



FY 2023 Recommended Budget Budget Question

Board Question #: 4

BUDGET QUESTION: What is the impact of the reassessment and the equalized rate to the average residential taxpayer’s bill?

RESPONDING DEPARTMENT/OFFICE: Budget & Grants

RESPONSE: To obtain a valid comparison of 2021 and 2022 tax bills at the equalized rate, we have removed from the analysis those parcels having new improvements/new construction occurring during 2021. The resulting comparison of tax bills for properties having the same improvements/structures in place for both 2021 and 2022 reveals the following at the equalized rate of \$0.7377 per \$100:

	Residential		Commercial	
	%	Average* \$ Comparison	%	Average* \$ Comparison
Bills less than 2021	30.5%	(\$96)	88.0%	(\$798)
Bills equal to 2021	0%	n/a	0%	n/a
Bills greater than 2021	69.5%	+\$178	12.0%	+\$1,611
Overall average*		+\$94		(\$508)

*Mean

The difference in the residential and commercial year over year comparisons here has to do with the differences in the rate of appreciation in values. On the whole, total residential assessments are up 17.2% compared with 2021 while total commercial assessments are up 6.3%. The overall countywide assessed value – the combination of residential and commercial properties – is increasing by 15.3%. The equalized rate is calculated on the overall county-wide assessed value. Given that overall commercial values are increasing at a rate lower than the total county-wide assessment rate increase, it makes sense that average commercial property bills are *decreasing* at the equalized rate.

ESTIMATE OF STAFF TIME SPENT ON RESPONSE: 3 hours to include the gathering of the data, analysis of the data, and preparation of this written response.