



STATE OF WEST VIRGINIA

Department of Revenue
State Tax Department

Earl Ray Tomblin
Governor

Charles O. Lorensen
Acting State Tax Commissioner

March 1, 2013

The Honorable Jeffrey V. Kessler
Senate Chairperson
Joint Committee on Government and Finance
Building 1, Room 227M

The Honorable Richard Thompson
House Chairperson
Joint Committee on Government and Finance
Building 1, Room 228M

The Honorable Robert H. Plymale
Senate Education Chairperson
Chairperson, Legislative Oversight Commission
on Education Accountability
Building 1, Room 417M

The Honorable Mary M. Poling
House Education Chairperson
Chairperson, Legislative Oversight Commission
on Education Accountability
Building 1, Room 434M

Ladies and Gentlemen:

West Virginia Code § 11-8-6f(c) requires the State Tax Commissioner to report to the Joint Committee on Government and Finance and the Legislative Oversight Commission on Education Accountability the progress of assessors in each county in assessing properties at the constitutionally required sixty percent of market value and the effects of increasing the limit on the increase in total property tax revenues set forth in this section to two percent.

In compliance with this statutory requirement, attached are a report and its attachments which reflect the progress of the assessors in assessing property and the effect of increasing the limit from 1% to 2% on total property tax revenues for the purpose of calculating the regular school levy rate. This report is intended to comply with the requirement of the above cited statutory section.

The Honorable Jeffrey V. Kessler
The Honorable Richard Thompson
The Honorable Robert H. Plymale
The Honorable Mary M. Poling
March 1, 2013
Page Two

If after review of the information you should have any questions, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Lorensen', with a long horizontal flourish extending to the right.

Charles O. Lorensen
Acting State Tax Commissioner

COL/jaj

Attachment

STATE TAX DEPARTMENT
REPORT TO JOINT COMMITTEE ON GOVERNMENT AND FINANCE
AND LEGISLATIVE OVERSIGHT COMMISSION ON EDUCATION ACCOUNTABILITY
MARCH 1, 2013

This report is submitted to the Joint Committee on Government and Finance and the Legislative Oversight Commission on Education Accountability in accordance with provisions of West Virginia Code § 11-8-6f(c) which requires the State Tax Commissioner to report to the Joint Committee on Government and Finance and the Legislative Oversight Commission on Education Accountability on the progress of assessors in each county in assessing properties at the constitutionally required sixty percent of market value and the effects of increasing the limit on the increase in total property tax total property revenues set forth in this section to two percent.

The following report and attachments are provided in conformity with the above requirements and contain the progress of the assessors in each county to assess real property at 60% of its market value and, secondly, the effects of increasing the limit from 1% to 2% of the total property tax revenues for the purpose of calculating the regular school levy rate.

County Assessors' Progress in Assessing Real Property

The State Tax Commissioner, under the provisions of West Virginia Code § 11-1C-5(a)(3), which requires in pertinent part, to “evaluate the performance of each assessor based upon the criteria established by the commission.” The Commission being the Property Valuation Training and Procedures Commission as established under West Virginia Code § 11-1C-3 which has established standards for compliance by county assessors when comparing real property assessed values to sale price of properties transferred in West Virginia during the year.

Exhibit I contains data reflecting the real property assessed values compared to the selling price for Tax Years 2006 to 2012 and is reflected for each tax year in the column titled “Ratio.” The standard, as established by the Property Valuation Training and Procedures Commission, is 54% to 66%.

The following is an example of the methodology employed using five (5) sales and their assessed values to illustrate the ratio calculations used in this report.

<u>Sale #</u>	<u>Assessment</u>		<u>Sale Price</u>		<u>Ratio</u>
1	32,100	÷	69,000	=	46.52
2	9,600	÷	10,500	=	91.43
3	27,400	÷	75,000	=	36.53
4	18,700	÷	22,500	=	83.11
5	<u>10,900</u>	÷	<u>17,500</u>	=	62.29
Total	98,700		194,500		

To determine this ratio, the total assessed value of the sales is divided by the total of the sale price. In the above example, the calculation is:

$$98,700 \div 194,500 = 50.75$$

The second column titled “C \ddot{O} D” is the Coefficient of Dispersion and measures how closely all observations (ratios) are arrayed around the median ratio as reflected in the following example. The standard, as established by the Property Valuation Training and Procedures Commission, is 20 or less.

