

# IT'S YOUR MONEY

A QUARTERLY NEWSLETTER FROM YOUR COUNTY AUDITOR

## 2012 PROPERTY REVALUATION TO BEGIN

(Appraisal Research Corporation contributed to the writing of this article)



**CRAWFORD COUNTY COURTHOUSE**

### REVALUATION OVERVIEW

State law requires County Auditors to reappraise each parcel of property in their counties every six years. The 2012 reappraisal process, or revaluation, will begin soon in Crawford County.

The County Auditor's Office has contracted with Appraisal Research Corporation out of Findlay, Ohio to complete this project. Appraisal Research specializes in major property revaluation programs and is approved by the State of Ohio to perform these functions.

The revaluation is needed because, over a period of time, the value of property may change. Changes in value occur for many different reasons, including economic conditions, improvements in the property, or demolition of a building.

The revaluation equalizes imbalance in changing property values, and helps ensure that each property owner pays only his or her fair share of property taxes.

### REVALUATION PROCESS

An important first step in the revaluation process is to ensure that the County's appraisal records accurately reflect the characteristics that are unique to any home and property. Some examples of the property characteristics that are important in the valuation of property are the number of bathrooms, central heat and air conditioning, finished basements, size of the lot, the square footage of living area in the home, and recent additions.

Property owners will be receiving a form from the Auditor's Office requesting their cooperation in the data collection process. Each property owner will be asked to verify the information currently

on record in the Auditor's Office. It is important for the appraisal process to begin with accurate information. As such, each property owner is encouraged to participate in the process by verifying and/or correcting the information being provided on their property.

A new procedure to the 2012 appraisal process will be the increased use of technology to assist appraisers in arriving at the fair market value of each property within the County.

### NEW TECHNOLOGY

County personnel will be taking street level photographs of all buildings in the County.

The digital photographs will be geo-located and will be incorporated into the County's Geographic Information System (GIS) and will be used by appraisers in conjunction with the aerial and oblique imagery that is already part of the County's GIS system.

The use of photographs in the appraisal process has several benefits:

1. Enhances the appraisers ability to more accurately and consistently assess each property in the County.
2. Provides documentation the property was actually viewed during the reappraisal process and captures the physical condition of the property when the assessment is actually made.
3. Helps to contain the cost of reappraisals.
4. Allows the County to further develop the investment already made in GIS technology.
5. Allows appraisers to do a full inventory of exterior attributes to ensure County records are up-to-date.

These photographs, along with the building information that property owners are being asked

to verify and/or correct, and the arms-length real property sales that have occurred in the County since 2009, will be used to appraise all properties for 2012.

Appraisal Research Corporation will also use a variety of proprietary tools that the company has developed to help them assess land rates, building rates and to construct neighborhoods for valuation purposes.

Time adjusted sales analysis (TASP) will also be used to determine the price fluctuations that have occurred over time in the selling prices of homes. The sales price of a home that sold three years ago is assigned a price index to adjust that sales price to the price the property would sell for three years later at the 2012 tax lien date. By using price indexes, the appraisal company can more accurately determine the appropriate sales ratio. This is very important in an economy where the real estate market is fluctuating and where there are so few recent arms-length sales. The price indexes allow more sales, from prior years, to be utilized, but more importantly, to be able to adjust those selling prices for today's real estate market. Using an accurate sales ratio is a critical component in the calculation of property values.

### PROPERTY OWNERS REVIEW

At the end of the revaluation process, the County, in conjunction with the appraisal company, will be holding informal hearings so that property owners may review and discuss their property values. The use of photographs and technology will enhance the revaluation process and help the County to better explain how property values were determined.

### Special points of interest:

- 2012 Reappraisal
- General Fund Revenues vs Expenditures
- Sales Tax Review
- 2nd Half Real Estate Distributions

### Inside this issue:

<b>General Operating Revenues</b>	<b>2</b>
<b>General Fund</b>	<b>3</b>
<b>Sales Tax Review</b>	<b>4</b>
<b>2nd Half Real Estate Distributions</b>	<b>6</b>

**DEDICATED TO SERVING CRAWFORD COUNTY WITH ACCOUNTABILITY, INTEGRITY AND PROFESSIONALISM**

## **ON THE YEAR; GENERAL FUND REVENUES, EXPENDITURES AND CASH**

*The General Fund is the chief operating fund of the County. It is used to account for resources traditionally associated with governments which are not required legally or by sound financial management to be accounted for in a separate fund. There is only one General Fund of the County as contrasted with multiple special revenue, debt service, capital projects, fiduciary and proprietary funds.*

Actual operating revenues of the General Revenue Fund for the first nine months of 2010 were \$6,695,793.63 or 77.26% of the \$8,666,030.27 estimated by the County Budget Commission. Operating revenues collected for the same period last year were \$7,571,578.31.

