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## **County of Santa Clara** Office of the County Assessor

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**Neysa Fligor, Assessor**

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### **Santa Clara County Assessor Neysa Fligor’s “Day One” Initiatives Reflect her “Public Service Through Partnership” Leadership Philosophy**

**Thursday, February 26, Santa Clara County, California:** Santa Clara County Assessor Neysa Fligor announced her “Day One” initiatives for the Assessor’s Office that reflect her “Public Service Through Partnerships” philosophy. Assessor Fligor understands that providing top quality service to taxpayers and residents of Santa Clara County requires partnerships at every level of government and across all sectors. Accordingly, Assessor Fligor has already started working on the following initiatives:

#### **1. Improve the Assessment Appeals Process**

Assessor Fligor believes the assessment appeals process can be more efficient, streamlined, and transparent. She has directed the creation of an Assessment Appeals Task Force consisting of appeals subject matter experts in the Assessor’s Office. This Task Force will review the Office’s internal processes to identify actions the Office can take to expedite the efficient and effective resolution of appeals. “Although the Assessor’s Office is only one of many stakeholders in the assessment appeals process and each accountable for their part, I believe we should always start by looking at our own operations to determine if there are ways for us to do better,” Fligor states, “I also look forward to partnering with internal and external stakeholders on these process improvements.”

## **2. Extend the Informal Assessment Review Filing Period**

The Assessor's Office offers a free informal assessment review service to all property owners, including commercial. This review is typically requested upon the receipt of the notification of assessed value (NAV) card each July, or at a change of ownership or new construction. With the goal to give property owners more time and make the process more accessible, Assessor Fligor has directed a seven-day extension to request this free informal review, which means it will be available July 2 – August 8, 2026. And efforts are underway to make the online tool for submitting the informal review requests be available year round to accommodate changes of ownership and new construction transactions. Fligor explained that she is focused on proactively identifying solutions to resolve assessment disputes, avoiding the costly and time-consuming appeals process.

## **3. Explore Increasing the Low-Value Ordinance Exemption Threshold**

The current Low-Value Ordinance Exemption threshold adopted by Santa Clara County is up to \$10,000 of aggregate full cash value for items of personal property and possessory interests. This means properties, such as restaurant parklets, with an aggregate full cash value of \$10,000 or less are exempt from paying property taxes. Recent legislation was passed to allow this threshold to increase up to \$50,000 for certain types of properties, if the cost of assessment and collection exceeds the amount of property taxes and related revenue to be collected. In simple terms, the concept is rooted in "don't spend a dollar to get a dime in return." For example, a \$10,000 value property would net \$100 in property tax, way less than it costs to produce the assessment and tax bill. Assessor Fligor has asked her team to conduct a cost analysis to determine whether the Assessor's Office should recommend that the County increase its Low-Value Ordinance Exemption threshold.

## **4. Engage with the Senior Community and Their Families**

Through her community engagement activities, Assessor Fligor has witnessed firsthand the gap in information about property assessment throughout the County. Therefore, she has started planning her community engagement activities for 2026, and her first partnership will be with the senior community. Assessor Fligor will focus on building connections, increasing transparency, and providing information on the different processes, services, and exemptions available to seniors.

## **5. Connect with the Assessor Team**

Assessor Fligor announced she will have regular all staff meetings and hosted her first one soon after being sworn in. She is also actively scheduling time to meet with every employee in the Office by the end of calendar year 2026. She values the work of the team and their dedication to public service and wants to hear from them directly on how the Office can support them.

Assessor Fligor is excited about these initiatives because they reflect the Assessor Office's commitment to public service and align with the Office's priorities of closing the annual assessment roll, implementing the new technology solution, and resolving assessment appeals.