



Assessment & Taxation

FY23-24 BUDGET PRESENTATION



FY22-23 Major Accomplishments

AREA	DESCRIPTION
Administration	The 2022-23 Tax Roll was certified in October with \$110.6B in Market Value, a 17.38% increase; \$60.9B in taxable value, a 4.67% increase; and billing and collection of \$1,066,817,444 in taxes, an increase of 6.82%.
Valuation	Growth continues in Clackamas County. Our field appraisers valued 11,354 accounts including 1,372 new houses, 42 new plats/subdivisions, and 842 accounts that had boundary changes.
	Performed eligibility determinations and administered tax laws for new and existing accounts to determine qualification for statutory programs such as special assessments for low income housing, farm or forest deferral and enterprise zone projects to name a few.
	Our new Mobile Assessor software, which allows field appraisers to capture new construction and inventory in the field was implemented last year and continues to further our goal of an integrated CAMA/GIS system. Additionally, the online filing system for Business Personal Property is experiencing ongoing success in its third year.
Revenue & Records	Property tax collections for FY ending June 30, 2022 were 98% collected, matching last year's collection rate.

FY22-23 Major Accomplishments

AREA	DESCRIPTION
Revenue & Records	Property taxes were billed to over 170,000 property owners and 89% of the \$1.066B was distributed to 129 local taxing districts by Dec 31, 2022.
	Successfully printed and mailed our property tax statements with a new vendor, which also offered for the first time, the ability for taxpayers to sign up for paperless billing. Also known as eNotices.
	The GIS Cartography team reached the goal of 100% of all physical maps converted to digital form in 2022. This had been a multi-year project following Statewide mapping guidelines to digitize maps throughout Oregon. Ongoing digital mapping will occur as new accounts are created or existing accounts canceled.

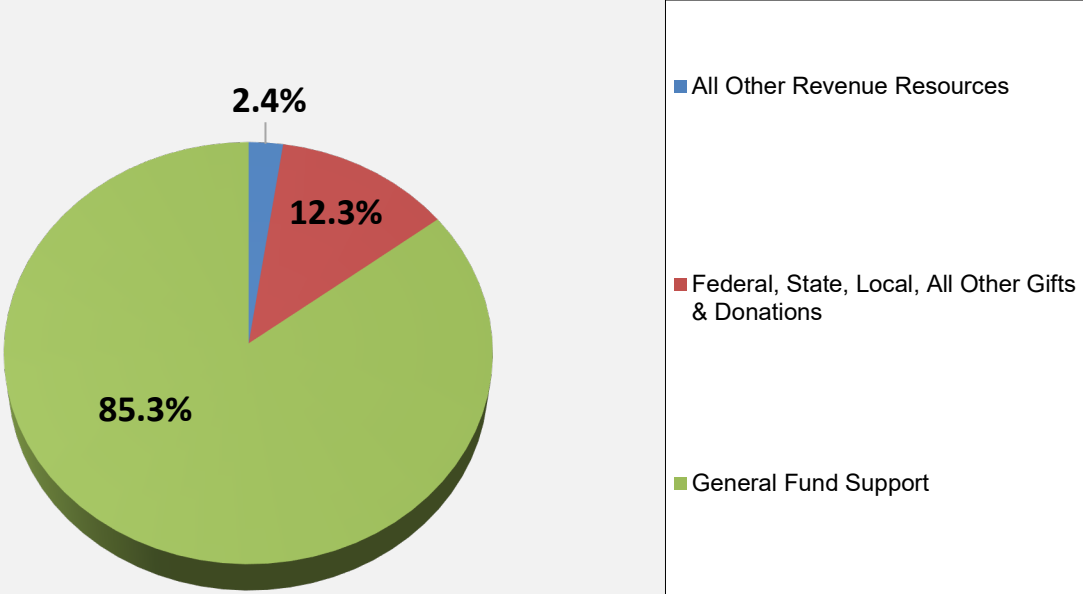
Line of Business/Program	Results Measure	FY21-22 Actual	FY22-23 Target	FY22-23 Projected Performance	FY23-24 Target
Administration	Total Cost per account	\$53	\$55	\$55	\$57
Property Valuation	# of new construction/property change appraisals completed	7,859	8,500	9,019	8,000
	# of real properties not physically re-appraised in the past six years	155,000	153,000	150,000	152,400
Valuation Adjustment	# of real property accounts with tax roll corrections completed for omitted property	226	275	200	225
Tax Revenue	97% of tax dollars are collected by the end of the fiscal year	97%	97%	97%	97%
	# of credit, debit and E-check online payment postings	16,381	20,000	19,000	21,000
Property Records	% of Assessor's tax maps digitized	98%	99%	100%	100%
	# of property record changes completed	19,063	18,338	12,142	12,385

