

# 2019 Real Estate Reassessment

Board of Supervisors Meeting

December 4, 2018

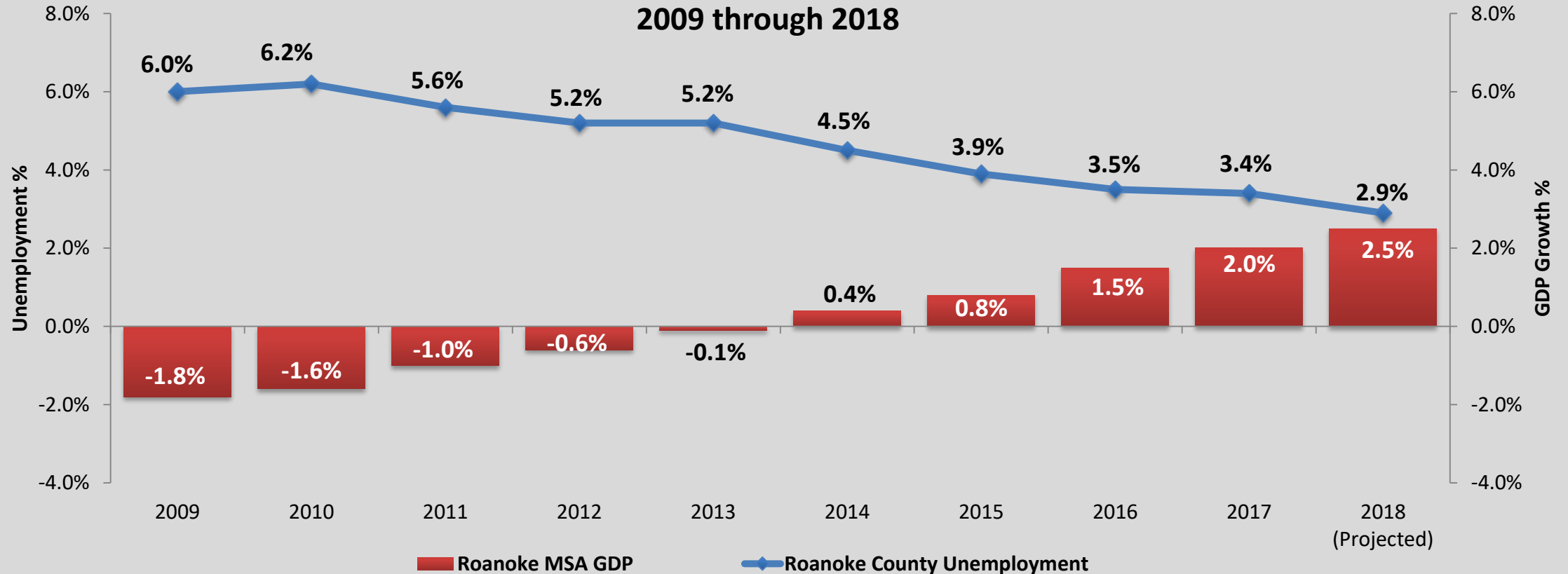
# Agenda

- Regional Economic Conditions
- 2019 Real Estate Assessment
- Real Estate Fiscal Impact
- Next Steps

# Regional Economic Conditions

# Unemployment and GDP Growth

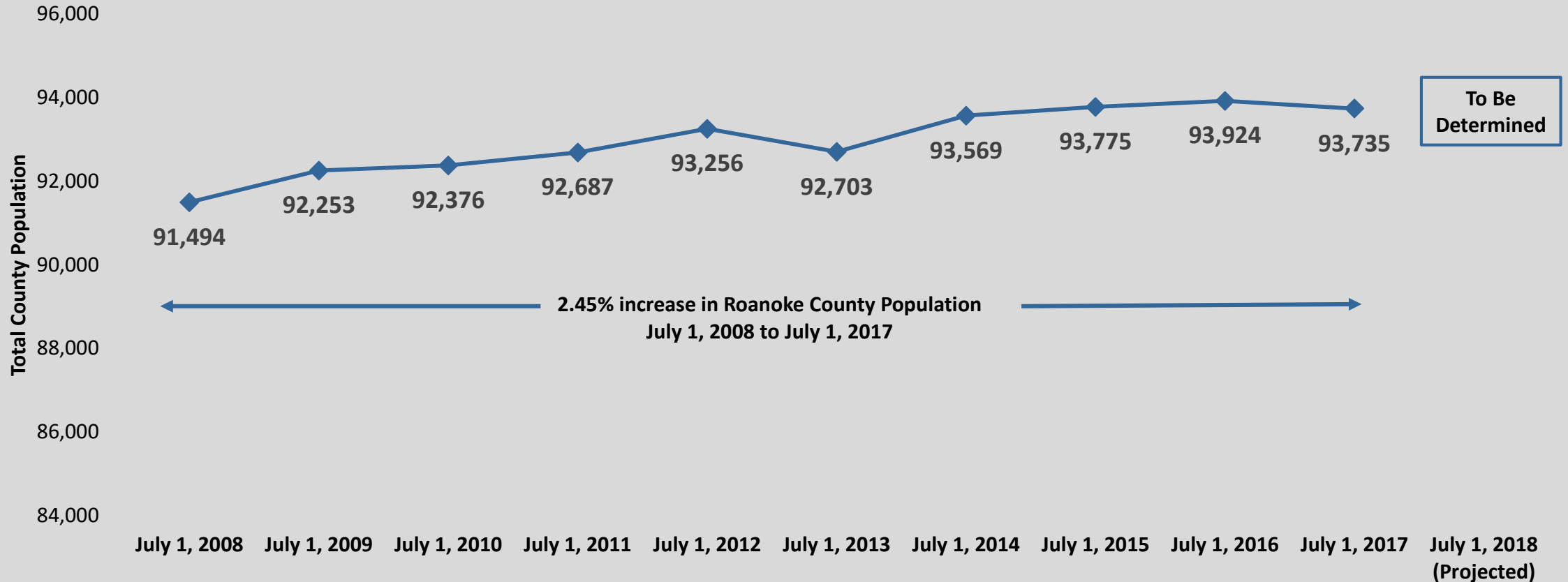
**Roanoke County Unemployment vs.  
Roanoke MSA Gross Domestic Product (GDP) Growth  
2009 through 2018**



**Source:** YesRoanoke.org & Bureau of Economic Analysis; GDP is adjusted for inflation. Unemployment % represents yearly average at year end.

