

MOBILE FIELD APPRAISER

Paulding County Board of Tax Assessors

James Stokes

- ▣ Where is Paulding County?
- ▣ Approximately 30 miles Northwest of Atlanta



Philosophy

- The Board of Assessors is an integrate part of county government
- The Board of Assessors is appointed by the Governing Authority
- Does the Board of Assessors have any idea how our office operates?
- Introduce them to the staff and explain what the staff does
- Invite board members to go to the field, sit in on public visits during appeal season
- Invite to various meetings, demonstrations, public speaking events, etc.

Open avenues of communication

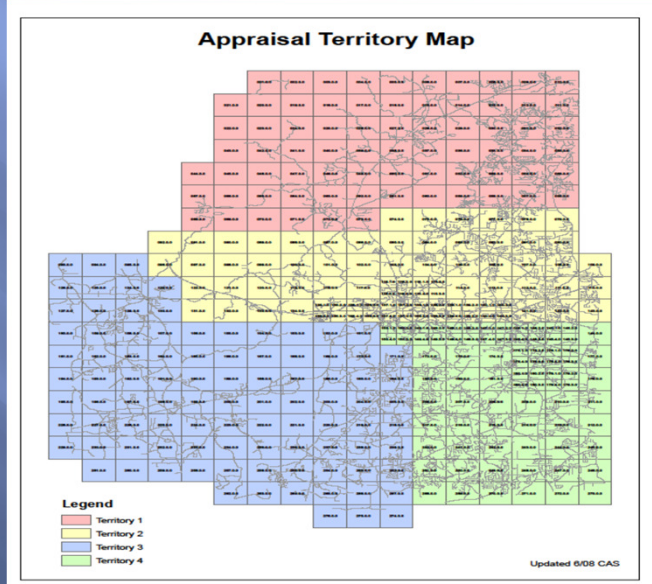
Commissioners
County Manager
Finance Director
School Superintendent
School Finance Officer
Mayor
City Manager

No one likes surprises

Accurate information provided in easy to understand terms will allow organizations to make solid decisions

Current process

- Appraisal Territories are developed based on geographic location, density and new developments.



- Each Territory is assigned staff appraiser suited for specific area.
- Appraisers are assigned map within territory to review all residential and agriculture properties.
- Appraisers must print property record cards for each parcel to be reviewed.
- Property Record Cards must be sorted based on the most efficient way to visit each property.
- A 3 x 3 aerial map is printed for each map.
- Appraiser visits typically 30 parcels per day acquiring photos, noting discrepancies in records, answering questions from owner / occupants and checking off parcels on map as they go.
- Once field work is complete, appraisers enter necessary changes into CAMA. Typically four days in field and one day for data entry.
- Completed Property Record Cards are reorganized by account number.
- Once map is completed, all PRC's are bound together with map for reference.

Problem

- Determine critical areas of concern within your department
- Utilize staff skills to isolate and determine solutions. Many times staff members provide the best solutions.
- Draft “area of concern” listing detailed examples.
 - Cannot stay connected while in field
 - Difficult migrating to various areas in CAMA
 - Virtually impossible to edit existing sketch or add new sketch
 - Various areas inside CAMA do not allow full display
 - Cumbersome to carry Mobile WiFi

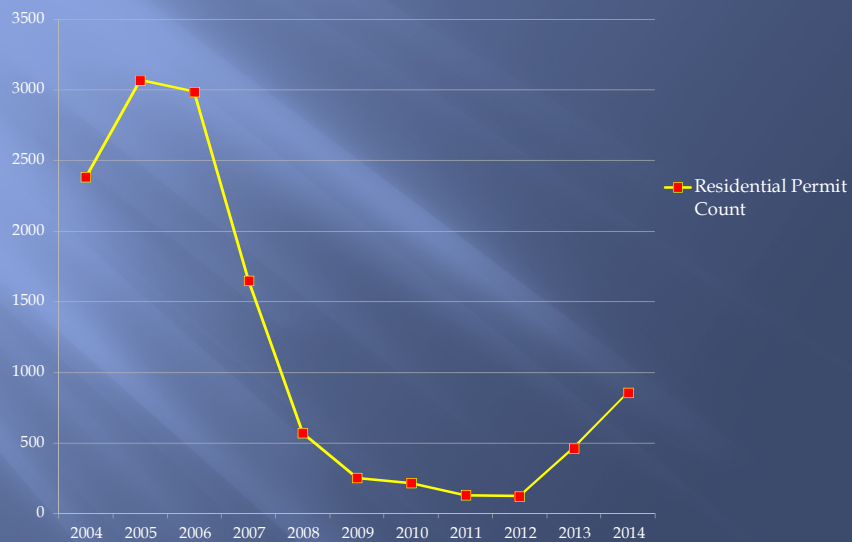
Searching for Solutions

- Consider Pros and Cons (Consider the NOW and FUTURE)
- Does it meet our requirements?
- Does it do anything you were not expecting?
- Will it work in your counties environment? Operating systems, firewalls, etc.?
- Give staff members the opportunity to give honest feedback.
- How does it benefit your organization?
- Can you manage it?
- How much will it cost?
- Are there options in cost? Reduce per year by spreading over a period years

Questions from County Manager

- Why do you need it?
- The 2nd fastest growing county in both Metro Atlanta and Georgia.
- A population of 146,000 with a 79% growth rate since 2000.

