



# 2021 BELL CAD MARKET & PROTEST INFORMATION



# HEALTH FIRST



Due to the ongoing pandemic we are taking the following precautions.

- Only **ONE** person at a time will be allowed to meet with an appraiser
- We ask that you stay behind plexi glass if present
- Please inform us if you have any special requirements

# Did you Know?



- Texas Law requires that Bell CAD appraises each property at 100% of Market Value (Texas Property Tax Code 23.01(a))



# EXTERNAL AUDITS



# Did you Know?



- Bell CAD appraisal values are audited at least every other year, the Property Value Study (PVS)
- This is done to help ensure equitable distribution of state funding for public education.
- If appraisal values are not at or near 100% of market value, school funding can be affected

# Did you Know?

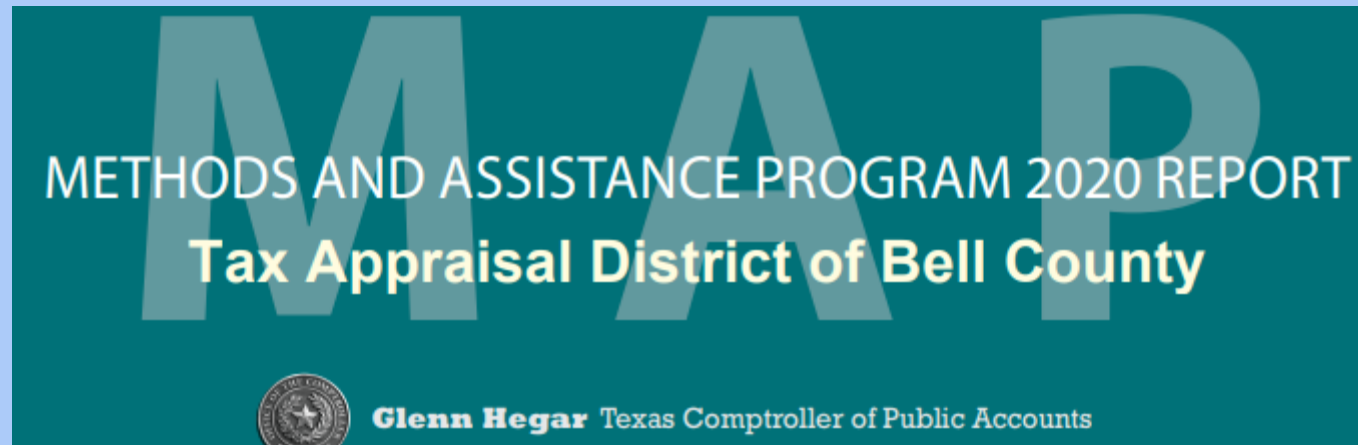


- Bell CAD is audited every other year by the Texas Comptroller, the Methods and Assistance Program (MAP) Review
- Tax Code Section 5.102 requires the Comptroller of Public Accounts to review each appraisal district's governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology at least once every two years.
- Any deficiencies are required to be corrected