Program Profiles: FY23-24 Summary

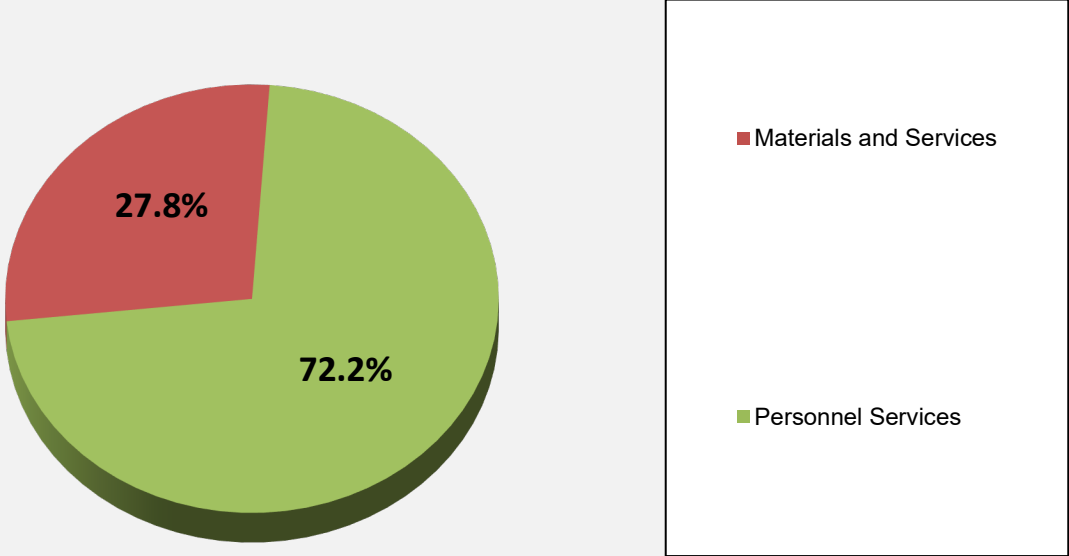
Line of Business	Program Name	BCC Priority	Total Funds (in Millions)	% County General Fund	% Restricted Funds	Mandate: Fed/State/City /IGA/None	% Program Operated by County	Metrics: % Target Meet/Exceed/Improve
Valuation	Annual Property Valuation	Accountable Gov't	\$2.965 M	86%	0%	State	100%	79%
	Value Adjustment	Accountable Gov't	\$2.728 M	86%	0%	State	100%	33%
Revenue & Records	Tax Certification, Collection, & Distribution	Accountable Gov't	\$1.938 M	86%	0%	State	100%	100%
	Property Records & Customer Service	Accountable Gov't	\$2.100 M	86%	0%	State	100%	100%

FY23-24 Revenue and Expenses

Revenues



Expenses





Department of Assessment & Taxation (10)

Department Budget Summary by Fund

<i>Line of Business Name</i>	<i>Program Name</i>	FY 23-24 General Fund (100)	FY 23-24 ARPA Fund (230)	FY 23-24 Total Budget	FY 23-24 General Fund Support in Budget**	FY 23-24 Total FTE
Administration	Office of the Assessor & Tax Collector	436,590	-	436,590	395,606	2.0
Property Tax Revenue & Records	Property Records & Customer Service	2,100,380	-	2,100,380	1,762,449	14.5
Property Tax Revenue & Records	Tax Certification, Collection, & Distribution	1,938,537	-	1,938,537	1,527,681	11.5
Valuation	Annual Property Valuation	2,965,751		2,965,751	2,607,144	15.5
Valuation	Value Adjustment	2,728,451		2,728,451	2,386,828	17.5
TOTAL		10,169,709	-	10,169,709	8,679,708	61.0
		<i>FY 22-23 Budget (Amended)</i>		9,894,242	8,344,913	61.0
		<i>\$ Increase (Decrease)</i>		275,467	334,795	0.0
		<i>% Increase (Decrease)</i>		2.8%	4.0%	0.0%

