

OFFICE OF THE ASSESSOR APPROPRIATION SUMMARY Fiscal Year 2012-13					
ADMINISTERED BY: ASSESSOR					
Appropriation	FY 2011-12		FY 2012-13		
	Budget	Position Allocations	Recommended Budget	Percent Change	Position Allocations
GENERAL FUND Assessor	\$ 9,820,347	85	\$ 10,120,513	3.1%	85
TOTAL ALL FUNDS	\$ 9,820,347	85	\$ 10,120,513	3.1%	85

Mission Statement

To complete all statutorily mandated property tax assessments as a means to fund local government services. Complete all assessment responsibilities at the least possible cost to the public in a timely and responsive manner that reflects quality, integrity, and fairness. Strive to be a source of accurate and timely property information for local government and the community.

Budget Summary and Changes

The Proposed Budget includes \$10.1 million for the Assessor which is an increase of 3.1% over the prior year. However, General Fund net county cost decreases by \$38,009. The Assessor continues to have an increased workload for a large number of assessment appeals filed by homeowners and reappraisals due to Proposition 8. For FY 2011-12, 3,168 appeals have been filed for the FY 2010-11 assessment roll. It is anticipated FY 2012-13 will continue these workload trends. Recognizing the department's need for resources, full year funding for 76 positions is included in the budget as in FY 2011-12. Since FY 2007-08, funded positions have declined from 85 to 76 (10.6%).

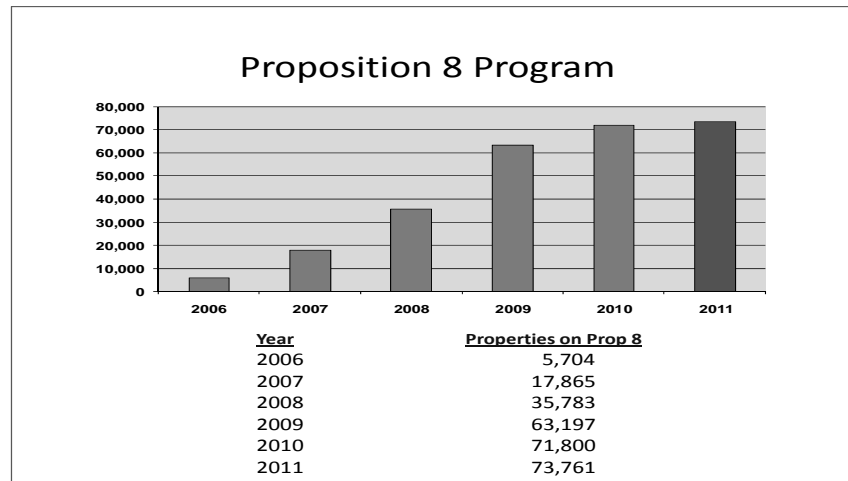
Total revenue is projected to increase by \$338,175, which is a 15% increase from the prior year. Specifically, SB 2557 Tax Administration Fees for cities and special districts have seen significant increases in FY 2011-12 and are projected to increase by a total of \$377,300 in FY 2012-13. This is partially offset by a decline in supplemental property tax by \$40,000. Other revenues are expected to remain flat. Expenditures include \$10,000 one-time cost to replace in-house servers with three virtual servers.

Department Comments

As real estate values have declined, the Assessor's Office workload emphasis has shifted toward recognition of changing property values pursuant to Proposition 8. The Assessor is statutorily bound to assess real property at the lower of the Proposition 13 base year value or the Proposition 8 fair market value as of each January 1 lien date. This process has mandated a volume of work that is unprecedented.

Consistent with Proposition 8, after evaluating over 160,800 secured assessments countywide last year, we recognized a decline on over 73,700 assessments, almost 50% of the secured roll. Upon recognition of decline, each property must then be annually reviewed and adjusted either up or down to current market value each

January 1st. The process continues until the factored Proposition 13 value is again reached or the property transfers and a new Prop.13 base will be established. To accomplish this monumental task, experienced residential and commercial appraisers review thousands of property sales and perform mass appraisals by property type and location. The results are then sampled and validated. It is a process that takes thousands of labor hours. The Proposition 8 workload increase is illustrated on the graph below.



