



DEBRA LANG
White County Assessor
119 W. Arch Street
Searcy, AR 72143
501-279-6208

2012

ASSESSMENT

SUMMARY

*AN OVERVIEW OF REAL ESTATE AND PERSONAL PROPERTY ASSESSMENTS IN
WHITE COUNTY, ARKANSAS*

The information contained in this summary report is intended as a general overview of assessments for the current year. Assessed values are subject to change as needed and are not to be relied upon for any use other than for property tax assessment. All information was derived from sources generally deemed to be reliable.

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MISSION STATEMENT

The Mission of the White County Assessor's Office is to provide the most equitable assessments possible, utilizing the latest technologies and the best-trained staff available. We are committed to serving the public in a professional and courteous manner.



RECENT ACCOMPLISHMENTS

- ✚ Maintained a reputation for fair and equitable assessments by meeting the national standards for statistical testing established by the International Association of Assessing Officers (IAAO) and the State Assessment Coordination Department (ACD) Sales Ratio Study
- ✚ Received a satisfactory Performance Audit for Phase I, year 1 completion of field work
- ✚ Contracted with Pictometry International Corporation for the 2012 Spring flyover of White County, with funding assistance from the City of Searcy, 911 Office, and Sheriff's Office.
- ✚ Hired a full-time experienced GIS employee for parcel mapping maintenance
- ✚ Improved office administrative transparency and the distribution of information through digital media, social media (Facebook and website), public speaking, radio, newspaper interviews, etc.
- ✚ Implemented mobile Personal Property assessment via smartphone and internet
- ✚ Implemented new Disaster Preparedness Services Plan by streamlining the back-up of assessment digital records through Multi-Site Backup & Validation service using "Cloud" technology.

THE PAST & PRESENT OF ASSESSMENT

It's hard to believe that just 17 years ago, White County appraisers were still figuring improvement values with a pencil. In 1995, our first comprehensive reappraisal was started, continued for 3 years and computerized assessment modeling replaced our pencils. At that time, reappraisal values went on at full market value. A few years later, Amendment 79 (Homestead Credit) became the law that would provide taxpayers some relief on their property taxes, with a credit of up to \$300 (later to \$350), "caps" on how much their taxable value could increase each year after a reappraisal, with additional benefits for elderly or disabled homeowners.

Fast-forward to 2011 and the Assessor's Office uses as many of the available technological advances as possible in order to provide more accurate assessments. With the purchase of a new mapping system comes the ability for the county appraisers to locate and identify changes in properties that were previously inaccessible by foot (or unseen from a road), determining use and codes for agricultural parcels, and improving the annual parcel maintenance process. Hiring a GIS specialist in 2012 was pivotal for parcel maintenance to remain compliant with State law. The basis for proper ad valorem assessment is the gathering of credible information from various sources. Our partnership with state, county and city entities, in addition to the physical data mining, is an important aspect of mass appraisal that is not usually seen by the public.

Smartphones and tablets have afforded taxpayers more access to their records 24/7. By downloading a mobile assessment app, you can now update your personal property assessment while waiting for your dinner, or from your doctor's waiting room, for example. Our website has links to important documents that give the public the information they need in order to understand the assessment processes, and allow for an immediate inquiry through email to the office. No more busy signals, no more standing in long lines at the end of a month, no more unnecessary trips to our office.

THE FUTURE OF ASSESSMENT

Paper worksheets currently used by our office will be replaced one day by “tablets” such as the iPad to gather physical information about real estate. The next generation of field appraiser will simply load the records of an area that they will be inspecting onto their tablet and enter the information of each property while they are onsite. The information gathered, including a building sketch, will then be downloaded onto the server and reviewed in the office. Aerial maps will be accessed through the tablet using Cloud technology. Gone will be the stacks of paper record cards and folders waiting to be entered into the system and filed. Historical assessment records will be scanned and stored in a virtual file cabinet, easily retrievable for reference. As you can see, technology has impacted the mass appraisal profession in a very positive way by easing the time- and energy-consuming methods of data gathering and storage. This is not an instant change, as technology upgrades are not cheap – but the upgrades are gradually being implemented over time. Each year brings new and welcomed changes that allow assessors to improve the assessment process within reasonable budget limits.

THE BOTTOM LINE is this...