****General Fund Support is the subsidy, net of any other revenue received by the department.**

10-Assessment & Taxation / 100-General Fund Summary of Revenue and Expense

	FY20-21 Actuals	FY21-22 Actuals	FY22-23 Amended Budget	FY22-23 Projected Year-End	FY23-24 Budget	\$ Change from Prior Year Budget	% Change from Prior Year Budget
Federal, State, Local, All Other Gifts & Donations	1,754,859	1,571,920	1,350,000	1,080,000	1,250,001	(99,999)	-7%
All Other Revenue Resources	1,690,853	1,527,462	199,329	199,329	240,000	40,671	20%
General Fund Support	-	7,452,536	8,344,913	7,512,371	8,679,708	334,795	4%
Operating Revenue	3,445,711	10,551,918	9,894,242	8,791,700	10,169,709	275,467	3%
Total Revenue	3,445,711	10,551,918	9,894,242	8,791,700	10,169,709	275,467	3%
Personnel Services	6,704,081	6,790,605	7,509,955	6,393,266	7,341,892	(168,063)	-2%
Materials and Services	2,064,041	2,269,507	2,384,287	2,398,434	2,827,817	443,530	19%
Capital Outlay	122,470	-	-	-	-	-	-
Operating Expenditure	8,890,592	9,060,112	9,894,242	8,791,700	10,169,708	275,466	3%
Total Expense	8,890,592	9,060,112	9,894,242	8,791,700	10,169,708	275,466	3%
Revenues Less Expenses	(5,444,881)	1,491,806	-	-	-		

FY21-22: Presentation changes are the result of the new county-wide chart of account implementation.

In FY22-23 Declass Property Tax revenue shifted to Fund 100 Non-Departmental, with an offset to Assessor's General Fund Support revenue

**General Fund Departments: Starting in FY20-21, amounts in Revenue Less Expenses will be moved into Non-Departmental at year-end.*

**10-Assessment & Taxation / 230-Special Grants Fund
Summary of Revenue and Expense**

	FY20-21 Actuals	FY21-22 Actuals	FY22-23 Amended Budget	FY22-23 Projected Year-End	FY23-24 Budget	\$ Change from Prior Year Budget	% Change from Prior Year Budget
Federal, State, Local, All Other Gifts & Donations	-	18,266	-	-	-	-	-
Operating Revenue	-	18,266	-	-	-	-	-
Total Revenue	-	18,266	-	-	-	-	-
Personnel Services	-	18,266	-	-	-	-	-
Operating Expenditure	-	18,266	-	-	-	-	-
Total Expense	-	18,266	-	-	-	-	-
Revenues Less Expenses	-	-	-	-	-		

FY21-22: Presentation changes are the result of the new county-wide chart of account implementation.

Significant Policy and/or Financial Issues

Description	Impact
<p>Above normal vacancy in our Valuation section, coupled with longer hiring processes, is straining our already over tasked resources.</p>	<p>The ability to value all new construction and meet our other statutory mandated functions may be compromised. In addition, values will be less equitable and will result in a loss of revenue due to property not being on the tax roll.</p>
<p>Constant growth in the County continues to support the need for additional FTE and would move us closer to DOR staffing guidelines that currently indicate we are over 11 FTE understaffed.</p>	<p>Unable to complete reappraisal on a regular cycle. This results in a loss of revenue due to property not being on the tax roll.</p>
<p>Our Core Tax/CAMA software is aging and in need of modernization or replacement.</p>	<p>Both options will cost money, which is not in the budget and will further strain the County General Fund coffers.</p>

Thank You



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CLACKAMAS
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Department of Assessment & Taxation (10)

Department Budget Summary by Fund

		FY 23-24	FY 23-24	FY 23-24	FY 23-24	FY 23-24
<i>Line of Business Name</i>	<i>Program Name</i>	General Fund (100)	ARPA Fund (230)	Total Budget	General Fund Support in Budget**	Total FTE
Administration	Office of the Assessor & Tax Collector	436,590	-	436,590	395,606	2.0
Property Tax Revenue & Records	Property Records & Customer Service	2,100,380	-	2,100,380	1,762,449	14.5
Property Tax Revenue & Records	Tax Certification, Collection, & Distribution	1,938,537	-	1,938,537	1,527,681	11.5
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Valuation	Annual Property Valuation	2,965,751		2,965,751	2,607,144	15.5
Valuation	Value Adjustment	2,728,451		2,728,451	2,386,828	17.5
TOTAL		10,169,709	-	10,169,709	8,679,708	61.0
		<i>FY 22-23 Budget (Amended)</i>	-	9,894,242	8,344,913	61.0
		<i>\$ Increase (Decrease)</i>	-	275,467	334,795	0.0
		<i>% Increase (Decrease)</i>	-	2.8%	4.0%	0.0%

****General Fund Support is the subsidy, net of any other revenue received by the department.**



Administration Line of Business
Office of the Assessor & Tax Collector

Purpose Statement

The purpose of the Office of the Assessor and Tax Collector Program is to provide leadership and support services to all A & T Programs so we can accurately, fairly, and equitably accomplish the administrative requirements of Oregon's Property Tax System.

