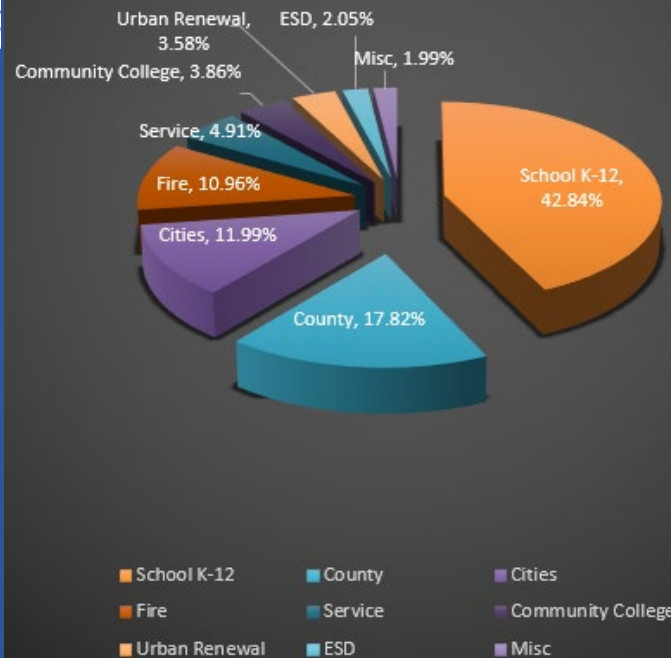




Property Taxes Support Local Services



Assessment & Taxation

FY 22-23 BUDGET PRESENTATION



2021 Major Accomplishments

AREA	DESCRIPTION
Administration	The Assessor's office had uninterrupted service to the public throughout the pandemic.
Administration	The 2021-22 Tax Roll was certified in October with \$94.2B in Market Value, a 9.6% increase; \$58.2B in taxable value, a 4.3% increase; and billing and collection of \$998.6 M in taxes, an increase of 3.79%.
Administration	We continued to successfully administer Oregon's Property Tax system while implementing new software and we are now creating new and more efficient ways of doing business in a paperless environment.
Administration	Over 50% of our staff have worked onsite during the past two years, we have completed our staff telework agreements and 50% of our staff work remotely 1 to 2 day per week. Everyone is in the office on Tuesdays.
Valuation	Successful testing and implementation of new software has enabled our appraisers to capture new construction and inventory in the field, staff are excited about the improvements and we are seeing great success. This furthers our goal of a GIS/CAMA integration and is aiding in improving processes and increasing efficiencies, we will continue to modify our Appraisal work procedures as implementation and training continue to develop.
Valuation	We play a major role in the eligibility determinations and annual monitoring of qualifications for state tax programs such as Enterprise Zones projects and administering new tax laws that support affordable housing (51 new applications this year) that align with County's goal of Building a Strong Economy.
Valuation	The County continues to experience substantial growth; in 2021 our 10 field appraisers valued nearly 11,200 accounts including 1,317 new homes. Cities in Clackamas County continue to be in the top growth areas of the State. Happy Valley with 15% growth and Estacada with 24% growth in 2021. The growth has created a perpetual strain on our resources to capture all new construction on the tax roll.
Valuation	We are in year 2 of another successful implementation of new software allowing electronic Inventory Filing for Business Personal Property owners. This efficiency is reducing the need for additional overtime and increasing staff production on other work.
Revenue & Records	Property tax collections for FY ending June 30, 2021 were 98% collected, slightly above prior year's collection rates.
Revenue & Records	Property taxes were billed to over 178,000 property owners and 90% of the \$998.6 M was distributed to 130 local taxing districts by Dec 31, 2021.
Revenue & Records	A vendor was selected from a recent RFP process for a new printing and mailing service for tax statements, this vendor provides the option to receive a paperless tax statement. This has been a request from taxpayers for many years and a huge step forward that has future potential of printing and postage cost savings.
Revenue & Records	In 2021, our GIS team reached 99% completion to eliminate manual map drafting of more than 3,400 assessment maps. This has been a multi year project following Statewide mapping guidelines to digitize maps throughout Oregon.

