

Forsyth County Tax
Administration
2013 Reappraisal

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Tax Assessor / Collector
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General Information

- There are four types of assessed property: Real Estate, Personal Property (Individual and Business), Registered Motor Vehicles, and Public Service
- The purpose of each reappraisal is to adjust real estate values to reflect the current real estate market, bringing all property types (Real Estate, Personal, RMV and Public Service) to a simultaneous and equitable assessment level

2013 Reappraisal

- There is market-based evidence that prove property values in Forsyth County have changed differently since 2009
- Assessment Levels (4 year cumulative):
 - Overall = 1.06
 - Residential = 1.06
 - Residential less than \$100,000 = 1.27
 - Residential \$100,000 to \$150,000 = 1.06
 - Residential above \$200,000 = 1.02
 - Commercials = 1.00

Forsyth Real Estate

- Real Estate is valued every four years in Forsyth County (1993, 1997, 2001, 2005, 2009 and 2013)
- All appraisal work is carried out by County Staff
- Work is divided by type (Residential or Commercial) and by geographic territories
- 157,000 Tax Parcels in Forsyth County

2012 Forsyth Property Tax Valuation Breakdown

- Real Estate 83.5%
- Personal Property 8.5%
- RMV 6.5%
- Public Service 1.5%

Reappraisal Objective

- To appraise all real estate at 100% of fair market value
- Treat similar property in a similar way
- In other words, appraisals should be accurate and equitable
- Appraisers follow the real estate market

2013 Reappraisal

- G.S. 105-283 states “all property, real and personal, shall as far as practicable be appraised or valued at its true value in money.”
- True value in money is “the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used.”

2013 Reappraisal

- Every real estate transaction resulting in a change of ownership is reviewed
 - The sale price and terms of the transaction are verified
 - True “arms-length” transactions are qualified and placed in our sales file
 - Our sales file contains almost **14,000** qualified sales from 1/2009 through 12/2012

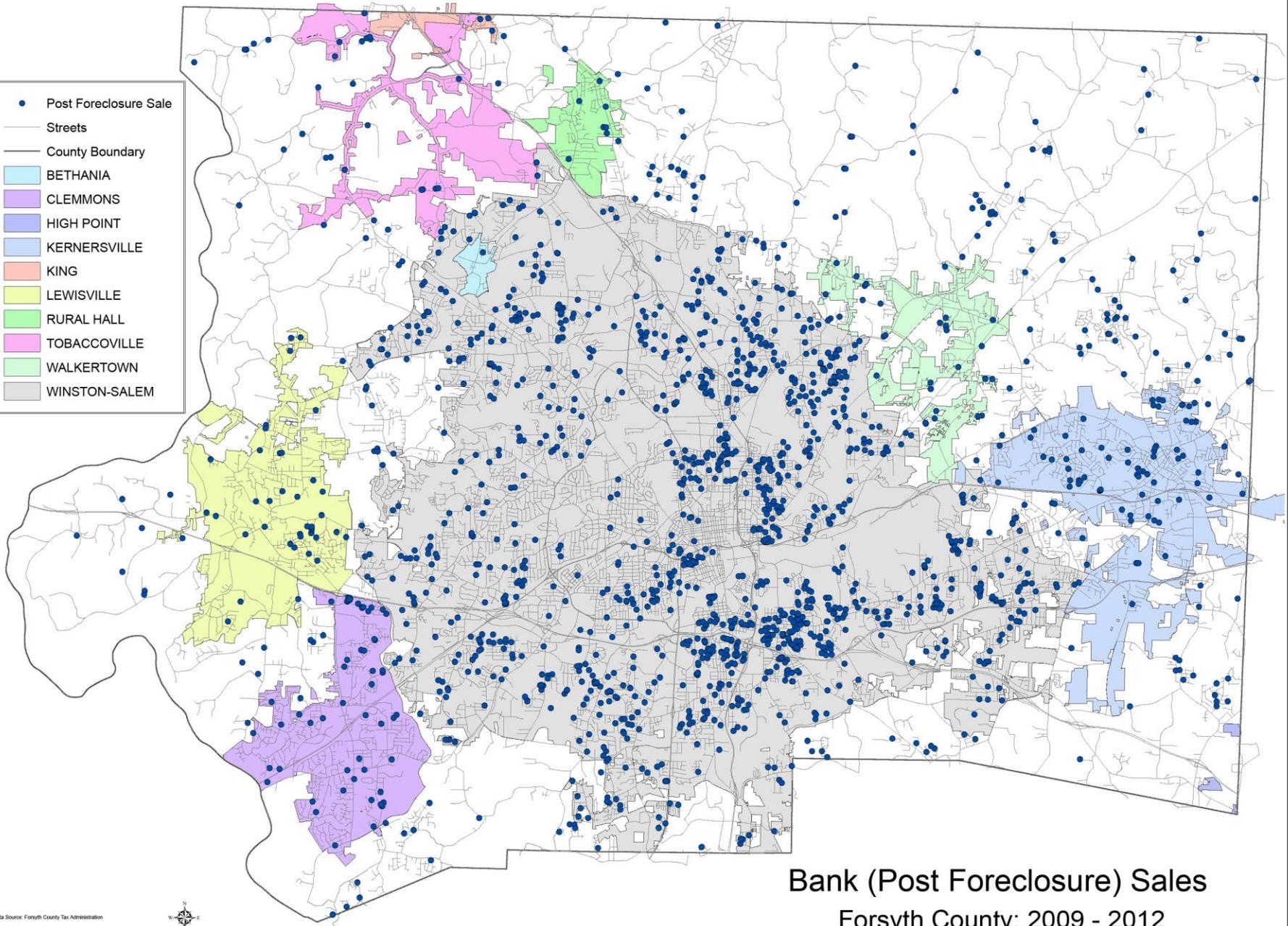
Property Transfer Consideration

- Staff appraisers will consider all sales that have occurred in each appraisal market area since January 1, 2009, with a greater consideration given to comparable sales that have happened without duress.
- Distressed and forced sales have played a role in the general direction observed in the selling price of existing homes since the last reappraisal.

