

## PERSONAL PROPERTY INFORMATION OF INTREST

- You may assess by telephone if you have assessed the vehicle(s) in Washington County previously. All newly purchased vehicles or vehicles new to Washington County must be assessed in our office. Bring proof of ownership (MSO, title with back filled in, and/or bill of sale), to assess newly purchased vehicles. Bring in your registration or proof of assessment from another county in Arkansas to assess vehicles brought into this county.
- Commercial personal property and individual personal property should be assessed by May 31 every year. After May 31 there is a 10% late fee.
- Cows, horses, boats, boat motors, boat trailers, trailers, motor cycles, 4-wheelers, camping trailers, RV's, cars, and trucks are considered to be personal property and should be assessed.
- Businesses must assess their fixed assets and inventory and cannot assess by phone.
- Antique vehicles and all pull behind vehicles such as trailers and camping trailers must have a copy of the Bill of Sale brought into our office to remove them from your assessment.
- We no have four staff members who speak Spanish, Liz in Springdale, German in personal property in Fayetteville, and Marisela and Smirna in real estate in Fayetteville.

BY: MARY CHANDLER

## FAMILIAR FACE

Chief Deputy Dan Cypert started working for the county in our appraisal department in September 1995. Dan took the position of Chief Deputy in January 2003. He works with our county assessor attending legislative meetings concerning assessment law, coordinates with our appraisal contractor, and reviews all ad valorem tax exemption applications submitted to the assessor for approval.



Dan works with Northwest Arkansas Regional Planning on the 2-County Imagery Task

Force to get funding for improved aerial photography for Benton and Washinton Counties. This combined with our G.I.S. (geographic information system) software will give a more accurate view of how land lies in Washington County.

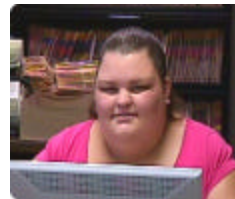
In his spare time, Dan is an active mountain biker. He has competed in downhill and cross-country races statewide. His son, Wyatt takes after his love for riding bikes. In addition to being a dedicated father, he is an important asset to the Washington County Assessor's office and we are thankful to have him here.

BY: AMY HILL

## NEW FACE

Jennifer Wier came to us in February 2004 from the Workforce Center. Jenny, as we all know her, was a participant in the older youth job placement program. She became a full time employee with the Assessor's Office in April 2004. Jenny was born in Fayetteville and grew up in West Fork. She graduated form West Fork High School. In the future she plans to attend college and acquire her associate degree in nursing to become a labor and delivery nurse.

In her free time she enjoys going to the movies, shopping, playing mini golf, and air hockey. She also enjoys spending quality time with her friends and family. She has two nieces Dallanie is 2 years old and Breana is 7 months old.



Jenny is a significant member of the personal property department. She does an excellent job helping the customers with their assessments and is a great person to work with.

BY: MISTI KINNEY

## INTERESTING FACT

Arkansas contains over 600,000 acres of lake and 9,700 miles of streams and rivers.

BY: MIKE MCCUE

"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  
SEPTEMBER 1, 2004



## FROM THE ASSESSOR

Lee Ann Kizzar

It has been a year since the first issue of this newsletter was published, and much has happened. Our fledgling digital mapping program is now a tool used everyday by our own staff, and is being discovered by other county departments and outside agencies. We're pleased to make this information available to anyone who needs it. We have also completed the latest countywide reappraisal, which, by law, must be done every third year.

The 2004 reappraisal completed by our reappraisal contractor Arkansas CAMA Technology resulted in an average increase in appraised value of residential properties in Fayetteville of approximately 20.0% and in Springdale of approximately 17.9%. The State's analysis of the resulting data found that the appraised values of the properties in Washington County are within 1% of actual sale prices. It's hard to believe that values can increase that much in just three years. Maybe it's because Washington County is such a great place to live and work!

As this reappraisal comes to a close we must plan the next one. Since it will be a three-year project, it is very important that we examine all available technologies to ensure that we get the most accurate and economical reappraisal possible. When the plan is complete, we will solicit bids from contactors to perform the work.

