

Civic Center Plaza Entrance
630 N. Broadway
P.O. Box 149
Santa Ana, CA 92702-0149



ESTABLISHED 1889

OFFICE OF THE ASSESSOR

WEBSTER J. GUILLORY
COUNTY ASSESSOR

Telephone: (714) 834-2727
FAX: (714) 558-0681
WWW.OC.CA.GOV/Assessor

Corrected April 14, 2006

April 10, 2006

Honorable Nancy Weiben Stock
Presiding Judge of the Superior Court
Orange County Grand Jury
700 Civic Center Drive West
Santa Ana, CA 92701

Subject: Additional Response to 2005-06 Grand Jury Report "Real Property: Is your Home Safe from Property Fraud?"

Dear Judge Stock:

We have received a letter from Ms. Bette Flick, Foreperson of the 2005-06 Orange County Grand Jury, requesting additional information regarding the Assessor Department's response submitted on February 15, 2006. Specifically, a timeline for the actions described in our response to Recommendations 7.5 and 7.6 was requested. Presented below is our response.

Timeline for Planned Actions - Recommendation 7.5

The Assessor Department has already developed a public notice flyer related to property fraud (attached). Multiple copies of this notice are being displayed in our Public Service Counter area. We have also distributed copies of this notice in a recent quarterly public interface coordination meeting with the other Orange County Property Tax Administration Departments, including Tax Collector, Recorder, Clerk of the Board of Supervisors, and Auditor-Controller. In addition, we will include this notice flyer with the supplemental assessment notices scheduled to be released around the week of April 10, 2006.

The Assessor Department plans to post this notice to our Internet website. This action is expected to be completed by July 31, 2006.

Honorable Nancy Wieben Stock, Presiding Judge of the Superior Court
Orange County Grand Jury
April 10, 2006
Corrected April 14, 2006
Page 2 of 2

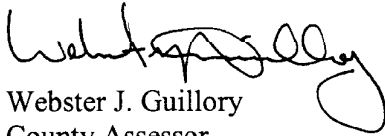
Timeline for Planned Actions - Recommendation 7.6

As indicated above, the Assessor Department has already shared our property fraud notice flyer with the Tax Collector's Office in March 2006.

By July 31, 2006, we will also inform the California Assessors' Association and the State Board of Equalization Taxpayers' Rights Advocate Office of our actions related to posting and distributing the notice flyer.

Thank you for the opportunity to provide further information. Please call me at (714) 834-2734 if you have any questions.

Sincerely,



Webster J. Guillory
County Assessor

SL:ah

Ct: Bette Flick, Chairperson, 2005-06 Orange County Grand Jury
Thomas Mauk, CEO
Tom Daly, County Clerk-Recorder
John M. W. Moorlach, Treasurer-Tax Collector

Civic Center Plaza Entrance
630 N. Broadway
P.O. Box 149
Santa Ana, CA 92702-0149



ESTABLISHED 1889

OFFICE OF THE ASSESSOR

Telephone: (714) 834-2727
FAX: (714) 558-0681
www.ocgov.com/assessor

REAL ESTATE FRAUD ALERT

Real estate fraud is a form of theft criminals may use to steal your home, real property or your equity in a property. Real estate fraud is on the rise throughout the county and can take many forms. Your best protection against fraud is to be aware of the warning signs, and report any suspicious activity or transactions against your property.

COMMON REAL PROPERTY FRAUDS:

Home Equity/Identity Fraud - A forged deed is recorded to give the appearance that the perpetrator has acquired ownership of a property. The perpetrator uses the equity in the property as collateral to borrow money. No payments are made on the new loan(s), and the true owner could face foreclosure.

Home Renovation/Mortgage Fraud - Contractors offer to do home improvement work or lenders offer special "low-interest" financing, but do not deliver what was promised. Homeowners are left with partially complete or substandard construction, or a mortgage payment that is higher than expected.

Real Estate Investment/Foreclosure Fraud - Investors are lured into buying property that is supposedly facing foreclosure for pennies on the dollar. Quitclaim deeds and other documents are forged to give the appearance that a property is being sold to avoid foreclosure.

COMMON WARNING SIGNS:

Missing Property Value Notice Or Tax Bill - A missing property value notice or property tax bill can be the first signs of a Home Equity Fraud. The Assessor mails property value notices in **July**, and the Tax Collector mails the bills in **September**. Call the Assessor at (714) 834-2727 if you not receive a notice, or the Tax Collector at (714) 834-3411 if you do not receive a tax bill.

You Are Notified That A Property Document Has Been Recorded - The County Clerk-Recorder sends notification to property owners when a document is filed against their property. If you did not initiate the document filing, contact your local police department or the O. C. Sheriff at (714) 647-7040.

Loan Papers Or Payment Booklets - If you receive documents for a loan you did not applied for, notify the lender immediately.

An "Investment" That Sounds Too Good To Be True - Use good judgment and do your research.

ADDITIONAL RESOURCES:

- Orange County District Attorney, Economic Crimes Unit - (714) 834-3600
- State of California, Department of Real Estate - (213) 620-2072
- Orange County Consumer Fraud Hotline - (714) 347-8706