Revenue collections for the first nine months of 2010 decreased by \$875,784.68 when compared to the same period last year. A review of the various revenue sources in the General Fund indicates that ALL major revenue categories of the County General Fund have decreased when compared to the same period last year. The most significant decreases in revenue were realized in the Charge for Services category and is the result of a \$500,000 one-time receipt in the County General Fund for prior lease payments from the Solid Waste District in 2009. Sales tax revenue and Interest revenue also decreased when compared to the same period last year.

Operating expenditures for the first nine months of 2010 totaled \$7,072,197.76 or 71.78% of the \$9,852,266.27 appropriated by the County Commissioners. Operating expenditures for the same period last year totaled \$7,449,496.73, indicating a decrease in expenditures of \$377,298.97.

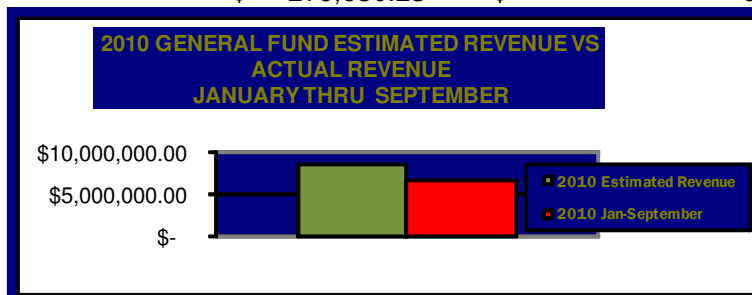
For the first nine months of 2010, operating expenditures exceeded operating revenues by \$376,404.13. For the first nine months of 2009, General Fund operating expenditures exceeded operating revenues by \$122,081.58. Since expenditures in the General Fund for the first nine months of 2010 have actually decreased, the gap between revenues and expenditures is entirely attributed to the fact that revenue collections have declined when compared to the same time last year.

When comparing actual revenues and expenditures, advances made to other funds or received as a repayment are not considered as operating revenues and expenditures because these items only affect cash flow. Thus, in order to accurately reflect operating revenues and expenditures these loans have been removed from the totals and the financial data presented in this newsletter.

The cash balance of the General Fund at September 30, 2010 was \$1,156,523.68 as compared to \$1,850,772.27 at September 30, 2009. The decrease in cash position is due in part to the \$796,368.63 in outstanding loans that are owed to the General Fund at September 30, 2010 and because declining revenues caused cash reserves to be depleted for the day-to-day cost of core government services.

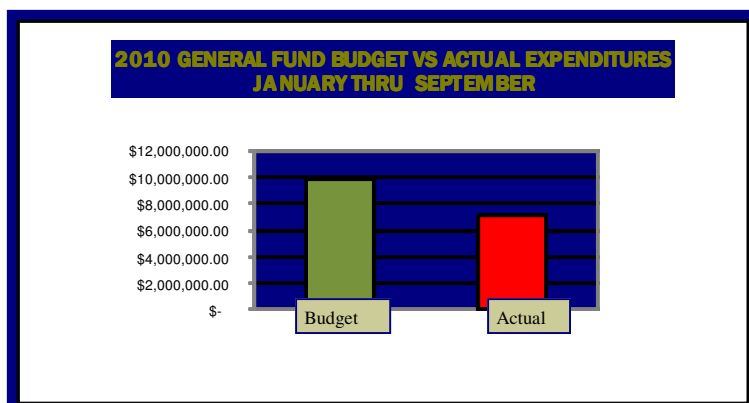
### **2010 GENERAL FUND BUDGET VS ACTUAL REVENUES**

