

Assessment Bulletin

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EQUALIZED ASSESSMENT PANEL TECHNICAL COMMITTEE

EAP Technical Committee Recommendation

Item: 2_revised

Title: Common Assessment Level

EAP Recommendation: 2Ai

Question: Is the current Item 2 recommendation still relevant given the timing of the implementation of direct equalization for 2007 and the proposed change to the Form 32 Affidavit of Transferee definitions of land and value?

Background:

EAP Recommendation 2Ai states that the "quality standard for median assessment ratios [be set] at 1.0". The timing of direct equalization is being delayed until 2007 (see Technical Committee Item 2C). In the interim assessors may prepare and report their assessments with a median assessment ratio between .95 and 1.05. For this period the indirect equalized assessment process will continue to adjust municipal assessment summaries from the level at which it was prepared to a level of 1.000.

Recommendation:

- The recommendation made for Item 2 is no longer appropriate and should be rescinded.
- Beginning in 2007 all assessments must be prepared and reported at an assessment level of 1.000.
- To ensure that assessments in 2007 and beyond do not include the value of personal property that is/may be included in the sale price shown on transfer documents, the following steps should be undertaken:
 1. Pursue the implementation of a revised Affidavit of Transferee (Form 32) that will have information to assist in the identification of the value of personal property included in the sale price of real estate.
 2. Undertake a study using information from the revised Form 32 as well as information from other sources deemed appropriate to determine the steps required if sale prices need to be adjusted to remove the value of personal property included in the sale price of real estate.
- Between now and 2007 personal property adjustments should be made on an individual property basis following good assessment practices.

Recommendation Background:

Recommended


Steve White
EAP Technical Committee Chair

Date June 21, 2002

Accepted


Brad Pickering
ASSET Steering Committee Chair

Date June 24/02