# Did you Know?



- Bell CAD most recently passed the 2020 MAP Review with 100% Score





# 2021 BELL COUNTY MARKET INFORMATION





# Bell County Housing Report

## January 2021



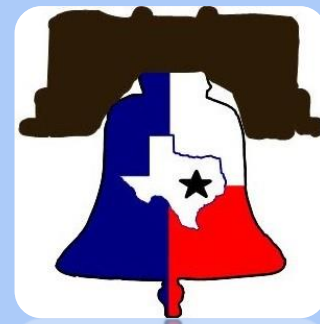
### Median price

\$189,950

↑ **10%**

Compared to January 2020

### Price Distribution



### Active listings

↓ **70.7%**

286 in January 2021



### Closed sales

↑ **11.7%**

400 in January 2021



### Days on market

Days on market 34

Days to close 35

Total 69

23 days less than January 2020



### Months of inventory

**0.5**

Compared to 1.9 in January 2020

#### 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

January 2021



Median price

\$190,000

↑ 9.4%

Compared to January 2020

Price Distribution



Active listings

↓ 71.5%

79 in January 2021



Closed sales

↑ 16.7%

84 in January 2021



Days on market

Days on market	38
Days to close	35
<b>Total</b>	<b>73</b>

10 days less than January 2020



Months of inventory

0.6

Compared to 2.2 in January 2020

# Killeen Housing Report

January 2021



Median price

\$165,000

↑ 16.2%

Compared to January 2020

Price Distribution



Active listings

↓ 65.2%

96 in January 2021



Closed sales

↓ 2.5%

157 in January 2021



Days on market

Days on market	26
Days to close	32
<b>Total</b>	<b>58</b>

21 days less than January 2020



Months of inventory

0.5

Compared to 1.3 in January 2020

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# Belton Housing Report

January 2021



Median price

\$274,450

↑ **30.7%**

Compared to January 2020

Price Distribution



Active listings

↓ **84.9%**

8 in January 2021



Closed sales

↑ **62.5%**

13 in January 2021



Days on market

Days on market	21
Days to close	28
<b>Total</b>	<b>49</b>

78 days less than January 2020



Months of inventory

**0.3**

Compared to 2.1 in January 2020

# Salado Housing Report

January 2021



Median price

\$275,000

↓ **18.2%**

Compared to January 2020

Price Distribution



Active listings

↓ **72.7%**

3 in January 2021



Closed sales

↑ **50%**

3 in January 2021



Days on market

Days on market	27
Days to close	37
<b>Total</b>	<b>64</b>

97 days less than January 2020



Months of inventory

**0.6**

Compared to 2.3 in January 2020

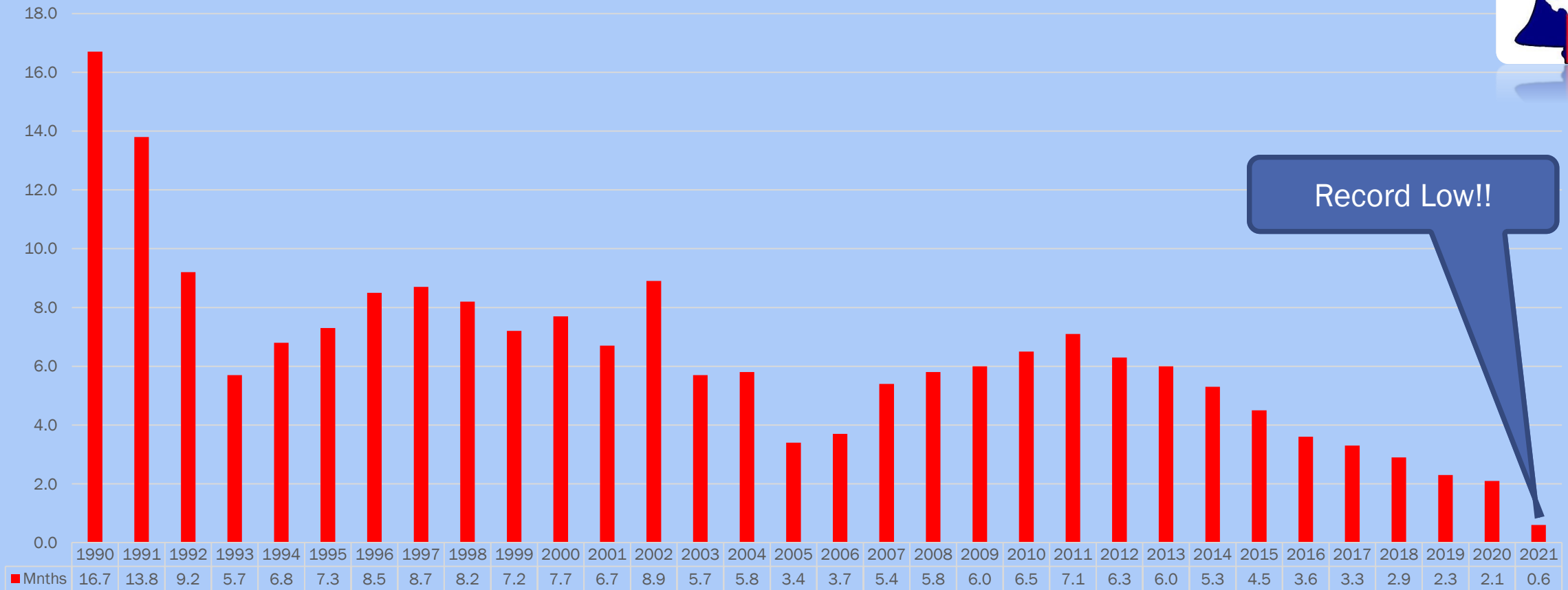
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# Bell County Months of Residential Inventory



