

50,000 PARCELS IN ASSESSMENT ANALYST... AND COUNTING

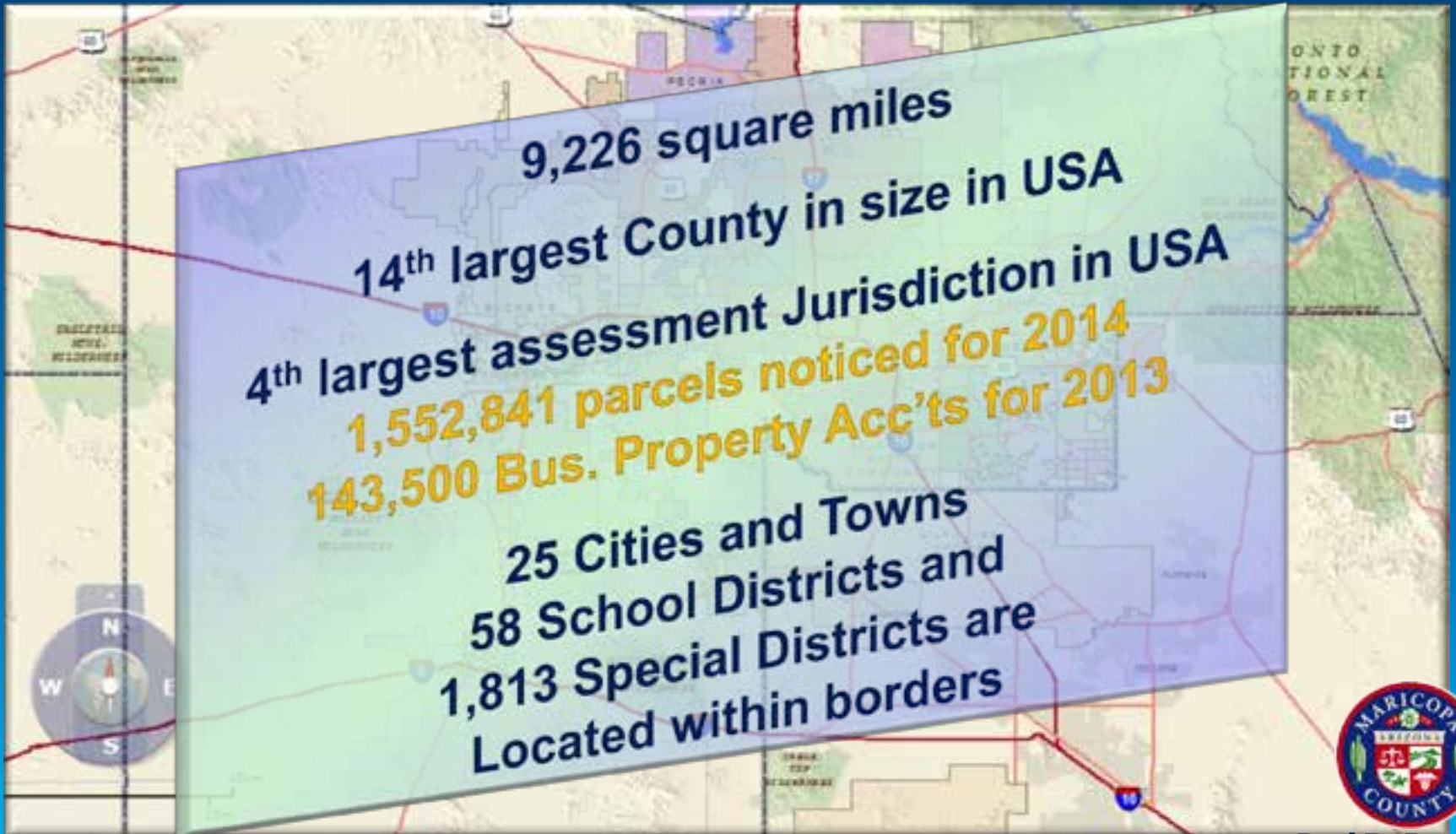


Tironda Dixon
Canvass Supervisor
Maricopa County Assessor's Office

Population



Land Size



Business Statistics

Home to major players like:



