

**CMTA** 2023  
ANNUAL  
CONFERENCE

**FOR ALL** **FLAVORS OF** **FINANCE**  
TREASURY DEBT INVESTMENTS

MARRIOTT SAN MATEO • SAN FRANCISCO AIRPORT • APRIL 26-28, 2023

# Property Tax 101 – Follow the Money

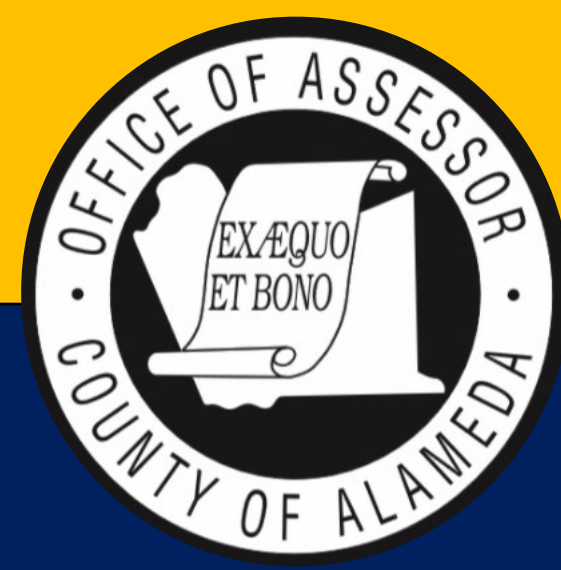
Phong La, Alameda County Assessor

Henry C. Levy, Alameda County Treasurer – Tax Collector

Margaret L. O'Brien, City of Alameda, Director of Finance

# About Us

ALAMEDA COUNTY ASSESSOR'S OFFICE



- The Assessor's Office is responsible for locating all taxable property in the County, establishing its taxable value, and applying any legal exemption.
- We are one of the largest assessment agencies in the state.
- We are committed to establishing accurate and fairly assessed property values.

