

PUBLIC INPUT SIGN UP SHEET

**PUBLIC INPUT SHALL BE LIMITED TO
THREE (3) MINUTES PER PERSON.**

EACH PERSON SHOULD:

- (1) STATE YOUR NAME**
- (2) IN WHAT AREA OF THE COUNTY YOU LIVE**
- (3) SPEAK IN A CLEAR AND COURTEOUS MANNER.**

Please print:

NAME

ADDRESS

ISSUE

1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
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10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____
13.	_____	_____	_____

HENDERSON COUNTY TAX DEPARTMENT

Collector's Office
200 North Grove Street
Suite 66
Hendersonville, NC 28792

Phone: 828/697-5595

Fax: 828/698-6153

www.hendersoncountync.org/tc/

Stan C. Duncan
County Assessor & Tax Collector

Sandy Allison
Administrative Assistant II

October 22, 2010

Re: Tax Collector's Report to Commissioners – 11/01/10 Meeting

Please find outlined below collections information through October 21st for the 2010 bills, which were mailed out on August 13th, as well as registered motor vehicle bills. As a point of reference, we also have included collections information as of the same date last year.

Annual Bills G01 Only:

2010 Total Charge \$57,480,282.77
Payments & Releases: 13,976,728.68
Unpaid Taxes: 43,503,554.09
Percentage collected: 24.32%
(through 10/21/10)

2009 Total Charge: \$56,983,184.27
Payments & Releases: 11,468,349.45
Unpaid Taxes: 45,514,834.82
Percentage Collected: 20.13%
(through 10/21/09)

Motor Vehicle Bills G01 Only:

2010 Total Charge: \$1,657,476.90
Payments & Releases: 1,186,622.85
Unpaid Taxes: 470,854.05
Percentage collected: 71.59%
(through 10/21/10)

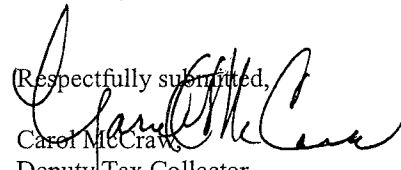
2009 Total Charge: \$1,786,313.99
Payments & Releases: 1,282,079.78
Unpaid Taxes: 504,234.21
Percentage collected: 71.77%
(through 10/21/09)

Fire Districts All Bills

2010 Total Charge: \$6,435,456.14
Payments & Releases: 1,752,307.57
Unpaid Taxes: 4,683,148.57
Percentage Collected: 29.91%
(through 10/21/10)

2009 Total Charge: \$6,328,509.05
Payments & Releases: 1,366,586.06
Unpaid Taxes: 4,961,922.99
Percentage Collected: 24.54%
(through 10/21/09)

Respectfully submitted,


Carol McCraw
Deputy Tax Collector

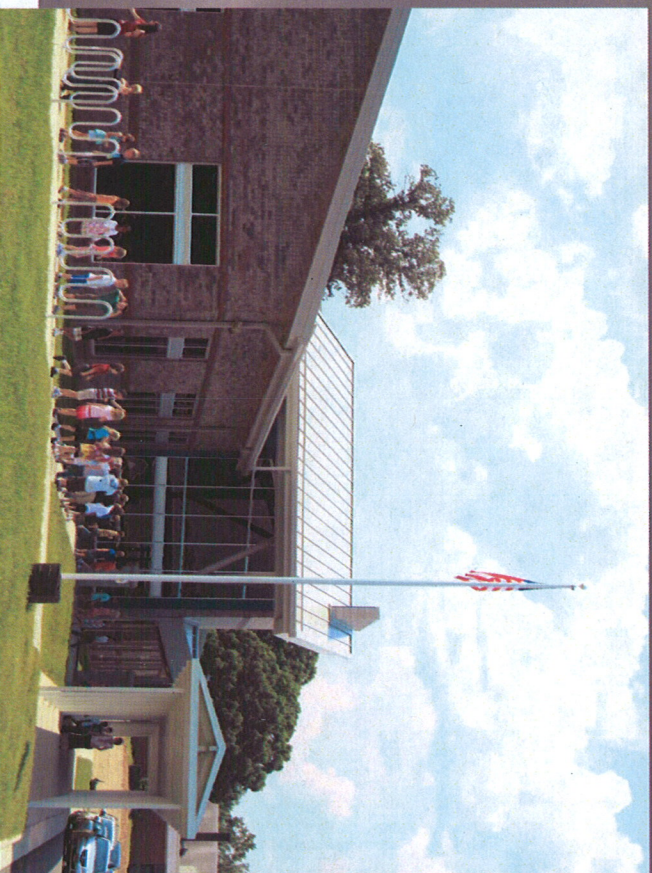
Stan C. Duncan,
Tax Collector



Hillandale and Mills River Elementary Schools

Energy Savings and LEED Certification:

What sustainable strategies are
incorporated in the building?
What \$'s were spent? Value?
Worth the investment?



Presentation to
Henderson County Commissioners
November 1st, 2010

Bo Caldwell, Henderson County
Public Schools
Martin Ballard, HCPS
Dave Lyons, HCPS
Jimmy Wilhide, Moseley Architects

MOSELEYARCHITECTS

MOSELEYARCHITECTS

School Info & Achievements



80,713 square feet

35 classrooms

722 student capacity

800 student core

First buildings to
achieve LEED
Certification in
Henderson County

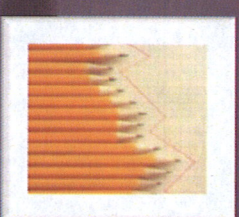
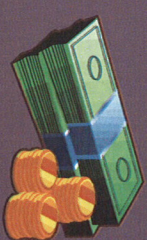