	2010 ESTIMATED REVENUE	2010 ACTUAL REVENUE JANUARY-SEPTEMBER	PERCENT COLLECTED
PROPERTY TAXES	\$ 1,228,426.57	\$ 1,229,182.64	100.06%
SALES TAXES	\$ 2,833,130.46	\$ 2,172,859.72	76.69%
CHARGES FOR SERVICES	\$ 2,302,481.20	\$ 1,508,559.49	65.52%
LICENSES AND PERMITS	\$ 2,650.00	\$ 2,300.00	86.79%
FINES AND FORFEITURES	\$ 173,194.88	\$ 122,396.69	70.67%
INTERGOVERNMENTAL	\$ 1,510,735.41	\$ 1,213,630.06	80.33%
INTEREST	\$ 500,000.00	\$ 350,880.62	70.18%
OTHER	\$ 115,411.75	\$ 95,984.41	83.17%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 8,666,030.27</b>	<b>\$ 6,695,793.63</b>	<b>77.26%</b>
ADVANCE REPAYMENT		\$ 713,130.50	
TRANSFERS IN	\$ 279,630.18	\$ -0-	



## 2010 GENERAL FUND BUDGET VS ACTUAL EXPENDITURES

	2010 <u>Appropriation</u>	<u>Expenditures</u> <u>Jan-September</u>	<u>Unexpended</u> <u>Balance</u>	<u>Percent</u> <u>Expended</u>
<b>General Fund Operating Expenditures and Transfers</b>	\$ 9,852,266.27	\$ 7,072,197.76	\$ 2,780,068.51	71.78%
<b>Department Breakdown</b>				
COUNTY COMMISSIONERS	\$ 315,394.40	\$ 232,876.21	\$ 82,518.19	73.84%
COUNTY AUDITOR	\$ 344,378.95	\$ 245,795.89	\$ 98,583.06	71.37%
COUNTY TREASURER	\$ 125,285.95	\$ 93,873.55	\$ 31,412.40	74.93%
PROSECUTING ATTORNEY	\$ 597,080.22	\$ 431,221.82	\$ 165,858.40	72.22%
COUNTY EXAMINATION	\$ 77,050.00	\$ 70,189.56	\$ 6,860.44	91.10%
COUNTY PLANNING	\$ 10,000.00	\$ 10,000.00	\$ -0-	100.00%
DATA PROCESSING	\$ 123,455.60	\$ 70,236.93	\$ 53,218.67	56.89%
COURT OF APPEALS	\$ 19,978.12	\$ 5,980.25	\$ 13,997.87	29.93%
COMMON PLEAS COURT	\$ 662,694.02	\$ 486,782.01	\$ 175,912.01	73.46%
JUVENILE COURT	\$ 676,656.08	\$ 465,882.53	\$ 210,773.55	68.85%
PROBATE COURT	\$ 122,222.00	\$ 88,354.23	\$ 33,867.77	72.29%
CLERK OF COURTS	\$ 277,023.76	\$ 203,512.26	\$ 73,511.50	73.46%
CORONER	\$ 117,265.81	\$ 78,329.51	\$ 38,936.30	66.80%
MUNICIPAL COURT	\$ 488,277.84	\$ 343,630.38	\$ 144,647.46	70.38%
BOARD OF ELECTION	\$ 434,219.05	\$ 296,797.05	\$ 137,422.00	68.35%
COURT HOUSE ADMINISTRATION	\$ 813,833.05	\$ 559,527.76	\$ 254,305.29	68.75%
SHERIFF ROAD PATROL	\$ 2,019,088.36	\$ 1,455,430.89	\$ 563,657.47	72.08%
COUNTY RECORDER	\$ 170,762.35	\$ 104,756.09	\$ 66,006.26	61.35%
AGRICULTURE	\$ 204,742.00	\$ 177,171.31	\$ 27,570.69	86.53%
T.B. HOSPITAL	\$ 910.00	\$ -0-	\$ 910.00	0.00%
VITAL STATISTICS	\$ 1,000.00	\$ 731.00	\$ 269.00	73.10%
OTHER HEALTH	\$ 71,271.79	\$ 55,734.02	\$ 15,537.77	78.20%
VETERANS SERVICES	\$ 349,045.17	\$ 222,138.39	\$ 126,906.78	63.64%
PUBLIC ASST - GRANT	\$ 113,487.00	\$ 91,566.84	\$ 21,920.16	80.68%
VICTIMS OF CRIME GRANT	\$ 12,000.00	\$ -0-	\$ 12,000.00	0.00%
SANITARY ENGINEER	\$ 38,214.77	\$ 28,195.54	\$ 10,019.23	73.78%
COUNTY ENGINEER	\$ 121,270.98	\$ 87,838.30	\$ 33,432.68	72.43%
LIABILITY INSURANCE	\$ 271,200.00	\$ -0-	\$ 271,200.00	0.00%
TRANSFERS/MISCELLANEOUS	\$ 1,274,459.00	\$ 1,165,645.44	\$ 108,813.56	91.46%
TOTAL OPERATING EXP/TRANSFERS	\$ 9,852,266.27	\$ 7,072,197.76	\$ 2,780,068.51	71.78%
LOANS TO OTHER FUNDS		\$ 604,368.63		
TOTAL EXPENDITURES & LOANS		\$ 7,676,566.39		



