

How Is Your Property Located and Identified?

The Washington County Assessor's Office uses property/parcel identifiers to locate your property in our records. For your personal property the identifier is referred to as a PPAN (personal property assessment number) and has seven digits. We can search the computer records for your personal property listing using this number, your name, or your business name. We can search for assessed vehicles by using the VIN (vehicle identification number).

In Washington County, an eleven-digit parcel number identifies real estate parcels. The first three digits identify the parcel as rural, city or rural (rural subdivision). Each city as well as rural property has a distinct prefix. Rural numbers begin with 001, Fayetteville numbers begin with 765, and Springdale with 815, etc. Parcel numbers are the most efficient method for searching the real estate records. We can also search by the owner's name. Searching for real estate parcels using an address is the least efficient method. Often we don't have the location address of the parcel, or the address has been changed. If the property is in a platted subdivision, then it can be located with a "lot and block" number. This is the legal description for the property. If the property is not platted in a subdivision it will be described with a metes and bounds legal description. This means it will have to be drawn to identify it. We have maps and computer terminals for our customers to use in identifying property.

Property/parcel numbers are a permanent identifier for a particular piece of property. A PPAN or real estate parcel number will always appear on notices and correspondence concerning your property.

BY: LEA ROCHESTER & WILLIAM STEPHENSON

Familiar Face

If you've called us to inspect your real estate for changes in the last several years, chances are Mike McCue is the one who checked it for you. Mike has worked in the assessor's Office since 1980. He started out in personal property, but switched to real estate for several

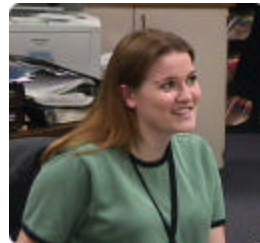
years. Mike went back to personal property and supervised the department for fourteen years. Currently he is the senior real estate appraiser in the office. He is responsible for field checking questions concerning real estate assessments and making sure corrections and adjustments are made. Mike is also instrumental in the fieldwork required for setting up new subdivisions on the assessor's records. Mike is an avid boater and spends most of his free time at the lake. He has been married for twenty-eight years and has two sons and a granddaughter.



BY: WILLIAM STEPHENSON

New Face

We would like to introduce one of our newest employees, Misti Kinney. Misti started to work in our office in September 2003. She came to us from Northwest Arkansas Certified Development Center, commonly known as "Workforce," and worked on a temporary basis for three months. She was hired as a full time employee in December 2003. Misti works on the front customer service counter assessing personal property for our customers who come in the office. She also takes her turn with the phone assessments for our customers who call in their assessments. Whether in person or by telephone, Misti enjoys the customer contact. Misti and her family live in Goshen. She stays busy keeping up with her three toddlers: Charlize, Kaitlyn, and Houston. Her favorite hobbies are music and movie trivia. Misti is a very welcome addition to our staff.



BY: LEA ROCHESTER

"Thanks for all the assistance in putting this newsletter together. Particularly: William Stephenson's editing, Dan Cypert's photography, and Cindy Stricker for the layout."



Washington County Assessor's Office

"Our mission is to serve Washington County taxpayers by fairly assessing property values, maintaining equity, providing information, and assisting our customers in every capacity within the law."

ASSESSMENT NEWS

QUARTERLY EDITION

March 1, 2004



Lee Ann Kizzar

FROM THE ASSESSOR

As spring approaches, the Assessor's Office is very busy! Personal property assessments are in full swing. We are also preparing for real estate re-valuation notices to be mailed in several weeks. It is always our goal to have the most fair, correct value on your property. It is also our obligation to assess property equitably at its fair market value. The best way to achieve this is to use the same standard of valuation for everyone. We use the most current information available to value your property. A database of values supplied by the state, as well as reputable publications, are used for personal property. Agricultural land values are derived from state recommended values. Market analysis is used for all non-agricultural land. Improvements to real estate (buildings) are valued using construction cost manuals, depreciation, and the present use of the building. Location is also a major factor in deriving the value.

These valuation methods are only part of the formula. You, the property owners, are an integral part of this process, too. When you see the new values on your property, a good test is to ask yourself, "Would I be willing to sell the property for this amount?"

Your input is very important to us. We welcome any questions you may have concerning your values on vehicles, land, and buildings. We are here to serve and assist you the best way we can.