Performance Clackamas

Results Measures

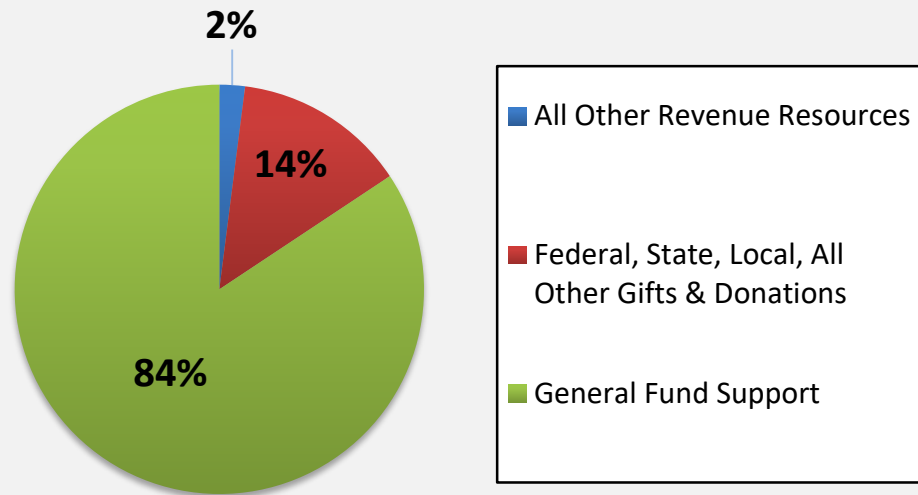
Line of Business/Program	Results Measure	FY 20-21 Actual	FY 21-22 Target	FY 21-22 Projected Performance	FY 22-23 Target
Administration	Total cost per account	\$49	\$52	\$53	\$55
Property Valuation	# of new construction/property change appraisals completed	7,433	7,000	7,859	8,500
	# of real properties not physically re-appraised in the past six years	155,000	150,000	152,381	153,000
Valuation Adjustment	# of real property accounts with tax roll corrections completed for omitted property	183	300	247	275
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	14,935	16,000	18,000	20,000
Property Records	% of Assessor's tax maps digitized	86%	91%	99%	99%
	# of property record changes completed	20,865	19,102	17,979	18,338

Program Profiles: FY 22-23 Summary

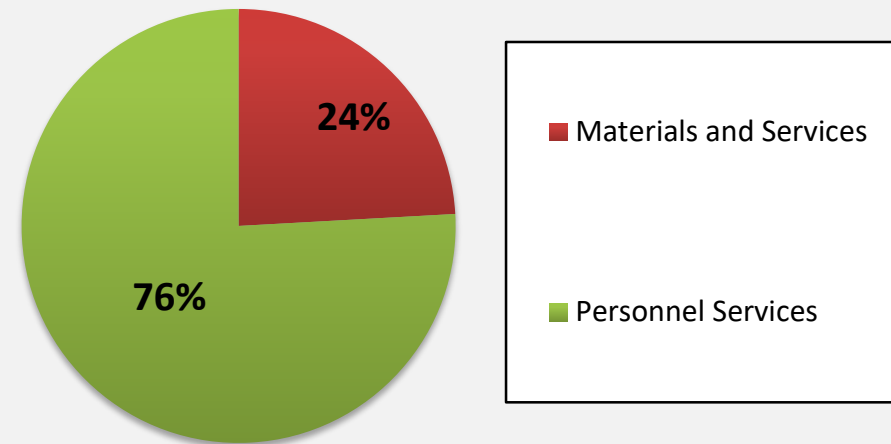
Line of Business	Program	Total Funds (\$ millions)	% County General Funds	% Restricted Funds	Mandate: Fed/State/Cty /IGA/None	% Program Operated by County	Metrics: % Target Meet/Exceed or Improve
Valuation	Annual Property Valuation	\$2.78 M	73%	27%	S	100%	60%
Valuation	Value Adjustment	\$2.47 M	54%	46%	S	100%	33%
Revenue & Records	Tax Certification, Collection, & Distribution	\$1.66 M	75%	25%	S	100%	100%
Revenue & Records	Property Records & Customer Service	\$1.91 M	80%	20%	S	100%	100%

FY 22-23 Revenue and Expenses

Revenues



Expenses





Department Summary by Fund

Department of Assessment & Taxation (10)