Distressed Sale Information

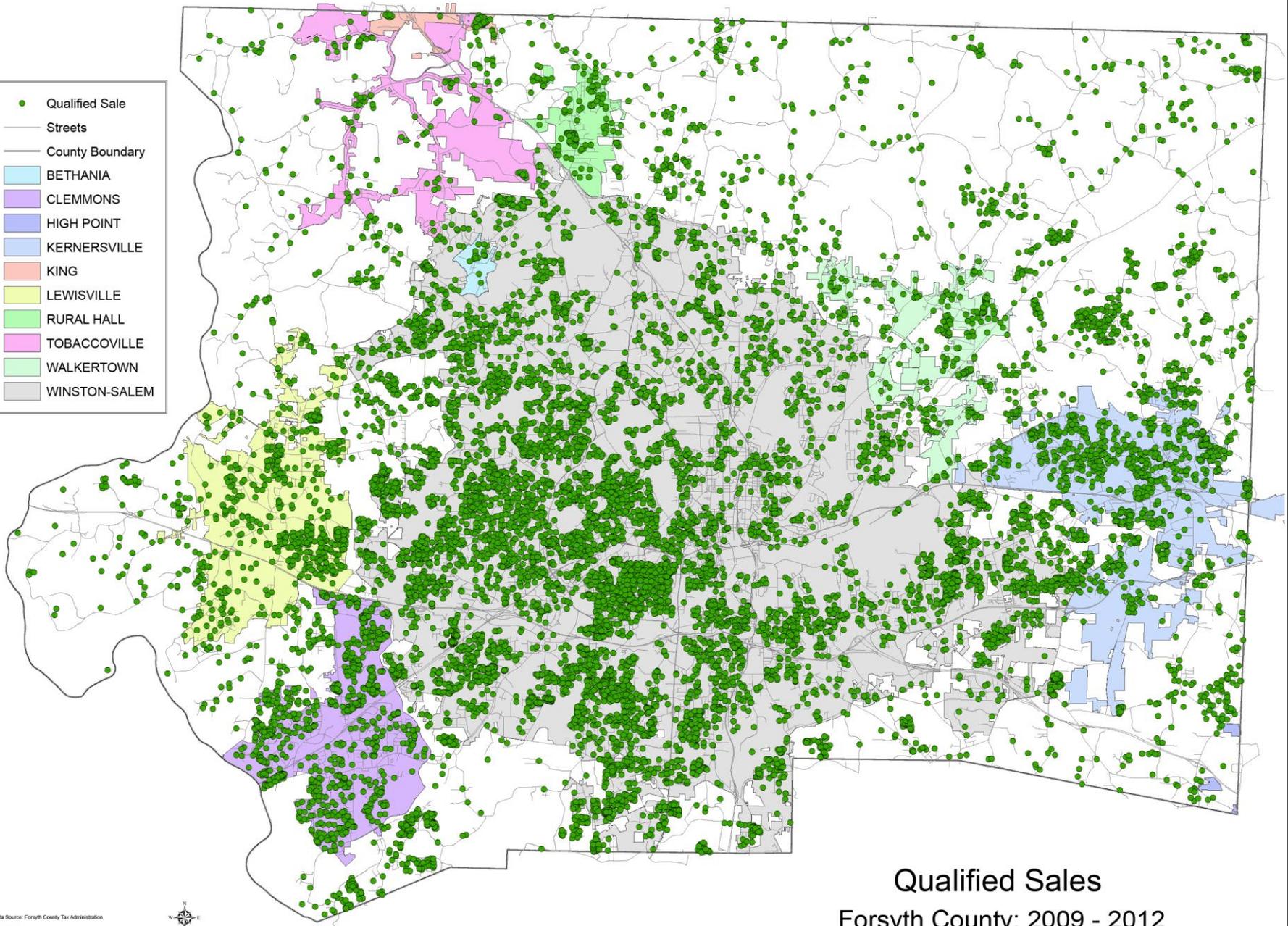
- Foreclosure Sale definition: Real property transfers immediately following the lender's foreclosure auction
- Bank (Post Foreclosure) Sales volume: 2007-2011 (880; 1,130; 1,582; 1,281; 1,044)
- Direct and Indirect value impact
- Foreclosure property characteristics
- Property condition is a key consideration in each appraisal; especially true regarding foreclosure properties

- Post Foreclosure Sale
- Streets
- County Boundary
- BETHANIA
- CLEMMONS
- HIGH POINT
- KERNERSVILLE
- KING
- LEWISVILLE
- RURAL HALL
- TOBACCOVILLE
- WALKERTOWN
- WINSTON-SALEM



Bank (Post Foreclosure) Sales
 Forsyth County: 2009 - 2012

- Qualified Sale
- Streets
- County Boundary
- BETHANIA
- CLEMMONS
- HIGH POINT
- KERNERSVILLE
- KING
- LEWISVILLE
- RURAL HALL
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Qualified Sales
 Forsyth County: 2009 - 2012

