

Wrangling ATX Property Appraisal Data (a work in progress)

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Why property values matter

- 42% of city's general fund from property taxes
- Booming real estate market, rising property values mean dramatic increases in owners' tax burden
- Directly impacts affordability
- Homestead exemptions are politically controversial (6% exemption approved by council this year)

A simple question?

Where have Austin's residential land values increased the most in the last ten years?

Property Taxes 101

- Cities, counties, school districts set the tax rate
- Appraisal districts determine property values

Williamson >>

<< Travis

Hays >>



Williamson >>

Travis County Appraisal District (TCAD)

<< Travis

Hays >>

The Promise of TCAD Data...

- High-level of detail / granularity
- Includes land and improvement values, exemptions, ownership info
- Updated annually

TCAD Data

- Electronic records available from 2005 – 2015
- \$55 per appraisal year + \$25 for the GIS shapefile
- 11GB MS Access database on DVD
- 360k parcel records, 200k in Austin

Join..

Sort...

Filter...

Do some math...

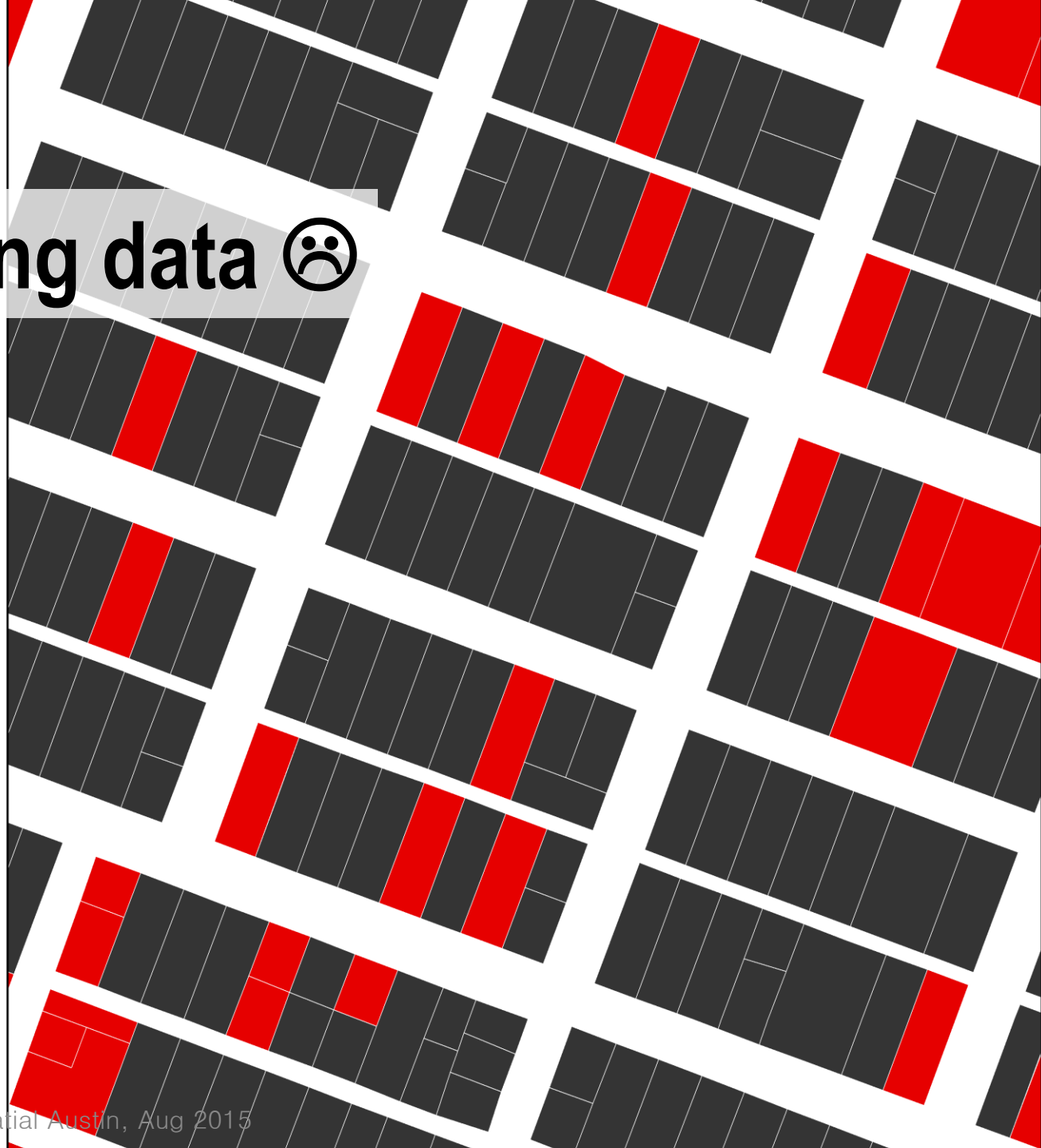
Drum roll...!

