



Office of Tom J. Bordonaro, Jr., County Assessor

1055 Monterey Street, Suite D360, San Luis Obispo, CA 93408
(805) 781-5643 Fax: (805) 781-5641 Website: slocounty.ca.gov/assessor

County of San Luis Obispo – Property Inquiry Portal – Vendor Log In

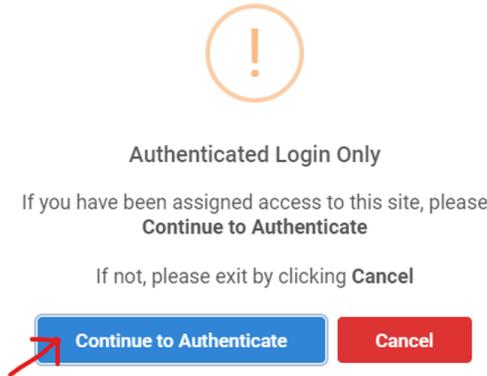
[Table of Contents](#)

Logging In.....	1
Logging Out.....	1
General Usage	2
Search by APN (Assessor's Parcel Number).....	2
Search by Situs.....	2
Search by Owner Name.....	2
Search by DBA Name.....	2
Search Results.....	2
Selected Property	3
Fee Assessment (APN).....	3
Characteristics	3
OWN (Current Ownership).....	3
HVL (Valuation History)	3
DOC (Document History)	3
HON (Ownership History).....	3
Assessor Parcel Map.....	3
Reset Form.....	3
Directory Browse.....	4
Decline in Value Calculator.....	4
Reports	5
Support.....	6
Technical Support.....	6
Data Support.....	6
Getting Started Support	6

Logging In

Navigate to the **Property Inquiry Portal**: <https://propertyinquiryportal.slocounty.ca.gov/>

Click the **Log In** icon in the top right to start the Log In process. A pop-up will appear. If you have been assigned access to the site, click Continue to Authenticate. If not, exit by clicking Cancel.



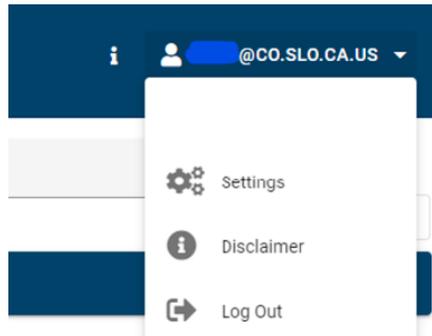
Log In with the credentials you used to sign up and accept the Terms of Use acceptance in Azure AD.

Once you have successfully verified your account you will be redirected back to the main site. You can now use the full version on the application.

The new fields will be available when logged in with a verified account:

- Search by **Owner Name**
- Search by **DBA Name**

Clicking on your Email Display ID in the top right corner will show a dropdown of options to reference user Settings, the app Disclaimer, and to Log Out.



Logging Out

In the top right corner, click on your Email Display ID to show a dropdown menu. Click on the **Log Out** selection to securely log out of the application.

Note: Once you have successfully completed the Log Out process, the application will return to public user mode and will function with limited data available. If you are not logged in, you can still perform basic lookups but will be unable to perform certain actions and will be unable to see all the data available to an authenticated user.

General Usage

You can search by APN, Situs, Owner Name, and DBA Name. A more generic search is often faster and more effective. The more information this may limit your query to very specific parameters and could possibly return no results. A more generic search is often faster and more effective

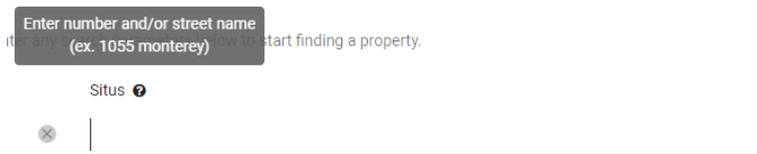
Search by APN (Assessor's Parcel Number)

Enter a full or partial **APN** and hit the **Enter** key on your keyboard. Only numbers are allowed for entry and all other input will be ignored.



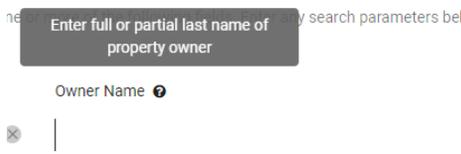
Search by Situs

Enter a full or partial **Situs** and hit the **Enter** key on your keyboard. Input is restricted to Street Number, Street Name, and abbreviated City.



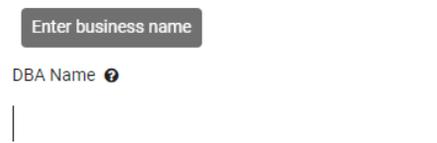
Search by Owner Name

Enter a full or partial **Owner Name** and hit the **Enter** key on your keyboard. Any combination of characters is allowed here if it is part of the owner name.