Recognized by the
EPA's ENERGY
STAR program for
design and (soon)
operations



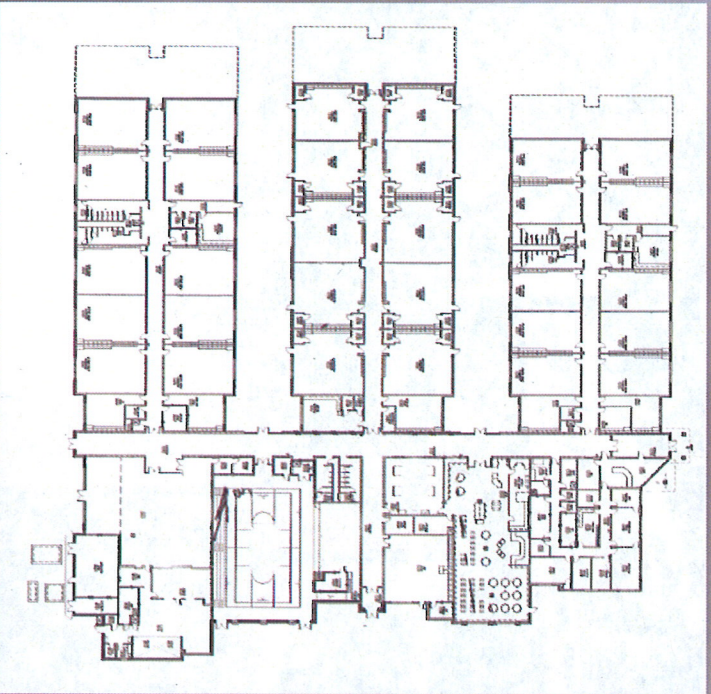
The Other Bottom Lines: Dollars, Cents & Society

- Economic: nothing can be sustainable if it costs too much up-front, even if it saves in the long-run
- Societal: student performance and well-being are the key missions for a school

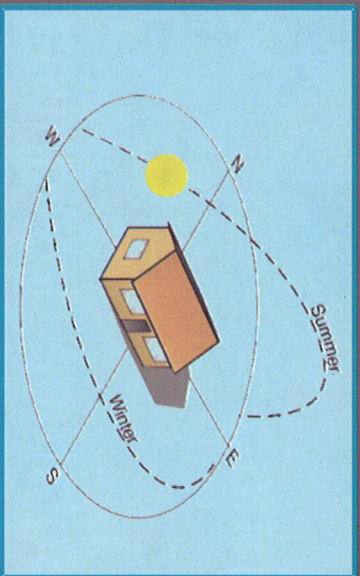
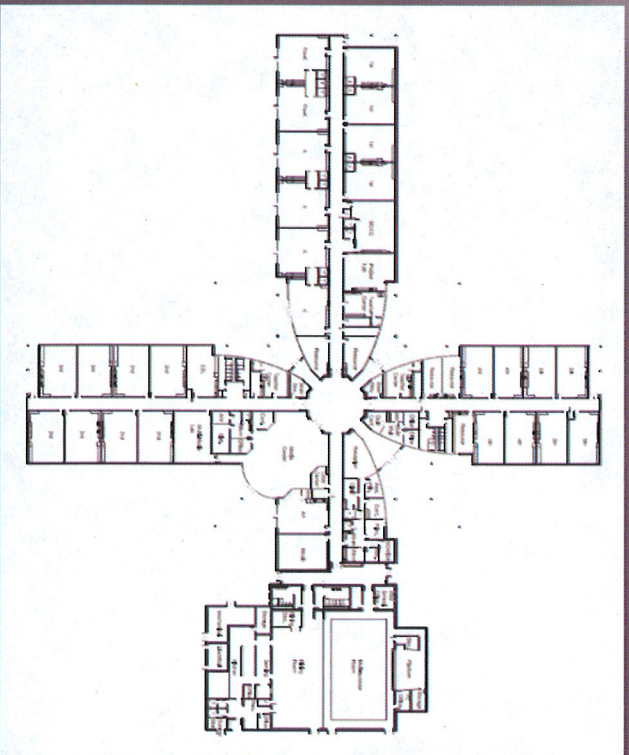


“**Building Green**” should benefit People, Planet & Performance

Solar Orientation



VS.



MOSELEYARCHITECTS

Energy Saving Features



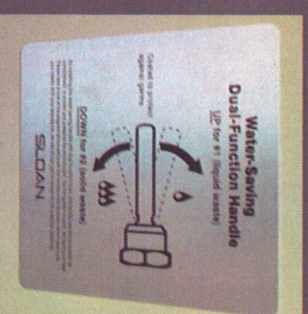
Daylit Corridors and Classrooms



Water Saving Features

Plumbing Fixtures:

- ▣ Pint-flush urinals
0.125 gpf = **88%** savings
- ▣ Dual-flush toilets
1.6/1.1 gpf = **21%** savings
- ▣ Low-flow lavatories
0.5 gpm auto = **33%** savings
- ▣ Low-flow shower
1.5 gpm = **40%** savings



Material Selection

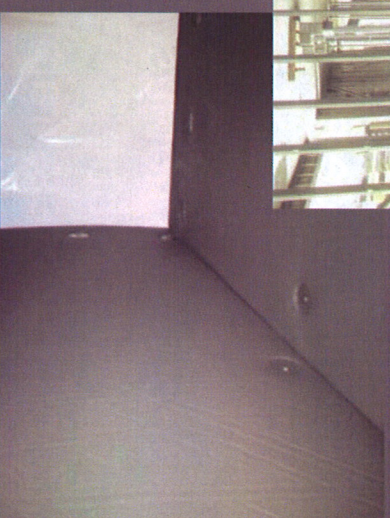
- ▣ Wood certified by the Forest Stewardship Council (FSC) used for doors and gym floor
- ▣ Recycled and regional materials such as structural steel, concrete, ceiling tile, carpet & glass used throughout



Acoustical

Improvements

- ▣ Ceiling tile with high Noise Reduction Coefficient (NRC) to improve speech intelligibility
- ▣ Sound-rated, full-height walls with acoustical insulation
- ▣ HVAC noise limited to 45 decibels



Energy Use ('09/'10):



Average School = new elementary school of same size built to NC code
 Sugarloaf bills adjusted by 10% to account for its larger size

But What Did it Cost?

Costs by LEED Credit Category

Sustainable Sites	\$5,779
Water Efficiency	\$2,888
Energy & Atmosphere	\$160,040
Materials & Resources	\$11,850
Indoor Environmental Quality	\$156,303
USGBC Certification Fees	\$3,279
Total	\$340,139

= 2.27% of project budgets

Savings (average per school):

- Energy: \$66,700 (51%)
- Water: \$5,450 (46%)

Cost (each school):

- Total: \$340,139
- % of Budget: 2.27%



40-yr Life-cycle Savings: \$5.65M per school
Payback Period: 4.7 years



Hillandale and Mills River Elementary Schools

Energy Savings and LEED Certification:

What sustainable strategies are incorporated in the building?

What \$'s were spent? Value?

Worth the investment?

Questions or Comments?



