

Public Disclosure of Real Property Sales Prices

Recommendation

Amend current law to require the public recording of all real property sales prices.

Background

Currently, real property sales prices are not publicly recorded. Because this information is unavailable, it is difficult for appraisal districts to fairly and accurately determine the market value of many properties. The result is that a greater share of the tax burden shifts to the middle-income homeowner because other properties are undervalued. Texas is one of only five states within the nation that does not require mandatory sales price disclosure.

Impact

Because such information is almost universally known for residential properties, a disproportionate tax liability is borne by homeowners because such information necessary for fair and accurate appraisals is not disclosed in other real estate sectors.

Appraisal values of real property will become more accurate. The tax burden on all taxpayers will be more evenly and equitably distributed throughout the state.