

Property Tax Management



Monterey County

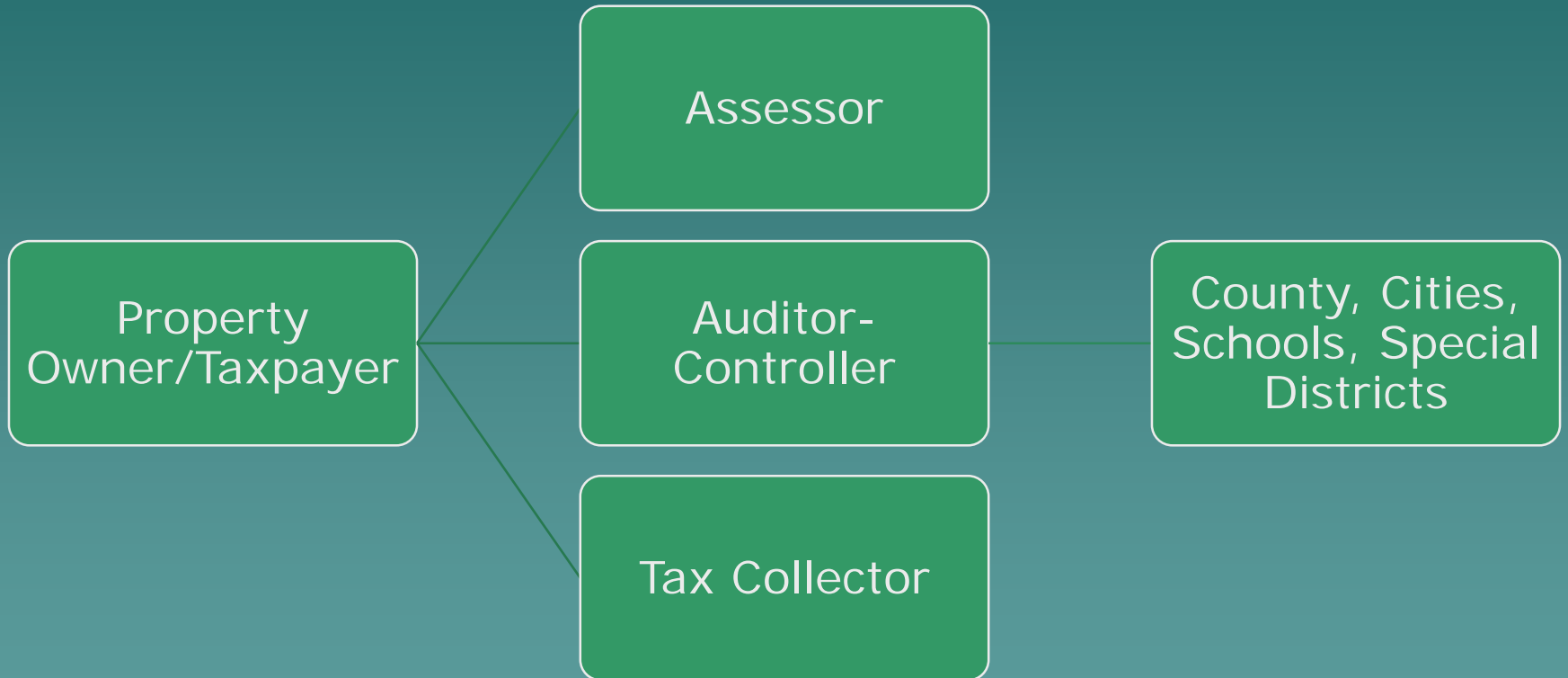
◆ What are property taxes?

