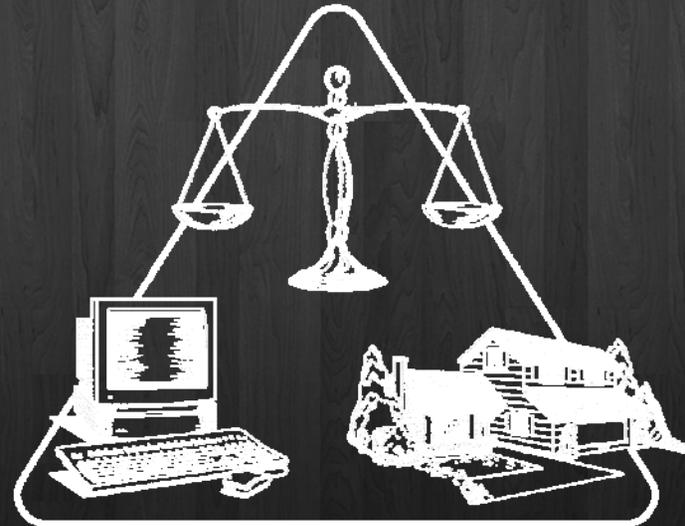


Miami Valley Fair Housing Presentation: The Assessor's Perspective



KARL L. KEITH
MONTGOMERY COUNTY AUDITOR

Keith kicks off 2014 Revaluation Project in Huber Heights

By LINSEY RILEY
Courier intern

HUBER HEIGHTS— Improved technology and advanced techniques will allow the county to save hundreds of thousands of dollars when it completes the next state mandated update of property values according to County Auditor Karl Keith.

Ohio law requires counties to update property values by visual inspection once every six years and to complete a market update mid-way through that six-year cycle. Montgomery County's last revaluation was completed in 2008 and a market update done in 2011.

Keith kicked off Montgomery County's 2014 Revaluation Project on Wednesday, Aug. 15 at the Huber Heights Government Center. The project's first phase started this week when personnel from the county's contractor began taking new digital photos of homes and businesses in Huber Heights to update the county's property records. This project will be under the direction of Project Manager Lou Caldwell.

ernment is a major priority in this economy," Keith said. "Advances in digital image technology will allow us to update our records more efficiently and will result in significant cost reductions."

According to Keith, the county's contract with Dayton-based Tyler Technologies to complete the 2014 revaluation is more that \$400,000 below the cost of its previous update of property values. The county will spend \$4.3 million on the current project compared to \$4.7 million for the revaluation completed in 2008.

Tyler personnel will take new digital images of every improved property in the county operating out of white passenger vans that are clearly identified with the county's logo. All personnel are required to carry photo ID's issued by the county at all times.

The photo imaging phase of the revaluation project began in Huber Heights and will continue here through mid-September. The project will proceed through other communities moving in a counter-



Auditor serves as county's chief assessor

Role of the County Assessor

- Determines property values for taxing purposes
- Conducts comprehensive revaluation once every six years
- Performs market update midway through that cycle
- Values updated once every three years



PLUMMETING VALUES

Most Montgomery County homes drop in value.

By Ken McCall
Staff Writer

Property owners are still reeling from last decade's financial and housing crisis, the latest property reappraisal by Montgomery County Auditor Karl Keith's office shows. Nearly three-fourths of the homes in the county lost value since 2011, for a total loss of more than \$1 billion in the



Rebound seen in historic neighborhood

Property values expected to decline again

62% of Montgomery County homes selling for less than assessed value

Despite signs that the local real estate market is rebounding, property values are expected to decline again.



Submitted photo of Karl Keith



Report: Property values decline

'Valid' property sales nonexistent in much of Dayton, auditor says.

Realty group says report doesn't show whole story.

By Cornelius Frolk
Staff Writer

Half of Dayton's neighborhoods had no valid residential property sales between 2011 and 2013, highlighting lingering weakness in the local housing market, according to data from the Montgomery County Auditor's office.

During that three-year period, more than 1,000 valid residential sales took place in the city, the auditor said. However, more than one in every two sales occurred in just a dozen neighborhoods. The auditor's definition of neighborhoods differs from the norm.

About 90 percent of the city's housing stock was built prior to the 1960s, and there is little to no demand for many such structures, except when they undergo significant renovations, said Auditor Karl Keith.

"A lot of that housing stock has become functionally obsolete," Keith said. "In some of our urban centers around Ohio, a lot of these homes

were built after World War II, during the big population influx, and the market for those properties is just not there."

