

Department of Equalization

Estimate Policy

Upon careful consideration the Department of Equalization will not be able to continue providing estimates of value or estimates for Tax Increment Financing Districts, to the public. This is due to the amount of variables that are outside the Department of Equalizations' control.

1. The particulars of a development or individual building project are completely within the control of the developer and/or property owner;
2. What changes to the project may occur or what changes may occur in the real estate and financial markets between estimating a value and project completion;
3. What changes might occur in the budgets and levies applicable at the time the project is completed and what the project, when finally constructed, will be from a size and quality stand - point .

All of the factors listed above, could cause significant discrepancies from what may have been originally estimated.

However, the Department of Equalization will provide

1. The base values as certified to the State in reference to TIF's.
2. We will explain the assessment process, programs used to determine values, standards for determining quality and condition.
3. We will provide the most current levy and most current taxable factor.

This information should allow the property owner / developer to create an estimation of value.

Tax estimations have been consistently requested from the Department of Equalization. We will provide the person requesting the information, a worksheet they can use, to calculate this tax by providing the requesting party the most current levy and taxable factor available at the time of the request.

Effective September 2012