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August 7, 2008

Ms. Susan Bushart
402 Inwood Road
Austin, Texas 78746

Ms. Bushart,

I am writing this letter to answer the concerns in your letter recently received by me concerning 809 Knollwood Drive. We thank you for bringing the square footage discrepancy to our attention. I was contacted about two or three weeks earlier by another taxpayer about this same issue. We moved very quickly to correct our error for 2008, with the help of some listing information that we were able to get. We made some adjustments on the quality and square footage of the improvements, as well as the land value, and feel that we are at market value for 2008. We always act on timely information.

We had two different site visits in the past on this property. The first one was a residential appraiser, who did a field check, adding a pool and a spa in May, 2006. She indicated to me that she saw no additional square footage at the time. The next field check was performed by two commercial appraisers, who were looking at a nearby warehouse, and quickly took a picture of the view from this house, but did not have the field card, and saw no construction being performed at the time. They made no adjustments based on their site visit.

I asked our counsel, Phong Phan to review this situation. He explained to me that we can not correct this based on a clerical error per the Property Tax Code. He has also discussed with me some of the problems associated with applying the omitted property provision of the Property Tax Code to this case. The main issue for assessing omitted property is that omitted property typically takes the form of adding an entire building or placing improvements on the roll where there were none. Based on the facts of this case, we do not have that situation here. As such, I do not feel that we have a good fact situation for this being processed as omitted property, both because of the lack of evidence as to the condition, and therefore value of the property for 2006 and 2007, and more importantly, as to our reading of the statute and case law which do not support our position to go back and make a correction under the omitted property provision. Additionally, both tax years 2006 and 2007 have been certified, as has 2008 at this point in time also.

I promise you I am committed to providing the best quality appraisal roll I can. If you have other concerns in the future about property that is incorrectly appraised, please bring that to me or my staff's attention.

Sincerely,

J. Patrick Brown
Chief Appraiser

Travis Central Appraisal District