

# Los Angeles County Assessor

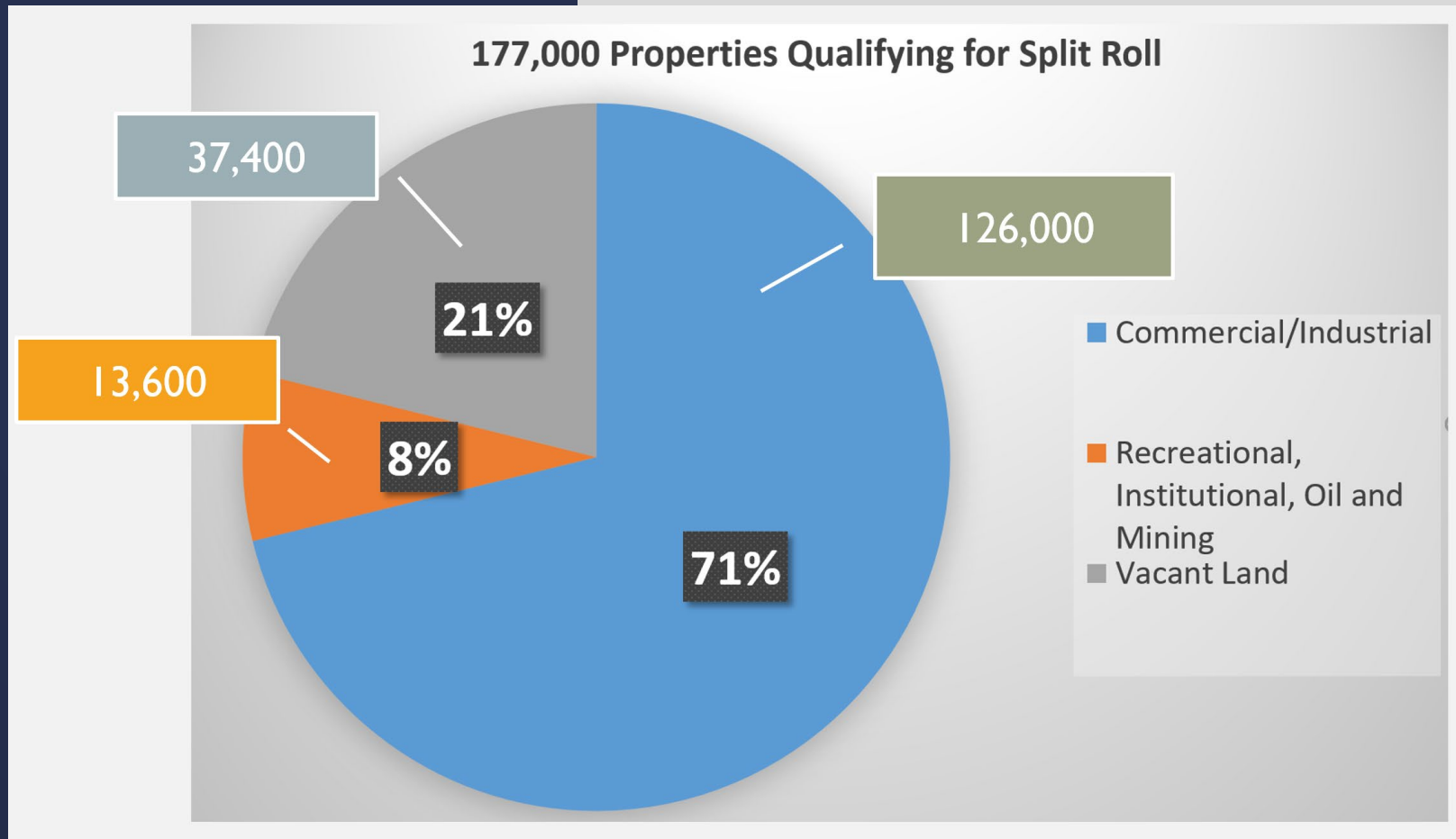
**JEFFREY PRANG**



## College-Based Appraiser Training

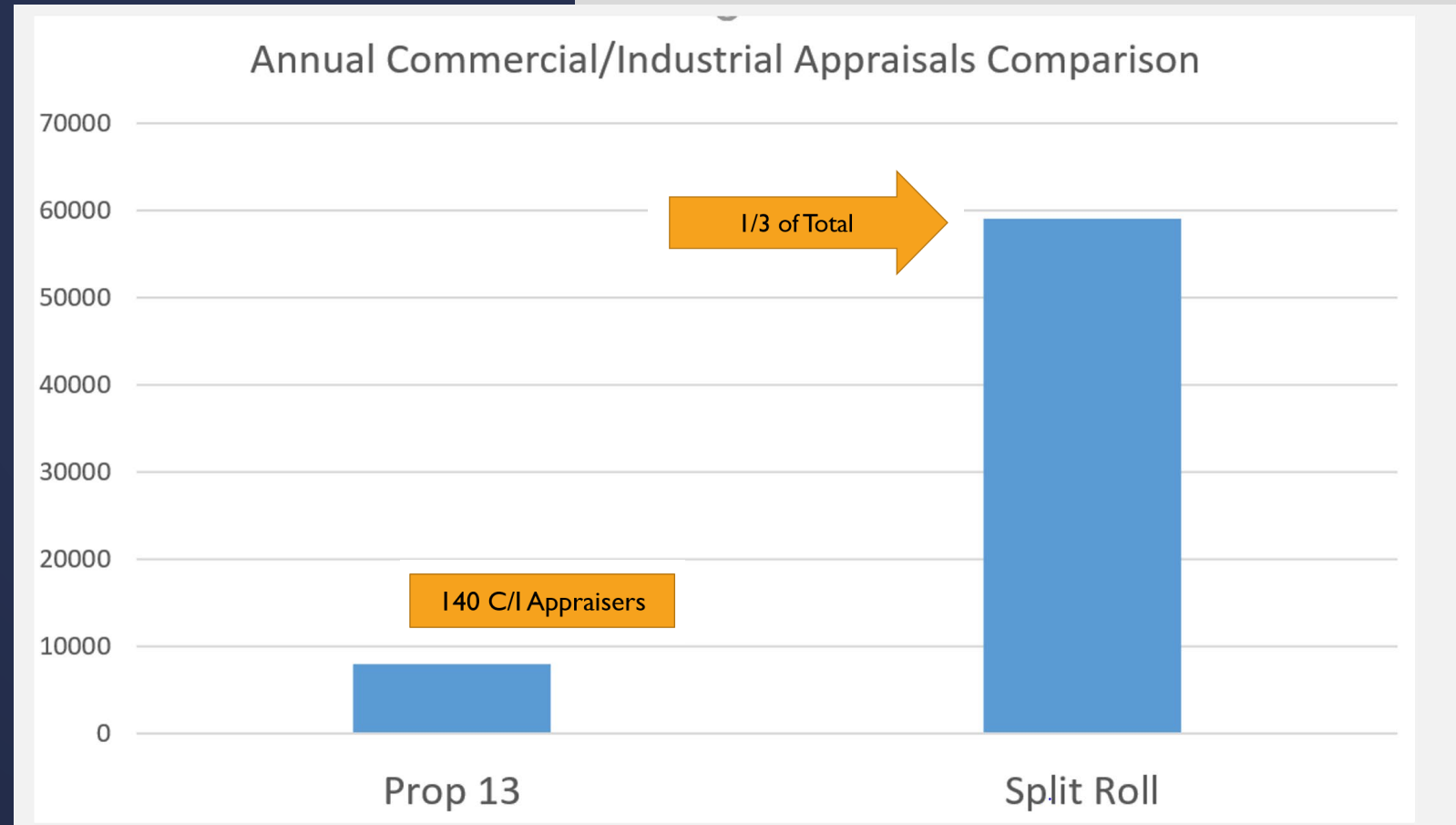
# Split Roll

- 177,000 commercial-industrial properties in LA County
- Currently 6,000 to 10,000 C/I properties reassessed each year.



