

**County of San Diego, Health and Human Services Agency (HHS)A)
CalWORKs Program Guide**

Net Market Value

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Revision Date:

January 1, 2023

Background:

State regulations require real and personal property be considered when it is available. An Assistance Unit (AU) may retain countable resources in accordance with the established limits.

Purpose:

The purpose of this material revision is to reformat this section and to renumber this section from CalWORKs Program Guide (CPG) 42-200.H to 42-200.F. There is no policy change.

Policy:

Net Market Value

Net market value for real property is determined by obtaining the current property tax statement identifying the market value (land value plus improvements value) and subtracting allowable encumbrances. Homeowner exemptions are not allowed against market value.

Real Property Market Value Verification

If a current tax statement is unavailable, market value can be verified by the following methods:

- **Assessment Information** – May be obtained by calling the County Assessor office by providing a name or address. Information that can be obtained includes:
 - Ownership
 - Land value
 - Improvements value
 - Parcel number
- **Assessors Property System** - May be accessed through the selected Family Resource Center personnel
- **Tax Collector Information** - May be obtained by calling the County Tax Collector office by providing an address or parcel number, current taxes and a copy of the current tax bill, the following information can be obtained:
 - The assessed market value of the property
 - Current taxes
 - The document number of the recorded deed
 - The date of recording

Case documentation of phone verification must be recorded in the case comments.

Out of county or state assessment information, if not available from customer documents, may usually be obtained by a phone call to the appropriate Assessor's office.

Encumbrance

Allowable encumbrances on real property include:

- Mortgages
- Notes
- Deeds of Trusts

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- Payment Receipts
- Loan payment balances
- Delinquent tax liens
- Mechanics liens
- Assessments
- Unpaid balance on property
- Amount of aid paid during nine-month exemption period

Acceptable documentation of these encumbrances includes any document which states the current (within one year) encumbrance balance. Encumbrances do not include those incurred when the property is used as security for a loan to another party or those incurred on property interests of other parties in a joint tenancy.

Out-of-Country Property

Out of Country property will be evaluated for availability. If the property meets the definition of availability, the net market value of the property must be determined from market values and encumbrances converted to dollar values. Exchange rates can be obtained from a newspaper, library or bank. If required information is not available from documentation in the customer's possession, it will be necessary to contact the American Consulate closest to the property.

Procedure:

None

Impacts:

Refer to CalFresh Program Guide (CFPG) 63-200 for CalFresh regulations related to resource evaluation.

References:

Eligibility and Assistance Standards (EAS) 42-203.7

Sunset Date:

This policy will be reviewed for continuance by January 31, 2026.

Approval for Release:

 1-9-23

Rick Wanne, Director
Self-Sufficiency Services