Despite a proactive mass review of secured properties, the assessment appeal applications have also increased exponentially. In 2003-2006, the average appeal filings were 300 annually. In contrast, as of February 2012, there were over 4,300 unresolved appeals, with over \$3.5 billion dollars of assessed value at risk. Assessor’s staff spends thousands of hours annually on appeal resolution, and this trend is expected to continue as property values demonstrate recovery and are increased under the annual Proposition 8 review process.

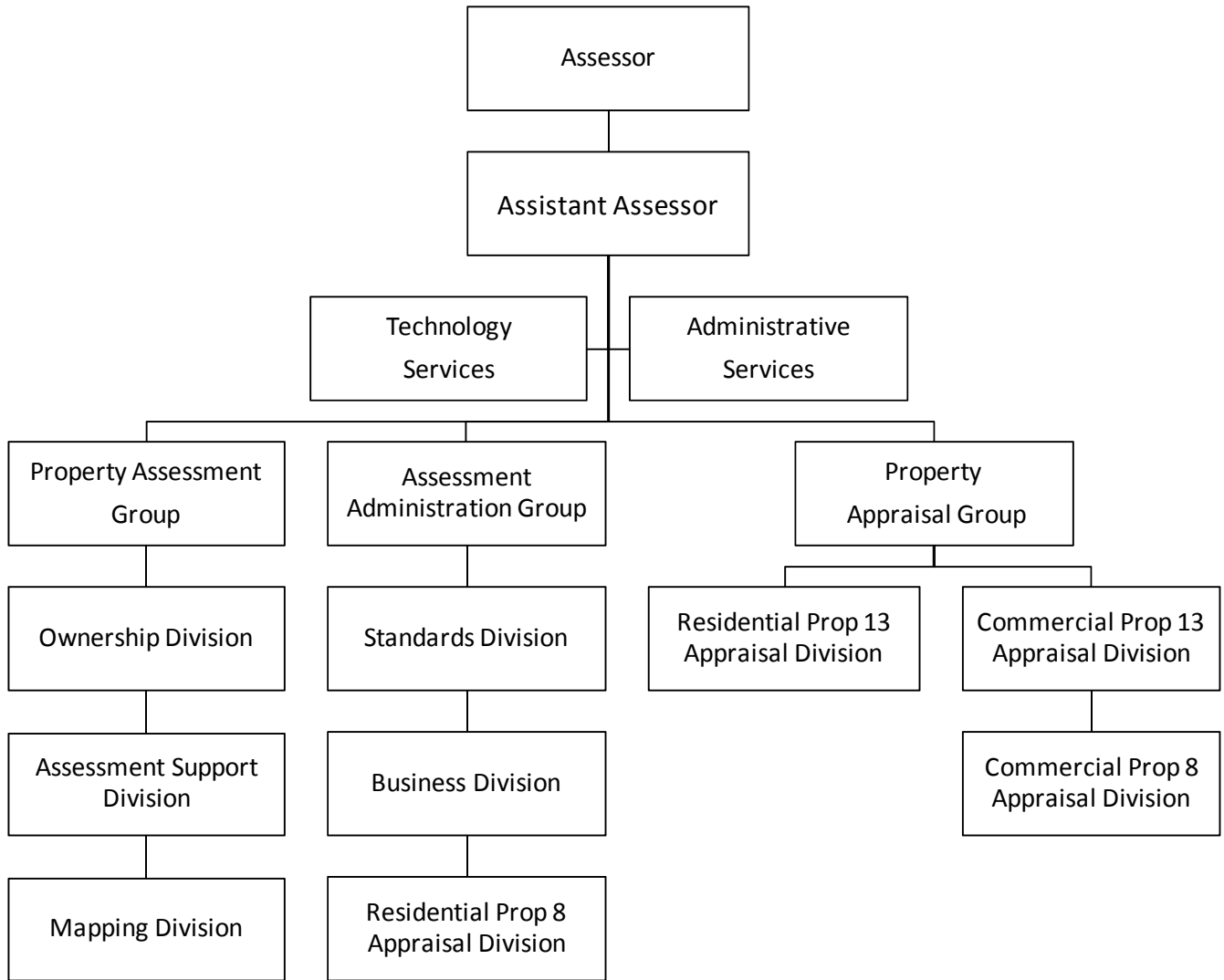
Given a real estate market where many of the property transfers are foreclosures or short sales, the complexity of the appraisal work outlined above is magnified. It is noteworthy that despite the significant increases in workload, Assessor staffing levels are consistent with 2006, before the economic decline.