Property values decline this year, according to the auditor's new revaluation, which is conducted every six years. The city's aggregate residential property value this year declined by 9.5 percent.

County property value declines more than \$1 billion



Photo submitted

County Auditor Karl Keith announcing the results from the county's 2014 property revaluation.

DAYTON — Montgomery County Auditor Karl Keith announced the results from the county's 2014 property revaluation this week saying values have dropped more than \$1 billion to the lowest level in more than a decade.

Assessed property values in Montgomery County have decreased by approximately 4 percent. Residential values declined by 4.9 percent and commercial property values are down 1.7 percent.

"Our study shows that more than 70 percent of residential homeowners have seen some decrease in the value of their property," Keith said. "The total loss of value in the county will exceed \$1 billion."

County auditors in Ohio are required to conduct countywide prop-

erty revaluations once every six years. The 2014 revaluation reflects the state of the local real estate market during the years 2011, 2012 and 2013.

Keith said the results of this year's update is one measure of how much the Great Recession and the housing crisis has "rocked communities like ours all across the country."

"Over the past seven years, the county's total property value has declined by more than 12 percent," Keith said. "Property values are at their lowest level in more than a decade. Clearly, the recession has been a kick in the gut."

There are signs of some improvement in the local real estate market according to the auditor. "Real estate sales have increased steadily over the past three years, a sign of a much

healthier market than the previous three year period," he said.

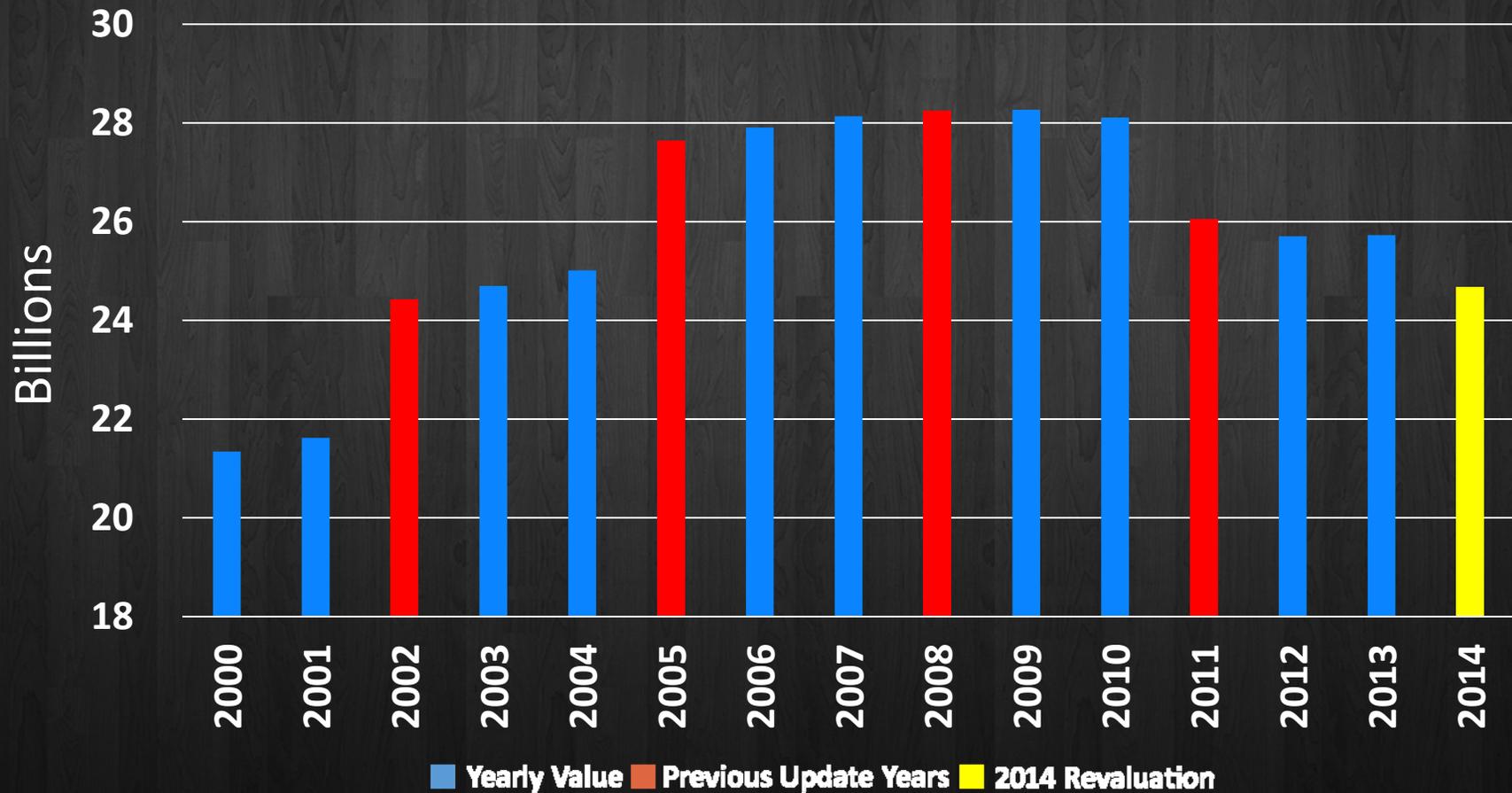
The auditor will hold a briefing with local officials next week to go over the details of this year's revaluation and discuss how the results will impact specific cities, townships and school districts in the county. Notices informing property owners of their new tentative values will be mailed toward the end of July.

