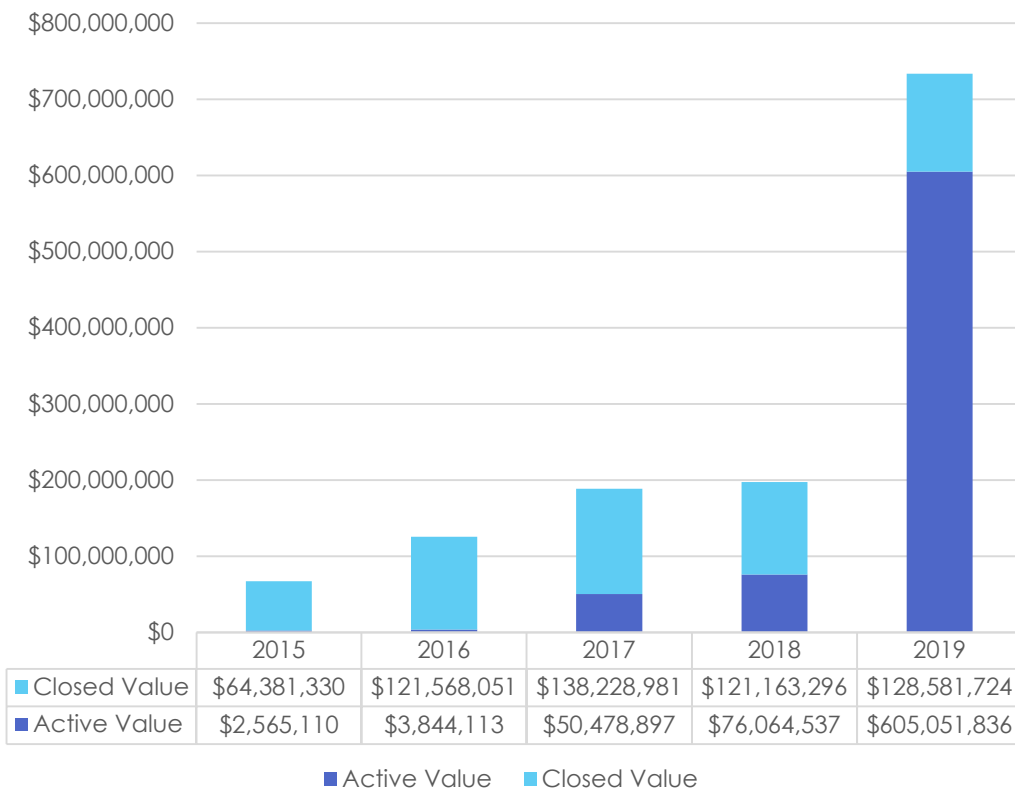
LAWSUITS & BINDING ARBITRATIONS



Lawsuit by Account



Lawsuit by Value





Glenn Hegar
Texas Comptroller of Public Accounts
2018-19 Final Methods and Assistance Program
Review
Tax Appraisal District of Bell County

Mandatory Requirements	PASS/FAIL
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district’s most recent reappraisal plan current?	PASS
Are the appraisal district’s appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district’s written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets

Appraisal District Ratings:

- Meets All – The total point score is 100
- Meets – The total point score ranges from 90 to less than 100
- Needs Some Improvement – The total point score ranges from 85 to less than 90
- Needs Significant Improvement – The total point score ranges from 75 to less than 85
- Unsatisfactory – The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total “Yes” Points	Total Score (Total “Yes” Questions/Total Questions) x 100
Governance	15	15	100
Taxpayer Assistance	10	10	100
Operating Procedures	22	22	100
Appraisal Standards, Procedures and Methodology	30	29	97



Property Tax Assistance

2019 PROPERTY VALUE STUDY

CAD Summary Worksheet

014-Bell

Category	Number of Ratios **	2019 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w /In (~/-) 10 % of Median	% Ratios w /In (~/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	1916	13,926,629,140	1.00	9.30	71.06	92.44	1.01
B. MULTI-FAMILY RESIDENCES	210	1,563,563,142	*	*	*	*	*
C1. VACANT LOTS	0	425,014,011	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	20,245,641	*	*	*	*	*
E. RURAL-NON-QUAL	175	1,198,491,779	0.99	18.98	40.58	74.37	1.06
F1. COMMERCIAL REAL	149	2,232,418,872	0.83	22.57	20.34	60.29	1.01
F2. INDUSTRIAL REAL	0	763,945,719	*	*	*	*	*
G. OIL, GAS, MINERALS	0	0	*	*	*	*	*
J. UTILITIES	20	552,425,031	0.89	31.63	46.35	51.35	0.72
L1. COMMERCIAL PERSONAL	92	848,922,130	*	*	*	*	*
L2. INDUSTRIAL PERSONAL	0	739,146,544	*	*	*	*	*
M. OTHER PERSONAL	0	41,047,287	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	206,322,600	*	*	*	*	*
S. SPECIAL INVENTORY	0	95,931,082	*	*	*	*	*
OVERALL	2562	22,614,102,978	1.00	10.68	67.09	89.05	1.06

* Not Calculated - Need a minimum of 5 ratios from either(A) categories representing at least 25 % of total CAD category value or(B) 5 ISDs or half the ISDs in the CAD, whichever is less

**Statistical measures may not be reliable when the sample is small

SCHOOL DISTRICTS NOT WITHIN CONFIDENCE INTERVALS

Troy ISD 91.7% – 1st Year – 1st Year of Grace – will receive a property value study in 2020

Temple ISD 93.44% – 1st Year – 1st Year of Grace – will receive a property value study in 2020

Salado ISD-94.6% – 3rd Year – Appealed Comptroller's Findings, if appeal is not successful, will receive a property value study in 2020

Bell County Housing Report

February 2020

Price Distribution



Median price

\$175,500

Up **10.4%**

Compared to February 2019



Active listings

Down **13.5%**

1,030 in February 2020



Closed sales

Up **11.1%**

399 in February 2020



Days on market

Days on market	65
Days to close	29
Total	94

11 days less than February 2019



Months of inventory

2.0

Compared to 2.6 in February 2019

About the data used in this report
 Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