County A

<u>Sale #</u>	<u>Assessment</u>		<u>Sale Price</u>		<u>Ratio</u>
1	27,400	÷	75,000	=	36.53
2	32,100	÷	69,500	=	46.52
3	10,900	÷	17,500	=	62.29 = Median
4	9,600	÷	8,500	=	112.94
5	18,700	÷	11,000	=	170.00

County B

<u>Sale #</u>	<u>Assessment</u>		<u>Sale Price</u>	=	<u>Ratio</u>
1	13,100	÷	24,000	=	54.58
2	10,200	÷	17,359	=	58.76
3	10,900	÷	17,500	=	62.29 = Median
4	13,000	÷	20,000	=	65.00
5	7,100	÷	10,000	=	71.00

In this example both counties have a median of 62.29 but the difference in the CÖD for each county illustrates a difference in the equality of the appraised values.

County A

CÖD = 64.16

County B

CÖD = 7.27

Exhibit II contains preliminary real property assessment data for Tax Year 2013 which was provided by the county assessor on or before February 1, 2013 to the county commission sitting as a Board of Review and Equalization for the purpose of reviewing and equalizing assessments made by the assessor.

Exhibit III contains preliminary real and personal property assessment information as of February 15, 2013 reflecting the change in total assessments from Tax Year 2012 to Tax Year 2013.

Effects of Increasing Limit on the Increase in Total Property Tax Revenues

During the 2007 Regular Session of the Legislature, West Virginia Code § 11-8-6f(a) was amended to increase the limit on the increase in total property tax revenues from 1% to 2% for the purpose of calculating the statewide current regular levy rates for county boards of education.

Exhibit IV reflects the calculation of the statewide regular school levy rate for Tax Year 2012 which included the 2% limit.

Exhibit V reflects the calculation of the statewide regular school levy rate for Tax Year 2013 which reflects the increase in the allowable limit to 2% as a result of the statutory change.

Exhibit VI reflects the calculation of the statewide regular school levy rate for Tax Year 2013 if the 1% limit had been in effect.

Below is a summary of the calculated levy rates by tax class for Tax Year 2012 and Tax Year 2013. Review of the attached reports reveals that increasing the limit from 1% to 2% on the increase in total property tax revenues had no effect. If the limit had remained 1% for Tax Year 2013 a levy rate rollback would not be required and at 2% a levy rate rollback would not be required.

	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
TY 2012 (at 2%)	20.18	40.36	80.72	80.72
TY 2013 (at 2%)	19.73	39.46	78.92	78.92
TY 2013 (at 1%)	19.54	39.08	78.16	78.16

Absent action by the Legislature, the TY2012 levy rates of 19.40 for Class 1, 38.80 for Class 2 and 77.60 for Class 3 and Class 4 will remain in effect for TY2013.