- Taxes levied on all property based on the value of the property
- Article XIII Sec 1(a): *All property is taxable and shall be assessed at the same percentage of fair market value*
- Two equal installments due on December 10th and April 10th
- Property taxes are used to fund education, local infrastructure, economic development, and a vast array of public services that benefit the community

◆ 2016-17

- Assessed Value \$60B
- Total Charges \$749M
- Distributed \$723M

Property Tax Process



Assessor

- ◆ Over 150,000 parcels assigned to over 1,000 tax rate areas
 - Tax Rate Area: Geographical area made up of a unique combination of jurisdictions and debt service funds
- ◆ Assigns each parcel a unique assessment number and value



Assessor

- ◆ Prop 13
 - Limited property tax rates to 1% of assessed value
 - Annual increases not to exceed 2%
- ◆ Turns values over to Auditor on or before July 1st (R&T §Code 616)

Auditor

- ◆ Adds 1% rate to bill
- ◆ Direct Charges and Special Assessments
 - ◆ Charges in addition to the 1% that are unrelated to the assessed value of a property and are added on a per parcel basis
 - ◆ Provide a direct benefit to a property such as garbage collection, sewer, lights and landscaping maintenance, and mosquito abatement

Auditor

- ◆ Direct Charges and Special Assessments cont....
 - Enrolled over \$45M in direct charges/special assessments FY 2016-17
 - Coordinates information from different agencies
 - ◆ Cities, Special Districts, County Departments, Consultants
 - MCWRA is the largest (\$13.5M)

Auditor

- ◆ Calculates debt service ad valorem rates to satisfy debt service payments due in Fiscal Year
 - Over 100 separate school bond issues
 - One (1) special district and one (1) city with debt service
 - Over \$98M required to pay debt for FY 2016-17 school bonds
 - Board must approve rates by resolution annually on or before October 3rd (GC 29100)

Auditor

- ◆ Responsible for extension of the roll
 - Applies the 1% Countywide tax rate
 - Calculates debt service rate
 - Attaches direct charges
 - Creates the bill
- ◆ R&T Code §2601:
 - Auditor's Office to deliver the roll to the Tax-Collector's Office by the 4th Monday in September

Tax Collector







- ◆ Prints and Mails Bills
- ◆ Collects Tax Payments

C27wTBUN2
2.4.006

Monterey COUNTY 2017 - 2018 PROPERTY TAX BILL
MARY A. ZEEB Treasurer-Tax Collector

6/ 6/2018
11:45:35AM

P.O. Box 891, Salinas, CA 93902-0891 (831) 755-5057 www.co.monterey.ca.us/taxcollector
SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2017 - JUNE 30, 2018

PROPERTY INFORMATION - TAX YEAR: 2017		IMPORTANT MESSAGES
ASMT NUMBER: 000-000-000-000	TAX RATE AREA: 051-002	Original bill date 09/21/2017 2017-2018 Pay Taxes by Credit Card or E-Check 1-800-491-8003 or www.co.monterey.ca.us/taxcollector      
FEE NUMBER: 000-000-000-000	ACRES: 10.00	
LOCATION:		
ASSESSED OWNER:		

COUNTY VALUES, EXEMPTIONS AND TAXES				
PHONE #S	VALUE DESCRIPTION	PRIOR	CURRENT	THIS BILL
VALUATIONS (831) 755-5035	LAND		465,999	465,999
TAX RATES (831) 755-5040	STRUCTURAL IMPROVEMENTS		134,621	134,621
EXEMPTIONS (831) 755-5035	NET TAXABLE VALUE			600,620
PAYMENTS (831) 755-5057				
PERS PROP (831) 755-5035				
ADDR CHGS (831) 755-5035				
GENERAL INQ (831) 755-5057				

VALUES X TAX RATE PER \$100 1.000000 6,006.20

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS											
PHONE #S	CODE	DESCRIPTION	ASSESSED VALUES	X	TAX RATE PER \$100	=	AGENCY TAXES	PHONE #S	CODE	DESCRIPTION	DIR CHRG
(831) 753-5700	09600	Alisal USD Bonds 1990BC 1999AD 2006AB 2016A 2017Re	600,620		.231683		1,391.42	(831) 755-4861	80600	MCWRA Zone 2Y	32.32
(831) 796-7000	11700	Salinas Union High 2014 A & 2017 Refunding	600,620		.065209		391.66	(831) 755-4861	81900	MCWRA Zone 2C Ops	111.16
(831) 753-5700	12000	Hartnell 2002 CD 2014 Ref AB 2015 Ref AB 2016A	600,620		.037237		223.66	(831) 755-4861	81903	MCWRA Zone 2C Adm	14.14
(831) 755-4861	80600	MCWRA Zone 2Y		98.48	(831) 755-4861	80600	MCWRA Zone 9				615.24
(831) 755-4861	81900	MCWRA Zone 2C Ops		21.98	(831) 755-4861	81902	MCWRA Zone 2C Dvrs				51.70
(831) 755-4861	81903	MCWRA Zone 2C Adm		63.58	(831) 783-7082	93500	CSA74 EMSAmbCounty				24.00
(800) 273-5167	83050	NoSalinasValleyMosquit									