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Business Statistics



\$370.5 Billion in FCV in 2015
to all Four Major Sports Teams



"The Greatest Show on Grass"

#greenestshow

CONGRATULATIONS
KEVIN STADLER
2014 CHAMPION



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Maricopa County Assessor



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Assessor Staff



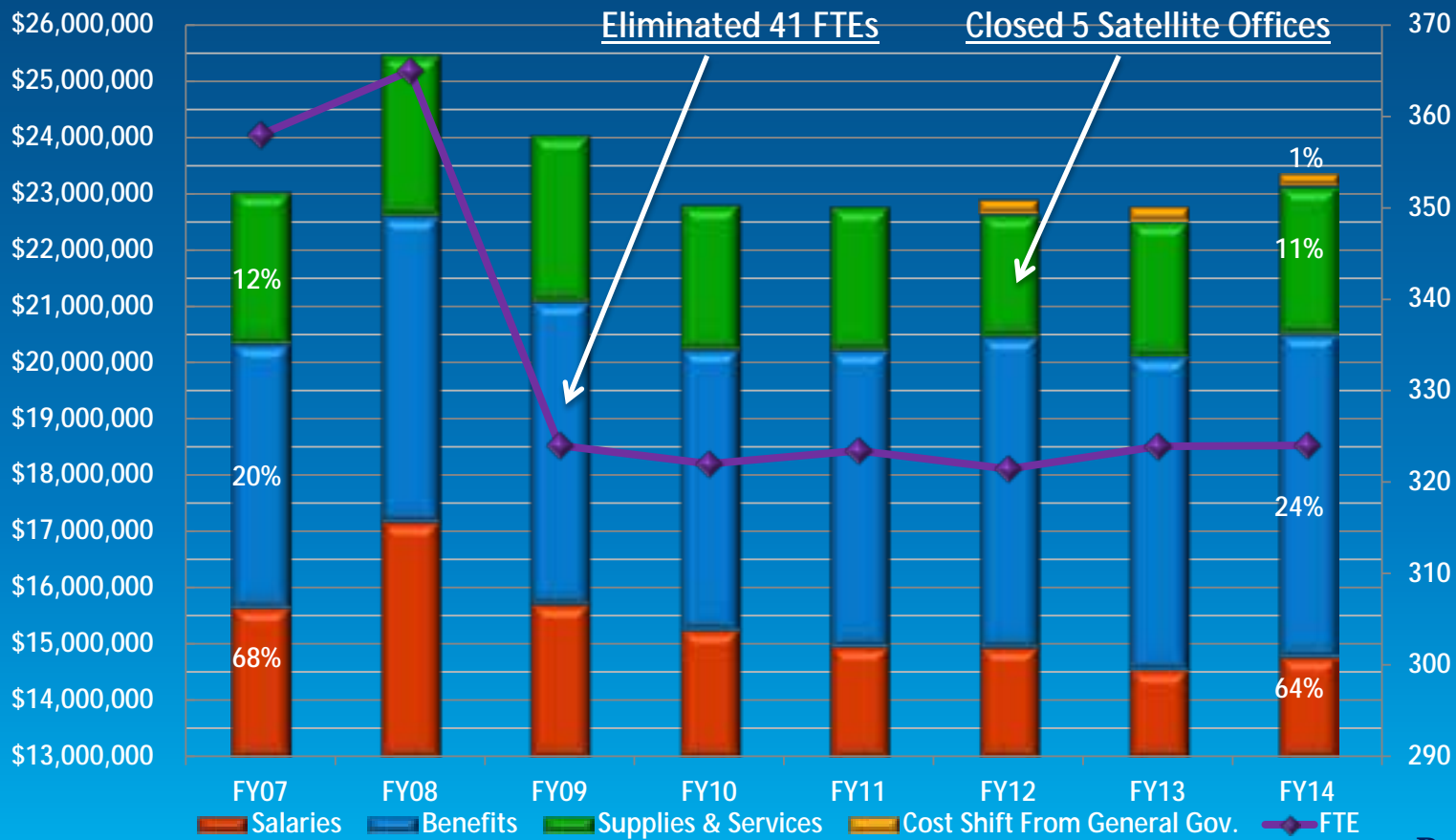
17 Administration
16 Litigation
30 Information Technology
40 Property Ownership\Mapping
222 Appraisal\CAMA\Valuation Relief Programs



