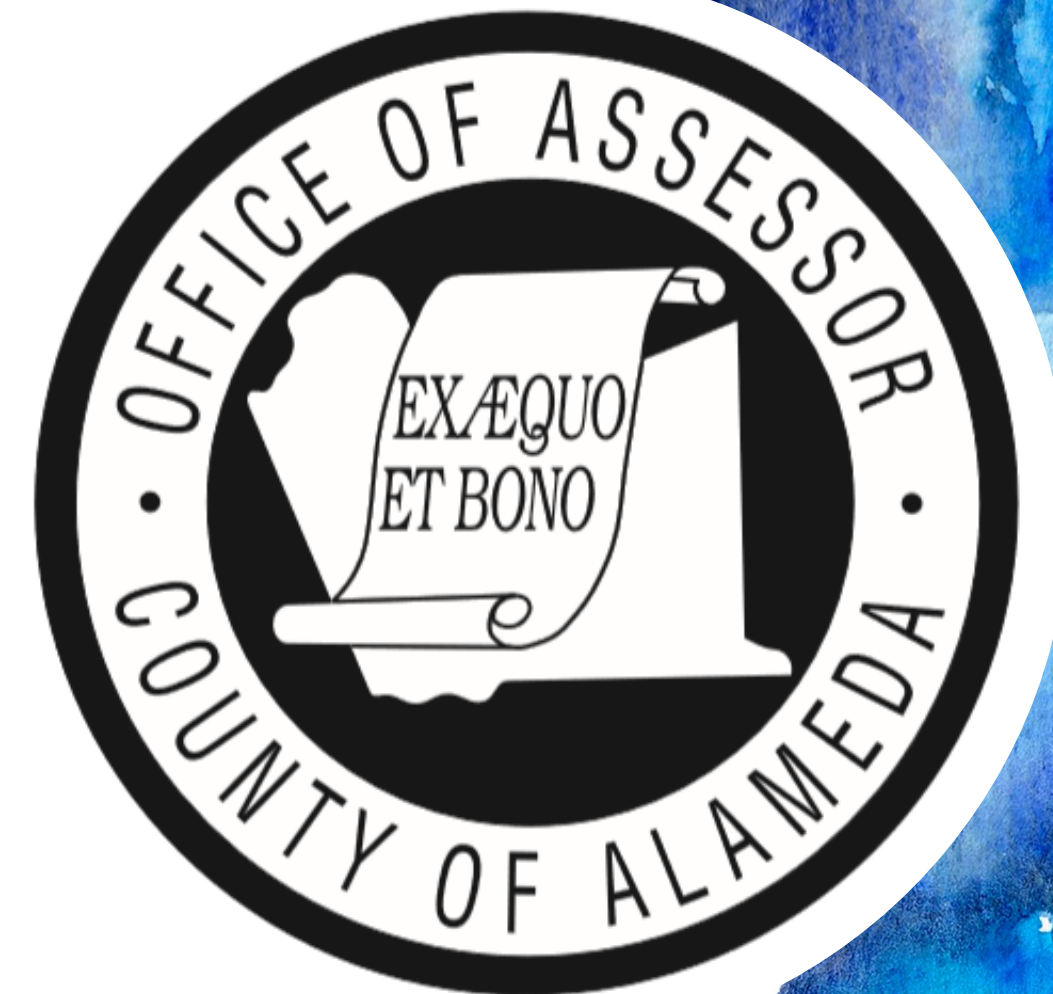


PHONG LA, ASSESSOR

# OFFICE OF ASSESSOR

**MAINTENANCE OF EFFORT  
BUDGET 2022-2023**



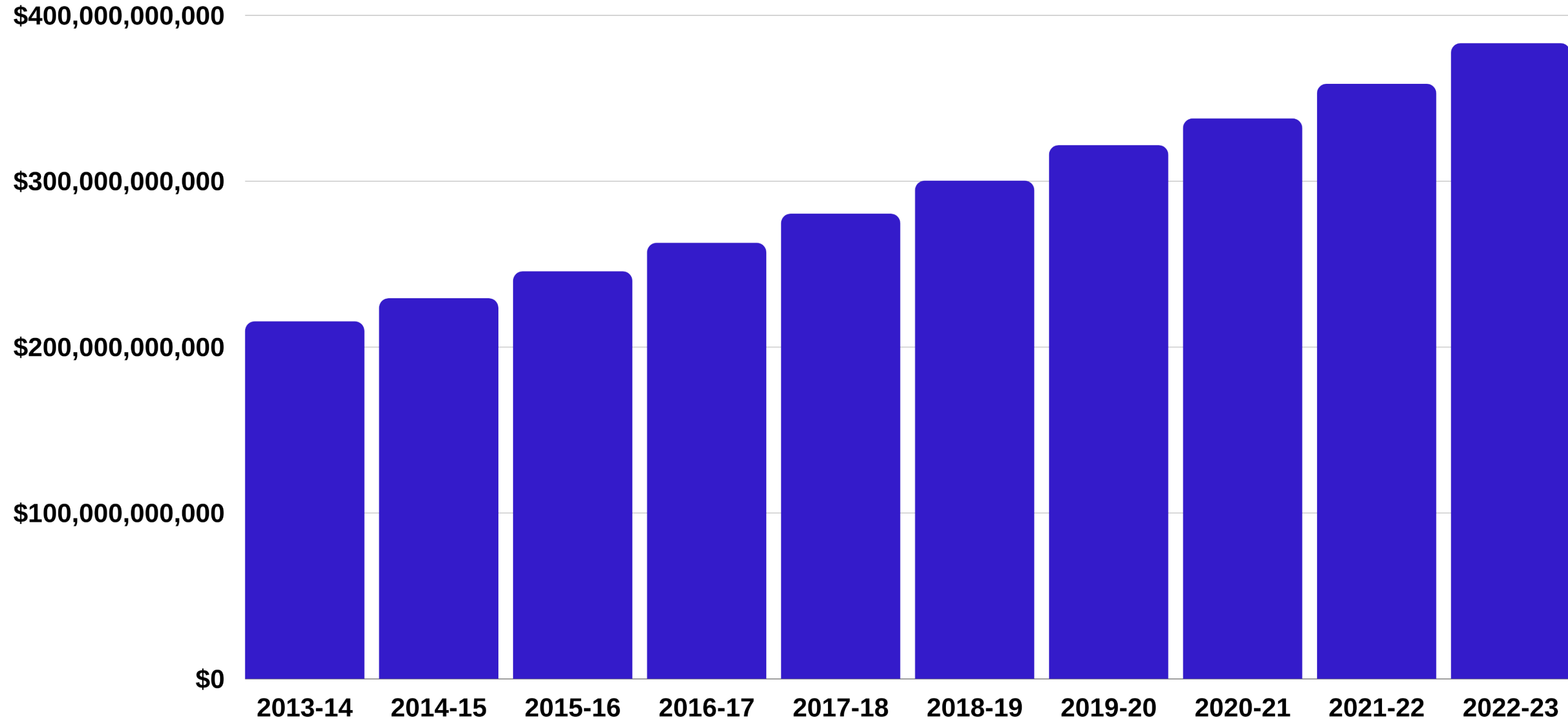
<b>JURISDICTION</b>	<b>2021-22 ROLL</b>	<b>AMOUNT CHANGE</b>	<b>PERCENT CHANGE</b>	<b>PARCELS &amp; ACCOUNTS</b>
Alameda	\$16,340,378,445	\$674,533,262	4.31%	24,418
Albany	\$3,273,860,107	\$105,333,810	3.32%	6,047
Berkeley	\$24,293,920,374	\$976,969,136	4.19%	32,151
Dublin	\$20,145,826,973	\$735,739,899	3.79%	23,325
Emeryville	\$6,894,098,441	\$360,081,398	5.51%	6,547
Fremont	\$61,795,881,732	\$2,941,226,558	5.00%	70,760
Hayward	\$26,289,551,401	\$916,720,791	3.61%	43,428
Livermore	\$22,672,150,224	\$1,042,889,266	4.82%	33,780
Newark	\$11,947,762,154	\$618,769,602	5.46%	16,590

(Cont.)

