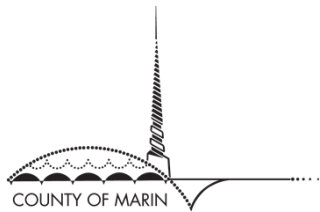


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County of Marin  
Department of Finance  
Property Tax Division  
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San Rafael, CA 94903  
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marincounty.org/dof

05.06.2021



## 2021 MCOE PROPERTY TAX FORUM

CORRELATING ASSESSED VALUE  
TO PROPERTY TAX DISTRIBUTION

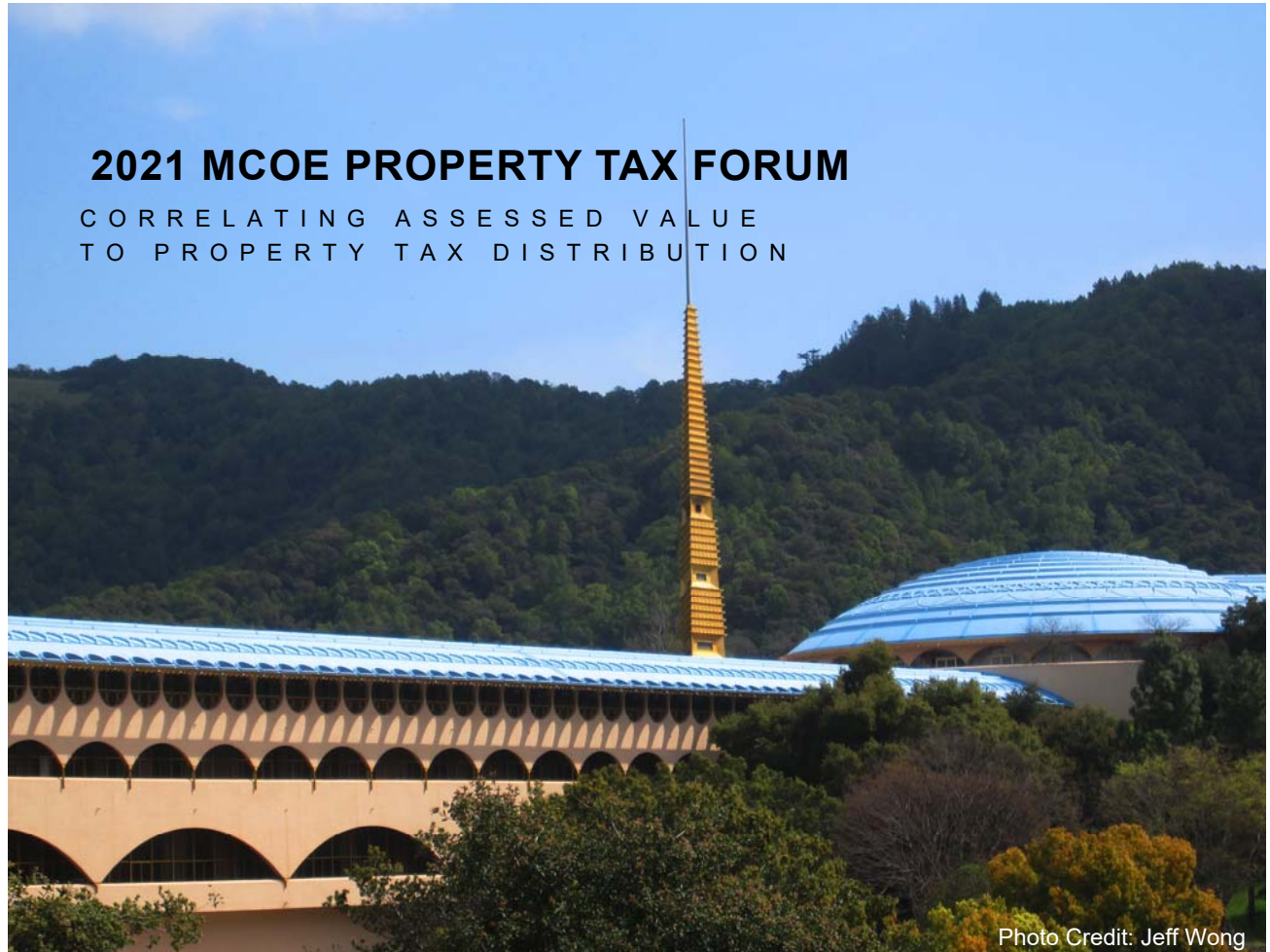
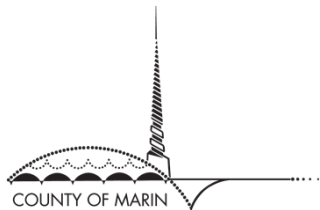