Informal hearings will be held at a variety of locations around the county during the month of August for those who have questions or who wish to discuss their new values before these preliminary results are finalized.

Additional information regarding the 2014 Revaluation Project is available on the county's website at www.mcreval.org.

Montgomery County Property Value History

Value History 2000 – 2014

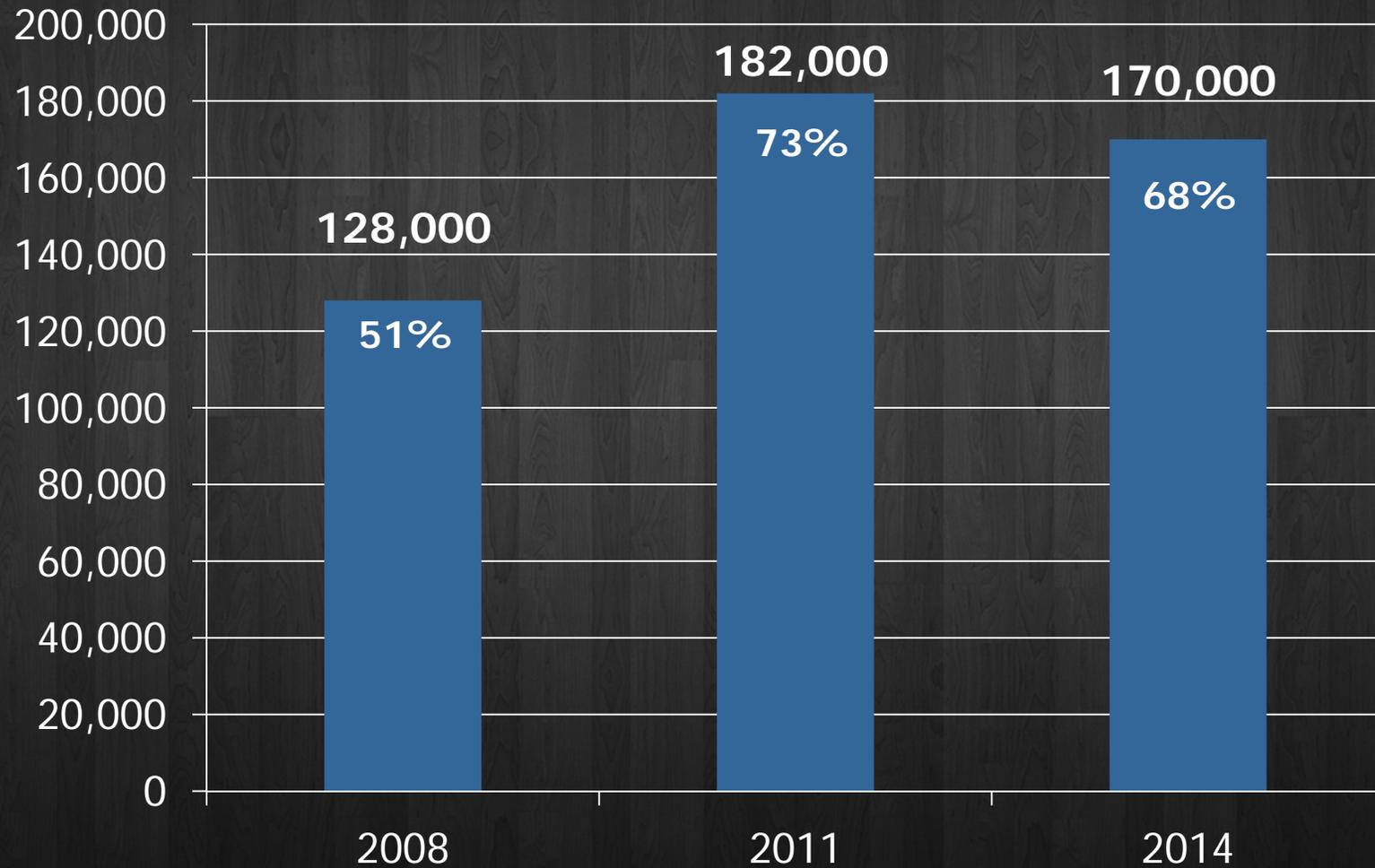


Montgomery County Value History

- In the past 3 updates, property values have declined 12.3%.
