

By: Villarreal

H.B. No. 2513

A BILL TO BE ENTITLED

AN ACT

1  
2 relating to the annual school district property value study  
3 conducted by the comptroller of public accounts.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Sections 403.302(b) and (c), Government Code,  
6 are amended to read as follows:

7 (b) In conducting the study, the comptroller shall carry out  
8 a detailed review of the appraisal standards, procedures, and  
9 methodology used by each appraisal district to determine the  
10 taxable value of property in each school district. The review must  
11 include samples selected through appropriate random sampling  
12 techniques and test compliance with generally accepted appraisal  
13 standards and practices used by the appraisal district to determine  
14 the taxable value according to the school district's appraisal  
15 roll. If the comptroller finds in the annual study that generally  
16 accepted appraisal standards and practices were used by the  
17 appraisal district in valuing a particular category of property,  
18 the value of that category as shown on the appraisal roll is  
19 presumed to represent taxable value. If the comptroller finds in  
20 the annual study that generally accepted appraisal standards and  
21 practices were not used by the appraisal district in appraising a  
22 particular category of property, the comptroller shall estimate the  
23 taxable value of that category of property [+

24 [~~1~~] using[~~, if~~] appropriate[~~, samples selected~~

1 ~~through generally accepted sampling techniques;~~

2 ~~[(2) according to generally accepted]~~ standard  
3 valuation, statistical compilation, and analysis techniques~~[,] and~~

4 ~~[(3) ensuring that different levels of appraisal on~~  
5 ~~sold and unsold property do not adversely affect the accuracy of the~~  
6 ~~study].~~

7 (c) If after conducting the annual study the comptroller  
8 determines that the appraisal district used appropriate  
9 information and methodology to appraise all property or a category  
10 of property for a school district, the local value of that property  
11 for the [a] school district [is valid, the local value] is presumed  
12 to represent the taxable value of all property or the category of  
13 property, as applicable, for the school district. In the absence of  
14 that presumption, the taxable value of all property or of a category  
15 of property for a school district is the state value of that  
16 property for the school district determined by the comptroller  
17 under Subsections (a) and (b) unless the local value of all property  
18 or of a category of property exceeds the state value of that  
19 property, in which case the taxable value of all property or the  
20 category of property, as applicable, for the school district is the  
21 district's local value of that property. In determining whether  
22 the local value of all property or a category of property for a  
23 school district is valid, the comptroller shall use a margin of  
24 error that does not exceed five percent unless the comptroller  
25 determines that the size of the sample of properties necessary to  
26 make the determination makes the use of such a margin of error not  
27 feasible, in which case the comptroller may use a larger margin of

1 error.

2           SECTION 2. The change in law made by this Act applies only  
3 to the annual study conducted under Section 403.302, Government  
4 Code, to determine taxable value for a tax year that begins on or  
5 after January 1, 2007. The annual study for a tax year that begins  
6 before January 1, 2007, is covered by the law in effect immediately  
7 before the effective date of this Act, and the former law is  
8 continued in effect for that purpose.

9           SECTION 3. This Act takes effect immediately if it receives  
10 a vote of two-thirds of all the members elected to each house, as  
11 provided by Section 39, Article III, Texas Constitution. If this  
12 Act does not receive the vote necessary for immediate effect, this  
13 Act takes effect September 1, 2007.