ASSESSED  
VALUE

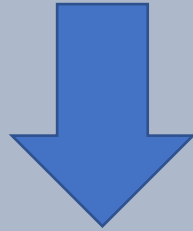
TAX  
RATE

SPECIAL  
ASSESSMENTS/  
FEES/LIENS

PROPERTY  
TAX DUE



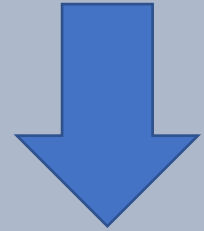
**x**



**+**



**=**



Phong La  
Assessor



Melissa Wilk  
Auditor-Controller

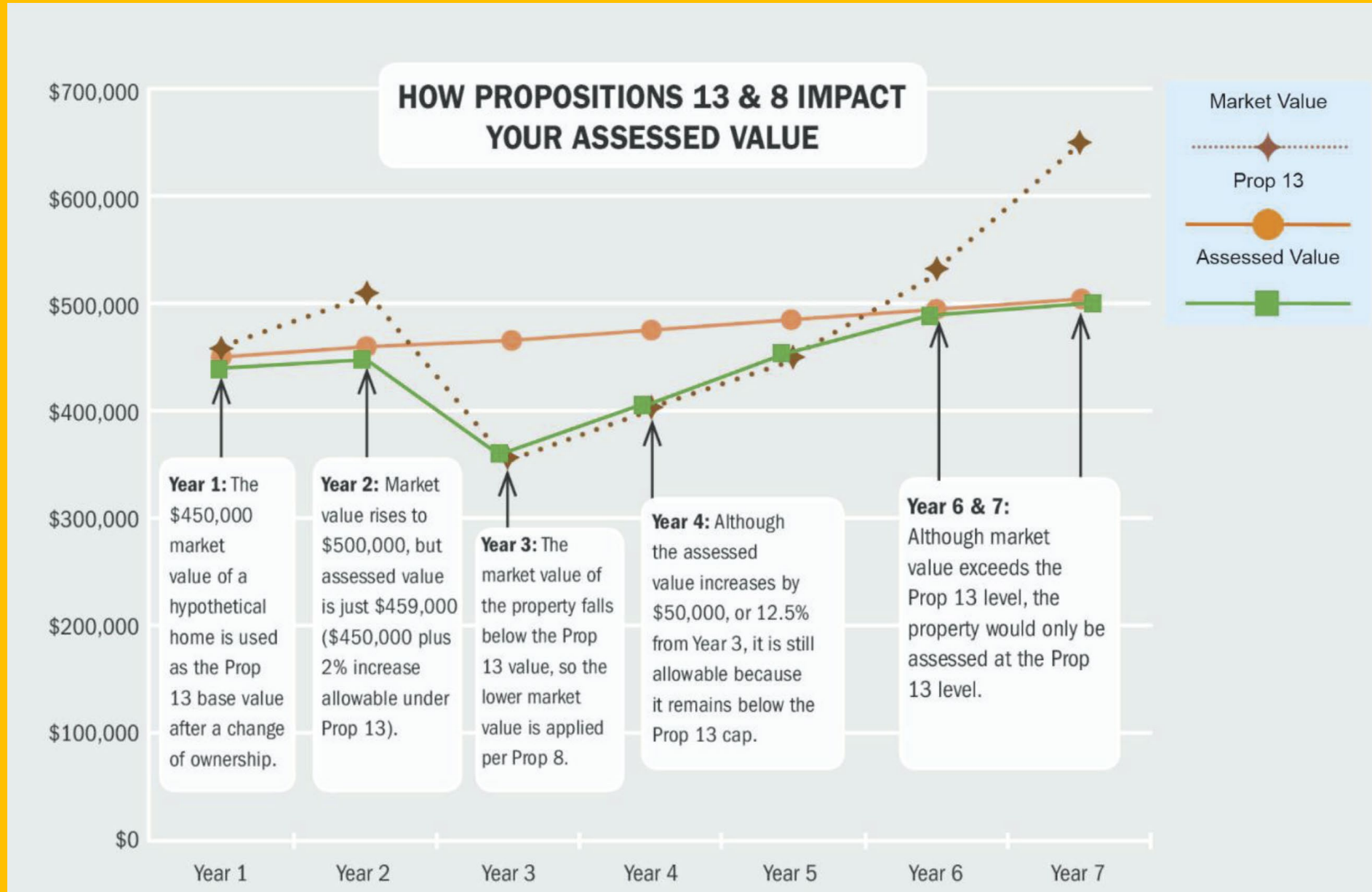


Special Tax  
Districts



Henry C. Levy  
Treasurer-  
Tax Collector

# Decline in Market Value



This chart is for illustrative purposes only. The 2% indexing was not compounded in the examples.