**ASSESSED/SALE RATIO STUDIES
TY 2006 TO TY 2012**

EXHIBIT I

	TY 2006		TY 2007		TY 2008		TY 2009		TY 2010		TY 2011		TY 2012	
County	Ratio	COD	Ratio	COD	Ratio	COD	Ratio	COD	Ratio	COD	Ratio	COD	Ratio	COD
Barbour	45	161	37	83	36	89	43	111	39	55	46	32	49	27
Berkeley	56	12	55	10	56	10	57	10	57	9	57	9	58	10
Boone	59	2	59	1	59	1	60	9	59	3	59	2	60	10
Braxton	59	6	62	5	56	6	57	11	56	13	56	12	60	13
Brooke	55	15	55	15	54	20	55	15	56	27	56	22	54	15
Cabell	55	14	56	15	56	10	56	14	55	14	56	13	59	9
Calhoun	58	11	59	10	59	5	64	3	61	8	57	5	62	5
Clay	58	14	55	9	57	14	57	9	60	15	58	15	55	14
Doddridge	59	8	58	12	56	14	59	11	57	75	61	18	57	13
Fayette	59	17	59	9	60	12	58	9	60	11	60	45	59	12
Gilmer	59	10	58	12	57	11	59	14	59	13	57	14	58	12
Grant	57	15	56	16	57	15	56	14	57	13	58	15	55	8
Greenbrier	59	9	59	7	58	9	58	8	57	13	55	14	56	12
Hampshire	60	8	59	13	57	13	56	14	58	12	59	13	60	15
Hancock	52	17	54	13	54	11	54	13	54	13	50	18	47	21
Hardy	56	18	56	16	56	16	56	16	60	14	58	16	57	16
Harrison	55	13	55	13	54	14	54	11	55	12	55	14	57	11
Jackson	57	6	58	4	57	4	57	5	57	5	57	5	57	5
Jefferson	47	16	51	17	57	8	58	8	57	8	59	8	59	10
Kanawha	56	9	56	10	56	14	55	13	55	11	56	9	57	9
Lewis	56	13	58	13	58	12	57	12	58	11	59	12	57	9
Lincoln	59	6	60	8	55	63	57	18	61	14	35	35	57	9
Logan	60	5	60	7	58	16	60	6	56	13	55	13	56	12
Marion	55	18	52	13	58	8	57	6	58	7	58	10	59	11
Marshall	58	5	58	8	53	11	54	10	54	13	55	15	57	15
Mason	63	13	59	32	58	6	57	8	57	10	58	9	58	9
McDowell	49	25	56	12	59	4	63	10	60	21	60	6	57	5
Mercer	56	4	56	3	57	5	57	5	57	4	56	6	56	10
Mineral	55	15	55	16	56	15	57	10	56	13	55	12	56	15
Mingo	57	10	55	13	55	13	54	15	56	11	55	12	56	14
Monongalia	59	7	59	25	58	44	59	4	59	9	59	39	45	11
Monroe	61	14	58	36	49	34	57	31	56	14	60	14	58	20
Morgan	57	13	52	19	53	15	58	8	60	10	61	11	59	12
Nicholas	58	8	59	7	59	11	56	24	56	16	56	8	57	6
Ohio	57	12	56	12	58	10	58	10	57	10	57	14	57	13
Pendleton	57	14	59	15	56	15	57	13	58	15	57	14	59	7
Pleasants	58	9	56	9	55	13	56	10	58	10	58	9	58	6
Pocahontas	60	1	60	3	60	2	60	2	60	3	59	9	59	4
Preston	55	16	57	18	53	21	54	20	54	16	54	27	60	9
Putnam	55	9	55	8	53	14	50	15	51	13	54	9	54	10
Raleigh	56	3	58	7	56	4	55	5	56	6	56	4	56	5
Randolph	56	10	57	9	57	9	58	9	56	11	57	11	57	11
Ritchie	56	10	56	13	56	10	57	11	59	9	58	14	57	11
Roane	59	14	57	14	55	13	56	27	54	13	55	14	54	9
Summers	59	6	59	3	60	9	60	10	59	17	59	7	58	5
Taylor	55	14	55	15	54	14	54	15	59	11	58	13	58	17
Tucker	59	12	54	13	57	11	57	11	58	11	60	11	60	14
Tyler	56	22	58	12	56	15	58	16	56	17	60	22	61	24
Upshur	58	9	58	9	55	12	58	9	57	12	56	7	57	10
Wayne	55	13	56	10	52	14	55	13	56	9	55	12	56	11
Webster	56	17	59	5	*	*	*	*	59	23	57	23	*	*
Wetzel	58	6	59	6	57	9	56	14	59	13	57	9	59	6
Wirt	59	16	59	13	59	16	61	15	57	15	55	15	56	14
Wood	56	12	57	9	57	9	57	9	58	9	58	9	57	12
Wyoming	61	5	61	3	61	19	38	70	38	86	38	51	*	*

* Did not have 3 or more valid sales.

Source: Property Tax Division

THE PROPERTY VALUATION TRAINING AND PROCEDURES COMMISSION STANDARDS AS ESTABLISHED FOR COMPLIANCE ARE 54% TO 66% WITH A COD OF 20 OR LESS.

