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FY2011-2012 Haywood County Revenue-Neutral Tax Rate Calculation

In a property revaluation year, the North Carolina General Statute 159-11(e) requires local governments to calculate the revenue-neutral property tax rate for comparative purposes.

Steps in determining the revenue neutral rate

Step 1: Determine a rate that would produce revenues equal to those produced for the current fiscal year.

Step 2: Increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to improvements since the last general reappraisal.

Step 3: Adjust the rate to account for any annexation, deannexation, merger, or similar event.

N.C.G.S. 159-11(e) - In each year in which a general reappraisal of real property has been conducted, the budget officer shall include in the budget, for comparison purposes, a statement of the revenue-neutral property tax rate for the budget. The revenue-neutral property tax rate is the rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no reappraisal had occurred. To calculate the revenue-neutral tax rate, the budget officer shall first determine a rate that would produce revenues equal to those produced for the current fiscal year and then increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to improvements since the last general reappraisal. This growth factor represents the expected percentage increase in the value of the tax base due to improvements during the next fiscal year. The budget officer shall further adjust the rate to account for any annexation, deannexation, merger, or similar event.

Step 1: Determine a rate that would produce revenues equal to those produced for the current fiscal year.

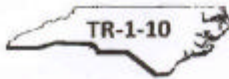
FY2011 projected total valuation before revaluation	\$ 7,258,148,368
FY2011 tax rate	0.514
Tax levy at FY2011 rate without revaluation = (\$7,258,148,368/100) x .514	\$ 37,306,883
FY2012 projected total valuation after revaluation	\$ 7,086,104,458
Tax rate that would produce revenue equal to FY2011 = \$37,306,883/(\$7,258,148,368/100)	0.5265

Step 2: Increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to improvements since the last general reappraisal.

Fiscal Year	Assessed Value	Annual % Increase
2007	\$ 6,499,330,181	Last revaluation year
2008	\$ 6,771,497,642	4.19%
2009	\$ 7,039,518,034	3.96%
2010	\$ 7,196,429,119	2.23%
2011 (projected)	\$ 7,258,148,368	0.86%
Average annual growth since FY2007 revaluation		2.81%
FY2012 revenue-neutral rate (2.81% growth factor applied) =0.5265 x 1.0281		0.5413

Step 3: Adjusting for annexations is not applicable for Haywood County.

Note: The property tax rate is the amount of tax charged per \$100 of assessed property value.



2010 County Certification
North Carolina Department of Revenue

Valuation and Property Tax Levies
For The Fiscal Year Ending June 30, 2011

County of Haywood

Due Date: February 1, 2011

Certification

I certify that, to the best of my knowledge, this report is accurate and complete.

Signature of County Official 

Title Finance Director Date 2/1/2011

Person to contact for additional information Julie Davis

Title Finance Director Telephone 828-452-6629 x. 2611

FAX 828-452-6725 Email jhdavis@haywoodnc.net

This form is also available at:
<http://www.dornrc.com/downloads/property.html>

The completed report may be mailed, faxed or e-mailed

Mailing Address:
North Carolina Department of Revenue
Property Tax Division
P. O. Box 871
Raleigh, N.C. 27602-0871

FAX Number: (919) 715-3107
E-mail Address: richard.jones@dornrc.com

Should you have questions regarding the preparation of your report contact Richard Jones,
telephone (919) 733-7736; Fax (919) 715-5400; e-mail; richard.jones@dornrc.com