From 2005 – 2015, residential land value in Austin increased at an average of **130%***

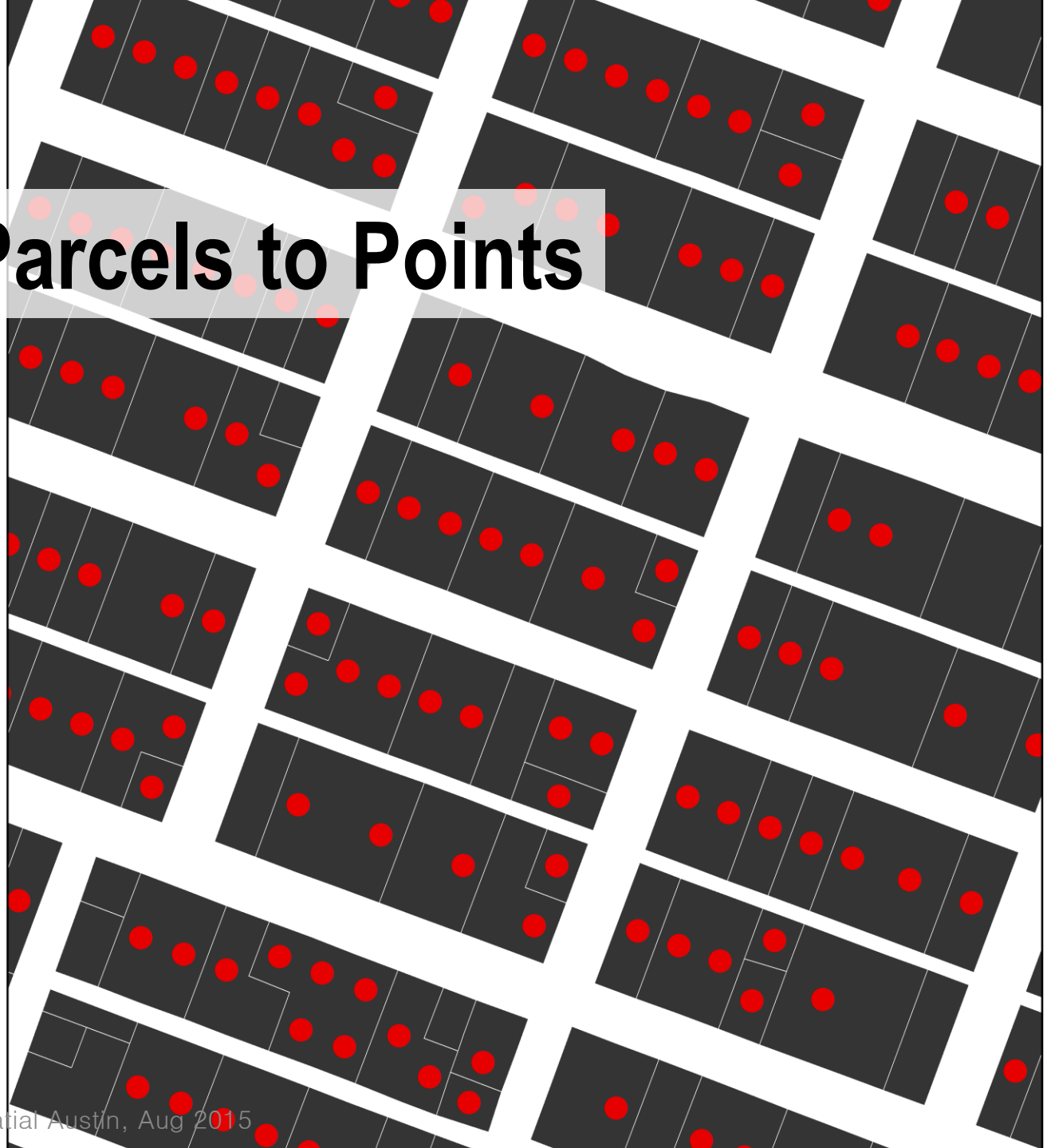
GIS Magic!



