

# Rendition of Residential Real Property Inventory

Form 50-143

**CONFIDENTIAL**

Tax Year \_\_\_\_\_

Appraisal District's Name \_\_\_\_\_

Appraisal District Account Number (if known) \_\_\_\_\_

**GENERAL INFORMATION:** This form is for use in rendering residential real property inventory owned or managed and controlled as a fiduciary on Jan. 1. This form assists the appraisal district in classifying and appraising property as inventory pursuant to Tax Code Section 23.12.

**FILING INSTRUCTIONS:** This document and all supporting documentation must be filed with the appraisal district office in the county in which the property is taxable. **Do not file this document with the Texas Comptroller of Public Accounts.**

## SECTION 1: Property Owner Information

Property Owner Name \_\_\_\_\_

Mailing Address, City, State, ZIP Code \_\_\_\_\_

Phone Number (area code and number) \_\_\_\_\_

Email Address \_\_\_\_\_

Property Owner is (check one):

Individual     Corporation     Partnership     Trust     Association     Nonprofit Corporation     Other: \_\_\_\_\_

## SECTION 2: Party Filing Report

Property Owner                       Secured Party  
 Employee of Property Owner        Fiduciary  
 Authorized Agent                     Other \_\_\_\_\_  
 Employee of Property Owner on Behalf of Affiliated Entity of the Property Owner

**NOTE:** When a corporation is required to file this 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 on behalf of the corporation must sign the report (Tax Code Section 22.26(b)).

Name of individual authorized to sign this report \_\_\_\_\_

Title or Position \_\_\_\_\_

Mailing Address, City, State, ZIP Code \_\_\_\_\_

Phone Number (area code and number) \_\_\_\_\_

Email Address \_\_\_\_\_

Complete if applicable.

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

Are you a secured party with a security interest in the property subject to this rendition and with a historical cost new of more than \$50,000 as defined by Tax Code Section 22.01(c-1) and (c-2)? .....  Yes     No

If yes, attach a document signed by the property owner indicating consent to file the rendition. Without the authorization, the rendition is not valid and cannot be processed.

## SECTION 3: Property Information

Identify each of the taxing units in which the property is located:

Complete the following schedules in this form.

- Residential Real Property Inventory Schedule
- Information About Estimate of This Inventory's Value

If an estimate is provided, the appraisal district must send a notice of appraised value if it places a higher total value on the property than the estimate.

**SECTION 4: Affirmation and Signature**

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.

I, \_\_\_\_\_,  
 Printed Name of Authorized Individual

swear or affirm that the information provided in this report is true and accurate to the best of my knowledge and belief.

**NOTE:** The signature on this report must be notarized unless the person filing the report is a secured party as defined by Tax Code Section 22.01, the property owner, an employee of the property owner, an employee of the property owner on behalf of an affiliated entity of the property owner or on behalf of a property owner who is rendering tangible personal property with a good faith estimate of not more than \$150,000 in total market value.

**sign here** ➔

\_\_\_\_\_  
 Signature of Property Owner or Authorized Representative

\_\_\_\_\_  
 Date

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

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

## Important Information

**GENERAL INFORMATION**

This form is for use in rendering residential real property inventory owned or managed and controlled as a fiduciary on Jan. 1. This form assists the appraisal district in classifying and appraising property as inventory. Inventory includes residential real property which has never been occupied as a residence; held for sale; remains unoccupied; is not leased or rented; and produces no income (Tax Code Section 23.12). This report is confidential and not open to public inspection; disclosure is permitted pursuant to the terms of Tax Code Section 22.27.

Unless required by the Tax Code or the chief appraiser, rendering real property is optional. File a separate rendition form for each subdivision or group of contiguous properties. To render real property that does not qualify as residential real property inventory, use Form 50-141, *General Real Property Rendition of Taxable Property*.

**FILING INSTRUCTIONS**

This document and all supporting documentation must be filed with the appraisal district office in the county in which the property is taxable. **Do not file this document with the Texas Comptroller of Public Accounts.** Contact information for appraisal district offices may be found on the Comptroller’s website.

**DEADLINES**

Rendition statements and property report deadlines depend on property type. The statements and reports must be delivered to the chief appraiser after Jan. 1 and no later than the deadlines indicated below.

**PENALTIES**

Failure to timely file a required rendition statement or property report will incur a penalty of 10 percent of the total amount of taxes imposed on the property for that year. An additional penalty will be incurred of 50 percent of the total amount of taxes imposed on the property for the tax year of the statement or report, if a court determines that:

1. a person filed a false statement or report with the intent to commit fraud or to evade the tax; or
2. for the purpose of affecting the course or outcome of an inspection, investigation, determination, or other proceeding before the appraisal district, a person:
  - altered, destroyed or concealed any record, document or thing;
  - presented to the chief appraiser any altered or fraudulent record, document or thing; or
  - otherwise engages in fraudulent conduct.

Rendition Statements and Reports	Deadlines	Allowed Extensions
Property generally	<b>April 15</b>	<ul style="list-style-type: none"> <li>• May 15 upon written request</li> <li>• Additional 15 days for good cause shown</li> </ul>
Property regulated by the Public Utility Commission of Texas, the Railroad Commission of Texas, the federal Surface Transportation Board or the Federal Energy Regulatory Commission. Tax Code Section 22.23(d).	<b>April 30</b>	<ul style="list-style-type: none"> <li>• May 15 upon written request</li> <li>• Additional 15 days for good cause shown</li> </ul>



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

If a value was rendered in the Residential Real Property Inventory Schedule, please complete this schedule to show how the inventory value was derived.

#### Cost

If the inventory value estimate is based on cost, please complete this schedule or attach documentation for the estimate.

**Land Cost:**

Total Number of Lots/Acres in this Schedule:

\_\_\_\_\_  Lots  Acres

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 Building Costs (specify):**

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

**Total Inventory Cost..... \$ \_\_\_\_\_**

#### Income

If the inventory value estimate is based on income from selling the properties over time, please complete this schedule and attach documentation.

Number of Properties in Inventory.. \_\_\_\_\_

Projected Annual Gross

Income from Sales..... \$ \_\_\_\_\_

Projected Time to Sell Inventory (please attach a timetable if the same number of units is not expected to be sold)

For 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..... \$ \_\_\_\_\_**