Staff Experience

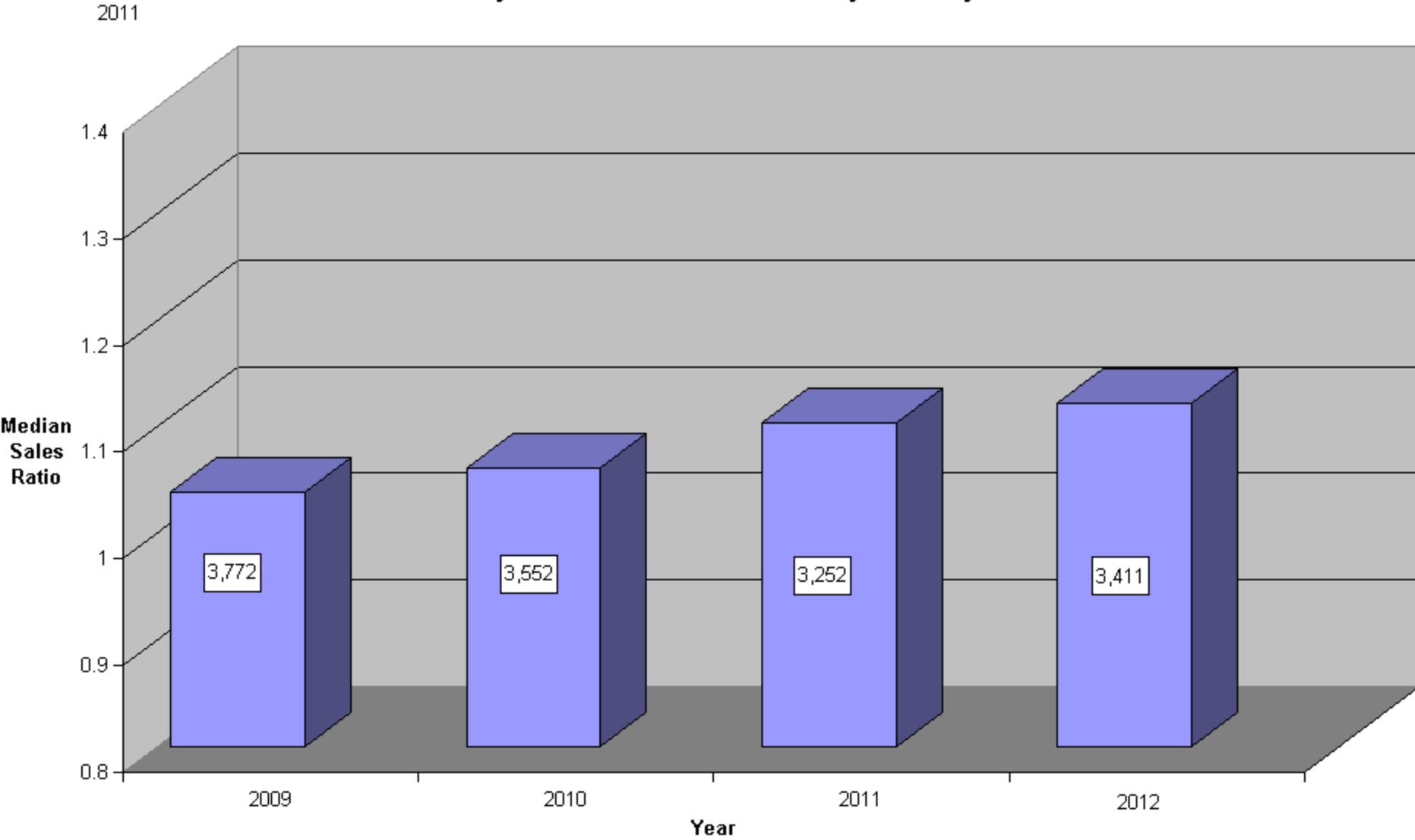
- 13 territory appraisers
- 7 appraisal management and statistical analysts

- Yrs of Experience (13) Mass = 118
Private = 80 Reappraisals = 39
- Total Experience (20) Mass = 232
Private = 137 Reappraisals = 67