Temple Housing Report

February 2020



Median price

\$172,200

Up **7%**

Compared to February 2019

Price Distribution



Active listings

Down **9.4%**

289 in February 2020



Closed sales

Up **22.9%**

102 in February 2020



Days on market

Days on market 68

Days to close 31

Total 99

2 days more than February 2019



Months of inventory

2.3

Compared to 2.8 in February 2019

About the data used in this report

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Belton Housing Report

February 2020

Price Distribution



Median price

\$232,500

Up **22.6%**

Compared to February 2019



Active listings

Down **8.5%**

65 in February 2020



Closed sales

Up **26.7%**

19 in February 2020



Days on market

Days on market 100

Days to close 30

Total 130

14 days less than February 2019



Months of inventory

2.6

Compared to 2.8 in February 2019

About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



Salado Housing Report

February 2020



Median price

\$323,450

Up **18.9%**

Compared to February 2019

Price Distribution



Active listings

Down **5%**

19 in February 2020



Closed sales

Up **33.3%**

4 in February 2020



Days on market

Days on market 68

Days to close 32

Total 100

21 days more than February 2019



Months of inventory

3.9

Compared to 3.9 in February 2019

About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



Killeen Housing Report

February 2020



Median price

\$149,000

Up **12.5%**

Compared to February 2019

Price Distribution



Active listings

Down **25.6%**

253 in February 2020



Closed sales

Down **3.8%**

151 in February 2020



Days on market

Days on market 46

Days to close 27

Total 73

26 days less than February 2019



Months of inventory

1.2

Compared to 1.9 in February 2019

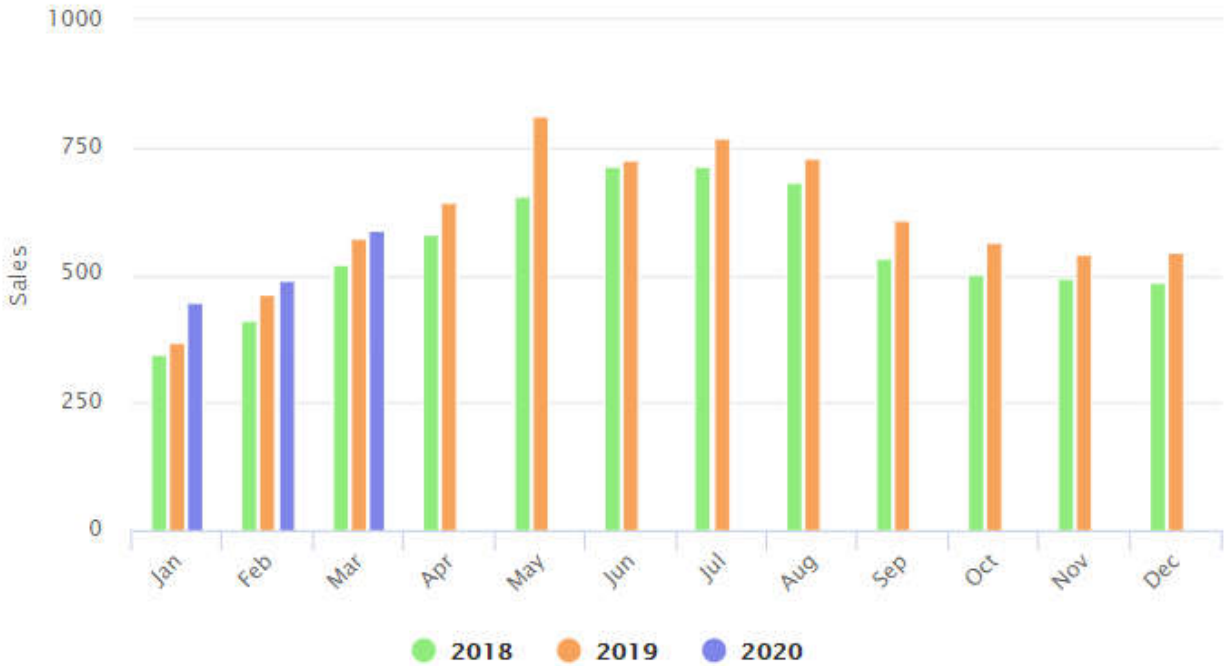
About the data used in this report

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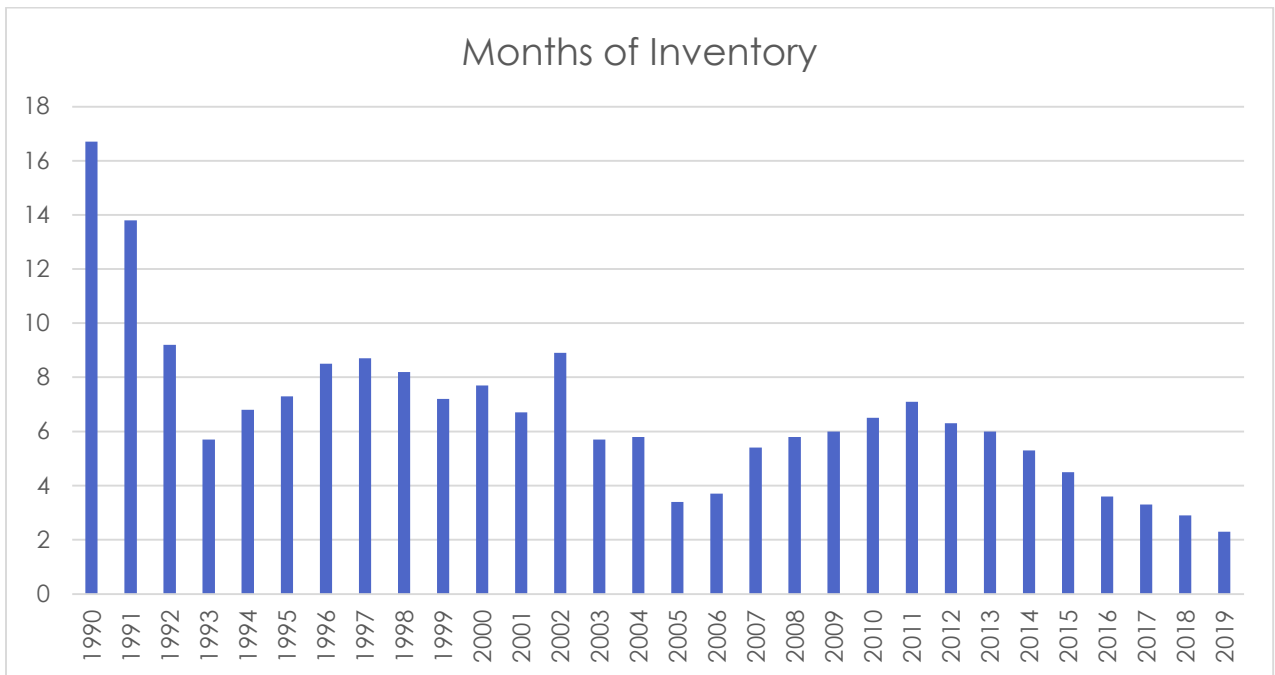