# Population

**Roanoke County Population  
July 1, 2008 - July 1, 2018 (Projected)**

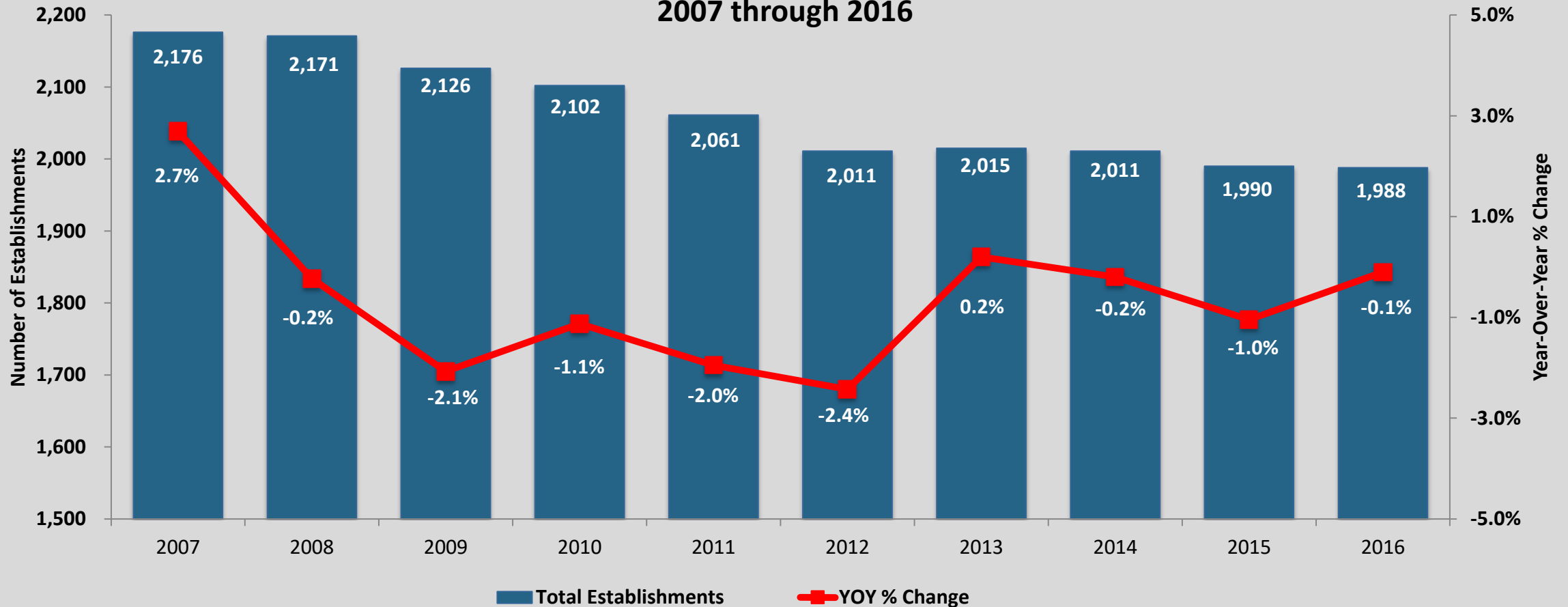


**Source:** 2017 Roanoke County Annual Financial Report (CAFR), Weldon Cooper Center for Public Service

\*United States Census population figures for the County of Roanoke on April 1, 2010 were noted as 92,376

# County Business Establishments

## Total Establishments and Year-Over-Year % Change 2007 through 2016



Source: County Business Patterns, U.S. Census, April 2018 data

# County Business Establishments

Sector	Base Year	Total Business Establishment Increase/(Decrease)									Total Change 2007-2016
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Trade (wholesale and retail)	432	(28)	6	(19)	12	(17)	2	(7)	(10)	(8)	(69)
Finance, Information, Real Estate	359	1	(18)	(14)	(6)	(16)	(1)	6	4	(1)	(45)
Other Services	290	(12)	2	8	1	(15)	(4)	3	(11)	7	(21)
Construction/Manufacturing	332	5	(19)	(18)	(32)	(10)	(2)	4	(1)	(6)	(79)
Health and Social Assistance	231	13	(12)	0	0	2	(3)	(10)	0	(3)	(13)
Professional Services	192	11	3	9	3	6	(2)	(4)	(2)	3	27
Accomm. and Food Services	128	3	4	3	(1)	(4)	6	7	(7)	3	14
Mgmt and Administrative Support	135	3	(7)	7	(12)	5	4	(9)	4	5	0
Transportation	55	(2)	(5)	(3)	(4)	(2)	1	2	0	(1)	(14)
Education Services	22	1	1	3	(2)	1	3	4	2	(1)	12
<b>Total</b>	<b>2,176</b>	<b>(5)</b>	<b>(45)</b>	<b>(24)</b>	<b>(41)</b>	<b>(50)</b>	<b>4</b>	<b>(4)</b>	<b>(21)</b>	<b>(2)</b>	<b>(188)</b>

Source: County Business Patterns, U.S. Census, April 2018 data

# Economic Conditions – Future Outlook

- Population is expected to increase only slightly over the next several years
  - Average 0.27% population growth annually over last 10 years
- Roanoke MSA inflation adjusted GDP growth expected to continue at or around 2.5%
- Unemployment rate currently trending downward through 2018
  - September unemployment rate at 2.5% compared to 3.3% in January



