



Kaufman County Appraisal District

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April 26, 2018

Dear Property Owner:

Please find enclosed a notice of appraised value for your home or other property you may own. The assessment date is January 1st. The deadline for filing a 2018 protest is May 31st, 2018. Appraisal Review Board hearings are scheduled to start May 31st, with the appraisal roll being approved and certified by mid-July.

Almost everyone is in agreement that the real estate market has made significant gains in the last few years. This year has been no different, but it is beginning to show consideration for unique classes of property. Older homes versus newer homes are evidencing market trends unique to their age and features. Other categories, such as land, are advancing with market adjustments that are not only size driven (0.5ac. compared to 50ac.), but demonstrate market value that is location driven along with consideration of topography (views, ponds, etc.). Curb appeal, though arguably subjective, is playing an even greater role in the market.

It is becoming increasingly difficult to quote an average price per acre or an average price for a home without getting into a discussion of specific features, characteristics, and location. Most adjustments this year are in the range of 10-15% increase. There will certainly be exceptions to the average. We encourage you to review your market value. When requesting an adjustment, familiarize yourself with sales that have occurred in your neighborhood. This type of information will be the best resource to support your protest.

Some general information that reflects our market follows:

- Favorable interest rates remain but awareness that there may be gradual adjustments on the horizon.
- Proximity and location to the Metroplex.
- The median days on market is about 25 days (near historical low) for new homes.
- New construction continues to demonstrate solid growth.

Please remember that this year inquiries or protests must be received by May 31st.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Peace".

Chris Peace
Chief Appraiser