



**Tarrant Appraisal District**

2500 Handley-Ederville Rd.  
Fort Worth, Texas 76118-6909  
(817) 284-0024 www.tad.org  
REF # \_\_\_\_\_

**Confidential Rendition  
Residential Real Property Inventory for Tax Year \_\_\_\_\_**

**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 has never been occupied as a residence, (3) It has not 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 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 this 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 does not 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

**Section 22.01 Fiduciary statement required**

**A fiduciary who renders property shall indicate fiduciary capacity and submit or have on file at the appraisal district, a current validated authorization from the owner of the property.**

**(Complete and Submit Fiduciary statement with Inventory Application)**

Business name/Owner DBA
Mailing address
City, State, Zip, Telephone number

Owner, Partner, or Corporate officer name(s)
Mailing address
Telephone number

Name of Subdivision
Located: (nearest major intersection)
Appraisal district account number for the subdivision

List properties on the schedule (page2). Add additional schedule pages if needed.

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 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.

I have read this rendition and the schedule(s) attached to it, and they are true and correct. Witness my hand, this the _____ day of _____	
Signature _____	Title _____



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

Land cost:

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

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

Date purchased \_\_\_\_\_  
(attached 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 \_\_\_\_\_

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 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 use to project value \_\_\_\_\_

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