Performance Narrative Statement

For over 30 years the Clackamas County Assessor's office has advanced a work culture dedicated to providing excellent customer service. We work to accomplish this by providing outstanding public service. We are responsive to the needs of taxpayers, citizens, internal partners, and taxing districts. We provide outreach to the public and business community through meetings, training sessions, public service videos, and online information. Annual legislative sessions can bring changes to the requirements of Oregon's property tax system and an ongoing challenge to help Oregonians understand our complicated tax system. Since 2000, the County has seen significant growth with over 24,000 added tax accounts and market value increases of 282%, from \$29 billion to \$111 billion. Taxes extended for collection have increased from \$342 million to over \$1.066 billion, an increase of 211%. The County's growth has far outpaced our staffing levels which have increased by only 6%. From the mid 1990's until 2016, A&T remained stationary at 57.5 positions, we currently have 61. This demonstrates our continuous efforts to increase processing efficiencies and our diligent efforts to maintain a well-qualified, competent staff. We have been steadfast in maintaining clear goals and direction for meeting our performance objectives. However, it's important to address our vulnerability in sustaining these goals and meeting workload demands. In past years we have successfully qualified for the CAFFA Grant based on our output performance and successful completion of required work. While we appreciate three separate budget approvals since 2016 adding 3.5 positions, we continue to fall more than 11 FTE below the Department of Revenue's recommended staffing guidelines for Clackamas County. For FY 2024 we are not requesting additional positions due to current budget constraints. Nonetheless, we continue to state that insufficient appraisal staffing could potentially put future CAFFA dollars at risk if workload demands continue at the current pace. Limited resources also perpetuate the growing issue of property not included on the tax roll, which is one of our Performance Clackamas strategic goals. Repercussions include lost revenue and a lack of fairness and equity among taxpayers.

Key Performance Measures

		FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Target	FY 22-23 Projected Performance	FY 23-24 Target
Result	Department will operate within 95% of its annual adopted budget	95%	95%	95%	89%	95%
Result	A partnership funding agreement will be in place to achieve annual flights of oblique aerial imagery by 2023	50%	75%	75%	75%	75%
Efficiency	Total cost per account	\$49	\$51	\$55	\$50	\$49
Efficiency	Tax revenue generated per \$ of budgeted expenditure	\$109	\$107	\$104	\$118	\$124

Program includes:

Mandated Services Yes

Shared Services Yes

Grant Funding Yes

Explain all "Yes" boxes below

For help with shared services, see AOC Shared State-County Services page on intranet
If grant funding, include length of grant and any match requirement (with funding source)

Explanation The Assessment & Taxation function is a State-mandated service and a shared-State-County service. The Department of Assessment & Taxation is partially funded by a State grant program. The County Assessment Function Funding Assistance (CAFFA) Grant Program was created in 1989 to reverse a disintegration taking place in the property tax system and to recognize a shared responsibility for statewide uniformity and accuracy in property assessment and taxation. This is generally defined to include:

1. Maintenance of constitutionally required real market value on all property
2. Creation of an Assessment Roll and a Tax Roll
3. Appraisal of all Measure 50 exceptions completed timely
4. Resolution of appeals in a timely manner
5. Calculation, collection, and distribution of taxes

The State reviews the adequacy of our program by looking at the following areas: 1. Assessment, 2. Cartography and GIS Administration, 3. Property Valuation, 4. Processing of the Board of Property Tax Appeals, Magistrate and Regular Division Tax Court Appeals, and 5. A&T Data Processing.

The County submits an annual grant application. The budgeted expenditures identify the resources necessary to maintain minimum A&T adequacy. If the department of Revenue determines a County's Assessment and Taxation budget is adequate, it certifies the County to participate in the grant. If the Department of Revenue finds the County's budget to be inadequate to meet program requirements, the County is denied the grant for that year.

There is no specific formula to determine program adequacy because the demographics of each County are different. Most recently, the Department of Revenue has focused on A&T outcomes more than process looking at the effectiveness of our County's operations by function.