# Warehouse vs R&D

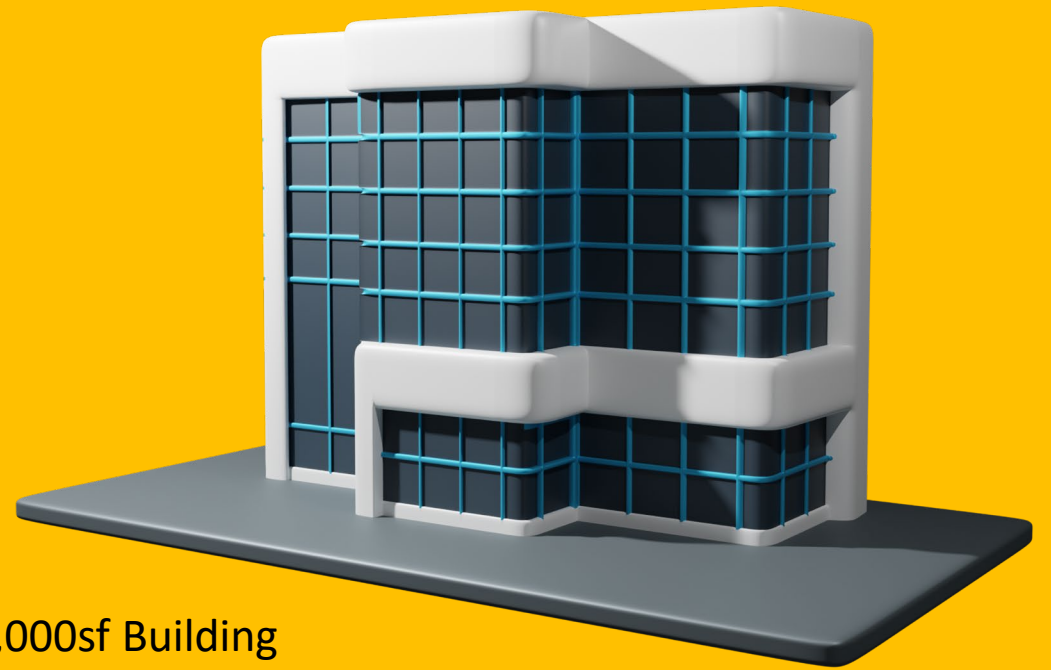
**Assessed Value of a  
Warehouse = \$22,600,000**

**Property Tax Value = \$226,000**



**Assessed Value of a  
R&D = \$95,000,000**

**Property Tax Value = \$950,000**



Estimate Based on 100,000sf Building  
including associated Business Personal Property  
(secured + unsecured).

# About Us

ALAMEDA COUNTY TREASURER-TAX COLLECTOR'S OFFICE



The Tax Collector is responsible for collecting various types of taxes on behalf of the County government and to ensure that all individuals and businesses within the County pay their required taxes in a timely and accurate manner. Our main functions are as follows:

- Collect taxes
- Maintain tax records
- Distribute tax revenue

# Tax Bills

- Property taxes are due every year in two installments
- Tax Bills are mailed out in Q4 for the fiscal year
- Payments can be made in various forms:
  - Online
  - By phone
  - Via Mail
  - In person

2022-2023

For Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023

## ALAMEDA COUNTY SECURED PROPERTY TAX STATEMENT

Henry C. Levy, Treasurer and Tax Collector  
1221 Oak Street, Room 131  
Oakland, California 94612

Parcel Number	Tracer Number	Tax-Rate Area	Special Handling
		13-000	

Location of Property

Assessed to on January 1, 2022

Tax-Rate Breakdown		
Taxing Agency	Tax Rate	Ad Valorem Tax
COUNTYWIDE TAX	1.0000 %	1,244.80
VOTER APPROVED DEBT SERVICE:		
COUNTY GO BOND	0.0103 %	12.81
CITY OF BERKELEY	0.0623 %	77.55
SCHOOL UNIFIED	0.0839 %	104.44
SCHOOL COMM COLL	0.0409 %	50.91
BAY AREA RAPID TRANSIT	0.0140 %	17.43
EAST BAY REGIONAL PARK	0.0058 %	7.22
<b>TOTAL AD VALOREM TAX (AV TAX)</b>	<b>1.2172 %</b>	<b>1,515.16</b>

### Please Read Important Messages

A fee of \$61.00 will be imposed on all returned or dishonored payments.

eCheck is free of charge; Accepted through June 30, 2023 @ <http://www.aogov.org/propertytax/>.

Visa, Mastercard, Discover, or American Express credit cards accepted by phone (510)272-6800 or online @ <http://www.aogov.org/propertytax/> through June 30, 2023. A convenience fee equal to 2.5% of the tax amount due will be added to your total payment.

Subscribe to receive email alerts about important property tax dates online @ <http://www.aogov.org/propertytax/>.

This bill is as of April 25, 2023 7:46 AM and may not include pending payments and roll corrections.

