

DEPARTMENT OF ASSESSING WORK LOAD/PERFORMANCE INDICATORS

1st Quarter Update, 2014

20 YR. AVG. 2.58%
20 YR. AVG. 3.13%
No Rollback

ASSESSMENT ROLL DEVELOPMENT, Ad Valorem Assessment Roll

Year	Total A.V.	Total T.V.	Non-Taxable A.V.	% Value Non-Taxable	% Change In T.V.	% Change In A.V.	Headlee Rollback
2014	3,354,077,190	3,081,834,350	272,242,840	8.12	+ 2.26	+ 8.89	1.0000
2013	3,080,117,630	3,013,812,340	66,305,290	2.15	+ 1.38	+ 2.18	1.0000
2012	3,014,328,696	2,972,809,776	26,713,769	0.89	- 0.69	- 0.22	1.0000
2011	3,020,846,313	2,993,315,163	27,531,150	0.91	- 6.30	- 6.71	1.0000
2010	3,238,195,190	3,194,661,270	43,533,920	1.34	-11.28	-13.16	1.0000
2009	3,728,995,735	3,600,917,135	128,078,600	3.43	- 3.79	- 7.75	1.0000
2008	4,042,390,520	3,742,654,190	299,736,330	6.78	+ .41	- 3.19	1.0000
2007	4,175,552,010	3,727,386,610	448,165,400	10.73	+ 3.48	- 0.21	1.0000
2006	4,184,283,990	3,602,018,960	582,265,030	13.92	+ 5.88	+ 4.28	.9909
2005	4,012,356,450	3,401,975,910	610,380,540	15.21	+ 5.30	+ 4.83	.9941
2004	3,827,411,860	3,230,824,070	639,852,130	16.72	+ 5.41	+ 5.09	.9925
2003	3,642,048,760	3,064,862,240	577,186,520	15.85	+ 5.31	+ 6.80	.9939
2002	3,410,174,490	2,910,321,490	499,853,000	14.66	+ 5.51	+ 7.78	.9904
2001	3,178,778,110	2,758,242,680	420,535,430	13.23	+ 5.81	+ 6.07	.9885
2000	2,996,779,210	2,606,659,626	390,119,584	13.02	+ 4.45	+ 8.17	.9893
1999	2,770,396,400	2,495,620,934	274,775,466	9.92	+ 5.10	+ 8.98	.9921
1998	2,542,175,950	2,374,563,912	167,612,038	6.59	+ 6.93	+ 9.88	.9974
1997	2,313,679,500	2,220,603,482	93,076,018	4.02	+ 6.01	+ 8.27	1.0000
1996	2,136,868,620	2,094,618,802	42,248,818	1.98	+ 6.01	+ 7.20	1.0000
1995	1,993,262,750	1,975,829,230	17,433,520	.87	+ 4.40	+ 5.32	1.0000
1994	1,892,574,200	1,892,574,200	n/a	n/a			

IMPACT OF MILLAGE ROLLBACK ON 2.50MILLS = REDUCED .17 MILLS TO 2.33

The City of Rochester Hills is the fifth largest assessing unit within Oakland County, base upon State Equalized Value and fifth largest based upon Taxable Value (2013). The City of Rochester Hills represents 5.99% of Oakland County's entire State Equalized Value and 0.88% of the State's entire SEV (2013).

Annual Taxable Value Growth Estimate

The change in taxable value due to "Uncappings" results in a direct offset in operating millage rates via the Headlee Millage Reduction Fraction when "Headlee" is less than 1.0000. (L-4022T)

0.73 AVG

2.04 AVG

20 YR. AVG. 2.45%

Year	Inflation	Net New	Sub-Total	Uncappings	TOTAL	Headlee	Inflation Rate
2014	+ 1.42%	0.84%	+ 2.26%	n/a	+ 2.26%	1.0000	1.6%
2013	+ 0.27%	1.11%	+ 1.38%	n/a	+ 1.38%	1.0000	2.4%
2012	- 1.89%	1.20%	- 0.69%	n/a	- 0.69%	1.0000	2.7%
2011	- 7.01%	0.71%	- 6.30%	n/a	- 6.30%	1.0000	1.7%
2010	-11.39%	0.11%	- 11.28%	n/a	- 11.28%	1.0000	-0.3%
2009	- 4.21%	0.43%	- 3.79%	n/a	- 3.79%	1.0000	4.4%
2008	- 0.99%	1.40%	0.41%	n/a	0.41%	1.0000	2.3%
2007	1.65%	1.83%	3.48%	n/a	3.48%	1.0000	3.7%
2006	3.30%	1.65%	4.95%	.93%	5.88%	.9909	3.3%
2005	2.30%	2.41%	4.71%	.59%	5.30%	.9941	2.3%
2004	2.30%	2.38%	4.68%	.73%	5.41%	.9925	2.3%
2003	1.50%	3.20%	4.70%	.40%	5.10%	.9939	1.5%
2002	3.20%	1.41%	4.61%	.90%	5.51%	.9904	3.2%

EXAMPLE

Assumption – Each parcel has an assessed and taxable value of 100,000 for 2013.

<u>Parcel</u>	<u>2013 A.V.</u>	<u>CPI</u>	<u>2014 A.V.</u>	<u>Capped Value</u>	<u>2014 T.V.</u>
A	100,000	1.6%	105,000 (5.0%)	101,600	101,600
B	100,000	1.6%	101,000 (1.0%)	101,600	101,000
C	100,000	1.6%	101,500 (1.5%)	101,600	101,500
D	100,000	1.6%	101,000 (1.0%)	101,600	101,000
E (Sold)	<u>100,000</u>	1.6%	<u>102,500</u> (2.5%)	2013 Sale	<u>102,500</u>
	500,000		511,000		507,600

HEADLEE Limitation: $500,000 \times 1.6\% = 508,000$ No Rollback

NOTE: The best we can do for property tax revenue growth is,

The rate of inflation plus new construction

And new construction brings new service demands.

2014 Capped Value = (2013 Taxable Value – Losses) x CPI + Additions