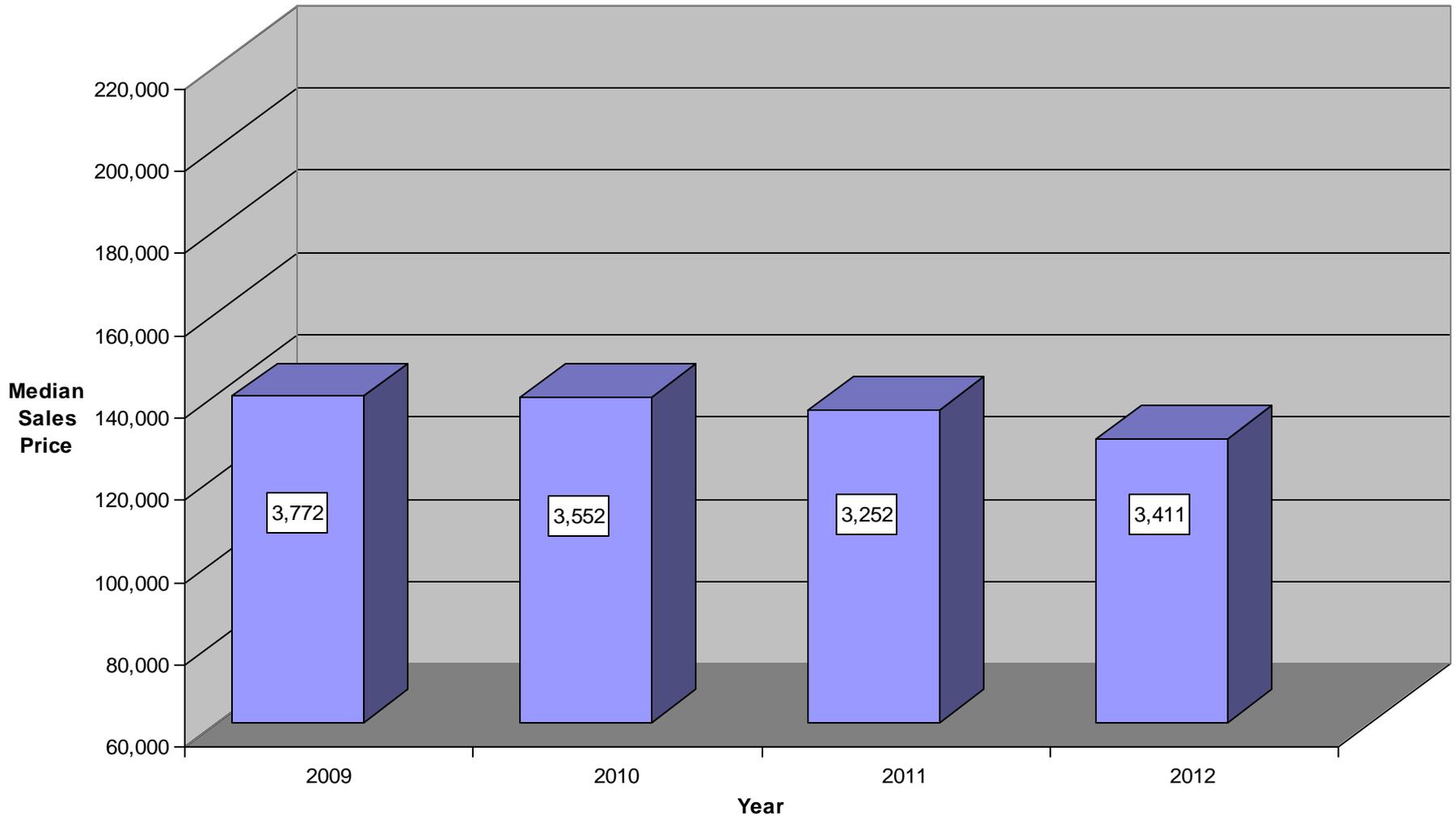
Appraisal Terms

- Sales Ratio: Compares Tax Value to Sale Price
- **FORMULA:** Tax Value/Sale Price
- \$100,00 Tax Value / \$90,000 Sale Price = 1.11 ratio
- Median: The 'middle' number in a group of ordered numbers – no outlier bias
- Mean: The average – outlier bias

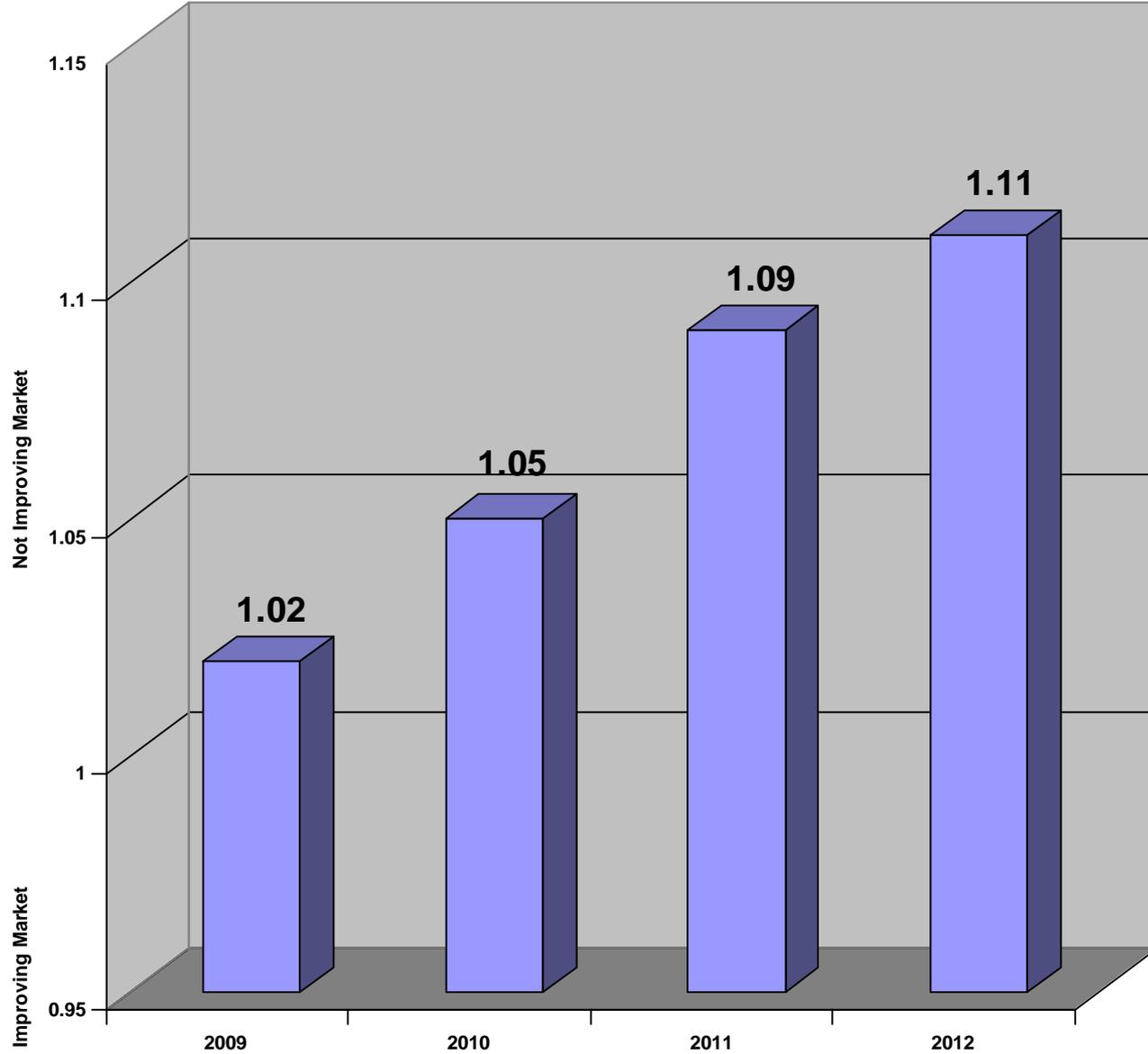
Yearly Median Sales Ratios for Forsyth County



