

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

	FY03 <u>Budget</u>	FY03 <u>Actual</u>	FY04 <u>Budget</u>	FY04 <u>Forecast</u>	FY05 <u>Budget</u>
Per capita cost of operating department	\$ 7.11	\$ 6.81	\$ 6.80		\$ 6.99
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	40,400	40,309	41,150	40,700	40,700
Estimated non-taxable parcels of land	820	785	800	840	840
Estimated new lots	700	675	700	700	700
Percent of appraisal staff with state license	88%	67%	88%	67%	67%

BUDGET HIGHLIGHTS

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.

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.

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BUDGET SUMMARY

Expenditures

	FY03 Budget	FY03 Actual	FY04 Budget	FY05 Budget	Percent Change
Assessor	\$ 592,086	\$ 565,919	\$ 605,984	\$ 629,146	3.8%
Salaries and Fringe Benefits	60,216	58,649	47,987	60,422	25.9%
Operating Expenditures	15,530	15,047	-	-	0.0%
Capital Outlay	\$ 667,832	\$ 639,615	\$ 653,971	\$ 689,568	5.4%
Total Expenditures					

Revenue

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

Other General Fund Revenue	\$ 667,832	\$ 639,615	\$ 653,971	\$ 689,568	5.4%
Other General Fund Percent of Budget	100.0%	100.0%	100.0%	100.0%	

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

FUTURE FUNDING ISSUES

	FY06 Plan	FY07 Plan	FY08 Plan	FY09 Plan
Salaries and Fringe Benefits	\$ 697,129	\$ 726,408	\$ 756,917	\$ 788,708
Operating Expenditures	61,982	66,956	68,764	74,220
Capital Outlay	21,000	-	-	-
Total Expenditures	\$ 780,111	\$ 793,364	\$ 825,681	\$ 862,928

Revenue

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

Other General Fund Revenue	\$ 780,111	\$ 793,364	\$ 825,681	\$ 862,928
Other General Fund Percent of Budget	100.0%	100.0%	100.0%	100.0%

Full-time Positions	12	12	12	12
Full-time Equivalents	12.0	12.0	12.0	12.0

The budget includes the addition of a Real Estate Appraiser in FY06. Funds are also provided in FY FY07 and FY09 for the leasing of replacement vehicles.