Department Budget Summary by Fund

<i>Line of Business</i>		FY 22/23	FY 22/23	FY 22/23	FY 22/23	FY 22/23
<i>Program</i>	<i>Prog #</i>	FTE	General Fund (100)	ARPA Fund (230)	Total Budget	General Fund Support in Budget**
Administration						
Office of the Assessor & Taxation	100101	2.0	1,050,446		1,050,446	1,006,184
Property Tax Revenue & Records						
Property Records & Customer Service	100202	15.5	1,916,157		1,916,157	1,531,684
Tax Certification, Collection & Distribution	100203	11.5	1,658,357		1,658,357	1,245,960
Valuation						
Annual Property Valuation	100302	15.5	2,788,330		2,788,330	2,445,297
Value Adjustment	100303	16.5	2,471,700		2,471,700	2,106,535
TOTAL		61.0	9,884,990		9,884,990	8,335,660
FY 21-22 Budget		61.0	9,497,990	18,268	9,516,258	6,852,989
\$ Increase (Decrease)		0.0	387,000	-18,268	368,732	1,482,671
% Increase (Decrease)		0.0%	4.1%	-100.0%	3.9%	21.6%

* FY21-22 ARPA revenue of \$18,268 offset by same amount in Personnel Services expense category.

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

Summary of Revenue & Expenses

Assessor (10)

	2019-20 Actual	FY 20-21 Actual	FY 21-22 Amended Budget	FY 21-22 Projected Year End	FY 22-23 Proposed Budget	Chg from Prior Yr Budget	% Chg from Prior Yr Budget
Federal, State, Local, All Other Gifts & Donations	1,708,856	1,754,859	1,413,268	1,473,892	1,350,000	-63,268	-4.5%
All Other Revenue Resources ***	1,028,577	1,690,853	1,250,000	200,000	199,329	-1,050,671	-84.1%
General Fund Support	5,558,199	5,444,881	6,852,989	7,748,863	8,335,660	1,482,671	21.6%
Operating Revenue	8,295,632	8,890,593	9,516,257	9,422,755	9,884,989	368,732	3.9%
Total Revenue	8,295,632	8,890,593	9,516,258	9,422,755	9,884,989	368,731	3.9%
Personnel Services	6,292,930	6,704,081	7,135,427	7,090,428	7,500,702	365,275	5.1%
Materials and Services	1,867,755	2,064,040	2,268,691	2,332,327	2,384,287	115,596	5.1%
Capital Outlay	134,947	122,470	112,140	-	-	-112,140	0%
Operating Expenditure	8,295,632	8,890,591	9,516,258	9,422,755	9,884,989	368,731	3.9%
Total Expense	8,295,632	8,890,593	9,516,258	9,422,755	9,884,989	368,731	3.9%
Revenues Less Expenses	-	-	-	-	-	-	-
Full Time Equiv Positions (FTE) Budgeted	60.0	60.0	61.0	61.0	61.0	0.0	0.0%

*FY21-22 ARPA funding of \$18,268 is shown in Personnel Services expense category.

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

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

Significant Policy and/or Financial Issues

DESCRIPTION	IMPACT
<p>Our need for improved technology to reduce paper centric work processes which led to new software purchases have provided significant efficiencies yet also increased software maintenance costs and require additional staff time for implementation and training.</p>	<p>Implementation and staff training hours will be absorbed but the concern is the impact on our current workload</p>
<p>With a strong real estate market, we experienced a decline in residential property appeals; however, the percentage of Commercial and Industrial appeals increased 9% at BOPTA and have also increased dramatically at the Magistrate Division of the Oregon Tax Court. 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.</p>	<p>This will require a significant amount of resources; the impact is not fully known. Appeals that proceed to the Oregon Tax Court require narrative reports, and depending on complexity, may be outside our normal scope of work. A contract fee appraiser may be required, which will necessitate a supplemental budget request.</p>
<p>Significant growth in the County continues to support the need for additional FTE in Valuation and would move us closer to DOR staffing guidelines. Resources are needed to capture all new construction to maintain a complete, fair, & accurate tax roll that complies with Oregon Statute.</p>	<p>Unable to complete reappraisal on a regular cycle. This results in loss revenue due to property not being on the tax roll.</p>

End of Presentation



Department of Assessment & Taxation (10)

Mission

The mission of the Assessment & Taxation Department is to administer the State property tax laws; including Appraisal, Assessment, Tax Collection and Mapping services to property taxpayers, county citizens and taxing districts so they can have confidence in the tax system, districts are funded to deliver their services, and all stakeholders receive the highest quality customer experience.

