

Dear Commissioners:

Earlier this year you visited the School Board to discuss real estate taxation issues and we talked about a number of questions related to assessments. We promised to invite you back later in the year to talk about the items in more detail.

We maintained notes of the questions and at our October 21, 2019 meeting we went over those questions. We amplified some of the questions with follow up inquiries. The questions are below.

As you would suppose, the answers to the questions have bearing on the proposed LERTA, how the proposed exemption will be implemented, and what its impact will be. We invite you to attend our Finance Committee meeting on November 18, 2019, at 6 PM, to discuss the answers to the questions.

- 1) What factors led to the 14 year delay in reassessing 7 Branch St. (Warren) between the 2005 addition and the 2019 reassessment?
- 2) What transactions or occurrences trigger a reassessment in Warren County?
- 3) How many Warren County parcels have been “triggered” for reassessment but have not yet been reassessed?
 - a. What is the average time gap between the trigger event and today;
 - b. In what municipalities are the triggered parcels located?
- 4) What additional value was added to the tax base via reassessment for these past years:
 - a. 2018
 - b. 2017
 - c. 2016
- 5) What is the estimate of additional value that will be added to the tax base via reassessment for 2019?
- 6) Are the following types of improvements routinely valued for assessment purposes under the current system?
 - a. RV’s installed permanently in a campground or similar location
 - b. Modular homes installed permanently in a campground or similar location
 - c. “Amish” garages (e.g. two units secured together)
 - d. Storage sheds or similar structure brought in on trailer and left permanently in a location
- 7) In the context of a reassessment is the Common Level Ratio ever given unilaterally by the County or does the County always utilize the pre-determined ratio?
- 8) In the context of a tax appeal by a property owner does the County ever settle the appeal before the appeal goes to the Board of Revision? If so:
 - a. How are the properties selected for this treatment
 - b. What parameters are utilized to determine the settlement amount
- 9) What percentage of reassessed parcels were appealed in 2019 (would be helpful if the County provided the answer in terms of the reassessment fair market value of the parcels)

Please let us know if you can attend our Finance Committee meeting on November 18th.

Sincerely,

Arthur Stewart
Finance Committee Chairman

