



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: CLERK-RECORDER-ASSESSOR

For Agenda Of: April 4, 2017

Placement: Departmental

Estimated Time: 30 Minutes

Continued Item: No

If Yes, date from:

Vote Required: No Vote Required

TO: Board of Supervisors

FROM: Department Joseph E. Holland – County Assessor
Director(s) Theodore A. Fallati – County Auditor-Controller
Contact Info: Keith Taylor, Ext. 2562
Ed Price, Ext. 2126

SUBJECT: Assessment Roll Presentation

County Counsel Concurrence

As to form: N/A

Other Concurrence: Select_Other

As to form: No

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

Receive and file presentation prepared jointly by the County Assessor and Auditor-Controller discussing property tax administration and the current status of the 2017 Assessment Roll.

Summary Text:

The County Assessor and Auditor-Controller are elected officials, governed by the California Constitution, the laws passed by the State Legislature, and the rules adopted by the California State Board of Equalization (BOE).

The duties of the County Assessor are to discover all assessable property, inventory and list all taxable property, determine proper taxable value on lien date (January 1), and enroll the property on the local assessment roll. The assessment roll becomes the basis for generating the primary source of revenue to cities, schools, and special districts and the primary source of discretionary revenues to the County for funding critical services to residents of the County. 48% of property taxes go to schools; 24% to the County General Fund; 9% to cities; 8% to dependent special districts; 6% to former RDAs; and 5% to independent special districts.

The Assessor's Office is responsible for valuing more than 145,000 secured and unsecured properties with a net value of more than \$71 billion. In June of each year, the Assessor closes the assessment roll and delivers it to the Auditor-Controller who is responsible for calculating tax bills. The collection of

these taxes is the responsibility of the Treasurer-Tax Collector. The allocation and distribution of property taxes to the appropriate taxing jurisdictions is the function the Auditor-Controller.

By statute the local assessment roll is to be turned over to the Auditor-Controller no later than 6/30/2017, however the Assessor's target date for closing the 2017 assessment roll is June 16, 2017.

Background:

On June 6, 1978, California voters approved Proposition 13, a property tax limitation initiative. Proposition 13 rolled back most local real property, or real estate, assessments to 1975 market value levels, limited the property tax rate to 1 percent plus the rate necessary to fund local voter-approved bonded indebtedness, and limited future property tax increases. Under Proposition 13, properties are reassessed to current market value only upon a change in ownership or completion of new construction (called the base year value). In addition, Proposition 13 generally limits annual increases in the base year value of real property to no more than 2 percent, except when property changes ownership or undergoes new construction.

The assessment roll consists of assessing all taxable real property parcels, gas/mineral/oil assessments, business personal property, boats, aircraft, and possessory interests. The Assessor staff must also discover all taxable secured and unsecured properties, process thousands of deeds, work all new transfers and new construction events, review all "decline-in value" assessments, prepare and defend all assessment appeals, complete mandated audits of personal property, and process property tax relief claim forms for welfare exemptions, exclusions from reassessments, and base year value transfers for qualifying property owners. This assessment work is processed by the Assessor's dedicated staff of roughly 62 adopted permanent fulltime equivalent employees in 3 offices located throughout the County, and is fundamental to developing the assessment roll which generates the primary sources of revenue to cities, schools, and special districts and the primary source of discretionary revenues to the County to fund critical public services.

Hiring, training, and retaining qualified staff is essential to the Assessor's operations. Training requirements for new and advanced appraisers are considerable, and maintaining an adequate level of staffing is critical to managing workload.

Special Instructions:

Attachments:

PowerPoint Presentation

Authored by:

Assessor – Keith Taylor/Rose Rodarte
Auditor-Controller – Ed Price