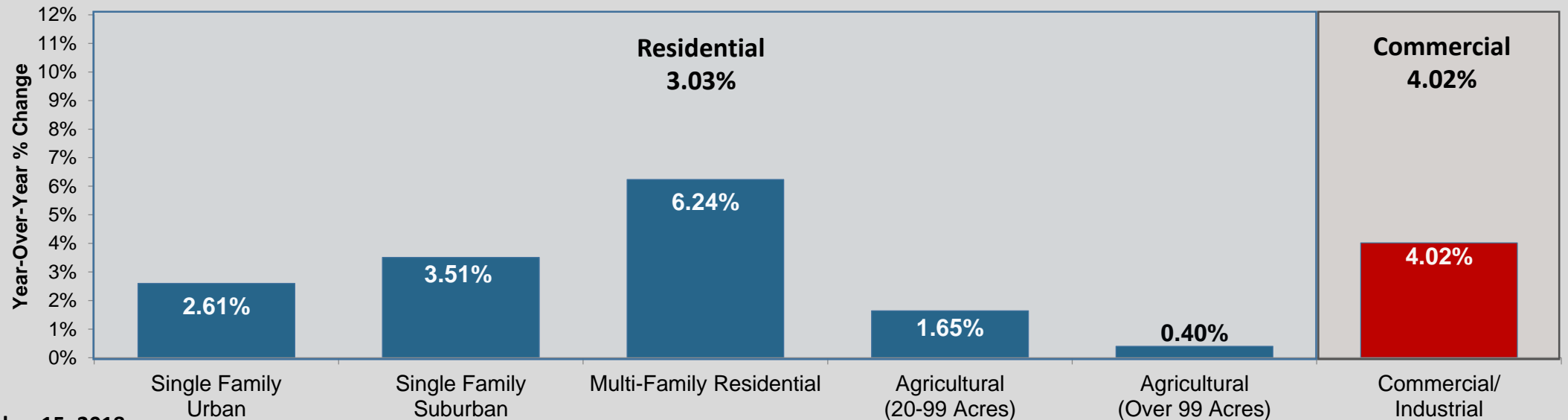
# 2019 Real Estate Assessment

# 2019 Real Estate Assessment

Category	2018 Assessed Value	2019 Assessed Value*	Change in Assessed Value	% Change
Residential	7,298,687,700	7,519,965,700	221,278,000	3.03%
Commercial	1,150,039,400	1,196,306,000	46,266,600	4.02%
<b>Total</b>	<b>8,448,727,100</b>	<b>8,716,271,700</b>	<b>267,544,600</b>	<b>3.17%</b>

Assessment Increase Attributed To:	
New Construction – Residential	40,856,300
New Construction – Commercial	15,504,600
Market Value – Residential	180,421,700
Market Value – Commercial	30,762,000
<b>Total</b>	<b>267,544,600</b>

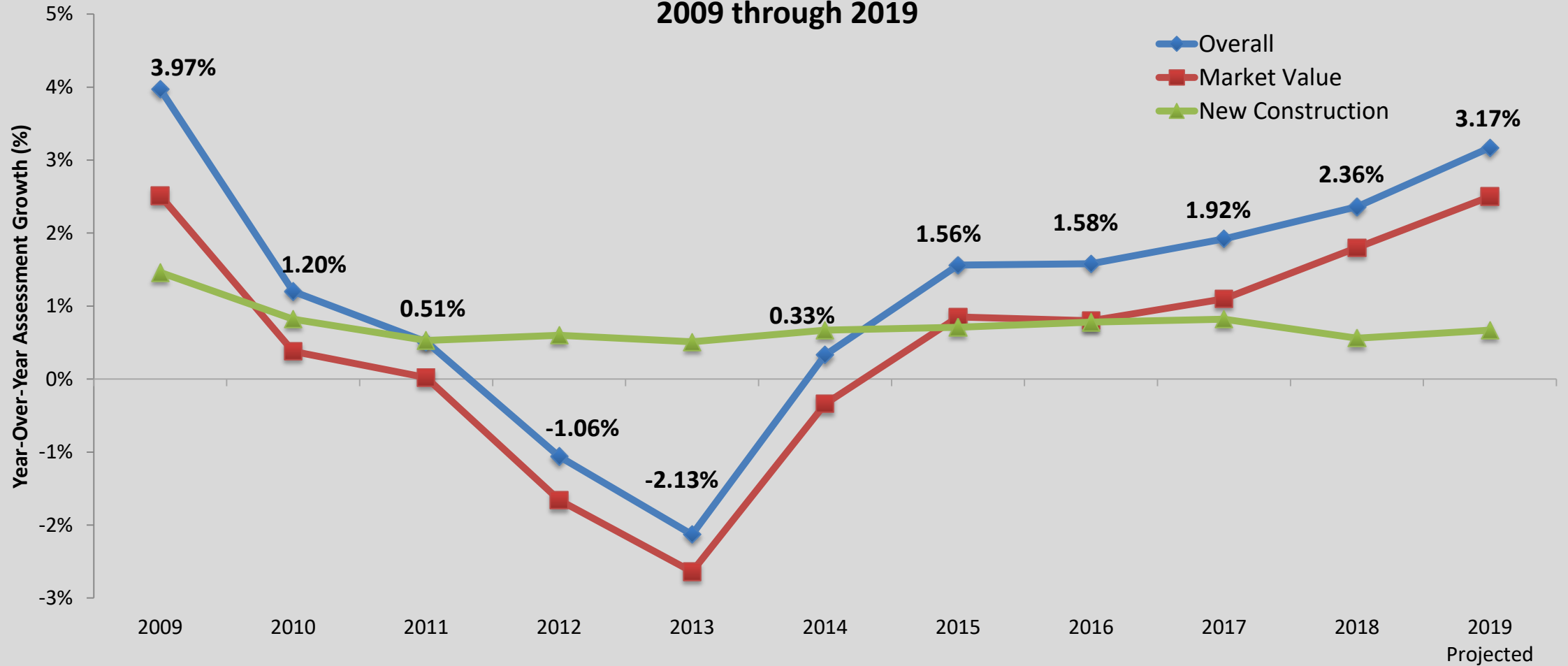
**2019 Assessment Percentage Change by Classification\***