County of Haywood

Part I

A. Property Valuation for Fiscal Year 2010-2011
(Assessed Valuation as of January 1, 2010. Omit cents.)

Assessed Value of Taxable Real Property

1. Residential real property:		
a. Full assessed value of residential real property.....	\$	5,289,212,703
b. Less: Residential property value excluded (Homestead and Veteran) (Does not include homestead circuit breaker property).....	(54,652,664)
c. Taxable valuation of residential real property (1a. minus 1b.).....	\$	5,234,560,039
d. Information only: Number of exemptions claimed.....		1,238
2. Assessed value of commercial real property.....		847,580,729
3. Assessed value of industrial real property.....		included in 2
4. Property classified for taxation at present-use value (G.S. 105-277.4)		
a. Full assessed value of property (present-use value).....	\$	633,294,190
b. Less: Value deferred.....	(465,722,836)
c. Present-use value subject to taxation for 2010 (4a. minus 4b.).....		167,571,354
5. Full (100%) assessed value of historic property (G.S. 105-278):.....	\$	4,941,030
b. Taxable (50%) value of historic property.....		2,470,515
6. Full (100%) value of roadway corridor property (G.S. 105-277.g).....	\$	
b. Taxable (20%) value of property in roadway corridor.....		
7. Assessed value of taxable real property <u>not</u> included in items 1 through 6.....		
8. Total Taxable Valuation of All Real Property as of January 1, 2010 (Add lines 1c., 2, 3, 4c., 5b., 6b., and 7).....	\$	6,252,182,637

Assessed Value of Taxable Personal Property (Excluding classified registered motor vehicles)

9. Business machinery, equipment, furniture and fixtures.....	\$	350,170,437
10. Farm machinery and equipment.....		included in 9
11. Manufactured (mobile) homes:		
a. Full assessed value of manufactured (mobile) homes.....	\$	38,863,309
b. Less: Personal property value excluded.....	(1,950,929)
c. Taxable valuation of manufactured (mobile) homes (11a. minus 11b.).....		36,912,380
d. Information only: Number of exemptions claimed.....		222
12. Other vehicles (except registered motor assessed from Division of Motor Vehicles).....		7,612,401
13. All other taxable personal property <u>not</u> included in items 9 through 12		4,008,527
14. Total Taxable Value of Above Personal Property as of January 1, 2010. (Add lines 9, 10, 11c., 12 and 13).....	\$	398,701,745
15. Total Taxable Value of Real and Personal Property (Add lines 8 and 14).....	\$	6,650,884,382

County of Haywood

Part I

A. Property Valuation for Fiscal Year 2010-2011 -- Continued from page 2
(Assessed Valuation as of January 1, 2010)

Assessed Value of Public Service Companies (Assessed by the Property Tax Division of the Department of Revenue)

16. Railroad companies.....	\$	3,324,427
17. Telecommunications companies.....		29,241,648
18. Pipeline companies.....		
19. Gas companies.....		5,190,780
20. Electric power companies.....		80,818,328
21. Electric membership corporations.....		62,954,546
22. Airline companies.....		
23. Bus line companies.....		348,098
24. Motor freight carrier companies; Railway Express Agency.....		
25. Total Taxable Valuation of Public Service Companies as of January 1, 2010 (Add lines 16 through 24).....	\$	181,877,827
26. Grand Total Valuation of All Taxable Property as of January 1, 2010 excluding classified registered motor vehicles reported in section F (Add lines 15 and 25).....	\$	6,832,762,209

Office Use Only: AV MV: _____ TOT AV: _____

Amounts reported in Section B, plus levies on classified registered motor vehicles reported in Section F and (when applicable) district levies reported in Section D and E, will be used in revenue distributions based on Ad Valorem levies. Do not include levies levied but not substantially collected. Omit cents.

B. County-Wide Property Tax Levies for Fiscal Year 2010-2011

2010-2011 County-Wide Ad Valorem Levy (Enter actual levy, not budget estimate.)

1. County-wide levy for 2010-2011 <u>excluding</u> levies on discovered properties, late listings, special districts, animal license taxes, registered vehicles assessed from information furnished by NC DMV and any deferred levies that have not been charged to the tax collector for the purpose of collection.....	\$	35,120,398
2. Additional Ad Valorem taxes levied in fiscal year 2010-2011 on late listings and discovered properties.....	\$	147,572
3. Penalties on late listings and discoveries.....	\$	69,294
4. Total 2010-2011 County-Wide Ad Valorem Levy (Add lines 1 through 3).....	\$	35,337,264
5. For Information Only: 2010-2011 Levy Deferred for Homestead Circuit Breaker Number Deferred _____ 2010-2011 Taxes Deferred \$ _____		0.00