The Assessor has to comply with State Law, Rules & Regulations, while providing top-notch service to the public. Our taxpayers expect prompt, efficient responses to their questions about property assessment. Lawyers, title companies, realtors, insurance agents, tax managers, cities, school districts, county offices, and State agencies all use our records on a daily basis. Additionally, FOIA requests have to be fulfilled in a timely fashion. Improvements to the assessment process will greatly benefit the end-user of this information and allow our office to provide the best service possible to everyone. It is the Mission of the White County Assessor to provide not only the most accurate assessments possible, but to serve the Public in the most professional manner as well.

- Home
- Our Fine County ⇅
- Our Public Servants ⇅
- Outstanding Communities ⇅
- Activities for All ⇅
- Online Services ⇅
- Helpful Information ⇅



County Judge
Sheriff
Treasurer
Circuit Clerk
Courts
Assessor
Tax Collector
Clerk /Elections

County Assessor - Debra Lang



The Arkansas Constitution has several provisions concerning taxes. It creates the office of the County Assessor; establishes which properties are taxable, and limits tax rates.

The County Assessor is responsible for the assessment of all personal and real estate property in the County. The County Assessor is required to maintain current appraisal and assessment records by securing necessary filed data and making changes in valuations as they occur in land use and improvements.



"I consider it a privilege to serve as your White County Assessor. My staff and I welcome all of your questions and concerns." - Debra Lang

Personal Property Department

It is the responsibility of the taxpayer to report to the Assessor's Office a list of all personal property they are in possession of each year, beginning January 1st through May 31st. Failure to report by the May 31st deadline will result in a late assessment penalty of 10% on the total assessment value.

Property to be assessed includes, but is not limited to:

- Vehicles
- Boats
- Motors
- Trailers
- ATVs
- RVs
- Stock trailers
- Livestock (used for commercial purposes)
- Farm equipment
- All assets used in businesses



You must have a current assessment and tax clearance before you can renew your tags at the Revenue Office.

To assess your personal property, come in and see our friendly girls in the Personal Property Department at 119 W Arch, call 501-279-6205 or visit the [County Service website](#).

Real Estate Department

This department has many duties. First and foremost, it maintains the Real Estate Property Record cards. All deeds, contracts, annexations and plats have to be noted and set up for tax purposes. The mineral assessment of all the gas production in the Fayetteville Gas Play is also set up and maintained by this department. We also set up and maintain the applications for the rural fire departments to apply fire dues to the tax bills in their districts. The department also handles filing for Homestead applications, saving the taxpayer up to \$350 off their tax bill, and applies the freeze to assessment valuations for all qualified homeowners who are age 65 or who are disabled.

The deadline to qualify for the [Homestead Credit](#) on your current tax bill is October 15th. If you have any questions or concerns, please see the friendly girls in the Real Estate Department at 119 W Arch, call 501-279-6208, or check out the [real estate records online](#).



Important Dates

May 31st - Deadline to assess personal property

3rd Monday in August - Deadline to appeal current assessment

Oct 15th - Deadline to pay property taxes

Oct 15th - Deadline to apply for Homestead Credit

Contact Information

Personal Property - 501-279-6205

Real Estate - 501-279-6208

Fax - 501-279-6258

Use the following email links or use our [contact form](#):

[Assessor Email](#)

[Appraisal Email](#)

[Minerals Email](#)

 Find us on Facebook

http://www.whitecountyar.org/white_county_assessor.php

Our Website has links to important information, including our Facebook page.

Clicking on the [blue links](#) opens important documents or directs you to our online assessing and real estate search pages

The deadline to qualify for the [Homestead Credit](#) on your current tax bill is October 15th. If you have any questions or concerns, please see the friendly girls in the Real Estate Department at 119 W Arch, call 501-279-6208, or check out the [real estate records online](#).

Reappraisal Department

All real property is reappraised on a 5-year cycle and assessed according to the market value. Our field team visits every property in the county at least once each year, not only for reappraisal purposes, but to assess newly constructed buildings. We do not contract with an outside firm to do our work. The staff appraisers you may talk with at your home are the same people who will discuss your value with you in the Assessor's Office, year after year. With six Level 4 appraisers in the Reappraisal Department, including the data entry staff, the continuing education we receive in the assessment profession allows the Assessor's staff to keep up with the ever changing real estate market in Central Arkansas.



Feel free to call 501-279-6208 to talk to someone on our reappraisal staff.