Photo Credit: Jeff Wong

**Slide 2**



## TAX ROLL TOPICS TODAY

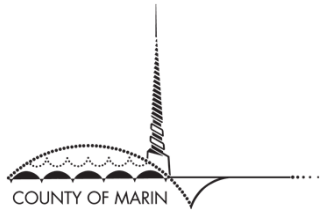
CORRELATING ASSESSED VALUATION  
TO PROPERTY TAX DISTRIBUTION

- Roles: Assessor, Finance and Taxing Entities
  - Lien Date: Supplemental Events & Enrollments
  - Cycle: Valuation, Extension & Apportionment
  - Revenue: Tax Increment & Apportionment
  - Revisions: Other Impacts on Value
  - Questions: Other tax rolls, Parcel Taxes
-

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MCOE Property Tax Forum  
Department of Finance  
*Correlating Value to Tax Revenue*

05.06.2021  
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# CORRELATING ASSESSED VALUE TO TAX REVENUE

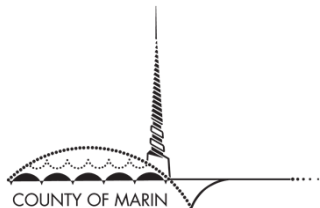
ROLES, CYCLES, REVISIONS

A large graphic on a yellow background. It features a stylized bridge with a dotted arch and a line graph with a dotted line. The text "COUNTY OF MARIN" is written in white at the bottom.

COUNTY OF MARIN



Slide 5



## LIEN DATE & SUPPLEMENTAL EVENTS

T I M I N G   I S   E V E R Y T H I N G

- LIEN DATE = January 1
    - Value, APN, Assessee for next fiscal tax year
  - January 1, 2021 = 2021/22 Tax Year:
    - Events occurring January 1, 2020 - December 31, 2020
  - January 1, 2022 = 2022/23 Tax Year
    - Events occurring January 1, 2021 - December 31, 2021
-

## SUPPLEMENTAL EVENTS

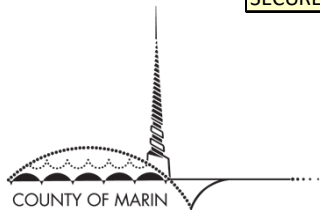
ONE CYCLE SUPPLEMENTAL EVENT

January 1, 2021 Lien Date = 2021-22 Tax Year:

Slide 6

Events occurring January 1, 2020 - December 31, 2020  
 1 Cycle Supplemental Event = **November 15, 2020**

Tax Roll	Lien Date Event Date	Tax Year	Taxable Period		Billing Date	Prior Billed Value	Current Value	Supplemental Value	Proration Factor	Tax Billed	Value to Secured Roll
SECURED	1/1/2019	2019/20	7/1/2019	6/30/2020	10/1/2019	-	8,084,150	-	1.00	\$ 80,841.50	2019/20
SECURED	1/1/2020	2020/21	7/1/2020	6/30/2021	10/1/2020	-	8,245,800	-	1.00	\$ 82,458.00	2020/21
<b>SUPP 1</b>	11/15/2020	2020/21	11/15/2020	6/30/2021	tbd	8,245,800	10,000,000	1,754,200	0.58	\$ 10,232.83	2021/22
SECURED	1/1/2021	2021/22	7/1/2021	6/30/2022	10/1/2021	-	10,000,000	-	1.00	\$ 100,000.00	2021/22



