

Informational Message to the Citizens of Lincoln County

From Lincoln County Assessor Joshua D. Brumfield



School Excess Levy

As your Assessor, it is my duty to keep taxpayers informed and provide information for potential changes to your valuations and levy rates, both of which affect your tax dollars.

On Saturday, November 16th, 2013, voters will be given the opportunity to go to polls and make their decision on the Lincoln County Schools Excess Levy. I am providing this information so that you can make an informed decision.

Many of you have contacted my office asking how the LC County Schools Excess Levy Rate along with the corrected property valuations will affect future taxes.

The Assessor, according to WV State Law 11-1b-5c, must be at a minimum of 90% of real market value. According to the law, if the Assessor is not compliant with valuations (90%) then the school board will receive a financial penalty from the state. I have worked hard on this issue since taking office and provided citizens with regular updates on the impact of the law. An audit, from earlier this year, indicated valuations to be at 51%. As of right now if appraisals (property valuations) are not adjusted to reflect 90% of real market value, the Lincoln County School Board will be penalized with a \$878,000 penalty next school year. The Assessor's Office has been and is continuing to work towards becoming compliant with WV Law 11-1b-5c (Senate Bill 541).

The following are examples of Class II Residential Levy Rates in Lincoln County with the passing or failure of the Lincoln County Schools Excess Levy. The purpose of these charts are to show Lincoln County citizens how the School Excess Levy rate combined with corrected property valuations will potentially affect property taxes.

CHART #1: (Noncompliant Property Valuations with School Excess Levy Rate)

What your property taxes are now with Noncompliant Valuations at 51% and the Total Rural District Current Levy Rate of 124.72. This chart is assuming a Total Levy Rate where the School Excess Levy has PASSED.

Appraisal (Real Market Value) of residential property	Lincoln County, per the WV State Audit, is currently at 51% of (Real Market Value)	State Law requires all property be Assessed 60% of Real Market Value.	Current Levy Rate @124.72 in Class II Property
Use this Column and find the approximate value of what your property is worth. Given a willing buyer and willing seller on the open and free market.	This value is the approximate appraisal value listed in the Assessor's office The values listed below (on average) are the values our records indicate. They are 51% of Real Market Value, which is the reason we are NOT in compliance with 11-1B-5C.	If you are Homestead exempt you may subtract \$20,000 from the number below. The amount below indicates the Assessed value of the property. This number is multiplied by The levy rate to determine how much you pay in property taxes.	1 year Tax Total The amount listed below is the approximate amount you will pay for a full year of taxes. Assessed Value (X) Levy Rate = Tax amount owed.
\$10,000	\$5,100	\$3,060	\$38.16
\$20,000	\$10,200	\$6,120	\$76.32
\$40,000	\$20,400	\$12,240	\$152.63
\$60,000	\$30,600	\$18,360	\$228.95
\$80,000	\$40,000	\$24,000	\$299.28
\$100,000	\$51,000	\$30,000	\$374.10
\$125,000	\$63,750	\$38,250	\$476.98
\$150,000	\$76,500	\$45,900	\$572.37
\$175,000	\$89,250	\$53,550	\$667.77
\$200,000	\$102,000	\$61,200	\$763.16
\$225,000	\$114,750	\$68,850	\$858.60
\$250,000	\$127,500	\$76,500	\$953.96
\$275,000	\$140,250	\$84,150	\$1049.35
\$300,000	\$153,000	\$91,800	\$1144.75
\$350,000	\$178,000	\$106,800	\$1331.80
\$400,000	\$204,000	\$122,400	\$1526.33

The numbers above are approximate averages, they are not to be used for official taxing purposes. Additionally the above chart only represents Class II property valuations using the LEVY Rates outside of Hamlin and West Hamlin. For Hamlin or West Hamlin use the rate 149.72.

CHART #2 (Compliant Property Valuations and School Excess Levy Rate)

The approximate taxes you will pay once the Valuations are Compliant at 90% with WV State Law 11-1b-5c and the Total Rural District Current Rate of 124.72. This chart is assuming a Total Levy Rate where the School Excess Levy PASSED.

Appraisal (Real Market Value) of residential property	NEW PROPERTY VALUATION STANDARD PER STATE LAW 11-1b-5c	State Law requires all property be Assessed 60% of Real Market Value.	Current Levy Rate @124.72 in Class II Property
Use this Column and find the approximate value of what your property is worth. Given a willing buyer and willing seller on the open and free market.	Appraisal (State minimum 90% and a maximum 110% of Real Market Value Number below assumes minimum number of 90% The amount below is the minimum that State Law permits an Assessor to value your appraisal. (90% of real market)	If you are Homestead exempt you may subtract \$20,000 from the number below. The amount below indicates the Assessed value of the property. This number is multiplied by The levy rate to determine how much you pay in property taxes.	1 year Tax Total The amount listed below is the approximate amount you will pay for a full year of taxes. Assessed Value (X) Levy Rate = Tax amount owed.
\$10,000	\$9,000	\$5,400	\$67.39
\$20,000	\$18,000	\$10,800	\$134.68
\$40,000	\$36,000	\$21,600	\$269.35
\$60,000	\$54,000	\$32,400	\$404.03
\$80,000	\$72,000	\$43,200	\$538.70
\$100,000	\$90,000	\$54,000	\$678.37
\$125,000	\$112,500	\$67,500	\$841.73
\$150,000	\$135,000	\$81,000	\$1,010.07
\$175,000	\$157,500	\$94,500	\$1,178.42
\$200,000	\$180,000	\$108,000	\$1,346.76
\$225,000	\$202,500	\$121,500	\$1,515.11
\$250,000	\$225,000	\$135,000	\$1,683.45
\$275,000	\$247,500	\$148,500	\$1,851.80
\$300,000	\$270,000	\$162,000	\$2,020.14
\$350,000	\$315,000	\$189,000	\$2,356.83
\$400,000	\$360,000	\$216,000	\$2,693.52

The numbers above are approximate averages, they are not to be used for official taxing purposes. Additionally the above chart only represents Class II property valuations using the LEVY Rates outside of Hamlin and West Hamlin. For Hamlin or West Hamlin use the rate 149.72.