Parcel Splits, Subdivisions, G.I.S., etc....

Abstracting is a special part of the real estate department. The abstractors process all the deeds and subdivision re-plats filed in Washington County that split real estate parcels. They update the maps to reflect these parcel splits, new subdivisions and annexations.

Parcel splits require a great deal of experience in mapping. Splits start with a base parcel that includes the property described in the newly filed document. A new parcel is created to accommodate that property and the base parcel is adjusted to reflect the remainder of the property.

There are several methods of valuation to accommodate the requirements of the different parcel types. Each split is unique and requires individual attention. Subdivision re-plats require just as much attention. Both are redefining an existing property boundary and require a review of the land value. New subdivisions and annexations require extensive remapping of that area of the county.

Having a good legal description is the key for completing land splits and re-plats in an efficient manner. Timeliness is essential to ensure the parcel is assessed in the correct name.



From left to right: Bessie Halladay, Laura Brothers, and Cindy Stricker. (Not Pictured: Sandy Jones)

The Abstractors love surveys. They are tremendously important because they give an accurate legal description and a "picture" of the parcel. Surveys may even show where houses and other improvements are located within a parcel. Where a building sits on a particular parcel

is very important in pricing a land split, because that improvement value has to be transferred if the buildings are part of the split.

Technology is bringing new changes to the abstracting team. In the coming year parcel boundaries will be mapped digitally, using G.I.S. (geographic information systems) software. This will make all the parcel maps in the Assessors Office more accessible.

BY BESSIE HALLADAY

May 31st Deadline

Arkansas residents have from January 1st until May 31st to assess any property they own. This includes all individuals' personal property as well as commercial personal property. Assessments made after May 31st will incur a late penalty of 10% of the tax amount. You may call or come in any time before the May 31st deadline to avoid the penalty. You may assess by phone (444-1520) if you assessed in Washington County last year. If you move to a different county before May 31st you must assess in the county where you reside on that date. If you assessed before you move, send a copy of your new assessment to Washington County. We will delete your assessment here to prevent your being assessed in both counties for the same year.

Businesses may be assessed in person or by mailing or faxing the completed Commercial Personal Property Assessment Form. This form should have been received in the mail. Staff members are available to assist with questions concerning commercial assessments. Remember, no matter what month your vehicle tags are due your vehicle must be assessed before the deadline. The assessment will be good until the end of December. To add new vehicles to your assessment, you must come to the office with the bill of sale or title. All new purchases must be listed on the assessment before getting tags.

BY HOLLY TURRENTINE

Interesting Facts

🌿 Origin of the name, Arkansas, is a French interpretation of the Sioux word acansa, meaning downstream place.

BY: MARY CHANDLER

"What's My New Value?"

Sometime in late spring valuation notices will be mailed to real estate property owners. These notices will show any changes in the value due to reappraisal, changes to the improvements, or any changes in the use of the land. The notices will show the **Previous Appraised Value, Previous Assessed Value, Taxable Value 2004, New Appraised Value, and Full Assessed Value.** Taxes are calculated using the **Taxable Value 2004** multiplied by the millage rate for the particular school district where the property is located.

Amendment 79 affects the tax formula in a couple of ways. The amendment limits an increase in taxable value because of a countywide reappraisal to 10% per year for vacant, commercial, and non-homestead properties, and 5% per year for homestead properties until the reappraised value is met. Homestead properties are defined as an owner occupied principal place of residence. This is the property that qualifies for the Amendment 79 credit. However new improvements to the property and use changes in land values will increase the taxable value by their **total added assessed value** for the current year. The 10% or 5% increases on the base value will still apply. There is no increase in taxable value due to reappraisal if the homestead is owned by a person 65 or older and/or a 100% disabled person. The taxable value on these properties can increase by the **total added assessed value** of any new improvements to the property or to use changes in the land, then the freeze will apply to this new value. If the value decreases from the previous year the taxes are calculated on the new decreased taxable value.

Please review your notices carefully. There will be phone numbers provided to call with any questions. It is the responsibility of the Assessor's Office to accomplish equitable values. We welcome any information that will help us achieve this goal.

BY: WILLIAM STEPHENSON

EXAMPLE:

	Previous Appraised Value	Previous Assessed Value	Taxable Value 2004	New Appraised Value	Full Assessed Value
TOTAL	144,750	28,950	30,397	178,900	35,780