Record Low!!

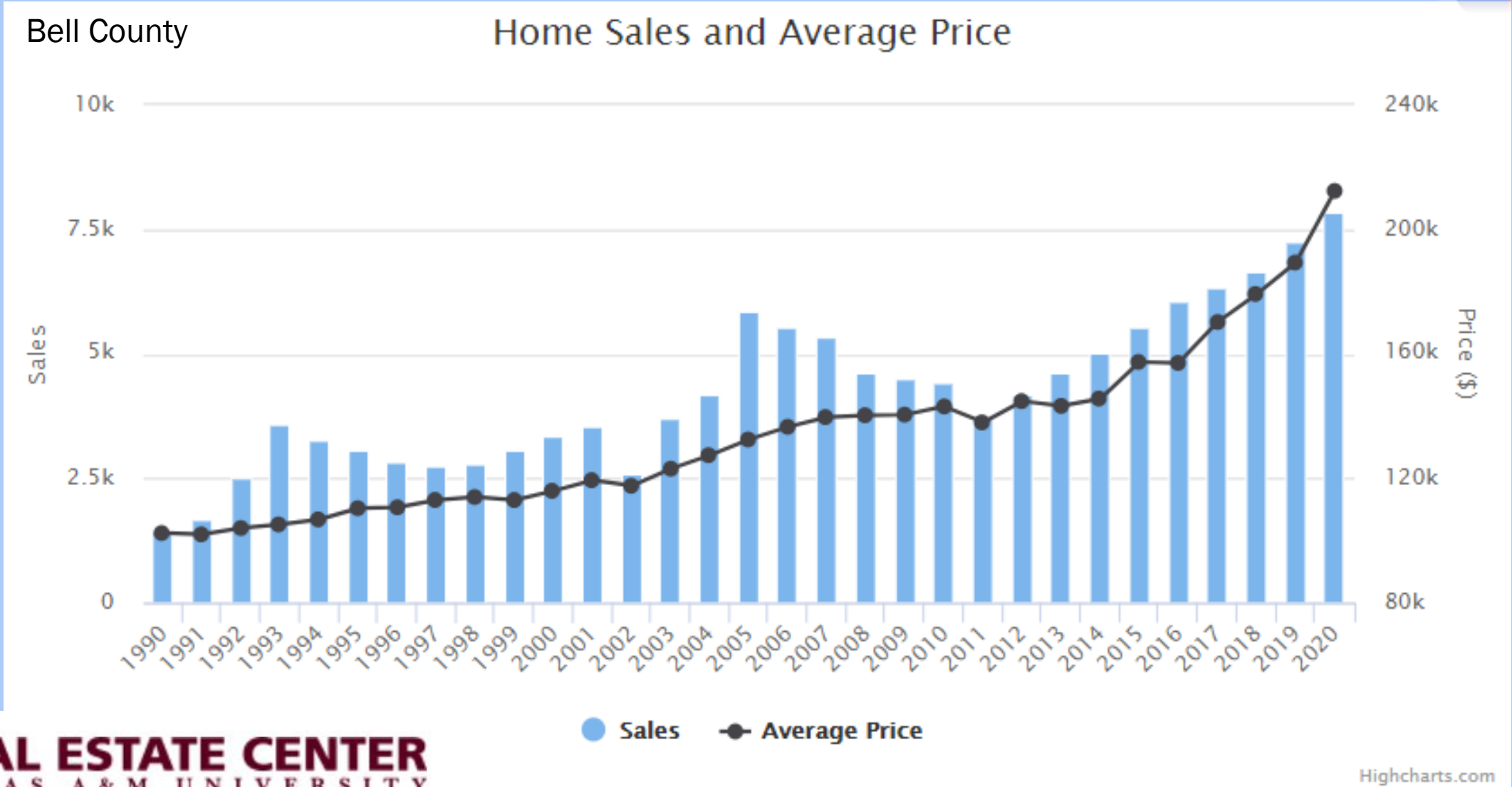


Months of Inventory: How long it would take for no houses to be available if no more were put on the market.

