



2014/2015 Budget Presentation

September 16th 2014

Karl Weiland
El Dorado County Assessor

Property Tax Administration

The Assessor, along with the Auditor Controller and the Treasurer/Tax Collector, are responsible for property tax administration:

The Assessor - 1) maintains the inventory of all assessable property in the county, 2) appraises and values all property and 3) prepares the various assessment rolls and turns them over to the Auditor.

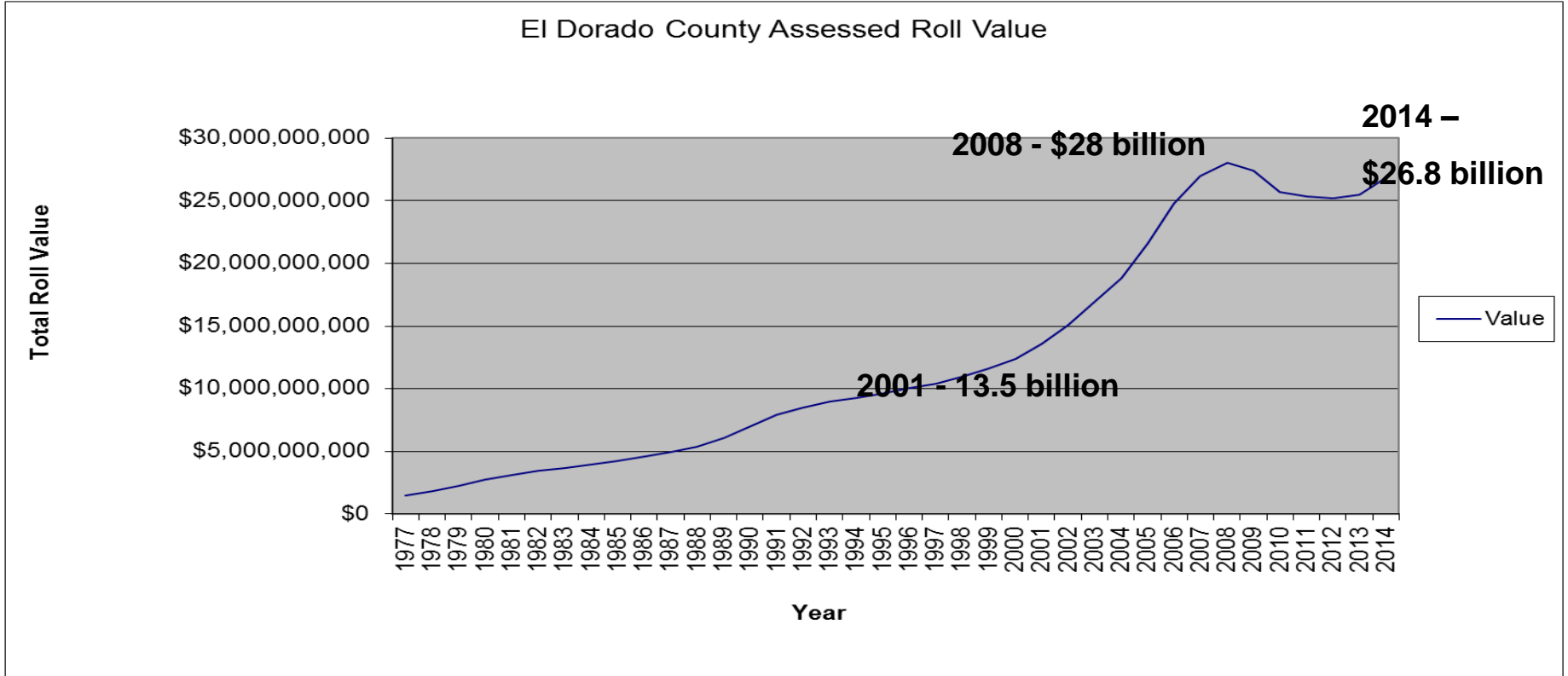
The Auditor - 1) determines the property tax rates, 2) applies the rates to the value of each property, 3) adds any special assessment charges and turns the extended roll over to the Tax Collector

The Tax Collector - 1) prints and mails the tax bills 2) deposits and processes the payments, 3) pursues payment of delinquent bills and sells defaulted property at auction.