LEED for Schools Certified Project Checklist

Hillandale Elementary School
Henderson County, NC

USGBC Project 10126626
Certified: 09.28.10

Yes	No	7	9	16 Points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sustainable Sites

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Efficiency
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Yes	No	7	10	17 Points
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Energy & Atmosphere
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Yes	No	7	6	13 Points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Materials & Resources

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Yes	No	13	7	20 Points
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Yes	No	5	1	6 Points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Innovation & Design Process

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Yes	No	44	35	79 Points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Totals (pre-certification estimates)

Certified 29-36 points Silver 37-43 points Gold 44-57 points Platinum 58-79 points

2011 REAPPRAISAL UPDATE

Henderson County Board of Commissioners

Regular Meeting - 1 November 2010

Stan C. Duncan
County Assessor/Tax Collector

Determining Authority...

In re AMP, Inc.,

“The North Carolina General Assembly, and no one else, determines how property in this State should be valued for purposes of ad valorem taxation.”

287 N.C. 547, 215 S.E. 2d 752 (1975)

Uniform Appraisal Standard

All property, real and personal, shall as far as practicable be appraised or valued at its true value in money. When used in this Subchapter, the words "true value" shall be interpreted as meaning market value, that 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 to 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."

N.C.G.S 105-283

Market Value is...

- *"Value in Exchange"...*
- **BUT NOT** necessarily the most recent price paid in an arms length transaction **WHEN** competent evidence of a different value is presented, and
- **NOT** the highest or lowest value, **BUT the most probable value meeting the requirements of the Uniform Appraisal Standard**, and
- **NOT** a "foreclosure" or "short sale".

Reappraisal Timeline...

20 October 2010 – *Proposed* Schedules of Values,
Standards, and Rules Presented

1 November 2010 – Reappraisal Update

10 November 2010 – Public Hearing on the *Proposed*
Schedules

17 November 2010 – Adoption of Schedules by the
Governing Body (County Board of Commissioners ONLY)

Statutory Distinction

- **For the Real Property Appraisal Staff:**

The Schedules of Values, Standards and Rules are to be
“sufficiently detailed to enable those making appraisals to
adhere to them in appraising real property.”

G.S. 105-317(b)(1)

- **For the Property Owners:**

A property record be prepared and “maintained in sufficient
detail to enable property owners to ascertain the
method, rules, and standards of value by which property is
appraised.”

G.S. 105-317(b)(3)

The Task . . .

Reappraise all real property at Market Value

Effective as of 1 January 2011:

65,658 Total Parcels of Real Property

62,440	Parcels with Land
37,067	Single-Family Residential Properties
3,219	Condominiums/Townhomes
2,389	Vacant Acreage (greater than 5 acres)
4,644	Commercial/Industrial Parcels

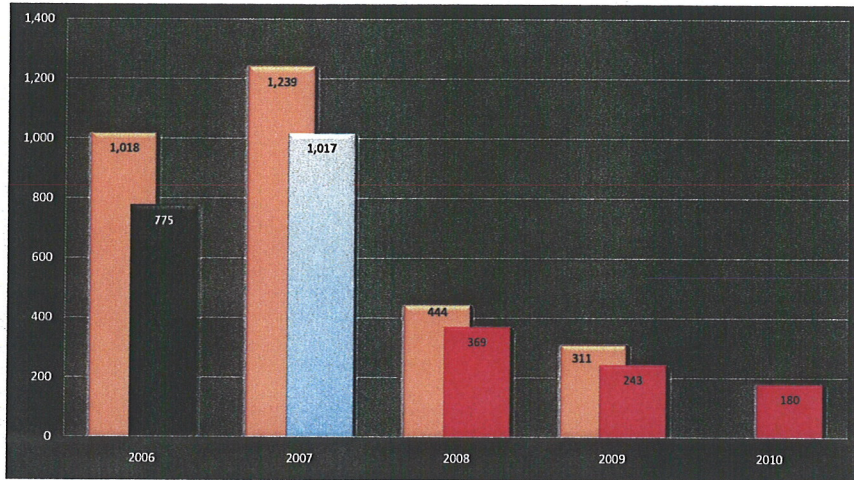
1,602 Parcels in Present-Use Value (Agriculture, Horticulture, Forestland)

1,357 Parcels w/ Tax Relief (Elderly/Disabled, and Veterans)

Economic Principles Involved

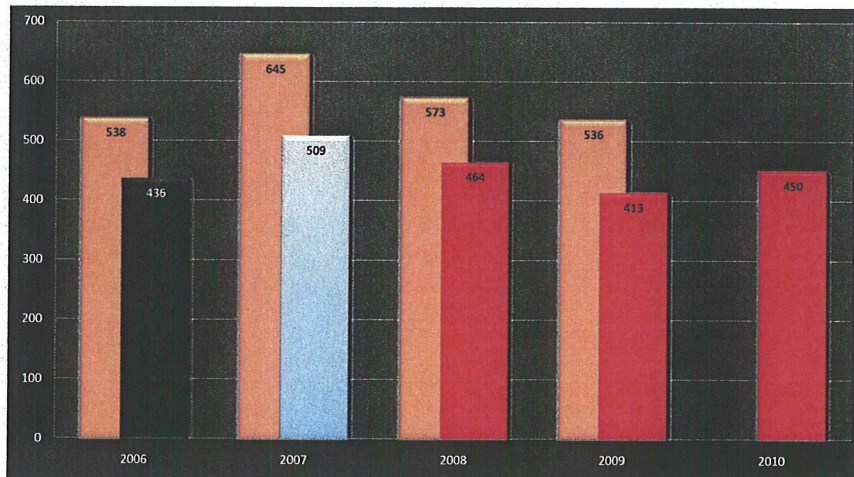
- 1. Highest & Best Use:**
 - Legally Permitted
 - Physically Possible
 - Financially Feasible
 - Generates the Greatest Net Return
- 2. Anticipation**
- 3. Balance**
- 4. Change**
- 5. Consistent Use**
- 6. Contribution**
- 7. Substitution**
- 8. Supply & Demand, AND**
- 9. Adhere to USPAP Standard 6** (for mass appraisal)

