

About Assessor's Maps

Maps from the Assessor's Office are called Assessor's Maps or Plat Maps.

Assessor's Parcel Numbers (APN) are 9 digits on maps.

- Leading zeroes are not shown on maps.
- Dashes are not part of the number
- The term, APN, is being phased out and replaced by Assessment Number
- Maps are made for Assessment Numbers in books 001 through 331

Examples:

Book – PageBlock-Parcel
004 – 271 – 009

Book – PageBlock-Parcel
331 - 320 – 012

Things to know about parcel numbers on maps:

1. An assessment number can NEVER be reused.
2. Map pages can technically go up to parcel # 999; but that would be a lot of parcels on one very crowded page. Usually, when a page hits 99 parcels the page either gets block numbers or gets a new page.
3. Assessor books only go up to 99 pages.


Terminology seen on maps:

ADM – Admin or administrative parcels. There are different cases of admin parcels.

- A legal parcel that is split by a Tax Rate Area and therefore receives two (or more) tax bills for each portion of the parcel that is in each Tax Rate Area. This is the most common case of “ADM”.
- There are still some maps out there that have “ADM” on portions of a legal parcel that may be separated by a road, creek, river, etc. These do not actually meet the definition of Admin. These maps will be corrected with time.

- A legal parcel that could not fit on one page and had to be split across two paper pages. This is an unfortunate circumstance of having to do maps on paper. Sometimes a parcel just won't fit on the paper. A legal parcel that is split across two pages may be designated, "ADM".
 - These parcels can be determined by their legal description. If the two pieces are one legal parcel, their legal description will be the same.
 - Legal descriptions that are the same often begin with a "P", for Portion. For example, one portion of legal parcel from a Parcel Map would be labeled with, "PPM".
- A Life Estate separation. In the past we have issued a separate apn for a portion of land that has been designated as a Life Estate. The parcels will be labeled as "ADM". This is a very rare case

A lot tie with dashes is an ADM parcel 

A lot tie without dashes is tying 2 parts of one parcel together 

AW – Assessed With. This parcel is Assessed With other parcels. This is usually a common area of a subdivision or condominium complex.

BLM – Bureau of Land Management, a division of the US Federal Government

Blocks - there are City block numbers and there are Assessor's page block numbers

G/R - grazing rights

M.D.M. – Mount Diablo Meridian

M/R – Mineral Rights. The mineral rights are separated out to another APN. It is probably different ownership than the surface parcel.

N/A or NA – not assessed

N.A.P.O.T.S. – Not A Part Of This Subdivision

NV – no value

PM – Parcel Map

PPM or POR PM – Portion of Parcel Map

PRS or POR RS – Portion of Record of Survey

P.U.E. – Public Utility Easement

REM – Remainder

RS – Record of Survey

R/W – Right of Way

S.D.E. – Storm Drain Easement

TPZ- Timber Production Zone

T/R – timber rights

U.S.A. – owned by the United States Federal Government, could be owned by BLM.

W/R – water rights

Other terms used in association with mapping:

Bearings – Maps may have distances and bearings on them. A bearing is read in degrees, minutes and seconds. Example, N 24°03'04" W is read, "north 24 degrees 3 minutes 4 seconds west.

BLA – Boundary Line Adjustment An adjustment of the boundary line between two parcels. Must be approved by the County Surveyor and the Planning Dept.

C.O.C. or COC – Certificate of Compliance. Goes through the Surveyor's Office

Easements – The Assessor's Office does not keep track of or draw easements on property. See the property deed or do a title search with a Title Company to properly determine easements. Occasionally there are easements on surveys, Parcel Maps or Subdivision maps.

GIS - Geographic Information Systems

GPS - Global Positioning System

PA or P.A. – public acquisition. Property taken into ownership by a public entity. Usually a small piece of land that is going to be used to expand a road or highway.