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Budget & FTE's

Assessor Budget History by FY



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Staff Size

Maricopa County:

1 staff member for **5,126** parcels\accounts
.21 staff per 1,000 parcels

According to IAAO 2013 Benchmark Survey:

For Counties in USA > 28,800 parcels :

1 staff member for 3,100 parcels
.86 staff per 1,000 parcels



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Staff Budget

Maricopa County: \$13.83 per parcels\accounts

According to IAAO 2013 Benchmark Survey:

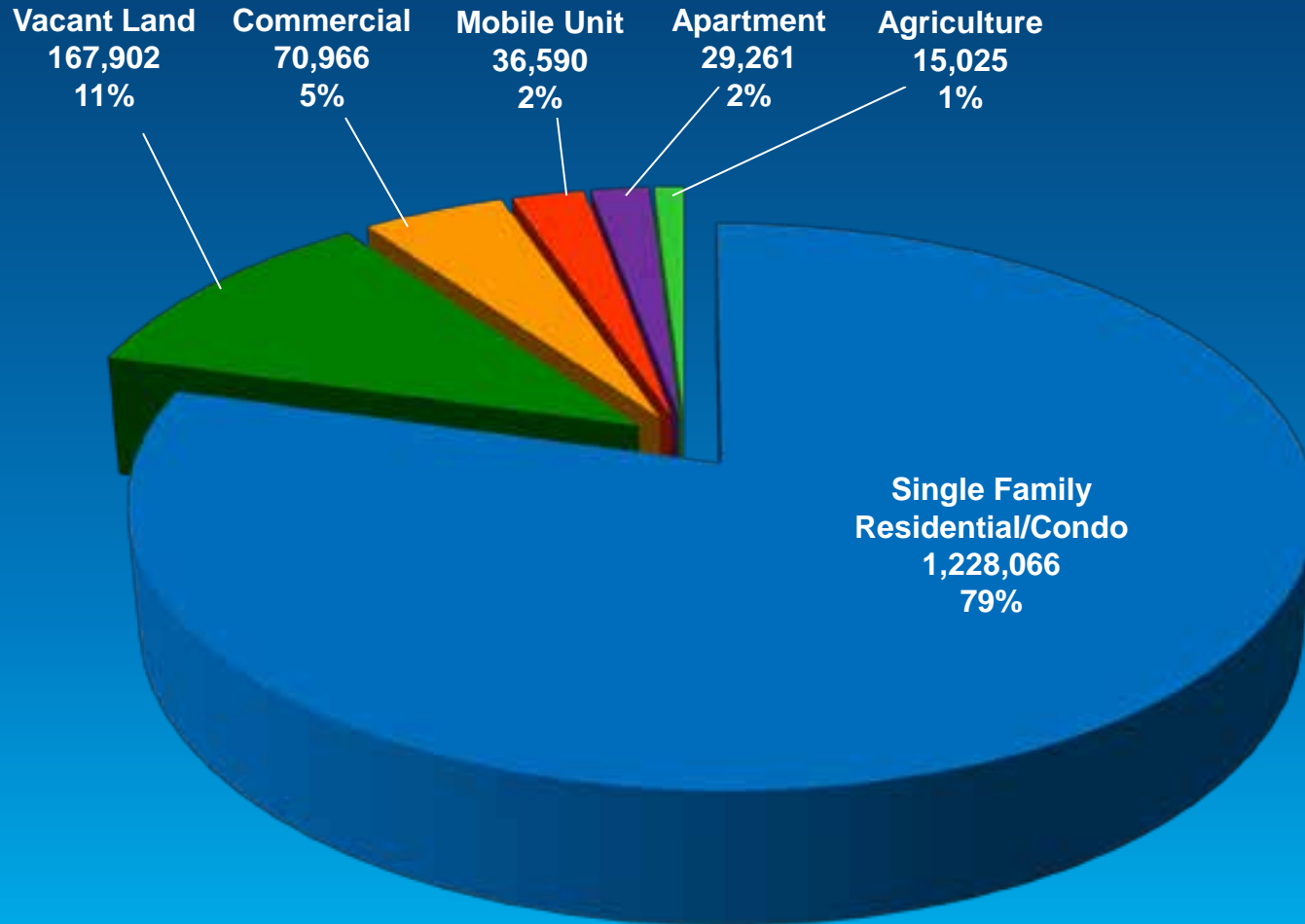
For Counties in USA > 28,800 parcels:

\$20.53 per parcels



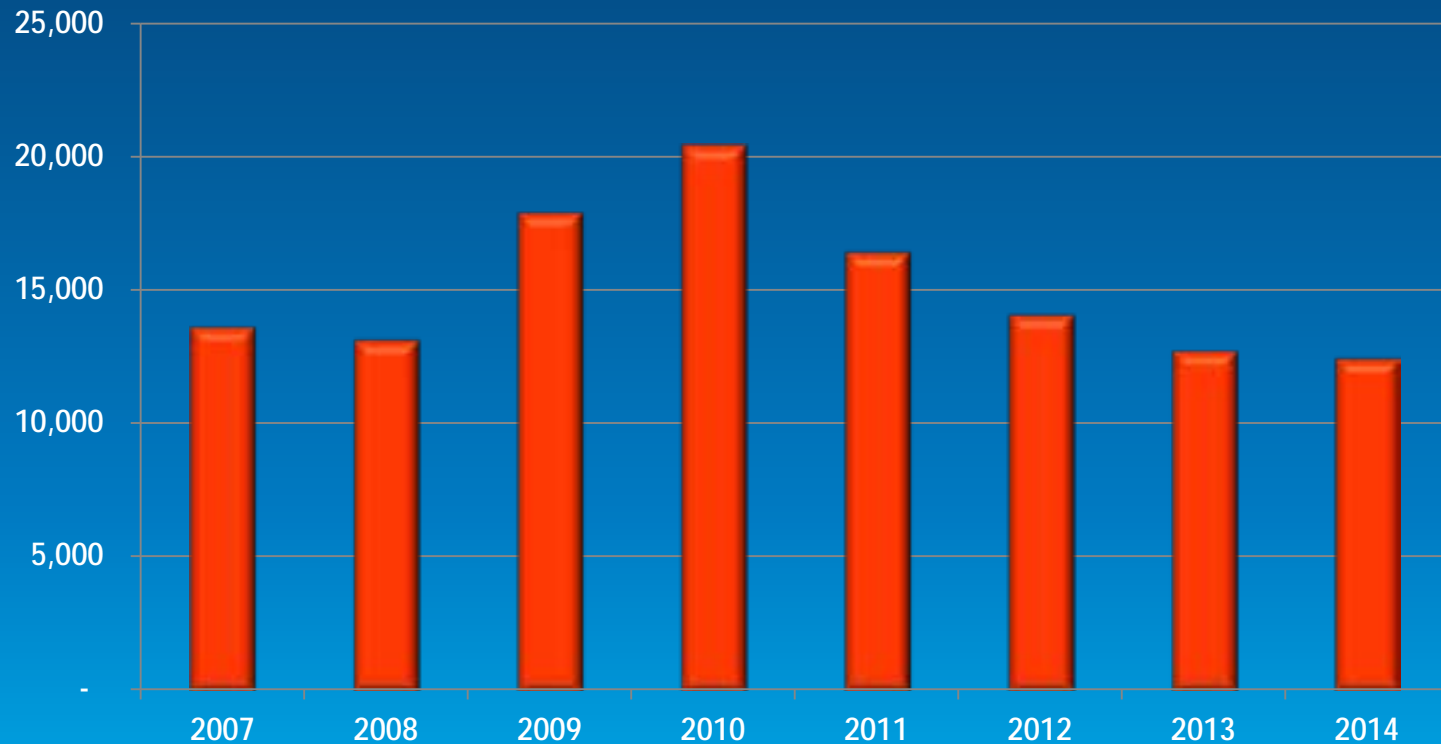
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Real Property Types