C. 2010-2011 County Wide Tax Rate and Information on Real Property Reappraisal

1. 2010-2011 county-wide tax rate per \$100 valuation.....	\$	0.5140
2. Effective date of last general reappraisal of real property.....	January 1, <u>2006</u>	
3. Scheduled effective date of <u>next</u> general reappraisal of real property.....	January 1, <u>2011</u>	

Office Use Only MV: _____ TOT: _____ C-W _____
OD: _____ TOT: _____ TOT _____

County of Haywood

1. **2010-2011 Special School District or Unit Taxes** Include all special school taxes for districts in the county unit and for any city unit if levied and collected by the county. Valuation should be total assessed value taxable at district rate, including the value of public service companies subject to appraisal by the Property Tax Division. If actual tax levy reported differs significantly from the levy computed by multiplying the district valuation by the district tax rate, attach reconciliation. Include levy on registered motor vehicles from notices issued during the period January 1 through December 31, 2010.

Name of district or unit	Assessed valuation as of January 1, 2010			Tax rate per \$100 valuation for			Total school district levy (omit cents)
	Current expense	Capital outlay	Debt service	Capital outlay	Debt service	Total rate	
1.							
2.							
3.							
4. Total for County							

2. **2010-2011 Special District Taxes Other Than for Schools** Include all special district taxes levied and/or collected by the county. Also include any districts which levy and/or collect their own taxes, and indicate that the county does not levy tax. Valuation should be total assessed value taxable at district rate, including the value of public service companies subject to appraisal by the Property Tax Division. If actual tax levy reported differs significantly from the levy computed by multiplying the district valuation by the district tax rate, attach reconciliation. Include levy on registered motor vehicles from notices issued during the period January 1 through December 31, 2010.

Name of township or district	Purpose of levy	Assessed valuation as of January 1, 2010	Tax rate per \$100 valuation for			Total district levy (omit cents)
			Maintenance	Debt service	Total rate per \$100	
1. F01 West Canton District #1	Fire Control	66,906,662			0.1000	66,907
2. F02 North Canton District #2	Fire Control	373,945,900			0.0600	224,368
3. F03 Center Pigeon Fire District	Fire Control	482,024,221			0.0750	361,518
4. F04 Lake Junaluska Fire District	Fire Control	484,435,635			0.0700	339,105
5. F05 Crabtree-Iron Duff Fire District	Fire Control	391,000,248			0.0650	254,150
6. F06 Cruso Fire District	Fire Control	201,838,159			0.0950	191,746
7. F08 Saunook Fire District	Fire Control	407,101,590			0.0400	162,841
8. F09 Maggie Valley Fire District	Fire Control	1,177,585,256			0.0500	588,793
9. F10 Clyde Fire District	Fire Control	419,057,193			0.0900	377,151
10. F11 Jonathan Creek Fire District	Fire Control	616,715,367			0.0700	431,701
11. F14 Fines Creek Fire District	Fire Control	198,019,444			0.0900	178,217
12. F15 Lake Logan-Cecil Fire District	Fire Control	139,042,629			0.1000	139,043
13. F16 Waynesville Rura Fire District	Fire Control	317,548,888			0.0600	190,529
14. S01 Lake Junaluska Sanitary District	Sanitary	328,877,192			0.0600	197,326
15. Total for County		see next page				see next page

(Please continue on page 5 if space is needed for additional districts.)

