

MONTEREY COUNTY ASSESSOR'S OFFICE

Property Taxes in Monterey County:
A primer, historical view and a look
into the future.

Elected Finance Officials

Distinct roles and duties

- * **ASSESSOR** – Locates all property in the County and determines property ownership, establishes the taxable value of all property subject to local property taxation; applies all legal exemptions and prepares the annual assessment rolls upon which local government units rely for property tax revenue.
- * **AUDITOR** – The Property Tax Administration Division calculates the tax and general obligation bond rates, accounting for property tax receipts, allocates property tax revenues to all taxing agencies and reconciles with the Tax Collector.
- * **TAX COLLECTOR** – The Property Tax Division oversees the billing, collection, reporting and accounting for all real and taxable personal property, and for the Transient Occupancy Taxes (TOT) levied by the County.

Proposition 13

- * Proposition 13, passed in 1978, established the base year value concept for property tax assessments. Under Proposition 13, the 1975-1976 fiscal year serves as the original base year used in determining the assessment for real property. Thereafter, annual increases to the base year value are limited to the inflation rate, as measured by the California Consumer Price Index, or two percent, whichever is less. A new base year value, however, is established whenever a property, or portion thereof, has had a change in ownership or has been newly constructed.

The Property Tax Cycle

- ❖ Property is valued every year as of the lien date – January 1.
- ❖ All sales and new construction that occur during the prior years are valued in addition to Proposition 8 Reviews.
- ❖ Lien date value establishes the tax roll that is delinquent on December 10 and April 10 of the following year.

Supplemental Process

- * The supplemental roll provides a mechanism for placing property subject to Proposition 13 reappraisals due to change in ownership or completed new construction into immediate effect.
- * Buyers need to pay existing bill.
- * Notice of Supplemental with 60-day notice and right to file an appeal.
- * Supplemental bill generates either a refund or a supplemental bill.

Appeal Process

- * Differences of opinion about the assessed value of property which cannot be resolved by taxpayer discussion with the Assessor's Office, may be [appealed](#) to the Assessment Appeals Board. This is a body of three persons appointed by the Board of Supervisors. The Appeals Board considers evidence presented by the property owner and the Assessor's Office at a formal hearing. The Appeals Board then establishes a value for the property.
- * Appeals of regular assessments must be filed between July 2nd and November 30th. Appeals of supplemental and escaped assessments must be filed within 60 days of the mailing date on the supplemental or escaped notice