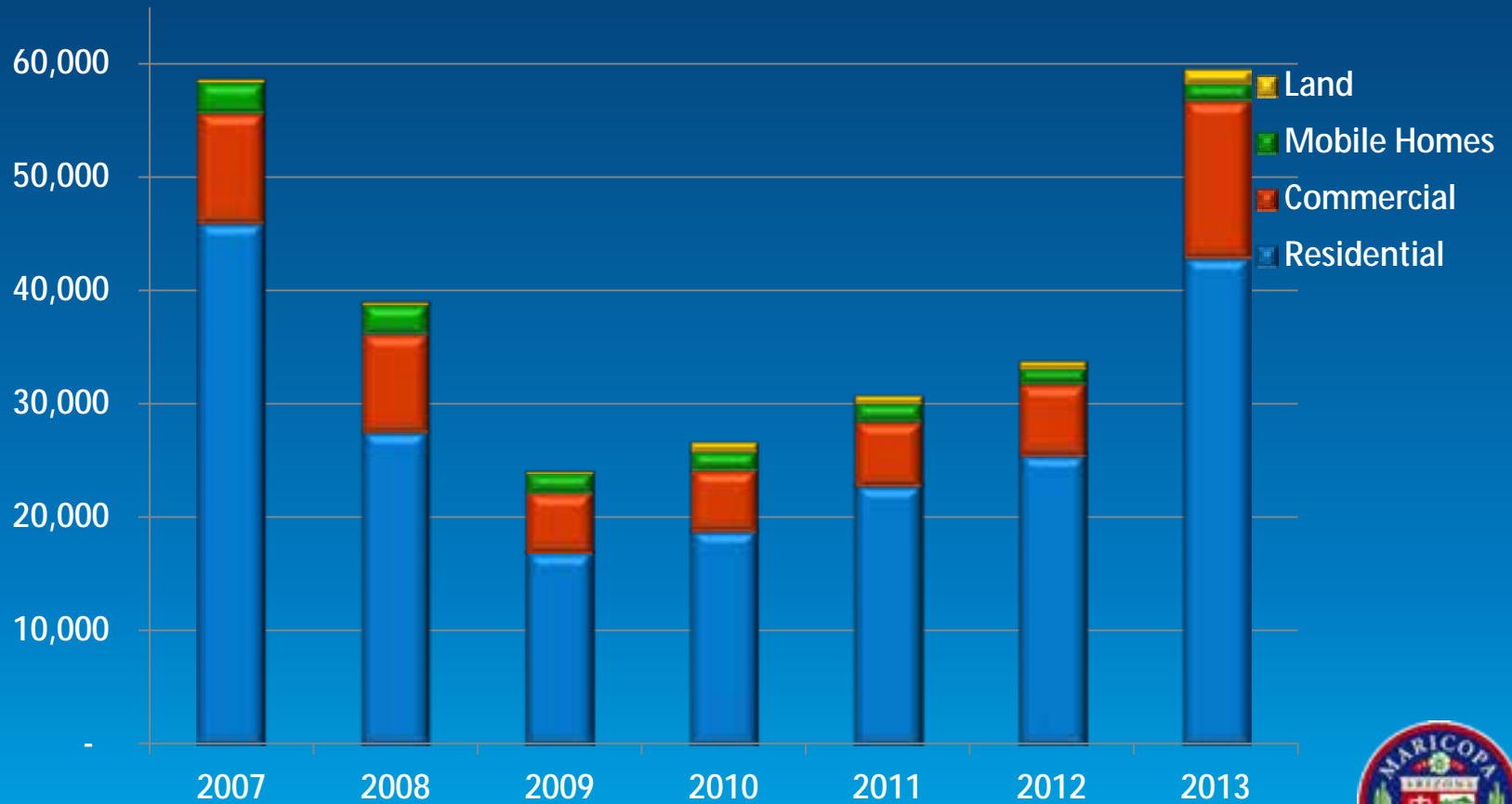
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Appeals (Real & Personal) By Tax Year



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Permits Worked



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Other Workload Measures

Ownership Changes (sales) 271,260

Parcel Splits (new creates) 2,000

New Subdivision creates 345



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Other Workload Measures

Organizational Exemptions	3,901
Senior Freeze Applications	7,244
Personal Exemptions (Widow.,Dis.)	2,386
STAR Center calls	116,000
Direct phone calls	2,618
Counter visits	14,416
Web emails returned	8,431
Skype help	205
Historic Applications	168
Combines Applications	305
Mail address changes	10,994
Research room assists	118
Data Requests processed	440
Property Owner Re-Check	1,070



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Other Workload Measures

Properties Canvassed ?

