OFFICE OF THE ASSESSOR APPROPRIATION SUMMARY Fiscal Year 2012-13

ADMINISTERED BY: ASSESSOR

	FY 2011-12			FY 2012-13					
Appropriation		Actual	Position Allocations	ВС	S Adopted Budget	Percent Change	Position Allocations		
GENERAL FUND Assessor	\$	9,502,670	85	\$	10,120,513	6.5%	85		
TOTAL ALL FUNDS	\$	9,502,670	85	\$	10,120,513	6.5%	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%).

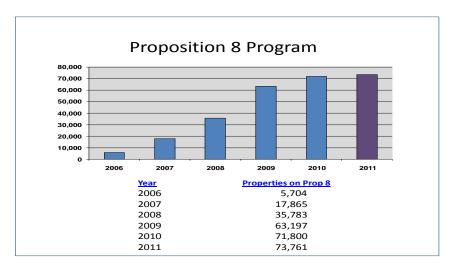
Total revenue is projected to increase by \$338,175, which is a 15% increase from the prior year. Specifically, SB 2557 Tax Administration Fees for cities and special districts have seen significant increases in FY 2011-12 and are projected to increase by a total of \$377,300 in FY 2012-13. This is partially 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.

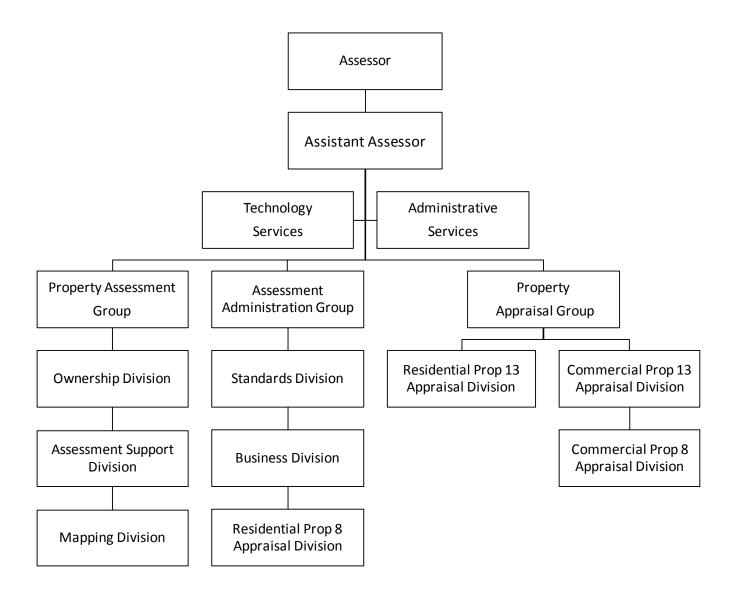
Public service continues to be a high priority. Assessor staff is trained to explain and defend their decisions on a daily basis to the public. Staff interact with a broad mix of residential homeowner's, real estate developers, certified public accountants, tax attorneys, and property tax agents.

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

None.

