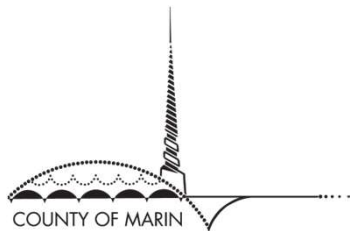


---

Department of Finance  
3501 Civic Center Drive  
Suite 225  
San Rafael CA 94903  
415 473 6154 T  
415 473 3680 F  
CRS Dial 711  
[marincounty.org/dof](http://marincounty.org/dof)

May 2, 2023



# MARIN COUNTY OFFICE OF EDUCATION

2023 PROPERTY TAX FORUM

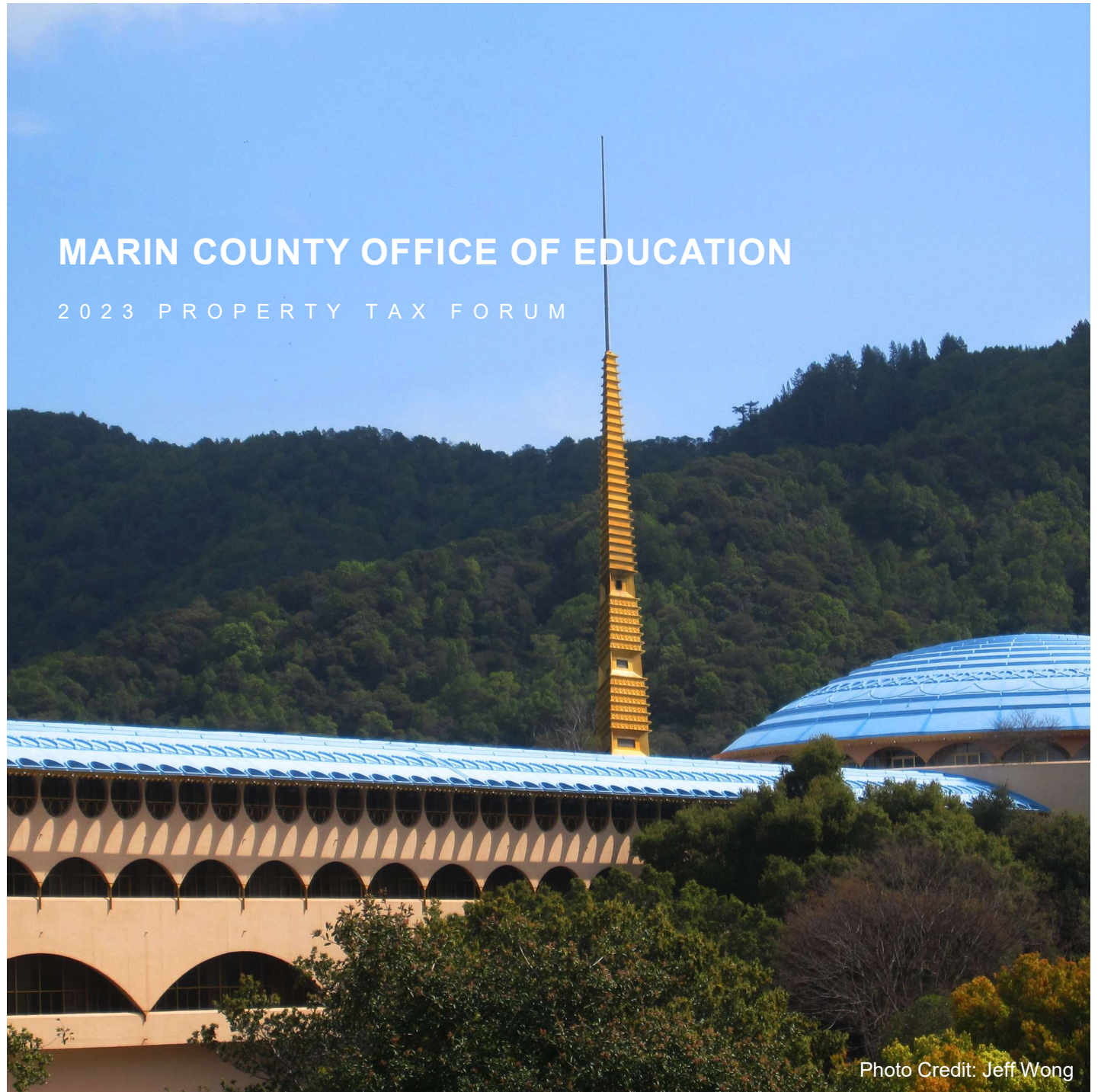


Photo Credit: Jeff Wong

# TODAY'S AGENDA

Slide 2

- **Introductions**
- **School Funding & Property Tax**
  - ✓ Roles & Interdependencies
  - ✓ Local Control Funding Formula
  - ✓ Basic Aid & Non-Basic Aid
  - ✓ Property Taxes
  - ✓ ERAF, ERAF Need & Excess ERAF
- **Supplemental Cycle**
- **Websites & Resources**
- **Q&A**

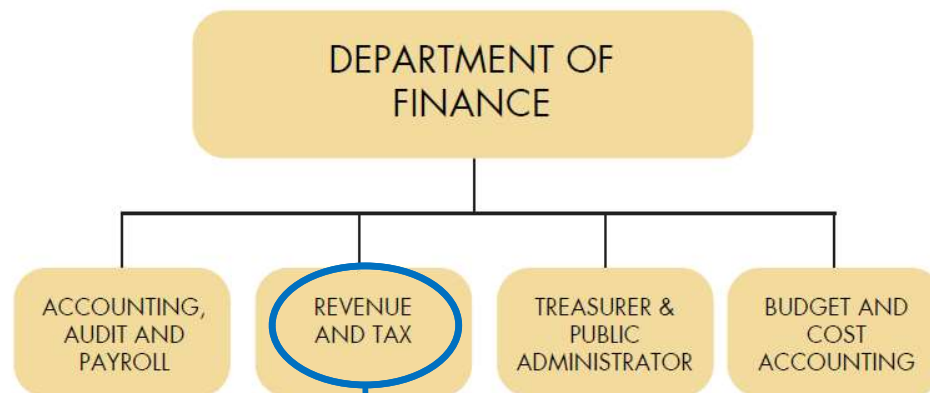
# WELCOME!

## County of Marin, Department of Finance

(Auditor-Controller-Treasurer-Tax Collector-Public Administrator)

- Mina Martinovich, Director of Finance
- Sandra Kacharos, Assistant Director

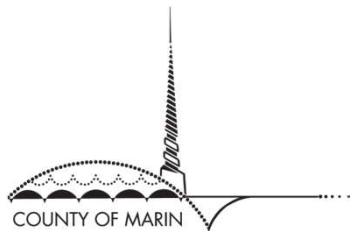
Slide 3



