

Scope of Work

The Code of the County of York, Virginia requires a Biennial assessment cycle. The purpose of this statement is to explain the process utilized by the County of York in determining the assessed estimates of value for each property in the County. The property appraisers in the Real Estate Assessment Office utilize a method known as “Mass Appraisal”, to ensure that the 25,000+ properties in the county are assessed in a uniform and equitable manner in an effort to achieve 100% of Fair Market Value. Mass Appraisal is defined as the process of valuing a group of properties as of a given date, using common data, standardized methods, and statistical testing. This differs from a single property appraisal, or fee appraisal, in the scope of work and the methods of quality control (Source: Mass Appraisal of Real Property, International Association of Assessing Officers). The Scope of Work Rule in the Uniform Standards of Professional Appraisal Practice provides the property appraiser latitude to adjust the scope of work necessary to achieve a credible and supportable estimate of value for each property or class of properties.

The Real Estate Assessment Office utilizes computers to help automate the process of assessing large numbers of properties. “Computer Assisted Mass Appraisal” software, commonly known as a “CAMA” system, is the vehicle used to automate the process. This mass appraisal system considers all three approaches to value: Cost Approach, Market Approach and Income Approach.

The use of mass appraisal is a four step process: *data collection*, *calibrating the CAMA models*, *application of the models*, and *testing the results*. *Data collection* involves obtaining all information relevant to property values and ensures that the variables (eg: Residential Property, Story Height, Living Area, et al) used in the models accurately reflect each property. *Calibration* includes among other items the selection of the appropriate variables to be used in each model and modifying the model to reflect current market reactions during the assessment cycle. The next step is to select and apply the appropriate *models* for a property or class of properties. Finally, model *results* run through statistical analysis to ensure the levels of assessment fall within generally accepted appraisal practices, industry standards and State or Local statutes.