\*As of November 15, 2018

# Assessment Growth History

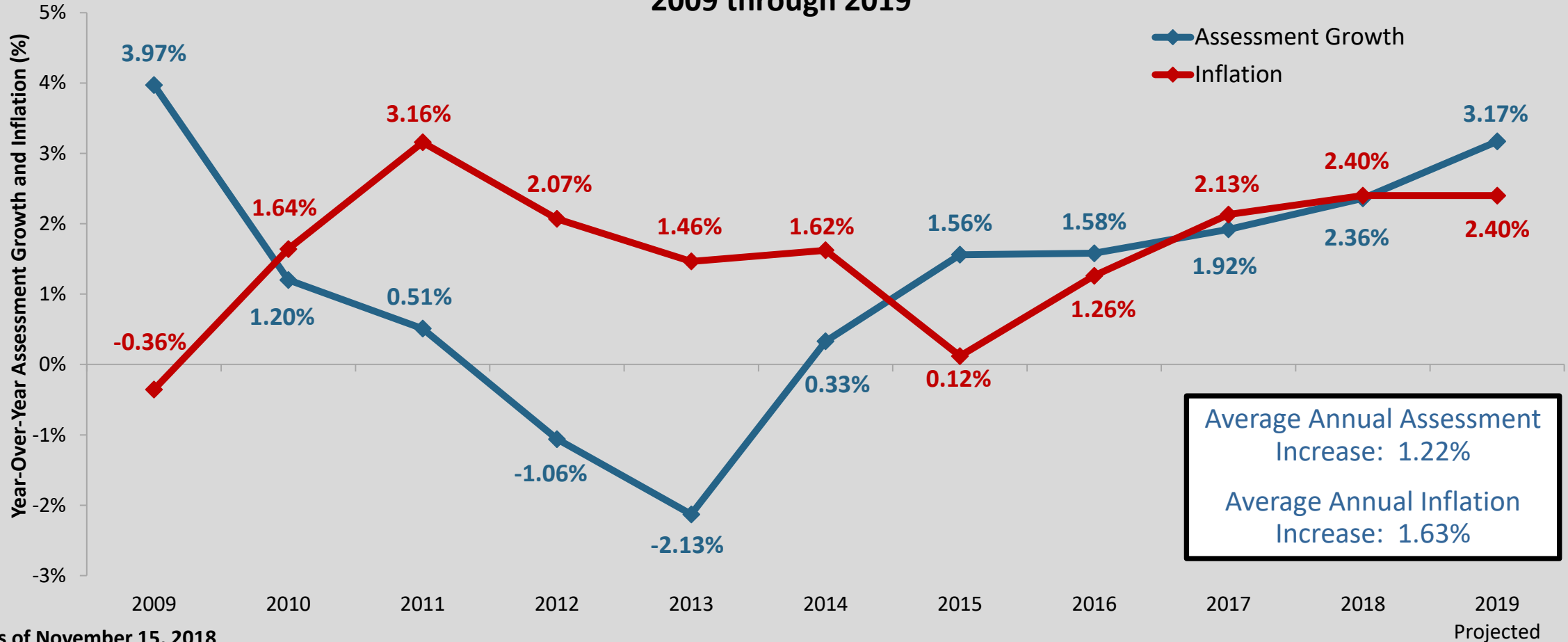
Assessment Growth History  
2009 through 2019



\*As of November 15, 2018

# Assessment Growth History with Inflation

Assessment Growth and Inflation  
2009 through 2019

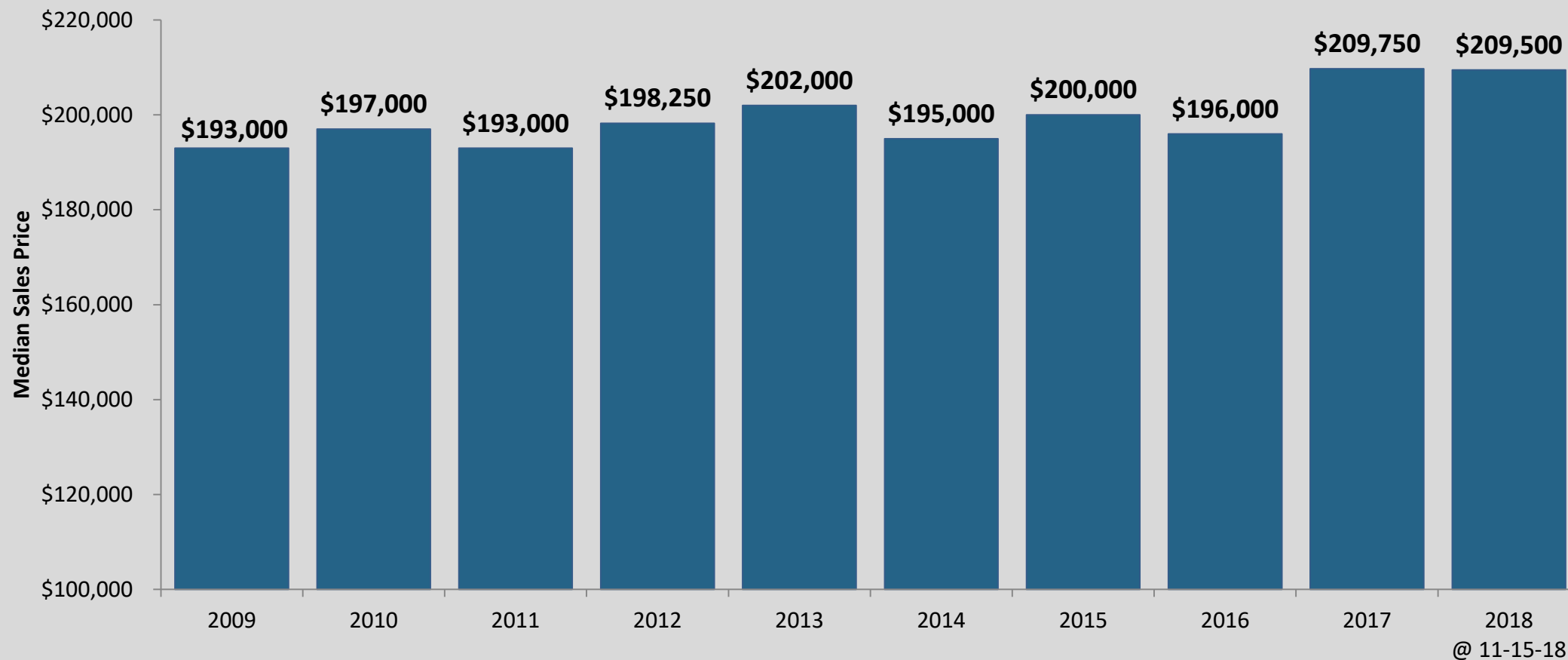


\*As of November 15, 2018

\*Inflation calculated based on annual average of monthly Consumer Price Index data from the US Bureau of Labor Statistics