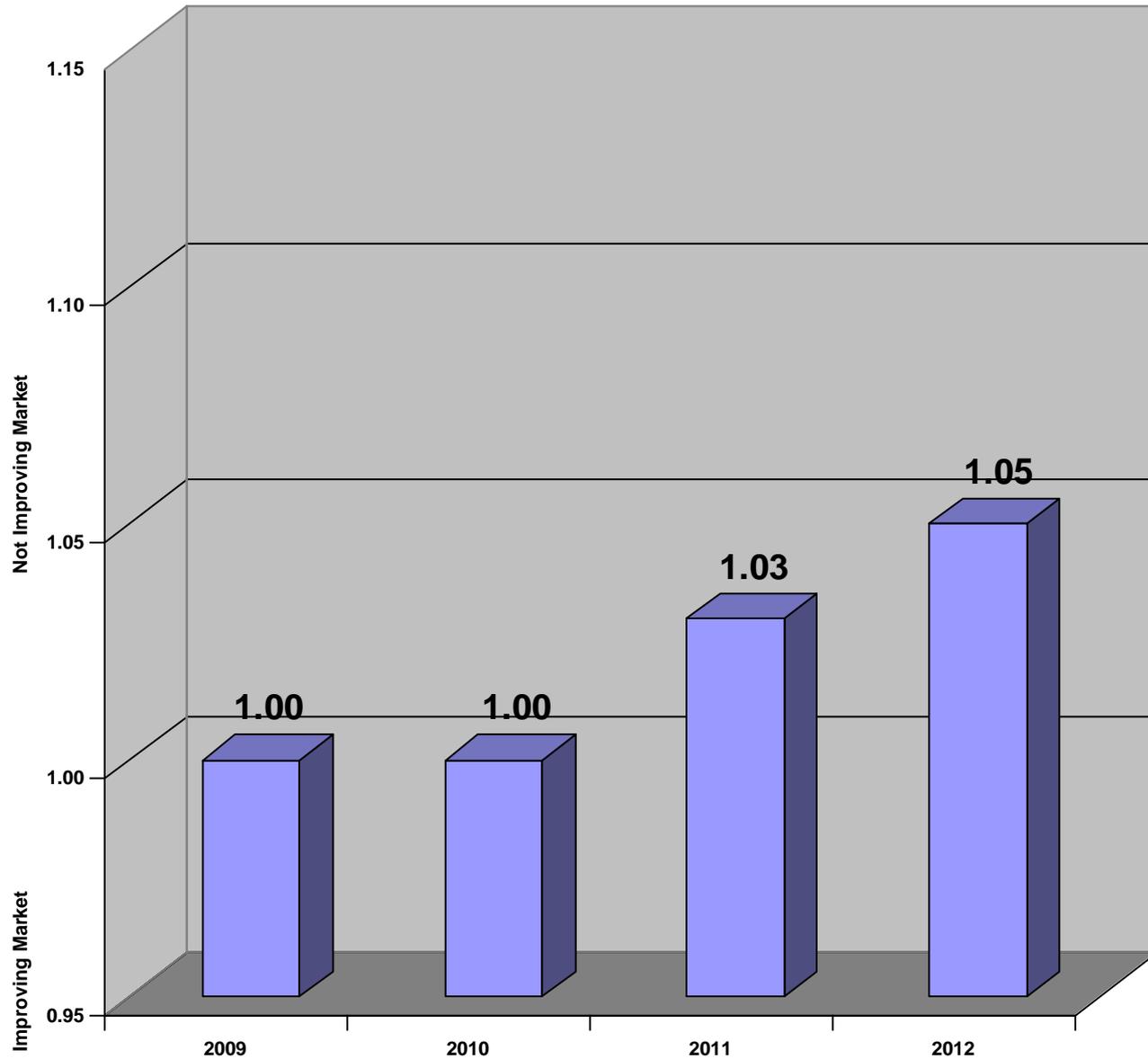
Yearly Median Sales Prices for Forsyth County



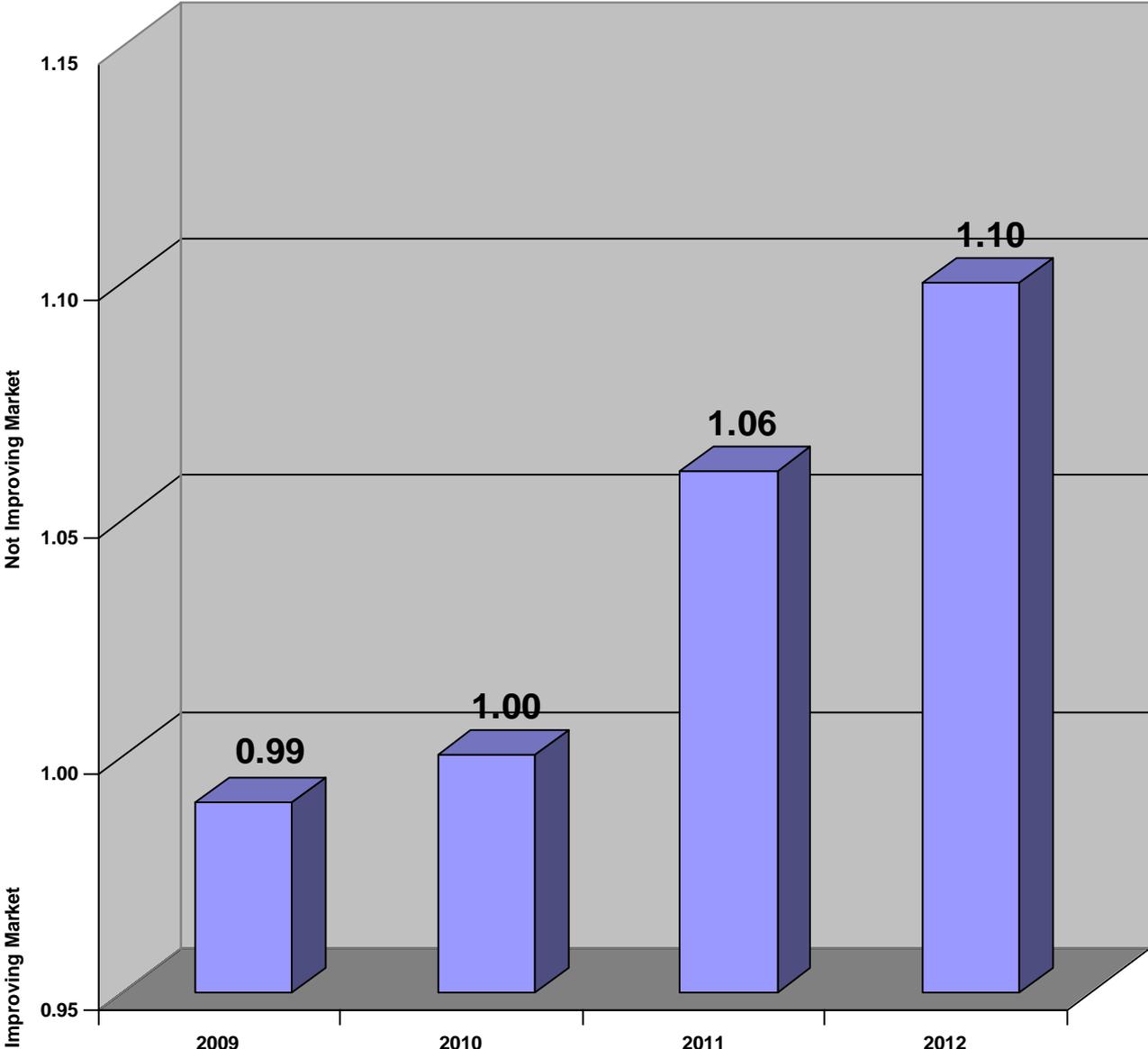
2009 Tax Value to Market Sales Ratio - Improved Residential