Residential Permits; Annual Res. Permits; YTD Jan - Sept



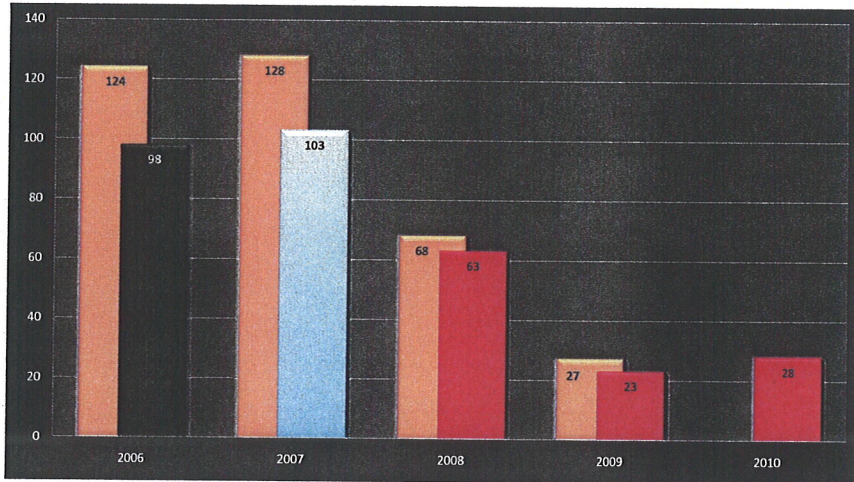
Source: data provided by Denisa Lauffer, Coordinator with Henderson County Permit Center

Res. Remodeling Permits; Annual Res. Remodeling; YTD Jan - Sept



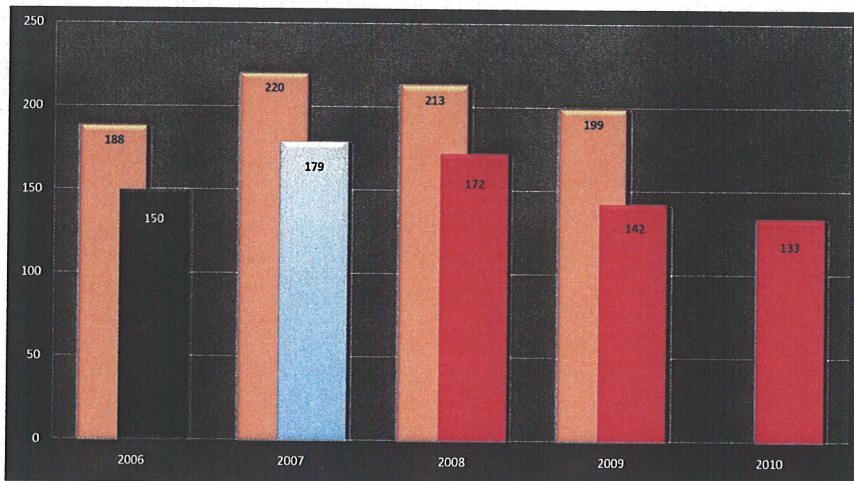
Source: data provided by Denisa Lauffer, Coordinator with Henderson County Permit Center

Commercial Permits; Annual Comm. Permits; YTD Jan - Sept



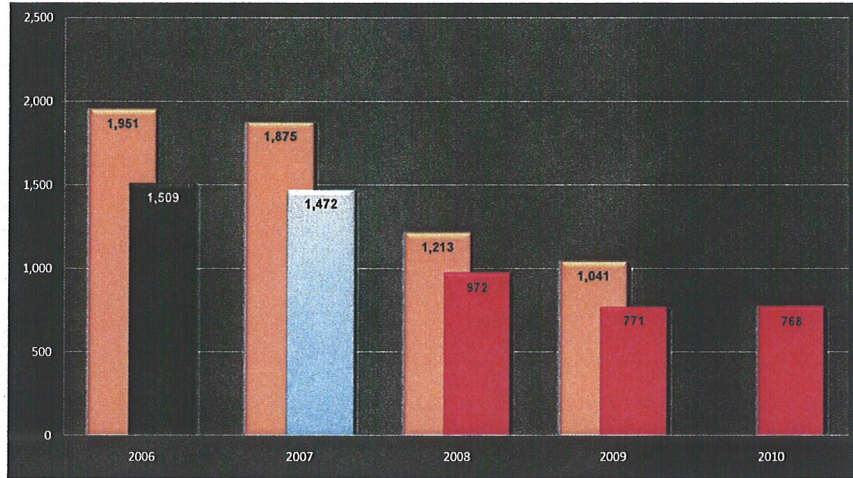
Source: data provided by Denisa Lauffer, Coordinator with Henderson County Permit Center

Comm. Remodeling Permits; Annual Comm. Remodeling; YTD Jan - Sept



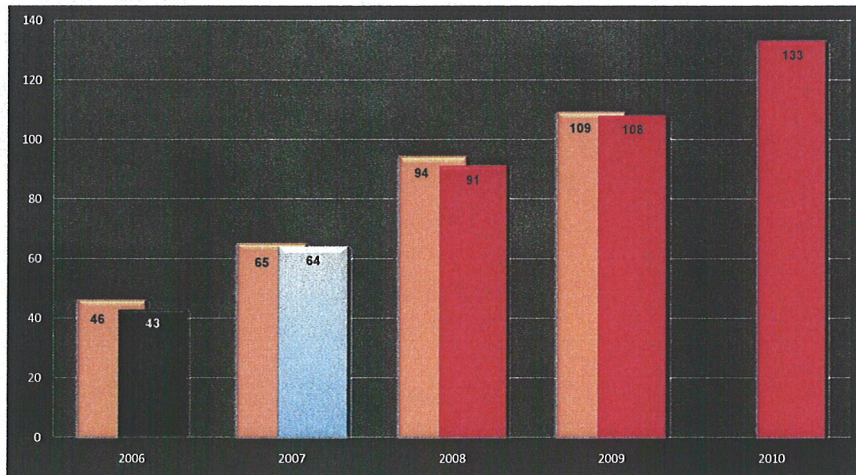
Source: data provided by Denisa Lauffer, Coordinator with Henderson County Permit Center

