

# **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**



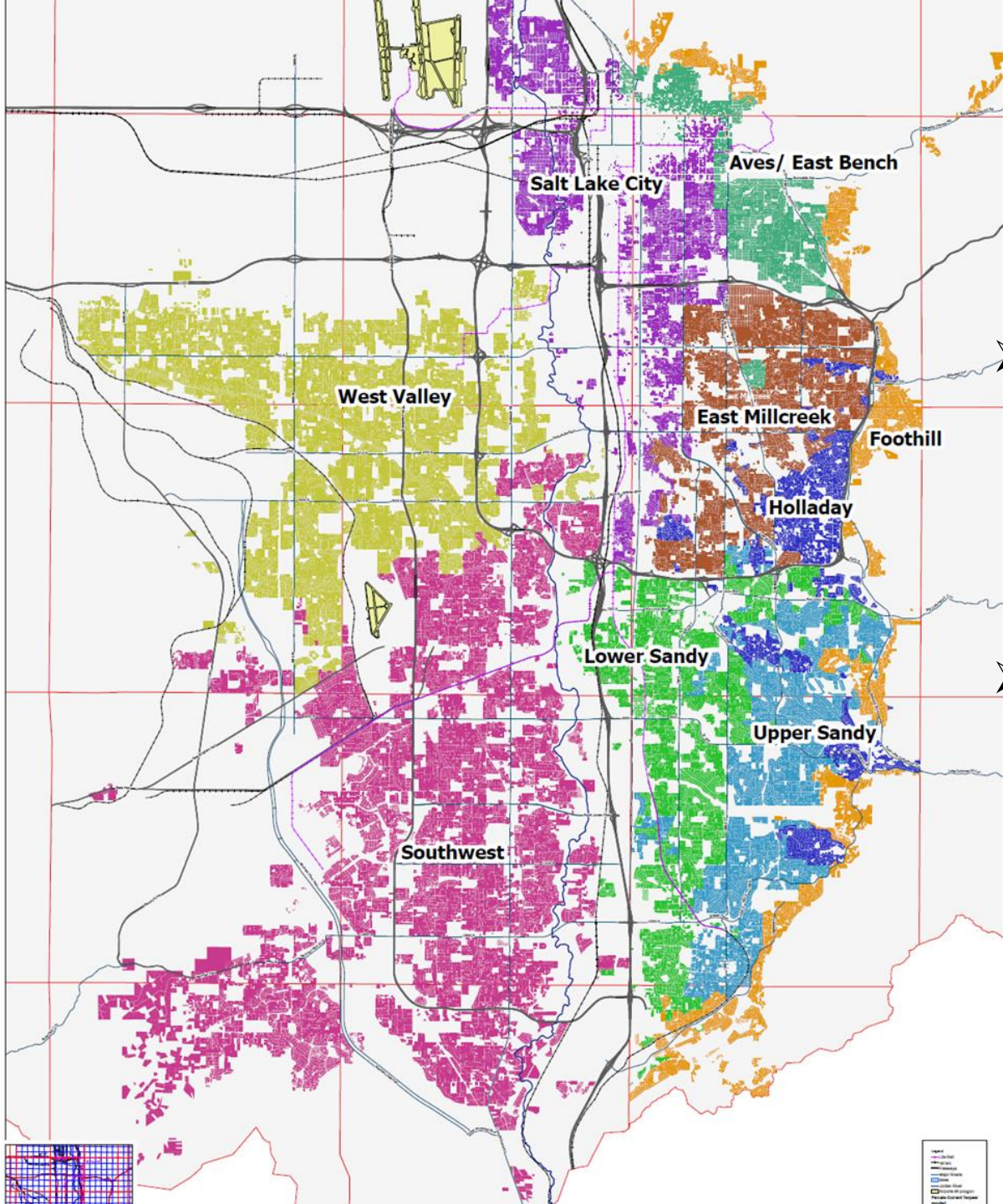
**Responsible for valuing all real and personal property at fair market value. Encompasses all residential, commercial and vacant land properties**



