

COPPELL INDEPENDENT SCHOOL DISTRICT SALES DISCLOSURE RESOLUTION

WHEREAS, with the passage of the Property Tax Code by the Texas Legislature in 1979, all property is to be valued at fair market value; and

WHEREAS, the Property Tax Code requires the application of generally accepted appraisal methods and techniques; and

WHEREAS, appraisal districts in Texas must apply the techniques in compliance with the Uniform Standards of Professional Appraisal Practice; and

WHEREAS, the Uniform Standards of Professional Appraisal Practice and the Property Tax Code require the use of three methods of appraisal; the cost approach, the income approach, and the market data approach; and

WHEREAS, these three approaches to value require the use of real property sales data; and

WHEREAS, this data is mostly unavailable to appraisal districts in Texas; and

WHEREAS, the unavailability of sales data causes the inequitable undervaluation of commercial properties; and

WHEREAS, this inequitable undervaluation of commercial property unfairly shifts the burden of taxation to homeowners; and

WHEREAS, the State of Texas and all taxing entities are losing billions of dollars in potential revenue due to the undervaluation of commercial properties; and

WHEREAS, Texas is one of only five states that does not require mandatory sales price disclosure;

NOW, THEREFORE BE IT RESOLVED that the Coppell Independent School District calls on the Governor of the State of Texas and our representatives in the Texas Legislature to adopt legislation requiring the mandatory disclosure of real property sales prices to appraisal districts to ensure the fair and equitable valuation and taxation of all real property in the State of Texas.

Approved this _____ day of December, 2006.

President, Board of Trustees
Coppell Independent School District

Secretary, Board of Trustees
Coppell Independent School District