**Assessed/Sale
Real Property Ratio TY 2013**

Exhibit II

TY2013	Ratio	COD~
BARBOUR	55	11
BERKELEY	58	9
BOONE	58	3
BRAXTON	54	10
BROOKE	55	13
CABELL	56	9
CALHOUN	60	6
CLAY	58	9
DODDRIDGE	57	14
FAYETTE	59	9
GILMER	58	13
GRANT	57	13
GREENBRIER	56	11
HAMPSHIRE	59	12
HANCOCK	55	12
HARDY	60	15
HARRISON	55	14
JACKSON	56	3
JEFFERSON	59	8
KANAWHA	57	11
LEWIS	57	8
LINCOLN	31	45
LOGAN	57	13
MARION	59	8
MARSHALL	56	16
MASON	57	7
MCDOWELL	59	8
MERCER	55	3
MINERAL	58	12
MINGO	56	11
MONONGALIA	50	11
MONROE	58	33
MORGAN	60	12
NICHOLAS	56	9
OHIO	56	14
PENDLETON	59	8
PLEASANTS	57	8
POCAHONTAS	60	4
PRESTON	55	16
PUTNAM	56	10
RALEIGH	56	3
RANDOLPH	57	12
RITCHIE	60	7
ROANE	54	15
SUMMERS	59	5
TAYLOR	58	12
TUCKER	59	10
TYLER	58	37
UPSHUR	56	11
WAYNE	56	14
WEBSTER	60	4
WETZEL	57	5
WIRT	54	11
WOOD	58	8
WYOMING	37	57

TABLE IIIA: CHANGE IN TOTAL ASSESSMENTS FROM TY12 TO TY13

	TY12 TOTAL TAXABLE ASMT	TY13 TOTAL TAXABLE ASMT	%CHG
01BARBOUR	494,429,097	565,171,819	14.3%
02BERKELEY	4,616,974,238	4,650,822,708	0.7%
03BOONE	1,611,186,173	1,633,177,879	1.4%
04BRAXTON	484,295,773	453,813,340	-6.3%
05BROOKE	812,850,543	845,702,917	4.0%
06CABELL	3,386,034,962	3,420,857,517	1.0%
07CALHOUN	221,883,505	214,201,176	-3.5%
08CLAY	281,604,928	282,168,979	0.2%
09DODDRIDGE	468,085,166	608,689,018	30.0%
10FAYETTE	1,341,546,198	1,459,257,679	8.8%
11GILMER	323,454,376	323,575,156	0.0%
12GRANT	866,335,481	958,014,551	10.6%
13GREENBRIER	1,620,672,267	1,693,500,303	4.5%
14HAMPSHIRE	1,313,514,669	1,304,387,904	-0.7%
15HANCOCK	951,494,932	966,420,525	1.6%
16HARDY	832,549,136	894,153,138	7.4%
17HARRISON	3,321,961,472	3,775,377,653	13.6%
18JACKSON	1,177,818,595	1,215,699,903	3.2%
19JEFFERSON	3,067,238,221	3,046,741,032	-0.7%
20KANAWHA	9,218,194,534	9,872,694,394	7.1%
21LEWIS	865,298,205	955,241,765	10.4%
22LINCOLN	495,303,775	472,445,904	-4.6%
23LOGAN	1,541,656,579	1,563,485,390	1.4%
24MARION	2,425,582,579	2,590,869,732	6.8%
25MARSHALL	2,120,999,570	2,733,611,731	28.9%
26MASON	1,173,004,388	1,190,018,561	1.5%
27MC DOWELL	888,694,317	961,237,046	8.2%
28MERCER	1,628,682,870	1,664,889,652	2.2%
29MINERAL	989,068,167	1,036,409,622	4.8%
30MINGO	1,141,466,235	1,194,160,490	4.6%
31MONONGALIA	4,568,262,068	4,837,248,902	5.9%
32MONROE	372,857,794	379,718,052	1.8%
33MORGAN	1,013,602,789	1,044,973,051	3.1%
34NICHOLAS	961,934,501	1,051,789,632	9.3%
35OHIO	1,754,132,249	1,859,235,747	6.0%
36PENDLETON	394,279,607	406,669,897	3.1%
37PLEASANTS	562,350,263	584,430,620	3.9%
38POCAHONTAS	667,681,952	656,627,959	-1.7%
39PRESTON	1,146,628,864	1,268,669,136	10.6%
40PUTNAM	2,703,417,070	2,844,649,274	5.2%
41RALEIGH	2,909,905,520	3,169,864,013	8.9%
42RANDOLPH	1,056,078,016	1,102,032,378	4.4%
43RITCHIE	435,719,273	445,726,249	2.3%
44ROANE	436,923,118	456,836,553	4.6%
45SUMMERS	402,865,707	414,971,772	3.0%
46TAYLOR	610,191,300	707,638,984	16.0%
47TUCKER	508,700,678	574,716,701	13.0%
48TYLER	354,930,084	388,616,322	9.5%
49UPSHUR	1,049,785,059	1,147,638,630	9.3%
50WAYNE	1,184,360,190	1,259,687,143	6.4%
51WEBSTER	279,616,395	284,733,226	1.8%
52WETZEL	751,364,517	1,285,556,942	71.1%
53WIRT	132,325,898	132,170,624	-0.1%
54WOOD	3,105,926,427	3,189,689,078	2.7%
55WYOMING	895,449,687	920,178,319	2.8%
STATE	77,941,169,977	82,960,866,688	6.4%