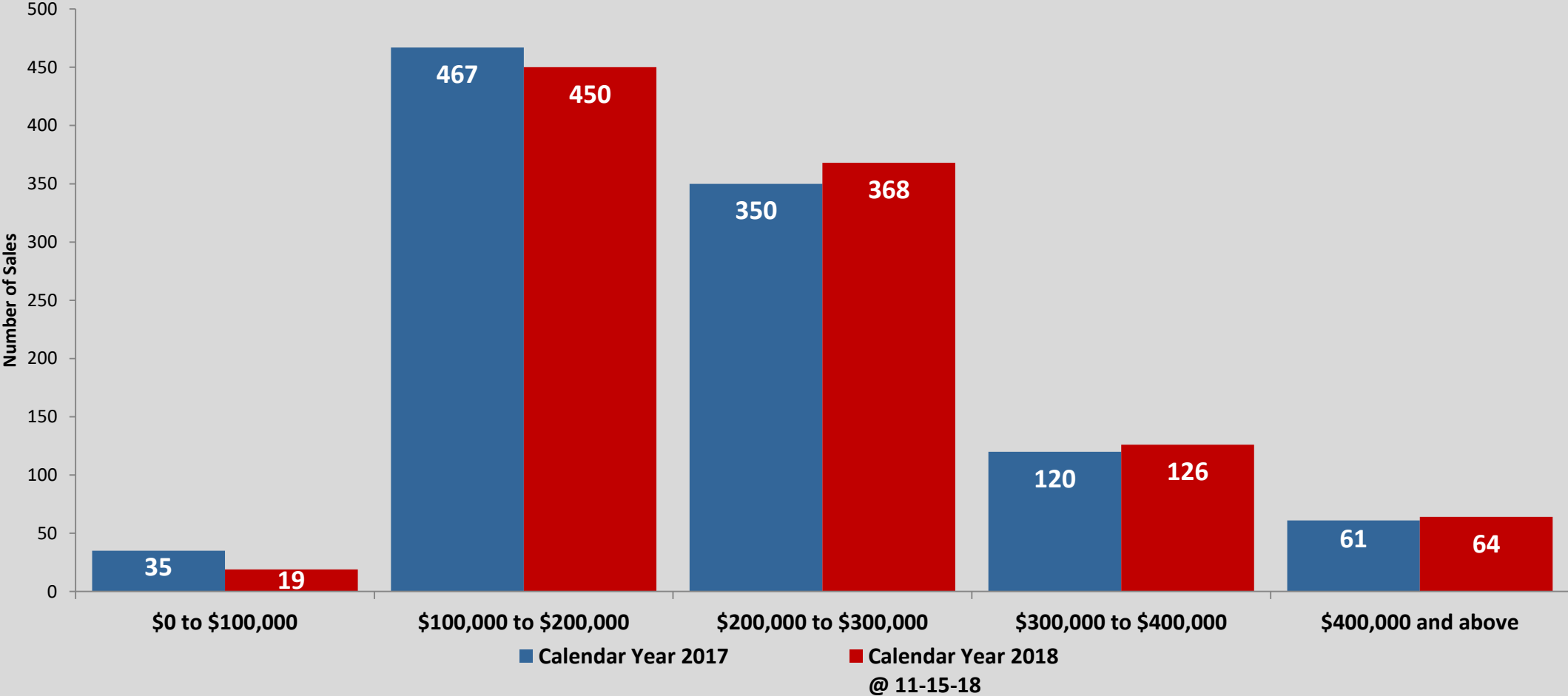
# Median Sales Price History – Single Family Residential

