



Kaufman County Appraisal District

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April 26, 2018

Dear Property Owner:

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

2017 was a strong year for housing in Kaufman County, exceeding the pace set in 2016. The number of sales in the county increased 15% from the number in 2016. Furthermore, the median price for homes in the county also reached a new high of \$160,410 up approximately 10% from the previous record high in 2016.

The month's inventory for Kaufman County, which is the amount of time it would take to sell remain very active and strong. The limited supply of homes has tremendously impacted here the market, as well as the proximity to the Metroplex. Both of these factors as well as above mentioned have contributed to an extremely active and appreciating market in Kaufman County. Property owners need to be aware that the impacts of sales contribute to the appreciation of your own property. The median number of days on market also remains very low at 40-45 days, far below the 10 year average of 90 days on market before selling.

It is equally important to recognize that there are properties that will be exceptions to the average. As a consequence, our review has taken into consideration a range of adjustments. Most adjustments to our appraisal of homes, including uniform market adjustments, typically range from 10-15% to better reflect January 1, 2018 market values.

Please remember that this year inquiries or protests must be received by May 31st. We encourage you to familiarize yourself with recent sales. When requesting an adjustment This will be the best information to consider.

Sincerely,

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

Chris Peace
Chief Appraiser