

Taxable Property Value Exploratory Research Study

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U S C E N S U S B U R E A U

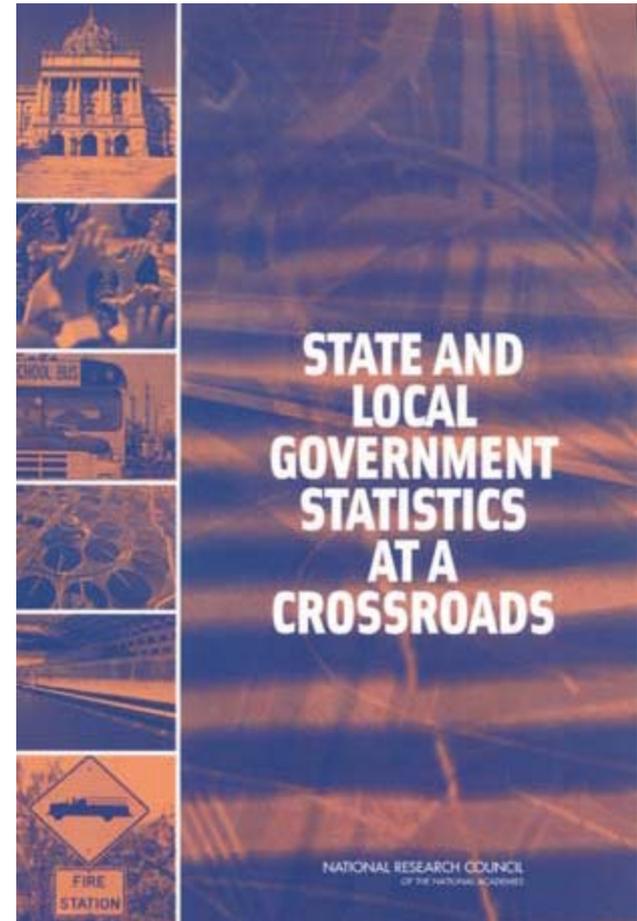
Helping You Make Informed Decisions

The Taxable Property Value (TPV) Survey was

- An inventory of taxable property in the U.S.
- A collection of nationwide data on the value of taxable property
- A collection of nationwide data on the composition and distribution of land use, by type

State and Local Government Statistics at a Crossroads

- Recommendation 3-3: In view of the importance of consistent, comparable, objective data on property tax valuation... Governments Division should carry out a program of research and testing to explore conceptually sound and cost-effective means of collecting these data.



Property Taxes

Total taxes collected by local governments in 2008: \$548,764,528

(Numbers in thousands)

Breakout of select local taxes:

Property taxes	\$396,994,711	72.3%
Sales and gross receipts	\$90,166,095	16.4%
Individual income	\$26,254,751	4.8%
Corporate income	\$7,050,511	1.3%

Timeline of TPV at the Census Bureau

1850	1957-1982	1987	1992
<ul style="list-style-type: none">• statistics collected as part of Decennial Census• limited to real and personal property• measure of wealth	<ul style="list-style-type: none">• survey consisted of property values, and property tax rate information on a national basis covering taxable property, and assessment/sales ratios	<ul style="list-style-type: none">• survey consisted of assessment values of property by counties and select cities and assessed taxable data by use class for selected local areas	<ul style="list-style-type: none">• survey scaled back even further, included only assessed values for local general property taxes; dropped after this production

TPV Research Study

- Examine a means of developing a frame of the taxable property universe
- Explore the tax base and value of taxable property, by use class
- Research various other components of TPV
 - Effective rates
 - Assessment to sales ratios
 - Coefficients of dispersion, variation, other measures of variability and uniformity

Data Collection

- Examine options for data collection that meet statistical standards
- Evaluate availability and quality of data from various sources
 - Directly from tax assessing offices
 - Data files from third-party vendors
 - Data found on government web sites

National Tax Base

Explore creating a national property tax base to:

- Provide consistent nationwide data on
 - Taxable property value
 - Land use
 - Number of parcels
- Provide assessed value of taxable property inventory

Developing the Tax Base

- Research the development of the assessment jurisdiction universe
- Conduct a comparative study of existing sources to determine best methodology
 - Analysis of data files from third party vendors
 - Direct collection from tax assessing offices and recorder of deeds offices
 - Availability and usability of information found on assessment office web sites

Universal Use Class Schema

Explore a universal use class schema that will:

- Develop a summary of the composition and distribution of the property tax base
- Develop a standard classification system of property use on a consistent, nationwide basis

Measures to Explore

- Effective rate: a common base for comparing property tax burdens in different jurisdictions
- Assessment/Sales (A/S) ratio: indicator of assessment uniformity on a nationally consistent basis
 - Availability and quality of sales data
 - Availability and quality of sales data from non disclosure states
- Various measures of variability and uniformity

Next Steps

- Develop assessment jurisdiction universe
- Develop universal use class system
- Complete research study on
 - Comparison of data from third party vendors, direct collection from assessing jurisdictions, and assessment jurisdictions web sites
 - Availability of data from non-disclosure states
- Establish measures and definitions

Next Steps, Continued

- Conduct literature review of national assessment/sales ratio standards
- Conduct studies to determine availability and quality of sales data
- Define sales transactions
- Determine if the measures fit current OMB and Census Bureau statistical standards

Questions?

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