

# 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 effective for January 1.

## SERVICE LEVELS

	<u>FY04</u> <u>Budget</u>	<u>FY04</u> <u>Actual</u>	<u>FY05</u> <u>Budget</u>	<u>FY05</u> <u>Forecast</u>	<u>FY06</u> <u>Budget</u>
Per capita cost of operating department	\$6.97	\$6.64	\$7.20		\$ 8.04
Real estate properly assessed as of January 1	100%	100%	100%	100%	100%
Coefficient of Dispersion Levels <10%	<10%	7.0%	<10%	<10%	<10%
Successful Appeals <1% of total assessed value	<1%	<1%	<1%	<1%	<1%
Board of Equalization adjustments <.5% of total assessed value	<.5%	0.7%	<.5%	<.5%	<.5%
Sales to assessment ratios >90% of total assessed value	>90%	95.6%	>90%	>90%	>90%
Percent of appraisal staff with professional designations	63%	55%	66%	55%	55%
Estimated taxable parcels of land	41,150	40,604	40,700	41,300	41,900
Estimated non-taxable parcels of land	800	818	840	860	875
Estimated new lots	700	454	700	450	450
Percent of appraisal staff with state license	88%	67%	88%	88%	88%

## BUDGET HIGHLIGHTS

### FY05

Salaries and fringe benefits increased due to higher VRS contributions and health insurance costs. The increase in operating expenditures is due to the increased cost of a leased vehicle for the department and an increase in the cost of maintenance service contracts.

### FY06

Salaries and fringe benefits increased due to continued higher health insurance costs and the addition of a Supervisory Appraiser. A full-time Appraiser is also being reclassified to a part-time Appraiser. The increase in operating expenditures is primarily due to computer replacement. The capital outlay is funding for vehicles and equipment.

# Assessor

## BUDGET SUMMARY

### Expenditures

	<b>FY04</b>	<b>FY04</b>	<b>FY05</b>	<b>FY06</b>	<b>Percent</b>
	<b><u>Budget</u></b>	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Change</u></b>
Assessor	\$ 605,984	\$ 561,907	\$ 629,146	\$ 705,013	12.1%
Operating Expenditures	47,987	47,469	60,422	67,401	11.6%
Capital Outlay	-	13,957	-	12,000	100.0%
<b>Total Expenditures</b>	<b>\$ 653,971</b>	<b>\$ 623,333</b>	<b>\$ 689,568</b>	<b>\$ 784,414</b>	<b>13.8%</b>

### Revenue

<b>Total Department Generated Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>
Generated Revenue Percent of Budget	0.0%	0.0%	0.0%	0.0%	

<b>Other General Fund Revenue</b>	<b>\$ 653,971</b>	<b>\$ 623,333</b>	<b>\$ 689,568</b>	<b>\$ 784,414</b>	<b>13.8%</b>
Other General Fund Percent of Budget	100.0%	100.0%	100.0%	100.0%	

Full-time Positions	11.0	11.0	11.0	11.0	0.0%
Part-time Positions		-		1.0	
Full-time Equivalents	11.0	11.0	11.0	11.8	7.3%

## FUTURE FUNDING ISSUES

### Expenditures

	<b>FY07</b>	<b>FY08</b>	<b>FY09</b>	<b>FY10</b>
	<b><u>Plan</u></b>	<b><u>Plan</u></b>	<b><u>Plan</u></b>	<b><u>Plan</u></b>
Salaries and Fringe Benefits	\$ 734,624	\$ 765,478	\$ 797,628	\$ 831,128
Operating Expenditures	69,255	71,159	73,116	75,127
Capital Outlay	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 803,878</b>	<b>\$ 836,637</b>	<b>\$ 870,744</b>	<b>\$ 906,255</b>

### Revenue

<b>Total Department Generated Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Generated Revenue Percent of Budget	0.0%	0.0%	0.0%	0.0%

<b>Other General Fund Revenue</b>	<b>\$ 803,878</b>	<b>\$ 836,637</b>	<b>\$ 870,744</b>	<b>\$ 906,255</b>
Other General Fund Percent of Budget	100.0%	100.0%	100.0%	100.0%

Full-time Positions	11	11	11	11
	1	1	1	1
Full-time Equivalents	11.8	11.8	11.8	11.8

The budget represents a maintenance level of funding.