

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

	FY06 Actual	FY07 Budget	FY08 Budget	FY07 to FY08	FY09 Plan
Expenditures					
Personnel	\$ 674,726	\$ 751,032	\$ 808,136	7.6%	\$ 837,956
Operating	69,801	95,860	95,602	(0.3%)	98,470
Capital	11,284	-	-	0.0%	-
Total Expenditures	\$ 755,811	\$ 846,892	\$ 903,738	6.7%	\$ 936,426
Revenues					
General Fund Revenue	\$ 755,811	\$ 846,892	\$ 903,738	6.7%	\$ 936,426
Total Revenue	\$ 755,811	\$ 846,892	\$ 903,738	6.7%	\$ 936,426
Full-time Positions	11	11	11	0.0%	11
Part-time Positions	1	1	1	0.0%	1
Full-time Equivalents	11.8	11.8	11.8	0.0%	11.8

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 22,000 tax parcels will be reviewed in 2006 (52% of the County). Despite this workload, the office has maintained sales to assessment ratios of 95-

97% while keeping coefficient of dispersion levels (this measures volatility amongst assessed values) of less than 10%, and few appeals to the Board of Equalization result in valuation changes. Included in the FY08 budget is funding for recent career ladder position moves in FY07 and salary increases due to position turnover since the FY07 budget development.

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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 print outs, 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>FY06</u> <u>Actual</u>	<u>FY07</u> <u>Budget</u>	<u>FY07</u> <u>Forecast</u>	<u>FY08</u> <u>Budget</u>
Per capita cost of operating department	\$7.75	\$8.54	\$8.54	\$8.98
Real estate property assessed as of January 1	100%	100%	100%	100%
Coefficient of Dispersion Levels <10%	7.66%	<10%	<10%	<10%
Successful Appeals <1% of total assessed value	<1%	<1%	<1%	<1%
Board of Equalization adjustments <.5% of total assessed value	<0.5%	<0.5%	<0.5%	<0.5%
Sales to assessment ratios >90% of total assessed value	97.18%	>90%	>90%	>90%
Percent of appraisal staff with professional designations	55%	55%	55%	55%
Estimated taxable parcels of land	42,074	41,700	42,500	43,200
Estimated non-taxable parcels of land	831	875	900	930
Estimated new lots	666	450	600	500
Percent of appraisal staff with state license	100%	100%	100%	100%