County of Haywood

2010-2011 Special District Taxes Other Than for Schools—Continued from section E, page 4

Name of township or district	Purpose of levy	Assessed valuation as of January 1, 2010	Tax rate per \$100 valuation for			Total district levy (omit cents)
			Maintenance	Debt service	Total rate per \$100	
16. R01 Maggie Valley Co Club Rd Maint	Road Maintenance	79,345,416			0.1400	111,084
17. R02 Forest Park Road Maintenance	Road Maintenance	13,450,765			0.0800	10,761
18. R03 Oak Park Road Maintenance	Road Maintenance	22,325,370			0.0800	17,860
19. R04 Wildcat Mountain Rd Maint	Road Maintenance	3,185,303			0.1500	4,778
20. R05 Walker-in-the-Hills Rd Maint	Road Maintenance	13,867,315			0.0950	13,174
21. R06 Upper Chestnut Grove Rd Maint	Road Maintenance	5,130,338			0.1600	8,209
22. R07 Normann Road Maintenance	Road Maintenance	4,528,581			0.1500	6,793
23. R08 Tuscola Park Road Maintenance	Road Maintenance	7,547,995			0.1100	8,303
24. R08 Fox Run Road Maintenance	Road Maintenance	5,588,138			0.1500	8,382
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45. Total for County.....		5,759,067,615				3,892,740

County of Haywood

County-Wide Tax Levies on Classified Registered Motor Vehicles Include taxable valuation and levies for classified registered motor vehicles for which tax notices were issued during the period January 1 through December 31, 2010. See instructions for section F.

	Taxable valuation	County-wide tax rate	County-wide levies
1. Registered motor vehicles taxed at 2009 tax rate (Oct 2009-June 2010 Renewals).....	306,735,757	0.5140	1,576,622
2. Registered motor vehicles taxed at 2010 tax rate (July 2010-Sept 2010 Renewals).....	118,650,402	0.5140	609,863
3. Totals for Classified Registered Motor Vehicles (Add lines 1 and 2).....	425,386,159		2,186,485

3. Municipal Levies on Classified Registered Motor Vehicles Include information for classified registered motor vehicles for which tax notices were issued during the period January 1 through December 31, 2010, for taxes levied by municipalities. Levies reported in this section will be included with the respective municipalities' levies to be used in revenue distributions based on ad valorem levies. See instructions for section G.

Name of municipality	Taxed at 2009 municipal tax rates		Taxed at 2010 municipal tax rates		Total municipal levies
	Taxable valuation	Tax rate	Taxable valuation	Levies	
1. Canton	16,563,426	0.58	6,485,166	37,614	133,682
2. Clyde	5,007,480	0.43	2,276,695	9,790	31,322
3. Maggie Valley	7,702,233	0.42	2,847,668	11,960	44,310
4. Waynesville	43,741,381	0.40	15,711,159	62,845	237,810
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21. Totals.....	73,014,520		27,320,688	122,209	447,124

County of Haywood

Part II. Collections of Specified Local Taxes
In the Fiscal Year Ending June 30, 2010

A. Analysis of County License Tax Collections in Fiscal Year 2009-10

Privilege License Tax Collections (G.S. 153-152 unless otherwise noted)

1. Circuses and other traveling amusements (G.S. 105-38).....	\$ N/A
2. Pawnbrokers.....	N/A
3. Peddlers, itinerant merchants, and specialty market operators.....	N/A
4. Installing elevators and automatic sprinkler systems.....	N/A
5. Fortunetellers, palmists, etc.....	N/A
6. Music machines.....	N/A
7. Electronic video games.....	N/A
8. Firearms dealers and dealers in other weapons.....	N/A
9. Loan agencies or brokers.....	N/A
10. Automotive service stations.....	N/A
11. Wholesale auto equipment and supply dealers.....	N/A
12. Motor vehicle dealers.....	N/A
13. Motorcycle dealers.....	N/A
14. Emigrant and employment agencies.....	N/A
15. General business licenses.....	N/A
16. Other privilege licenses (Attach list if necessary).....	N/A
17. Total Privilege License Tax Collections in Fiscal Year 2009-10	N/A
(Add lines 1 through 16).....	\$ N/A

Other License Tax Collections

18. Beer and wine retail licenses (G.S. 105-113.78).....	\$ N/A
19. Marriage licenses (G.S. 161-10(a)(2)).....	27,190.00
20. Low-level radioactive and hazardous waste facilities (G.S. 153A-152.1).....	N/A
21. Animal/pet licenses (animal taxes) (G.S. 153A-153).....	N/A
22. Miscellaneous (Attach list if necessary).....	N/A
23. Total Other License Tax Collections in Fiscal Year 2009-10	
(Add lines 18 through 22).....	\$ 27,190.00
24. Total All License Tax Collections in Fiscal Year 2009-10	
(Add lines 17 and 23).....	\$ 27,190.00