HISTORY OF ASSESSED VALUE IN MONTEREY COUNTY

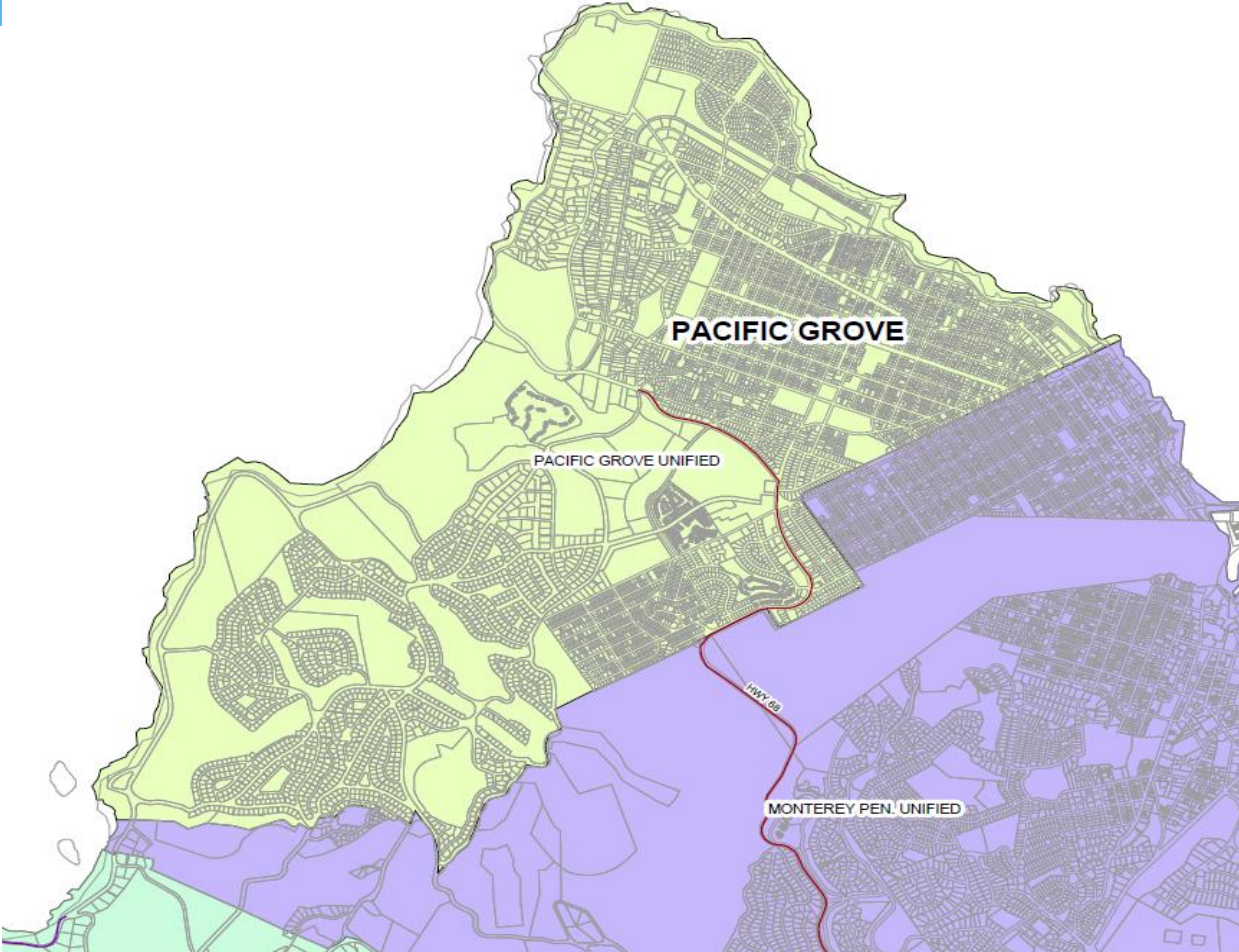
1976	\$4,630,893,440	9.88%	1998	\$23,014,619,835	5.71%	
1977	\$5,522,156,468	19.25%	1999	\$25,082,029,728	8.98%	
1978	\$5,880,341,532	6.49%	2000	\$27,385,568,377	9.18%	
1979	\$5,972,241,892	1.56%	2001	\$30,376,611,689	10.92%	
1980	\$6,907,053,208	15.65%	2002	\$33,401,392,602	9.96%	
1981	\$7,413,447,119	7.33%	2003	\$34,735,589,595	*3.99%	
1982	\$8,149,884,826	9.93%	2004	\$37,618,475,259	8.30%	
1983	\$9,072,411,952	11.32%	2005	\$41,785,586,512	11.08%	
1984	\$9,879,834,437	8.90%	2006	\$46,691,755,027	11.74%	Prop 8s
1985	\$10,737,305,573	8.68%	2007	\$50,590,582,891	8.35%	891
1986	\$11,729,709,988	9.24%	2008	\$51,721,456,188	2.24%	14732
1987	\$12,554,428,538	7.03%	2009	\$49,941,382,595	-3.44%	31265
1988	\$12,891,465,320	2.68%	2010	\$47,820,382,185	-4.25%	36169
1989	\$14,045,915,155	8.96%	2011	\$47,911,791,128	0.19%	35421
1990	\$15,567,462,709	10.83%	2012	\$48,539,057,728	1.31%	34135
1991	\$17,229,545,876	10.68%	2013	\$50,336,754,911	3.70%	30058
1992	\$18,121,692,519	5.18%	2014	\$53,361,804,831	6.01%	18,592
1993	\$18,641,087,249	2.87%	2015	\$56,535,193,647	5.95%	15000
1994	\$19,259,321,637	3.32%	2016	\$59,115,172,397	4.56%	12000
1995	\$20,063,439,735	4.18%	2017	\$62,500,314,100	5.73%	9868

County vis a vis PGUSD

			PGUSD	
2004	\$37,618,475,259	8.30%	\$3,017,318,486	7.98%
2005	\$41,785,586,512	11.08%	\$3,300,649,098	9.39%
2006	\$46,691,755,027	11.74%	\$3,609,136,044	9.35%
2007	\$50,590,582,891	8.35%	\$3,847,028,538	6.59%
2008	\$51,721,456,188	2.24%	\$4,046,836,757	5.19%
2009	\$49,941,382,595	-3.44%	\$4,073,185,788	0.65%
2010	\$47,820,382,185	-4.25%	\$3,969,517,234	-2.55%
2011	\$47,911,791,128	0.19%	\$4,023,644,675	1.36%
2012	\$48,539,057,728	1.31%	\$4,113,495,805	2.23%
2013	\$50,336,754,911	3.70%	\$4,291,398,718	4.32%
2014	\$53,361,804,831	6.01%	\$4,450,448,178	3.71%
2015	\$56,535,193,647	5.95%	\$4,707,012,719	5.76%
2016	\$59,115,172,397	4.56%	\$5,011,174,589	6.46%
2017	\$62,500,314,100	5.73%	\$5,300,598,254	5.78%
2018	\$66,411,224,940	6.26%	\$5,648,870,733	6.57%
2019	\$70,293,139,460	5.85%	\$5,985,029,213	5.95%