Number of MLS Transactions YTD; January Thru Sept



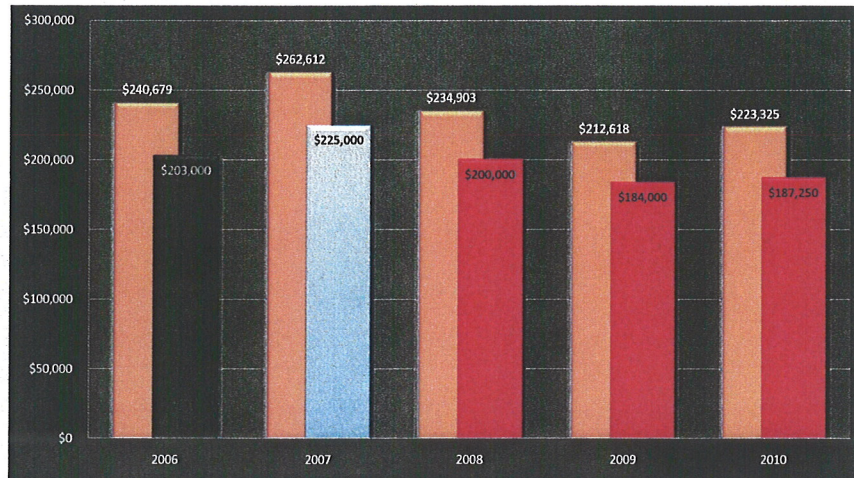
Data extracted from WNC Regional Mountains MLS

Median Days on Market Per MLS YTD; January Thru Sept



Data extracted from WNC Regional Mountains MLS

Average vs. Median Sale Price Per MLS YTD for 2010; January Thru Sept



Data extracted from WNC Regional Mountains MLS

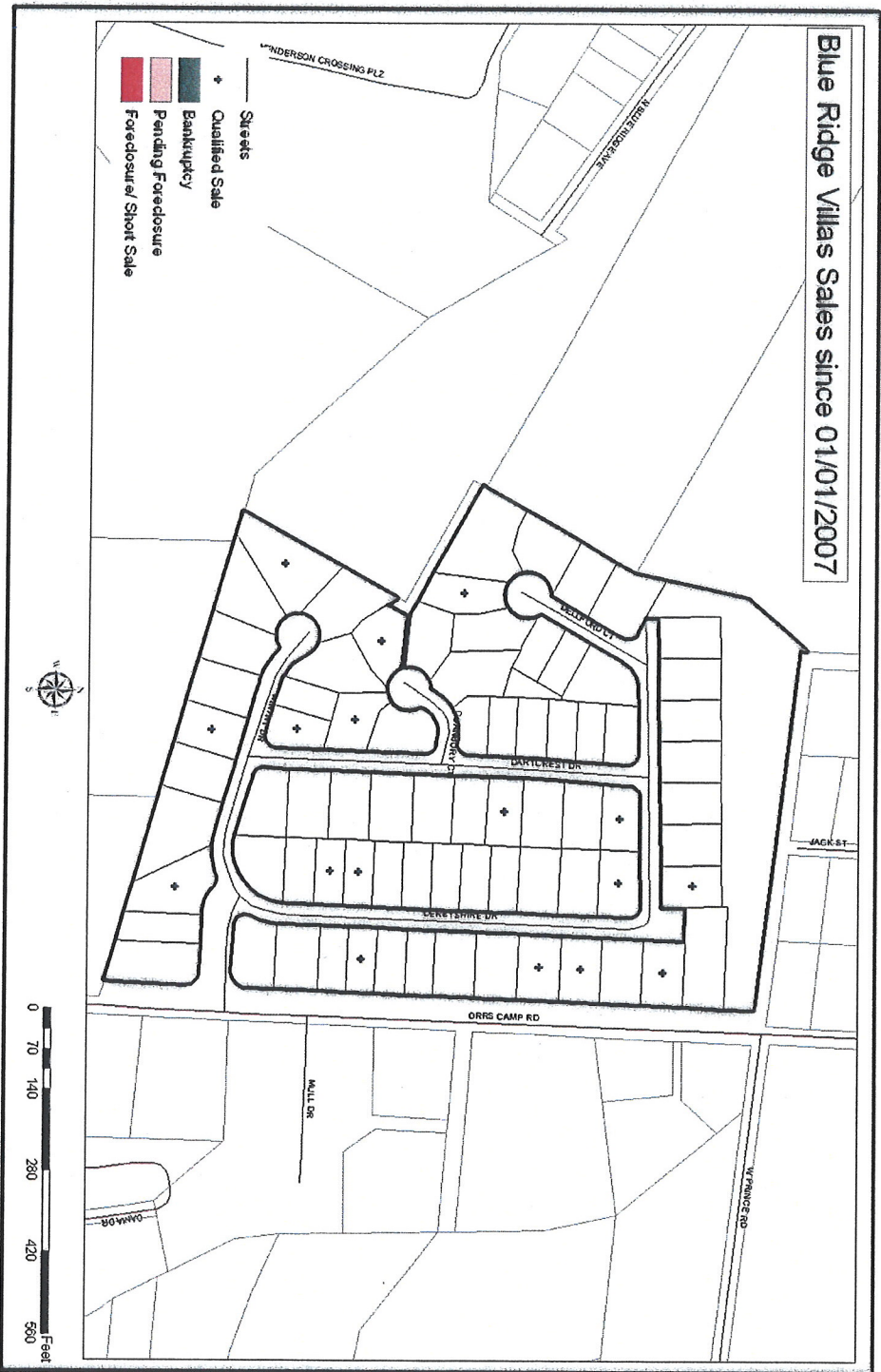
Reappraisals Recognize...

The “Market Change” in real property:

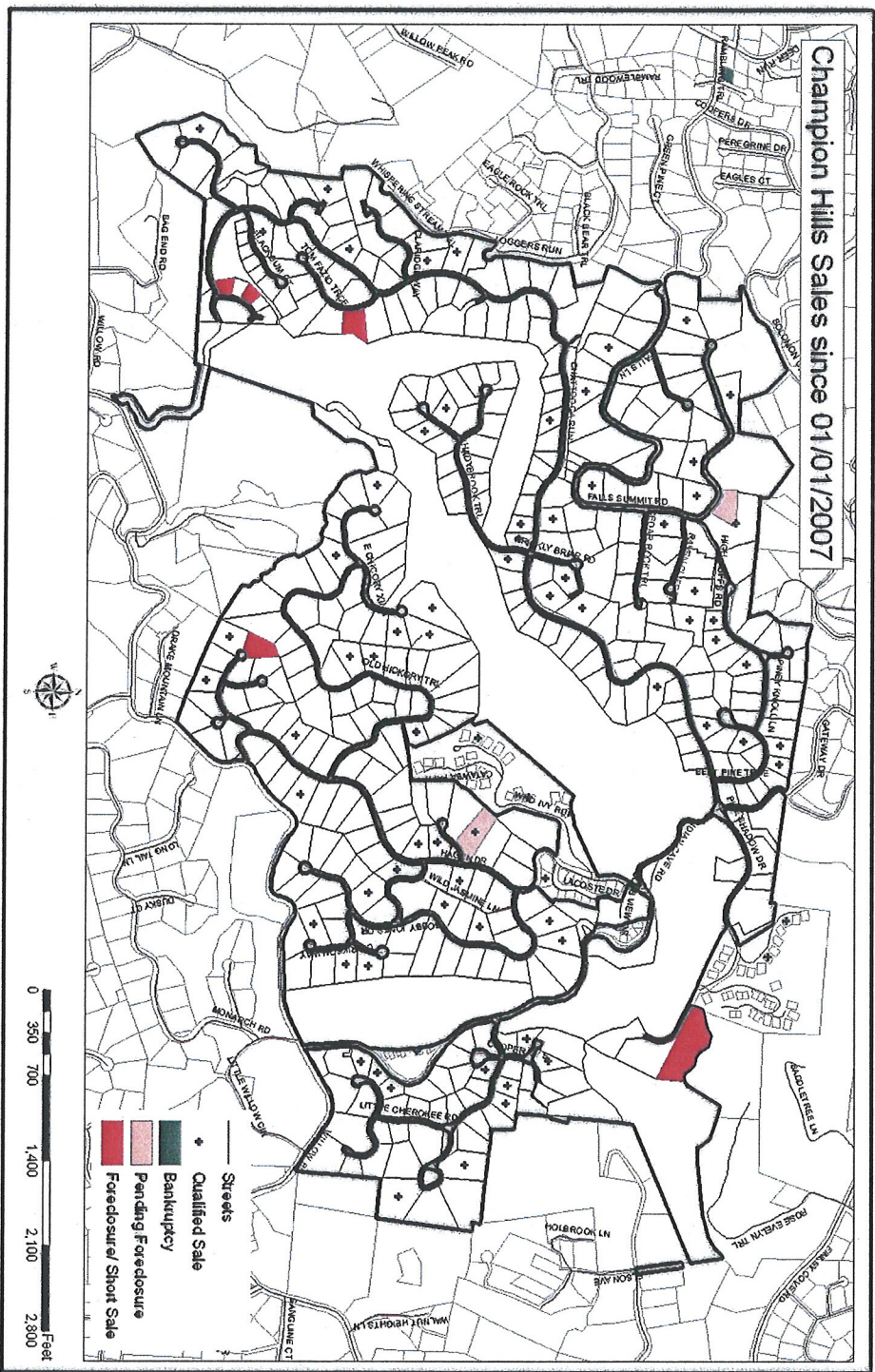
However, the change in markets is rarely uniform across any county. Rather, markets tend to vary by identifiable influences:

- **Location**
- **Property type**
- **Age / Condition**

Sub-Market Overview...

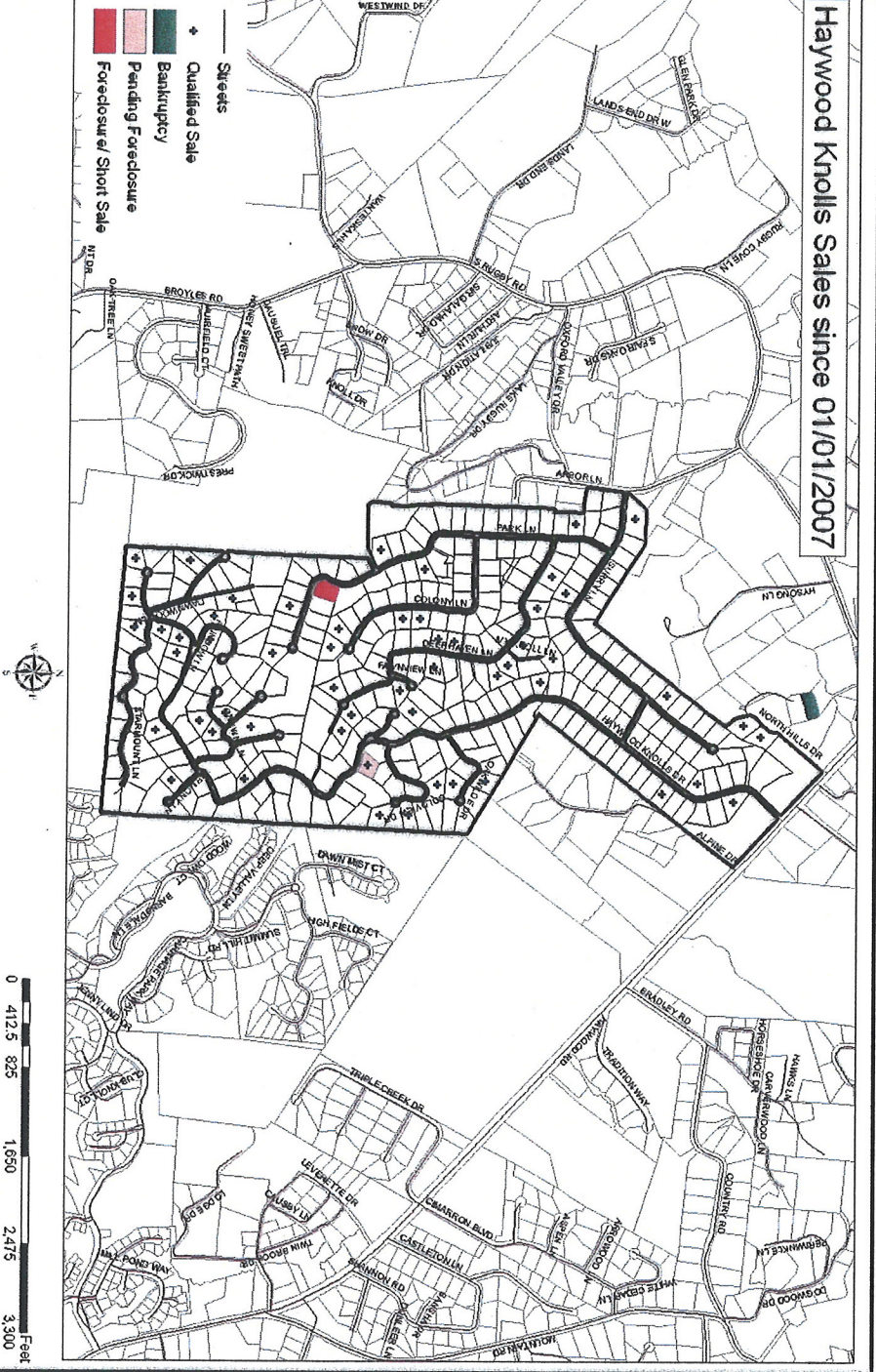


Sub-Market Overview...