TABLE I: CALCULATION OF 2012 STATEWIDE REGULAR SCHOOL LEVY RATE

EDLV12February

20-Feb-13

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STATEWIDE

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\$11-8-6F: CALCULATION OF REGULAR SCHOOL BOARD LEVY RATE

	<u>CLASS 1</u>	<u>CLASS 2</u>	<u>CLASS 3</u>	<u>CLASS 4</u>	<u>TOTAL</u>
TY12 TOTAL ASSESSED	0	31,127,686,347	33,961,531,611	13,697,660,891	78,786,878,849
TY12 NEW PROPERTY	0	331,101,884	1,642,364,017	447,053,923	2,420,519,824
TY12 TOTAL ASSESSED LESS NEW	0	30,796,584,463	32,319,167,594	13,250,606,968	76,366,359,025
CLASS FACTOR	0.01	0.02	0.04	0.04	
WEIGHTED ASSESSMENT	0.00	615,931,689.26	1,292,766,703.76	530,024,278.72	2,438,722,671.74
ALLOWABLE %					
	3.97%				
TY11 TOTAL SCHOOL REGULAR TAXES	\$473,295,902				
TY12 ALLOWABLE REVENUE	\$492,067,411				
CALCULATION OF CLASS 1					
TAX YEAR 2012 STATEWIDE RATE	\$492,067,411				
TY12 ALLOWABLE REVENUE	\$2,438,722,672				
DIVIDED BY WEIGHTED ASSESSMENT	20.18				
MULTIPLIED BY X 100 =					
ESTIMATED TY12 REVENUE CHANGE FROM TY11:					
	AT TY12 RATE \$37,040,442				
	AT TY11 RATE \$17,314,855				
TY12 CALCULATED RATES	<u>CLASS 1</u>	<u>CLASS 2</u>	<u>CLASS 3</u>	<u>CLASS 4</u>	<u>TOTAL</u>
CENTS PER \$100	20.18	40.36	80.72	80.72	-
TY11 SCHOOL RATES					
CENTS PER \$100	19.40				
MAXIMUM POSSIBLE SCHOOL RATES					
CENTS PER \$100	22.95				
TY12 REGULAR SCHOOL REVENUE USING					
TY12 CALCULATED RATES	\$0	\$125,631,342	\$274,137,483	\$110,567,519	\$510,336,344
FOR NEW AND EXISTING PROPERTY					
TY12 REGULAR SCHOOL REVENUE USING					
TY11 RATES	\$0	\$120,775,423	\$263,541,485	\$106,293,849	\$490,610,757
FOR NEW AND EXISTING PROPERTY					

TABLE I: CALCULATION OF 2013 STATEWIDE REGULAR SCHOOL LEVY RATE

EDLV13February

20-Feb-13

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STATEWIDE

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§11-8-6F: CALCULATION OF REGULAR SCHOOL BOARD LEVY RATE

	<u>CLASS 1</u>	<u>CLASS 2</u>	<u>CLASS 3</u>	<u>CLASS 4</u>	<u>TOTAL</u>
TY13 TOTAL ASSESSED	0	31,819,061,803	36,953,828,042	14,187,976,843	82,960,866,688
TY13 NEW PROPERTY	0	299,124,820	2,565,382,060	449,967,539	3,314,474,419
TY13 TOTAL ASSESSED LESS NEW	0	31,519,936,983	34,388,445,982	13,738,009,304	79,646,392,269
CLASS FACTOR	0.01	0.02	0.04	0.04	
WEIGHTED ASSESSMENT	0.00	630,398,739.66	1,375,537,839.28	549,520,372.16	2,555,456,951.10