A stable housing market has 6 months of inventory.

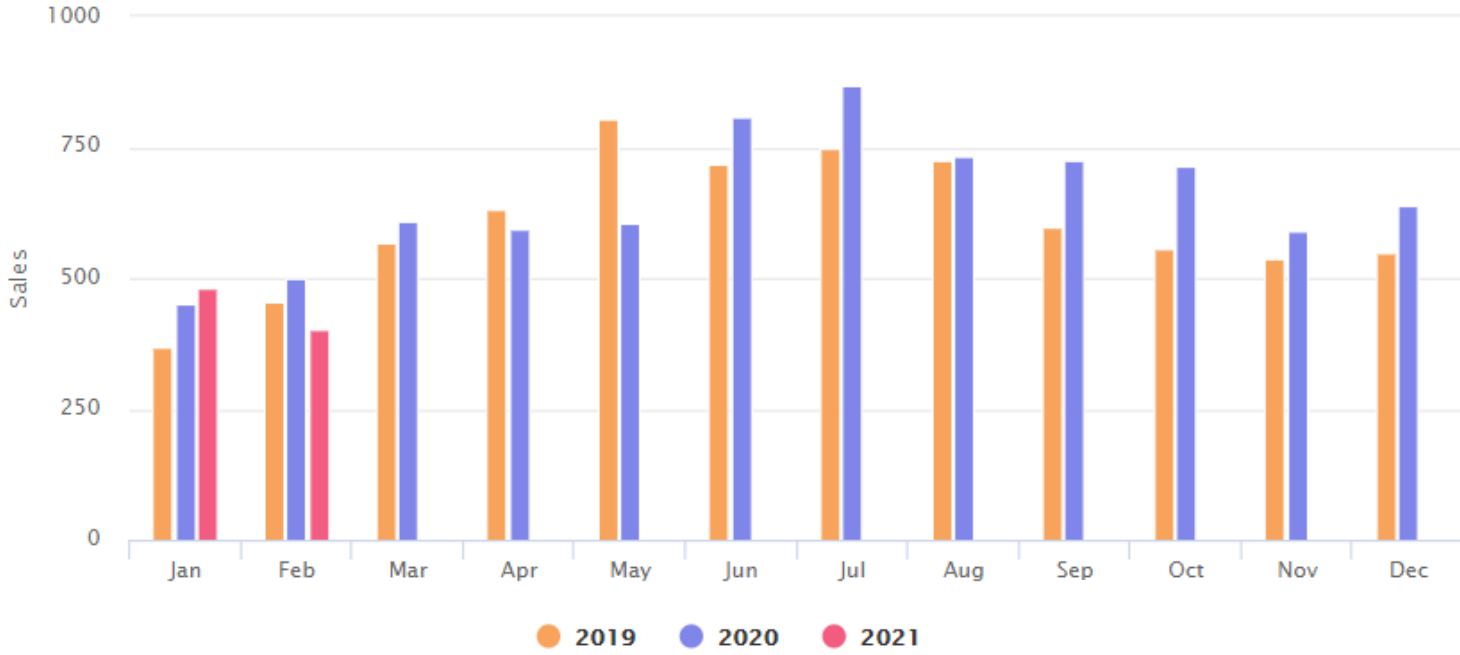
Currently, Bell County has approximately 1/2 a month.