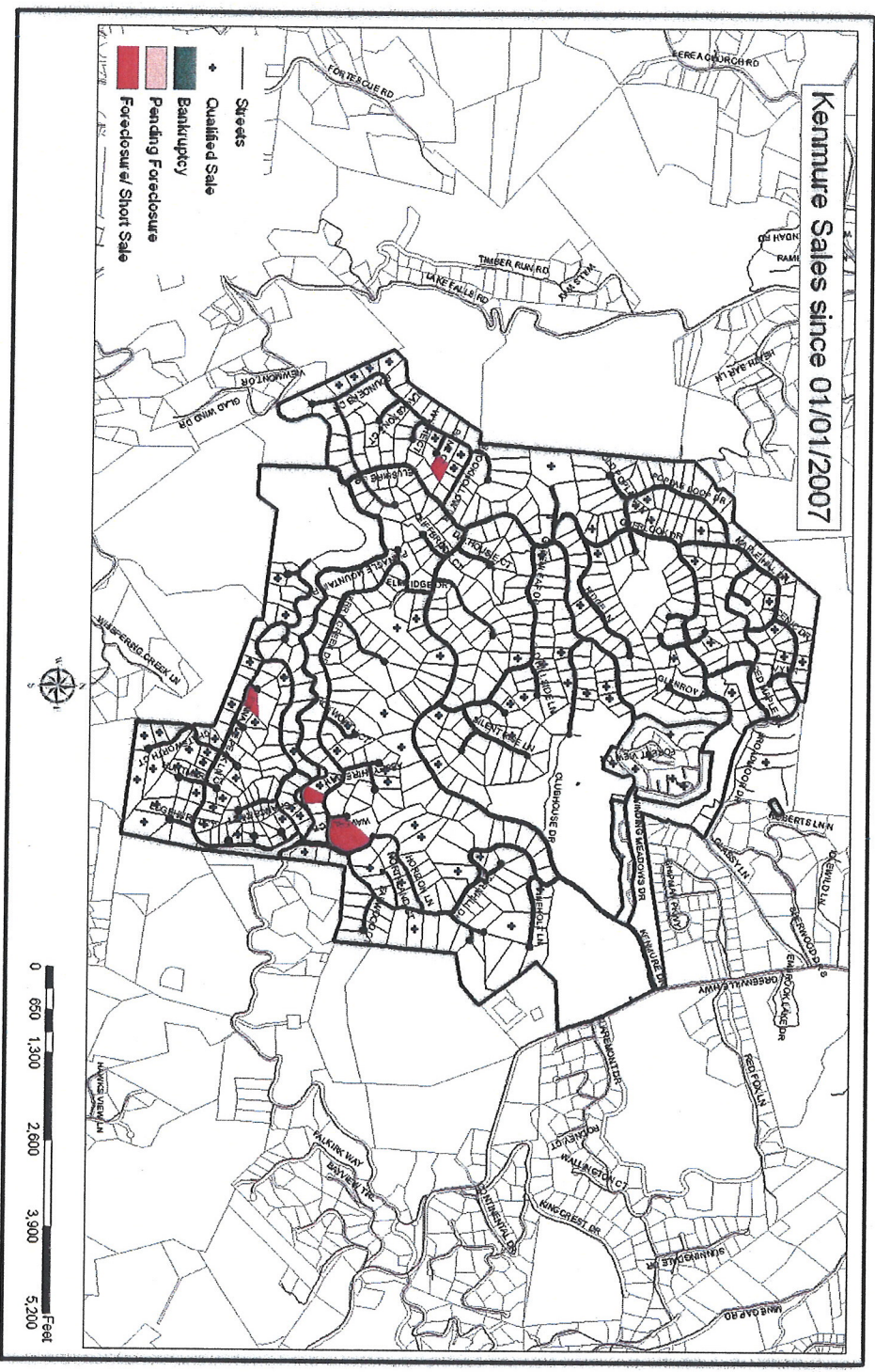


Sub-Market Overview...

