

Anderson County Board of Equalization

July 15, 2013

Honorable Mayor Terry Frank
Members of County Commission

Anderson County Court House
Clinton, TN 37716

Honorable Mayor Frank

Subject: Anderson County Board of Equalization Results -2013

Dear County Mayor and Members of County Commission

The Anderson County Board of Equalization has completed its' task of appraisal hearings for 2013. Attached is our report which has been sent to the TN State Appraisal Office.

The purpose of this Board is to provide a due process for oversight, review and adjustment of property appraisals for everyone. The Board holds detailed hearings, assembles case histories, makes adjustments as indicated, and provides a conduit to the TN State Administrative Judge and Chancery Court who can further review individual cases.

Although individual property appraisals are intended to reflect 100 % of a property's value in their appraisal year, the same value is used for about 5 years and actual values change in this period. Appraisals' serve the more important function of determining everyone's fraction of the total property base and are the basis on which we share our revenue needs. In recent years, appraisal reviews have become much more demanding as the appraisal targets meet or even exceed 100 % of the current sales value. We believe that property values are in most cases decreasing to less than about 85 % of the listed TN appraisal. A survey of area MLS sales indicate that these sales are closing within a range of 92 to 95% of the MLS listing price and most listings are below the TN appraisals.

Oak Ridge appears to have several classes of property that are selling for much less than their TN appraisal. These are: 1) Low priced, Manhattan Era homes. 2) High priced high quality homes which are now unaffordable for most working class employees. 3) All Anderson County land tracts. These categories appear to be selling at about 70 to 85 % of the TN appraisal value. The median reduction for all case heard this year was -38 % this is the largest general reduction for this Board ever.

Because of the apparent decreasing value of our Anderson County and Oak Ridge residential homes as determined by actual sales, we may see a general reduction in the total appraised value for all of Oak Ridge at our next general appraisal adjustment in 2015. This would be an unprecedented event that would create a certified tax rate which results in higher individual tax bills.

July 9, 2013

Oak Ridge constitutes about 38% of the value of Anderson County. Anderson County has 31,579 residential properties and 2,384 business properties. During my many terms on this board, I have participated in thousands of hearings. Not all hearings resulted in reductions; some properties received increases. Fair, comparative equalization is the objective of every hearing and we strive to have everyone to leave feeling better informed about the equalization process.

Oak Ridge has had a total of 10 new residential building permits issued during the last year while Anderson County has had a total of 58 new permits. Both are some of the fewest ever annually issued. The Anderson County total appraisal base has grown only 0.944 of 1 % during the last year and this is one of the lowest growth rates ever.

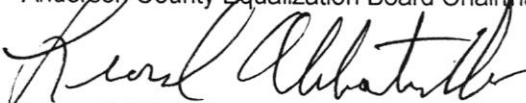
The Anderson County Tax Freeze Program covers 1092 properties while Oak Ridge has 174 properties. The Income base has risen to \$38,800 which will make more people eligible. The lower family incomes and higher qualifying income level is making this program available to more individuals.

As Chairman of the Board, I must say that this Equalization Board is the most professional, knowledgeable, and concerned board that I have ever served on. It is composed of five diverse, intelligent, and concerned Anderson County residents who know this City and County.

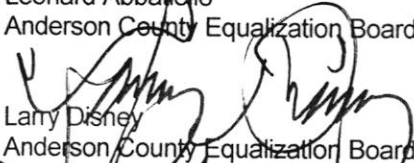
Sincerely,



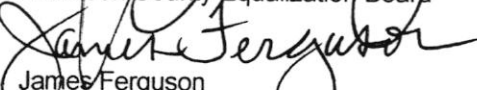
Don Butler
Anderson County Equalization Board Chairman



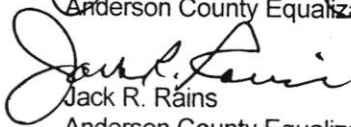
Leonard Abbate
Anderson County Equalization Board



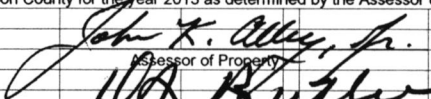

Larry Disney
Anderson County Equalization Board



James Ferguson
Anderson County Equalization Board



Jack R. Rains
Anderson County Equalization Board

SUMMARY of ASSESSMENTS STATE REPORT					
Report of the Assessor of Property of Anderson County, Tennessee					In compliance with Section 67-5-1413 and 64-5-304 of Tennessee Code Annotated.
Taxing Entity of Anderson County for the year 2013		5/30/2013			
1 of 1 p	Real Property:	Assessment by County Assessor	Total Increase in Assessment By County Board	Total Decrease in Assessment By County Board	Total Assessment Approved by County Board
Property Classification	Ind. & Commercial	\$465,120,270	\$0	\$1,106,985	\$464,013,285
	Residential	\$924,412,460	\$0	\$421,430	\$923,991,030
	Farm	\$70,941,625	\$0	\$0	\$70,941,625
	Public Utility	\$400,015	\$0	\$0	\$400,015
	Minerals	\$2,728,280	\$0	\$0	\$2,728,280
	Total Real Property	\$1,463,602,650	\$0	\$1,528,415	\$1,462,074,235
	Personal Property:				
	Tangible Industrial	\$82,232,049	\$0	\$0	\$82,232,049
	Commercial	\$69,864,850	\$0	\$0	\$69,864,850
	Res., Farm, all Other	\$0	\$0	\$0	\$0
	Intangible	\$0	\$0	\$0	\$0
	Total Personal Property	\$152,096,899	\$0	\$0	\$152,096,899
	Total Real and Personal Property	\$1,615,699,549	\$0	\$1,528,415	\$1,614,171,134
	Grand Total of all Taxing Entities	\$1,615,699,549	\$0	\$1,528,415	\$1,614,171,134
We the undersigned do hereby certify that the above is a true and correct summary of the assessment of Anderson County for the year 2013 as determined by the Assessor of Property and the County Board of Equalization.					
SIGNED:	Date	 Assessor of Property			
SIGNED:	Date	 Chairman, Equalization Board			

Signed:

John K. Alley, Jr. Assessor of Property

Signed:

Don Butler, Chairman of Equalization Board