**Median Sales Price - Residential  
2009 through 2018**

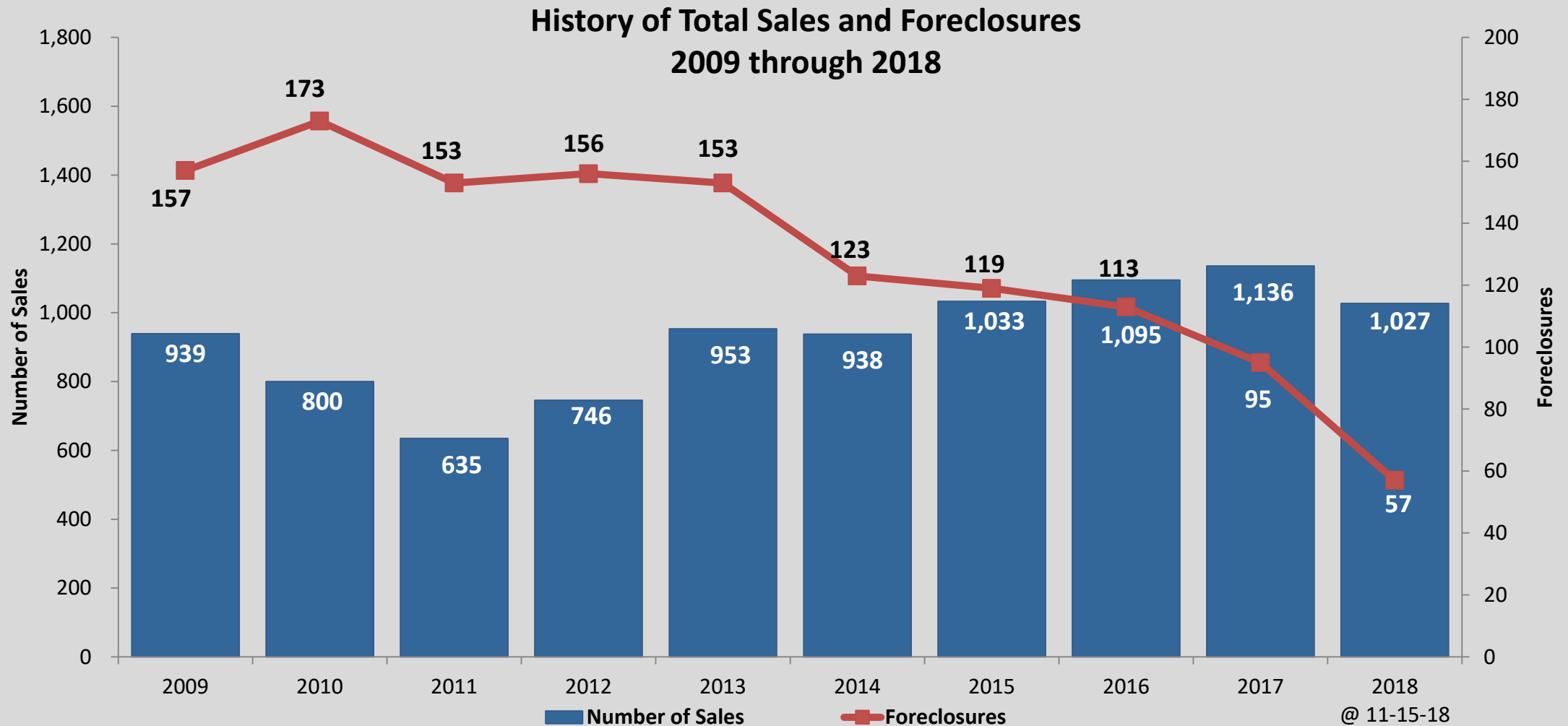


# Residential Sales by Price Range

Residential Sales by Price Range



# History of Residential Sales



# 2019 Reassessment Hearing Dates

- Reassessment notices will be mailed December 28, 2018
- Informal Appeals
  - January 15 through January 23, 2019
    - Call Real Estate Valuation Office at 772-2035 extension 0 for an appointment
- Formal Appeals (Board of Equalization)
  - Dates for BOE meetings are as follows:
    - April 25, 2019
    - August 1, 2019
    - October 31, 2019



# Real Estate Fiscal Impact

# Fiscal Impact

Year	Change in Assessment
Calendar Year 2018	2.36%
New Construction	0.56%
Market Value	1.80%
Calendar Year 2019 (projected)	3.17%
New Construction	0.67%
Market Value	2.50%

Existing assessable base expected to increase by over 1.0%;  
requires a public hearing on Effective Tax Rate scheduled for March 26, 2019

# Tax Rate History

**Tax Rate History  
FY 2005 through FY 2019**



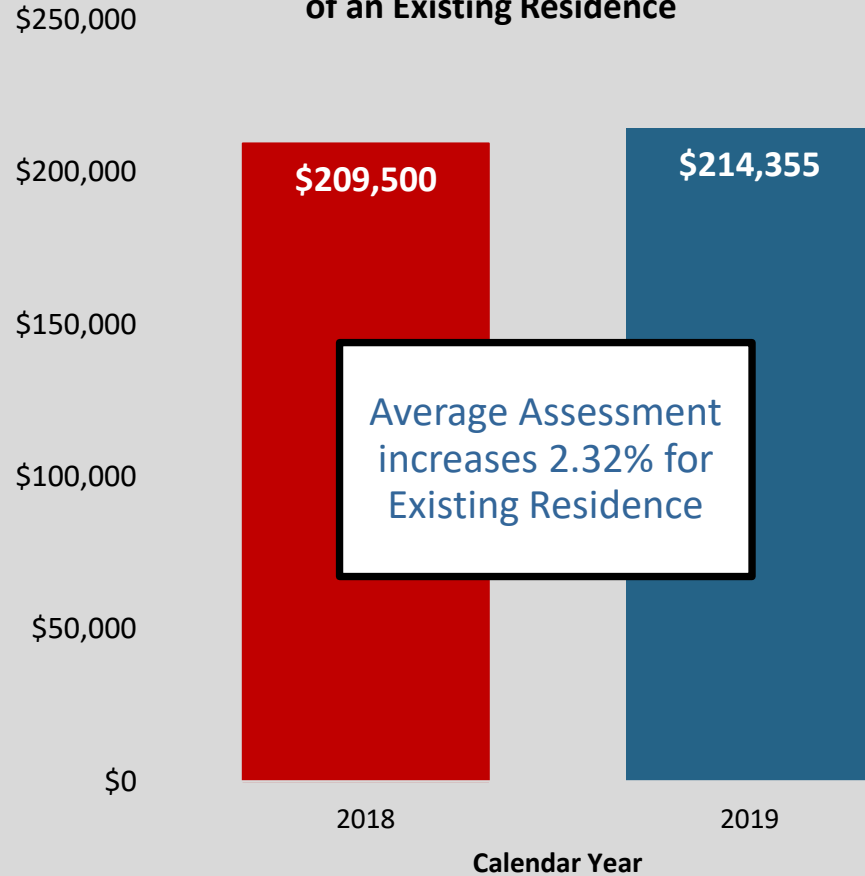
Impact of \$0.01 Change in Tax Rate

FY 2018-2019 Estimated Impact		FY 2019-2020 Estimated Impact	
County	Schools	County	Schools
<b>422,500</b>	-	<b>436,000</b>	<b>367,000</b>