Our County

- El Dorado County:
 - 95,000 real property parcels
 - 39,000 timeshare intervals in South lake Tahoe
 - 5,000 businesses
 - 4,000 boats
 - 3,000 other types of assessments
- Total assessed value for the 2014/2015 roll is about \$26 .8 billion.
- The 2014/15 roll will generate about \$270 million in the 1% property taxes. Around 45% (\$120 million) goes to support education, 25% (\$65 million) goes to special district like cities, EID, fire departments and CSD's and about 20% (\$55-60 million) goes into the county general fund.

The El Dorado County roll in perspective



Revenues, Appropriations and Net County Cost

	2013/14 Budgeted	2013/14 Actual	2014/15 Budgeted
Revenue	\$ 432,710	\$ 533,641	\$ 449,400
Expenses			
Salaries	3,157,730	3,016,712	3,521,868
Supplies	121,639	106,579	129,981
Fixed Assets	500	-	5,000
Intrafund	269,805	8,048	10,763
Total expenses	3,549,674	3,131,339	3,667,612
NET COUNTY COST	<u>\$ 3,116,964</u>	<u>\$ 2,597,698</u>	<u>\$ 3,218,212</u>

Staffing in the Assessor's Office

Classification Title	2013-14 Adjusted Allocation	2014-15 Dept Request	2014-15 CAO Recm'd	Diff from Adjusted
Assessor	1.00	1.00	1.00	-
Administrative Technician	1.00	1.00	1.00	-
Appraiser I/II/Sr	10.00	11.00	11.00	1.00
Assessment Technician I/II/Sr	8.80	7.80	7.80	(1.00)
Assistant Assessor	1.00	1.00	1.00	-
Auditor-Appraiser/Senior Auditor-Appraiser	2.00	2.00	2.00	-
Branch Supervising Appraiser	1.00	1.00	1.00	-
Cadastral Drafter	1.00	1.00	1.00	-
GIS Analyst I/II	1.00	1.00	1.00	-
Information Technology Department Coord	1.00	1.00	1.00	-
Property Transfer Specialist	4.00	4.00	4.00	-
Property Transfer Supervisor	1.00	1.00	1.00	-
Supervising Appraiser	1.00	1.00	1.00	-
Supervising Assessment Technician	1.00	1.00	1.00	-
Supervising Auditor/Appraiser	1.00	1.00	1.00	-
Department Total	35.80	35.80	35.80	(0.00)

Current Challenges

Management Restructure

- When the economic crisis required staff reductions, the Assessor met those challenges mostly through attrition. As Managers and Supervisors retired, the positions were consolidated, eliminated or downsized. The office aggressively pursued the expanded use of technology to meet roll production and other assessment mandates.
- The Assistant Assessor position was vacant and unfunded for 2011 & 2012 in response to additional targeted budget reductions.