	FY20-21 Actuals	FY21-22 Actuals	FY22-23 Amended Budget	FY22-23 Projected Year- End	FY23-24 Budget	Change from Prior Yr Budget	% Change from Prior Yr Budget
Beginning Fund Balance	-	-	-	-	-	-	-
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts & Donations	196,342	51,693	44,263	35,410	40,984	(3,279)	-7%
Charges, Fees, License, Permits, Fines, Assessments	-	-	-	-	-	-	-
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	-	-	-	-	-	-	-
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	-	359,046	1,015,437	886,241	395,606	(619,831)	-61%
Operating Revenue	196,342	410,739	1,059,700	921,651	436,590	(623,110)	-59%
Total Revenue	196,342	410,739	1,059,700	921,651	436,590	(623,110)	-59%
Personnel Services	356,015	410,698	369,588	215,361	351,707	(17,881)	-5%
Materials and Services	191,828	62,983	690,112	706,290	84,883	(605,229)	-88%
Capital Outlay	-	-	-	-	-	-	-
Operating Expense	547,843	473,681	1,059,700	921,651	436,590	(623,110)	-59%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Reserve for Future Expenditures	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Unappropriated Ending Fund Balance	-	-	-	-	-	-	-
Total Expense	547,843	473,681	1,059,700	921,651	436,590	(623,110)	-59%

Revenues Less Expenses (351,501) (62,942) - - -

Notes:
TBD



Property Tax Revenue & Records Line of Business

Property Records & Customer Service

Purpose Statement

The purpose of the Property Records & Customer Service Program is to provide current and historical property information services to property owners, taxpayers, other jurisdictions, and the public so they can determine ownership, value, taxation, boundaries and history of property so they can make informed property decisions.

Performance Narrative Statement

This program processed just over 19,000 deeds in 2022 resulting in ownership, address, and/or boundary changes. On average, property records were updated within 5 business days to accurately reflect owner names, mailing and situs address on the current tax roll. The volume of real estate activity requires prioritization of staff to maintain GIS mapping data and assessment records accurately in preparation of closing our annual tax roll in October. In the past year we have successfully come to the conclusion of digitizing all A&T maps. We have retired all 3,433 hand drafted Mylar maps with digital GIS maps. We continue to prioritize and maintain outstanding customer service, responding within one business day to customer inquiries and within one week on record requests.

Key Performance Measures

		FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Target	FY 22-23 Projected Performance	FY 23-24 Target
Result	# of property record changes completed	20,865	19,063	18,338	12,142	12,385
Result	>95% of phone calls returned within one business day	>95%	>95%	>95%	>95%	>95%
Result	% of Assessor's tax maps digitized	86%	98%	99%	100%	100%

Program includes:

- Mandated Services Yes
- Shared Services Yes
- Grant Funding Yes

Explain all "Yes" boxes below

For help with shared services, see AOC Shared State-County Services page on intranet
 If grant funding, include length of grant and any match requirement (with funding source)

Explanation The County Assessment Function Funding Assistance (CAFFA) Grant Program was created in 1989 to reverse a disintegration taking place in the property tax system and to recognize a shared responsibility for statewide uniformity and accuracy in property assessment and taxation. This is generally defined to include

1. Maintenance of constitutionally required real market value on all property
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There is no specific formula to determine program adequacy because the demographics of each County are different. Most recently, the Department of Revenue has focused on A&T outcomes more than process looking at the effectiveness of our County's operations by function.



100202-Property Records & Customer Service

BCC Priority Alignment: Accountable Government

Budget Summary

	FY20-21 Actuals	FY21-22 Actuals	FY22-23 Amended Budget	FY22-23 Projected Year- End	FY23-24 Budget	Change from Prior Yr Budget	% Change from Prior Yr Budget
Beginning Fund Balance	-	-	-	-	-	-	-
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts & Donations	351,569	522,152	343,033	256,721	297,131	(45,902)	-13%
Charges, Fees, License, Permits, Fines, Assessments	-	-	-	-	-	-	-
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	43,352	41,890	41,440	23,919	40,800	(640)	-2%
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	-	1,439,812	1,531,684	1,501,140	1,762,449	230,765	15%
Operating Revenue	394,920	2,003,854	1,916,157	1,781,780	2,100,380	184,223	10%
Total Revenue	394,920	2,003,854	1,916,157	1,781,780	2,100,380	184,223	10%
Personnel Services	1,474,297	1,319,948	1,644,106	1,512,558	1,600,720	(43,386)	-3%
Materials and Services	448,391	437,978	272,050	269,222	499,660	227,610	84%
Capital Outlay	-	-	-	-	-	-	-
Operating Expense	1,922,687	1,757,926	1,916,156	1,781,780	2,100,380	184,224	10%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Reserve for Future Expenditures	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Unappropriated Ending Fund Balance	-	-	-	-	-	-	-
Total Expense	1,922,687	1,757,926	1,916,156	1,781,780	2,100,380	184,224	10%
Revenues Less Expenses	(1,527,767)	245,928	-	-	-		

Notes:
TBD



Property Tax Revenue & Records Line of Business

Tax Certification, Collection, & Distribution

Purpose Statement

The purpose of the Tax Revenue Program is to provide tax certification, value notification, billing, collection, distribution, reporting, and consulting services to property owners, taxpayers, and taxing districts so taxpayers know the amount of tax to pay and districts know the amount of revenue to be distributed.