Home Sales



Highcharts.com

Months of Inventory

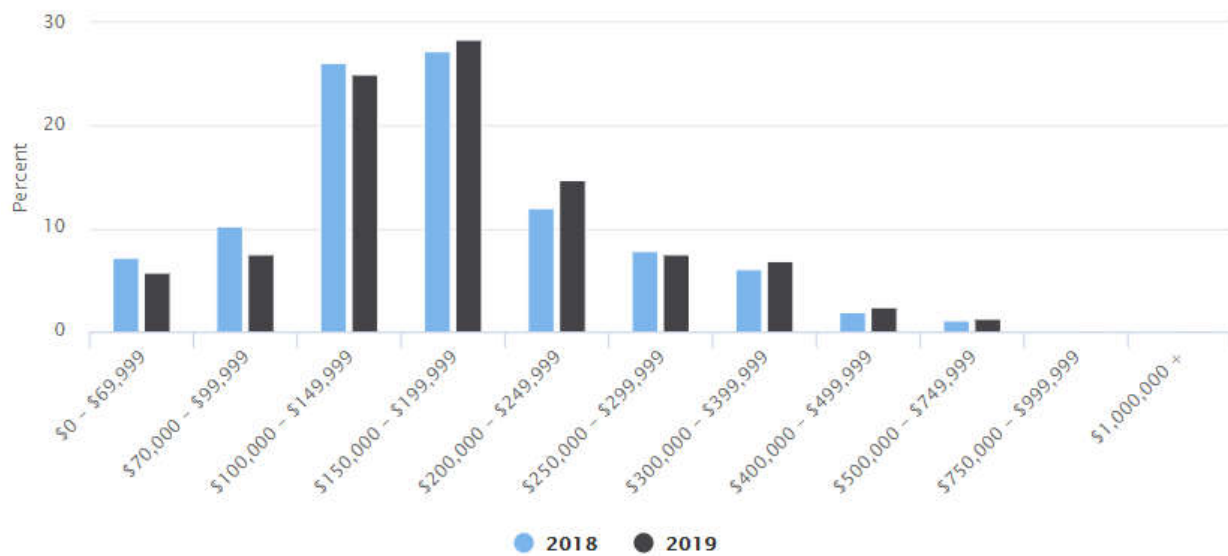


Home Sales and Average Price



Highcharts.com

Price Distribution

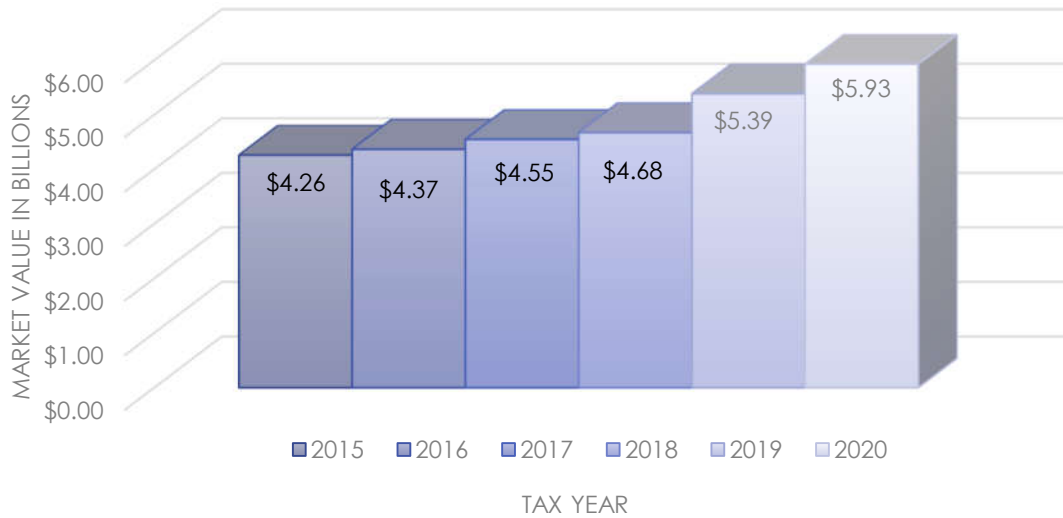


Highcharts.com

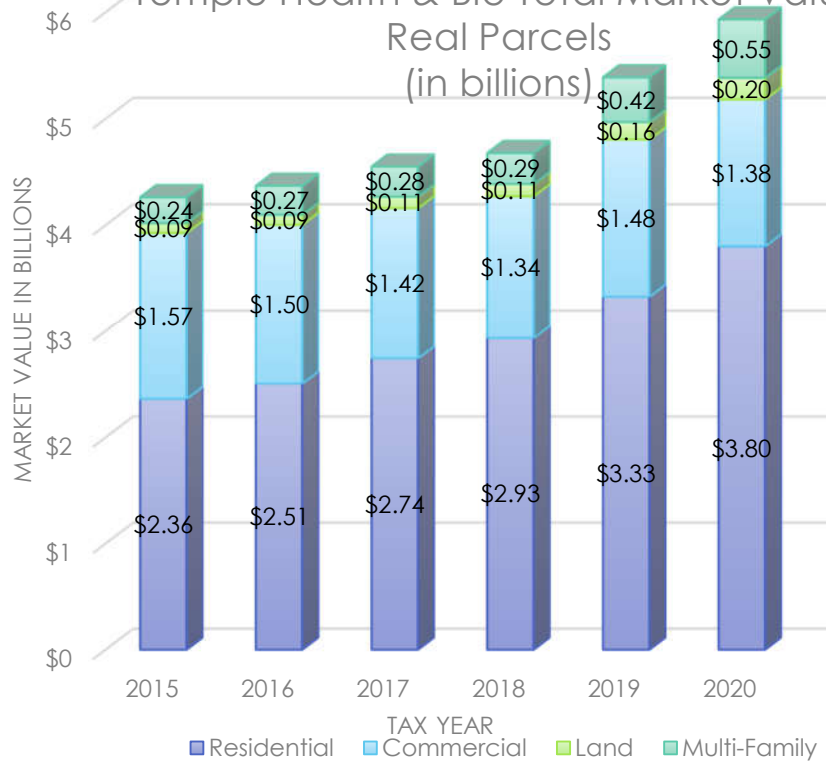
TEMPLE HEALTH & BIO 2020 APPRAISAL DATA

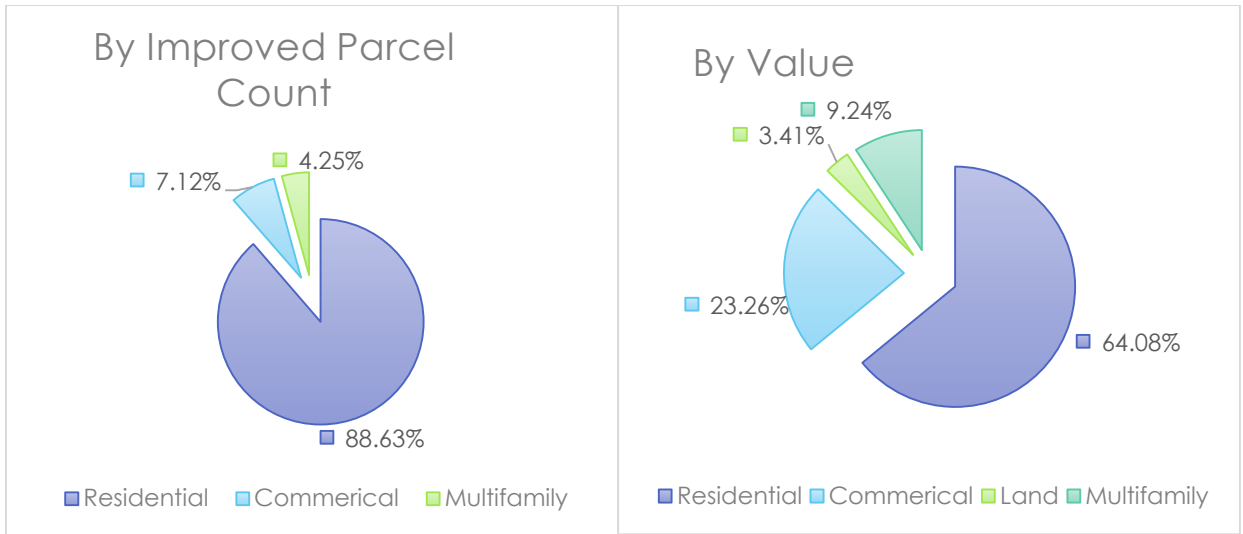
TOTAL ROLL VALUE HISTORY AND CURRENT BREAKDOWN

Temple Health & Bio Total Market Value (in billions)

