



2025 Assessor's Annual Report

Introduction

Welcome to the Annual Report of the Blaine County Assessor's Office. This report provides a comprehensive overview of our office's achievements, initiatives, and key activities during the past year. As your dedicated public servants, our mission is to ensure fair, accurate, and timely assessments of property values within the county, contributing to a transparent and effective property tax system.

Throughout this year, we have focused on improving our processes, leveraging technology for efficiency, and enhancing customer service. Our goal is to support the community by providing accurate property data and fostering trust and confidence in the assessment process.

This report highlights the accomplishments of our office, the challenges we faced, and our ongoing commitment to enhancing the quality of service for all residents and stakeholders. We look forward to continuing to serve the Blaine County with professionalism, integrity, and dedication in the years ahead.

Thank you for taking the time to review our work and the impact we strive to make in the community.



County Overview

Total Land Area	384 square miles 377 Miles of Land 7 Square Miles of Water
Est. Population (2025)	7,158
County Seat	Paleto Bay
Total Parcels Assessed	7,047
Vacant Land	35% of the county is vacant due to terrain like Mount Gordo, Mount Chiliad, and the Tataviam Mountains

Med. Home Value	\$331,000
Average Tax Rate	0.468%
Major Economic Sectors	Tourism, Mining, Agriculture
Median Household Income	\$128,642
Households	6,217
Average Assessment Value	\$550,000



Property Assessment Data

- Residential Properties: The majority of parcels are expected to be residential, with varied valuation based on location and amenities.
- Commercial and Industrial Properties: Higher-value assessments contribute significantly to tax revenue, particularly in major economic sectors such as tourism, mining, and agriculture.
- Vacant Land: 35% of Blaine County remains vacant due to mountainous terrain
- Median Home Assessment: The median home value is \$331,000. Assuming homes are assessed at market value, the tax liability for a median-valued home is:

$\$331,000 \times 0.00468 = \$1,548.08$ in, potentially limiting taxable value for those parcels.



Real Estate Market Trends

- Property values have seen steady growth due to demand in key economic sectors.
- Tax rate remains competitive at 0.468%, balancing revenue needs with affordability for residents.
- Future developments in tourism and agriculture may influence property assessments over time.



Property Tax Collection

- Total Projected Property Tax Revenue: \$18,141,978
- Tax Collection Rate: Historically, Blaine County has maintained a 96% tax collection rate. Applying this rate to the estimated revenue: $\$18,141,978 \times 0.96 = \$17,416,699$ (Projected Revenue After Collections)
- Taxpayer Compliance and Enforcement:
 - On-Time Payments: Approximately 85% of property owners pay their taxes on time, ensuring stable revenue flow.
 - Delinquent Accounts: The remaining 15% of taxpayers face penalties and interest charges for late payments.
 - Enforcement Measures: The county enforces collections through tax liens, payment plans, and foreclosure actions if necessary.

Future Considerations:

- Economic Growth Impact: Increased development in tourism and agriculture may expand the tax base.
- Tax Policy Adjustments: Maintaining a low tax rate while ensuring sufficient revenue remains a priority.
- Efficiency in Collection: Streamlining collection processes and reducing delinquency rates will enhance revenue stability.



Technological Innovations

Digital Assessment Tools:

Blaine County has implemented modern Geographic Information System (GIS) technology and remote sensing tools to enhance property assessments. These tools allow for:

- **Accurate Valuations:** AI-driven models assess properties based on market trends and historical data.
- **Remote Inspections:** Drone and satellite imaging reduce the need for physical inspections, improving efficiency.
- **Automated Updates:** Changes in property features are detected and updated in the system automatically.

Online Tax Payment System:

The county is developing a secure online platform for property tax payments, allowing residents to:

- Pay taxes conveniently through various payment methods.
- Set up automated reminders and payment plans.
- Access tax records and assessment reports in real-time.



Public Engagement

Blaine County is committed to fostering an open, inclusive, and transparent dialogue with residents, businesses, and stakeholders. To achieve this, the county employs multiple avenues for public engagement:

- A dedicated online portal provides up-to-date information on property assessments, tax policies, and community projects.
- Virtual meetings and live-streamed public hearings ensure accessibility for all residents.
- Interactive surveys and online feedback forms allow citizens to participate in shaping policy decisions.
- Volunteer and civic engagement programs encourage active participation in county development efforts.



Economic Development

Blaine County boasts a civilian labor force participation rate of 76.7% among individuals aged 16 and older, surpassing San Andreas's state average of 68.0% as of April 2024 . This high engagement indicates a robust workforce actively contributing to the local economy.

As of December 2024, Blaine County's unemployment rate stood at 3.2%, reflecting a stable employment environment . This rate is notably lower than San Andreas's overall unemployment rate of 4.0% during the same period .

The employment landscape in Blaine County is diverse, with key sectors including:

- Educational Services: Employing approximately 652 individuals.
- Construction: Providing jobs for around 554 workers.
- Accommodation & Food Services: Engaging about 526 employees.