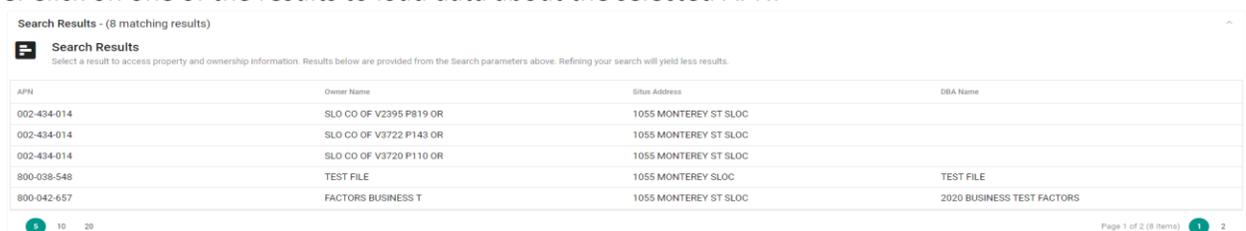
Search by DBA Name

Enter a full or partial **DBA Name** and hit the **Enter** key on your keyboard. Any combination of characters is allowed here if it is in the business name.



Search Results

When the Search button is clicked, a list of results will appear in the next panel down. The panel will show you all the matching APNs based on the query you entered, as well as any Owner Name, Situs, or DBA Name if it is available. Click on one of the results to load data about the selected APN.



APN	Owner Name	Situs Address	DBA Name
002-434-014	SLO CO OF V2395 P819 OR	1055 MONTEREY ST SLOC	
002-434-014	SLO CO OF V3722 P143 OR	1055 MONTEREY ST SLOC	
002-434-014	SLO CO OF V3720 P110 OR	1055 MONTEREY ST SLOC	
800-038-548	TEST FILE	1055 MONTEREY SLOC	TEST FILE
800-042-657	FACTORS BUSINESS T	1055 MONTEREY ST SLOC	2020 BUSINESS TEST FACTORS

Note: You can click anywhere on the row in the panel displayed to launch a Selected Property view.

[Selected Property](#)

Once you have selected a property from the results, a new view panel will come into view with all the data for that property segregated into multiple tabs.

[Fee Assessment \(APN\)](#)

This tab will display all relevant assessment, fee assessment, and address information (including parcel size and tax information).

[Characteristics](#)

This tab will display assessment values (broken out by type), as well as structures and their associated miscellaneous improvements.

[OWN \(Current Ownership\)](#)

This tab will list out all owners associated with the property (per APN). You will also see a pie chart showing all owners over 0% share.

[HVL \(Valuation History\)](#)

This tab displays the APN valuation year by year in a descending format.

Note: You can 'expand' each year row to view each valuation and exemption (by code) recorded for that Roll Year. Click the 'Show Valuations Graph' at the top of the grid to show property valuation over the lifetime of the APN.

[DOC \(Document History\)](#)

This tab will show all 'Documents' related to the APN ascending by year.

Note: You can 'expand' each row to view more information about the Document.

[HON \(Ownership History\)](#)

This tab will show the history of all owners related to this APN ascending by granting date. You will also be able to view the document numbers associated with each transaction.

[Assessor Parcel Map](#)

This tab will show the Assessor maps related to this parcel (in PDF format). All related map files to the parcel will be listed (base maps, indexes, subdivisions).

Files		
Name	Date Modified	File Size
 00101.pdf	7/3/2023	156 KB
 001012.pdf	7/3/2023	118.8 KB
 001IND_1.pdf	7/3/2023	149.6 KB
 001IND_2.pdf	7/3/2023	132.1 KB

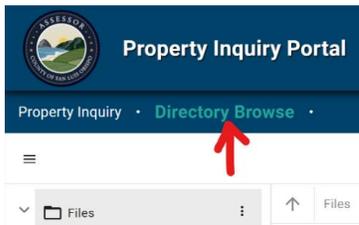
Your browser will host the PDF in a popup allowing you to zoom in/out, download or print the PDF at your discretion.

[Reset Form](#)

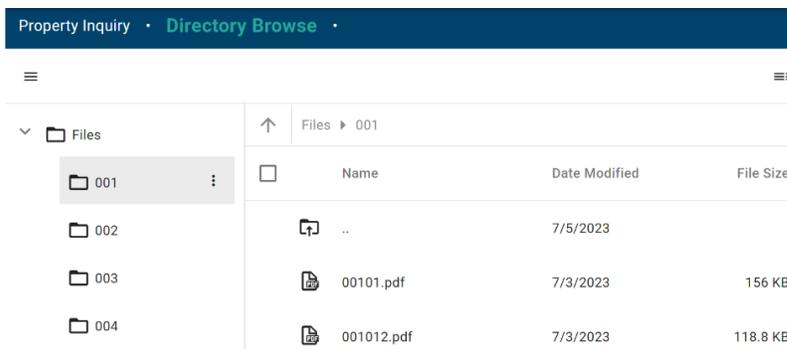
The **Reset Form** button will reset your view no matter where you are, allowing you to begin a new property search.