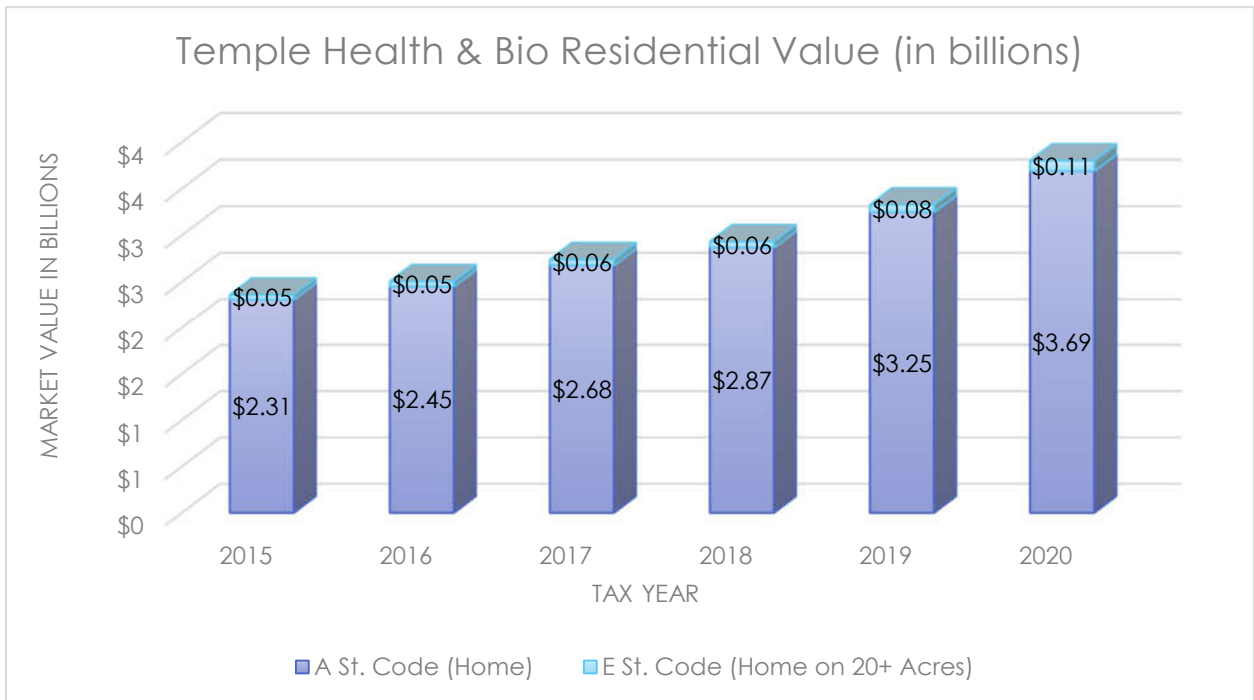


Temple Health & Bio Total Market Value Real Parcels (in billions)

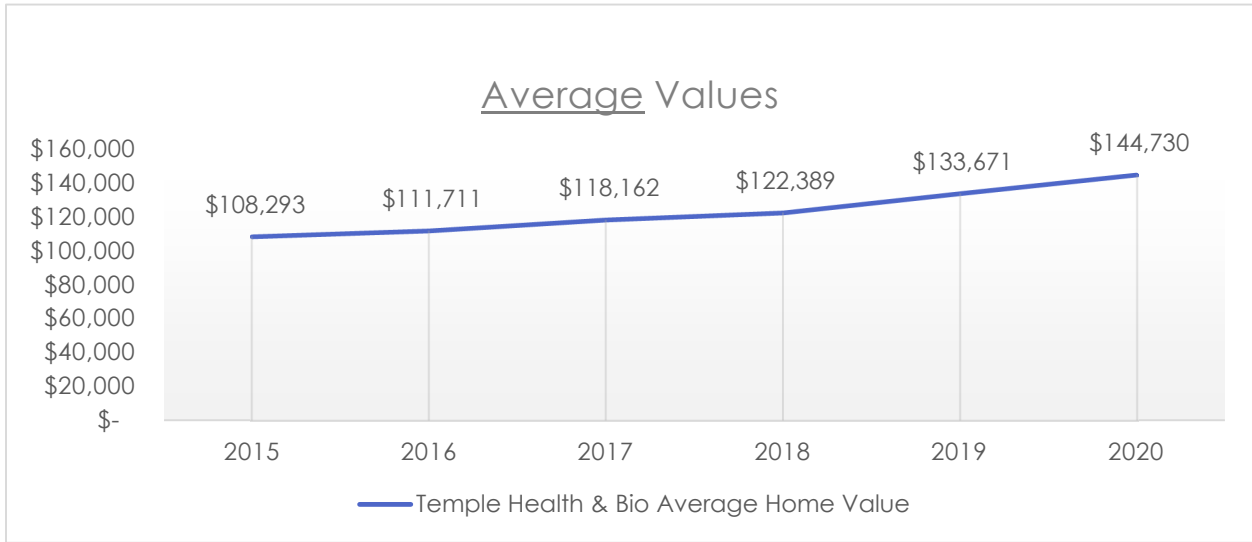




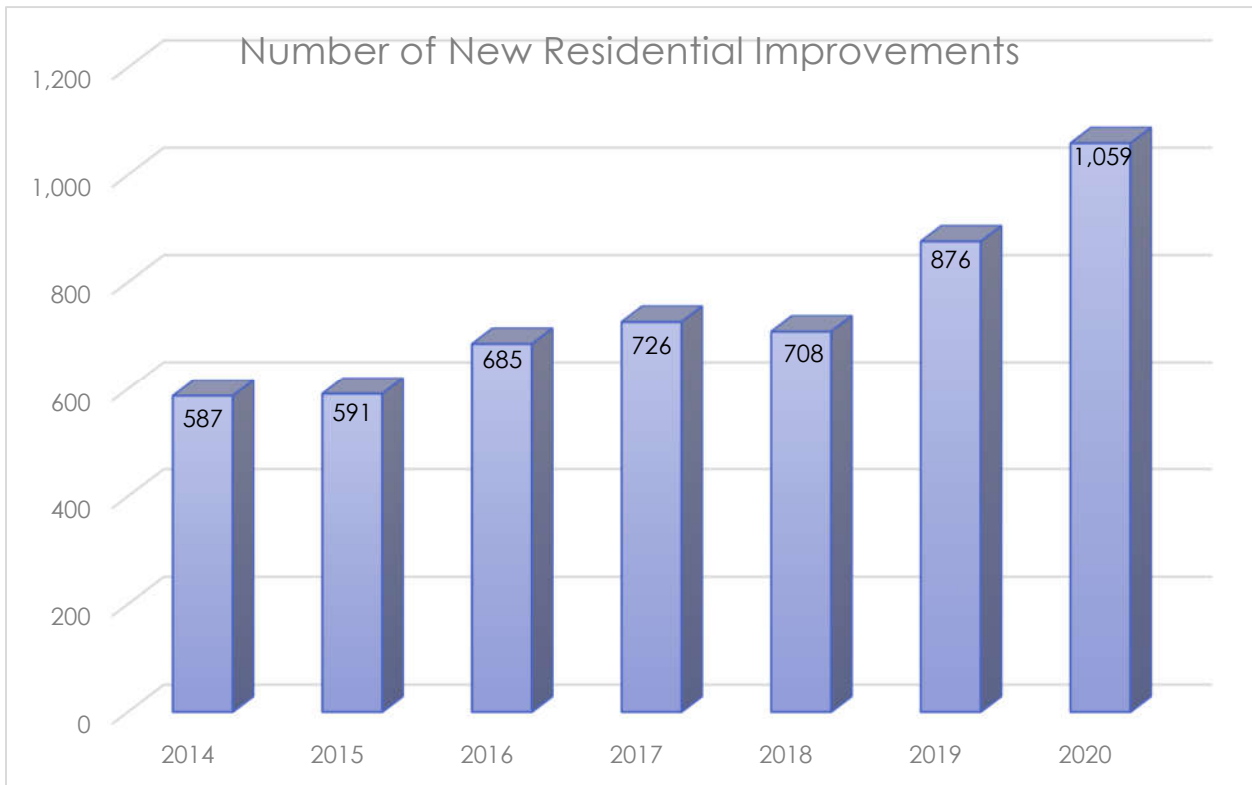
TEMPLE HEALTH & BIO RESIDENTIAL VALUE HISTORY