Performance Narrative Statement

Successfully printed and mailed our property tax statements with our new printing vendor, which also offered for the first time, the ability for taxpayers to sign up for paperless billing. Annexations and withdrawals were processed timely and accurately to be correctly reflected on the 2022-23 tax roll. The program successfully processed levy requirements for 129 taxing districts used to produce a total tax roll of \$1,066,817,444. Tax notifications were mailed for 170,610 accounts by October 25, 2022. Collection and distribution was timely with taxing districts receiving funds equivalent to 87% of the total tax roll within 15 days of the November collection date. We are on target to be 97% collected by the end of the 2022-23 fiscal year.

Key Performance Measures

		FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Target	FY 22-23 Projected Performance	FY 23-24 Target
Result	87% of tax dollars distributed by November 30th each year	88%	88%	87%	88%	87%
Result	97% of tax dollars are collected by the end of the fiscal year	97%	97%	97%	97%	97%
Output	# of credit, debit and E-check online payment postings	14,938	16,381	20,000	19,000	21,000

Program includes:

Mandated Services Yes

Shared Services Yes

Grant Funding Yes

Explain all "Yes" boxes below

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100203-Tax Certification, Collection, & Distribution

BCC Priority Alignment: Accountable Government

Budget Summary

	FY20-21 Actuals	FY21-22 Actuals	FY22-23 Amended Budget	FY22-23 Projected Year- End	FY23-24 Budget	Change from Prior Yr Budget	% Change from Prior Yr Budget
Beginning Fund Balance	-	-	-	-	-	-	-
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts & Donations	419,622	235,066	254,508	203,607	235,656	(18,852)	-7%
Charges, Fees, License, Permits, Fines, Assessments	-	-	-	-	-	-	-
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	177,203	61,015	157,889	129,564	175,200	17,311	11%
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	-	1,476,886	1,245,960	1,270,667	1,527,681	281,721	23%
Operating Revenue	596,825	1,772,967	1,658,357	1,603,838	1,938,537	280,180	17%
Total Revenue	596,825	1,772,967	1,658,357	1,603,838	1,938,537	280,180	17%
Personnel Services	1,217,044	1,273,222	1,254,133	1,200,857	1,332,111	77,978	6%
Materials and Services	497,774	489,590	404,224	402,981	606,426	202,202	50%
Capital Outlay	-	-	-	-	-	-	-
Operating Expense	1,714,819	1,762,812	1,658,357	1,603,838	1,938,537	280,180	17%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Reserve for Future Expenditures	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Unappropriated Ending Fund Balance	-	-	-	-	-	-	-
Total Expense	1,714,819	1,762,812	1,658,357	1,603,838	1,938,537	280,180	17%

Revenues Less Expenses (1,117,993) 10,156 - - -

Notes:
TBD



Valuation Line of Business
Annual Property Valuation

Purpose Statement

The purpose of the Annual Property Valuation Program is to provide appraisal, statistical, analytical and reporting services to property owners and taxpayers so they can have confidence that Clackamas County properties are valued at 100% of real market value.

Performance Narrative Statement

Our business efficiencies in Valuation continue to evolve offering more transparency and delivering more integrated and better services designed to build public trust that will result in the best allocation of resources. Our appraisers primarily complete field work, make and review value decisions and assist the public on valuation issues. Real estate sales activity, new construction and other exception events were similar to last year but have slowed. However, with limited resources it will remain a challenge to meet all of our statutory mandated functions. Updates and enhancements to our automated appraisal database allow us to monitor our appraisal activity in real time and increase the efficiency of our business practices. While still impacted by resource limitations we have made good progress in the conversion of paper records for commercial, industrial, and multi-family properties into our mass appraisal database. This data conversion will allow us to build income property valuation models to enable valuation and recalculation of these types of properties within our system. The Property Valuation Program is still in the process of implementing two new software programs: 1. Mobile Assessor allows for field entry of new construction that will then upload into our Computer Assisted Mass Appraisal system, and 2. ESRI Insights to improve and enhance our annual valuation program. These initiatives will allow us to enhance and improve efficiencies as we continue to struggle with limited resources and forward our goal of GIS/CAMA integration which will enhance valuations, reduce the need for physical inspections, improve the quality of our inventory, which aligns with the strategic goal of building public trust and so that taxpayers can have confidence in the property tax system. Our demand for reappraisal remains high and mostly unmet. Excluding new construction, approximately 152,400 or 93% of real property accounts have not been physically reappraised within the last 6 years and many have not been inspected in over 20 years.