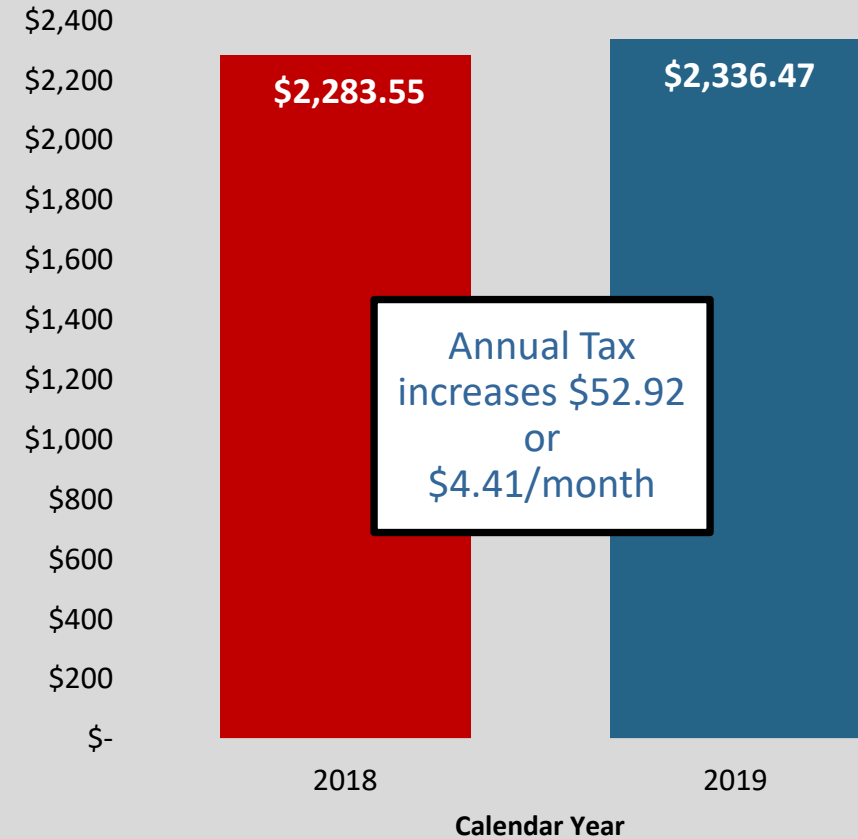
# 2019 Reassessment Impact

## Home Value Equal to Median Sales Price

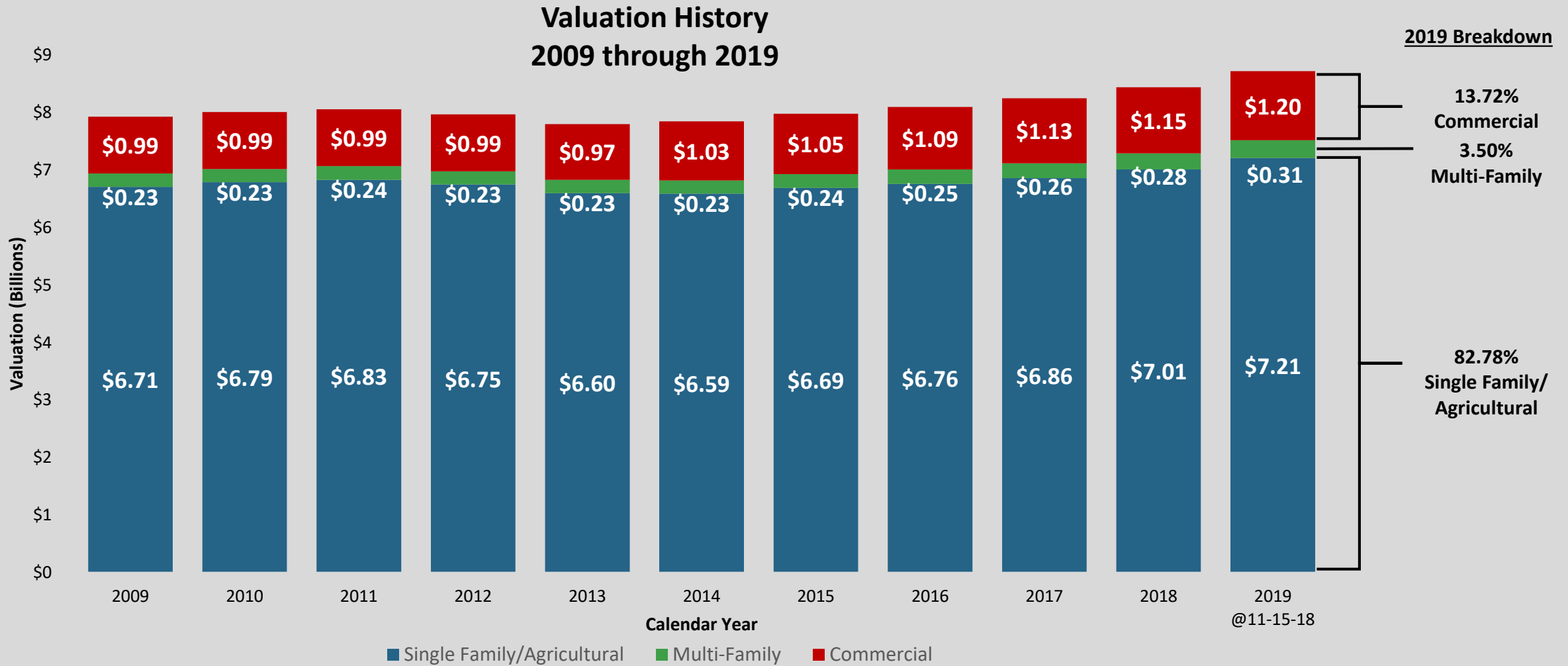
**Assessment Value Based on Median Sales Price  
of an Existing Residence**