TEMPLE HEALTH & BIO RESIDENTIAL AVERAGE VALUE HISTORY

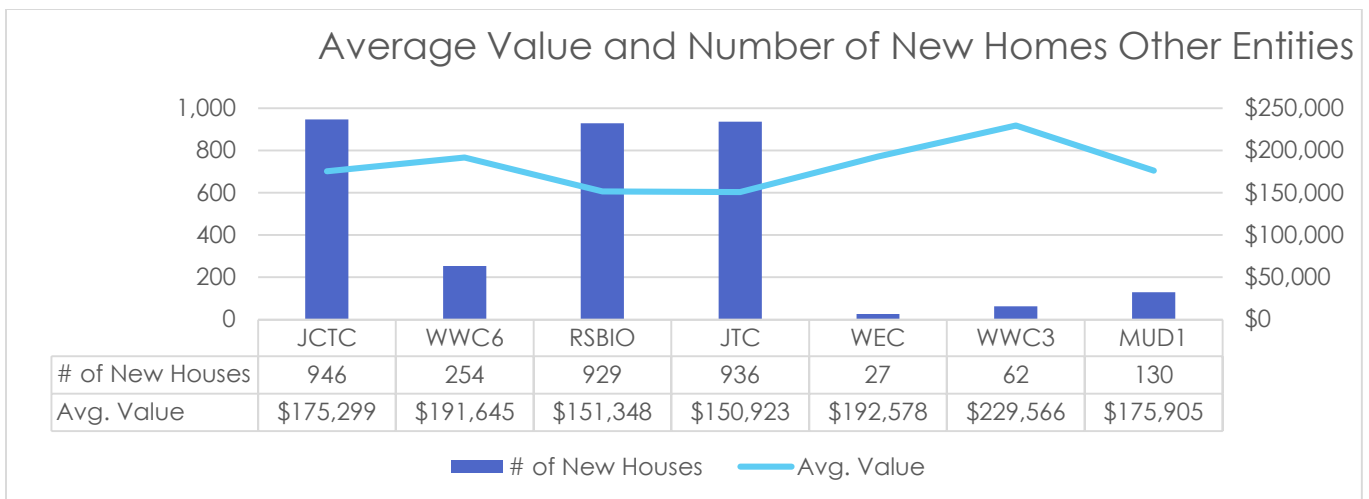
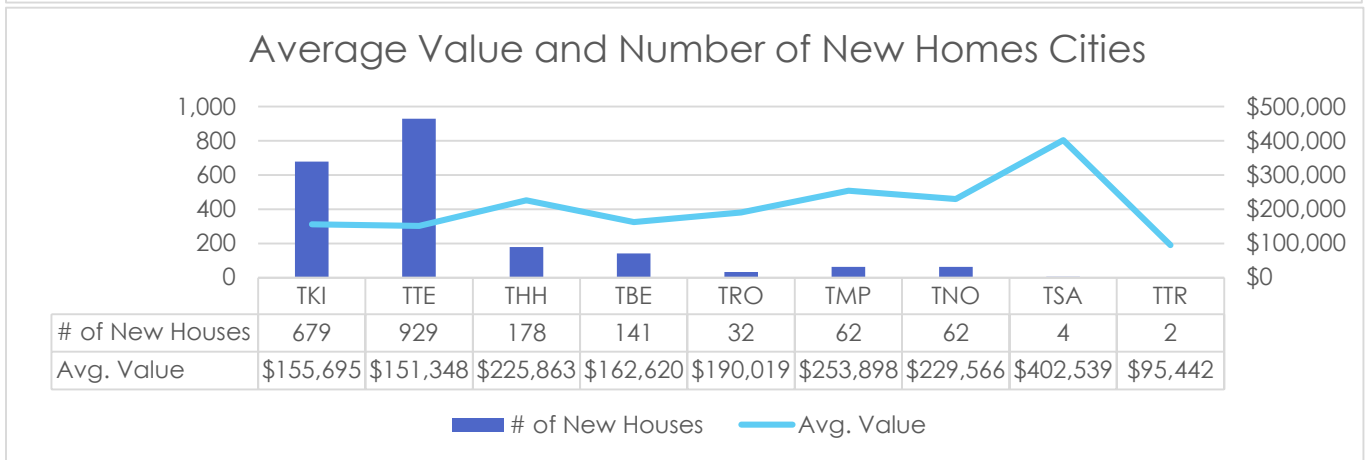
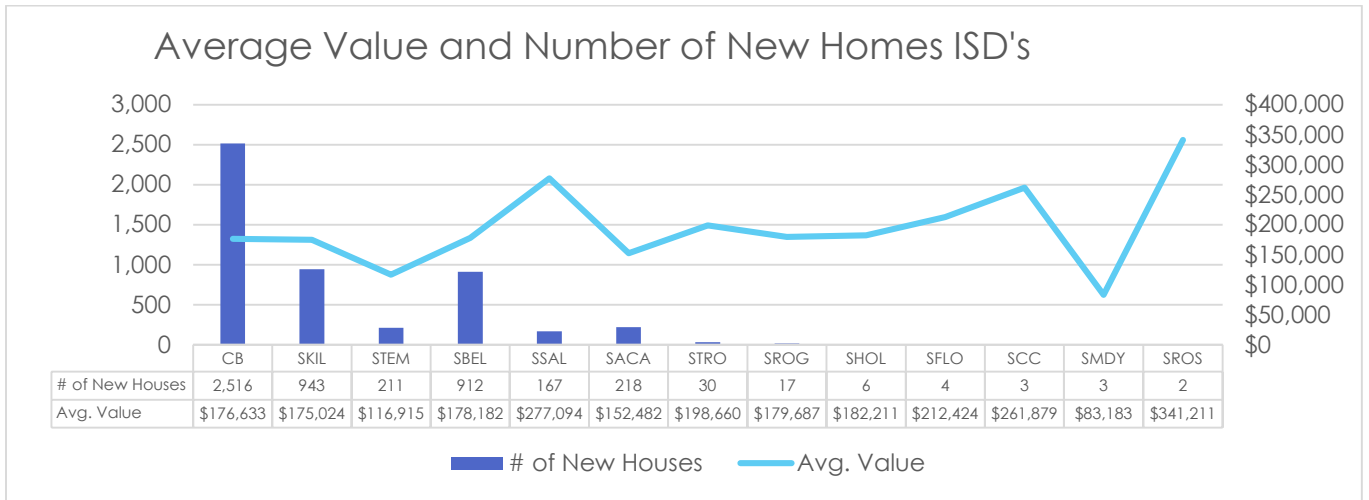