### Please See Reverse For More Information

Tax Collector's Office  
Payment Questions/Credit Card Payments  
(510) 272-6800

Assessor's Office  
Valuation/Exemption  
(510) 272-3787 (510) 272-3770

Fixed Charges and/or Special Assessments			
Description	Exemption Code	Phone	Amount
CITY ST LIGHTING		510-981-7200	26.52
CITY LANDSCAPE/PARK		510-981-7200	500.58
ZERO WASTE SRVCS		510-981-7270	1,090.44
CITY LIBRARY SVC		510-981-7200	634.14
MOSQ MSR K 1982		800-273-5167	3.50
CSA PARAMEDIC		800-273-5167	74.82
VEC CNTRL MSR A 84		800-273-5167	11.84
PARAMEDIC SUPPLMNT		510-981-7200	106.30
FIRE/EMG SRVC TAX		510-981-7200	142.84
2018 STREET LIGHT		510-981-7200	24.54
2018 STORM WATER		510-981-7200	52.50
FIRE/WILDFIRE PREV		510-981-7200	276.44
CSA LEAD ABATEMENT		510-967-8280	20.00
PERALTA 2018MEAS E		800-792-8021	48.00
SCHOOL MAINTENANCE		510-644-8717	237.40
SCHL ED PROGS/BSPE		510-644-8717	1,064.50
SCH EDUCATOR/BERRA		510-644-8717	323.32
SPBRA MEASURE AA		888-508-8157	12.00
HAZ WASTE PROGRAM		800-273-5167	13.28
VECTOR CNTRL ASMT		800-273-5167	5.52
MOSQUITO ASMT 2008		800-273-5167	2.30
EBRPD CFD NO A/C-3		888-512-0316	16.56
<b>SEE SEC 8 ON REVERSE SIDE FOR DTLS</b>			
Additional Total from Reverse Side			391.52
<b>Total Fixed Charges and/or Special Assessments</b>			<b>6,078.28</b>

Tax Computation Worksheet			
Description	Full Valuation	x Tax Rate	= Tax Amount
LAND IMPROVEMENTS	93,178		
FIXTURES	38,302		
TOTAL REAL PROPERTY	131,480		
PERSONAL PROPERTY			
GROSS ASSESSMENT & TAX	131,480	1.2172 %	1,600.36
HOMEOWNERS EXEMPTION	-7,000	1.2172 %	-85.20
OTHER EXEMPTION			
<b>TOTAL AD VALOREM TAX</b>	<b>124,480</b>	<b>1.2172 %</b>	<b>1,515.16</b>
<b>Ad Valorem Tax plus Special Assessments</b>			<b>6,684.42</b>
<b>First Installment</b>	<b>Second Installment</b>	<b>Total Amount Due</b>	
<b>PAID \$ 3,297.21</b>	<b>PAID \$ 3,297.21</b>	<b>\$ 6,684.42</b>	

### SECOND INSTALLMENT PAYMENT, 2022-2023

2

PARCEL NO.  
TRACER NO.

THIS AMOUNT DUE FEB 1, 2023 ==> **PAID \$ 3,297.21**



After APRIL 10, 2023 pay

(Includes delinquent penalty of 10% and \$10.00 cost)

**PAID APR 10, 2023**

### FIRST INSTALLMENT PAYMENT, 2022-2023

1

PARCEL NO.  
TRACER NO.

