



City of San Antonio

Agenda Memorandum

File Number:18-4049

Agenda Item Number: 4.

Agenda Date: 6/20/2018

In Control: Governance Committee

DEPARTMENT: Finance

DEPARTMENT HEAD: Troy Elliott

COUNCIL DISTRICTS IMPACTED: City-wide

SUBJECT: Briefing on Request for Review of Ad Valorem Appraisal Practices

SUMMARY:

This is a briefing on the Council Consideration Request (CCR) from Councilmember Pelaez for a comprehensive study to examine ad valorem appraisal practices in Bexar County.

BACKGROUND INFORMATION:

On March 15, 2018, Councilmember Pelaez submitted a Council Consideration Request for a comprehensive study to examine how ad valorem valuation practices in Bexar County compare to other Texas counties.

The study is to include an analysis of the impact to the following:

1. the City's economic development;
2. the City's efforts to address current and future housing needs including affordability for the average San Antonio homeowner;
3. the City's infill development goals;
4. the cost of real estate;
5. the City's job competitiveness;
6. the tourism industry's profitability;
7. the cost to small businesses; and
8. other anchor industries.

Additionally, Councilmember Pelaez requested that the study include a breakdown (district by district and census tracts) of Bexar Appraisal District's (BCAD) tax valuation practices and protests, appeals, arbitration, and lawsuit outcomes.

Councilmember Pelaez also requested that City staff study and propose how the City can improve communication to taxpayers about how their valuations are conducted and their legal rights to appeal, protest, arbitrate, and sue BCAD.

Staff will provide a briefing on a proposed Request for Proposal (RFP) process.

ISSUE:

The CCR requests a comprehensive study of BCAD to review ad valorem appraisal practices in Bexar County and the impact on the local economy.

RECOMMENDATION:

Staff recommends an RFP process to engage one or more consultants to conduct this comprehensive study.