

Salt Lake County Assessor

2022 Budget & Compensation Presentation

Assessor Chris Stavros



OVERVIEW



Nearly 40% of the statewide taxable property value resides in Salt Lake County



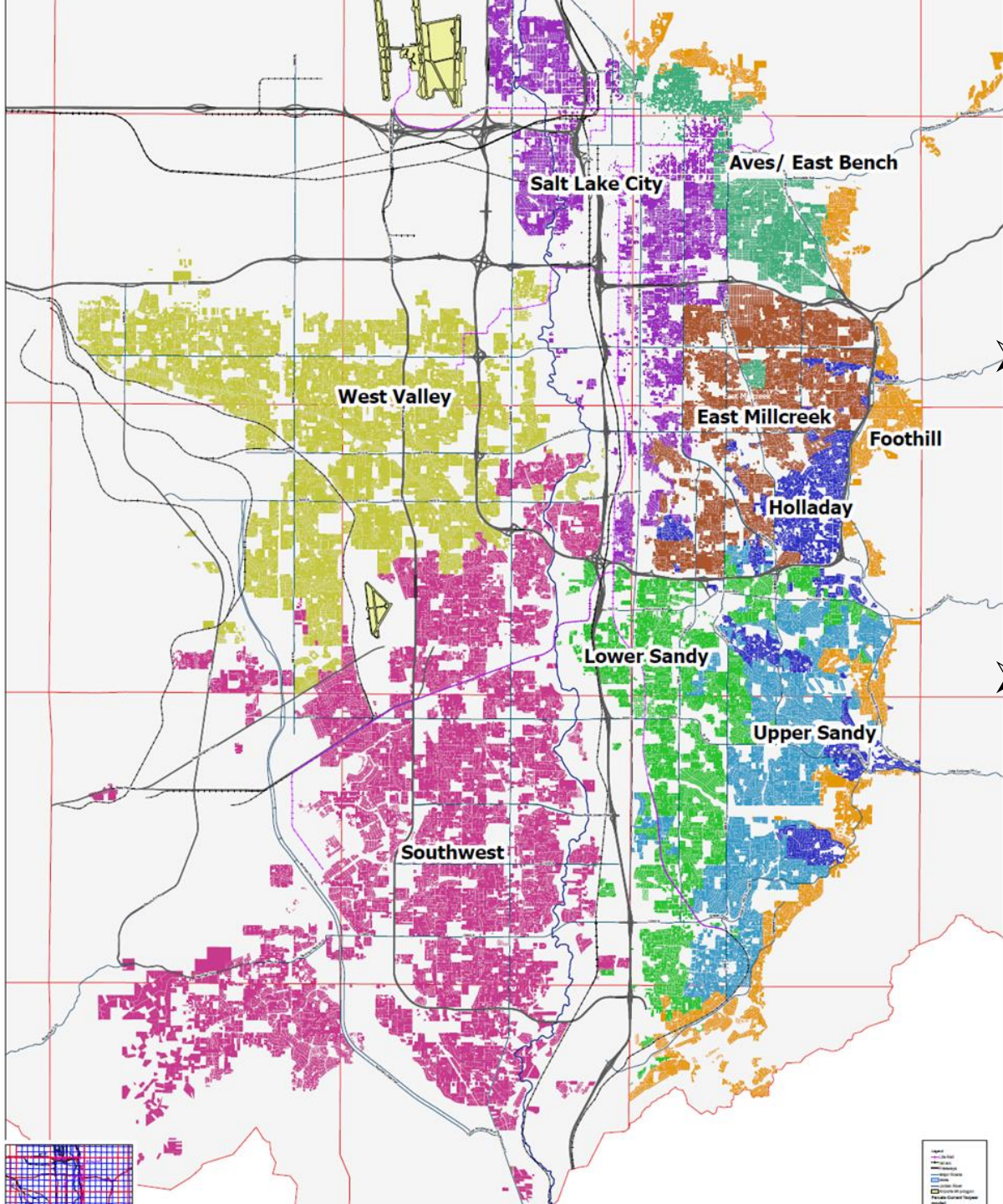
Responsible for valuing all real and personal property at fair market value. Encompasses all residential, commercial and vacant land properties



Salt Lake County has many diverse and complex property types (residences, ski resorts, regional malls, stadiums, inland port, industrial, downtown office, low-income and luxury apartments, etc.)



Current annual statutory obligations of valuing 377,747 parcels, with a 2021 market value of over \$223 billion dollars.



Map of Residential Economic Model Areas:

Over 700 Geographic Neighborhood Groupings

Commercial Models:

62% of commercial properties are valued by multiple regression income models. That is up from 0% in 2016.