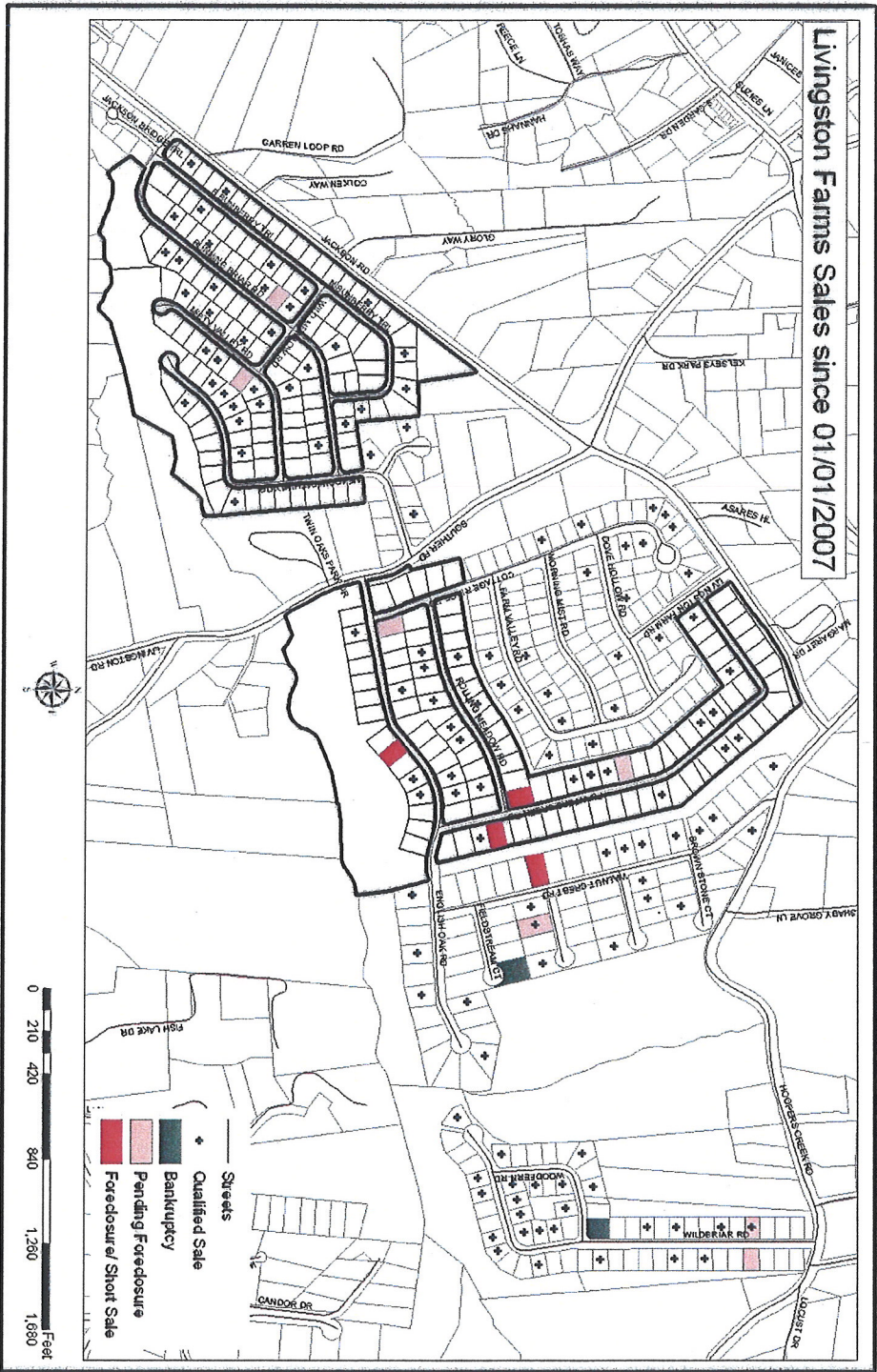
Haywood Knolls Sales since 01/01/2007



Sub-Market Overview...



Sub-Market Overview...



Comparison of Sale Types 1 July 2008 Thru September 2010

<u>NEIGHBORHOOD</u>	Foreclosure Sales	Short Sales	Qualified Sales
Blue Ridge Villas	-	-	11
Champion Hills	9	-	29
Haywood Knolls	1	-	29
Kenmure	1	3	48
Livingston Farms	3	2	53
Southchase	-	2	37

Analysis of September MLS Sales

Total Residential MLS Transactions:	96 Residential Units
Average Sales Price:	\$224,159
Median Sales Price:	\$197,952
Number of Foreclosure Sales:	11
Number of "Short Sales":	3
Number of Qualified MLS Sales:	61 Residential Units
Average Sales Price:	\$263,102
Median Sales Price:	\$227,000

Analysis of September MLS Sales

Number of Qualified MLS Sales: **61** Residential Units

# of Qualified Condominiums:	8
# of Qualified Townhomes:	6
# of Qualified Rural Locations:	5
# of Single-Family (subdivision) Res.:	42

Assessment Ratio of the 61 Sales Based on 2007 Schedules: 106.56%

Assessment Ratio of the 61 Sales Based on 2011 Schedules: 98.07%

Number of Single-Family Residential: **42** Residential Units

Assessment Ratio Based on 2007 Schedules: 108.00%

Assessment Ratio Based on 2011 Schedules: 98.23%

Reappraisals Create . . .

An *equitable distribution* of the tax obligation.

- **Personal Property** (motor vehicles, business machinery & equipment, aircraft & watercraft), is appraised and assessed at Market Value each and every year.
- **Real property is appraised and assessed at Market Value ONLY in the year of, and as of, the general reappraisal.**

The Shifting Burden

Level of Assessment Relative to January 1 Market Value

Real Property	Year	Personal Property
100.00%	2011	100.00%
94.75%	2010	100.00%
87.19%	2009	100.00%
90.75%	2008	100.00%
97.94%	2007	100.00%
83.83%	2006	100.00%
86.46%	2005	100.00%
92.41%	2004	100.00%
99.47%	2003	100.00%
85.88%	2002	100.00%

Tax Year 2007 vs. 2010...

Comparison of Tax Base Components:

Component	2007	2010	Change
REAL Property	\$ 10,437,410,000 (84.89%)	\$11,390,000,000 (87.18%)	\$952,590,000
Registered MV's	873,186,000 (7.10%)	735,000,000 (5.63%)	\$138,186,000
Personal Property	799,000,000 (6.50%)	740,000,000 (5.66%)	\$ 59,000,000
Public Utilities	185,000,000 (1.50%)	200,000,000 (1.53%)	\$ 15,000,000
TOTAL	\$ 12,294,596,000	\$13,065,000,000	\$770,404,000

The Tax Base is Comprised of...

- **87.18%** - Real Property; land & improvements (structures permanently attached), including some manufactured housing
- **5.66%** - Personal Property; Business-Personal (machinery & equipment, furniture, computers, etc.), aircraft, watercraft, untagged motor vehicles, & some manufactured housing
- **5.63%** - Registered Motor Vehicles; Licensed (tagged) Vehicles
- **1.53%** - Public Service Companies; Public Utilities and other regulated companies

Registered Motor Vehicles

Economic Shift:

<u>Fiscal Year</u>	<u># of Vehicles</u>	<u>Assessed \$</u>
2003-04	99,196	\$766,235,095
2004-05	102,458	\$811,942,453
2005-06	104,253	\$840,878,723
2006-07	106,416	\$879,991,396
2007-08	109,064	\$915,294,554
2008-09	94,461	\$871,957,292
2009-10	91,826	\$805,929,404
2010-11 (Est.)	87,500	\$735,000,000

Tax Relief Programs

Elderly Exclusion & Veterans:

TAX YEAR	#	Value Excluded	% Change
2006	913	\$34,019,336	
2007	1,018	\$47,725,742	+11.5% / +40.3%
2008	1,251	\$62,498,363	+22.9% / +31.0%
2009	1,381	\$74,676,804	+10.4% / +19.5%
2010	1,521	\$85,664,472	+10.1% / +14.7%

Tax Relief Programs

Present-Use Value:

TAX YEAR	#	Value Deferred	% Change
2006	1,595	\$ 170,973,336	
2007	1,563	\$ 384,725,934	-2.0% / +125.0%
2008	1,554	\$ 393,658,924	-.58% / +2.3%
2009	1,610	\$ 377,589,075	+0.04% / -4.1%
2010	1,609	\$ 375,859,135	- /-.005%

Going Forward...

2011 Reappraisal

Real Property Values will "change";
some up, some down.,
some very little, some significantly...

On-going Legislation

Will seek to expand current Tax Relief Programs...

Market Climate

Confidence will lag behind positive growth...

Questions...

Stan C. Duncan

Henderson County Assessor/Tax Collector

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