Hmm.....



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The Solution?

Series of meetings with appraiser managers and supervisors

Research other jurisdictions

Look for technological advantage (RFP)



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The Solution



assessment
analyst



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The Solution

Realign Appraisal Division to create a dedicated team of seven (7) staff members to use Assessment Analyst tool and standard appraisal techniques to capture data in CAMA system for 2016 roll (Az. can not go to back years for tax collections)



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The Solution Team Selection is Critical



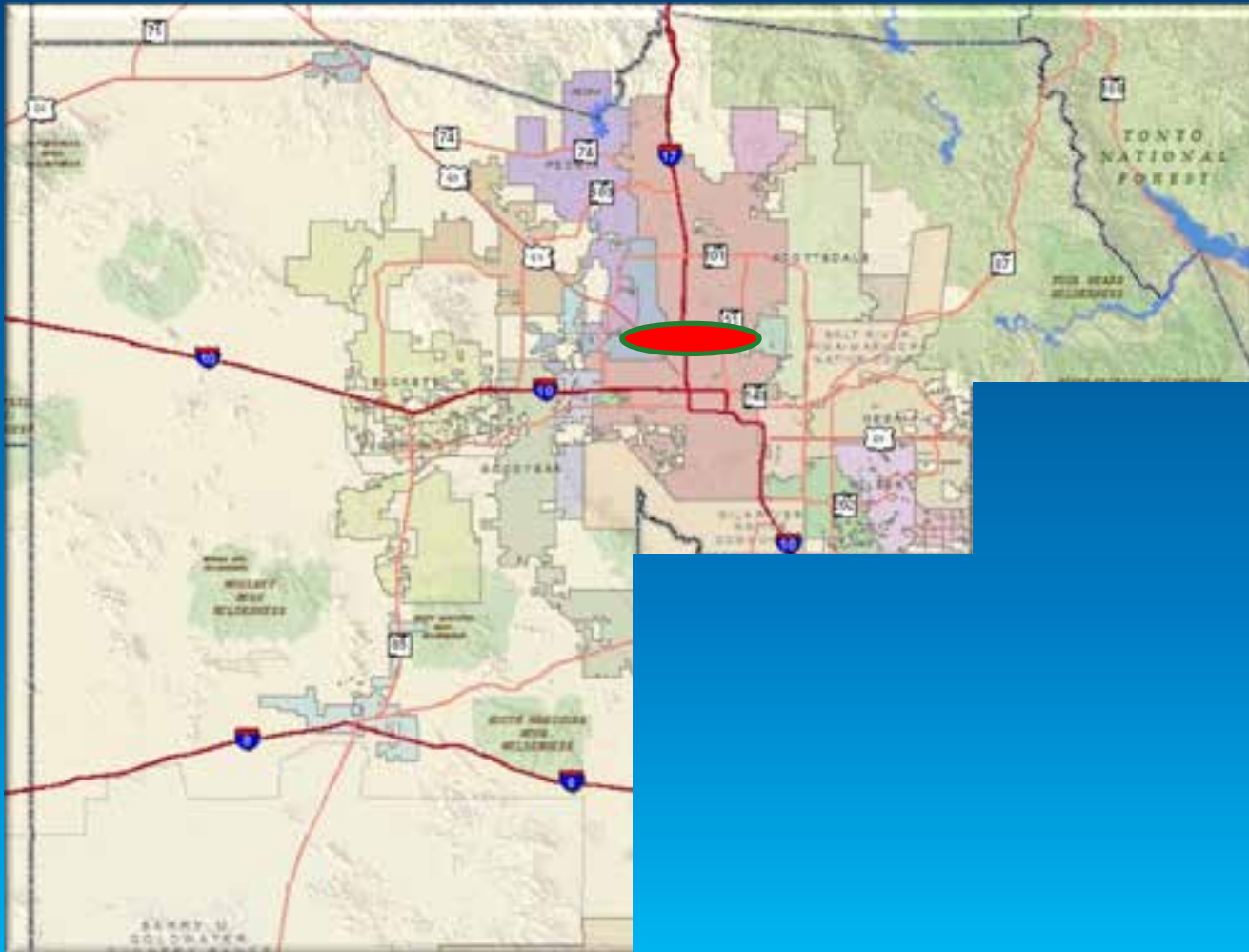
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The Solution Training