THIS AMOUNT DUE NOV 1, 2022 ==> **PAID \$ 3,297.21**



After DECEMBER 10, 2022 pay

(Includes delinquent penalty of 10%)

**PAID NOV 16, 2022**

## Fixed Charges and/or Special Assessments

Description	Exemption Code	Phone	Amount
CITY ST LIGHTING		510-981-7200	26.52
CITY LANDSCP/PARK		510-981-7200	500.58
ZERO WASTE SRVCS		510-981-7270	1,090.44
CITY LIBRARY SVC		510-981-7200	634.14
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CSA PARAMEDIC		800-273-5167	74.82
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MOSQUITO ASMT 2008		800-273-5167	2.30
EBRPD CFD NO A/C-3		888-512-0316	16.56
<b>SEE SEC 8 ON REVERSE SIDE FOR DTLs</b>			
Additional Total from Reverse Side			391.92
<b>Total Fixed Charges and/or Special Assessments</b>			<b>5,079.26</b>

# Collections and Recordkeeping

- Creditron – Itemage
- NTT – Custom solution developed inhouse
- ALCOLINK – General Ledger System for Alameda County

The screenshot displays the Inquire2000 software interface. On the left is a search tree with a hierarchical structure of folders and items, including 'DailyWork Apr 19 2023', 'Batch 720 (\$1,875.55)', 'Transaction 1', 'Stub 1', 'Check 1', 'Batch 721 (\$10,089.06)', 'Batch 722 (\$463.68)', 'DailyWork Apr 18 2023', 'DailyWork Apr 17 2023', 'Batch 100 (\$1,575,670.96)', and a series of transactions from 1 to 48. On the right, there are two windows. The top window shows a data table with columns: Item#, Invoices#, Stub Amount, DTC, QA, UnPar, MICR, Payment Type, Receipt Date, Tax Date, Tracer #, Installment #, Parcel #, Due Amount, Interest Amount, Penalty Amount, Batch Code, Receipt #, Child Batch ID, Lot #, Cost, Removed, CC Name, Credit Card #, and CC E. The bottom window displays a payment stub for 'SECOND INSTALLMENT PAYMENT, 2022-2023' with a parcel number of 74-1290-123 and a tracer number of 18214300. The stub includes a large number '2' in a box, a QR code, and the amount due of \$1,247.36 as of February 1, 2023. It also states that after April 10, 2023, the amount due is \$1,382.09, which includes a delinquent penalty of 10% and a \$10.00 cost. The stub is to be sent with the second payment to Henry C. Levy, Tax Collector, Alameda County.

Item#	Invoices#	Stub Amount	DTC	QA	UnPar	MICR	Payment Type	Receipt Date	Tax Date	Tracer #	Installment #	Parcel #	Due Amount	Interest Amount	Penalty Amount	Batch Code	Receipt #	Child Batch ID	Lot #	Cost	Removed	CC Name	Credit Card #	CC E
1	2	1247.36	Invoice	0			Walk-in	Apr-10-2023	2301	18214300	2	74-1290-123	1247.36	0	0	11	0000630111			0				

**SECOND INSTALLMENT PAYMENT, 2022-2023** 2  
PARCEL NO. 74-1290-123  
TRACER NO. 18214300

**2**

**THIS AMOUNT DUE FEB. 1, 2023 → \$1,247.36**

Do Not Use This Stub After June 30, 2023

After APRIL 10, 2023 pay  
**\$1,382.09**  
(Includes delinquent penalty of 10% and \$10.00 cost)