Continued on page 8

County of Haywood

Part II. Collections of Specified Local Taxes—Continued from page 7

B. Gross Receipts Tax on Short-Term Leases or Rentals in Fiscal Year 2009-10

Gross receipts tax on the short-term lease or rental of vehicles:

Tax rate: 1.5% Net Collections: \$ 22,177.44

Gross receipts tax on the short-term lease or rental of heavy equipment:

Tax rate: _____ Net Collections: \$ N/A

Total gross receipts tax 2009-2010: \$ 22,177.44

C. Local Occupancy Tax Collections in Fiscal Year 2009-10

This section should be completed only by counties levying local occupancy taxes. Report total net collections (gross collections less refunds to taxpayers), and the distribution of the proceeds. If your local occupancy tax rate changed during the year, note that information in the space at the bottom of this page, along with the date of the change.

1. Tax rate.....	<u>4</u> %
2. Total net collections in fiscal year 2009-10.....	\$ <u>902,195.13</u>
3. Amount to county.....	<u>19,021.95</u>
4. Amount to municipalities.....	<u>0.00</u>
5. Amount to tourism development authority or other entity.....	<u>883,173.18</u>
Name of entity..... <u>Haywood County Tourism Development</u>	

Note: Amounts on lines 3, 4, and 5 should add to amount on line 2.

D. Local "Meals" Tax Collections in Fiscal Year 2009-10

This section should be completed only by counties levying local "meals" taxes. Report total net collections (gross collections less refunds to taxpayers) and the distribution of the proceeds. If your local "meals" tax rate changed during the year, note that information in the space at the bottom of this page along with the date of the change.

1. Tax rate.....	_____ %
2. Total net collections in fiscal year 2009-10.....	\$ <u>N/A</u>
3. Amount to county.....	<u>N/A</u>
4. Amount to municipalities.....	<u>N/A</u>
5. Amount to tourism development authority or other entity.....	<u>N/A</u>
Name of entity..... <u>N/A</u>	

Note: Amounts on lines 3, 4, and 5 should add to amount on line 2.

E. Local Land Transfer Tax Collections in Fiscal Year 2009-10

This section should be completed by the 7 counties authorized to impose local land transfer taxes, i.e., Camden, Chowan, Currituck, Dare, Pasquotank, Perquimans, and Washington. Do not include the county portion of the real estate excise stamp tax imposed under G.S. 105-228.30 and shared with the State. If collections of the tax are shared with one or more municipalities, show the total collections, amount retained by the county, and amount shared with municipalities.

1. Total net collections in fiscal year 2009-10.....	\$ <u>N/A</u>
(a) Amount of total retained by the county.....	<u>N/A</u>
(b) Amount of total shared with municipalities.....	<u>N/A</u>

Note: Amounts on lines 1(a) and 1(b) should add to amount on line 1.

2. Tax rate of other than 1%.....	<u>N/A</u>
3. Effective date of rate change (if applicable).....	<u>N/A</u>

Estimated Values for 2011-2012 Budget as of 5/6/11

2011 market value without Blue Ridge	6,664,904,790
Estimate for Blue Ridge per Ron McCarthy	20,000,000
land use deferment	(402,000,000)
historic exemptions	(3,260,950)
brownfield	(8,751,100)
builders inventory	0
senior citizen and disability exemptions (est)	(60,000,000)
informal appeals (estimated)	(25,000,000)
BOER appeals (estimated)	(50,000,000)
2011 taxable real property value	6,135,882,740 ✓
corporate utility values for 2010	149,000,000 ✓
personal property values for 2010	399,835,559 ✓
motor vehicle values for 2010	425,386,159 ✓
decrease in motor vehicle values	(24,000,000) ✓
total nonreal property values	950,221,718
total real and personal property values	7,086,104,458

Ron Judy Ballard