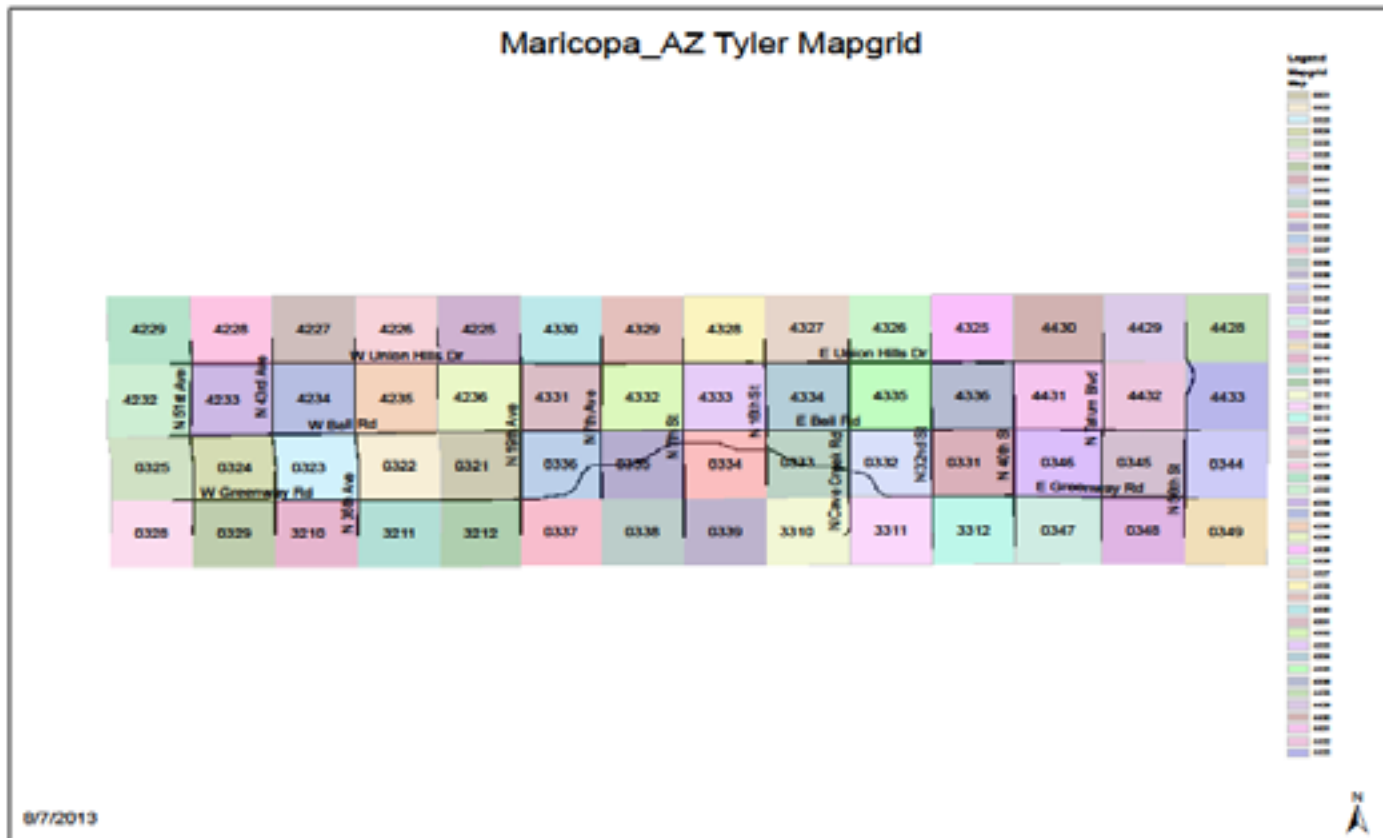
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The Pilot Project