Public service continues to be a high priority. Assessor staff is trained to explain and defend their decisions on a daily basis to the public. Staff interact with a broad mix of residential homeowner’s, real estate developers, certified public accountants, tax attorneys, and property tax agents.

It is anticipated that the Assessor’s Office will continue to experience a high volume of work into the foreseeable future. A critical area of concern continues to be the maintenance of adequate trained staff to perform statutory functions and provide core service to the public. Particularly as real estate value recovery begins, it is anticipated that there will be increased public interaction as Proposition 8 assessments are increased. Maintaining skilled appraisal and assessment expertise, now and in the future, will remain critical to accomplishing our mission.

Final Budget Changes from the Proposed Budget

ASSESSOR



Assessor 10370

Program Purpose: Complete annual and supplemental assessment rolls for all property in the County that is subject to local assessment. Perform business property audits to ensure compliance and equalization of business-property assessments. Provide property information to local government, property owners and the business community.

Major Budget Adjustments Proposed for FY 2012-13

- Increase \$433,156 to add and fund the following allocations: one appraiser assistant / associate, four supervising appraisers, and one information technology technician I/II
- Decrease \$335,246 to delete and defund the following allocations: three administrative clerks entry / journey, one cadastral technician I/II, and two managing appraisers
- Increase \$256,088 from FY 2011-12 to fund 76 of the 85 allocated positions
- Increase a net of \$27,717 for service and supplies including additional funding for communications, postage, countywide system charges, and maintenance of software
- Increase a net of \$16,361 for charges from departments for building maintenance for South Placer Justice Center office construction and information technology charges for three new virtual servers
- Increase \$200,000 for SB 2557 Tax Administrative Fees – Districts
- Increase \$177,300 for SB 2557 Tax Administrative Fees – Cities
- Reduce \$40,000 for Supplemental 5% Property Tax Admin fees

FUNDED POSITIONS

CHANGES IN FUNDED POSITIONS	FY 2007-08 FINAL BUDGET	FY 2011-12 FINAL BUDGET	FY 2012-13 PROPOSED BUDGET
Assessor	85	76	76

County of Placer
Financing Sources and Uses by Budget Unit by Object
Governmental Funds
Fiscal Year 2012-13