- The county's total property value has dropped \$3.5 billion.
- Values at their lowest level in 12 years.



Parcels Declined in Value



Unprecedented Times

- Decline in values not seen since the Great Depression.
- Values have decreased seven years in a row.
- Most sustained drop since 1931-1935



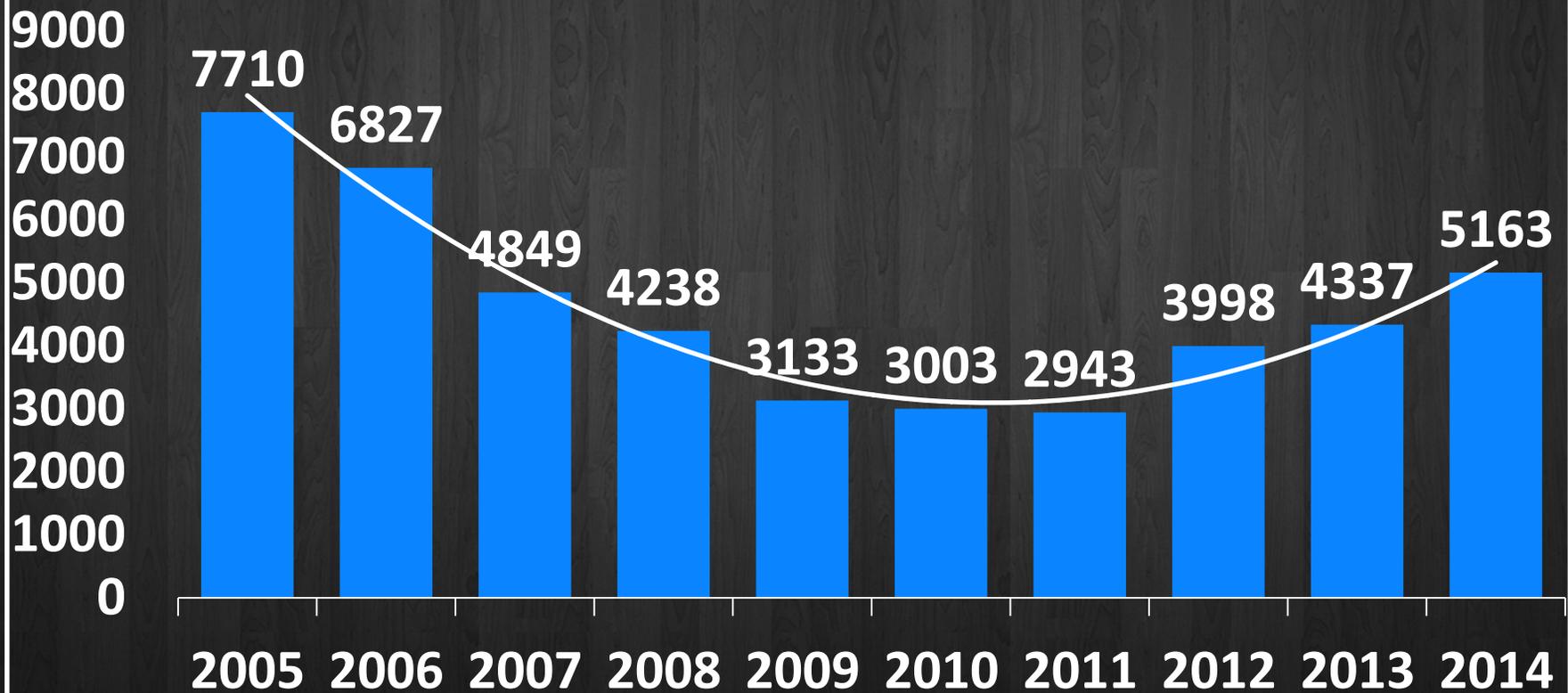
Factors Driving Values Down

- Drop in number of valid sales
- Job Loss
- Population Loss
- Aging, overbuilt housing stock
- Functional Obsolescence
- Record foreclosures
- Vacancy and abandonment