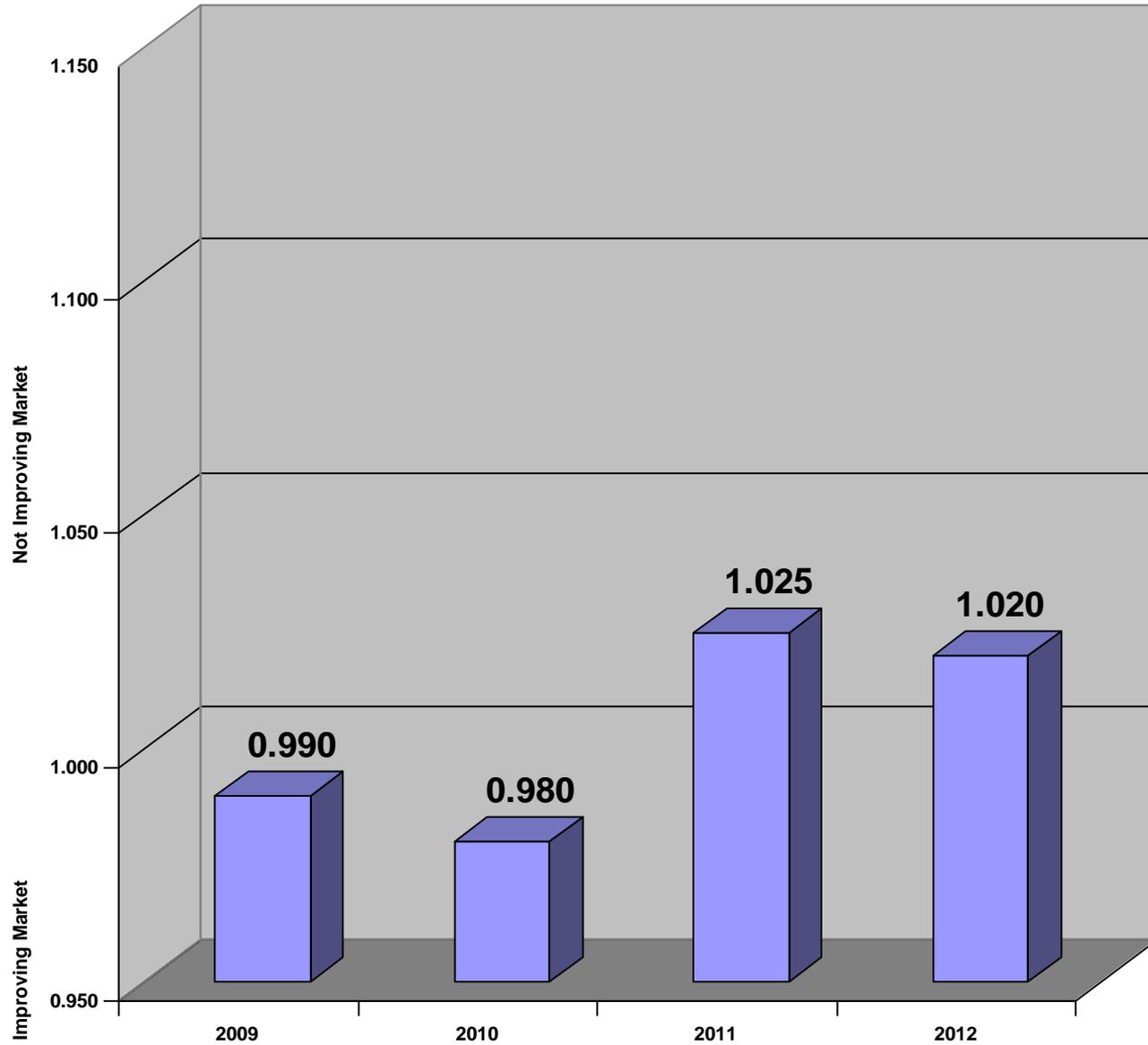
2009 Tax Value to Market Sales Ratio - Vacant Residential Land



