

August 2009

IDEAL SYSTEM

Brings property dimensions, characteristics, picture from aerials

- no fieldwork required
- no data entry required
- no mistakes made
- all analysis is automatically calculated

REALITY...

Not quite “ideal”, but still functional

- Current/well-maintained cadastral mapping system
 - ...shall acquire and maintain cadastral maps and a parcel identification system
- Fieldwork quality control is essential
 - Some of you may have been surprised when your OTC field rep ran a procedure to find out how many parcels have not had a value change (excluding 2005-2009 Visual Inspection cycle) for several years. If you did not see that listing, see your field rep to run the report for you. Have these parcels been over-looked?
 - Are you tracking the field work? Will they finish in a timely manner? Do you have the man-power to get the job done?
 - Are similar structures valued similarly?
 - ...shall be complete enough in order to establish the fair cash value of the property
 - The first cycle of visual inspections for real property shall begin upon January 1, 1991...

- All title transactions processing is current
 - No back-log or pending documents to interfere with Sales Analysis
 - Backlogs cause extra work: writing corrections, delays analysis; delays application of homestead ex.

- Methods in place to check for human error
 - either data collection or data entry (diligent as you might be, you are bound to have a few typos)
 - there should be 'canned' edits already in your program (Radiant) If you don't have them, call a field rep

- Analysis done in a timely manner
 - Procedural Manual is available (an on-going project)
 - Over the years we have published a variety of documents to assist your office...if you don't have what you need, contact a field rep

- Audits/comps of personal property for coming year
 - ...act requiring the annual valuation of all taxable real and personal property within the county, shall establish the fair cash value of such taxable property
 - Personal Property complete
 - Checks and edits of data

68 ¶2820 B. The first cycle of visual inspections for real property shall begin upon January 1, 1991...and shall end upon December 31, 1994. eff. January 1, 1991

68 ¶2821 B. The information gathered from the physical inspection shall be relevant to the type of property involved, its use category, the valuation methodology to be used for the property, whether the methodology consists of the cost approach, and income and expense approach or sales comparison approach, and shall be complete enough in order to establish the fair cash value of the property in accordance with accepted standards for mass appraisal practice.

68 ¶2821 D. In order to conduct the visual inspections of real property during the four-year cycle, each county assessor shall acquire and maintain cadastral maps and a parcel identification system. The standards for the cadastral maps and the parcel identification system shall be uniform for each county of the state and shall be in such form as developed by the Ad Valorem Task Force. Eff. January 1, 1992

68 ¶ 2829 A. Each county assessor in order to comply with the provisions of Section 17 (Section 2817 of the title) of this act requiring the annual valuation of all taxable real and personal property within the county, shall establish the fair cash value of such taxable property using an accepted mass appraisal methodology.