ALLOWABLE %

3.92%

\$485,276,110

\$504,285,264

CALCULATION OF CLASS 1

TAX YEAR 2013 STATEWIDE RATE

\$504,285,264

\$2,555,456,951

MULTIPLIED BY X 100 =

19.73

ESTIMATED TY13 REVENUE CHANGE FROM TY12:

AT TY13 RATE \$43,893,032

AT TY12 RATE \$35,042,256

	<u>CLASS 1</u>	<u>CLASS 2</u>	<u>CLASS 3</u>	<u>CLASS 4</u>	<u>TOTAL</u>
TY13 CALCULATED RATES					
CENTS PER \$100	19.73	39.46	78.92	78.92	-
TY12 SCHOOL RATES					
CENTS PER \$100	19.40	38.80	77.60	77.60	-
MAXIMUM POSSIBLE SCHOOL RATES					
CENTS PER \$100	22.95	45.90	91.80	91.80	-
TY13 REGULAR SCHOOL REVENUE USING					
TY13 CALCULATED RATES	\$0	\$125,558,018	\$291,639,611	\$111,971,513	\$529,169,142
FOR NEW AND EXISTING PROPERTY					
TY13 REGULAR SCHOOL REVENUE USING					
TY12 RATES	\$0	\$123,457,960	\$286,761,706	\$110,098,700	\$520,318,366
FOR NEW AND EXISTING PROPERTY					

TABLE I: CALCULATION OF 2013 STATEWIDE REGULAR SCHOOL LEVY RATE

EDLV13February

20-Feb-13

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\$11-8-6F: CALCULATION OF REGULAR SCHOOL BOARD LEVY RATE

	<u>CLASS 1</u>	<u>CLASS 2</u>	<u>CLASS 3</u>	<u>CLASS 4</u>	<u>TOTAL</u>
TY13 TOTAL ASSESSED	0	31,819,061,803	36,953,828,042	14,187,976,843	82,960,866,688
TY13 NEW PROPERTY	0	299,124,820	2,565,382,060	449,967,539	3,314,474,419
TY13 TOTAL ASSESSED LESS NEW	0	31,519,936,983	34,388,445,982	13,738,009,304	79,646,392,269
CLASS FACTOR	0.01	0.02	0.04	0.04	
WEIGHTED ASSESSMENT	0.00	630,398,739.66	1,375,537,839.28	549,520,372.16	2,555,456,951.10

ALLOWABLE %

2.92%

TY12 TOTAL SCHOOL REGULAR TAXES \$485,276,110

TY13 ALLOWABLE REVENUE \$499,432,503

CALCULATION OF CLASS 1

TAX YEAR 2013 STATEWIDE RATE

TY13 ALLOWABLE REVENUE \$499,432,503

DIVIDED BY WEIGHTED ASSESSMENT \$2,555,456,951

MULTIPLIED BY X 100 = 19.54

ESTIMATED TY13 REVENUE CHANGE FROM TY12:

AT TY13 RATE \$38,797,131

AT TY12 RATE \$35,042,256

	<u>CLASS 1</u>	<u>CLASS 2</u>	<u>CLASS 3</u>	<u>CLASS 4</u>	<u>TOTAL</u>
TY13 CALCULATED RATES					
CENTS PER \$100	19.54	39.08	78.16	78.16	-
TY12 SCHOOL RATES					
CENTS PER \$100	19.40	38.80	77.60	77.60	-
MAXIMUM POSSIBLE SCHOOL RATES					
CENTS PER \$100	22.95	45.90	91.80	91.80	-
TY13 REGULAR SCHOOL REVENUE USING					
TY13 CALCULATED RATES	\$0	\$124,348,894	\$288,831,120	\$110,893,227	\$524,073,241
FOR NEW AND EXISTING PROPERTY					
TY13 REGULAR SCHOOL REVENUE USING					
TY12 RATES	\$0	\$123,457,960	\$286,761,706	\$110,098,700	\$520,318,366
FOR NEW AND EXISTING PROPERTY					