Helpful Links

- [Freedom of Information Requests](#)
- [Arkansas County Property Research](#)
- [Assess Online](#)

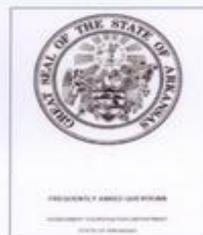
2011 Assessor's Abstracts:

- [P.P. Abstract](#)
- [R.E. Abstract](#)
- [Final Abstract](#)

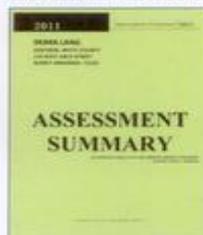
Address: 119 W Arch
Searcy, AR 72143

Helpful Documents

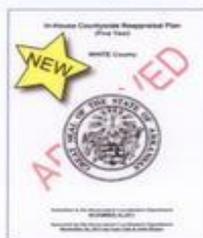
[Frequently Asked Questions](#)



[Assessment Summary \(8 MB\)](#)



[2012-2016 Reappraisal Plan](#)



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Photos with small heart in the corner provided by Kendra Neil, 9 yr old White County citizen
Other Photos by Dwayne LaForce, Wendy Neil, and various city employees

Home

- Our Fine County
- Our Public Servants
- Outstanding Communities
- Activities for All
- Online Services
- Helpful Information

White County Arkansas

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885K

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 Photos with small heart in the corner provided by Kandra Neill, 9 yr old White County citizen.
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White County Assessor's Office
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Government Organization
Hours: Monday-Friday 8:00 a.m. - 4:30 p.m. 119 W. Arch St., Searcy, AR 72143
501-279-6205 or 501-279-6208 <http://whitecountyar.org/assessor>

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AMENDMENT 79

(HOMESTEAD CREDIT ACT)

AMENDMENT 79

TO PROVIDE PROPERTY TAX RELIEF; TO LIMIT THE INCREASE IN THE ASSESSED VALUE OF A TAXPAYER'S REAL PROPERTY FOR PROPERTY TAX PURPOSES AS A RESULT OF A COUNTY-WIDE REAPPRAISAL; TO PROVIDE A STATE CREDIT OF AT LEAST THREE HUNDRED DOLLARS (\$300) AGAINST AD VALOREM PROPERTY TAX ON A HOMESTEAD; CONCERNING ADJUSTMENT OF PROPERTY TAXES

SECTION 1. (a) After each county-wide reappraisal, as defined by law, and the resulting assessed value of property for ad valorem tax purposes and after each Tax Division appraisal and the resulting assessed value of utility and carrier real property for ad valorem tax purposes, the county assessor, or other official or officials designated by law, shall compare the assessed value of each parcel of real property reappraised or reassessed to the prior year's assessed value. If the assessed value of the parcel increased, then the assessed value of the parcel shall be adjusted pursuant to this section.

(b)(1) If the parcel is not a taxpayer's homestead used as the taxpayer's principal place of residence, then for the first assessment following reappraisal, any increase in the assessed value of the parcel shall be limited to not more than ten percent (10%) of the assessed value of the parcel for the previous year. In each year thereafter the assessed value shall increase by an additional ten percent (10%) of the assessed value of the parcel for the year prior to the first assessment that resulted from reappraisal but shall not exceed the assessed value determined by the reappraisal prior to adjustment under this subsection. For utility and carrier real property, any annual increase in the assessed value of the parcel shall be limited to not more than ten percent (10%) of the assessed value for the previous year.

(2) This subsection (b) does not apply to newly discovered real property, new construction, or to substantial improvements to real property.

(c)(1) Except as provided in subsection (d), if the parcel is a taxpayer's homestead used as the taxpayer's principal place of residence then for the first assessment following reappraisal, any increase in the assessed value of the parcel shall be limited to not more than five percent (5%) of the assessed value of the parcel for the previous year. In each year thereafter the assessed value shall increase by an additional five percent (5%) of the assessed value of the parcel for the year prior to the first assessment that resulted from reappraisal but shall not exceed the assessed value determined by the reappraisal prior to adjustment under this subsection.

(2) This subsection (c) does not apply to newly discovered real property, new construction, or to substantial improvements to real property.

(d)(1)(A) A homestead used as the taxpayer's principal place of residence purchased or constructed on or after January 1, 2001 by a disabled person or by a person sixty-five (65) years of age or older shall be assessed thereafter based on the lower of the assessed value as of the date of purchase or construction or a later assessed value.