Parcel Map – people often refer to the Assessor's Maps as a, "parcel map". Sometimes you need to clarify with the person whether they really want an Assessor's Map (plat map) or a Recorded Parcel Map. An Assessor's Map is prepared by the Assessor's Office and has parcel numbers but, does not have complete survey information. An Assessor's Map includes all the parcels on that Book and Page. A Parcel Map is prepared by a surveyor to create legal lots and has survey information and is recorded with the Recorder's Office. A Parcel Map is specific to a set of parcels.

PCR or P.C.R. – Parcel Change Request. – A request by the property owner to change the APN(s) for billing purposes. Years ago the County allowed property owners to "combine" their parcels under one APN so that the owner only received one tax bill. This was an **administrative combine**. It did NOT legally combine two parcels. We do NOT allow PCR combinations any more. We DO allow PCR splits on properties that had previously been combined by PCR.

Subdivisions – El Dorado County Subdivision maps begin with a letter. Example, recorded subdivision map "F-36" is in book "F" of subdivisions on page 36.

TRA – Tax Rate Area. Sometimes people will refer to them as Tax Code Areas.

- Note: Tax Rate Areas that begin with 001 are in the City of Placerville
- Tax Rate Areas that begin with 002 are in the City of South Lake Tahoe

Division of Property

The following are the only legal recorded documents that may cause division of properties within this county:

- a) Parcel Maps
- b) Subdivision Maps
- c) Separation of mineral rights from surface rights by deed.
- d) Separation of legal lots or parcels (that were combined by PCR) by Grant Deed or Parcel Change Request back to their original configuration (original survey or lot lines)
- e) Boundary Line Adjustment or BLA and Merge Application by approval of Planning and Surveyor
- f) Certificate of Compliance
- g) Certificate of Merge
- h) Court Judgment partition followed by documents (probably a map) adhering to the Subdivision Map Act
- i) The conveyance of land to a governmental agency, public entity, or public utility. This is called a Public Acquisition (PA)

A split by Gift Deed is no longer valid. The Ordinance dated 10/01/1993 prohibits a Gift Deed Split

When does a parcel number (assessment number) change?

Parcel numbers can change for several reasons. The following cause a change:

- Split or combine. If a parcel is split or combined it is no longer the same parcel. Therefore, a new number is assigned to associate an assessment with this new configuration of land. Subdivisions, Parcel Maps and Boundary Line Adjustments, Merges, Public Acquisitions cause splits and combines.
- Interest Combines. When two or more ownership interests combine a new assessment number is assigned.
- Tax Rate Area split or combination. If a Tax Rate Area (TRA) splits a piece of property we are required by law to create two Assessment Numbers so that tax bills collect for all the districts that piece of property is in. Conversely, if two TRA's combine and a legal piece of land had previously been split by those two TRA's we then combine the property back to one Assessment Number.
- Book Renumber. When a book gets full to 99 pages the parcels are renumbered.
- Page Renumber. When a page gets too crowded some parcels may be moved to another page and therefore renumbered.

Other general information about maps

Be careful about using the **scale** on the paper maps. Paper copies may not be as true to scale as originals.

If you need **dimensions and bearings**, our maps are a great resource but even better than that are the original Subdivision Maps, Records of Survey, Parcel Maps and the deed.

Large scale and **small scale**. These terms are frequently misused.

Scale – A fractional representation of map distance to ground distance.

What is large scale?

A large scale map has a larger fraction than a small scale map. A large scale map shows more detail. Large scale maps are typically used to show site plans, local areas, neighborhoods, towns and cities. In El Dorado County Assessor's maps a scale of 1" = 200' is an example of large scale.

What is small scale?

A small scale map has a smaller fraction than a large scale map. A small scale map does not show as much detail. A small scale map covers more area than a large scale map. Regional or county maps are examples of small scale. In El Dorado County Assessor's maps, a scale of 1" = 1,200' is an example of small scale.

Sections of the Township and Range are about 640 acres.