AGENCY TAXES 2,006.74
DIRECT CHARGES 1,032.60

AGENCY TAXES + DIRECT CHARGES + FEES + PENALTY + COST + DELINQUENT PENALTIES 3,039.34

1ST INSTALLMENT \$4,522.77
PAID ON 12/11/2017

2ND INSTALLMENT \$4,522.77
PAID ON 4/10/2018

TOTAL TAXES \$9,045.54

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS

PHONE #S	CODE	DESCRIPTION	ASSESSED VALUES	X	TAX RATE PER \$100	=	AGENCY TAXES
(831) 753-5700	09900	Alisal USD Bonds 1990BC 1999AD 2006AB 2016A 2017Re	600,620		.231663		1.391.42
(831) 796-7000	11700	Salinas Union High 2014 A & 2017 Refunding	600,620		.065209		391.66
(831) 755-6700	12000	Hartnell 2002 CD 2014 Ref AB 2015 Ref AB 2016A	600,620		.037237		223.66

PHONE #S	CODE	DESCRIPTION	DIR CHRG	PHONE #S	CODE	DESCRIPTION	DIR CHRG	PHONE #S	CODE	DESCRIPTION	DIR CHRG
(831) 755-4861	80600	MCWRA Zone 2Y	32.32	(831) 755-4861	80700	MCWRA Zone 2Z	98.48	(831) 755-4861	80900	MCWRA Zone 9	615.24
(831) 755-4861	81900	MCWRA Zone 2C Ops	111.16	(831) 755-4861	81901	MCWRA Zone 2C Splw	21.98	(831) 755-4861	81902	MCWRA Zone 2C Dvrs	51.70
(831) 755-4861	81903	MCWRA Zone 2C Adm	14.14	(800) 273-5167	83050	NoSalinasValleyMosquit	63.58	(831) 783-7082	93500	CSA74 EMSAmbCounty	24.00

AGENCY TAXES 2,006.74

DIRECT CHARGES 1,032.60

AGENCY TAXES + DIRECT CHARGES + FEES + PENALTY + COST + DELINQUENT PENALTIES 3,039.34

Auditor

- ◆ Responsible for maintaining tax rolls (R&T Code §530, §4801 et seq.)
 - All roll changes and adjustments, from address changes to changes in value
- ◆ Issues all refunds resulting from decreases in value, exemptions and overpayments


Auditor

- ◆ Distributes Collections (R&T §96.5)
 - 1% using calculated AB8 factors
 - ◆ 269 agencies (County, Cities, Schools, Special Districts, RDAs)
 - ◆ 15% to County
 - ◆ Over 61% goes to schools
 - ◆ 8% to RDAs
 - ◆ 6% to Cities
 - ◆ Remainder (10%) to special districts



Auditor

◆ AB8, Chapter 282 (1979)

- Established the framework for allocating property tax revenues to local taxing entities that provide services within the community
 - Requires that each agency receive the same amount of property tax it received in the prior year plus its share of any growth or decline in values that occurred in the current year within its boundaries
- 

Auditor

- ◆ Other Collections
 - Special Assessments
 - Homeowners Exemption
 - Penalties, Interest and Fees



Auditor

◆ Responsible for state mandated reporting

- R&T §1647-1650: Report of Assessed Values by City (BOE)
- GC §29109: Annual Property Tax Report (SCO)
- ED §41760.2, §84207 and R&T §97.3(d)(3): K-12 and College Reports (CDE and CCCC)

◆ Calculate and distribute Vehicle License Fee (VLF) to Cities and County (R&T §97.70 (c)(1))



Redevelopment

◆ California Redevelopment Act of 1945:

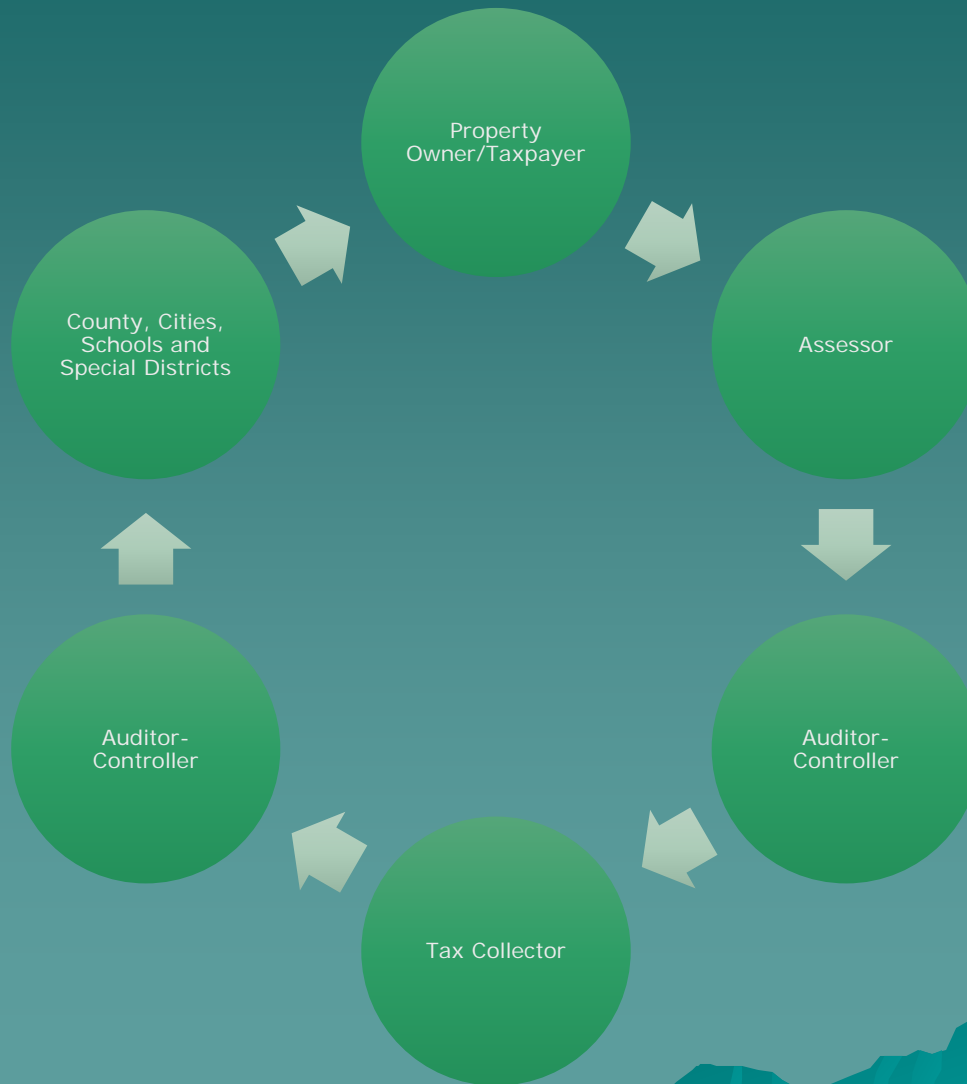
enabled Cities and Counties to establish redevelopment agencies to combat blight and promote development and growth within the community

- ◆ Article XVI Section 16 (1952) authorized the use tax increment, shifting property taxes resulting from the increase in assessed values to the redevelopment agency

◆ Dissolution of the RDAs

- ◆ Assembly Bill 26 signed by the governor on June 29, 2011 to dissolve all RDAs in the State
- ◆ Auditor-Controller's Office administers the Redevelopment Property Tax Trust Fund (RPTTF) and distributes property tax dollars to the RDAs to pay for enforceable obligations
- ◆ Reports to the Department of Finance (DOF) twice a year

Property Tax Chart Summary



Questions?