Missing data ☹️



Convert Parcels to Points





Interpolate to fill in the gaps

Generalize with isolines

Clip back to city limits



PUT IT ON THE WEB!

PUT IT ON THE WEB!

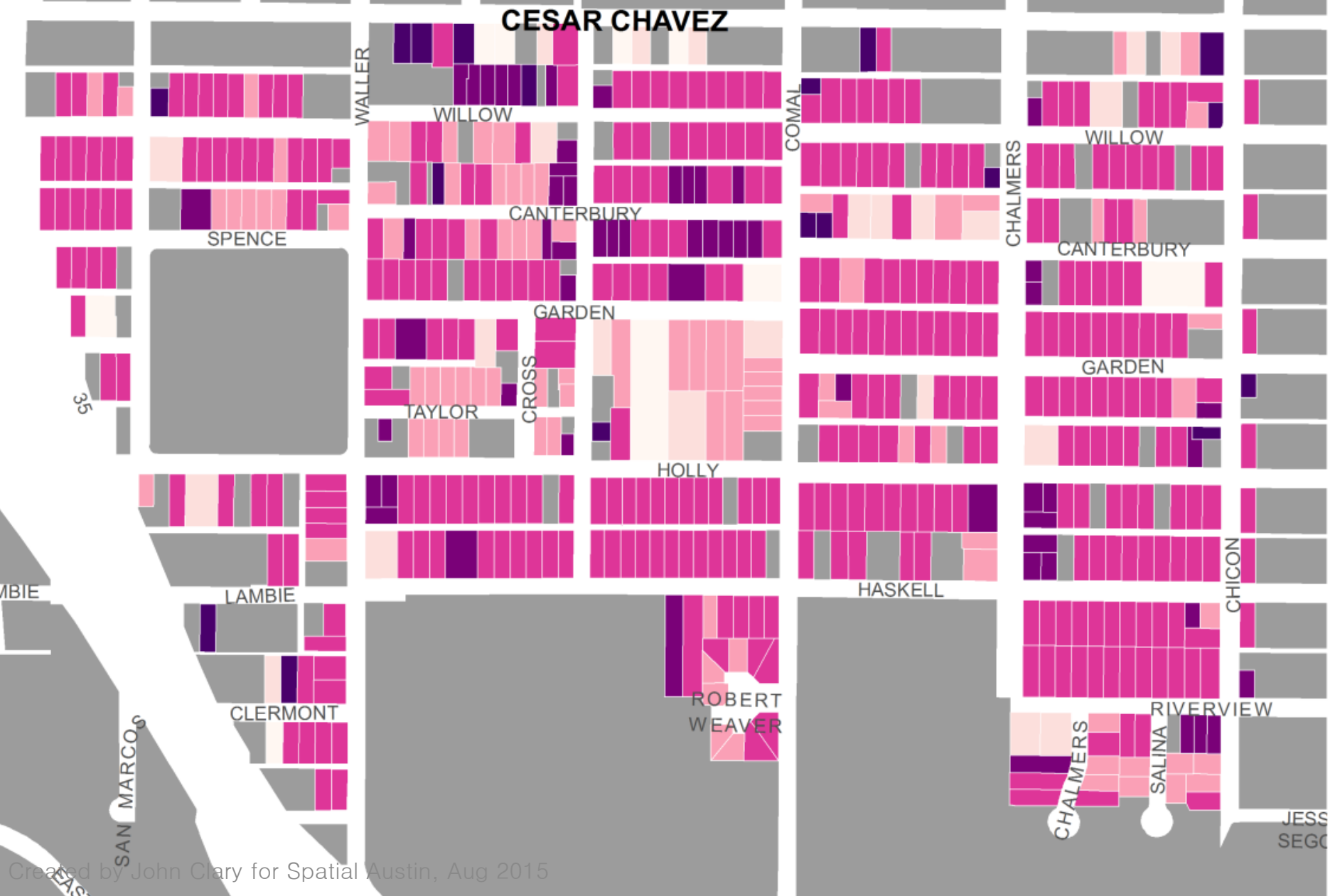
PUT IT ON THE WEB!

