

Board Inquiry Form

Inquiry Number: 35

Board Member	
Carbajal	X
Wolf	
Farr	
Gray	
Lavagnino	

Department: CRA

Date: 6/13/12

Page(s) of Budget Book:

Request/ Question:

What is a conservative estimate of adding one more Assessor on Property Taxes, to the General Fund and all other funds?

Response Prepared by: Joe Holland

Response:

There is no estimate of increased Property Tax Revenues as a result of adding one more Appraiser . Our Professional Appraisal Staff is down from 34 to 27 positions and office professionals are down 5 positions from 22 to 17 since FY 07-08 . This has resulted in spreading the increased work items (up over 30%) amongst fewer staff (work items per staff up over 60%) potentially resulting in reduced quality of appraisal work and hence lower assessments. Replacing one of the 7 vacant Appraisal positions will help mitigate this, but the impact on property tax revenues cannot be specially quantified.

For example our assessment appeals workload has increased significantly, and many more of the appeals are now for time consuming commercial/industrial properties. There is currently 1,056 cases at \$4.8B under appeal. The applicants want the value reduced to \$2.2B - so there is \$2.6B in assessed value at risk. We are currently able to retain 89% of this "at risk" assessed value. With continued staffing cuts it is unlikely we will be able to continue this rate of retention. Adding one appraiser position will help us with this situation.

This same example could be applied to everything we do; property transfers, new construction, Section 51 reductions, Business Property Audits, Williamson Act assessments, etc.