Key Performance Measures

		FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Target	FY 22-23 Projected Performance	FY 23-24 Target
Result	98% of neighborhood market areas valued at 100% of real market value and consistent with statutory requirement	98%	98%	98%	98%	98%
Output	# of new construction/property change appraisals completed	7,433	7,859	8,500	9,019	8,000
Demand	# of real properties not physically re-appraised in the past six years	155,000	155,000	153,000	150,000	152,400

Program includes:

- Mandated Services
- Shared Services
- Grant Funding

Explain all "Yes" boxes below

For help with shared services, see AOC Shared State-County Services page on intranet
 If grant funding, include length of grant and any match requirement (w/funding source)

Explanation

The Assessment & Taxation function is a State-mandated service and a shared-State-County service. The Department of Assessment & Taxation is partially funded by a State grant program.

1. Maintenance of constitutionally required real market value on all property
2. Creation of an Assessment Roll and a Tax Roll
3. Appraisal of all Measure 50 exception completed timely
4. Resolution of appeals in a timely manner
5. Calculation, collection, and distribution of taxes

The State review the adequacy of our program by looking at the following areas: 1. Assessment, 2. Cartography and GIS Administration, 3. Property Valuation, 4. Processing of the Board of Property Tax Appeals, Magistrate and Regular Division Tax Court Appeals, and 5. A&T Processing.

The County submits an annual grant application. The budgeted expenditures identify the resources necessary to maintain minimum A&T adequacy. If the Department of Revenue determines a County's Assessment and Taxation budget is adequate, it certifies the County to participate in the grant. If the Department of Revenue finds the County's budget to be inadequate to meet program requirements, the County is denied the grant for that year.

There is no specific formula to determine program adequacy because the demographics of each County are different. Most recently, the Department of Revenue has focused on A&T outcomes more than process looking at the effectiveness of our County's operations by function.



100302-Annual Property Valuation
 BCC Priority Alignment: **Accountable Government**
 Budget Summary

	FY20-21 Actuals	FY21-22 Actuals	FY22-23 Amended Budget	FY22-23 Projected Year- End	FY23-24 Budget	Change from Prior Yr Budget	% Change from Prior Yr Budget
Beginning Fund Balance	-	-	-	-	-	-	-
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts & Donations	393,663	390,637	343,032	309,836	358,607	15,575	5%
Charges, Fees, License, Permits, Fines, Assessments	-	-	-	-	-	-	-
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	-	10	-	-	-	-	-
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	-	2,334,055	2,445,297	2,189,115	2,607,144	161,847	7%
Operating Revenue	393,663	2,724,702	2,788,329	2,498,951	2,965,751	177,422	6%
Total Revenue	393,663	2,724,702	2,788,329	2,498,951	2,965,751	177,422	6%
Personnel Services	2,038,526	2,124,335	2,102,800	1,835,261	1,942,637	(160,163)	-8%
Materials and Services	498,459	808,130	685,530	663,690	1,023,114	337,584	49%
Capital Outlay	122,470	-	-	-	-	-	-
Operating Expense	2,659,456	2,932,465	2,788,330	2,498,951	2,965,751	177,421	6%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Reserve for Future Expenditures	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Unappropriated Ending Fund Balance	-	-	-	-	-	-	-
Total Expense	2,659,456	2,932,465	2,788,330	2,498,951	2,965,751	177,421	6%
Revenues Less Expenses	(2,265,793)	(207,762)	-	-	-		

Notes:
 TBD



Valuation Line of Business

Value Adjustment

Purpose Statement

The purpose of the Value Adjustment Program is to provide exemption and deferral eligibility determinations, value and tax correction services, and dispute resolution services to property owners and taxpayers so they can experience tax relief appropriate to their property use, have their dispute issues efficiently decided consistent with procedural fairness within the law, and have confidence that they are paying the correct amount of tax.