## SUPPLEMENTAL EVENTS

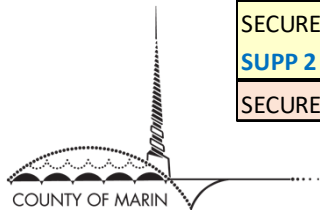
TWO CYCLE SUPPLEMENTAL EVENT

January 1, 2022 Lien Date = 2022-23 Tax Year:

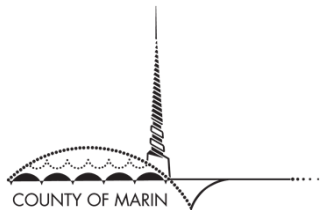
Slide 7

Events occurring January 1, 2021 - December 31, 2021  
 Two Cycle Supplemental Event = May 1, 2021

Tax Roll	Lien Date Event Date	Tax Year	Taxable Period		Billing Date	Prior Billed Value	Current Value	Supplemental Value	Proration Factor	Tax Billed
SECURED	1/1/2019	2019/20	7/1/2019	6/30/2020	10/1/2019	-	8,084,150	-	1.00	\$ 80,841.50
SECURED	1/1/2020	2020/21	7/1/2020	6/30/2021	10/1/2020	-	8,245,800	-	1.00	\$ 82,458.00
<b>SUPP 1</b>	<b>5/1/2021</b>	<b>2020/21</b>	<b>5/1/2021</b>	<b>6/30/2021</b>	tbd	8,245,800	<b>10,000,000</b>	<b>1,754,200</b>	<b>0.08</b>	<b>\$ 1,461.83</b>
SECURED	1/1/2021	2021/22	7/1/2021	6/30/2022	10/1/2021	-	8,331,200	-	1.00	\$ 83,312.00
<b>SUPP 2</b>	<b>5/1/2021</b>	<b>2021/22</b>	<b>7/1/2021</b>	<b>6/30/2022</b>	tbd	8,331,200	<b>10,000,000</b>	<b>1,668,800</b>	<b>1.00</b>	<b>\$ 16,688.00</b>
SECURED	1/1/2022	2022/23	7/1/2022	6/30/2023	10/1/2022	-	10,200,000	-	1.00	\$ 102,000.00



Slide 8



# SECURE TAX ROLL CYCLE

VALUATION, EXTENSION & APPORTIONMENT

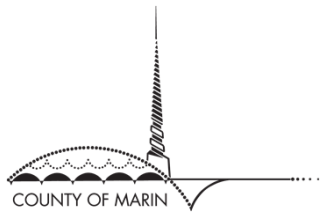
- **January 1** **LIEN DATE** **(Value, APN set for next tax year)**
- **Jan – Jun** ASSESSMENT ROLL (Working on Jan 1 values in progress)
- **June 30** PRELIMINARY ROLL (Excludes State Assessed Property)
- **August** EQUALIZED ROLL (Includes State Assessed Property)
- **September** EXTENDED ROLL (Billing for Equalized SECR Roll)
- **\*October** **\*AB8 FACTORS (fixed)** (Based on Equalized SECR Roll)
- **Nov 15** **P1 SCHOOL REPORT** (Based on Equalized tax roll)
- **April 15** **P2 SCHOOL REPORT** (Based on Active tax roll)
- **June 30** FINAL ROLL (Includes all prior period revisions)
- **August 15** **P3 SCHOOL REPORT** (Based on Final tax roll)



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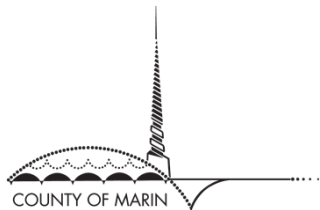
## TAX REVENUE

INCREMENT, AB8 & TEETER  
METHODOLOGY

A large graphic on a yellow background. It features a stylized bridge with a dotted arch and a solid arch. The text "COUNTY OF MARIN" is written in white at the bottom.