# Texas A&M Real Estate Center:



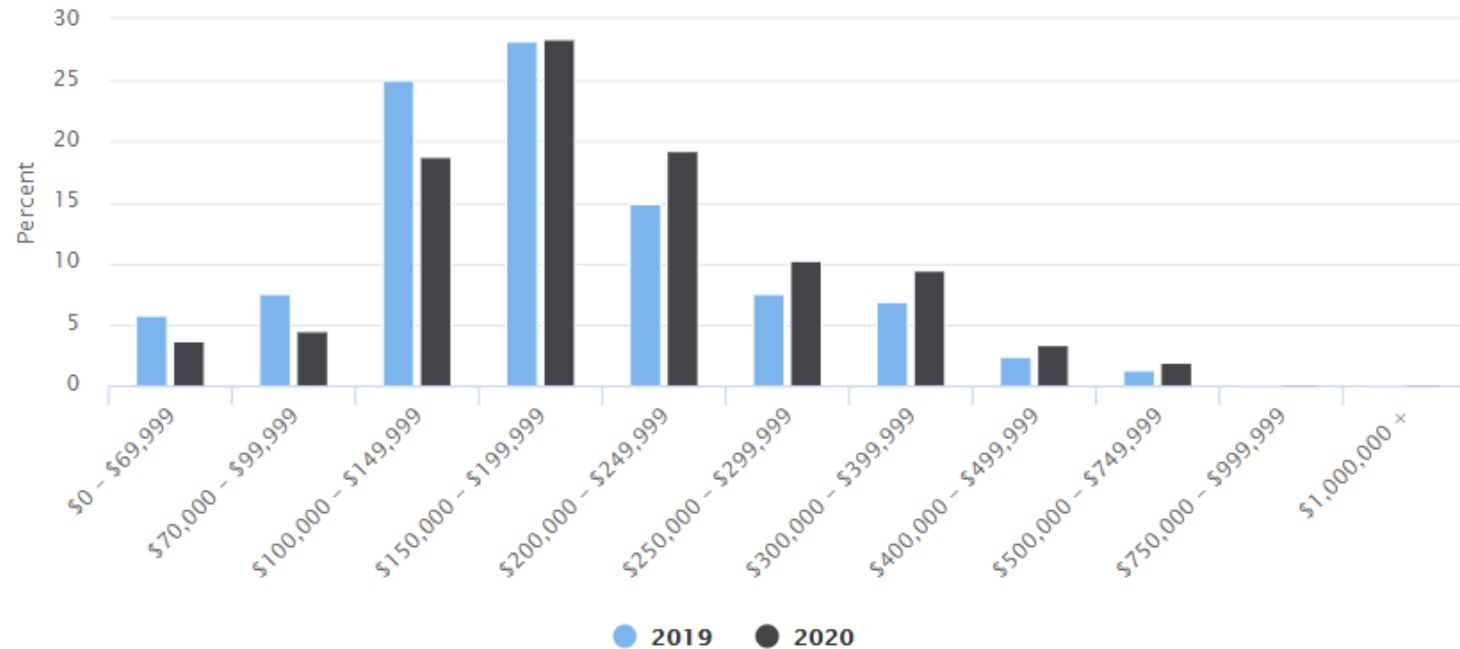
# Bell County

## Home Sales



# Texas A&M Real Estate Center

## Price Distribution



# 2021 INQUIRY & PROTEST INFORMATION



# Did you Know?



- All properties can file your protest online
- For most residential properties
  - *You can see comparables*
  - *Resolve your protest online*
  - *You can schedule your protest hearing online*



# Did you Know?

- To have the most productive review, be prepared with pertinent information to support your opinion of value:
  - *Closing Documents (Settlement Statement)*
  - *Fee Appraisal from mortgage company*
  - *Comparative Sales from your market area (1/1/20 – 3/31/21)*
  - *Current Dated Photographs*
  - *Current Estimates*
  - *Blueprints*
  - *Operating Statements & Rent Rolls*



# Did you Know?



- On your scheduled hearing date, you will first have an informal hearing with an appraiser
- If not resolved that day, you will have a formal hearing directly afterwards