

Rendition of Residential Real Property Inventory

CONFIDENTIAL

Appraisal District's Name

Phone (area code and number)

Address, City, State, ZIP Code

Are there one or more taxing units located in the county that exempt freeport property under Tax Code Section 11.251? Yes No

GENERAL INSTRUCTIONS: This form is for use in rendering residential real property inventory owned or managed and controlled as a fiduciary on Jan. 1. This form assists the appraisal district in classifying and appraising property as inventory. Under Tax Code Section 23.12, inventory includes residential real property which has never been occupied as a residence; held for sale; remains unoccupied; is not leased or rented; and produces no income. This report is confidential and not open to public inspection; disclosure is permitted pursuant to the terms of Tax Code Section 22.27.

Unless required by the Tax Code or the chief appraiser, rendering real property is optional. File a separate rendition form for each subdivision or group of contiguous properties. To render real property that does not qualify as residential real property inventory, use Form 50-141 General Real Property Rendition of Taxable Property.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the appraisal district office in the county in which the property is taxable. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for appraisal district offices may be found on the Comptroller's website.

DEADLINES: Rendition statements and property report deadlines depend on property type or location. The statements and reports must be delivered to the chief appraiser after Jan. 1 and no later than the deadline indicated below. Allowed extensions also vary by property type or location as referenced below.

Rendition Statements and Reports	Deadlines	Allowed Extension(s)
Property located in an appraisal district in which one or more taxing units exempts freeport property under Tax Code Section 11.251	April 1	<ul style="list-style-type: none"> May 1 upon written request additional 15 days for good cause shown
Property generally	April 15	<ul style="list-style-type: none"> May 15 upon written request additional 15 days for good cause shown
Regulated property*	April 30	<ul style="list-style-type: none"> additional 15 days for good cause shown

* Property regulated by the Public Utility Commission of Texas, the Railroad Commission of Texas, the Federal Surface Transportation Board or the Federal Energy Regulatory Commission.

State the tax year for which this property is being rendered.

Tax Year

SECTION 1: Property Owner Information

Property Owner Name

Mailing Address, City, State, ZIP Code

Phone Number (area code and number)

Email Address*

Property owner is (check one):

- Individual
 Corporation
 Partnership
 Trust
 Association
 Nonprofit Corporation

Other (specify): _____

SECTION 2: Party Filing Report

Indicate the capacity or status of the party filing this report.

- Property Owner, Secured Party, Employee of Property Owner, Fiduciary, Authorized Agent, Other, Employee of Property Owner On Behalf Of Affiliated Entity of the Property Owner

Name of party (i.e. business name) filing this report Phone (area code and number)

Mailing Address, City, State, ZIP Code

NOTE: Pursuant to Tax Code Section 22.26(b), when a corporation is required to file this report, an officer of the corporation or an employee or agent who has been designated in writing by the board of directors or by an authorized officer to sign in behalf of the corporation must sign the report.

Name of individual authorized to sign this report Title or Position

Phone Number (area code and number) Email Address*

Complete if applicable.

By checking this box, I affirm that the information contained in the most recent rendition statement filed in (Prior tax year) continues to be complete and accurate for the current tax year.

Complete if applicable.

- A secured party filing this report must: have the property owner's consent; have a security interest on Jan. 1 in the property which has an historical cost when new of over \$50,000; and meet the filing requirements of Tax Code Section 22.01.

Are all of these requirements met? Yes No

SECTION 3: Property Information

Appraisal district property account number or identification number (if known):

Identify each of the taxing units in which the property is located:

Complete the following optional schedules in this form:

- Residential Real Property Inventory Schedule
Information About Estimate of This Inventory's Value

If a value is rendered in the Residential Real Property Inventory Schedule, please complete the last page of this form, Information About Estimate of This Inventory's Value, to show how the inventory value was derived. The law does not require an estimate of value. If an estimate is provided, the appraisal district must send a notice of appraised value if it places a higher total value on the property than the estimate.

SECTION 4: Affirmation and Signature

NOTICE REGARDING PENALTIES FOR MAKING OR FILING A REPORT CONTAINING A FALSE STATEMENT: If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Section 37.10, Penal Code.

I, _____, swear or affirm the following:
Printed Name of Authorized Individual

- 1. that the information provided in this report is true and accurate to the best of my knowledge and belief;
- 2. that I am authorized as required by law to file and sign this report; and
- 3. that I have read and understand the *Notice Regarding Penalties for Making or Filing a Report Containing a False Statement*.

NOTE: If the person filing and signing this report is not the property owner, an employee of the property owner, an employee of a property owner signing on behalf of an affiliated entity of the property owner or a secured party as defined by Tax Code Section 22.01, the signature below must be notarized.

sign here

Signature of Authorized Individual

Date

Subscribed and sworn before me this _____ day of _____, 20_____.

Notary Public, State of Texas

* An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

Residential Real Property Inventory Schedule

Provide the description of each property including the appraisal district account number (if the district has assigned separate numbers for each property), the individual property legal description, improvement area, percent complete on Jan. 1 and the asking price for the property. Providing the estimated land and improvement value are optional.

Complete this table (attach additional sheets as necessary) or a spreadsheet setting forth the required information. All such information must be separately identified in a manner that conforms to the column headers used in the tables or that is acceptable to the property owner and appraisal district.

Subdivision Name

Location (nearest major intersection)

Appraisal District Account Number

Continue on additional sheets as needed

Optional: give estimate of inventory value (allocated to each property, if possible)

Table with 9 columns: Appraisal District Account Number, Legal Description, Living Area in Square Feet, Percent Completed on Jan. 1, Asking Price, Land, Improvements, Has Property Ever Been Occupied as a Residence?, Is Property Leased, Rented or Producing Income?

Optional: Estimate of the total inventory value of this group of properties (Please complete the information about the basis of the estimate of value on the last page of the form)

Page ____ of ____ pages

Optional: Information About Your Estimate of This Inventory's Value

If a value was rendered in the Residential Real Property Inventory Schedule, please complete this schedule to show how the inventory value was derived.

Cost

If the inventory value estimate is based on cost, please complete this schedule or attach documentation for the estimate.

Land Cost:

Total Number of Lots/Acres in this Schedule:

_____ Lot Acre

Purchased for \$ _____ per Lot/Acre

Date Purchased (*attach schedule if properties were purchased on more than one date*) _____

Site Improvement Costs \$ _____ per Lot/Acre

Other Development Costs \$ _____ per Lot/Acre

Building Cost (*total for all improvements listed*):

Materials \$ _____

Labor \$ _____

Architectural Design \$ _____

Filing and Permit Expense \$ _____

Title Expense \$ _____

Advertising/Promotion \$ _____

Security \$ _____

Insurance \$ _____

Financing Cost \$ _____

Tax \$ _____

Other Building Costs (*specify*):

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Total Inventory Cost: \$ _____

Income

If the inventory value estimate is based on income from selling the properties over time, please complete this schedule and attach documentation.

Number of Properties in Inventory ... _____

Projected Annual Gross
Income from Sales \$ _____

Projected Time to Sell Inventory (*please attach a timetable if the same number of units is not expected to be sold*):

For Each Year, _____ Months

Projected Selling Price Change + or - _____ % per Year

Projected Annual Expenses:

Interim Financing \$ _____

Tax \$ _____

Insurance \$ _____

Marketing \$ _____

Payment of Points \$ _____

Other Expenses (*specify*):

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Projected Profit as a Percentage
of Annual Gross Income \$ _____

Discount Rate Used to
Project Value _____

Total Inventory Value: \$ _____