(B) When a person becomes disabled or reaches sixty-five(65) years of age on or after January 1, 2001, that person's homestead used as the taxpayer's principal place of residence shall thereafter be assessed based on the lower of the assessed value on the person's sixty-fifth birthday, on the date the person becomes disabled or a later assessed value.

(C) If a person is disabled or is at least sixty-five (65) years of age and owns a homestead used as the taxpayer's principal place of residence on January 1, 2001, the homestead shall be assessed based on the lower of the assessed value on January 1, 2001 or a later assessed value.

(2) Residing in a nursing home shall not disqualify a person from the benefits of this subsection (d).

(3) In instances of joint ownership, if one of the owners qualifies under this subsection (d), all owners shall receive the benefits of this amendment.

(4) This subsection (d) does not apply to substantial improvements to real property.

(5) For real property that is subject to Section 2 of this Amendment, in lieu of January 1, 2001, the applicable date for this subsection

(d) shall be January 1 of the year following the completion of the adjustments to assessed value required by Section 2.

SECTION 2. (a)(1) Section 1 of this Amendment shall not be applicable to a county in which there has been no county-wide reappraisal, as defined by law, and resulting assessed value of property between January 1, 1986 and December 31, 2000. Real property in such a county shall be adjusted according to the provisions of this section.

(2) Upon the completion of the adjustments to assessed value required by this section each taxpayer of that county shall be entitled to apply the provision of Section 1 of this Amendment to the real property owned by them.

(b) The county assessor, or other official or officials designated by law, shall compare the assessed value of each parcel of real property to the prior year's assessed value. If assessed value of the parcel increased, then the assessed value of the parcel for the first assessment resulting from reappraisal shall be adjusted by adding one-third (1/3) of the increase to the assessed value of the parcel for the previous year. An additional one-third (1/3) of the increase shall be added in each of the next two (2) years. This adjustment procedure shall not apply to public utility and carrier property. Public utility and carrier property shall be adjusted pursuant to Section 1.

(c) No adjustment shall be made for newly discovered real property, new construction, or to substantial improvements to real property.

Abstract with Amendment 79 applied Full, Reduced and Effective assessed values

The following pages show the Real Estate and Personal Property assessments for 2011. The values displayed represent 20% of the full market value carried on the Assessor's records. Real Estate values are offset by Amendment 79 to the Arkansas Constitution, commonly referred to as the Homestead Credit Act.

- The column titled "Full Value" is the full market assessed value of all real estate in White County.
- The second column titled "Reduction" represents the amount of value subtracted from the Full Value as required by Amendment 79. (This Amendment limits the amount of increase in a property's TAXABLE value each year following a comprehensive reappraisal. Increases in Taxable (Effective) value are limited to either 5% or 10% of a property's previous Taxable value. There are additional limits for Taxable value increases based on the owner's eligibility due to either age or disability).
- The third column titled "Effective" represents the value that is subject to millage rate application. This amount can vary in years between cyclical reappraisal due to the Amendment 79 limitations. For example, the Effective (Taxable) value can increase each year between reappraisals due to applying the Amendment 79 cap increase of 5% or 10% as the result of a reappraisal.

-  **Amendment 79 does not limit or freeze the taxes on a property.**
-  **Amendment 79 does limit or freeze the taxable value of a property.**

An example of the Amendment 79 limitations is shown on the next page.

EXAMPLE: A new house valued at \$100,000 (full value) for 2011, owner qualifies for the Homestead Credit

100,000	full value
x 20%	assessment rate
= 20,000	full & effective value

The same property, with no change in ownership or additional improvements added, values at \$120,000 for the next reappraisal.

120,000	full value
x 20%	assessment rate
= 24,000	full value

Previous taxable value of 20,000 + 5% of the increased value = $20,000 * 1.05 = 21,000$ taxable value for year of reappraisal

$21,000 * 1.05 = 22,050$ for year 2 after reappraisal,

and so on until either (a) the full assessed value is reached or (b) the property is sold or (c) is no longer owner-occupied.