COUNTY OF MARIN

Slide 10

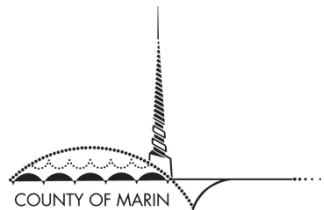


## TAX REVENUE & DISTRIBUTION

### SECURED TAX ROLL

- 1) TEETER METHODOLOGY
  - 2) EQUALIZED ROLL vs. FINAL ROLL
  - 3) TAX INCREMENT & GROWTH
  - 4) AB8 APPORTIONMENT FACTORS
  - 5) TAX ROLL REVISIONS
  - 6) FINAL TAX ROLL
-

Slide 11

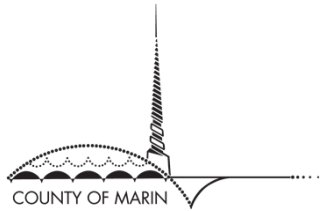


## APPORTIONMENT METHODS

### CHARGE VS. COLLECTION

- **TEETER :**
    - SECURED TAX ROLL
    - 100% of Final Charge is apportioned, regardless of collection
      - County General Fund buys & finances uncollected receivable
  - **NON-TEETER**
    - Collected, then Distributed
      - UNSECURED
      - PUBLIC UTILITY
      - SUPPLEMENTAL SECURED
      - SUPPLEMENTAL UNSECURED
      - SECURED/UNSECURED
      - PRIOR UNSECURED
      - HOPTR (Homeowner Exemption subvention)
  - **TOTAL TAX DISTRIBUTION** \$1.22 Billion +/-
-

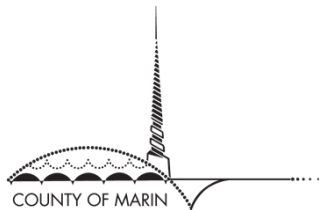
**Slide 12**



## DISTRIBUTION SCHEDULE

TAX ROLL	DESCRIPTION	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
SECURED TAX ROLL	Current Secured taxes all Levy Types, apportioned under Teeter provisions RTC 4701-4717	FINAL for P/Y		-	-	-	P1 (55%)	-	-	-	P2 (40%)	-	P3 (4.5%)
	Homeowner Exemption State subvention	-	-	-	-	P1 (15%)	P2 (35%)	-	-	-	P3 (35%)	P4 (15%)	-
PUBLIC UTILITY	Utility roll is assessed by Board of Equalization	-	-	-	-			P1	-	-	-	P2	-
UNSECURED TAX ROLL	Unsecured tax relating to personal and real property	-	-	-	-	P1 (Jan-Aug collections)		P2 (Sep-Dec collections)	-	-	-	-	-
DELINQUENT SECURED TAX ROLL	Delinquent Secured property taxes	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12
SUPPLEMENTAL TAX ROLLS	Supplemental tax (SECURED AND UNSECURED)					P1-P5	P6	P7	P8	P9	P10	P11	P12

Slide 13



# EQUALIZED ROLL VS. FINAL ROLL

## TAX ROLL REVISIONS

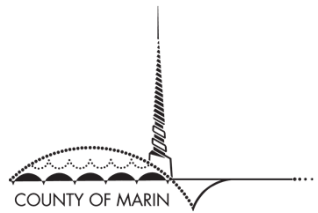
- **BASIC TAX** (aka: 1% Prop 13)

	(P1)	(P2)	(P3)	
Tax Year	EQUALIZED SECURED TAX ROLL	ACTIVE SECURED TAX ROLL	FINAL SECURED TAX ROLL	Tax Roll Revisions SOY to EOY
2020/21	*842,393,662	839,527,920		(2,865,742)
2019/20	805,473,317	797,412,158	797,073,047	(8,400,270)
2018/19	767,204,706	765,821,660	773,689,391	6,484,685
2017/18	727,183,626	726,686,096	726,164,395	(1,019,231)