Residential Permit Count



If physical data is not correct in appraisal system
nothing will be accurate when determining
values.

Appraiser Procedure Manual

560-11-10-.09(2)(d)4(iii)

Field review frequency: All real property parcels
should be physically reviewed at least once every
three years to ascertain that property information
records are current.

What does something like this cost?

Property owners may have this view of government



Consider this

- How many Conservation Use Covenants breached last year?
- What was the total breach amount?
- How many Personal Property Audits were conducted last year?
- What was the total discovery amount in tax dollars, and how did it compare to amount spent on audit?
- What is the cost of additional staff?

LABOR COST

Entry level appraiser position in Paulding County, including benefits, earns \$37,000 per year or \$142 per day paid by taxpayers.

Field review prep per map

Half day for prep: \$71 per map
 Average maps completed per year: 90
 $\$71 \text{ times } 90 = \$6,390$

Data entry labor cost

\$142 per day times four appraisers equals \$568. \$568 times 52 weeks equals \$29,536

Amount for prep:	\$6,390
Amount for data entry:	\$29,536
Total amount:	<u>\$35,926</u>

Software Cost										
	Parcel Count									
Software Cost	10000	20000	30000	40000	50000	60000	70000	80000	90000	100000
One User	\$5,556	\$8,436	\$11,316	\$14,196	\$17,076	\$19,956	\$22,836	\$25,716	\$28,596	\$31,476
Two Users	\$8,232	\$11,112	\$13,992	\$16,872	\$19,752	\$22,632	\$25,512	\$28,392	\$31,272	\$34,152
Three Users	\$10,908	\$13,788	\$16,668	\$19,548	\$22,428	\$25,308	\$28,188	\$31,068	\$33,948	\$36,828
Four Users	\$13,584	\$16,464	\$19,344	\$22,224	\$25,104	\$27,984	\$30,864	\$33,744	\$36,624	\$39,504
Five Users	\$16,260	\$19,140	\$22,020	\$24,900	\$27,780	\$30,660	\$33,540	\$36,420	\$39,300	\$42,180
Six Users	\$18,936	\$21,816	\$24,696	\$27,576	\$30,456	\$33,336	\$36,216	\$39,096	\$41,976	\$44,856
Seven Users	\$21,612	\$24,492	\$27,372	\$30,252	\$33,132	\$36,012	\$38,892	\$41,772	\$44,652	\$47,532
Eight Users	\$24,288	\$27,168	\$30,048	\$32,928	\$35,808	\$38,688	\$41,568	\$44,448	\$47,328	\$50,208
Nine Users	\$26,964	\$29,844	\$32,724	\$35,604	\$38,484	\$41,364	\$44,244	\$47,124	\$50,004	\$52,884
Ten Users	\$29,640	\$32,520	\$35,400	\$38,280	\$41,160	\$44,040	\$46,920	\$49,800	\$52,680	\$55,560

Support and Maintenance Year 2+										
	Parcel Count									
	10000	20000	30000	40000	50000	60000	70000	80000	90000	100000
One User	\$1,305	\$2,285	\$3,265	\$4,245	\$5,225	\$6,205	\$7,185	\$8,165	\$9,145	\$10,125
Two Users	\$1,630	\$2,610	\$3,590	\$4,570	\$5,550	\$6,530	\$7,510	\$8,490	\$9,470	\$10,450
Three Users	\$1,955	\$2,935	\$3,915	\$4,895	\$5,875	\$6,855	\$7,835	\$8,815	\$9,795	\$10,775
Four Users	\$2,280	\$3,260	\$4,240	\$5,220	\$6,200	\$7,180	\$8,160	\$9,140	\$10,120	\$11,100
Five Users	\$2,605	\$3,585	\$4,565	\$5,545	\$6,525	\$7,505	\$8,485	\$9,465	\$10,445	\$11,425
Six Users	\$2,930	\$3,910	\$4,890	\$5,870	\$6,850	\$7,830	\$8,810	\$9,790	\$10,770	\$11,750
Seven Users	\$3,255	\$4,235	\$5,215	\$6,195	\$7,175	\$8,155	\$9,135	\$10,115	\$11,095	\$12,075
Eight Users	\$3,580	\$4,560	\$5,540	\$6,520	\$7,500	\$8,480	\$9,460	\$10,440	\$11,420	\$12,400
Nine Users	\$3,905	\$4,885	\$5,865	\$6,845	\$7,825	\$8,805	\$9,785	\$10,765	\$11,745	\$12,725
Ten Users	\$4,230	\$5,210	\$6,190	\$7,170	\$8,150	\$9,130	\$10,110	\$11,090	\$12,070	\$13,050

If you are turned down, do not
be discouraged.

Go to the parties and ask why.

You will learn something new
every time.

Questions

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