Same property whose owner qualifies under the age or disability component of Amendment 79

2011 value	=	20,000
New value	=	24,000
Taxable value	=	20,000

PRELIMINARY*

ASSESSMENT

ABSTRACTS

**Final Abstract will be prepared by January 30th, 2013*

2012 Abstract Report
White County, Arkansas

District	R e a l E s t a t e			M i n e r a l s		U t i l i t i e s		G r a n d T o t a l s		Timber Acres	
	Count	Full Value	Reduction	Effective	Count	Value	Count	Value	Count		Value
19	723	4,491,590	480,440	4,011,150	2,172	14,121,420	0	0	2895	18,132,570	11,081.95
35	3,521	18,029,500	2,472,090	15,557,410	4,993	22,847,610	0	0	8514	38,405,020	20,148.10
35RB	450	4,029,540	269,040	3,760,500	289	1,005,230	0	0	739	4,765,730	86.00
41	829	5,608,931	849,080	4,759,851	382	1,670,580	0	0	1211	6,430,431	3,803.80
48	3,509	23,833,070	2,244,885	21,588,185	7,996	29,998,820	0	0	11505	51,587,005	15,536.74
48J	131	951,790	102,215	849,575	0	0	0	0	131	849,575	0.00
BB	9,149	78,498,434	7,553,699	70,944,735	1,076	5,962,950	1	0	10226	76,907,685	57,774.87
BBB2	4,034	61,985,930	3,600,470	58,385,460	0	0	0	0	4034	58,385,460	61.40
BBB3	222	637,780	48,690	589,090	0	0	0	0	222	589,090	20.00
BBB4	502	2,573,010	210,520	2,362,490	0	0	0	0	502	2,362,490	5.00
BK	4,326	24,690,310	2,809,337	21,880,973	5,160	23,667,700	6	0	9492	45,548,673	34,505.19
BK2	1,988	16,308,100	991,845	15,316,255	0	0	1	0	1989	15,316,255	70.00
BK3	165	525,120	14,620	510,500	0	0	0	0	165	510,500	0.00
BK4	110	219,270	8,530	210,740	0	0	0	0	110	210,740	916.00
BS	937	4,356,070	518,610	3,837,460	41	67,070	0	0	978	3,904,530	5,530.16
BSC2	605	2,965,510	161,710	2,803,800	0	0	0	0	605	2,803,800	0.00
PS	2,413	16,172,460	2,040,014	14,132,446	6,461	32,471,440	0	0	8874	46,603,886	20,322.01
PSPS	515	3,288,430	426,930	2,861,500	0	0	0	0	515	2,861,500	0.00
RV	3,968	24,096,875	2,174,886	21,921,989	1,119	2,584,400	0	0	5087	24,506,389	30,212.76
RVG1	5	8,140	190	7,950	0	0	0	0	5	7,950	9.00
RVG2	222	805,190	53,370	751,820	0	0	0	0	222	751,820	0.00
RVGT	147	252,830	4,250	248,580	0	0	0	0	147	248,580	0.00
RVGW	109	704,580	20,060	684,520	0	0	0	0	109	684,520	3,010.77
RVJ1	24	131,830	7,770	124,060	0	0	0	0	24	124,060	67.92
RVJ2	1,195	10,768,900	896,925	9,871,975	0	0	1	0	1196	9,871,975	30.00
RVK2	1,184	7,508,040	904,330	6,603,710	0	0	0	0	1184	6,603,710	11.00
RVSS	200	19,169,910	524,820	18,645,090	0	0	0	0	200	18,645,090	4.00
RVWP	154	480,610	55,130	425,480	0	0	0	0	154	425,480	0.00
SS	8,738	94,038,439	7,019,091	87,019,348	17,290	65,455,140	4	0	26032	152,474,488	37,676.07
SSS2	9,647	246,942,585	12,743,227	234,199,358	0	0	9	0	9656	234,199,358	93.14
SSS3	518	3,444,800	272,270	3,172,530	0	0	0	0	518	3,172,530	0.00
SSS4	247	1,411,610	243,030	1,168,580	0	0	0	0	247	1,168,580	0.00

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 Range: Entire County

2012 Abstract Report
 White County, Arkansas

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60,487	678,929,184	49,722,074	629,207,110	46,979	199,852,360	22	0	107,488	829,059,470	240,975.88
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Summary of Real Estate by Category

City	23,405	384,050,415	21,523,392	362,527,023
Rural	29,397	221,590,719	23,797,995	197,792,724
Rurban	7,685	73,288,050	4,400,687	68,887,363
	60,487	678,929,184	49,722,074	629,207,110

Summary of Improvement Districts

District	Count	Total
012	16	43,725.00
013	25	72,435.00
014	617	22,890.00
015	108	3,920.00
016	891	32,375.00
017	42	265,500.00
019	106	38,188.39
021	358	12,565.00
022	178	4,450.00
023	277	9,765.00
DARW	138	848.32
	2756	506,661.71