- **Aisha Ismail, Accounting Unit Manager**
- Dana Proctor, Sr. Accountant
- Mathilda Leow, Accountant II
- Vanessa Riedel, Accountant I

# PROPERTY TAX & SCHOOL FUNDING

## OVERVIEW



COUNTY OF MARIN



# DISTRIBUTION OF 2022-23 TAX DOLLARS

## TOTAL TAX LEVY

### \$1,355,634,997

Slide 5

11.44%  
(\$155,131,664)  
CITY GOVERNMENT

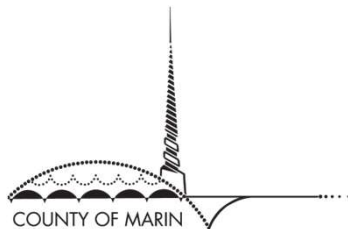
46.67%  
(\$632,705,042)  
SCHOOLS

20.93%  
(\$283,798,487)  
SPECIAL DISTRICTS



19.43%  
(\$263,459,818)  
COUNTY GOVERNMENT

1.52%  
(\$20,539,986)  
REDEVELOPMENT



Note: The Total Tax levy is comprised of Secured and Unsecured general property taxes, plus voter approved bond indebtedness, parcel taxes and special assessments. Educational Revenue Augmentation Funds (ERAF) have been allocated to Schools and Excess ERAF has been allocated to the County, Cities, and Special Districts. Distribution does not include allocation of residual from Redevelopment Successor Agencies.....