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The Pilot Project



Methodology

27	Central Phoenix Mtn. Corridor	.804	.136
5	Central Scottsdale\PV	.814	.109
6	N. Central Phoenix	.806	.128
7	N. Scottsdale\Fountain Hills	.805	.109



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Implementation

Project Started: January 13, 2014

Residential Properties: 47,237

Commercial Properties: 2,806

Total Parcel Count: 50,043



Start Commercial Properties: March 17, 2014

Completion Date: December 19, 2014



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Implementation (expect issues in a project)



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Implementation

Completed as of February 21, 2014

11,537 residential properties

Averaging 11 minutes per review by the appraisers

43 properties reviewed by each appraiser per day

480 minutes/11 = 43 reviews

258 properties per week

43 x 6 appraisers = 258 reviews

Projected working days to complete 194 days

50,043/258 = 194 days



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Initial Statistics

11,537 Parcels Reviewed

Average FCV increase: \$5,181

Median FCV increase: \$2,000

Total estimated FCV added to 2016 Roll: \$59.8 million
Net “New Construction” LPV added to 2016 Roll \$38.7 million



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Initial Statistics

11,537 Parcels Reviewed

1,112 Parcels Decreased

1,483 Parcels No-changes

7,597 Parcels < 10 percent FCV

(796 Rule B, > 5% Isqft increase)

1,345 Parcels > 10 percent FCV

(all Rule B)



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Initial Statistics

Types of Changes found:

52 Second Stories added, 5 deleted

3 Basements added, 11 deleted

449 AC units added

117 Pools added, 106 deleted

72 Detached Garages added, 1 deleted

18 Attached Garages added, 34 deleted

3,677 Livable areas added to homes, 1,048 deleted



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RULE B on LPV for 2016 Tax Roll

2,141 of the 11,537 parcels reviewed to date met the criteria of:

Change caused a 10 percent increase in Full Cash Value (172 parcels)

The Livable square footage of property increased more than 5 percent (796 parcels)

Both criteria met (1,173 parcels)



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RULE B on LPV for 2016 Tax Roll

Of the 2,141 parcels reviewed that received a LPV Rule B:

1,767 increased in Value over regular LPV - \$41.2 million

374 decreased in Value over regular LPV— (\$2.5 million)

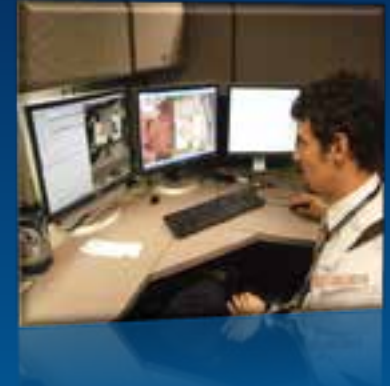
Total LPV Change over regular LPV - \$38.7 million

This is considered “**New Construction**” to Tax Jurisdiction for purposes of calculating levy limits



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Tax Ramifications



Net **New Construction** at a 10 percent assessment ratio for “primary residences” yields \$3.87 million increase in Net Assessed Value

Net Assessed Value times the Tax Rate (**2013 of 12.3227 percent per 100 Net Assessed Value**) in study area equals approximately \$476,400 in new taxes for **ALL** tax jurisdictions based on two year old tax rates.



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Tax Ramifications



Estimating the effect on all 50,000 parcels in the pilot study based on the results of the first 11,537 parcels (maintaining the same Rule B ratio and tax rate) would return an estimated **\$2,064,600** for **ALL** tax jurisdictions based on two year old tax rates.

This is a **5 to 1** ROI for the Assessor on this new investment



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Take Aways

Maricopa is big jurisdiction, they had a problem

After research, found an organizational and technological solution

Assessment Analyst (AA) provides a methodology for canvassing\revaluation

AA uses CAMA data, orthophotography with sketch verification, oblique and street-front imagery and workforce analytics

Pilot project paid for itself, results are projected 5:1 ROI

All sizes of jurisdictions can use AA



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THANK YOU

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