This sectoral distribution underscores the county's reliance on education, construction, and tourism-related industries



Looking Ahead

As Blaine County continues to grow and evolve, strategic planning will be essential to maintaining economic stability and ensuring a high quality of life for residents. Looking ahead, the county will focus on:

Sustainable Growth and Development

- Encouraging responsible land use to balance economic growth with environmental conservation.
- Investing in infrastructure to support residential and commercial expansion.
- Expanding public transportation options to improve accessibility and reduce congestion.

Economic Diversification

- Supporting emerging industries such as renewable energy and technology.
- Strengthening tourism and hospitality sectors to capitalize on Blaine County's natural resources.
- Developing workforce training programs to equip residents with skills for evolving job markets.

Community Engagement and Transparency

- Enhancing public access to data and decision-making processes.
- Encouraging citizen participation in local governance through public forums and digital platforms.
- Strengthening partnerships between government, businesses, and community organizations.



Key Metrics and Performance

Assessment Accuracy and Efficiency

- Assessment Accuracy Rate: 98.2% of property assessments within 5% of market value, reflecting the success of AI-driven valuation models.
- Assessment Turnaround Time: Average time to complete a new property assessment: 5 business days, indicating efficient processing.
- Remote Inspection Rate: 60% of property inspections conducted remotely using drone and satellite imaging, improving efficiency and reducing field work.
- Data Update Automation: 90% of property feature changes are automatically detected and updated in the system, ensuring data accuracy.

Tax Revenue and Collection

- Total Projected Property Tax Revenue: \$18,141,978, representing the financial contribution to Blaine County.
- Tax Collection Rate: 96%, demonstrating the county's success in collecting property taxes.
- On-Time Payment Rate: 85% of property owners pay taxes on time, ensuring a stable revenue flow.
- Delinquency Rate: 15% of taxpayers with delinquent accounts, highlighting the need for continued enforcement efforts.

Public Service and Engagement

- Online Portal Usage: 500 average daily visits to the online portal for property assessments and tax information.
- Customer Satisfaction: 95% satisfaction rate with the accessibility and responsiveness of the Assessor's Office (measured through surveys).
- Appeal Resolution Rate: 90% of property tax appeals resolved within 30 days, indicating efficient handling of disputes.
- Public Engagement: 100 participants in virtual meetings and live-streamed public hearings, demonstrating community involvement.



Regulatory Updates

This annual report is required pursuant to San Andreas State Law. The statistics used in this report are up to date at the publication date and time of this report. The Blaine County Assessor's Office grants the public permission to use the statistics from this report and re-upload them to websites such as data and statistical sites, living and travel blogs, lifestyle and tourism magazines, etc.



Conclusion

The Blaine County Assessor's Office remains dedicated to upholding the principles of fairness, accuracy, and timeliness in property assessments. Throughout the past year, our office has prioritized the enhancement of operational efficiency through the adoption of digital assessment tools and the development of a secure online tax payment system. These technological innovations are aimed at providing greater convenience and accessibility for taxpayers while ensuring the integrity of the assessment process. Furthermore, we have actively sought to engage with the community through various channels, fostering a transparent dialogue with residents, businesses, and stakeholders.

Blaine County demonstrates a strong economic foundation, characterized by a high rate of labor force participation and a low unemployment rate. The county's diverse economy, with key sectors in educational services, construction, and accommodation and food services, contributes to its overall stability. Looking ahead, strategic planning will be crucial to navigate the challenges and opportunities associated with continued growth and development. Our focus will include promoting sustainable land use, investing in infrastructure, supporting economic diversification, and equipping our workforce for the evolving job market.

In conclusion, the Blaine County Assessor's Office is committed to serving as a responsible steward of the county's resources and a reliable source of information for its citizens. By embracing innovation, prioritizing community engagement, and proactively addressing future needs, we strive to ensure that Blaine County remains a prosperous and vibrant place to live and work.

We extend our gratitude to the residents, businesses, and stakeholders for their continued support and collaboration as we work together to build a stronger future for Blaine County.



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Your Assessor



Maddie Cornelius

Madeline "Maddie" Amber Cornelius was elected as County Assessor as a member of the Democratic Party in November of 2022.

Madeline Cornelius has dedicated her career to serving the residents of Blaine County with a focus on transparency, fairness, and community engagement. Elected in November 2022, Cornelius brings a wealth of knowledge from her background in real estate and public administration, paired with a fresh perspective on property assessment. Her goal as County Assessor is to provide fair and accurate property valuations, ensuring that each assessment reflects current market conditions and complies with state and local guidelines.

Since taking office, Cornelius has prioritized initiatives aimed at modernizing the Assessor's Office. Understanding the importance of streamlined operations, she has introduced new digital tools and technologies to enhance efficiency and make property records more accessible to the public. Her efforts have not only improved the accuracy of property assessments but have also significantly reduced the time required for homeowners and businesses to obtain information and resolve assessment inquiries.



