



- Board Members
- Business Taxes Committee
- Customer Services and Administrative Efficiency Committee
- Legislative Committee
- Property Tax Committee
- Other

Topic:

Guidelines on the Assessment of Billboards

Background:

Board staff has received inquiries from interested parties concerning the assessment of billboards. Specifically, interested parties sought clarification regarding the valuation of billboards by way of the income approach and the comparative sales approach. On June 14, 2002, staff held a meeting with interested parties to discuss problems associated with the assessment of billboards. Staff has continued to work with interested parties subsequent to the June 14 meeting in an effort to clarify issues relative to the assessment of billboards.

Although counties generally value billboards with the cost approach, staff's survey of county practices found that:

- 3 counties use the income approach;
- 3 counties use the comparative sales approach;
- 1 county uses all approaches to value and reconciles the various indicators to arrive at the final estimate of assessed value.

Given that several counties already value billboards by means of the income approach and the comparative sales approach, and considering that other counties may elect to do likewise, staff believes it would be beneficial to provide guidelines discussing the application of these approaches when valuing billboards.

Current Status:

Staff is in the process of drafting proposed guidelines. The draft will be distributed to interested parties on September 27, 2002. On October 31, 2002, staff will meet with interested parties to discuss specific language in the draft guidelines.

Conclusion:

The guidelines will be scheduled for discussion before the Property Tax Committee at its December 18, 2002 meeting.

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Current as of: 8/26/02