



# Rendition of Real Property Inventory

Property Tax  
**Form 50-143**

## CONFIDENTIAL

This form is for use in rendering for taxation residential real property inventory, as contemplated by Tax Code, §23.12, that you own or manage and control as a fiduciary on January 1 of the year for which the property is rendered. The form is for rendition; it is not an application. The form does not entitle you to special appraisal or govern the appraisal of property rendered. Unless required by the Tax Code or the chief appraiser of your county appraisal district, rendering residential real property inventory is optional. The chief appraiser may require rendition that is not mandated by the Tax Code. If you do render, you must use this form or a form approved by the Comptroller containing information which is in substantial compliance with this form and you must deliver the form to the chief appraiser after January 1 and not later than April 15. On written request by the property owner, the chief appraiser shall extend a deadline for filing a rendition statement or property report to May 15. The chief appraiser may further extend the deadline an additional 15 days upon good cause shown in writing by the property owner.

If you have previously filed a rendition form and it remains an accurate rendition of your property for this year, you may check the box below and sign this form.

Business name / Owner DBA

Appraisal district name

Present mailing address

Tax year

City, town or post office, state, ZIP code

Phone (area code and number)

Owner, partner, or corporate officer name(s)

Present mailing address

City, town or post office, state, ZIP code

Phone (area code and number)

Subdivision name

Location: (nearest major intersection)

Appraisal district account number for the subdivision

### Instructions

Use this rendition form to report residential real property that was part of your inventory on January 1, \_\_\_\_\_. You must file a separate rendition form for each subdivision or group of contiguous properties that you own. Don't list a property unless it meets these tests: (1) it is a residential property; (2) it hasn't ever been occupied as a residence; (3) it hasn't been leased, rented, or otherwise used to produce income since the beginning of the year; and (4) you have held it for sale since the beginning of the year. You must indicate the description of each property, including the appraisal district account number if the district has assigned separate numbers for each property, the individual property legal description, improvement area, percent complete on January 1, and the asking price for the property. The columns for you to indicate estimated land and improvement value are optional. If you do show a value, please complete the information on the back of the schedule concerning how the inventory value was derived.

Use of the rendition form will assist the appraisal district in classifying your property and appraising it as inventory under Section 23.12, Tax Code. If you want to render real property that does not meet the tests listed above, use the general rendition of real property form. The law doesn't require you to estimate the value of your property. If you do state an estimate, the appraisal district must send you a notice of appraised value if it places a higher total value on your property than you estimate.

Instructions (continued)

By checking this box, I affirm that the information contained in my most recent rendition statement filed for a prior tax year (this rendition was filed for the \_\_\_\_ tax year), continues to be complete and accurate for the current tax year.

The property owner must sign this rendition. If the owner is an individual, an agent may sign only if the owner has filed a statement designating the agent with the appraisal district. If the owner is a corporation, an officer may sign on behalf of the corporation. An agent or employee of the corporation may sign if an officer or the corporation board has filed a statement designating the agent with the appraisal district.

Are you the property owner, an employee of the property owner, or an employee of a property owner on behalf of an affiliated entity of the property owner?  Yes  No

This form must be signed and dated. By signing this document, you attest that the information contained on it is true and correct to the best of your knowledge and belief. If you checked "Yes" above, sign and date on the first signature line below. No notarization is required.

sign here ▶

Signature \_\_\_\_\_

Date \_\_\_\_\_

If you checked "No" above, you must complete the following:

I swear that the information provided on this form is true and correct to the best of my knowledge and belief.

sign here ▶

Signature \_\_\_\_\_

Date \_\_\_\_\_

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

Section 22.26 of the Tax Code states:

- (a) Each rendition statement or property report required or authorized by this chapter must be signed by an individual who is required to file the statement or report.
- (b) When a corporation is required to file a statement or report, an officer of the corporation or an employee or agent who has been designated in writing by the board of directors or by an authorized officer to sign in behalf of the corporation must sign the statement or report.

**If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Section 37.10, Penal Code.**

List properties on the schedule (page 2). Add additional schedule pages if needed.



## Optional: Information About Your Estimate of This Inventory's Value

**Cost:** If you based your inventory value estimate on cost, please complete this schedule or attach documentation for your estimate.

**Land cost:**

Total number of lots/acres in this schedule: \_\_\_\_\_  
 \_\_\_\_\_ (circle) lot acre

Purchased for \$ \_\_\_\_\_ per lot/acre

Date purchased (attach schedule if properties were purchased on more than one date) \_\_\_\_\_

Site improvement costs \$ \_\_\_\_\_ per lot/acre

Other development costs \$ \_\_\_\_\_ per lot/acre

Building cost (total for all improvements listed):

Materials \_\_\_\_\_

Labor \_\_\_\_\_

Architectural design \_\_\_\_\_

Filing and permit expense \_\_\_\_\_

Title expense \_\_\_\_\_

Advertising/Promotion \_\_\_\_\_

Security \_\_\_\_\_

Insurance \_\_\_\_\_

Financing cost \_\_\_\_\_

Tax \_\_\_\_\_

Other (specify) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Total inventory cost:** \_\_\_\_\_

**Income:** If you based your inventory value on your income from selling the properties over time, please complete this schedule and attach documentation for your calculations:

Number of properties in inventory \_\_\_\_\_

Projected annual gross income from sales \_\_\_\_\_

Projected time to sell inventory \_\_\_\_\_

Please attach a timetable if you don't expect to sell the same number of units

each year \_\_\_\_\_ months

Projected selling price change + or - \_\_\_\_\_ % per year

Projected annual expenses

Interim financing \_\_\_\_\_

Tax \_\_\_\_\_

Insurance \_\_\_\_\_

Marketing \_\_\_\_\_

Payment of points \_\_\_\_\_

Other expenses (specify) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Projected profit as a percentage of annual gross income \_\_\_\_\_

Discount rate used to project value \_\_\_\_\_

**Total inventory value:** \_\_\_\_\_