The 2010 appropriation includes all encumbrances carried forward from 2009 and any adjustments to the budget approved by the County Commissioners on January 1, 2010. 2009 encumbrances totaled \$256,693.66 and adjustments made to the 2010 budget during the first half of the year totaled \$42,050.00.

## ***COUNTY SALES TAX REVIEW***

Sales and use tax is the State of Ohio's second largest source of revenue and is levied at 5.5%. State law authorizes county governments to levy an additional sales tax rate for the support of local government programs. The sales and use tax that is levied locally is the largest source of revenue for the County General and Jail Operating Funds, and is levied at 1.50%. The 1% local sales tax rate was established by County Commissioners at two different times; first, in 1978 (.50%) and again in 1993 (.50%). In 1994, voters approved an additional .50% sales tax for the construction and operation of the jail. The total sales taxes paid (7% ) by local consumers is remitted to the Ohio Department of Taxation. The Dept. of Taxation reconciles all sales tax payments and has oversight responsibilities for these monies. After deducting the State of Ohio's share of the sales tax collections, the Department of Taxation then returns to the County, on a monthly basis, the portion of the tax that is owed to the County based on local approval. Listed below and on the following page are several tables and graphs which will provide readers with information on the type of sales tax receipts received and with a five-year review of collections.

	<i>Sales Tax Receipts by Type</i>					
	2005	2006	2007	2008	2009	2010 Estimated
Sales Tax Payments	\$1,924,344	\$1,818,297	\$1,854,340	\$1,832,174	\$1,604,294	
Direct Pay Tax Return Payments	246,094	280,638	243,874	314,895	205,329	
Seller's Use Tax Return Payments	408,336	403,583	411,554	471,047	420,577	
Consumer's Use Tax Return Payments	186,010	136,531	165,211	188,158	186,560	
Motor Vehicle Tax Payments	1,063,883	935,848	966,660	973,996	790,700	
Non-Resident Motor Vehicle Tax Payments	0	60	486	3,781	2,510	
Watercraft and Outboard Motors	9,160	10,293	7,922	7,337	7,312	
Department of Liquor Control	14,971	16,333	16,670	17,847	18,919	
Sales Tax on Motor Vehicle Fuel Refunds	671	1,010	820	637	985	
Sales/Use Tax Voluntary Payments	9,350	3,896	4,480	5,485	2,997	
Statewide Master Numbers (Ex: Walmart)	1,330,790	1,336,924	1,321,918	1,319,938	1,291,043	
Sales/Use Tax Assessment Payments	8,843	21,235	6,127	23,005	54,432	
Streamlined Sales Tax	0	0	487	2,739	2,512	
County Tax Receipts	5,202,452	4,964,648	5,000,549	5,161,040	4,588,169	
Adjustments	(76,374)	(66,160)	(57,855)	(62,501)	(104,153)	
<b>Total Sales Tax</b>	<b>\$5,126,078</b>	<b>\$4,898,488</b>	<b>\$4,942,694</b>	<b>\$5,098,539</b>	<b>\$4,484,016</b>	<b>\$4,170,815</b>