# LEGISLATIVE HISTORY

Slide 6

1978	Prop 13 - Property Taxation	Article XIII Section 1
1988	Prop 98 - Minimum Guarantee	Article XVI Section 8
1990	Prop 111 – Minimum Guarantee Changes	Article XVI Section 8
1992 – 1994	ERAF Shifts	RTC 97.2(d)
1998	Prop 218 Right to Vote on Taxes Act	Article XIII A Section 3
2000 ≈	Excess ERAF	RTC 97.3(d)(4)(C)
2004	Prop 1A Local Revenue & VLF Swap	Articles XI, XIIA
2011	ABx126 Redevelopment Agency Dissolution	HSC 34183
2013	Local Control Funding Formula	Ed Code 42238

# SCHOOL FUNDING INTERDEPENDENCIES

M C O E   &   M D O F

## MCOE

Education & Fiscal Oversight  
Average Daily Attendance (ADA)  
Local Control Funding Formula  
Charter School In-Lieu

## INTERDEPENDENCIES

### MCOE & MDOF

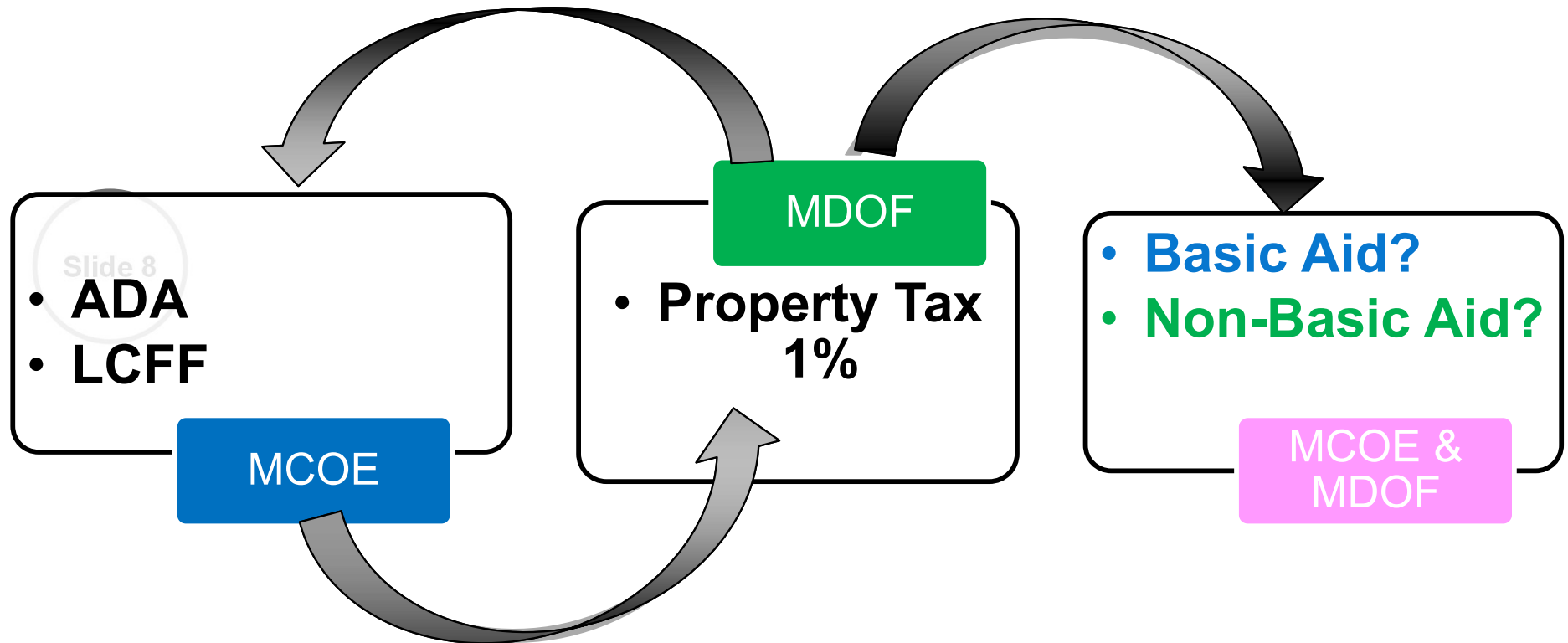
Basic Aid/Non-Basic Aid  
Charter School In-Lieu  
ERAF Need/Capacity  
State Certification  
Cashflow