Budget Unit **General Fund - 100**

Function **General**

Activity **Assessor - 10370**

Detail by Revenue Category and Expenditure Object	2010-11 Final Actuals	2011-12 Estimated	2012-13 Recommended	2012-13 Adopted by the Board of Supervisors
1	2	3	4	5
Revenue				
Charges for Services				
8095 SB2557-Tax Admin Fee-Districts	\$ 935,726	\$ 900,000	\$ 1,100,000	\$
8096 SB2557-Tax Admin Fee-Cities	844,094	822,700	1,000,000	\$
8100 Assessment/Tax Collection Fees	10,528	875	1,500	\$
8101 Supplemental PropTxs - 5% Admin Fee	428,543	540,000	500,000	\$
8102 Data Request - Assessor	34,890	14,000	14,000	\$
Total Charges for Services	\$ 2,253,781	\$ 2,277,575	\$ 2,615,500	\$
Miscellaneous Revenues				
8753 Other Sales	\$ 5,350	\$ 5,500	\$ 5,500	\$
8764 Miscellaneous Revenues	180	250	500	\$
Total Miscellaneous Revenues	\$ 5,530	\$ 5,750	\$ 6,000	\$
Total Revenue	\$ 2,259,311	\$ 2,283,325	\$ 2,621,500	\$
Expenditures / Appropriations				
Salaries & Benefits				
1001 Employee Paid Sick Leave	\$ 142,562	\$ 28,871	\$ 23,385	\$
1002 Salaries and Wages	5,188,127	5,565,762	5,571,626	\$
1003 Extra Help	113,252	60,460	32,809	\$
1005 Overtime & Call Back	45,846	50,000	50,000	\$
1011 Salary Savings		(18,433)		\$
1018 Taxable Meal Reimbursements	186	250	250	\$
1300 P.E.R.S.	1,120,776	1,355,047	1,421,590	\$
1301 F.I.C.A.	393,483	427,583	428,739	\$
1303 Other - Post Employment Benefits	750,222	474,900	584,912	\$
1310 Employee Group Ins	770,718	804,163	890,554	\$
1315 Workers Comp Insurance		7,309	8,135	\$
1325 401 (k) Employer Match	5,245	6,750	6,750	\$
Total Salaries & Benefits	\$ 8,530,417	\$ 8,762,662	\$ 9,018,750	\$
Services & Supplies				
2051 Communications - Telephone	\$ 113,580	\$ 120,000	\$ 135,000	\$
2052 Mobile Communication Devices	1,625	1,500	2,200	\$
2271 Parts Installed	3,717	4,000	2,000	\$
2274 Delivery & Freight Charges	24			\$
2290 Maintenance - Equipment	5,654	5,000	5,000	\$
2291 Maintenance - Computer Equip	1,209	2,000		\$
2292 Maintenance - Software			16,324	\$
2439 Membership/Dues	22,187	22,500	8,000	\$
2481 PC Acquisition	28,528	30,000	30,000	\$
2511 Printing	43,271	45,000	51,162	\$
2523 Office Supplies & Exp	25,042	42,000	30,000	\$
2524 Postage	123,969	105,000	130,000	\$
2555 Prof/Spec Svcs - Purchased	37,024	178,000	178,000	\$
2556 Prof/Spec Svcs - County	29,747	34,000	27,000	\$
2701 Publications & Legal Notices		1,000	500	\$
2709 Countywide System Charges	8,259	8,300	21,831	\$
2727 Rents & Leases - Bldgs & Impr	8,517	5,000		\$
2840 Special Dept Expense	7,930	10,000		\$
2844 Training	2,784	6,000	6,000	\$
2931 Travel & Transportation	2,231	4,000	5,000	\$
2933 Lodging	3,839	3,000	5,000	\$
2941 County Vehicle Mileage	(117,872)	52,885	52,885	\$
2964 Meals/Food Purchases	873	1,500	2,500	\$
2965 Utilities	128			\$
Total Services & Supplies	\$ 352,266	\$ 680,685	\$ 708,402	\$
Intrafund Transfers Out				
5404 I/T Maintenance - Services	\$ 22,577	\$ 30,000	\$ 32,000	\$
5405 I/T Maintenance - Bldgs & Improvements		5,000	65,000	\$
5552 I/T - MIS Services	309,657	315,000	269,361	\$
5556 I/T - Professional Services	10,000	20,000	15,000	\$
5965 I/T Utilities	4,630	7,000	12,000	\$

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Function **General**

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Detail by Revenue Category and Expenditure Object	2010-11 Final Actuals	2011-12 Estimated	2012-13 Recommended	2012-13 Adopted by the Board of Supervisors
1	2	3	4	5
Total Intrafund Transfers Out	\$ 346,864	\$ 377,000	\$ 393,361	\$
Intrafund Transfers In				
5002 I/T - County General Fund	\$ (15,025)	\$	\$	\$
Total Intrafund Transfers In	\$ (15,025)	\$	\$	\$
Total Expenditures / Appropriations	\$ 9,214,522	\$ 9,820,347	\$ 10,120,513	\$
Net Cost	\$ 6,955,211	\$ 7,537,022	\$ 7,499,013	\$