



2018 Valuation and Maintenance Plan

County Assessor, Ken Milder

Chief Deputy Assessor, Joaquin Valdez

Parcel Count

2017 Parcel by Classification		
Class	Parcels	Valuation
Residential	7,280	\$625,442,950
Non-Residential	963	\$103,921,960
Livestock	313	\$64,690
Other Exempt Properties	613	-\$247,731,570
Exemptions	2,944	-\$8,960,460
Total Parcels and Net Taxable Value	9,169	\$720,469,140

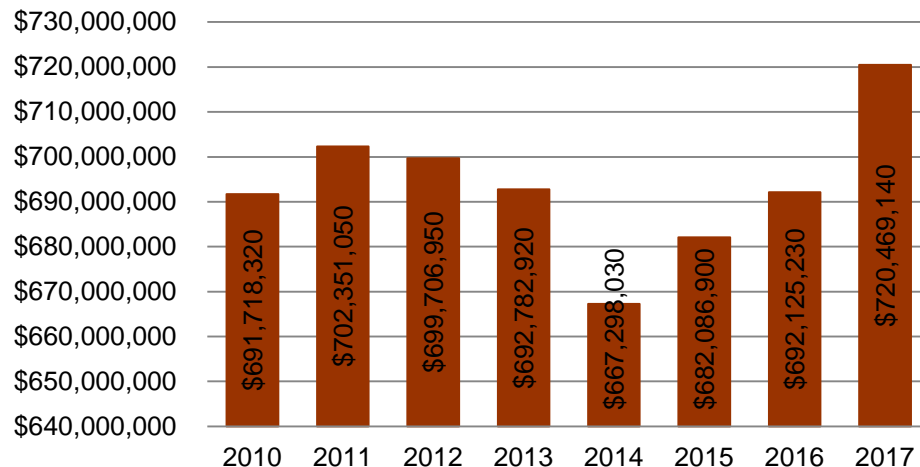
2017 Sales Ratio

Assesmet Level			
	2017	2016	Standards
Mean	99.47%	98.37%	90-110%
Median	98.16%	97.47%	90-110%
Weighted Mean	98.91%	98.35%	90-110%

Uniformity			
	2017	2016	Standards
Standard Deviation	9.16%	7.41%	< 20%
COD	6.93%	6.36%	< 15%
COV	9.21%	7.53%	< 20%
PRD	100.56%	100.03%	98 - 103%

