

Press Release

For Immediate Release: May 1, 2008

Contact:

Michael Barnett, Chief Appraiser, Phone: (903) 510-8600

Appraisal Notices Mailed

Tyler—Appraisal notices mailed on Friday by the Smith County Appraisal District to Smith County property owners will indicate appraised values as of January 1, 2008.

Chief Appraiser Michael Barnett indicated that approximately 40,000 notices are being mailed. Notices are sent for any property value that has increased by \$1,000 or more, rendered properties, and properties showing new ownership for the year.

Many of the notices will be for residential properties. “The Tyler/Smith County market has not shown the volatility that is being expressed elsewhere in the nation”, Barnett said. The most recent release by the Office of Federal Housing Enterprise Oversight shows an approximate 4% gain in residential values in the Tyler area for the year ended December 31, 2007. Keep in mind that some neighborhoods will show greater appreciation than others. The old adage, “location, location, location”, still holds true today.

Barnett emphasized that the values represent market valuation as of January 1st. There is considerable concern that home values may drop this year. “We are obviously watching closely so that next year’s notices will reflect market trends”, he said.

He also stated that land prices have seen significant changes in recent years and continue to show market appreciation. As a consequence, some of the land value changes are quite significant. “This is not because of an increase in value over the prior year, but is a reflection of a pattern that is now clearly discernable”, he said.

“The volume of new construction is indicative of a very robust commercial market in Smith County”, Barnett said. Though new construction totals are not as high as in the previous year, they still show tremendous growth with Smith County being projected at \$338,186,220.

Bullard ISD (for those properties in Smith County) shows the greatest increase in tax base at just under 14%. The increase is attributable to new construction (\$23 million) and reappraisal.

On the other hand, Arp ISD currently shows a 5% loss in tax base. This adjustment is attributable to a 14% reduction in mineral values. Last year’s \$199,711,390 is currently being projected at \$164,462,373. Barnett indicated the reduction is currently overstated because there are still leases to be incorporated. The decline is the result of natural gas prices being at or slightly below last year’s prices. A lower price shortens the economic life of the reserve.

Property owners are encouraged to review their appraisal notice and look around their neighborhood for recent sales or current listings. “This is the best way to confirm the reasonableness of our estimate”, Barnett said.

Inquiries or protests must be filed by Monday, June 2.