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March 10, 2009

TO COUNTY ASSESSORS:

No. 2009/012

RIVERSIDE COUNTY ASSESSMENT PRACTICES SURVEY
CORRECTION

As announced in Letter To Assessors No. 2009/007, the latest Riverside County Assessment Practices Survey Report was issued on February 27, 2009. At page four of the originally issued report, a clerical error misstated the average assessment ratio calculated by the Board for the 2006-07 assessment roll.

The correct average assessment ratio is **99.90 percent**. A corrected page four is enclosed; the correction has also been made to the full report available on the Board's website.

We apologize for any inconvenience this may have caused. If you have any questions regarding this matter, please contact Mr. Benjamin Tang at 916-324-2682 or at benjamin.tang@boe.ca.gov.

Sincerely,

/s/ David J. Gau

David J. Gau
Deputy Director
Property and Special Taxes Department

DJG:bt
Enclosure

- Improve the assessment of mineral properties.

While the assessor has effective programs for processing business property statements, business equipment valuation, and discovery of leased equipment, several areas of the business property program need improvement, including:

- The assessment of manufactured homes;
- The valuation of historical aircraft;

Despite the problems noted above, we found that most properties are assessed correctly.

The Riverside County assessment roll meets the requirements for assessment quality established by section 75.60. Our sample of the 2006-07 assessment roll indicated an average assessment ratio of 99.90 percent, and the sum of the absolute differences from the required assessment level was 0.83 percent. Accordingly, the Board certifies that Riverside County is eligible to receive reimbursement of costs associated with administering supplemental assessments.

Here is a list of the formal recommendations contained in this report, arrayed in the order that they appear in the text.

RECOMMENDATION 1: Reference the controlling statutes when enrolling penalties on the assessment roll. 17

RECOMMENDATION 2: Timely reappraise property owned by legal entities that have undergone a change in control. 25

RECOMMENDATION 3: Revise the transfer list to include all the information required by section 408.1(c).....25

RECOMMENDATION 4: Properly apply the inflation factor to section 69.5 transfers.....26

RECOMMENDATION 5: Improve the California Land Conservation Act (CLCA) program by: (1) developing appropriate risk rates for CLCA property, and (2) correctly calculating the restricted values for living improvements as required by section 423. 32

RECOMMENDATION 6: Periodically review all taxable possessory interests with stated terms of possession for declines in value. 35

RECOMMENDATION 7: Value structural improvements made by tenants in the same manner as other real property. 37