\* See AB8 SECURED TAX REVENUE (2020/21)-slide 16

- Bonds & Parcel Taxes are also distributed using Teeter Methodology

**Slide 14**



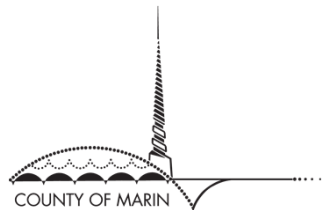
# TAX INCREMENT FACTORS

LEVEL = TAX RATE AREA

- **TAX RATE AREAS (TRA)**
  - 353 TRA's & 102 Basic Tax entities in Marin
  - Determines what services are provided by which taxing entities
  - Each Parcel resides in one TRA
  - Taxing entities typically serve multiple TRA's
- **TAX INCREMENT:**
  - Annual allocation of incremental growth is at the TRA level
  - Original increment factors were based on Pre-Prop 13 Revenues
  - Annual growth is allocated in same proportion to same entities

	A	B	C	D	E=(D-C)	F=(B*E)	G=(A+F)
Taxing Entity	Prop 13 Base Revenue	Increment Factor	P/Y Value	C/Y Value	Change in Value	Revenue Increase	C/Y Gross Revenue
Entity 1	400,000	0.4000	2,000,000	2,400,000	400,000	4,000	404,000
Entity 2	300,000	0.3000	1,500,000	1,800,000	300,000	3,000	303,000
Entity 3	200,000	0.2000	1,000,000	1,200,000	200,000	2,000	202,000
Entity 4	100,000	0.1000	500,000	600,000	100,000	1,000	101,000
<b>Total</b>	<b>1,000,000</b>	<b>1.0000</b>	<b>5,000,000</b>	<b>6,000,000</b>	<b>1,000,000</b>	<b>10,000</b>	<b>1,010,000</b>

Slide 15

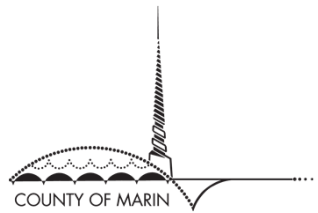


## TAX INCREMENT

LEVEL = JURISDICTION

2020/2021				
FUND	JURISDICTION	PRIOR YEAR	2020/2021	2020/2021
		2019/20	TAX	GROSS
		GROSS	INCREMENT	ALLOCATION
		ALLOCATION		(Column c+f)
107051	BOLINAS STINSON	3,264,765	211,967	3,476,732
107111	MILLER CREEK	15,606,345	735,781	16,342,126
107171	KENTFIELD	9,530,427	430,592	9,961,019
107191	LAGUNA JOINT	13,094	701	13,795
107211	LAGUNITAS	2,232,473	87,236	2,319,709
107231	LARKSPUR CORTE MADERA	11,100,555	614,419	11,714,974
107251	LINCOLN	57,700	3,728	61,428
107291	MILL VALLEY	23,292,741	1,236,072	24,528,813
107311	NICASIO	690,210	17,656	707,866
107351	REED UNION	16,935,208	725,714	17,660,922
107371	ROSS	5,044,232	191,417	5,235,649
107451	SAN RAFAELL ELEM	27,551,797	1,163,408	28,715,205
107471	SAUSALITO MARIN CITY	7,309,145	325,933	7,635,078
107641	SHORELINE UNIFIED	5,649,945	318,494	5,968,439
107651	NOVATO UNIFIED	44,115,159	1,771,408	45,886,567
107741	SAN RAFAEL HIGH	29,095,955	1,269,565	30,365,520
107761	TAM UNION HIGH	66,050,814	3,197,890	69,248,704
107851	MARIN COMMUNITY COLLEGE	59,464,090	2,744,850	62,208,940
107861	SANTA ROSA JC	75,504	4,339	79,843
107891	ROSS VALLEY	12,882,574	643,593	13,526,167
107911	MCOE	20,439,518	943,799	21,383,317
107917	PETALUMA JT HIGH	351,378	20,452	371,830
	SCHOOLS SUBTOTAL	360,753,629	16,659,014	377,412,643