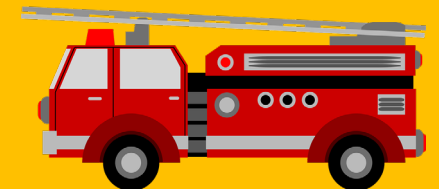
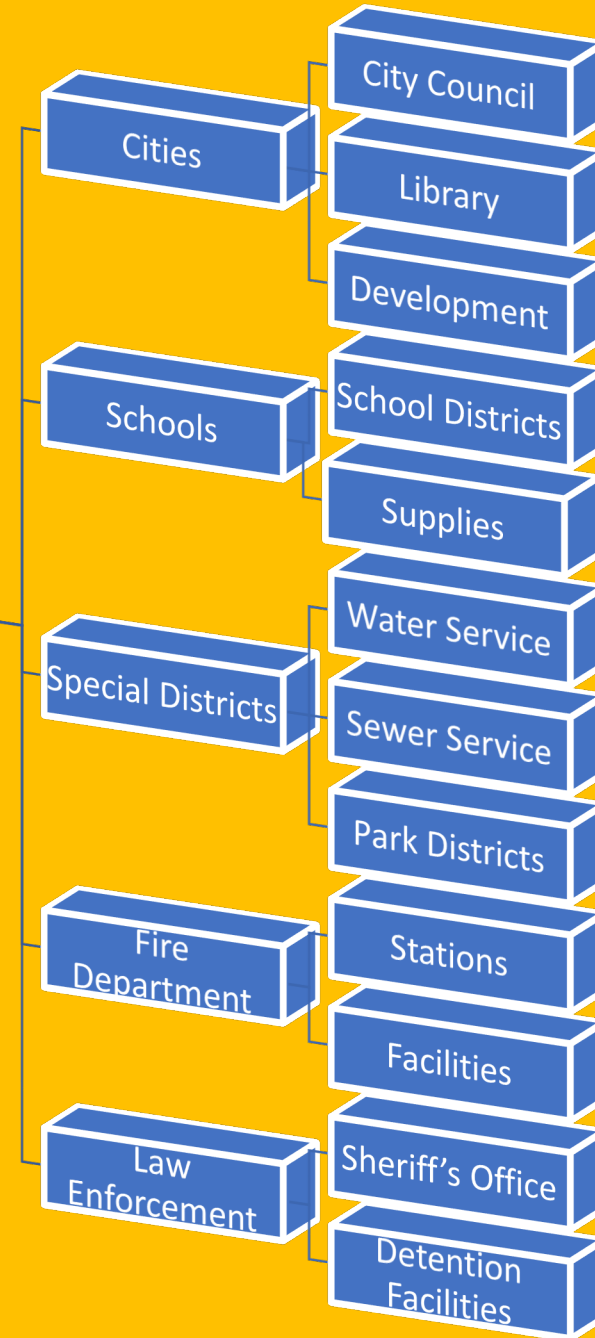
**SEND THIS STUB WITH YOUR SECOND PAYMENT**