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This should be easier!



What's next?

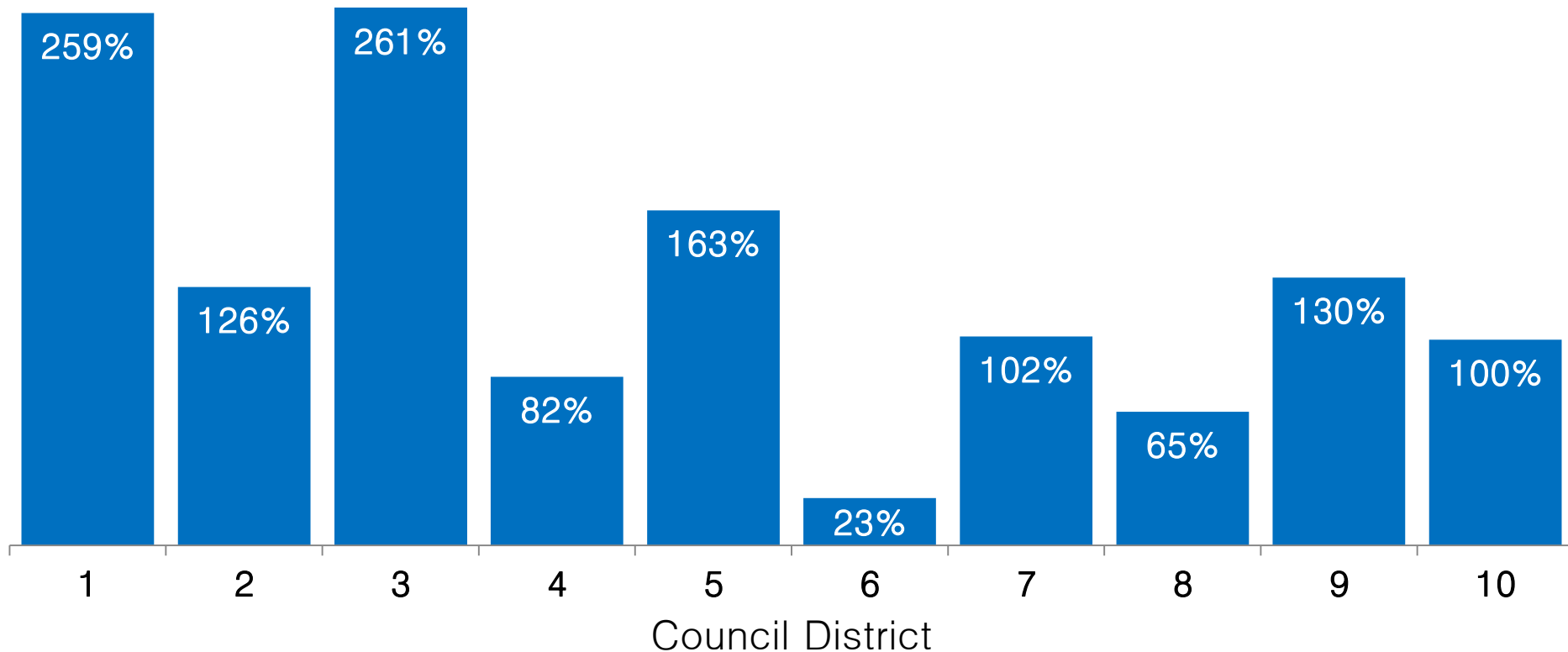
Thanks!

- TCAD
- MaptimeATX
- Austin D3.js Meetup
- ATX-OSG

Other resources:

- QGIS
- Leaflet.js
- D3.js
- Mapshaper.org
- Colorbrewer.org

Average Increase in ATX Residential Land Value 2005 – 2015



Source: TCAD