**Annual Taxes on Median Sales Price Residence  
\$1.09/\$100 Assessed Value**

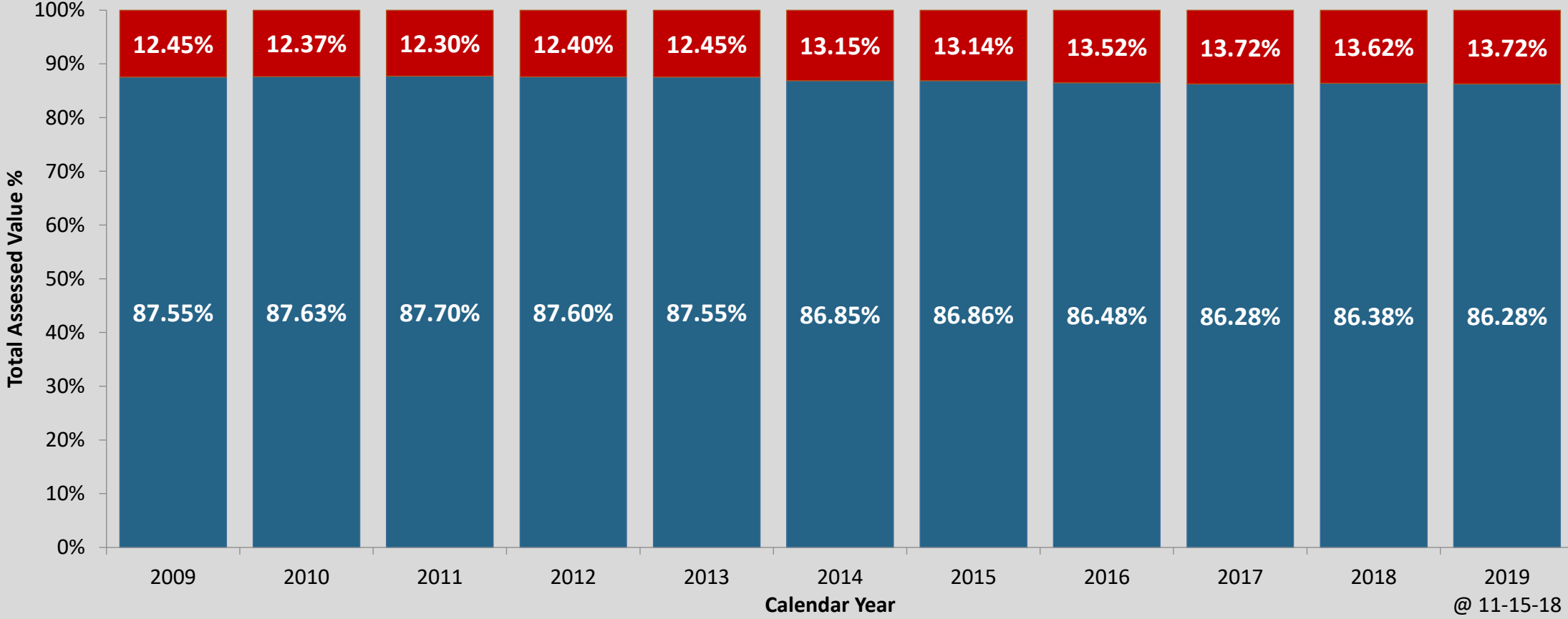


# Assessment History



# Residential vs. Commercial Value

**Residential vs. Commercial  
2009 through 2019**

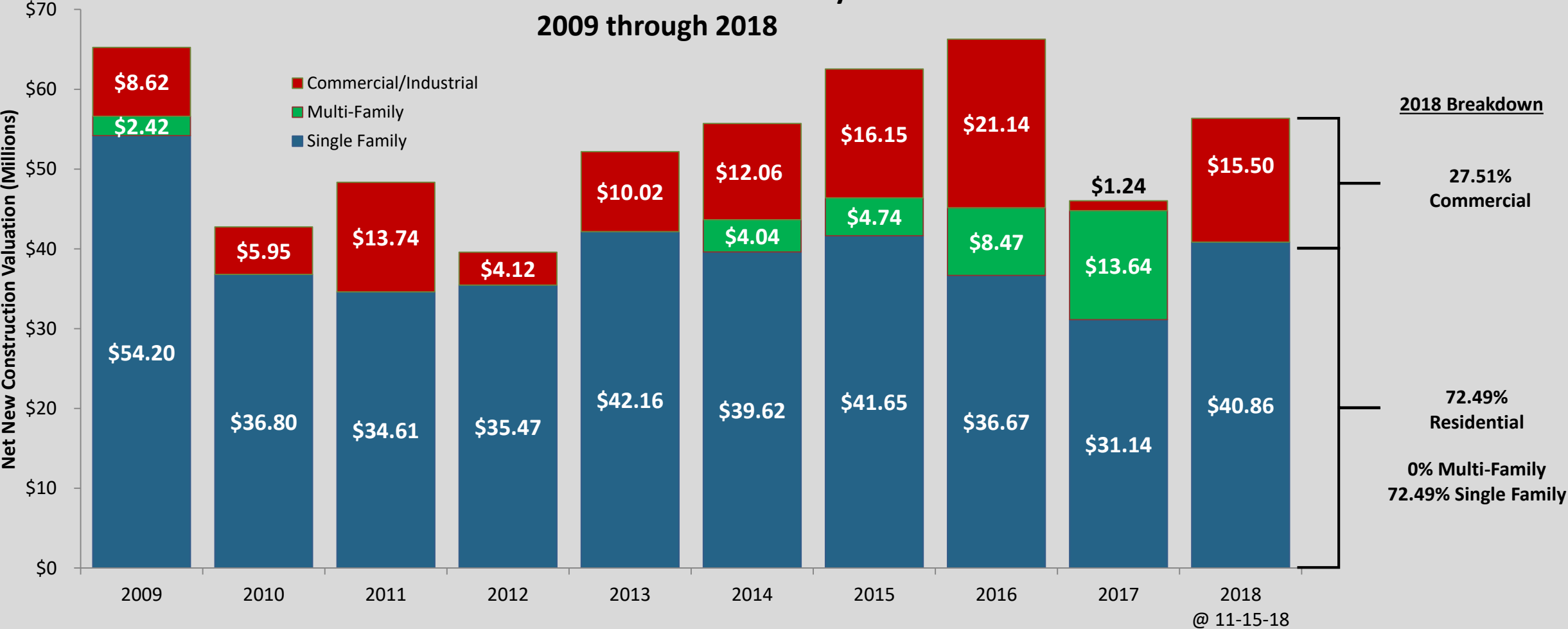


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■ Commercial/Industrial   ■ Single Family/Multi-Family/Agricultural

# New Construction History

**Net New Construction History  
2009 through 2018**



# Coming New Construction & Redevelopment

Single Family	Multi-Family
<ul style="list-style-type: none"><li>• Foxhunt (26 lots)</li><li>• Village Green II Townhomes (33 lots)</li><li>• Faircrest (11 lots)</li><li>• Edgefield II (30 lots)</li><li>• Hunt Camp (6 lots)</li><li>• Foxfield Court (21 lots)</li></ul>	<ul style="list-style-type: none"><li>• William Byrd Apartments Redevelopment</li><li>• Village Green Apartments</li><li>• North Point Apartments</li></ul>
	Commercial
	<ul style="list-style-type: none"><li>• Metis Building</li><li>• Upfits to Buildings at Keagy Village</li></ul>



# Next Steps

# Next Steps

Item	2019 Date
County Administrator's Recommended FY 2020-2029 CIP	January 22
County Administrator's Recommended FY 2019-2020 Operating Budget	March 12
Public Hearing: Effective Tax Rate Public Hearing: Maximum Tax Rate Adoption of Maximum Tax Rate	March 26
Public Hearing: Tax Rate Adoption Public Hearing: Operating and Capital Budgets (first of two) Adoption of 2019 Tax Rates	April 9
Public Hearing: Operating and Capital Budgets (second of two) 1 <sup>st</sup> Reading of FY 2019-2020 Operating and Capital Budget Ordinances	May 14
2 <sup>nd</sup> Reading and Adoption of FY 2019-2020 Operating and Capital Budget Ordinances	May 28

# Questions & Comments