REAL ESTATE ABSTRACT BY
 CATEGORY and SHOWING
 NEWLY DISCOVERED VALUES

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Range: Entire County

2012 Abstract Report
White County, Arkansas

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Summary of Newly Discovered Values

District	New Land	New Imps	New total
19	6,946,920	55,740	7,002,660
35	8,956,550	276,950	9,233,500
35RB	527,920	22,120	550,040
41	565,630	81,750	647,380
48	10,270,330	407,360	10,677,690
48J	0	26,540	26,540
BB	2,320,710	710,990	3,031,700
BBB2	51,440	638,960	690,400
BBB3	0	2,192	2,192
BBB4	0	28,530	28,530
BK	7,878,570	659,910	8,538,480
BK2	0	57,620	57,620
BK3	0	0	0
BK4	0	0	0
BS	1,580	22,490	24,070
BSC2	2,460	38,840	41,300
PS	12,145,120	460,970	12,606,090
PSPS	1,080	4,130	5,210
RV	582,400	190,410	772,810
RVG1	0	0	0
RVG2	0	0	0
RVGT	0	13,680	13,680
RVGW	0	0	0
RVJ1	0	0	0
RVJ2	5,960	151,300	157,260
RVK2	930	113,870	114,800
RVSS	0	77,020	77,020
RVWP	0	13,230	13,230
SS	22,260,290	2,167,860	24,428,150
SSS2	249,450	3,892,640	4,142,090
SSS3	0	50,700	50,700
SSS4	0	16,040	16,040
	72,767,340	10,181,842	82,949,182

White County, Arkansas
2012 Assessor's Abstract

District	Personal Property			Business		Totals		Utility		Grand Totals		
	Count	Automobiles	Other	Count	Valuation	Count	Valuation	Count	Valuation	Count	Valuation	Penalties
19	259	1,277,770	14,060	19	3,924,840	278	5,216,670	3	217,500	281	5,434,170	12,271
35	1097	4,900,650	46,130	68	8,297,830	1165	13,244,610	10	21,252,470	1175	34,497,080	39,212
35RB	171	891,100	13,800	38	1,148,500	209	2,053,400	2	281,710	211	2,335,110	4,558
41	259	1,440,050	10,180	16	646,510	275	2,096,740	4	451,710	279	2,548,450	13,259
48	1398	6,160,480	66,790	82	14,069,110	1480	20,296,380	9	7,030,350	1489	27,326,730	43,107
48J	44	109,210	0	3	67,880	47	177,090	3	35,790	50	212,880	70
BB	3720	17,934,360	87,590	175	7,180,010	3895	25,201,960	21	9,000,360	3916	34,202,320	150,352
BBB2	2768	9,204,980	7,860	227	8,630,270	2995	17,843,110	14	2,941,840	3009	20,784,950	91,553
BBB3	94	235,400	400	2	290	96	236,090	6	460,420	102	696,510	1,804
BBB4	307	780,850	0	14	19,180	321	800,030	6	251,910	327	1,051,940	10,148
BK	1606	7,663,540	34,460	73	7,831,960	1679	15,529,960	17	34,161,260	1696	49,691,220	52,597
BK2	1054	3,409,540	2,000	99	1,218,740	1153	4,630,280	14	1,923,440	1167	6,553,720	40,398
BK3	88	303,980	180	11	115,630	99	419,790	5	173,850	104	593,640	4,269
BK4	1	8,080	0	0	0	1	8,080	0	0	1	8,080	0
BS	297	1,194,720	2,930	13	93,870	310	1,291,520	12	1,659,970	322	2,951,490	6,863
BSC2	288	903,430	8,520	28	363,070	316	1,275,020	9	361,950	325	1,636,970	8,511
PS	825	3,698,510	31,970	52	16,135,560	877	19,866,040	12	5,885,320	889	25,751,360	29,756
PSPS	232	690,370	0	32	168,270	264	858,640	6	385,200	270	1,243,840	9,051
RV	1307	5,047,250	24,040	70	2,867,970	1377	7,939,260	17	8,692,220	1394	16,631,480	41,018
RVG2	94	281,840	750	6	8,850	100	291,440	3	44,170	103	335,610	2,936
RVGT	53	167,010	0	2	720	55	167,730	2	32,000	57	199,730	1,683
RVJ2	789	2,425,620	6,470	53	929,080	842	3,361,170	7	477,350	849	3,838,520	22,751
RVK2	682	1,605,500	0	35	815,050	717	2,420,550	8	561,870	725	2,982,420	20,333
RVSS	36	115,550	0	92	9,528,420	128	9,643,970	4	103,300	132	9,747,270	1,006
RVWP	66	198,150	0	5	17,960	71	216,110	2	706,470	73	922,580	370
SS	3882	18,370,220	111,280	230	27,847,430	4112	46,328,930	22	27,900,910	4134	74,229,840	138,350
SSS2	7538	26,581,760	86,490	994	54,826,270	8532	81,494,520	20	8,976,490	8552	90,471,010	280,950
SSS3	196	591,420	0	12	986,400	208	1,577,820	5	248,450	213	1,826,270	5,278
SSS4	99	303,090	0	2	4,170	101	307,260	3	50,630	104	357,890	2,525
Totals	29,250	116,494,430	555,900	2,453	167,743,840	31,703	284,794,170	246	134,268,910	31,949	419,063,080	1,034,979

