

Reappraisal Fund

Fund 140

	2012/13 Actual	2013/14 Current	2014/15 Requested	2014/15 Approved	Percent Change
Revenues					
Investment Earnings	(\$505)	\$0	\$0	\$0	0%
Fund Balance	0	0	0	43,791	0%
General Fund	369,999	390,541	412,763	369,763	-5%
Total	\$369,494	\$390,541	\$412,763	\$413,554	6%
Expenses					
Personal Services	\$308,663	\$319,852	\$333,004	\$333,795	4%
Supplies & Operations	60,831	70,689	79,759	79,759	13%
Capital	0	0	0	0	0%
Total	\$369,494	\$390,541	\$412,763	\$413,554	6%
Employees					
Permanent	6.00	6.00	6.00	6.00	0%
Hourly	0.00	0.00	0.00	0.00	0%
Total	6.00	6.00	6.00	6.00	0%

Budget Highlights

The total recommended budget for Reappraisal is \$413,554 or a 6 percent increase (\$23,013) from the current year due to “once-in-four-year” printing and postage expenses the fund will incur as result of the property revaluation process.

Performance Measurement

Fiscal Year 2014/15

In Fiscal Year 2014/15 Reappraisal will complete 100 percent of all final activities related to the 2015 Countywide Revaluation. The department will present the Board of Commissioners with a schedule of values in September. During the Revaluation process, the department will continue to inform and educated the public via press releases and public presentations.

Fiscal Year 2013/14

In preparation for the 2015 Countywide Revaluation, the Reappraisal division remained on schedule. Reappraisal Staff completed all Commercial/Industrial land pricing by September 6th, 2013 (nearly two months early), worked with an outside vendor to develop market modeling co-efficients to determine the Residential Market Values by November 1st, and initiated the Final Review Phase by November 6th. These activities were completed in the midst of a replacing the department’s 20 year old Land Records Computer Assisted Mass Appraisal (CAMA) system.

Fiscal Year 2012/13

Reappraisal maintained an accurate sales history file of all valid market transactions within the County for the 2015 countywide revaluation. Staff also initiated land pricing activities such as collecting, verifying, and analyzing existing land sales to be used in developing the 2015 schedule of values. In addition to preparing for the 2015 revaluation, the Reappraisal staff continued to defend the County's position on property value resulting from the 2011 Revaluation. In combination with the County's Legal department, revaluation staff will seek to ensure that all property is fairly and equitably assessed in accordance with the 2011 adopted Schedule of Values.

REAPPRAISAL

Statement of Purpose

As required by North Carolina General Statute 105-286, Catawba County must conduct a reappraisal of all real property in accordance with the provisions of General Statutes 105-283 and 105-317. This must be completed by January 1st of the prescribed year and at least every eighth year thereafter.

Outcomes

1. Complete 100% of all final activities for the 2015 Countywide Revaluation per the Revaluation Planning Calendar. The following activities are to be accomplished:
 - a. Completion of final residential and commercial/industrial review by October 1, 2014.
 - b. Finalize Schedule of Values by July, 2014.
 - c. Mail new valuation notices to property owners by November 21, 2014.
 - d. Hold informal hearings by property owners before staff appraisers from late November, 2014 through March, 2015.
 - e. Conduct Board of Equalization and Review hearings from April, 2015 through June, 2015.
2. Meet approved timeline for adoption of the 2015 Schedule of Values. This will be accomplished by:
 - a. Formal presentation to Commissioners of 2015 Schedule of Values by September 8, 2014.
 - b. Hold public hearing of Schedule of Values by October 6, 2014.
 - c. Formal adoption by Commissioners by October 20, 2014.
3. Provide quality customer service by responding to all taxpayer inquiries within 24 hours of receipt and resolving outstanding issues within 5 business days as evidenced by monitoring and verification by supervisors within department.
4. Inform and educate the public regarding the remaining phases of the 2015 Revaluation by issuing press releases and holding public presentations to include the presentation, inspection, and adoption of the Schedule of Values and the appeal process.