Department of Assessment & Taxation (10)

Tami Little, County Assessor
Bronson Rueda, Deputy Assessor
FTE 61.0
Total Budget \$9,884,990

General Fund Support \$8,335,660

Administration T. Little FTE 2.0 Total Budget \$1,050,446 Gen Fund \$ 1,006,184	Property Tax Revenue & Records B. Rueda FTE 27.0 Total Budget \$3,574,514 Gen Fund \$ 2,777,644	Valuation L. Longfellow FTE 32.0 Total Budget \$5,260,030 Gen Fund \$ 4,551,832
Office of the Assessor & Taxation T. Little FTE 2.0 Total Budget \$1,050,446 Gen Fund \$ 1,006,184	Property Records & Customer Service M. Nava FTE 15.5 Total Budget \$1,916,157 Gen Fund \$ 1,531,684	Annual Property Valuation J. Bonnet FTE 15.5 Total Budget \$2,788,330 Gen Fund \$ 2,445,297
	Tax Certification, Collections, & Distribution M. Coy FTE 11.5 Total Budget \$1,658,357 Gen Fund \$ 1,245,960	Value Adjustment T. Cooper FTE 16.5 Total Budget \$2,471,700 Gen Fund \$ 2,106,535



Department of Assessment & Taxation (10)

Department Budget Summary by Fund

<i>Line of Business</i>		FY 22/23	FY 22/23	FY 22/23	FY 22/23	FY 22/23
<i>Program</i>	<i>Prog #</i>	FTE	General Fund (100)	ARPA Fund (230)	Total Budget	General Fund Support in Budget**
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* FY21-22 ARPA revenue of \$18,268 offset by same amount in Personnel Services expense category.

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



Administration Line of Business

Office of the Assessor & Taxation

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

The Assessor's Office shares in the commitment with the County Board of Commissioners to achieve positive results for our customers through enterprise-wide accountability, transparency, and credibility designed to build public trust through good government. 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, 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, market value increases of 197%, from \$29 billion to \$111 billion. Taxes extended for collection have increased from \$342 million to over \$998 million, an increase of 192%. 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. 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 > 10% below the Department of Revenue's recommended staffing guidelines for Clackamas County. For FY 2023 we are not requesting additional positions due to current budget constraints. However, 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 19-20 Actual	FY 20-21 Actual	FY 21-22 Target	FY 21-22 Projected Performance	FY 22-23 Target
Result	Department will operate within 95% of its annual adopted budget	95%	95%	95%	95%	95%
Result	A partnership funding agreement will be in place to achieve annual flights of oblique aerial imagery by 2023	0%	50%	75%	75%	75%
Efficiency	Total cost per account	\$46	\$49	\$52	\$53	\$55
Efficiency	Tax revenue generated per \$ of budgeted expenditure	\$112	\$109	\$106	\$105	\$104

Program includes:

Mandated Services	<input checked="" type="checkbox"/> Yes
Shared Services	<input checked="" type="checkbox"/> Yes
Grant Funding	<input checked="" type="checkbox"/> 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, 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.



Administration Line of Business

Office of the Assessor & Taxation

Budget Summary

	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Amended Budget	FY 21-22 Projected Year End	FY 22-23 Proposed Budget	Chg from Prior Yr Budget	% Chg from Prior Yr Budget
Federal, State, Local, All Other Gifts & Donations	187,679	196,342	49,904	51,514	44,262	(5,642)	-11%
General Fund Support*	321,590	351,501	359,046	338,124	1,006,184	647,138	180%
Operating Revenue	509,269	547,843	408,950	389,638	1,050,446	641,496	157%
Total Revenue	509,269	547,843	408,950	389,638	1,050,446	641,496	157%
Personnel Services	447,593	356,015	333,968	334,969	360,334	26,366	8%
Materials & Services	61,675	191,828	74,982	54,669	690,112	615,130	820%
Operating Expense	509,268	547,843	408,950	389,638	1,050,446	641,496	157%
Total Expense	509,269	547,843	408,950	389,638	1,050,446	641,496	157%
Revenues Less Expenses	-	-	-	-	-	-	-

