

Assessor Report – April 2024

On April 15 we mailed out Notice of Supplementals on 220 completed appraisals, with \$18 million in assessed value. Since September 2023 we have completed 1801 appraisals for an assessed value of \$228,759,806. These have been reported on a monthly basis since then.

Discoveries – So far, we have sent out 78 Discovery letters. 51 have been forwarded to the appraisers and assessed, the appraisers found that 30 of the 51 sent to them were already being assessed, so no action was taken on those. So far we have been able to add 2.8 million to the roll. The discoveries have ranged in assessed value of \$1,500 to \$294,000. Our Appraiser Techs work on discoveries between projects. The Assessor's office assesses many un-permitted structures throughout the entire County.

Amnesty Program - The appraisers have tracked 41 Amnesty Applications from Planning & Building, so far only 1 Hoophouse was not assessed; we knew about and are watching 4 parcels with new construction and 2 parcels with open transfers, the other structures being reported through the Amnesty Program were already being assessed. We are working with Planning & Building to receive a monthly report on the Amnesty Applications.

Our Appraisers have been very busy working on appraisals, preparing to close the roll by June 30th. Since COVID we have been able to use MLS to get comps and pictures of properties that have sold decreasing time spent on most transfers and reducing our expenses, allowing us to get change in ownerships that are re-assessable on the roll quicker. There are still properties we have to go see in person. but many of the market sales we are able to process with the MLS. We are set to close the tax roll by June 30 and working with the vendor on normal procedures to make that happen.

State Assessed Properties. MENDOCINO RAILWAY. The State assesses all rail property whether the property is publicly or privately owned. The State is assessing the Mendocino Railway properties, including the barn structure (also known as the Glen Blair Bar) that was mentioned a few weeks ago. The State Appraiser will be in our area sometime towards the end of May, we will be meeting with them at that time.