



2500 Handley – Ederville Road
 Fort Worth, TX 76118
 (817) 284 – 3925
 builders@tad.org

Rendition of Residential Builder’s Inventory

Texas Property Tax Code

Sec.23.12 Inventory

- (a) Except where provided by Sections 23.121, 23.1241, 23.124, and 23.127, the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business. An inventory shall include residential real property which has never been occupied as a residence and is held for sale in the ordinary course of a trade or business, provided that the residential real property remains unoccupied, is not leased or rented, and produces no income.
- (b) The chief appraiser shall establish procedures for equitable and uniform appraisal of inventory for taxation.
- (c) In appraising an inventory, the chief appraiser shall use the information obtained pursuant to Subsection (b) of this section and shall apply generally accepted appraisal techniques in computing the market value as defined in Subsection (a) of this section.

Builder’s Inventory Appraisal Procedure

In accordance with Texas Property Tax Code Sec. 23.12 (a), (b), & (c) the Tarrant Appraisal District (TAD) has established the following procedure for the equitable and uniform appraisal of inventory for taxation using generally accepted appraisal techniques in computing the market value:

- ✓ Both Improved and Vacant Real Property qualify for Builder’s Inventory Valuation.
 - Market Value of Inventory calculation is equal to 1) or 2) below, but not both:
 - 1) Fair Market Value minus:
 - Inventory Adjustment*
 - Improved – 20%
 - Vacant – 26%
 - 2) Builder’s Rendered Cost as of Jan. 1st
- ✓ There is no minimum ownership requirement (i.e. a single lot or house qualifies).
- ✓ The property must be owned by a builder on January 1st of the year to qualify.
- ✓ Renditions are confidential and will be treated as confidential information.

* The calculation for Inventory Adjustment % is determined by discounted cash flow (DCF) analysis. DCF analysis is a generally accepted appraisal technique. The DCF analysis is available at TAD’s service counter.

Instructions for Filing:

1. Complete & Return the Rendition of Residential Builder’s Inventory on or before **April 15th annually***
2. Attach an Excel listing of all requested properties to the Completed Rendition of Residential Builder’s Inventory
 - ✓ Excel format for return is as follows:
 - **Required Fields:**
 - Column A: TAD Account Number
 - Column B: Tax Year
 - Column C: Owner as of Jan. 1st
 - Column D: Builder’s Cost as of Jan. 1st

* Rendition of Residential Builder’s Inventory is not required to receive inventory valuation. However, renditions are extremely valuable to both TAD and the Builder. Completed Renditions must be returned prior to the May 15th protest deadline. Renditions returned after the protest deadline will not be accepted.



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1. Tax Year _____

2. Property Owner’s Name/Address: _____

3. Indicate if you are filling out this form as:

- Property Owner Authorized Agent Fiduciary Secured Party

List your Name: _____

Mailing Address: _____ City: _____

State: _____ ZIP Code: _____ Email: _____ Phone: (____) _____ - _____

4. Attachment

File Name of Attached Listing of Properties for Inventory: _____

5. Signature

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

Print Name: _____

Signed Name: _____ Date: _____

Completed Renditions must be returned prior to the May 15th protest deadline. Renditions returned after the protest deadline will not be accepted.

Completed Renditions may be returned by in person, by mail or email:

- Mail to: Tarrant Appraisal District
 Attn: Residential Department
 2500 Handley-Ederville Rd.
 Fort Worth, TX 76118
- Email to: builders@tad.org

****IMPORTANT**** Delivery must be ensured for the new value change to be effective. It is recommended that the “Rendition of Residential Builder’s Inventory” be returned by certified mail, or that an e-mail receipt be kept. This will ensure the taxpayer will have a record of the timely return of the “Rendition of Residential Builder’s Inventory”.