Performance Narrative Statement

The real estate market continues to be strong in Clackamas County and residential properties will again see growth in many market areas. Commercial properties have suffered more over the past two years but hold fairly steady. Value appeals to the Board of Property Tax Appeals were down, however the percentage of Commercial/Industrial appeals continues to be significant and are much more complex than most residential appeals. We expect the percentage of Commercial/Industrial appeals to increase in 2023-24. While appeals to BOPTA were less than anticipated, appeals to the Magistrate Division of the Tax Court have increased dramatically. Typically we are able to resolve the majority of Commercial/Industrial appeals at BOPTA. These appeals require a significant amount of resources; the full impact is not yet known. The legal complexity of today's appeals and the complexity of properties under appeal often continue to require participation by County Counsel for representation for Magistrate, Regular Division Tax Court and Supreme Court cases. An increasing level of sales activity is helpful but continues to require significant appraisal resources to verify sales, research listings and field inspect property to support appeals, general market analysis and the ratio study. In the previous year over 1,700 new or continued exemption and deferral eligibility determinations were reviewed as well as maintenance on the existing approximate 24,000 accounts that have previously qualified so property owners can have confidence they are paying the correct tax consistent with the use of the property. For 2023-24 we have moved away from sales outlier analysis and are focusing on a more consistent and regular reappraisal of our 300 plus neighborhoods in Clackamas County. This will ensure a more uniform and equitable valuation of each property in those neighborhoods and help maintain the health of our valuation program.

Key Performance Measures

		FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Target	FY 22-23 Projected Performance	FY 23-24 Target
Result	Board of Property Tax Appeals will remain below 1% annually	<1%	<1%	<1%	<1%	<1%
Output	# of Board of Property Tax Appeals	243	196	400	184	350
Output	# of real property accounts with tax roll corrections completed for omitted property	183	226	275	200	225

Program includes:

Mandated Services Yes

Shared Services Yes

Grant Funding Yes

Explain all "Yes" boxes below

For help with shared services, see AOC Shared State-County Services page on intranet
If grant funding, include length of grant and any match requirement (with funding source)

Explanation The County Assessment Function Funding Assistance (CAFFA) Grant Program was created in 1989 to reverse a disintegration taking place in the property tax system and to recognize a shared responsibility for statewide uniformity and accuracy in property assessment and taxation. This is generally defined to include:

1. Maintenance of constitutionally required real market value on all property
2. Creation of an Assessment Roll and a Tax Roll
3. Appraisal of all Measure 50 exceptions completed timely
4. Resolution of appeals in a timely manner
5. Calculation, collection, and distribution of taxes

The State reviews the adequacy of our program by looking at the following areas: 1. Assessment, 2. Cartography and GIS Administration
3. Property Valuation, 4. Processing of the Board of Property Tax Appeals, Magistrate and Regular Division Tax Court Appeals, and 5. A&T Data Processing.

The County submits an annual grant application. The budgeted expenditures identify the resources necessary to maintain minimum A&T adequacy. If the department of Revenue determines a County's Assessment and Taxation budget is adequate, it certifies the County to participate in the grant. If the Department of Revenue finds the County's budget to be inadequate to meet program requirements, the County is denied the grant for that year.

There is no specific formula to determine program adequacy because the demographics of each County are different. Most recently, the Department of Revenue has focused on A&T outcomes more than process looking at the effectiveness of our County's operations by function.



	FY20-21 Actuals	FY21-22 Actuals	FY22-23 Amended Budget	FY22-23 Projected Year- End	FY23-24 Budget	Change from Prior Yr Budget	% Change from Prior Yr Budget
Beginning Fund Balance	-	-	-	-	-	-	-
Taxes	-	-	-	-	-	-	-
Federal, State, Local, All Other Gifts & Donations	393,663	390,637	365,164	274,426	317,623	(47,541)	-13%
Charges, Fees, License, Permits, Fines, Assessments	-	-	-	-	-	-	-
Revenue from Bonds & Other Debts	-	-	-	-	-	-	-
All Other Revenue Resources	1,470,298	1,424,547	-	45,846	24,000	24,000	-
Other Interfund Transfers	-	-	-	-	-	-	-
General Fund Support	-	1,842,737	2,106,535	1,665,208	2,386,828	280,293	13%
Operating Revenue	1,863,961	3,657,921	2,471,699	1,985,480	2,728,451	256,752	10%
Total Revenue	1,863,961	3,657,921	2,471,699	1,985,480	2,728,451	256,752	10%
Personnel Services	1,618,199	1,680,669	2,139,328	1,629,229	2,114,717	(24,611)	-1%
Materials and Services	427,589	470,825	332,371	356,251	613,734	281,363	85%
Capital Outlay	-	-	-	-	-	-	-
Operating Expense	2,045,787	2,151,495	2,471,699	1,985,480	2,728,451	256,752	10%
Debt Service	-	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Reserve for Future Expenditures	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Unappropriated Ending Fund Balance	-	-	-	-	-	-	-
Total Expense	2,045,787	2,151,495	2,471,699	1,985,480	2,728,451	256,752	10%

Revenues Less Expenses (181,827) 1,506,426 - - -

Notes:
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