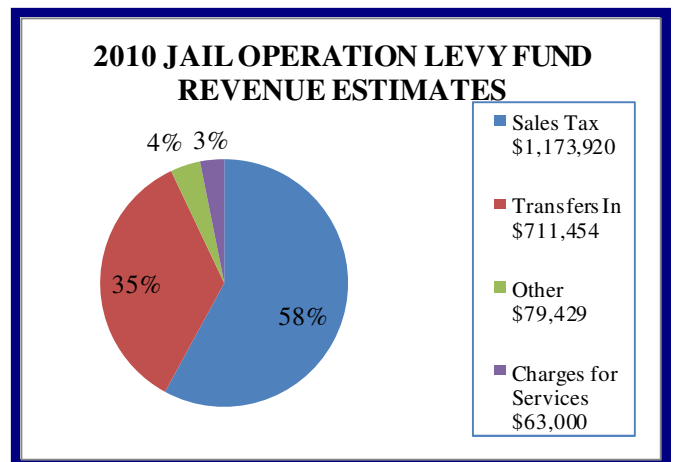
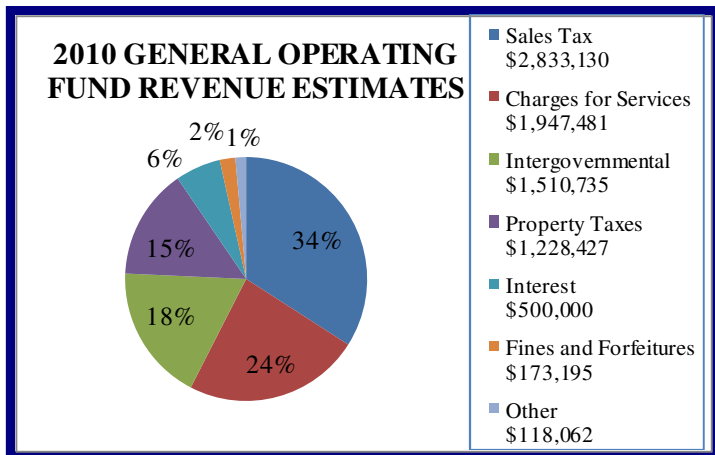
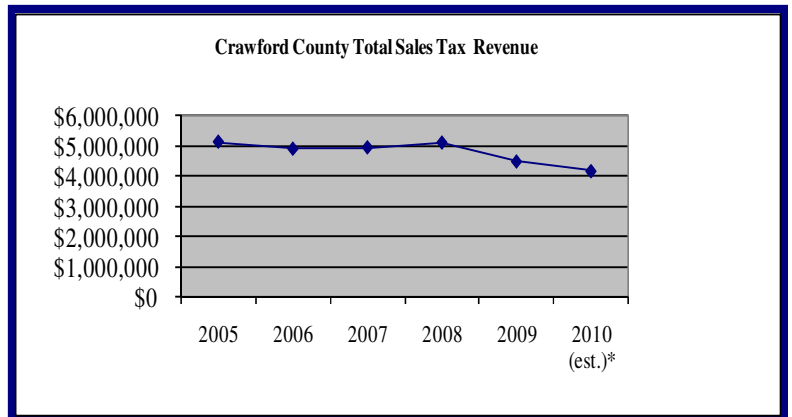
	<i>First Three Quarters of 2009 Compared to First Three Quarters of 2010</i>	
	January-September 2009	January-September 2010
Sales Tax Payments	\$1,224,065	\$1,238,064
Direct Pay Tax Return Payments	173,055	348,614
Seller's Use Tax Return Payments	319,474	336,141
Consumer's Use Tax Return Payments	150,037	45,661
Motor Vehicle Tax Payments	556,810	599,152
Non-Resident Motor Vehicle Tax Payments	1,863	563
Watercraft and Outboard Motors	3,863	4,545
Department of Liquor Control	14,236	14,595
Sales Tax on Motor Vehicle Fuel Refunds	810	516
Sales/Use Tax Voluntary Payments	2,851	5,302
Statewide Master Numbers	959,328	923,464
Sales/Use Tax Assessment Payments	47,364	17,002
Streamlined Sales Tax	1,965	4,432
County Tax Receipts	3,455,720	3,538,050
Adjustments	(38,947)	(278,802)
<b>Total Sales Tax</b>	<b>\$3,416,773</b>	<b>\$3,259,248</b>

