

Equalization

Assessed Value is 50% of true cash value.

- ▶ We use a 24 month (4-01-18 to 3-31-20) for an upward market and a 12 month 10-01-19 to 9-30-20 study when the market is in a down turn to determine the beginning figures .

- ▶ When the assessor changes \$1 in value it falls into one or more of the following categories:
 - ▶ NEW: Added value of something not previously on the roll, affects the assessed value.
 - ▶ LOSS: Any decreased value from something removed from the roll, affects the assessed value.
 - ▶ ADJUSTMENT: changes in market conditions, affects the assessed value and a portion of the taxable value.
 - ▶ ADDITIONS: anything physically added to the property affects the taxable value.
 - ▶ LOSSES: anything physically removed from the property, affects the taxable value

Taxable Value is a formula; the lesser of, last year's taxable value - losses times the IRM (or CPI) plus additions, or the assessed value; until the property sells and the following year after the sale the assessed value becomes the taxable.

THE COUNTY'S TAXABLE VALUE

- ▶ Figuring our total taxable value is done the same as an individual parcel.
- ▶ Reviewing the LOSSES for the previous 5 years the losses are between 55 million and 70 million. I am estimation 60 million in losses.

► INFLATION RATE MULTIPLIER

► October-18	252.885	October-19	257.346
► November-18	252.038	November-19	257.208
► December-18	251.233	December-19	256.974
► January-19	251.712	January-20	257.971
► February-19	252.776	February-20	258.678
► March-19	254.202	March-20	258.115
► April-19	255.548	April-20	256.389
► May-19	256.092	May 20	256.394
► June-19	256.14	June-20	257.797
► July-19	256.571	July-20	259.101
► August-19	256.558	August-20	259.918
September-19	256.759	September-20	
►	2795.758		2835.891
►	279.57580		283.5891
►		1.014	
		► 1.4%	

- the formula needs one more month, but at this point the IRM has been trending down at least -.05 percent a month. I'll say 1.2% will be our final IRM.

New Construction

- ▶ Last year we saw \$246,634,613 in new construction.
- ▶ This is the average amount of additions we have seen in the past 5 years.
282 M - 216 M
- ▶ The current amount of permits are down slightly over last year, however builders are having difficulty getting materials to construct the homes.
- ▶ Value is determined as of December 31st.
- ▶ 2021's estimate of new construction is 200,000,000.

Sales

- ▶ Lastly we need to look at the amount sales for 2020. This is a projection because it is any property that sold in 2020.
- ▶ Last year we had probably the most sales in one year since I've been here, roughly 5% of the parcels sold.
- ▶ This added \$88,000,000 to the overall taxable value last year.
- ▶ Currently we are only 300 sales less than last year. This equates to roughly 15% reduction. The three previous years roughly \$60,000,000 was the uncapped amount. That amount will be used.

- ▶ 2020 taxable value: 9,806,081,069
- ▶ Minus losses 60,000,000
- ▶ 9,746,081,069
- ▶ Times IRM 1.012 9,863,034,041
- ▶ Plus Additions 200,000,000
- ▶ 10,063,034,041
- ▶ Plus uncapping's 60,000,000
- ▶ Total 10,123,034,041 or 1.03%
- ▶ Due to the uncertainty of the remaining year I will project 2.5% increase.
- ▶ I will also remind you any uncapping over the IRM will result in a Headlee Rollback.

Designated Assessor

Currently we are looking for a Designated Assessor

Applications go through October 20.

Prior to that I will initiate the intergovernmental agreement with the local units.