

Brevard County Property Appraiser

www.BCPAO.us

Dana Blickley, CFA



What does the Property Appraiser do?



DISCOVER



LIST



VALUE



What does the Property Appraiser do?

The Brevard County Property Appraiser (BCPA) is responsible for identifying, locating (listing), and valuing all property, both real and personal, within Brevard County for tax purposes.

Determining an **accurate, uniform, and equitable value is the only role of the office** in the taxing process.

Most importantly, the Property Appraiser does not create the value. Buyers and sellers transacting property in the marketplace set values. The Property Appraiser has the legal responsibility to study each and every transaction, the market participants, and the conditions of the transaction, i.e.- arm's-length transaction. Most importantly, the Property Appraiser analyzes trends in sales prices, construction costs, and rents to best estimate the value of all assessable property.

The property appraiser also tracks ownership changes; maintains maps of parcel boundaries; keeps descriptions of buildings and property characteristics up to date; accepts and approves applications from property owners eligible for exemptions and other forms of property tax relief.



Brevard County– FUN FACTS

Area: **1,557** sq mi (541 sq mi of water or almost 35%)

Population: **568,919** – 10th Largest FL County (2016)

Parcels: **327,752** – 10th Largest FL County

Homestead Exemption: Approximately **150,000** parcels (45%)

Just Value: **\$58,247,872,830** - 11th Largest FL County (2016)

Taxable Value: **\$31,955,961,369** – 11th Largest FL County (2016)

**45% of Property in Brevard County
is immune or exempt from taxation**



Finance & Organization

- BCPA has ~100 employees operating from five offices in the county.
 - Primary facility in Titusville, with ~70 employees.
 - Other offices are co-located with other County services in Merritt Island, Viera, Melbourne and Palm Bay.
 - We are a “full service” organization, with finance, HR and other internal support functions, though we contract with the County for some services and employee benefits.



Organizational Change – “Then and Now”

- New elected official in January 2013—first change in 24 years.
- Entirely new management team.
- Personal issues from outgoing official/management led to minimal transition.
- Hit the ground running with no habits, good or bad, and with fresh perspective.



Initial Challenges

- Stagnant technology and processes
= investment and change
- Inefficient use of staff
= reorganization
- Budget challenges
= pay for change from change
- Employee buy-in
= our employees
are my customer.



Ongoing Challenge - Technology

- Every tool we used was old
 - CAMA System = 30+ years old
 - Servers and desktops beyond useful life
 - Arcane County-provided telephone system
- Solutions
 - Customized off-the-shelf CAMA System
 - Replenished desktops, virtualized servers
 - Embraced VOIP as phone alternative



Ongoing Challenge – That Pesky Thing Called a “BUDGET”

- Headcount in 2006 was 146, now less than 100
- Budget has declined from \$12mil to \$8.82mil
- Much of our activity is based on market activity. We must service growth with existing resources.



Our Transition in Numbers

	<u>Sales & Transactions</u>	<u>Exemption Applications Taken</u>	<u>Field Checks of Property</u>	<u>Employees</u>
2006-07	39,204	18,765	27,372	146
2016-17	37,929	20,382	56,023	102
2016 vs 2006	-3%	9%	105%	-30%

**Technology
and Process
Improvements**

**16.5%
taken online**

**72% using
aerials**



Our Transition in Numbers

	<u>Budget Personal Expenses</u>	<u>Budget Operating/Capital</u>	<u>Budget Total</u>
2006-07	\$9,993,682	\$2,014,039	\$12,007,721
2016-17	\$7,479,253	\$1,341,984	\$8,821,237
2016 vs 2006	-25%	-33%	-27%



Looking Forward

- For FY18, we anticipate being +/- 1% within of current budget, including:
 - flat pay increases of \$1,400 / \$1,000 for all staff, depending on income (Senate plan)
 - significant increases in education, training, and certification for employees
 - expected increases in FRS based on current bills
 - no change in health insurance expense.



Challenges to Consider

- Issues we have acknowledged....
 - We need to continue to invest in our employees' education and skills and keep wages competitive
 - Technology continues to offer efficiency and job quality improvements, will be continually evolving and be a continuing expense. The 'pay as you go' model has worked thus far.
-some of which require your leadership:
 - Any continued decline in employee benefits will make us even less competitive as an employer.
 - County facilities are aging and we have recurring concerns about air quality and reliability.



Questions???

Thank You!

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