County Valid Sales

Valid Residential Sales 2005 - 2013

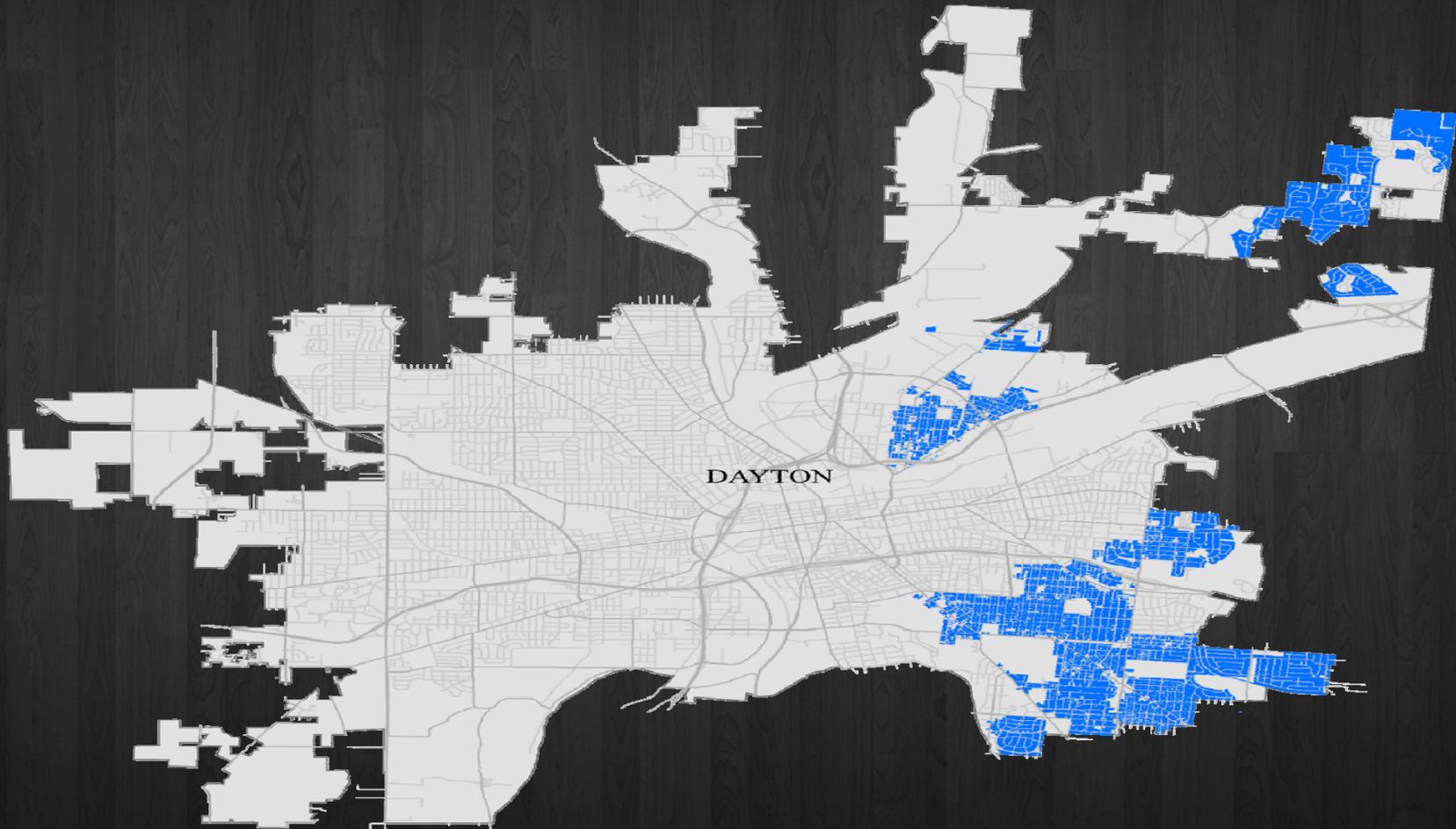


Dayton Neighborhood Sales

- More than 1,000 valid sales in the period
- 12 neighborhoods account for more than half the valid sales
- Almost half the neighborhoods had no valid sales (107)

