

Subj: February 6, 2013 meeting confirmation
Date: 1/9/2013 9:53:37 A.M. Pacific Standard Time
From: dharp@asr.sbcounty.gov
To: ZGPHESS@aol.com
CC: rpfeiffer@asr.sbcounty.gov, dsmith@asr.sbcounty.gov

Hi Phyllis,

I would like to confirm my attendance at your organization's February 6 meeting at 7:00 AM at the Golden Corral in Hesperia. Below is an outline for my presentation. I am looking forward to meeting you and your group. Thank you for your invitation to speak.

Dan Harp

Assistant Assessor-Recorder

San Bernardino County Assessor-Recorder-County Clerk

909-387-6708

dharp@asr.sbcounty.gov

- 1) Assessor-Recorder-County Clerk – all one consolidated department since 2011.
- 2) Title Transfers/Change of Ownership -
 - a) Recorder - Document recording results in change of ownership
 - b) Assessor – Title Transfer Tech reviews document, updates Assessor records, requests reappraisal
 - c) Assessor – Real Property Division – appraisal request appears in queue
 - i) Appraiser related
 - (a) High volume of appraisals – mass appraisal versus single appraisals
 - (b) Field check vs no field check
 - (c) Rule 2
 - (d) PCOR – condition reported is VERY critical as unable to field check everything
 - (e) Appraisal staff only have access to MLS while property is available for sale – after the fact we do not have access – (most MLS organizations will not allow Assessor to subscribe for fear Assessor will use for discovery of non-assessed new construction
- 3) New Construction –
 - a) Permits – how we get them from issuing agencies
 - b) Permit information is documented on Assessor Building Records
 - c) Non-permitted new construction –
 - i) Not aware unless a field check is performed for another reason – ie: change of ownership, report from another agency, fee appraisers, neighbors, etc
 - ii) If we discover non-permitted new construction – value is added – we do not investigate whether addition is legally permitted
- 4) Property Characteristics and Assessor Records
 - a) What is public information?
 - b) What is gathered? (size, construction type (Con vs Mod), heat/cool, garages, carports, outbuildings, etc)
 - c) What is considered useable or AI (Area of Influence)?
 - d) Characteristics are for Assessment Use only – not to provide info to other agencies for special assessments, not for banks to determine whether to loan money, etc....
 - e) Contrary to popular belief – Assessor is interested in accurate records, will review information provided by outside sources that indicate our characteristics need updating
- 5) Low Value New Construction –
 - a) POSNC – sent for what type of construction projects? Pools, patios, room additions, outbuildings, etc
 - b) Valuation of low value new construction is often done without field check
 - c) Owner cost to construct is not necessarily value to be added to assessment roll – may be higher or lower (ie: pool values may be less than cost, owner/builder room add may result in assessed value higher than actual cost)

Questions