



Legislation Text

File #: 18-538, Version: 1

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Richard Ford, Assessor-Recorder

DATE: June 26, 2018

SUBJECT: Authorize Advanced Step Hiring of David Schwenger for Chief Deputy Assessor-Recorder-Valuations, Step 5

EXECUTIVE SUMMARY:

I would like to request approval for Chief Deputy Assessor-Recorder - Valuations candidate David Schwenger to be hired at the step 5 of this classification. The defense for this request is based on a number of factors listed below:

Level of experience and expertise:

David's experience is as follows:

Valuing Single family, ranchettes, estates, tree and vine properties, grazing properties, and a dairy with sales comparison, new construction cost approach, and income capitalization.

Valuation of LEOP, DOD, and non-sale transfers.

Partial interest transfers and base year tracking of multiple owners and base years.

Valuation of Section 11 properties, retrospective appraisals for 1967 base year for enrolling Section 11.

Valuation of the sale of temporary and permanent water right transfers.

Valuation of Aircraft.

Valuation of the Conservation Easements, Warranty Deed Easements, Williamson Act Contracts.

Valuation all restricted properties under section 423 and 402.8.

Using discounted cash flows to value gravel and natural gas reserves.

Creating excel worksheets with look up tables.

Establishing excel databases for sales and transfers.

Responsible for appeals in rural books, including write-ups, appraisals, and presentations.

As well as knowledge of Megabyte our property tax system.

High level knowledge and skill needed to train staff: The office in the last five years has lost substantial knowledge, either through retirement or employees seeking other opportunities. This knowledge is crucial to fulfill the state regulations of this office currently and going forward.

It is crucial that we bring experience to the office to allow the ability to process and train on the higher level appraisals and methodologies required of the office.

Please consider my request.

FISCAL IMPACT: ___ None ☒ Budgeted ___ Non-Budgeted

Estimated Cost:

Amount Budgeted:

Additional Requested:

Annual Cost (if planned for future years):

FISCAL IMPACT (Narrative): None

STAFFING IMPACT (if applicable): None

RECOMMENDED ACTION:

Authorize Advanced Step Hiring of David Schwenger for Chief Deputy Assessor-Recorder-Valuations, Step 5