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	FY 2011-12	FY 2012-13
	FINAL BUDGET	FINAL BUDGET	FINAL 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 Actual	Re	2012-13 ecommended		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	\$	1,171,205	\$	1,100,000	\$	1,100,000
8096 SB2557-Tax Admin Fee-Cities		844,094		1,016,080		1,000,000		1,000,000
8100 Assessment/Tax Collection Fees		10,528		6,347		1,500		1,500
8101 Supplemental PropTxs - 5% Admin Fee 8102 Data Request - Assessor		428,543 34,890		343,310 37,857		500,000 14,000		500,000 14,000
Total Charges for Services	\$	2,253,781	\$	2,574,799	\$	2,615,500	\$	2,615,500
Miscellaneous Revenues	Ψ	2,233,701	Ψ	2,517,177	Ψ	2,013,300	Ψ	2,013,300
8753 Other Sales	\$	5,350	\$	8,425	\$	5,500	\$	5,500
8764 Miscellaneous Revenues	,	180	,	165	•	500	,	500
Total Miscellaneous Revenues	\$	5,530	\$	8,590	\$	6,000	\$	6,000
Total Revenue	\$	2,259,311	\$	2,583,389	\$	2,621,500	\$	2,621,500
Expenditures / Appropriations								
Salaries & Benefits								
1001 Employee Paid Sick Leave	\$	142,562	\$	24,338	\$	23,385	\$	23,385
1002 Salaries and Wages		5,188,127		5,224,432		5,571,626		5,571,626
1003 Extra Help		113,252		93,064		32,809		32,809
1005 Overtime & Call Back		45,846		61,123		50,000		50,000
1018 Taxable Meal Reimbursements		186		100		250		250
1300 P.E.R.S. 1301 F.I.C.A.		1,120,776		1,249,901		1,421,590 428,739		1,421,590 428,739
1301 F.I.C.A. 1303 Other - Post Employment Benefits		393,483 750,222		386,579 555,666		584,912		584,912
1304 Other - Post Employment Benefits 1304 Other - Post Emplymnt Charges (Up Front)		730,222		148,960		304,912		304,912
1310 Employee Group Ins		770,718		790,839		890,554		890,554
1315 Workers Comp Insurance		770,710		7,515		8,135		8,135
1325 401 (k) Employer Match		5,245		5,073		6,750		6,750
Total Salaries & Benefits	\$	8,530,417	\$	8,547,590	\$	9,018,750	\$	9,018,750
Services & Supplies								
2051 Communications - Telephone	\$	113,580	\$	167,174	\$	135,000	\$	135,000
2052 Mobile Communication Devices		1,625		1,941		2,200		2,200
2271 Parts Installed		3,717		3,188		2,000		2,000
2274 Delivery & Freight Charges		24		7 / 47		F 000		F 000
2290 Maintenance - Equipment		5,654		7,647		5,000		5,000
2291 Maintenance - Computer Equip 2292 Maintenance - Software		1,209		2,685 11,541		16,324		16,324
2439 Membership/Dues		22,187		25,163		8,000		8,000
2456 Misc Expense		22,107		175		0,000		0,000
2481 PC Acquisition		28,528		29,476		30,000		30,000
2511 Printing		43,271		38,331		51,162		51,162
2523 Office Supplies & Exp		25,042		29,916		30,000		30,000
2524 Postage		123,969		117,625		130,000		130,000
2555 Prof/Spec Svcs - Purchased		37,024		70,032		178,000		178,000
2556 Prof/Spec Svcs - County		29,747		28,696		27,000		27,000
2701 Publications & Legal Notices				1,086		500		500
2709 Countywide System Charges		8,259		8,395		21,831		21,831
2727 Rents & Leases - Bldgs & Impr		8,517		(41)				
2840 Special Dept Expense 2844 Training		7,930 2,794		11,510		4 000		4 000
2931 Travel & Transportation		2,784 2,231		3,275 3,503		6,000 5,000		6,000 5,000
2933 Lodging		3,839		5,152		5,000		5,000
		(117,872)		36,234		52,885		52,885
0 0								
2941 County Vehicle Mileage 2964 Meals/Food Purchases		873		2,199		2,500		2,500
2941 County Vehicle Mileage		873 128		2,199		2,500		2,500
2941 County Vehicle Mileage 2964 Meals/Food Purchases 2965 Utilities Total Services & Supplies	\$		\$	604,903	\$	708,402	\$	
2941 County Vehicle Mileage 2964 Meals/Food Purchases 2965 Utilities Total Services & Supplies Capital Assets		128		604,903	·		\$	
2941 County Vehicle Mileage 2964 Meals/Food Purchases 2965 Utilities Total Services & Supplies Capital Assets 4451 Equipment	\$	128	\$	604,903 9,116	\$		\$	2,500 708,402
2941 County Vehicle Mileage 2964 Meals/Food Purchases 2965 Utilities Total Services & Supplies Capital Assets 4451 Equipment Total Capital Assets		128		604,903	·		\$ \$ \$	
2941 County Vehicle Mileage 2964 Meals/Food Purchases 2965 Utilities Total Services & Supplies Capital Assets 4451 Equipment	\$	128	\$	604,903 9,116	\$			

Schedule 9

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 Actual	2012-13 Recommended		2012-13 Adopted by the Board of Supervisors	
1		2	3		4		5
5405 I/T Maintenance - Bldgs & Improvements		•	•		65,000		65,000
5552 I/T - MIS Services		309,657	314,578		269,361		269,361
5556 I/T - Professional Services		10,000	11,263		15,000		15,000
5965 I/T Utilities		4,630	5,606		12,000		12,000
Total Intrafund Transfers Out	\$	346,864	\$ 374,458	\$	393,361	\$	393,361
Intrafund Transfers In							
5002 I/T - County General Fund	\$	(15,025)	\$ (33,397)	\$		\$	
Total Intrafund Transfers In	\$	(15,025)	\$ (33,397)	\$		\$	
Total Expenditures / Appropriations	\$	9,214,522	\$ 9,502,670	\$	10,120,513	\$	10,120,513
Net Cost	\$	6,955,211	\$ 6,919,281	\$	7,499,013	\$	7,499,013