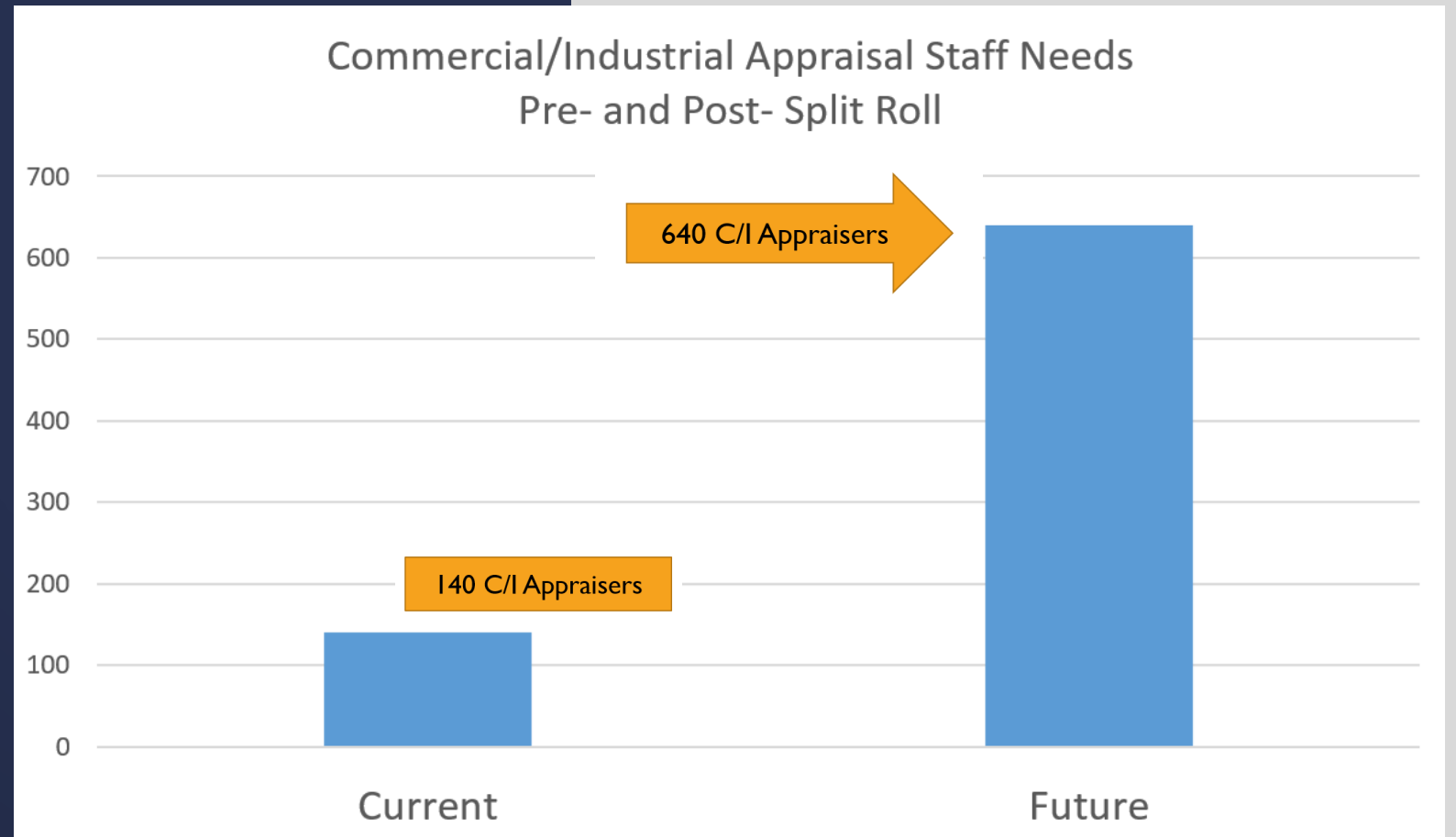
# Workload Impact

- Currently 6,000 to 10,000 CI properties reassessed each year.
- Under Split Roll, approx. 59,000 appraisals per year



# Appraisal Staff

- Current staffing: 1350 total employees; 550 appraisers.
- Additional appraisal staff needed:
  - 500 appraisers in LA
  - >1000 statewide.



# Hiring and Training

- LA County has an intensive one-year training program.
  - Current requirement: four-year degree
  - 3 months classroom education
  - 3 months field training
  - 6 months supervised work and on-the-job training
- Maximum training capacity: 50 appraisers per year
  - Current attrition is 25-30 per year
  - Split Roll will result in additional loss caused by outside recruitment of experienced staff
- Los Angeles is the only County with a dedicated training program



# College Based Training

- Needed to supplement current training options
- Critical if Split Roll passes
- Offers alternative career paths for individuals seeking a career in real estate appraisal



# Two Tracks

## 1. Certificate in Property Tax Appraisal

- For candidates with bachelor's degrees
- Supplements existing training

## 2. Associate's Degree in Real Estate Appraisal

- Includes coursework for Certificate
- Provides broad vocational preparation for assessor or private sector appraisal jobs
- Provides transition for current clerical staff

# Track 1: Classes for Candidates with a Bachelor's Degree

## Certificate Program

- Approximately 4 classes
  - Real Estate Principles
  - Cost Approach
  - Market Approach
  - Income Approach
- Provides foundational education for real estate appraisal and prepares candidates for BOE Exam



# Track 2: Associate's Degree

## AA Outline

- 60+ credits, approx. 20 classes
  - 4 certificate classes
  - Real estate prerequisites
  - General ed requirements
  - Related coursework in econ, accounting, finance, public admin etc.

## Key Benefits

- Vocational education for a career in real estate
- Career path for non-appraisal staff
- Preparation for related 4-year degree program



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