



# Rendition of Residential Real Property Inventory

Property Tax  
**Form 50-143**

**CONFIDENTIAL**

Appraisal District's Name

Phone (area code and number)

Address, City, State, ZIP Code

**This document must be filed with the appraisal district office in the county in which your property is taxable. Do not file this document with the office of the Texas Comptroller of Public Accounts. Location and address information for appraisal district offices may be found at [www.window.state.tx.us/propertytax/references/directory/cad](http://www.window.state.tx.us/propertytax/references/directory/cad).**

## State the Year for Which You are Rendering Property

Tax Year

## Instructions for Filing

**GENERAL INSTRUCTIONS:** This form is for use in rendering, pursuant to Tax Code Section 22.01, residential real property inventory used for the production of income that you own or manage and control as a fiduciary on Jan. 1 of this year.

**FILING AND DEADLINES:** Rendition statements and property reports must be delivered to the chief appraiser after Jan. 1 and not later than April 15, except as provided by Tax Code Section 22.02. On written request by the property owner, the chief appraiser shall extend a deadline for filing a rendition statement or property report to May 15. The chief appraiser may further extend the deadline an additional 15 days upon good cause shown in writing by the property owner. Pursuant to Tax Code Section 22.02, if an exemption applicable to a property on Jan. 1 terminates during the tax year, the person who owns or acquires the property on the date applicability of the exemption terminates shall render the property for taxation within 30 days after the date of termination. If the chief appraiser denies an application for an exemption for property subject to rendition pursuant to Tax Code Section 22.01(a), the person who owns the property on the date the application is denied shall render the property for taxation in the required manner within 30 days after the date of denial.

**INSPECTION OF PROPERTY:** Pursuant to Tax Code Section 22.07, the chief appraiser or his authorized representative may enter the premises of a business, trade, or profession and inspect the property to determine the existence and market value of tangible personal property used for the production of income and having a taxable situs in the district.

**REQUEST FOR STATEMENT REGARDING VALUE:** Pursuant to Tax Code Section 22.07, the chief appraiser may request, either in writing or by electronic means, that the property owner provide a statement containing supporting information indicating how value rendered was determined. The property owner must deliver the statement to the chief appraiser, either in writing or by electronic means, not later than the 21st day after the date the chief appraiser's request is received. The statement must:

- (1) summarize information sufficient to identify the property, including:
  - (A) the physical and economic characteristics relevant to the opinion of value, if appropriate; and
  - (B) the source of the information used;
- (2) state the effective date of the opinion of value; and
- (3) explain the basis of the value rendered.

**SPECIAL INSTRUCTIONS:** Use this rendition form to report residential real property that was part of your inventory on Jan. 1, \_\_\_\_\_. You must file a separate rendition form for each subdivision or group of contiguous properties that you own. Don't list a property unless it meets these tests: (1) it is a residential property; (2) it hasn't ever been occupied as a residence; (3) it hasn't been leased, rented, or otherwise used to produce income since the beginning of the year; and (4) you have held it for sale since the beginning of the year. You must indicate 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. The columns for you to indicate estimated land and improvement value are optional. If you do show a value, please complete the information on the back of the schedule concerning how the inventory value was derived.

Use of the rendition form will assist the appraisal district in classifying your property and appraising it as inventory under Tax Code Section 23.12. If you want to render real property that does not meet the tests listed above, use the general rendition of real property form. The law doesn't require you to estimate the value of your property. If you do state an estimate, the appraisal district must send you a notice of appraised value if it places a higher total value on your property than you estimate.

Appraisal District's Property Identification Number (if known)

Tax Year

Property Owner's Name

Mailing Address

City, State, ZIP Code

Phone (area code and number)

Please indicate if you are filling out this form as:

Authorized Agent     Fiduciary     Secured Party

Name of Authorized Agent, Fiduciary, or Secured Party

Mailing Address

City, State, ZIP Code

Phone (area code and number)

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

Are you the property owner, an employee of the property owner, or an employee of a property owner on behalf of an affiliated entity of the property owner? .....  Yes  No

Are you a secured party with a security interest in the property subject to this rendition and with a historical cost new of more than \$50,000, as defined and required by Tax Code Section 22.01(c-1) and (c-2)? .....  Yes  No

If yes, you must attach a document signed by the property owner, an employee of the property owner, or an employee on behalf of an affiliated entity of the property owner indicating consent for you to file the rendition.

**This form must be signed and dated. By signing this document, you attest that the information contained on it is true and correct to the best of your knowledge and belief.**

If you checked yes to **either** question above, sign and date on the first signature line below. No notarization is required.

**print here** ➔

Print Name \_\_\_\_\_

**sign here** ➔

Signature \_\_\_\_\_

Date \_\_\_\_\_

If you checked no to the first question above, you must complete the following:

I swear that the information provided on this form is true and correct to the best of my knowledge and belief.

**print here** ➔

Print Name \_\_\_\_\_

**sign here** ➔

Signature \_\_\_\_\_

Date \_\_\_\_\_

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

**Tax Code Section 22.26 of the states:**

- (a) Each rendition statement or property report required or authorized by this chapter must be signed by an individual who is required to file the statement or report.
- (b) When a corporation is required to file a statement or 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 statement or report.

**Tax Code Section 22.01(c-1) states:**

In this section:

- (1) "Secured party" has the meaning assigned by Section 9.102, Business & Commerce Code.
- (2) "Security interest" has the meaning assigned by Section 1.201, Business & Commerce Code.

**Tax Code Section 22.01(c-2) states:**

With the consent of the property owner, a secured party may render for taxation any property of the property owner in which the secured party has a security interest on January 1, although the secured party is not required to render the property by Subsection (a) or (b). This subsection applies only to property that has a historical cost when new of more than \$50,000.

**Tax Code Section 22.01(d-1) states:**

A secured party is not liable for inaccurate information included on the rendition statement if the property owner supplied the information or for failure to timely file the rendition statement if the property owner failed to promptly cooperate with the secured party. A secured party may rely on information provided by the property owner with respect to:

- (1) The accuracy of information in the rendition statement;
- (2) The appraisal district in which the rendition statement must be filed; and
- (3) Compliance with any provisions of this chapter that require the property owner to supply additional information.

**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 Penal Code Section 37.10.**



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

## Cost

If you based your inventory value estimate on cost, please complete this schedule or attach documentation for your 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 you based your inventory value on your income from selling the properties over time, please complete this schedule and attach documentation for your calculations.

Number of Properties in Inventory . . . . . \_\_\_\_\_

Projected Annual Gross Income from Sales . . . . . \$ \_\_\_\_\_

Projected Time to Sell Inventory (*please attach a timetable if you don't expect to sell the same number of units*):

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:** . . . . . \$ \_\_\_\_\_