Directory Browse

This feature allows you to browse through the Map Files located on the Assessor's server. Clicking on the **Directory Browse** button in the navigation pane will navigate you to the Assessor Map Files. The Map Files are organized by Book. The book number is determined by the first three numbers of the Assessor's Parcel Number (APN).

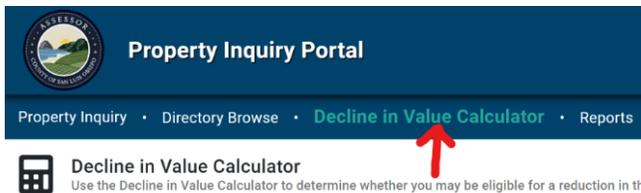


Double clicking on a folder or a file will open it. Some basic information is provided about the file such as when it was last modified and its size. Your browser will host the PDF in a popup allowing you to zoom in/out, download or print the PDF at your discretion.



Decline in Value Calculator

This feature allows you to estimate if a property could be eligible for a Decline in Value adjustment. Clicking on the **Decline in Value Calculator** button in the navigation pane will navigate you to the calculator.



You will need to provide the 9-digit APN and an estimate of the property's full market value as of December 31st. The estimate should be based on sales of similar properties sold prior to March 31st. After entering the information, click the **Retrieve Assessed Value** button. This will show an estimate of the change in value and a message stating whether or not the property may qualify for an adjustment based on the data provided.

Assessed Value as of December 31	\$489,790.00
Estimated Change in Value:	-\$10,210.00

This property DOES NOT qualify for a Decline in Value adjustment based on the current data.

For more information about a decline in value: [Decline in Value Information](#)

For the Decline in Value application: [Decline in Value Application](#)

Note: An application must be completed and returned to the Assessor's office to apply for the Decline in Value adjustment. Links are provided for both Decline in Value Information and the Decline in Value Application.

Reports

There are two types of reports available. To get bulk data through a report, you will need to upload a list of Assessor Parcel Numbers (APNs) or a list of Tax Rate Areas (TRAs) through a .csv (Comma Separated Values) file. File Headers are required for all uploads. Property Inquiry Portal also provides the ability for you to include extra information into your download such as the situs, parcel size, status, and current year value. Selecting these extra fields will result in increased downloads for large datasets.

You can begin the report process by clicking the **Reports** button on the right of the navigation menu. This will open another page with further instructions.



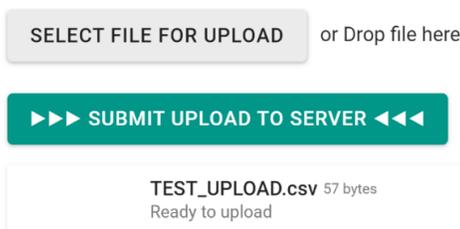
- If you have a .csv (Comma Separated Values) list of Assessor Parcel Numbers, use the Assessment File Upload Process.
- If you have a .csv (Comma Separated Values) list of Tax Rate Areas, use the TRA File Upload Process.

Both options offer sample downloads for referencing the correct formatting.

[Download a sample .csv to get started](#)

The table display provides a preview of what the file output will look like. Any file uploaded will always contain the owner information and TRA for any given APN.

Once you have a file ready to upload into the system, either click the **Select File for Upload** button or drag and drop the file to where it says “Drop file here”. This will upload the File into the app for verification, but it must still be submitted to the server for processing. To do this, click the **Submit Upload to Server** button to have the server process your upload and generate a report.



Support

To view the support information on the site, click the info icon  in the top right of the page next to your Email Display ID. Here you can check the version of the site you are using and which web browsers are compatible with the Property Inquiry Portal.



Welcome to the Property Inquiry Portal for the County of SLO!

Version 1.2.0

Browser compatibility

Having difficulties viewing this website or is something not displaying correctly?
Please upgrade your browser to optimize your viewing experience.



(CLICK BROWSER ICON TO DOWNLOAD AND UPDATE YOUR BROWSER)

[Refresh the Site](#)

[Terms of Use](#)

Technical Support

If you are experiencing any issues, click the **Refresh the Site** button.

If you are experiencing any other issues with the site (something not loading or stuck somewhere), the first thing to do is reload the page by hitting **Ctrl + F5** on your keyboard.

If you are seeing **Red** alerts in the bottom right or bottom center and nothing above works for you, please email our Technical Staff at IT_PTax_Applications@co.slo.ca.us

Data Support

Contact the Assessor's office at (805) 781-5643 for any data discrepancies.

Getting Started Support

Contact the Assessor's office at (805) 781-5643 to get started and be assigned a User Access Code.

Disclaimer:

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to ensure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The San Luis Obispo County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.