Significant Issues and Changes

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



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 nearly 21,000 deeds in 2021 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 made significant progress and we're near a successful conclusion of digitizing all A&T maps; some work remains on final verification of acreage. We have retired 3,394 out of 3,427 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 19-20 Actual	FY 20-21 Actual	FY 21-22 Target	FY 21-22 Projected Performance	FY 22-23 Target
Result	# of property record changes completed	17,305	20,865	19,102	17,979	18,338
Result	>95% of phone calls returned within one business day	>95%	>95%	>95%	>95%	>95%
Result	% of Assessor's tax maps digitized	77%	86%	91%	99%	99%

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
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Property Tax Revenue & Records Line of Business

Property Records & Customer Service

Budget Summary

	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Amended Budget	FY 21-22 Projected Year End	FY 22-23 Proposed Budget	Chg from Prior Yr Budget	% Chg from Prior Yr Budget
Federal, State, Local, All Other Gifts & Donations	485,932	351,569	402,196	380,375	343,033	(59,163)	-15%
All Other Revenue Resources	33,892	43,352	37,000	44,400	41,440	4,440	12%
General Fund Support	1,279,662	1,527,767	1,781,237	1,709,562	1,531,684	(249,553)	-14%
Operating Revenue	1,799,486	1,922,688	2,220,433	2,134,337	1,916,157	(304,276)	-14%
Total Revenue	1,799,486	1,922,688	2,220,433	2,134,337	1,916,157	(304,276)	-14%
Personnel Services	1,359,319	1,474,297	1,713,130	1,689,130	1,644,107	(69,023)	-4%
Materials & Services	440,166	448,391	507,303	445,207	272,050	(235,253)	-46%
Operating Expense	1,799,485	1,922,688	2,220,433	2,134,337	1,916,157	(304,276)	-14%
Total Expense	1,799,486	1,922,688	2,220,433	2,134,337	1,916,157	(304,276)	-14%
Revenue Less Expenses	-	-	-	-	-		
Significant Issues and Changes							



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

The Assessor's office is currently in a procurement process for a vendor to print and mail our yearly property tax statements and also offer taxpayers the option to receive statements electronically by November 2022. Annexations and withdrawals were processed timely and accurately to be correctly reflected on the 2021-22 tax roll. The program successfully processed levy requirements for 128 taxing districts used to produce a total tax roll of \$998 million dollars. Tax notifications were mailed to 176,073 accounts by October 22, 2021. 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 2021-22 fiscal year.

Key Performance Measures

		FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Target	FY 21-22 Projected Performance	FY 22-23 Target
Result	87% of tax dollars distributed by November 30th each year	88%	88%	88%	87%	88%
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	12,033	14,938	16,000	18,000	20,000

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:

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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, 5.A&T Data Processing

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Property Tax Revenue & Records Line of Business

Tax Certification, Collection, & Distribution

Budget Summary

	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Amended Budget	FY 21-22 Projected Year End	FY 22-23 Proposed Budget	Chg from Prior Yr Budget	% Chg from Prior Yr Budget
Federal, State, Local, All Other Gifts & Donations	274,036	419,622	273,668	282,921	254,508	(19,160)	-7%
All Other Revenue Resources	169,393	177,203	145,000	155,600	157,889	12,889	9%
General Fund Support	1,170,735	1,117,993	1,331,886	1,260,729	1,245,960	(85,926)	-6%
Operating Revenue	1,614,164	1,714,818	1,750,554	1,699,250	1,658,357	(92,197)	-5%
Total Revenue	1,614,164	1,714,818	1,750,554	1,699,250	1,658,357	(92,197)	-5%
Personnel Services	1,114,924	1,217,044	1,191,670	1,187,670	1,254,133	62,463	5%
Materials & Services	499,240	497,774	558,884	511,580	404,224	(154,660)	-28%
Operating Expense	1,614,164	1,714,818	1,750,554	1,699,250	1,658,357	(92,197)	-5%
Total Expense	1,614,164	1,714,818	1,750,554	1,699,250	1,658,357	(92,197)	-5%