PERSONAL PROPERTY ABSTRACT
ALL PROPERTY TYPES

ASSESSMENT OF OIL & GAS IN WHITE COUNTY



GENERAL MINERALS INFORMATION

- Minerals assessment (producing only) is part of Real Estate. Assessment is not based on royalties received.
 - Working interest assessed to Producer
 - Production interest assessed to individuals
- Assessment is based on information provided by the well operators. Despite the recent downturn in cost of natural gas, new wells continue to be permitted and drilled.
- Estimated 2013 well count will be 1,200. The 2012 well count is 1,021 and 48,411 individual producing-mineral assessments. Compare that to 2011, there were approximately 818 producing wells, with 35,656 assessments and in 2010, there were around 624 producing wells and about 22,000 individual assessments.
- As of August 31st, 2012: 73 permitted wells; 104 completed wells; 10 plugged wells. Division Orders from the well Operators will reflect 2012 production amounts for the new wells in Spring 2013.
- Capping of some existing wells continues, in reaction to lower demand and higher inventory. Increase in well count and mineral assessments offsets decreased price/mcf.
- Rate/mcf established by ACD and based on an analysis of prior 3-years Arkansas sales data
- Rate remains the same for a reappraisal cycle
- Rate can only be adjusted every reappraisal year (2011, 2016, etc.)
- 2008 Rate/mcf = 6.60
2011 Rate /mcf = 4.85
2016 Rate/mcf = ???

2012 Abstract Report
White County, Arkansas

District	R e a l E s t a t e				M i n e r a l s		U t i l i t i e s		G r a n d T o t a l s		Timber Acres
	Count	Full Value	Reduction	Effective	Count	Value	Count	Value	Count	Value	
19	0	0	0	0	2,174	14,121,460	0	0	2174	14,121,460	0.00
35	0	0	0	0	4,993	22,847,610	0	0	4993	22,847,610	0.00
35RB	0	0	0	0	289	1,005,230	0	0	289	1,005,230	0.00
41	0	0	0	0	382	1,670,580	0	0	382	1,670,580	0.00
48	0	0	0	0	7,996	29,998,820	0	0	7996	29,998,820	0.00
BB	0	0	0	0	1,076	5,962,950	0	0	1076	5,962,950	0.00
BK	0	0	0	0	5,160	23,667,700	0	0	5160	23,667,700	0.00
BS	0	0	0	0	41	67,070	0	0	41	67,070	0.00
PS	0	0	0	0	6,461	32,471,440	0	0	6461	32,471,440	0.00
RV	0	0	0	0	1,119	2,584,400	0	0	1119	2,584,400	0.00
SS	0	0	0	0	17,290	65,455,140	0	0	17290	65,455,140	0.00
	0	0	0	0	46,981	199,852,400	0	0	46,981	199,852,400	0.00

Summary of Real Estate by Category

0	0	0	0
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Real Estate Assessment
Producing Mineral Interests Only