TEMPLE HEALTH & BIO RESIDENTIAL NEW IMPROVEMENTS HISTORY



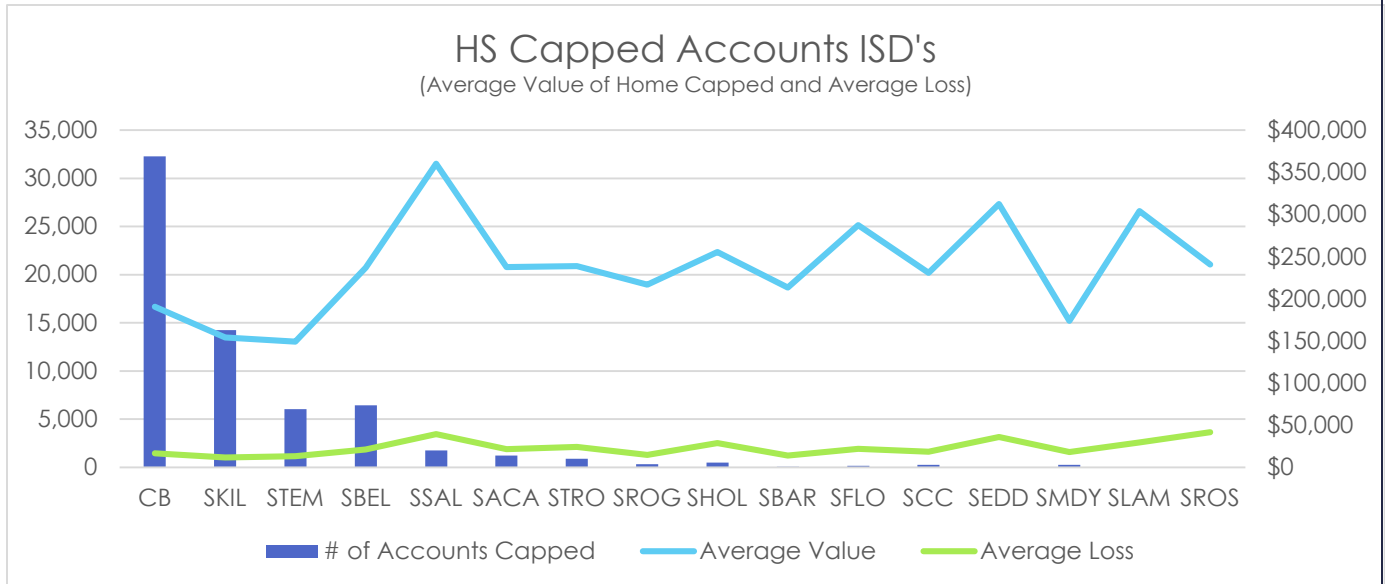
Includes all accounts that had new improvement value added.

TEMPLE HEALTH & BIO RESIDENTIAL NEW HOMES & AVERAGE VALUE OF NEW HOMES



HOMESTEAD CAP STATISTICS

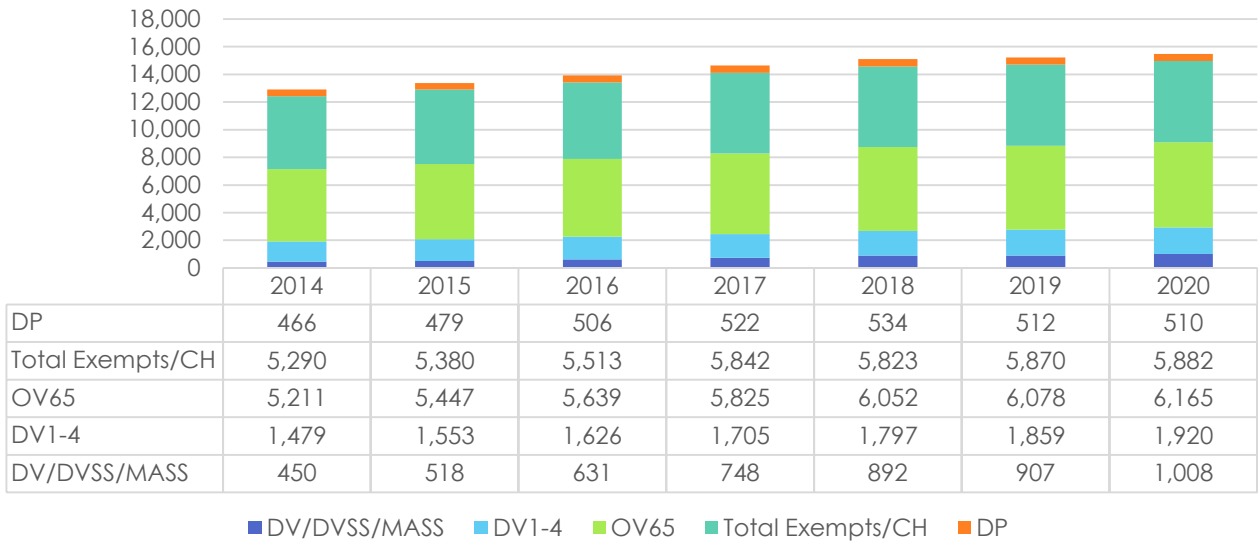
AVERAGE VALUE OF CAPPED ACCOUNT & CAPPED AMOUNT ISD



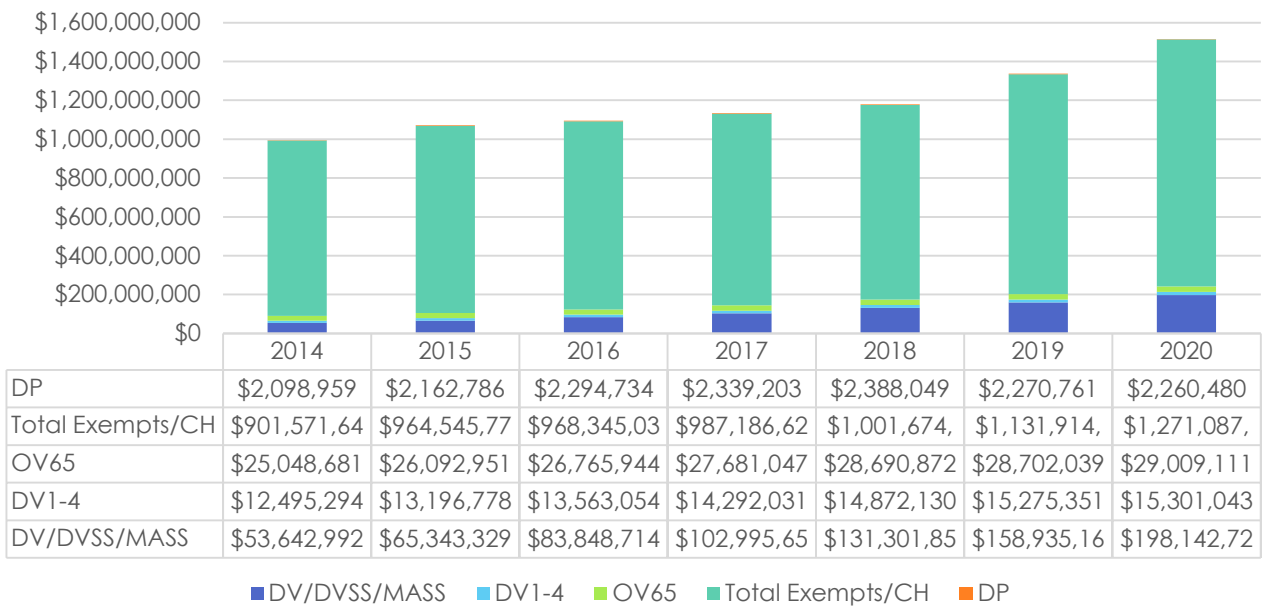
	# of Accounts Capped	Average Value	Average Loss
CB	32,264	\$190,497	\$16,679
SKIL	14,242	\$153,943	\$11,753
STEM	6,026	\$149,126	\$13,362
SBEL	6,448	\$236,844	\$21,125
SSAL	1,769	\$360,478	\$39,462
SACA	1,221	\$237,581	\$21,736
STRO	893	\$238,799	\$24,171
SROG	327	\$216,812	\$14,755
SHOL	510	\$255,211	\$28,834
SBAR	80	\$213,166	\$13,961
SFLO	179	\$287,118	\$22,167
SCC	259	\$230,672	\$18,469
SEDD	1	\$312,339	\$36,115
SMDY	263	\$173,644	\$18,161
SLAM	18	\$304,072	\$29,491
SROS	40	\$240,527	\$42,014