**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**

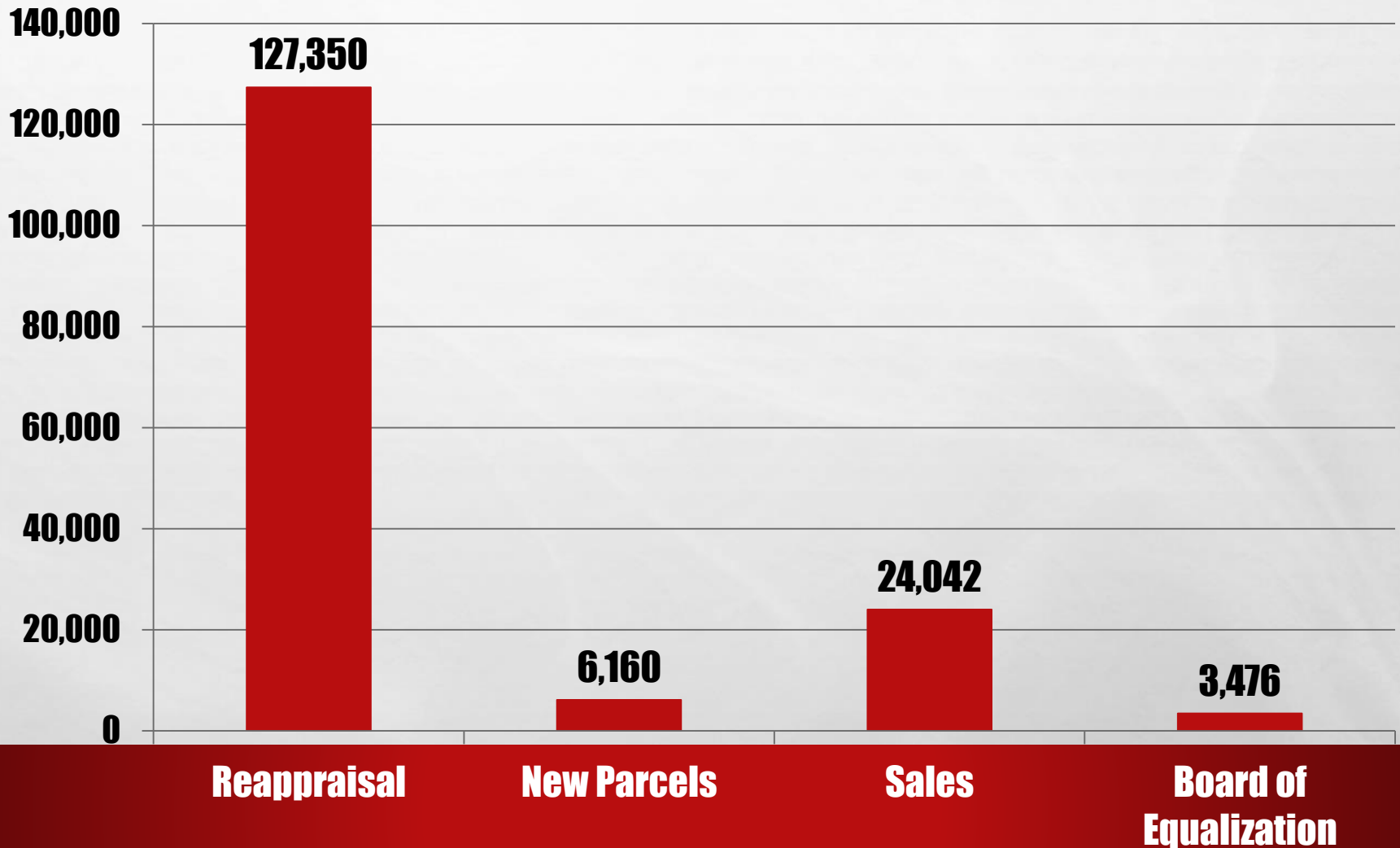


**\$8 Billion  
Taxable Value**

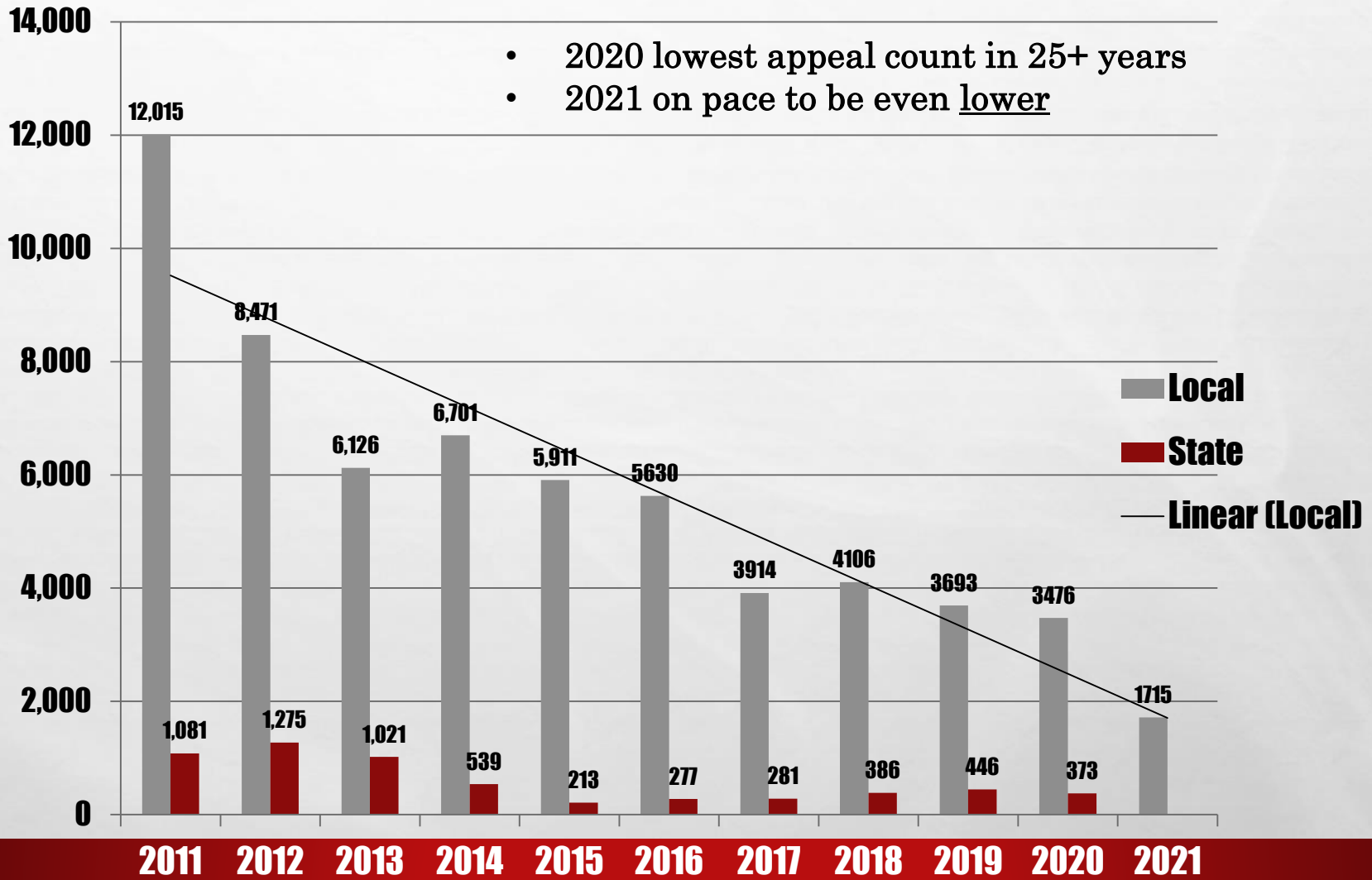


**Online Filing - 95 %**

# 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 .**



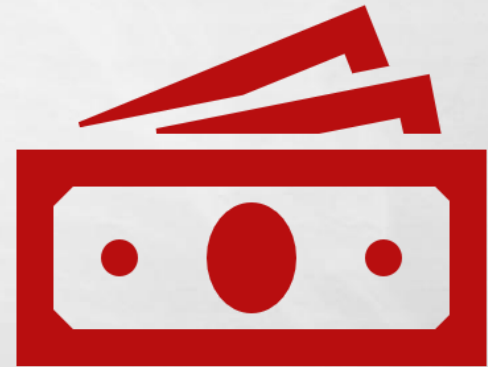
**We invest heavily in upfront training. We develop employees for long term growth and career advancement.**



**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 1<sup>ST</sup>, 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!**