## UPDATED AERIAL IMAGERY FOR WASHINGTON COUNTY

Until recently, we have used aerial photos taken in 1993 to locate a piece of property. There are several limitations with this method. The aerial photos are outdated, especially when considering our area's growth in the last decade. Also, the photos are on a measurement scale of 1"=660 feet; if you needed a closer look at an area you would need to use a magnifying glass.



*Digital Imagery photographed in 2000*

In 2003 we started implementing a G.I.S. (Geographical Information Systems) program in our office. Bessie Halladay heads our program. G.I.S. has thousands of uses, but one of our main objectives in this office will be computer-assisted mapping. Aerial photography in a digital format is important with computer-assisted mapping. We presently have digital imagery that was photographed in 2000. It is 1-meter resolution and color infrared. The 1 meter resolution means that each pixel on the screen represents one square meter on the ground and the color infrared means that it is primarily black and white photography with vegetation having a red hue. Since this photography is digital, there is no set scale, meaning you can zoom in and out as needed. A weakness of this photography is when zooming in to take a closer look at a building, the picture gets "fuzzy" due to the 1-meter resolution.

The Northwest Arkansas Regional Planning Commission noticed that Washington

County, Benton County, and several cities are utilizing G.I.S. programs. The Planning Commission decided to organize G.I.S. coordination meetings to help different entities work together on common goals and share data. During these meetings a need for aerial imagery updated on a regular basis was recognized. A Two County Imagery Task Force was put together to determine the best way to acquire updated imagery. It was discovered that the Arkansas Highway Department was going to be flying the two-county area to produce aerial photography. The Highway Department offered a copy of the imagery at no cost, but the imagery would not be orthorectified. Orthorectification is the process of truing the imagery to the ground, so a type of coordinate system can be utilized with the imagery in order to use it for parcel identification and other mapping purposes.



*Digital Imagery photographed in 2004*

Washington County, Benton County, many cities, several government agencies, and some utility companies combined funding to have the imagery that was donated by the Highway Department orthorectified by a private company. The finished product should be delivered towards the end of September. This new imagery will be 12-inch resolution and will be true-color (the photography is the same color as everything on the ground). This will be by far the best imagery Washington County has ever had. We are hoping to be able to update the imagery on an annual or bi-annual basis.

BY: DAN CYPERT

## MOBILE HOMES

Mobile homes are assessed as real estate even though they can be purchased without land. Often mobile homes are located in a park where the lot is leased from the landowner. The Assessor's Office has an appraisal staff to review mobile home parks every year for changes. We rely on our physical inspection and information provided by the park management.

For real estate transactions, we use deeds to transfer ownership on our records; but if a mobile home is bought or sold without the land a deed is not available, therefore it is necessary for the buyer or seller to notify us.

The bill of sale or title provides accurate information for our records, so please have them with you when you assess the home. It is also very helpful if we are notified when a mobile home is moved to a new location. Mobile homes are eligible for the Amendment 79 Homestead Credit if it is the primary place of residence for the owner. Please call our office, (479) 444-1500, with any questions concerning your mobile home.

BY: BRAD DAWSON

## A NEW PERSPECTIVE ON GROWTH

We often hear about growth in Washington County. Usually, what we hear is describing an increase in population, new schools, or new businesses opening. But our taxable real estate parcels grow too. Our total territory doesn't grow, but the parcel count gets higher with every new subdivision. A single large acreage parcel can be divided into numerous house lots, each one becoming a taxable parcel. A taxable parcel can be described as a piece of land with a distinctive legal description, and it's own parcel identifier, more commonly known as a parcel number. This year subdivisions created over 1,900 new parcels, bringing the total parcel count in Washington County to well over 80,000. This type of growth is accompanying our increase in population. It also increases the total assessed value, which in turn means more revenue for the schools, roads and other services provided by the County. This growth allows many people to invest more in their communities.

BY: WILLIAM STEPHENSON