CHART #3 (Compliant Valuations and Without School Excess Levy Rate)

The approximate taxes you will pay once the Valuation are Compliant (90%) with WV State Law 11-1b-5c with the Total Rural District Current Rate of 78.82. This chart is assuming a Total Levy Rate where the School Excess Levy FAILED.

Appraisal (Real Market Value) of residential property	NEW PROPERTY VALUATION STANDARD PER STATE LAW 11-1b-5c	State Law requires all property be Assessed 60% of Real Market Value.	Total Levy Rate minus Excess School Levy @78.82
Use this Column and find the approximate value of what your property is worth. Given a willing buyer and willing seller on the open and free market.	Appraisal (State minimum 90% and a maximum 110% of Real Market Value Number below assumes minimum number of 90% The amount below is the minimum that State Law permits an Assessor to value your appraisal. (90% of real market)	If you are Homestead exempt you may subtract \$20,000 from the number below. The amount below indicates the Assessed value of the property. This number is multiplied by The levy rate to determine how much you pay in property taxes.	1 year Tax Total The amount listed below is the approximate amount you will pay for a full year of taxes. Assessed Value (X) Levy Rate = Tax amount owed.
\$10,000	\$9,000	\$5,400	\$42.56
\$20,000	\$18,000	\$10,800	\$85.12
\$40,000	\$36,000	\$21,600	\$170.25
\$60,000	\$54,000	\$32,400	\$255.38
\$80,000	\$72,000	\$43,200	\$340.50
\$100,000	\$90,000	\$54,000	\$425.63
\$125,000	\$112,500	\$67,500	\$532.04
\$150,000	\$135,000	\$81,000	\$638.44
\$175,000	\$157,500	\$94,500	\$744.85
\$200,000	\$180,000	\$108,000	\$851.26
\$225,000	\$202,500	\$121,500	\$957.66
\$250,000	\$225,000	\$135,000	\$1064.07
\$275,000	\$247,500	\$148,500	\$1170.48
\$300,000	\$270,000	\$162,000	\$1276.88
\$350,000	\$315,000	\$189,000	\$1489.70
\$400,000	\$360,000	\$216,000	\$1702.51

The numbers above are approximate averages, they are not to be used for official taxing purposes. Additionally the above chart only represents Class II property valuations using the LEVY Rates outside of Hamlin and West Hamlin. For Hamlin or West Hamlin use the rate 103.82.

Levy Rates

LEVY RATES FOR LINCOLN COUNTY AND CITIES IN LINCOLN COUNTY (RATES OF LEVY IN CENTS PER \$100 VALUATION)

RURAL DISTRICT RATE	CLASS 2	CLASS 3 & 4
State Current:	00.50	01.00
County Current:	28.60	57.20
County Excess		
1. Fire:	05.80	11.60
2. Ambulance:	05.12	10.24
School Current:	38.80	77.60
*School Excess:	45.90	91.80
Total Rural Levy Rate With *School Excess	124.72	249.44
Total Rural Levy Rate Without *School Excess:	78.82	157.64
	Municipal Rates	
Hamlin and West Hamlin Municipal Current:	25.00	50.00
Total Rural District and Municipal Rates With *School Excess:	149.72	299.44
Total Rural District and Municipal Rates Without * School Excess	103.82	253.54

Levy Spending

According to the Lincoln County Board of Education, should the Lincoln County School Excess Levy pass, it will be for the purpose for which additional funds are needed during the term of this five year levy. The following are the areas in which the money generated from the Excess Levy will contribute:

1. To provide continuation of the Professional Personnel and Service Personnel Salary Supplement.
2. To continue to furnish all students with free instructional supplies and equipment
3. Provide funds for school libraries and related technology.
4. To provide funds to Lincoln County Public Libraries in accordance with Senate Bill 20.
5. To continue the payment of a pension to LC retired employees
6. To provide maintenance materials and custodial supplies.
7. To provide transportation cost.
8. To provide funds to support extra-curricular services
9. To provide funds for teachers to purchase classroom supplies
10. To provide funds for employee's benefits package that includes dental, optical, and long term disability.
11. To provide funds for maintenance, upgrading, and supplemental support of county technology plans.
12. To provide funds to Lincoln County 4H.
13. To provide funds for capital improvement, purchase of property or payment of debt.
14. To provide funds for professional development for professional and service employees.
15. To provide funds for the operation of summer school and after school instructional programs.

Please do not hesitate to contact our office with questions regarding this or any other matter. The assessor will keep voters informed on any matter that may potentially affect property taxes in Lincoln County. I hope that the information provided helps you make an informed decision when voting for the School Excess Levy.

Sincerely,
Joshua D. Brumfield
Lincoln County Assessor