## MDOF

Property Tax Levy & Collection  
Allocation & Apportionment  
ERAF Contributions  
Excess ERAF  
Reverse ERAF - VLF

# STEP 1: BASIC AID OR NON-BASIC AID?

MCOE & MDOF



BASIC AID:

PROPERTY TAX > LCFF REVENUE LIMIT

NON-BASIC AID:

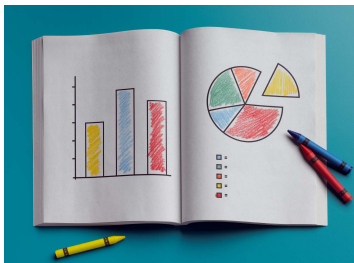
LCFF REVENUE LIMIT > PROPERTY TAX



# LOCAL CONTROL FUNDING FORMULA (LCFF)

M C O E

Simplified for Illustrative purposes



$$\# \text{ ADA} \times \$ \text{ Funding Guarantee} = \text{Revenue Limit}$$

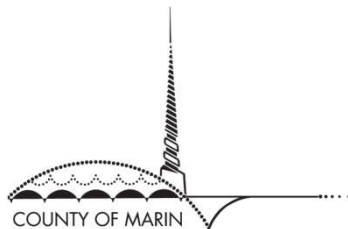
$$2,500 \text{ ADA} \times \$6,000 \text{ per pupil} = \$15,000.000$$

## FUNDING SOURCES:

1. Property Tax up to LCFF  
including pro-rata Charter In-Lieu

2. ERAF up to LCFF  
excluding Charter Schools

3. State funding to full LCFF  
including Charter Schools



## STEP 2: EXCESS TAX OR ERAF NEED?

M C O E & M D O F

Simplified for Illustrative purposes

Slide 10

### BASIC AID

**PROPERTY TAX > REVENUE LIMIT**

PROPERTY TAX \$16,000,000

LCFF REVENUE LIMIT (\$15,000,000)

**EXCESS TAX \$ 1,000,000**

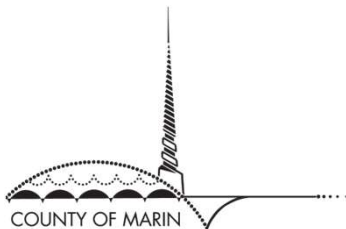
### NON-BASIC AID

**REVENUE LIMIT > PROPERTY TAX**

PROPERTY TAX \$13,000,000

LCFF REVENUE LIMIT (\$15,000,000)

**ERAF NEED (\$ 2,000,000)**



# PROPERTY TAX & ERAF

M D O F

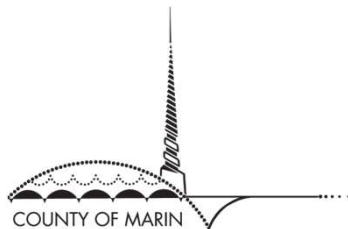
Slide 11

## ➤ 1% Basic Tax

- Ad Valorem 1% of Assessed Value
- AB8 allocation factors – annual
- ERAF Shifts
- Tax Rolls: Secured, Unsecured, Unitary/Utility

## ➤ Other Property Taxes:

- |                |                                    |
|----------------|------------------------------------|
| • Supplemental | Depends on district funding status |
| • RDA          | Pass-Through Obligations           |
| • RDA          | Residual Property Taxes            |
| • Misc In-Lieu | Cal Trans/Fish & Game              |
| ❖ Bonds        | Voter Approved                     |
| ❖ Parcel Taxes | Voter Approved                     |



## STEP 3: ERAF & EXCESS ERAF

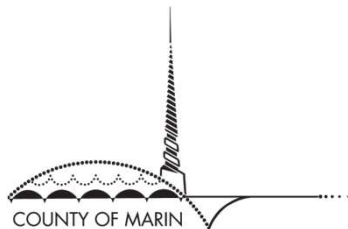
M D O F

### ERAF CONTRIBUTIONS

- ⇒ COUNTY
- ⇒ CITIES
- ⇒ SPECIAL DISTRICTS

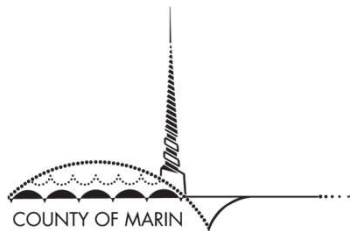
Slide 12

<b>ERAF CONTRIBUTIONS</b>	<b>\$135,000,000</b>
<b><u>Less: ERAF NEED</u></b>	<b><u>(\$ 35,000,000)</u></b>
Excess ERAF (Gross)	\$100,000,000
Less: Special Ed Categoricals	(\$ 15,000,000)
<u>Less: Community Colleges</u>	<u>(\$ 0)</u>
<b>Excess ERAF to Contributing Agencies</b>	<b><u>\$ 85,000,000</u></b>