Slide 16



# AB8 ALLOCATION FACTORS

LEVEL = JURISDICTION

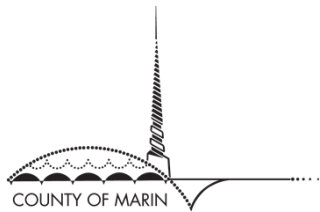
		2020/2021							
(a)	(b)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
FUND	DISTRICT	2019/20	2020/2021	2020/2021	2020/2021	2020/2021	2020/2021	2020/2021	2020/2021
		ALLOCATION	ALLOCATION	INCREMENT	AB8	SECURED	UNSECURED	HOPTR	
		NET OF RDA	NET OF RDA	LESS RDA	DISTRIBUTION	TAX	TAX	SUBVENTION	
		(Column c+d)	(Column g+h)	(Column i-e)	FACTORS	REVENUE	REVENUE	REVENUE	
107051	BOLINAS STINSON	3,264,765	3,476,732	211,967	0.00402743	3,392,678	69,831	14,223	
<b>107111</b>	<b>MILLER CREEK</b>	15,606,345	16,342,126	735,781	0.01893062	15,947,039	328,235	66,852	
107171	KENTFIELD	9,530,427	9,961,019	430,592	0.01153879	9,720,201	200,069	40,749	
107191	LAGUNA JOINT	13,094	13,795	701	0.00001598	13,462	277	56	
107211	LAGUNITAS	2,232,473	2,319,709	87,236	0.00268714	2,263,628	46,592	9,489	
107231	LARKSPUR CORTE MADERA	11,100,555	11,714,974	614,419	0.01357056	11,431,752	235,298	47,924	
107251	LINCOLN	57,700	61,428	3,728	0.00007116	59,943	1,234	251	
107291	MILL VALLEY	23,292,741	24,528,813	1,236,072	0.02841404	23,935,804	492,667	100,342	
107311	NICASIO	690,210	707,866	17,656	0.00081999	690,752	14,218	2,896	
107351	REED UNION	16,935,208	17,660,922	725,714	0.02045831	17,233,951	354,724	72,247	
107371	ROSS	5,044,232	5,235,649	191,417	0.00606495	5,109,072	105,159	21,418	
107451	SAN RAFAELL ELEM	26,138,056	27,305,988	1,167,932	0.03163110	26,645,838	548,447	111,703	
107471	SAUSALITO MARIN CITY	7,013,063	7,324,127	311,064	0.00848423	7,147,058	147,107	29,962	
107641	SHORELINE UNIFIED	5,649,945	5,968,439	318,494	0.00691381	5,824,145	119,878	24,416	
107651	NOVATO UNIFIED	41,018,537	42,674,117	1,655,580	0.04943345	41,642,426	857,120	174,571	
107741	SAN RAFAEL HIGH	28,037,758	29,310,709	1,272,951	0.03395336	28,602,093	588,712	119,904	
107761	TAM UNION HIGH	65,790,679	68,975,505	3,184,826	0.07990082	67,307,951	1,385,389	282,165	
107851	MARIN COMMUNITY COLLEGE	58,167,341	60,881,956	2,714,615	0.07052530	59,410,072	1,222,828	249,056	
107861	SANTA ROSA JC	75,504	79,843	4,339	0.00009249	77,912	1,604	327	
107891	ROSS VALLEY	12,882,574	13,526,167	643,593	0.01566863	13,199,158	271,676	55,333	
107911	MCOE	19,994,638	20,928,066	933,428	0.02424295	20,422,109	420,345	85,612	
107917	PETALUMA JT HIGH	351,378	371,830	20,452	0.00043073	362,841	7,468	1,521	
	<b>TOTAL COUNTYWIDE</b>	<b>825,166,673</b>	<b>863,263,956</b>	<b>38,097,283</b>	<b>1.00000000</b>	<b>842,393,662</b>	<b>17,338,857</b>	<b>3,531,437</b>	



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MCOE Property Tax Forum  
Department of Finance  
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05.06.2021  
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## QUESTIONS & DISCUSSION?

CORRELATING ASSESSED VALUE TO  
TAX REVENUE

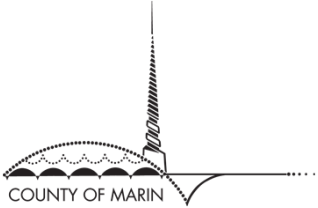
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COUNTY OF MARIN

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**THANK YOU**



Photo Credit: Jeff Wong