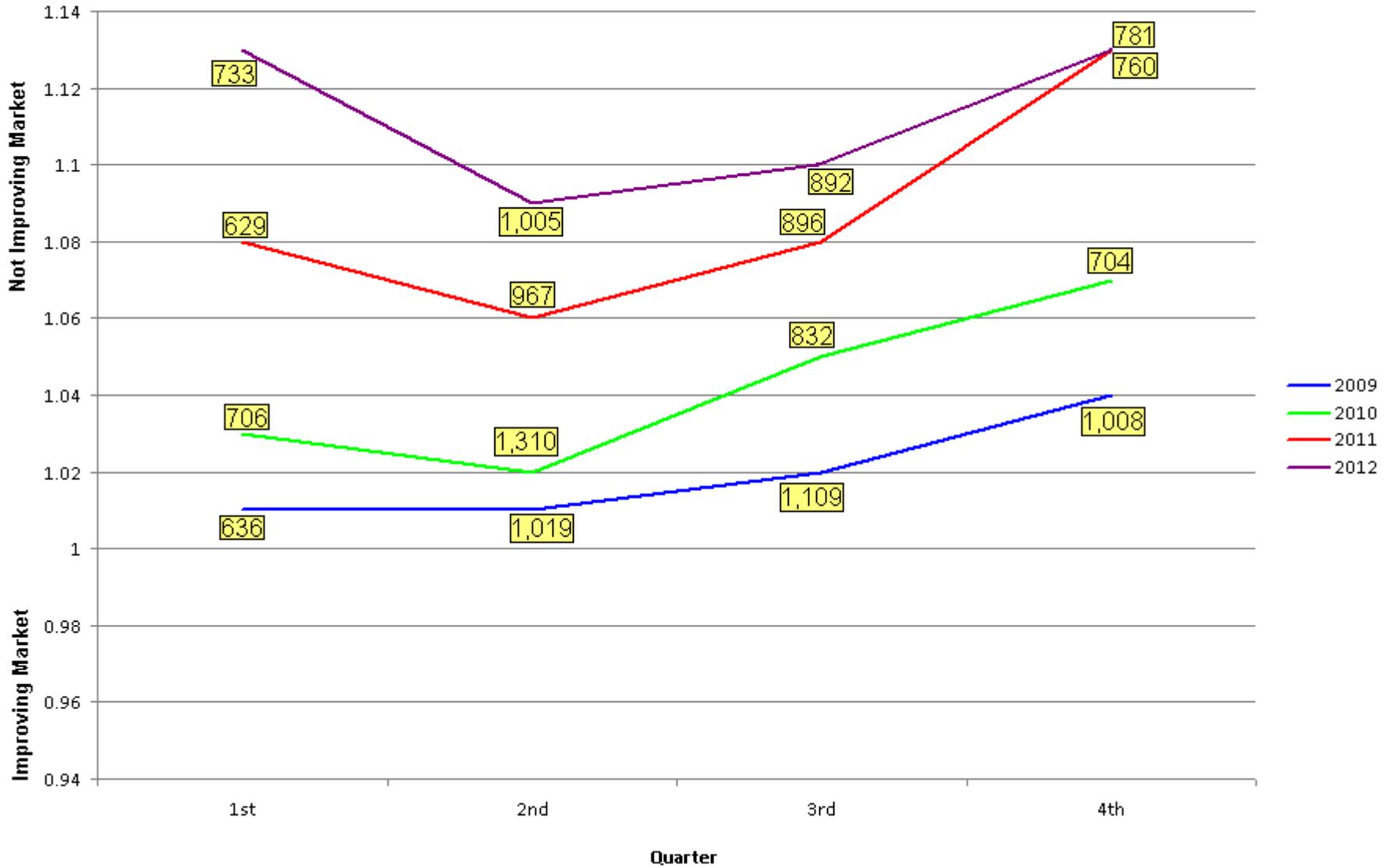
2009 Tax Value to Market Sales Ratio - Improved Commercial



2009 Tax Value to Market Sales Ratio - Vacant Commercial Land



Sales Ratio



Realities of the Forsyth County Residential Real Estate Market

- Brief example of one property - demonstrating the change in market value based on sales in the same subdivision for the 2009 and 2013 Reappraisals.....

