

Assessor

DESCRIPTION

The Assessor's Office is responsible for the appraisal of all real property for ad valorem tax purposes. In this capacity, the Assessor evaluates all real estate to assure equalization of market value. The scope of the Assessor's authority and the responsibility is controlled

by the statutes of the Commonwealth of Virginia. Included in the valuation of all real property are reassessments, property splits, consolidations, transfers of real estate, zoning changes, new subdivisions, and new construction.

BUDGET SUMMARY

	FY10 Actual	FY11 Budget	FY12 Budget	FY11 to FY12	FY13 Plan
Expenditures					
Personnel	\$ 769,833	\$ 778,092	\$ 814,418	4.7%	\$ 826,508
Operating	72,080	79,328	52,784	(33.5%)	52,784
Total Expenditures	<u>\$ 841,913</u>	<u>\$ 857,420</u>	<u>\$ 867,202</u>	1.1%	<u>\$ 879,292</u>
Revenues					
General Fund Revenue	\$ 841,913	\$ 857,420	\$ 867,202	1.1%	\$ 879,292
Total Revenue	<u>\$ 841,913</u>	<u>\$ 857,420</u>	<u>\$ 867,202</u>	1.1%	<u>\$ 879,292</u>
Full-time Positions	11	10	10	0.0%	10
Part-time Positions	1	-	-	0.0%	-
Full-time Equivalents	11.8	10.0	10.0	0.0%	10.0

BUDGET HIGHLIGHTS

The Assessor's Office is responsible for the appraisal of all real property in the County. In this capacity the Assessor evaluates all real estate to assure equalization of market value. Approximately 25,000 tax parcels have been reassessed for 2011 (56% of the County). Despite this workload, the office has maintained sales to assessment ratios of 96-98% while keeping coefficient of

dispersion levels (this measures volatility amongst assessed values) of less than 10%, and few appeals to the Board of Equalization resulting in valuation changes. The decrease in operating is due mainly to the removal of the department vehicle lease payment as a result of the Fleet Services department moving from an internal service fund to become a part of the General Fund.

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GOALS AND OBJECTIVES

- Maintain and enhance the Computer Assisted Mass Appraisal System to further streamline functions of the Office;
- Provide accurate information to the public by maintaining all assessment files, computer data, and sales books;
- Appraise new construction within 30 days of completion; and
- Complete 100% of all assigned assessments effective for January 1.

SERVICE LEVELS

	<u>FY10</u> <u>Actual</u>	<u>FY11</u> <u>Budget</u>	<u>FY11</u> <u>Forecast</u>	<u>FY12</u> <u>Budget</u>
Per capita cost of operating department	\$8.43	\$8.49	\$8.49	\$8.43
Real estate property assessed as of January 1	100%	100%	100%	100%
Coefficient of Dispersion Levels <10%	8.44%	<10%	<10%	<10%
Successful Appeals <1% of total assessed value	<1%	<1%	<1%	<1%
Board of Equalization adjustments <0.5% of total assessed value	<0.5%	<0.5%	<0.5%	<0.5%
Sales to assessment ratios >90% of total assessed value	93.75%	>90%	>90%	>90%
Percent of appraisal staff with professional designations	50%	50%	50%	50%
Estimated taxable parcels of land	43,615	44,000	44,500	44,300
Estimated non-taxable parcels of land	846	850	850	924
Estimated new lots	377	500	350	350
Percent of appraisal staff with state license	100%	100%	100%	100%