## COUNTY SALES TAX REVIEW

### Sales Tax Receipts for General Fund and Jail Operation Levy Fund (Cash-Basis) Last Five Years and 2010 Estimated

	2005	2006	2007	2008	2009	2010 (est.)
General Fund Sales Tax Receipts	\$3,417,535	\$3,265,839	\$3,295,296	\$3,399,356	\$2,989,027	\$2,833,130
Jail Operation Levy Fund Sales Tax Receipts	1,352,768	1,270,454	1,376,543	1,341,818	1,123,867	1,173,920
Jail Debt Service Fund Sales Tax	355,775	362,195	270,855	357,365	371,122	163,765
<b>Total Sales Tax Receipts</b>	<b>\$5,126,078</b>	<b>\$4,898,488</b>	<b>\$4,942,694</b>	<b>\$5,098,539</b>	<b>\$4,484,016</b>	<b>\$4,170,815</b>
Percentage of General Fund Sales Tax Receipts	66.67%	66.67%	66.67%	66.67%	66.66%	67.93%
Percentage of Jail Operation Levy Fund Sales Tax Receipts	26.39%	25.94%	27.85%	26.32%	25.06%	28.15%
Percentage of Jail Debt Service Fund	6.94%	7.39%	5.48%	7.01%	8.28%	3.93%
<b>Total Percentage</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

Year	Sales Tax Revenue	Percent Change
2005	\$5,126,078	
2006	\$4,898,488	-4.44%
2007	\$4,942,694	0.90%
2008	\$5,098,539	3.15%
2009	\$4,484,016	-12.05%
2010 Estimated	\$4,170,815	-6.98%



**A QUARTERLY NEWSLETTER FROM YOUR COUNTY AUDITOR**

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**ABOUT YOUR COUNTY**

*With 11 employees, the County Auditor serves as both the Chief Financial Officer and the Real Property Assessor for all political subdivisions within the County. It is the goal of this office to provide the citizens of Crawford County with the most cost effective and efficient office possible while never forgetting the people we serve. In addition to the County Auditor, there are seven elected administrative officials and three judges who operate independently as set forth by Ohio law. These officials are: Clerk of Courts, Coroner, Engineer, Prosecuting Attorney, Recorder, Sheriff, Treasurer, two Common Pleas Judges and a Municipal County Judge. All of these officials serve four-year terms except for the judges, who serve six-year terms. The County was formed by an act of the General Assembly on April 1, 1826 and includes 400 square miles and has an estimated population of 43,403.*

**UPCOMING DATES TO REMEMBER**

- October 1, 2010 - Monthly financial statements filed with County Commissioners.
- October 1, 2010 or before - County Auditor to make settlement with County Treasurer on general personal property.
- November 1, 2010 - Monthly financial statements filed with County Commissioners.
- November 1, 2010 - Ineligible homestead recipients notified by State law.
- About November 1, 2010 - Newly delinquent real estate parcels will be advertised in the local newspaper.
- December 1, 2010 - Monthly financial statements filed with County Commissioners.
- December 1, 2010—2011 dog license registrations go on sale.

**2010 2nd HALF REAL ESTATE TAX DISTRIBUTIONS**

2010 2nd Half Real Estate Collections Tax Year 2009/Payable 2010		
	2nd Half Collection	Percentage of Total
County	\$ 2,486,664.10	19.07%
Schools	\$ 8,915,590.46	68.36%
JVS	\$ 539,121.61	4.13%
Townships	\$ 534,796.96	4.10%
Cities	\$ 565,660.24	4.34%
<b>TOTAL</b>	<b>\$ 13,041,833.37</b>	<b>100.00%</b>

2010 2nd Half Real Estate Distributions Tax Year 2009/Payable 2010 Crawford County Breakdown		
	Distributions	Percentage of Total
Children Services	\$ 84,927.92	3.42%
Council on Aging	\$ 141,799.02	5.70%
Fairview Manor	\$ 236,331.79	9.50%
Fairway Schools	\$ 1,209,004.95	48.62%
General	\$ 560,037.78	22.52%
Mental Health 88	\$ 254,562.64	10.24%
<b>TOTAL</b>	<b>\$ 2,486,664.10</b>	<b>100.00%</b>