2021 PERSONAL PROPERTY DATA THRU SEPTEMBER



**52,733 business
and lease accounts**



**2021 Tax
Collections:
\$106 Million**

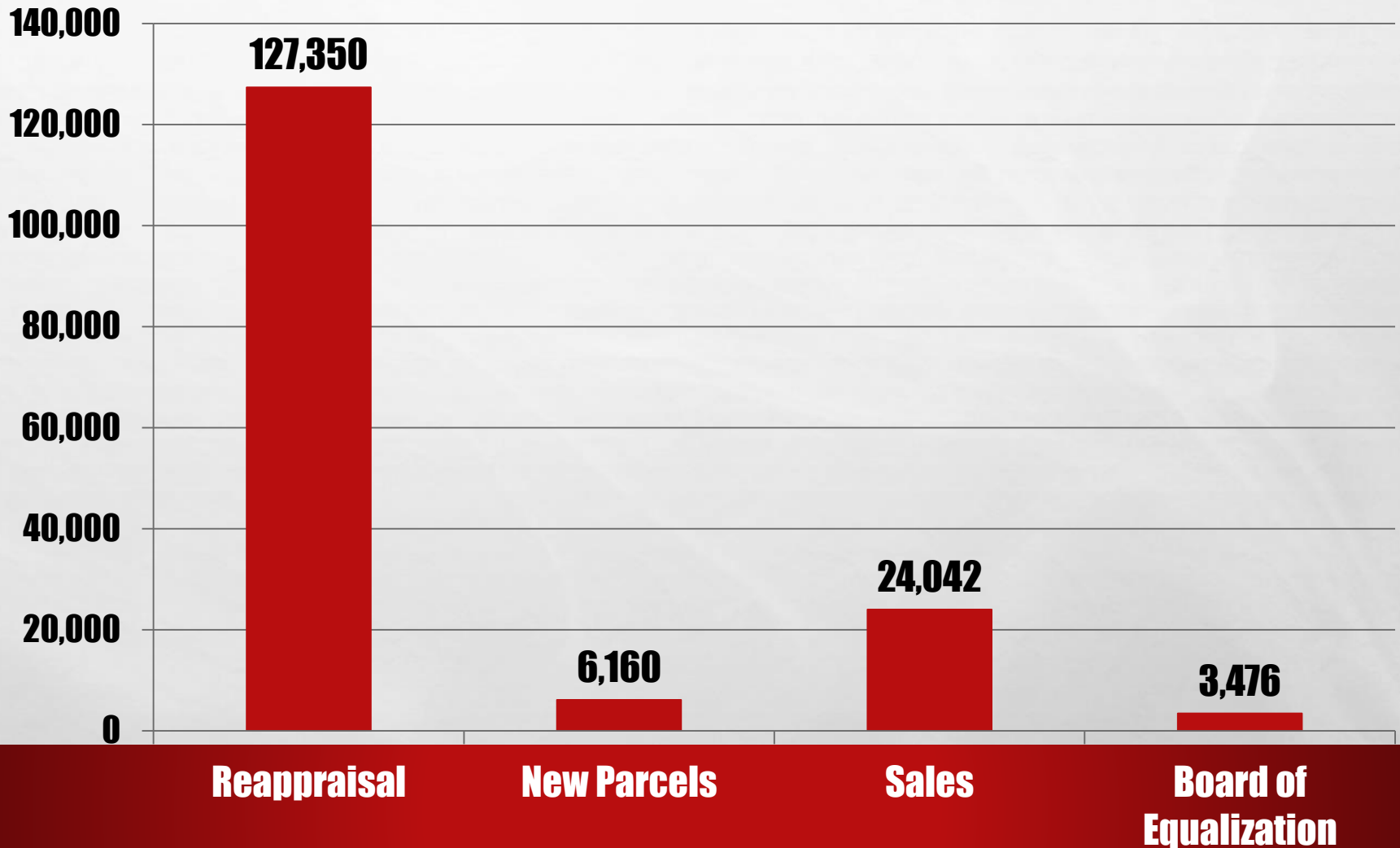


**\$8 Billion
Taxable Value**

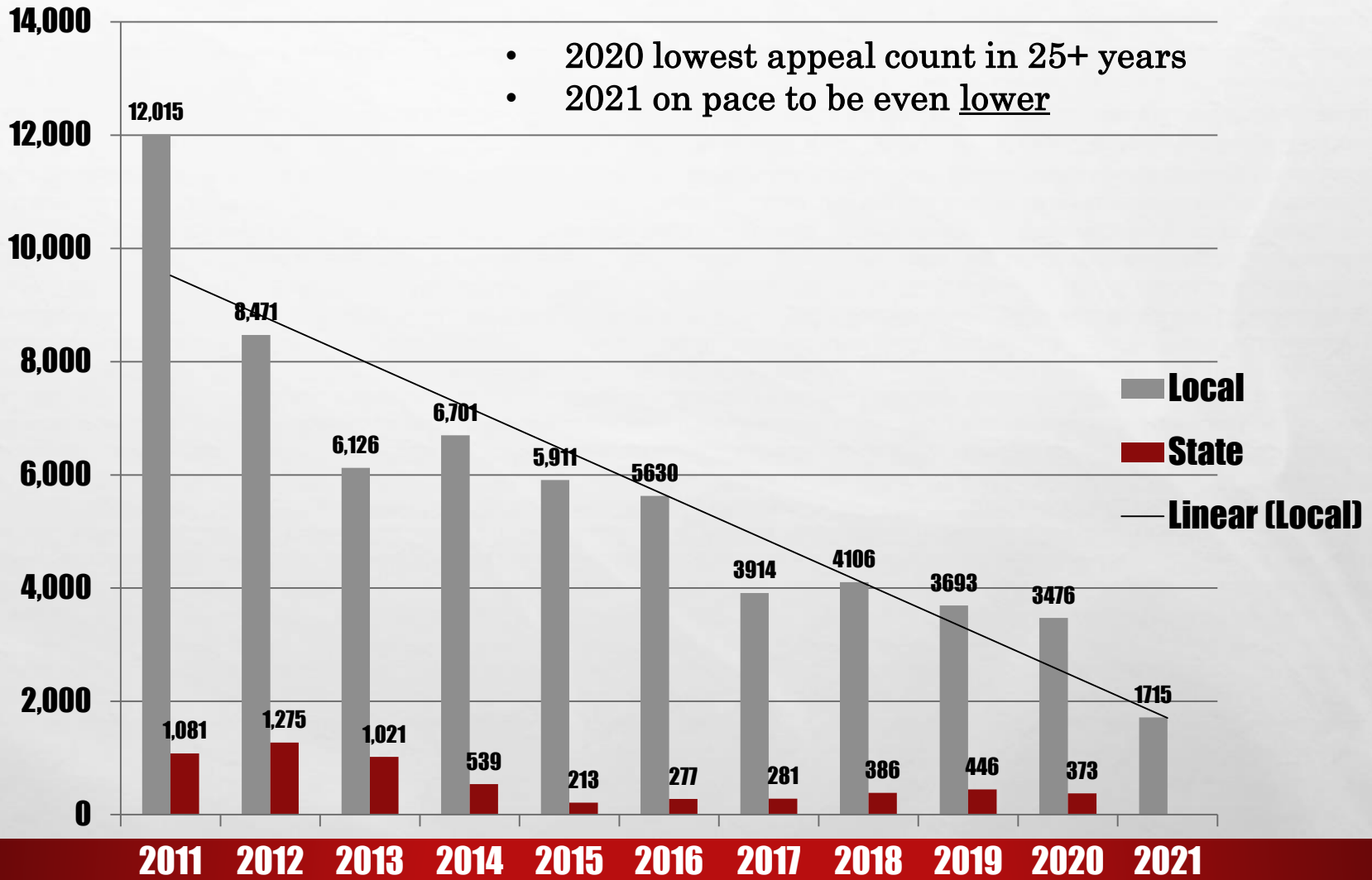


Online Filing - 95 %

2021 WORK PRODUCTION



APPEALS



PUMA DEVELOPMENT

ASSESSOR IS A CRITICAL PART OF THE PROPERTY TAX SYSTEM REPLACEMENT

- **PUMA WILL BE THE STATEWIDE PROPERTY VALUATION SYSTEM THAT WILL BE USED BY EVERY COUNTY ASSESSOR'S OFFICE.**
- **TARGET GO-LIVE SCHEDULED FOR OCTOBER 2022**
- **IMPLEMENTATION OF PUMA AND TORUS WILL MODERNIZE THE TAX SYSTEM.**
 - **TORUS IS THE BILLING AND COLLECTION SOFTWARE USED BY THE TREASURER AND AUDITOR**
 - **THESE PROJECTS WILL FINALIZE THE COUNTY'S TRANSITION AWAY FROM THE EXPENSIVE MAINFRAME.**

