

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.

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 print outs, and sales books;
- Continue to appraise new construction within 30 days of completion; and,
- Continue to complete 100% of all assigned assessments by January 1.

SERVICE LEVELS

	FY02	FY02	FY03	FY03	FY04
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Forecast</u>	<u>Budget</u>
Per capita cost of operating department	\$ 6.32	\$ 6.16	\$ 7.14		\$ 6.73
Real estate properly assessed as of January 1	100%	100%	100%	100%	100%
Coefficient of Dispersion Levels <10%	<10%	7.1%	<10%	<10%	<10%
Successful Appeals <1% of total assessed value	<1%	<.5%	<1%	<1%	<1%
Board of Equalization adjustments <.5% of total assessed value	<.5%	<.5%	<.5%	<.5%	<.5%
Sales to assessment ratios >90% of total assessed value	>90%	95.9%	>90%	>90%	>90%
Percent of appraisal staff with professional designations	63%	55%	63%	55%	66%
Estimated taxable parcels of land		39,509	40,400	40,309	41,150
Estimated non-taxable parcels of land		775	820	785	800
Estimated new lots		605	700	675	700
Percent of appraisal staff with state license	88%	67%	88%	67%	88%

BUDGET HIGHLIGHTS

FY03

The increase in salaries and fringe benefits is due to the addition of one Assessor to assist with the Office's increasing workload. The capital outlay funding is for a new vehicle for the new position.

FY04

The decrease in operating expenditures is the result of the department replacing fewer computers in FY04 compared to FY03. The department is not replacing a vehicle in FY04, resulting in the decrease in capital outlay.

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BUDGET SUMMARY

Expenditures

Assessor	FY02 Budget	FY02 Actual	FY03 Budget	FY04 Budget	Percent Change
Salaries and Fringe Benefits	\$ 505,885	\$ 506,356	\$ 592,086	\$ 605,984	2.3%
Operating Expenditures	58,111	43,539	60,216	47,987	-20.3%
Capital Outlay	12,025	11,688	15,530	-	-100.0%
Total Expenditures	\$ 576,021	\$ 561,583	\$ 667,832	\$ 653,972	-2.1%

Revenue

Total Department Generated Revenue	\$ -	\$ -	\$ -	\$ -	0.0%
Generated Revenue Percent of Budget	0.0%	0.0%	0.0%	0.0%	

Other General Fund Revenue	\$ 576,021	\$ 561,583	\$ 667,832	\$ 653,972	-2.1%
Other General Fund Percent of Budget	100.0%	100.0%	100.0%	100.0%	

Full-time Positions	10	10	11	11	0.0%
Full-time Equivalents	10.0	10.0	11.0	11.0	0.0%

FUTURE FUNDING ISSUES

<u>Expenditures</u>	FY05 Plan	FY06 Plan	FY07 Plan	FY08 Plan
Salaries and Fringe Benefits	\$ 624,164	\$ 677,889	\$ 698,225	\$ 719,172
Operating Expenditures	49,187	55,617	57,007	58,432
Capital Outlay	12,154	12,200	12,200	-
Total Expenditures	\$ 685,505	\$ 745,705	\$ 767,432	\$ 777,604

Revenue

Total Department Generated Revenue	\$ -	\$ -	\$ -	\$ -
Generated Revenue Percent of Budget	0.0%	0.0%	0.0%	0.0%

Other General Fund Revenue	\$ 685,505	\$ 745,705	\$ 767,432	\$ 777,604
Other General Fund Percent of Budget	100.0%	100.0%	100.0%	100.0%

Full-time Positions	11	12	12	12
Full-time Equivalents	11.0	12.0	12.0	12.0

The department is replacing vehicles in FY05 and FY07, as reflected on the capital outlay line. The increase in all categories in FY06 represents the department's plan to add an Assessor during that fiscal year.