Projecting AV Growth

- * Sales
- * Transfers
- * New Construction
- * Restoration of Prop 8 Values
- * CPI – Inflation Factor up to 2%



PGUSD

- * Tax Code: 27600
- * Made up of 8 Tax Rate Areas
- * 004-000; 004-001; 004-002;004-003;004-005;004-006
(8525 Parcels) 2019 229 sales \$221,183,000
- * 102-001 and 102-003 (Pebble Beach – 874 Parcels
including Spanish Bay Golf \$200 million and Spanish
Bay Links \$61 million) 2019 84 sales \$157,656,000
- * 9,388 Secured Parcels
- * 1,142 Unsecured Assessments

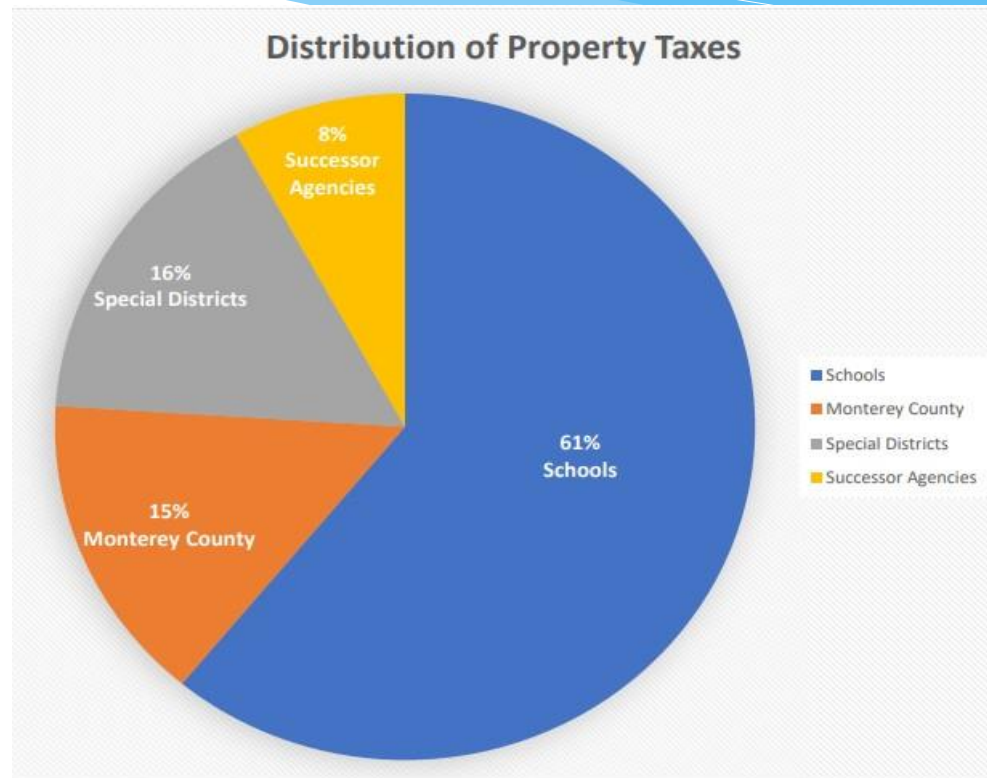
Proposition 8

- * Proposition 8, passed in November 1978, amended Proposition 13 to reflect declines in value. As a result, Revenue and Taxation Code Section 51 requires the Assessor to annually enroll either a property's factored Proposition 13 base year value or its Market Value as of January 1 (lien date), taking into account any factors causing a decline in value, whichever is less.

Proposition 8 reductions are temporary reductions which recognize the fact that the current market value of a property has fallen below its current factored Proposition 13 base year value.

When and if the market value of the previously reduced assessment (Proposition 8) increases above its Proposition 13 factored base year value, the Assessor will once again enroll its Proposition 13 factored base year value. Proposition 8 values can change from year to year as the market fluctuates up and down.

Property Tax Distribution



Important Websites

- * www.co.monterey.ca.us/assessor
- * www.co.monterey.ca.us/auditor
- * www.co.monterey.ca.us/taxcollector
- * www.boe.ca.gov

Questions and/or Comments