PUMA DEVELOPMENT

- **COUNTY I.T. HAS TWO FTE'S DEDICATED TO SYSTEM DEVELOPMENT**
 - **THESE COSTS ARE BILLED TO THE ASSESSOR BY COUNTY I.T. AS INDIRECT COSTS**
 - **THESE COSTS ARE BILLED AFTER THE ANNUAL BUDGET IS SET**
 - **THEY ARE UNPREDICTABLE AND OUT OF OUR CONTROL**
 - **NO MECHANISM EXISTS TO BUDGET FOR VOLATILE INCREASES**
- **2020: \$544,000**
- **2021: \$983,000**
- **ESTIMATED NECESSARY FUNDING TO THE PUMA PROJECT FUND FOR 2022 DEVELOPMENT AND IMPLEMENTATION :**
 - **2022- \$950,000**

BUDGET COMPARISON 2021/2022

- **2021 TOTAL BUDGET - \$14,759,631**
- **2022 TOTAL BUDGET - \$15,318,229***
- **INCREASE \$558,598 (3.78%)***

- **COVID RESTORATION \$ 186,049**
- **PERSONNEL \$ 370,866**
 - **NO REQUEST FOR ADDITIONAL FTE'S**
- **OPERATIONS \$ 1,683**

*** Includes cost for market salary adjustments including 25% for benefits.**

MARKET SALARY ADJUSTMENTS

- **GOALS:**
 - **REWARD HIGH LEVELS OF PERFORMANCE**
 - **ADDRESS EQUITY AND MANAGEMENT ISSUES UNIQUE TO OUR OFFICE**
 - **BE FISCALLY RESPONSIBLE AND COGNIZANT THAT DIFFICULTIES IN RECRUITMENT, RETENTION, AND COMPENSATION ARE ISSUES FOR ALL COUNTY AGENCIES**
 - **RELIEVE COMPRESSION AND PREVENT FUTURE COMPRESSION AS MUCH AS POSSIBLE**
 - **ADDRESS THE ENTIRE OFFICE TO AVOID A DOMINO EFFECT**

MARKET SALARY ADJUSTMENTS



Due to the specialization of our job duties and our licensing requirements, retaining a knowledgeable and experienced staff is critical .



We invest heavily in upfront training. We develop employees for long term growth and career advancement.

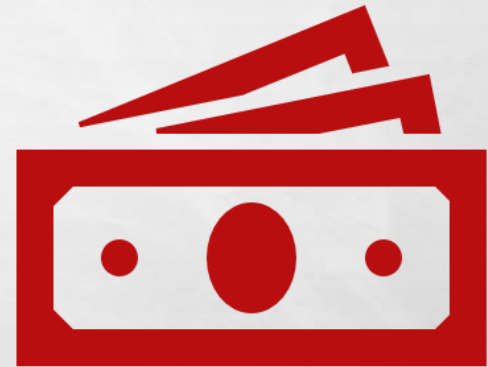


In-grade advancements provide an incentive and opportunity for internal progression.

MARKET SALARY ADJUSTMENT COST

- **2021 COST INCLUDING BENEFITS: \$43,573**
 - **2021 COST WILL BE COVERED WITH PROJECTED BUDGET UNDEREXPEND**
 - **EFFECTIVE DATE NOVEMBER 1ST, 2021**

- **2022 COST INCLUDING BENEFITS: \$283,229**
 - **COST IS INCLUDED IN BASE BUDGET**



TAX OFFICE COORDINATION

- **COLLABORATION AND COORDINATION AMONG THE TAX OFFICES HAS NEVER BEEN BETTER.**
 - **THE IMPLEMENTATION OF MULTIPLE SOFTWARE PROJECTS HAS IMPROVED COMMUNICATION AND BROKEN-DOWN BARRIERS**
 - **RECORDER HAS SOLICITED GUIDANCE ON THE IMPLEMENTATION OF TYLER RECORDER SOFTWARE**
 - **THE DEVELOPMENT OF TORUS ALONGSIDE PUMA WILL RESULT IN SEAMLESS INTEGRATION BETWEEN THE AUDITOR, TREASURER, AND ASSESSOR**
 - **ASSESSOR AND SURVEYOR HAVE PARTNERED TO SAVE COSTS AND IMPROVE THE ACCURACY AND RESOLUTION OF AERIAL PHOTOGRAPHY**
 - **THE BOARD OF EQUALIZATION HAS GONE PAPERLESS BECAUSE OF THE COORDINATED EFFORTS OF COUNCIL TAX ADMIN, THE AUDITOR, ASSESSOR, AND COUNTY IT**



QUESTIONS?



THANK YOU!

- **I APPRECIATE ALL THE HELP AND SUPPORT YOU'VE GIVEN TO ME AND THE ASSESSOR'S OFFICE!**