2009 Sales Information

Subject



2009 Sales Information



Sales Volume: 15



Median \$/sf: \$94.80

2013 Sales Information

Subject



2013 Sales Information



Sales Volume: 8

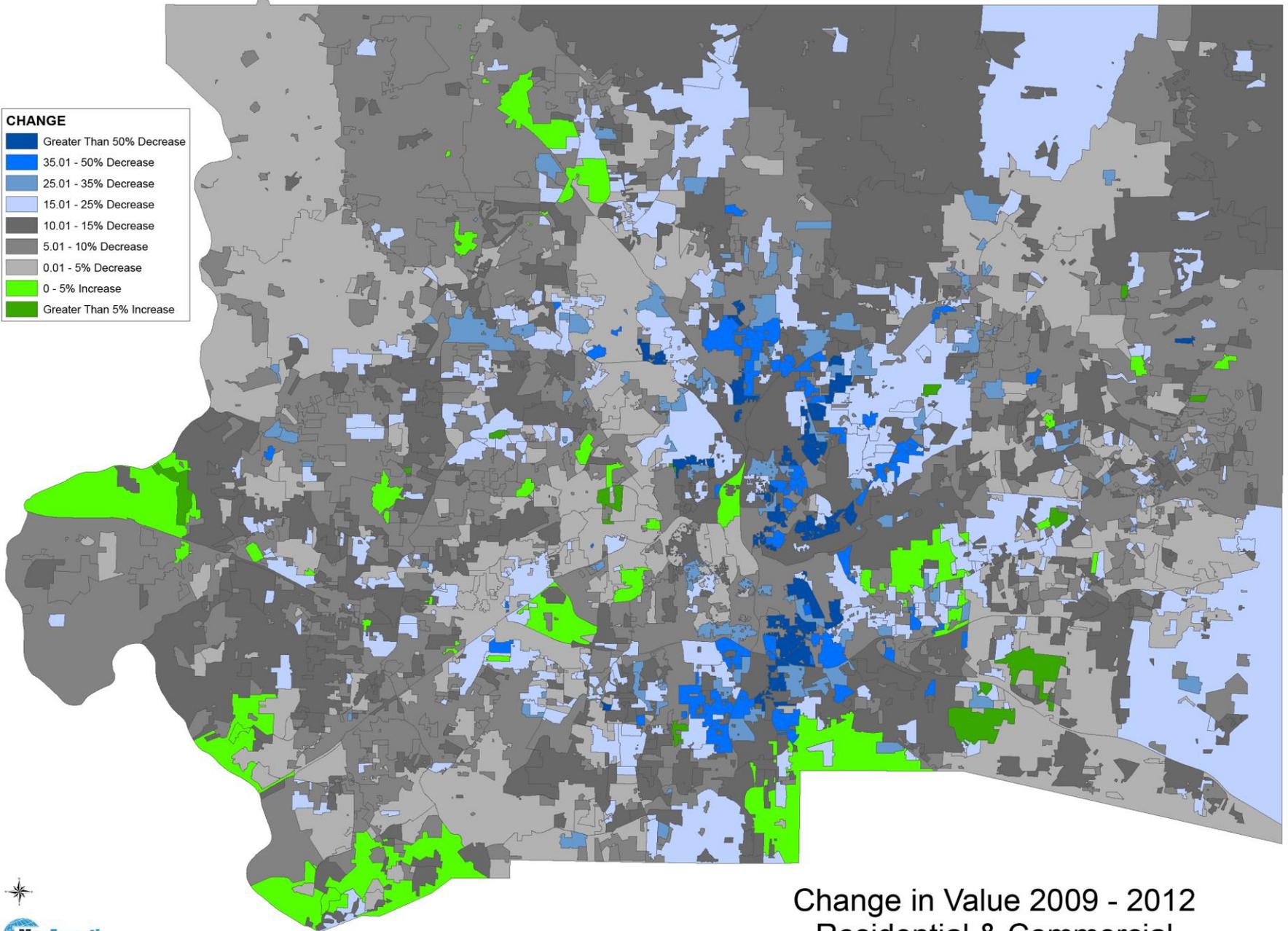
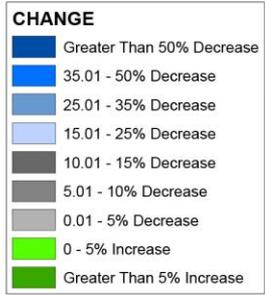


Median \$/sf: \$82.30



When Reappraisal Notices arrive in mailboxes 2/19/13

- **10,492 properties** (7%) will have a value higher than the 2009 value
- **54,008 properties** (35%) will decrease less than 10%
- **57,531 properties** (37%) will decrease between 10% and 25%
- **25,748 properties** (16%) will decrease more than 25%
- **8,061 properties** (5%) will not change in value



Change in Value 2009 - 2012
Residential & Commercial

New 2013 Assessment Level

Criteria	2011-2012	Median	Median Sale Price	# Sales
Residential Improved	<input checked="" type="checkbox"/>	1.00	\$137,840	5,770
Residential Vacant	<input checked="" type="checkbox"/>	1.00	\$36,491	675
Commercial Improved	<input checked="" type="checkbox"/>	1.00	\$316,875	239
Commercial Vacant	<input checked="" type="checkbox"/>	0.99	\$198,123	43

New 2013 Assessment Level

Criteria	2011-2012	Median	Median Sale Price	# Sales
Residential Improved less \$100k	<input checked="" type="checkbox"/>	1.00	\$64,208	1,565
Residential Improved \$50k-\$99,999	<input checked="" type="checkbox"/>	1.00	\$78,925	997
Residential Improved \$100k-\$149,999	<input checked="" type="checkbox"/>	1.00	\$124,375	1,721
Residential Improved \$150k-\$199,999	<input checked="" type="checkbox"/>	0.99	\$169,493	950
Residential Improved \$200k-\$249,999	<input checked="" type="checkbox"/>	0.99	\$221,712	506
Residential Improved \$250k-\$299,999	<input checked="" type="checkbox"/>	0.99	\$272,061	342
Residential Improved \$300k-\$349,999	<input checked="" type="checkbox"/>	0.98	\$322,021	233
Residential Improved \$350k-\$399,999	<input checked="" type="checkbox"/>	1.00	\$371,070	127
Residential Improved \$400k-\$499,999	<input checked="" type="checkbox"/>	1.00	\$450,000	134
Residential Improved greater \$500k	<input checked="" type="checkbox"/>	0.99	\$611,280	192

Appeal Process

- Informal Appeal form is mailed with each Reappraisal Value Notice
- Board of Equalization and Review Appeals are the second (local) appeal opportunity (obtained on GeoData Explorer or by contacting our office)
- Appeal opportunities extend to the state level following the BER appeal process

2013 Reappraisal

- Lower sales volume – almost half of the previous two reappraisals
- Individual sale results can be more volatile and erratic
- Sliding real estate market yields lower assessed values for the majority of properties
- Appeal process remains customer friendly and effective for property owners

Timetable

- January 1, 2013: Listing period begins
- February 19, 2013: Reappraisal Value Notices arrive (Informal Appeal Form enclosed)
- March 2013: Appointment of 2013 Board of Equalization and Review
- March 5: deadline for filing Informal Appeals
- April 1 – May 6, 2013: First meeting of Board of Equalization and Review

Please Visit for Additional Information

- General Property Tax information:
 - <http://www.forsyth.cc/Tax/geodata.aspx>
- Real Estate Sales Information:
 - <http://www.forsyth.cc/Tax/forsythsales.aspx>