Revenues Less Expenses

- - - - -

Significant Issues and Changes

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



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 continue to show significant increases. 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 successfully implemented a new software program in 2021 with Masters Touch that allows for electronic online filing of Business Personal Property Returns and we're currently in the process of implementing two additional software programs: Mobile Assessor will allow for field entry of new construction that will then upload into our Computer Assisted Mass Appraisal system and ESRI Insights to improve and enhance our annual valuation program. All three of 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, 152,381 or 93% of real property accounts have not been physically reappraised within the last 6 years

Key Performance Measures

		FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Target	FY 21-22 Projected Performance	FY 22-23 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	7,663	7,433	7,000	7,859	8,500
Demand	# of real properties not physically re-appraised in the past six years	152,000	155,000	150,000	152,381	153,000

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 (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, 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.



Valuation Line of Business

Annual Property Valuation

Budget Summary

	FY 19-20 Actual	FY 2021 Actual	FY 21-22 Amended Budget	FY 21-22 Projected Year End	FY 22-23 Proposed Budget	Chg from Prior Yr Budget	% Chg from Prior Yr Budget
Federal, State, Local, All Other Gifts & Donations	380,605	393,663	332,292	367,680	343,032	10,740	3%
All Other Revenue Resources*	-	-	373,800	-	-	(373,800)	-100%
General Fund Support*	2,071,371	2,265,793	1,960,255	2,403,730	2,445,297	485,042	25%
Operating Revenue	2,451,976	2,659,456	2,666,347	2,771,410	2,788,329	121,982	5%
Total Revenue	2,451,976	2,659,456	2,666,347	2,771,410	2,788,329	121,982	5%
Personnel Services	1,851,104	2,038,526	1,967,317	1,953,317	2,102,799	135,482	7%
Materials & Services	465,926	498,459	586,890	818,093	685,530	98,640	17%
Capital Outlay	134,947	122,470	112,140	-	-	(112,140)	-100%
Operating Expense	2,451,977	2,659,455	2,666,347	2,771,410	2,788,329	121,982	5%
Total Expense	2,451,976	2,659,456	2,666,347	2,771,410	2,788,329	121,982	5%
Revenues Less Expenses	-	-	-	-	-	-	

Significant Issues and Changes

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



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 double digit growth in many market areas. Commercial/Industrial 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 2022-23. 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 1,734 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. We also continue to prioritize resources to outlier sales analysis and are utilizing the online services available to more thoroughly research construction and remodeling activity with the goal of maintaining the accuracy and integrity of our property characteristic inventory. Outlier sales review has resulted in the discovery of over 400 accounts with value not captured on the tax roll that will result in additional value and additional revenue to taxing districts.

Key Performance Measures

		FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Target	FY 21-22 Projected Performance	FY 22-23 Target
Result	Board of Property Tax Appeals will remain below 1% annually	<1%	<1%	<1%	<1%	<1%
Output	# of Board of Property Tax Appeals	397	243	400	299	400
Output	# of real property accounts with tax roll corrections completed for omitted property	275	183	300	247	275

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, 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.



Valuation Line of Business

Value Adjustment

Budget Summary

	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Amended Budget	FY 21-22 Projected Year End	FY 22-23 Proposed Budget	Chg from Prior Yr Budget	% Chg from Prior Yr Budget
Federal, State, Local, All Other Gifts & Donations	380,605	393,663	355,208	391,402	365,164	9,956	3%
All Other Revenue Resources*	825,292	1,470,298	694,200	-	-	(694,200)	-100%
General Fund Support*	714,841	181,826	1,420,565	2,036,718	2,106,535	685,970	48%
Operating Revenue	1,920,738	2,045,787	2,469,973	2,428,120	2,471,699	1,726	0%
Total Revenue	1,920,738	2,045,787	2,469,973	2,428,120	2,471,699	1,726	0%
Personnel Services	1,519,991	1,618,199	1,929,341	1,925,342	2,139,328	209,987	11%
Materials & Services	400,747	427,588	540,632	502,778	332,371	(208,261)	-39%
Operating Expense	1,920,738	2,045,787	2,469,973	2,428,120	2,471,699	1,726	0%
Total Expense	1,920,738	2,045,787	2,469,973	2,428,120	2,471,699	1,726	0%
Revenues Less Expenses	-	-	-	-	-	-	0%

Significant Issues and Changes

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