

By: Otto

H.B. No. 3454

A BILL TO BE ENTITLED

AN ACT

relating to the determination of the value of property for ad  
valorem tax purposes.

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

SECTION 1. Section 23.01(b), Tax Code, is amended to read as  
follows:

(b) The market value of property shall be determined by the  
application of generally accepted appraisal methods and  
techniques. If the appraisal district determines the appraised  
value of a property using mass appraisal standards, the mass  
appraisal standards must comply with the Uniform Standards of  
Professional Appraisal Practice. The same or similar appraisal  
methods and techniques shall be used in appraising the same or  
similar kinds of property. However, each property shall be  
appraised based upon the individual characteristics that affect the  
property's market value, and all available evidence that is  
specific to the value of the property shall be taken into account in  
determining the property's market value.

SECTION 2. Section 23.013, Tax Code, is amended to read as  
follows:

Sec. 23.013. MARKET DATA COMPARISON METHOD OF APPRAISAL.

(a) If the chief appraiser uses the market data comparison method of  
appraisal to determine the market value of real property, the chief  
appraiser shall use comparable sales data and shall adjust the

1 comparable sales to the subject property.

2        (b) A sale of real property is not considered to be a  
3 comparable sale unless the sale occurred within 24 months of the  
4 date as of which the market value of the subject property is to be  
5 determined and is appropriately adjusted for changes in the market  
6 value over the time period between the dates of the sale and the  
7 appraisal. Whether a property is comparable to the subject  
8 property shall be determined based on similarities with regard to  
9 location, square footage of the lot and improvements, property age,  
10 property condition, property access, amenities, views, income,  
11 operating expenses, occupancy, and the existence of easements, deed  
12 restrictions, or other legal burdens affecting marketability.

13        SECTION 3. This Act applies only to the appraisal of  
14 property for a tax year beginning on or after the effective date of  
15 this Act.

16        SECTION 4. This Act takes effect January 1, 2010.