Make checks payable to: Henry C. Levy, Tax Collector, Alameda County

# Distribution



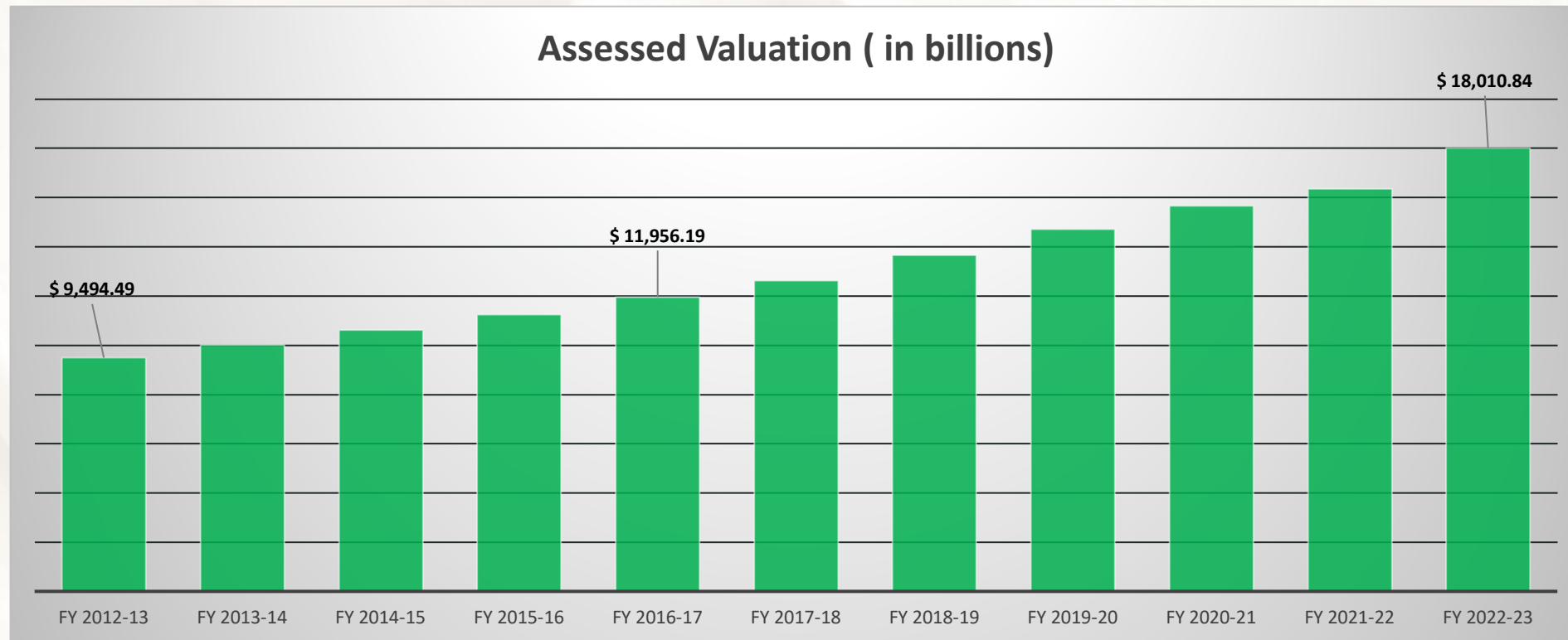
Tax Revenue



# Important! Information \$haring with the Assessor's Office

- If you are a city, make sure your Building Department shares the permit data. The Assessor's office needs this information to ensure new construction is assessed
- If your city collects a business tax, share the legally allowable data with your Assessor to ensure business property is assessed (typically on the unsecured roll)

# Assessed Valuation Growth- City of Alameda



# How do I forecast Property Taxes?

If you are lucky, your county assessor will share your AV growth data with you (In Alameda County, we are lucky!)

- Remember you are managing risk over several categories
- Know the categories of your aggregate property taxes
  - Secured grows some-what compatible with growth in secured AV
  - Unsecured- typically not as aggressive
  - Supplemental
  - Utility/Unitary
  - Supplemental
  - Residual property tax increment
  - VLF in lieu, should grow at roughly the same rate as secured

# What data will help with forecasting secured?

- Monitor property transfer tax, even if you are general law city

Sale Price	FY 2021-22 Thru March		FY 2022-23 Thru March			
	Actuals		Actuals		Year-over-Year Change	
	Gross Sales	Volume	Gross Sales	Volume	Gross Sales	Volume
\$300,000 or below	\$ 6,201,000	40	\$ 3,031,300	16	-51.12%	-60%
\$300,001 to \$2 million	\$ 799,129,009	681	\$ 610,422,545	524	-23.61%	-23%
\$2 million to \$5 million	\$ 119,617,000	45	\$ 69,193,000	27	-42.15%	-40%
\$5 million to \$10 million	\$ 30,784,500	4	\$ 11,617,500	2	-62.26%	-50%
\$10 million to \$50 million	\$ 104,200,000	5	\$ 11,808,500	1	-88.67%	-80%
\$50 million to \$100 million	\$ 139,973,500	2	\$ -	0	-100.00%	-100%
Over \$100 million	\$ 158,875,000	1	\$ -	0	0.00%	0%
<b>Total</b>	<b>\$ 1,358,780,009</b>	<b>778</b>	<b>\$ 706,072,845</b>	<b>570</b>	<b>-48.04%</b>	<b>-26.74%</b>

# But wait, there is more.....

- Seek out old, but still in effect tax sharing agreements, you would be surprised (or at least I was)
- Know you wild card....for me it is the residual boomerang funds
- My agency leases property- possessory interest!