## SUPPLEMENTAL TAXES

TIMING OF ENROLLMENT ON SECURED TAX ROLL



COUNTY OF MARIN

# SUPPLEMENTAL TAXES



## ASK THIS QUESTION:

? When is the EVENT DATE in relation to the SECURED LIEN DATE?

## ANSWER:

Value on SECURED roll is determined by LIEN DATE in relation to EVENT DATE. (Event before Lien Date)

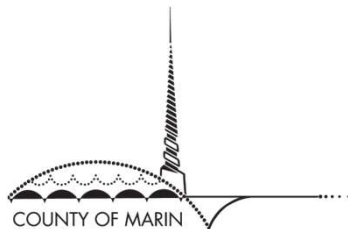
SECURED LIEN DATE	EVENT DATE	TAX YEAR	Period Start	Period End	TAX ROLL
January 1, 2022	January 1, 2022	2022/23	July 1, 2022	June 30, 2023	SECURED
January 1, 2023	January 1, 2023	2023/24	July 1, 2023	June 30, 2024	SECURED
	March 22, 2023	2022/23	March 22, 2023	June 30, 2023	SUPPLEMENTAL 1
	March 22, 2023	2023/24	July 1, 2023	June 30, 2024	SUPPLEMENTAL 2
January 1, 2024	January 1, 2024	2024/25	July 1, 2024	June 30, 2025	SECURED



Slide 15

# WEBSITES & RESOURCES

- **County of Marin (home page)**  
<https://www.marincounty.org/>
- **Marin – Assessor-Recorder-County Clerk**  
<https://www.marincounty.org/depts/ar>
- **Marin - Department of Finance**  
<https://www.marincounty.org/depts/df>
- **Marin - Parcel Tax Exemptions**  
<https://apps.marincounty.org/propertytaxexemptions>
- **Marin - Registrar of Voters**  
<https://www.marincounty.org/depts/rv/election-info/past-elections>



Slide 16

# COUNTY CONTACT INFORMATION

- **ASSESSOR**

(415) 473-7215 (public)

[assessor@marincounty.org](mailto:assessor@marincounty.org)

- **PROPERTY TAX**

[DOF-proptax@marincounty.org](mailto:DOF-proptax@marincounty.org)

(415) 473-6168 (districts)

- **TAX COLLECTOR**

[taxcollector@marincounty.org](mailto:taxcollector@marincounty.org)

(415) 473-6133 (public)

**Sandy Kacharos, Assistant Director/Property Tax Chief**

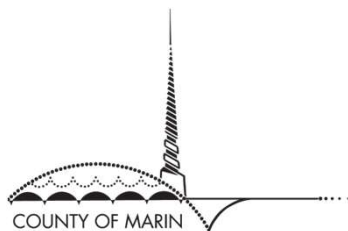
[skacharos@marincounty.org](mailto:skacharos@marincounty.org)

(415) 473-6177

**Ashia Ismail, Property Tax Accounting Unit Manager**

[asismail@marincounty.org](mailto:asismail@marincounty.org)

415-473-7105



Slide 17



---

Department of Finance  
3501 Civic Center Drive  
Suite 225  
San Rafael CA 94903  
415 473 6154 T  
415 473 3680 F  
CRS Dial 711  
[marincounty.org/dof](http://marincounty.org/dof)

May 2, 2023

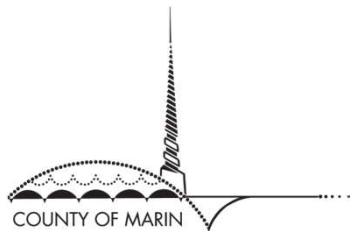


Photo Credit: Jeff Wong