

SUBJECT: Single tax appraisal for residences in overlapping appraisal districts

COMMITTEE: Ways and Means — favorable, as amended

VOTE: 7 ayes — Ramsay, Grusendorf, Holzheuser, Horn, Oliveira, Telford, Thompson
0 nays
4 absent — Craddick, Heflin, Stiles, Williamson

WITNESSES: For — Charles Temple
Against — None
On — Walter Stoneham

BACKGROUND : The 74th Legislature enacted HB 623 by Combs, requiring appraisal districts to share information regarding property that lies in more than one appraisal district. For example, property may lie within a county and also within the boundaries of a school district that extends from a neighboring county. The property is appraised by both the appraisal district for the county where it is located and the appraisal district for the school district. Under HB 623, appraisal districts are encouraged, but not required, to appraise such properties at the same valuation.

DIGEST: HB 670 would require that when a single family residence is appraised by more than one district, the value determined by the county in which the property is located be used by any other districts if the value is lower than that determined by the other districts.
HB 670 would not affect the authority of the appraisal review board or a court to determine a different appraisal value in the case of an appeal.

SUPPORTERS SAY: HB 670 would simplify the appraisal process by giving precedence to the assessment of the county in which a property is located if that assessment is lower. The bill would allow taxpayers to deal with only one appraisal

district and review board when protesting or appealing their property tax valuations.

The property tax appraisal process is cumbersome enough for taxpayers, without their having to contend with divergent appraisals of their residence. Despite last session's legislation requiring districts to share information regarding multiple-district property, owners have continued to receive varying appraisals from different districts.

**OPPONENTS
SAY:**

Owners of property in more than one appraisal district should be allowed to choose which valuation they want applied to their property rather than being limited to the appraisal of the district in which their property lies. If a district other than where the property is located appraises the property at a lower value, then owner should be able to choose the lower value.

In addition, the convenience afforded by the single appraisal should be made available to all property, not just to single family residences.

NOTES:

The committee amendment specified that the bill would apply only to single family residences.

The companion bill, SB 1072 by Nelson, has been referred to the Senate State Affairs Committee.