White County, Arkansas
2012 Assessor's Abstract

District	Personal Property			Business		Totals		Utility		Grand Totals		
	Count	Automobiles	Other	Count	Valuation	Count	Valuation	Count	Valuation	Count	Valuation	Penalties
19	0	0	0	9	3,873,540	9	3,873,540	1	35,120	10	3,908,660	0
35	0	0	0	15	7,655,560	15	7,655,560	3	18,328,030	18	25,983,590	0
41	0	0	0	3	472,920	3	472,920	1	5,530	4	478,450	0
48	0	0	0	14	12,433,570	14	12,433,570	3	6,035,400	17	18,468,970	0
BB	0	0	0	13	4,096,630	13	4,096,630	5	1,924,930	18	6,021,560	0
BBB2	0	0	0	2	5,342,540	2	5,342,540	0	0	2	5,342,540	0
BK	0	0	0	14	7,399,660	14	7,399,660	5	27,978,960	19	35,378,620	0
BK2	0	0	0	0	0	0	0	2	30,460	2	30,460	0
BS	0	0	0	1	39,590	1	39,590	3	478,140	4	517,730	0
PS	0	0	0	20	15,661,860	20	15,661,860	4	4,639,990	24	20,301,850	0
RV	0	0	0	4	2,261,350	4	2,261,350	5	3,973,810	9	6,235,160	0
RVK2	0	0	0	4	519,550	4	519,550	0	0	4	519,550	0
RVSS	0	0	0	7	3,407,440	7	3,407,440	0	0	7	3,407,440	0
SS	0	0	0	37	23,330,540	37	23,330,540	7	21,321,500	44	44,652,040	0
SSS2	0	0	0	28	7,358,110	28	7,358,110	0	0	28	7,358,110	1,579
SSS3	0	0	0	1	969,740	1	969,740	0	0	1	969,740	0
Totals	0	0	0	172	94,822,600	172	94,822,600	39	84,751,870	211	179,574,470	1,579

PERSONAL PROPERTY BUSINESS ASSESSMENTS

OIL & GAS RELATED INDUSTRIES

2012 PERSONAL PROPERTY RATIO STUDY

Prepared by
State of Arkansas
Assessment Coordination Department (ACD)



Debra Asbury
Director

State of Arkansas
Assessment Coordination Department

1614 West Third
Little Rock, Arkansas 72201-1815
Phone (501) 324-9240
Fax (501) 324-9242

September 17, 2012

The Honorable Michael Lincoln
White County Judge
119 W Arch Avenue
Searcy, AR 72143

Dear Judge Lincoln:

As required by A.C.A. 526-26-304, the Assessment Coordination Department has completed the 2012 Ratio Study for your county. This study was conducted for business personal property and other personal property only. Both of these property classifications have been found in compliance of the state's legal standards. All real estate property is currently under a three or five year reappraisal plan and will be part of the county ratio study at its completion. Therefore, an overall final ratio has not been calculated at this time.

The report contains ratio statistics at the countywide level of aggregation, which is the only level required by the legal ratio standards for these property classifications. Statistics are also provided at the city and school district levels of aggregation, but should not be considered statistically reliable and should only be used as helpful indications. In compliance with the Governor's "Going Green Initiative", a list of the audited businesses with their individual ratios is available upon request. Please do not hesitate to ask for assistance or guidance from ACD in this very important work.

We would be pleased to discuss the data with you, any elected official, school district personnel, or any of your constituents. If there are questions or further information is needed, please do not hesitate to contact the agency.

Sincerely,


Debra Asbury
Director

Cc: County Assessor
County Clerk
State Department of Education
State Treasurer



WHITE COUNTY RATIO STUDY REPORT
September 15, 2012

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)				
REAL ESTATE (COMMERCIAL)				
REAL ESTATE (VACANT)				
TOTAL REAL ESTATE				
REAL ESTATE AGRICULTURAL VALUE				
PERSONAL (AUTO/OTHER)	113,035,940	20.00	565,179,700	
BUSINESS PERSONAL	164,102,940	20.00	820,514,700	
GRAND TOTAL	277,138,880		1,385,694,400	20.00

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED					
	COMMERCIAL IMPROVED					
	VACANT LAND					
AGRICULTURAL						
PERSONAL (AUTO/OTHER)		30	20.00			
BUSINESS PERSONAL		43	20.00	20.00	20.00	4.39

RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
RATIOS BY SCHOOL										
Bald Knob									4	20.00
Beebe									16	20.00
Riverview									10	20.00
Searcy									13	20.00

FREQUENTLY ASKED QUESTIONS

Prepared by
Assessment Coordination Department
State of Arkansas

CLICK HERE FOR THE “FREQUENTLY ASKED QUESTIONS”

http://www.whitecountyar.org/assessor/Assessor_FAQ.pdf

(Note: the links within the document do not work. The document is published as received from the State ACD)