Current Challenges

Management Restructure

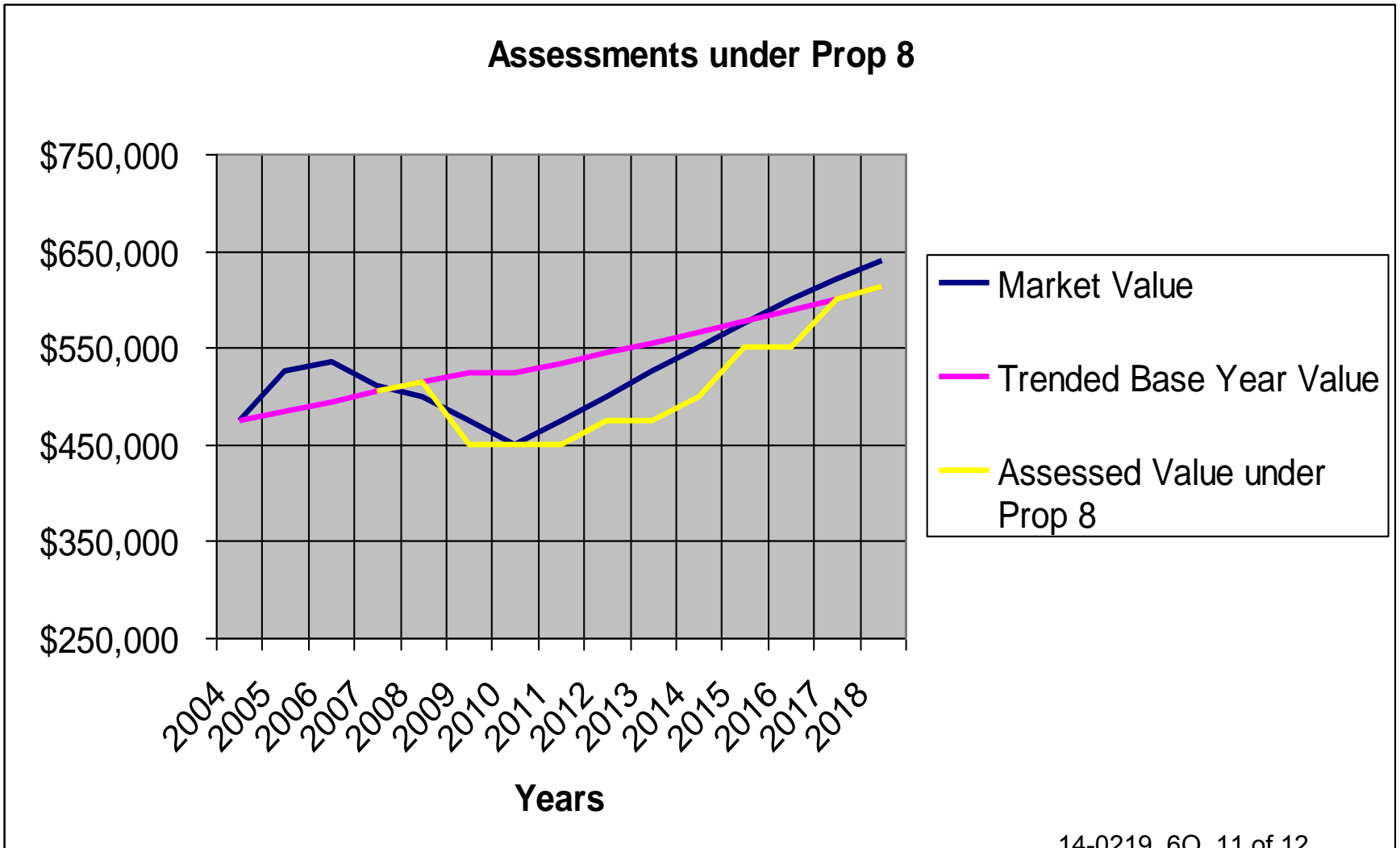
- Last year the Assistant Assessor position was funded but remained vacant as discussions and direction evolved regarding the future of the mainframe and the property system.
- Based on the increased dependence on technology and the adopted timeline to replace the property system in the next five years, the management element of the Assessor's Office must be reconfigured to strengthen control and manage the implementation.
- A transition plan has been developed and will be discussed with Human Resources and the administration this fall. We hope to have the process complete and the initial management team in place by next spring.

Current Challenges –Prop 8

- We closed the roll with just over 21,500 properties, 23 % of the roll, under a Prop 8 reduced assessment.
- By law, every property shall be assessed at the lower of the Prop 13 or market value.
- Annual review of these properties is critical for both the property owners and property tax generation.
- This review process will likely be required for at least the next five years because the market recovery is expected to take that long.

Questions ?

Current Challenges – Prop 8



Current Challenges – Prop 8's

Real Property	2012	2013	2014
Assessments	26,438	25,557	21,695
TBYV	13,391,785,452	13,087,380,210	11,406,962,406
Prop 8 Value	<u>9,190,766,775</u>	<u>8,813,107,721</u>	<u>8,108,956,970</u>
Value Difference	(4,201,018,677)	(4,274,272,489)	(3,298,005,436)
Total # of parcels	94,564	94,603	94,690
% under Prop 8	27.96%	27.01%	22.91%
Average Reduction	\$ (158,901)	\$ (167,245)	\$ (152,017)
Time Share			
Assessments	26,286	25,127	31,792
TBYV	524,313,731	509,927,545	549,486,663
Prop 8 Value	<u>236,223,984</u>	<u>222,185,696</u>	<u>174,469,564</u>
Difference	<u>(288,089,747)</u>	<u>(287,741,849)</u>	<u>(375,017,099)</u>
Total # of parcels	39,036	39,040	39,039
% under Prop 8	67.34%	64.36%	81.44%
Average Reduction	\$ (10,960)	\$ (11,452)	\$ (11,796)