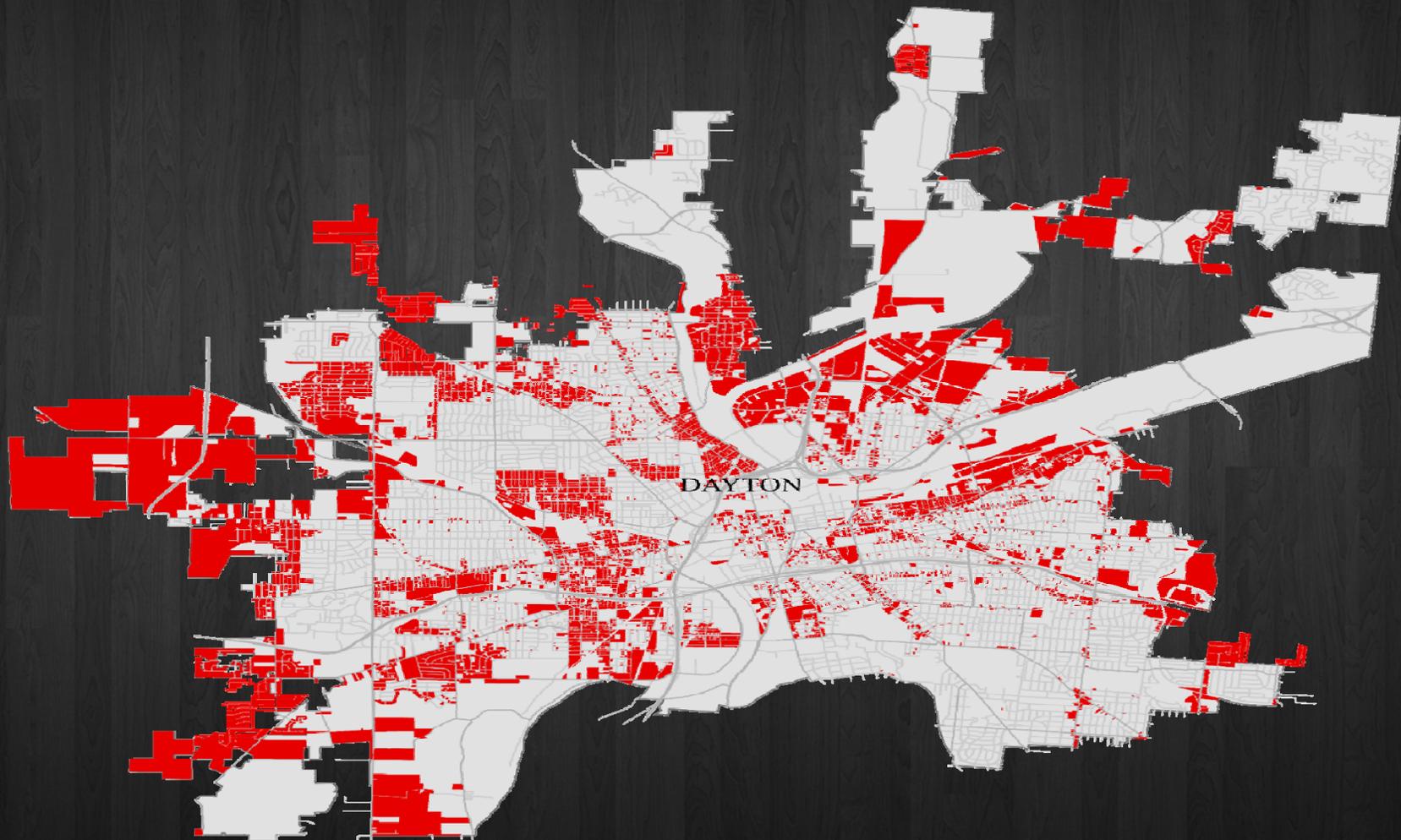


Dayton Neighborhood Valid Sales



Top 12 Neighborhoods = 549 Valid Sales

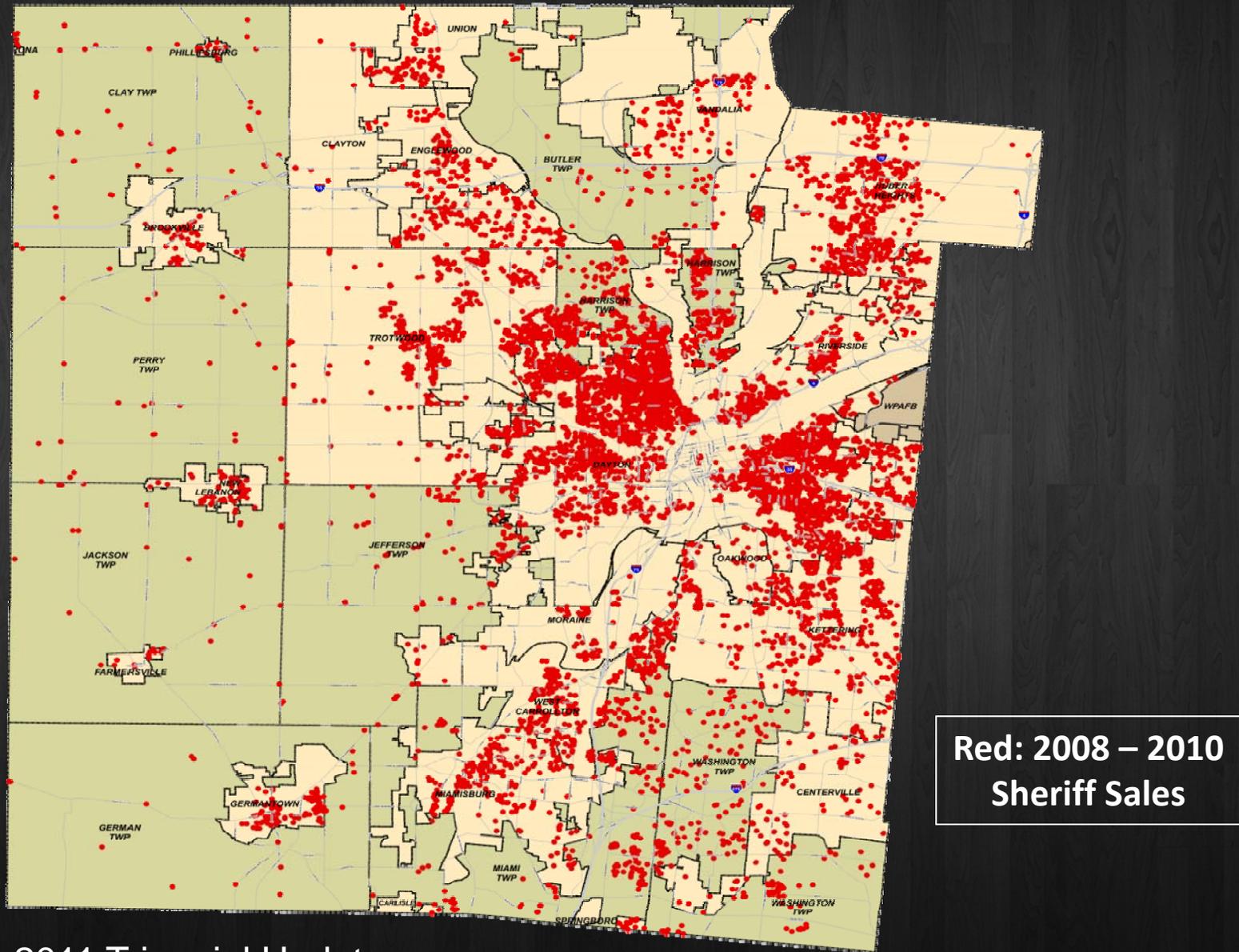
Dayton Neighborhood No Valid Sales



107 Total Neighborhoods

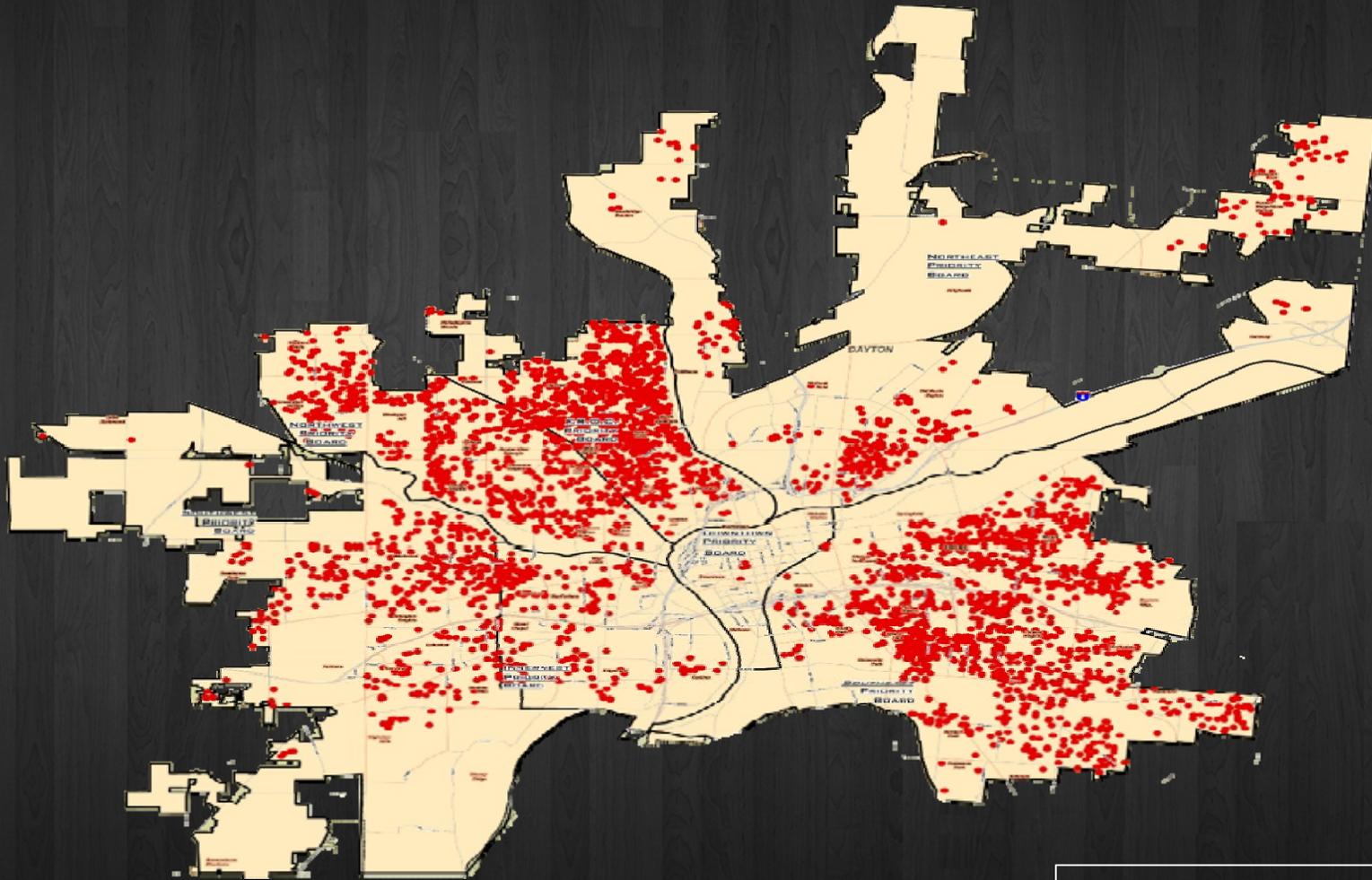
Reported in 2014 Revaluation

County Distressed Sales



Reported in 2011 Triennial Update

Dayton Distressed Sales



**Red: 2008 – 2010
Sheriff Sales**

Dayton Neighborhood Sales

- More than 4,100 distressed sales during the period
- 4:1 ratio of distressed sales to valid sales
 - Huber Heights – 2:1 ratio
 - Kettering – 1:1 ratio
 - Centerville – 1:3 ratio



Vacant and Abandoned Parcels

“Vacant Foreclosures in Ohio Forming Housing Black Hole”

-- Housingwire.com, July 28, 2011

- Total number of vacant properties in region estimated at about 30,000.
- 7th highest home vacancy rate in the United States.
- Auditor's Office identified 6,000 parcels as vacant and abandoned.

Most Dramatic Loss in Value

Jurisdiction	% Reval Value	% Total Since 2007
Dayton	-8%	-25%
Harrison Twp.	-10%	-29%
Trotwood	-11%	-31%

Reported in 2014 Revaluation

Dayton Neighborhood Breakdown

- 217 residential neighborhoods
- 74 had double digit declines
- 17 declined 20% or more
- 7 with loss of more than 30%



Hardest Hit Dayton Neighborhoods

Westwood & Residence Park
Zip Code = 45417



Representing 17 Dayton neighborhoods that experienced a 20%+ decline in 2014 Reval

CAAO Statewide Poll Results

- 60% of respondents believe foreclosures create blight and lower property values.



Questions?