TEMPLE HEALTH & BIO OTHER THAN HOMESTEAD EXEMPTION HISTORY

Current* Exemptions



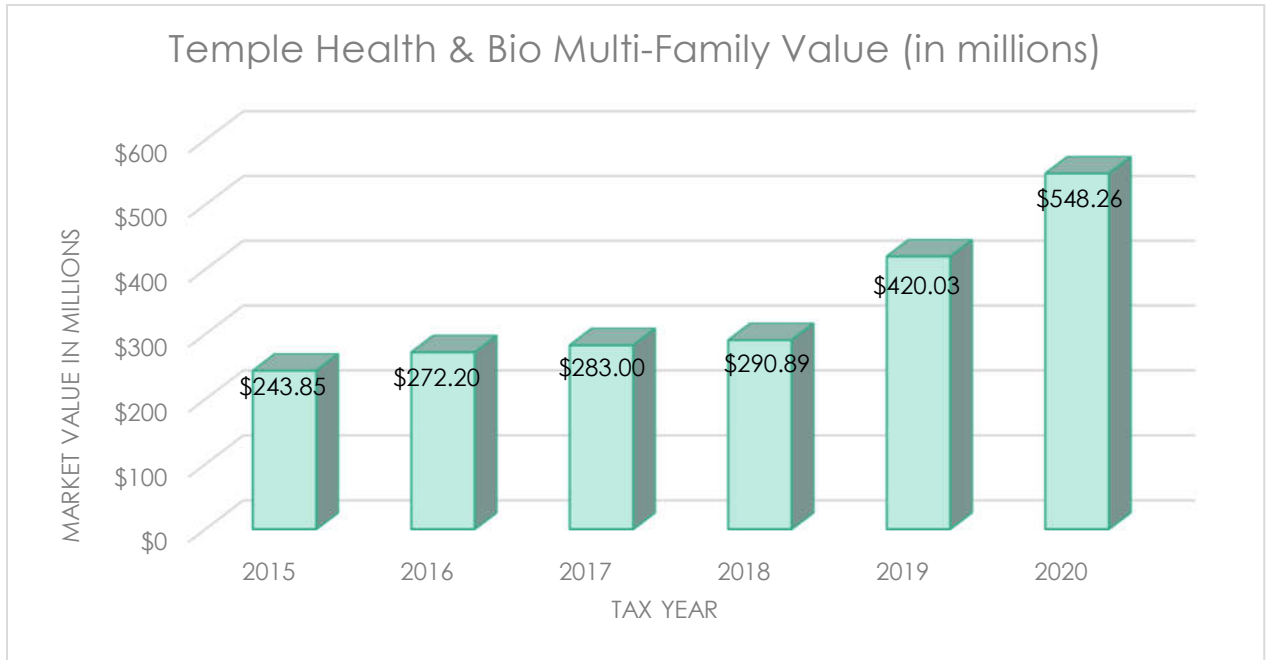
Current* Value Exempted



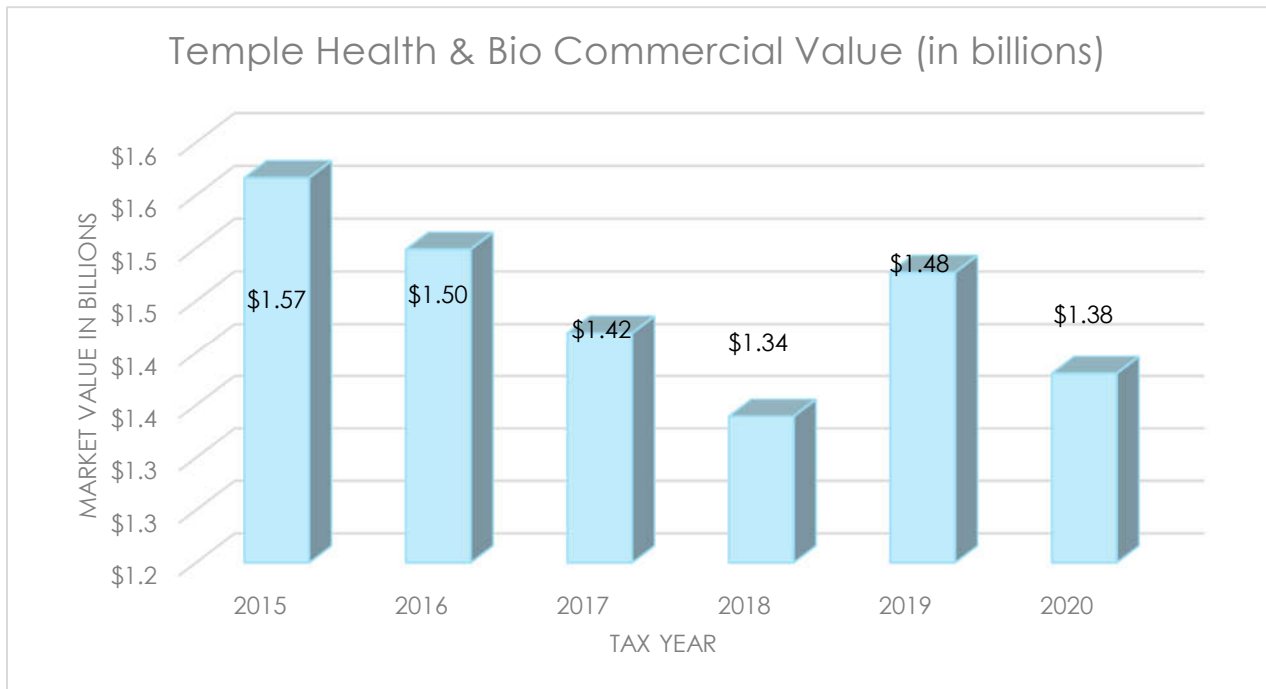
Current* - Subject to Change (All HS – 2 Years Back, DV – 5 Years Back)