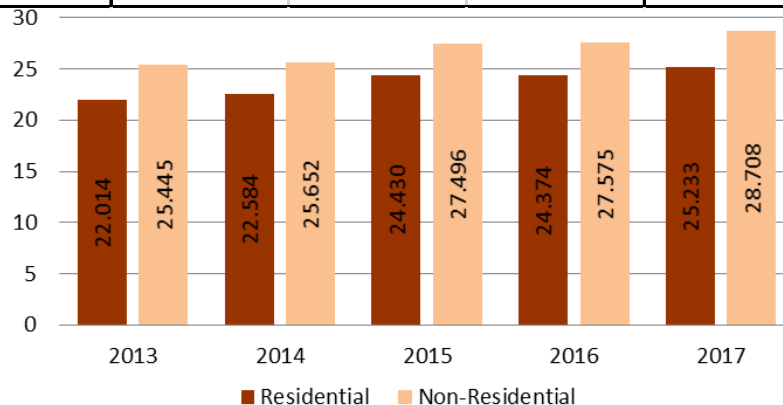
2017 Net Taxable Value

2017	2016	Change	Percent
\$720,469,140	\$692,125,230	\$28,343,910	4.10%



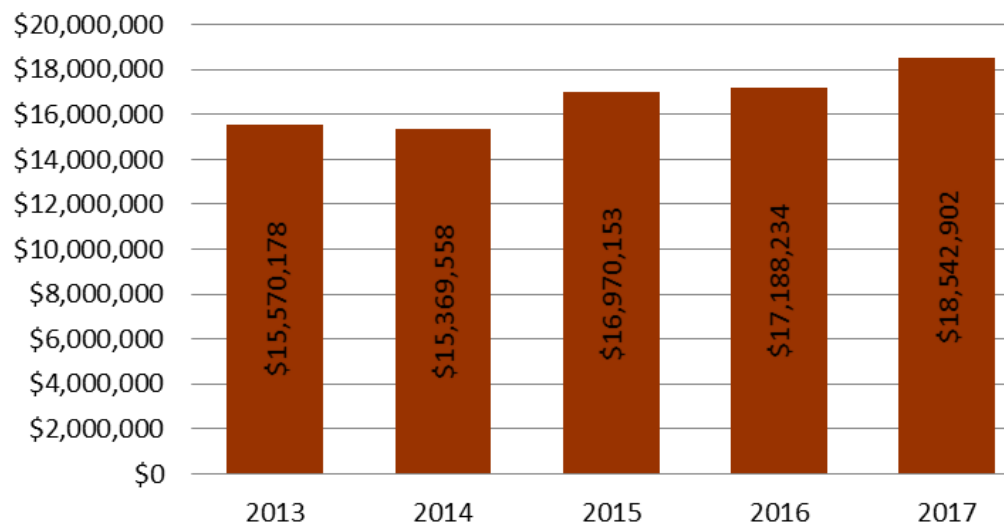
2017 Tax Rates

	Residential			Non-Residential		
	2017	2016	Change	2017	2016	Change
State	1.360	1.360	0.000	1.360	1.360	0.000
County	5.761	5.873	-0.112	8.850	8.850	0.000
Muni	3.875	3.950	-0.075	3.998	3.998	0.000
School	12.268	12.203	0.065	12.500	12.367	0.133
UNMLA	1.969	0.988	0.981	2.000	1.000	1.000
Total	25.233	24.374	0.859	28.708	27.575	1.133



2017 Property Tax Revenue

2017	2016	Change	Percent
\$18,542,902	\$17,188,234	\$1,354,668	7.88%



2017 New Construction and Building Permits

Number of Permits			
2017	2016	Change	Percent
814	577	237	41.07%
New Construction Value			
Tax Year 2017	Tax Year 2016	Change	Percent
\$2,506,590	\$1,672,150	\$834,440	49.90%

- Number of permits went up
- Total value increased \$834,440.
 - Increase in small improvement projects.
 - 37 New Dwelling Units and 2 Commercial units
 - 11 NDU's complete, 26 under construction.
 - 1 Commercial building complete, 1 under construction.

2017 Protests

Property Protests		
	2017	2016
Total Filed	27	76
Resolved through informal hearings	24	64
Went to Board	3	4
Upheld by Board	3	4

Valuation Protest Board

- Three member board
 - One member and alternate must have some experience in property valuation
 - One member and alternate, community member, no experience necessary.
 - One member an employee of PTD and Chair of the board
- Appointed by Council
- Independent board

2017 Other Notable's

- Annual Evaluations
 - Annual Audit
 - No findings
- Transparency
 - Residential Valuation Limitation video
 - Residential Valuation Limitation flag
 - 2018 Notice of Value's
- Outreach
 - Newspaper
 - Clubs
 - Radio

2018 Projections

Reappraisal program

- Door to door re-inspection of approximately
 - 1/5 or 20% of the total parcels are inspected annually.
 - Physical visit and inspection of properties.
- 2017 (2018 Tax Year)
 - Barranca Mesa, North Mesa, and Ponderosa Areas
 - 1,831 parcels
 - Collected \$586,400 of omitted value.
- 2018 (2019 Tax Year)
 - North Community and Quemazon Areas
 - 1,745 parcels
 - A-19, A-13, and A-9

Valuation Maintenance

- Maintaining of the values due to the change in market, market conditions.
- Valuation models are tested for accuracy.
- Notice of Values mailed out by April 1st.

2018 Projections (Sales Ratio)

Assesmet Level		
	2018	Standards
Mean	98.41%	90-110%
Median	97.43%	90-110%
Weighted Mean	97.69%	90-110%

Uniformity		
	2018	Standards
Standard Deviation	9.23%	< 20%
COD	7.16%	< 15%
COV	9.34%	< 20%
PRD	100.63%	98 - 103%

2018 Projections (Net Taxable Value)

Net Taxable Value

- \$750,000,000
 - Less Exemptions
 - Less Protested Value
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- Certified to the State by June 15th.
 - Used by DFA to apply Yield Control Formula for Tax Rates.
 - Typically, Tax rates have an inverse effect on Taxable value.

Questions?