COMMERCIAL AND MULTI-FAMILY VALUE & BREAKDOWN

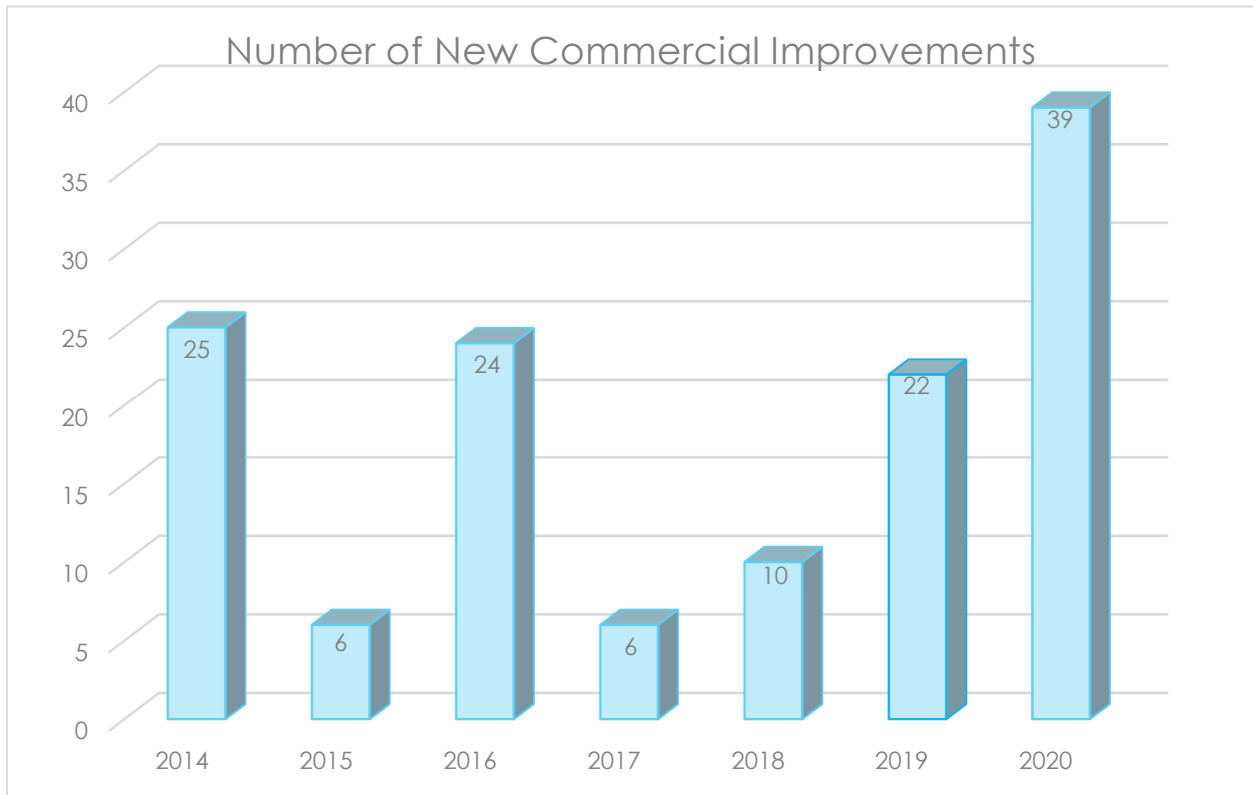
TEMPLE HEALTH & BIO MULTI-FAMILY VALUE



TEMPLE HEALTH & BIO COMMERCIAL VALUE



TEMPLE HEALTH & BIO COMMERCIAL & MULTI-FAMILY NEW IMPROVEMENTS HISTORY



CAPITOL APPRAISAL GROUP ESTIMATES – INDUSTRIAL REAL & PERSONAL



Estimated 2020 Taxable Value

A014 - Tax Appraisal District of Bell County

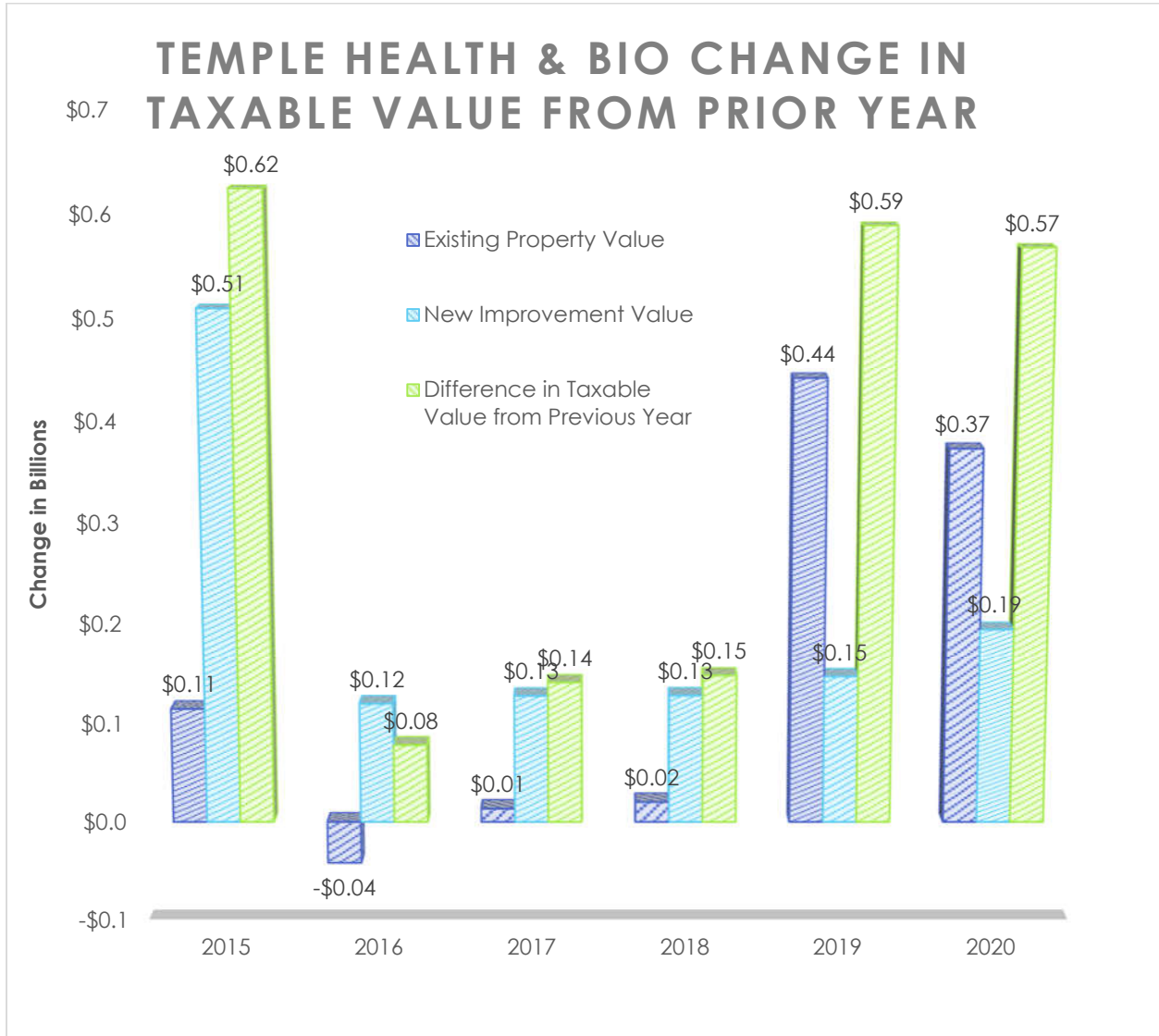
Jurisdiction: TEMPLE HEATH BIOSCN(3T)

2019 Taxable Value of Industrial Properties:	1,395,780,265
Estimated 2020 Taxable Value:	1,295,120,000

2019 Total Taxable Value:	1,395,780,265
Estimated Value Change	-100,660,000
Estimated Percent Change	-7.2%

Estimated 2020 Total Taxable Value:	1,295,120,000
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HANGE IN TOTAL TAXABLE VALUE



Taxable Amount	2019 Certified	2020 Preliminary Estimate	Percentage Change
Temple Health & Bio	\$6,111,022,480	\$6,679,388,036	9.30%

BELL CAD MANAGEMENT CONTACT INFORMATION

Name	Title	Email
Billy White	Chief Appraiser	Billy.white@bellcad.org
Roger Chesser	Deputy Chief Appraiser	Roger.chesser@bellcad.org
Linda Hearrell	Administrative Assistant	Linda.hearell@bellcad.org
Tammy Hubnik	Cust. Serv., Collections, Accounting	Tammy.hubnik@bellcad.org
Thomas Hart	Personal Property	Thomas.hart@bellcad.org
Sarah Hejl	Mapping and Records	Sarah.hejl@bellcad.org
Cody Curry	Residential Appraisal East	Cody.curry@bellcad.org
Shae Chavez	Residential Appraisal West	Shae.chavez@bellcad.org
Tammy Williams	Commercial / Land	Tammy.williams@bellcad.org
Sheri Parker	Systems Processing Manager	Sheri.parker@bellcad.org
Gary Ingalsbe	Tech Services Manager	Garry.ingalsbe@bellcad.org

ADDENDUMS

PRELIMINARY CERTIFIED TOTALS WITH EFFECTIVE TAX RATE WORKSHEET