<b>JURISDICTION</b>	<b>2021-22 ROLL</b>	<b>AMOUNT CHANGE</b>	<b>PERCENT CHANGE</b>	<b>PARCELS &amp; ACCOUNTS</b>
Oakland	\$79,175,682,301	\$4,387,408,984	5.87%	119,222
Piedmont	\$5,199,308,593	\$211,533,773	4.24%	4,076
Pleasanton	\$27,668,887,612	\$684,765,440	2.54%	27,001
San Leandro	\$16,658,504,019	\$538,454,589	3.34%	27,171
Union City	\$12,267,662,481	\$359,790,702	3.02%	19,973
Unincorporated	\$23,193,995,417	\$963,649,829	4.34%	45,798
General Aircraft & Pipelines	\$698,378,075	-\$14,903,268	-2.09%	837
<b>Total</b>	<b>\$358,515,848,349</b>	<b>\$15,502,963,771</b>	<b>4.52%</b>	<b>501,124</b>

# 10-YEAR ASSESSMENT ROLL HISTORY

2022-23 PROJECTION: 383,000,000,000





**ASSESSMENT APPEALS:  
ASSESSMENT VS APPLICANT'S OPINION  
EQUALS "AT RISK" REVENUE**

<u>CITY</u>	<u>ASSESSOR TOTAL</u>	<u>APPLICANT OPINION</u>	<u>VALUE AT RISK</u>
ALAMEDA	\$2.4 BILLION	\$1 BILLION	\$1.3 BILLION
ALBANY	\$224 MILLION	\$93 MILLION	\$131 MILLION
BERKELEY	\$4.3 BILLION	\$2.4 BILLION	\$1.9 BILLION
CASTRO VALLEY	\$237 MILLION	\$79 MILLION	\$157 MILLION
DUBLIN	\$1.7 BILLION	\$1 BILLION	\$694 MILLION
EMERYVILLE	\$4.6 BILLION	\$1.8 BILLION	\$2.7 BILLION
FREMONT	\$28.7 BILLION	\$15 BILLION	\$13.5 BILLION
HAYWARD	\$3.5 BILLION	\$2.2 BILLION	\$1.4 BILLION
LIVERMORE	\$1.8 BILLION	\$940 MILLION	\$903 MILLION
NEWARK	\$1.6 BILLION	\$813 MILLION	\$758 MILLION
OAKLAND	\$19.3 BILLION	\$12 BILLION	\$7.2 BILLION
PIEDMONT	\$97 MILLION	\$60 MILLION	\$37 MILLION
PLEASANTON	\$6.6 BILLION	\$3.5 BILLION	\$3.1 BILLION
SAN LEANDRO	\$2.6 BILLION	\$1.5 BILLION	\$1 BILLION
SAN LORENZO	\$93 MILLION	\$35 MILLION	\$58 MILLION
SUNOL	\$179 MILLION	\$99 MILLION	\$80 MILLION
UNION CITY	\$948 MILLION	\$530 MILLION	\$419 MILLION
<b>TOTAL</b>	<b>\$119 BILLION</b>	<b>\$63 BILLION</b>	<b>\$56 BILLION</b>

# PROPOSITION 19'S EFFECT ON CHANGES IN OWNERSHIP & BASE VALUE TRANSFERS

**Current  
Appraisals** 20,000

**Additional  
Appraisals  
(due to Prop 19)** 5,500\*

---

**Total** 25,500

## 25% INCREASE IN APPRAISALS

\* Estimated amount based on the prior year's work for base value and parent child exclusion

# LEGAL ENTITY OWNERSHIP PROGRAM (LEOP)

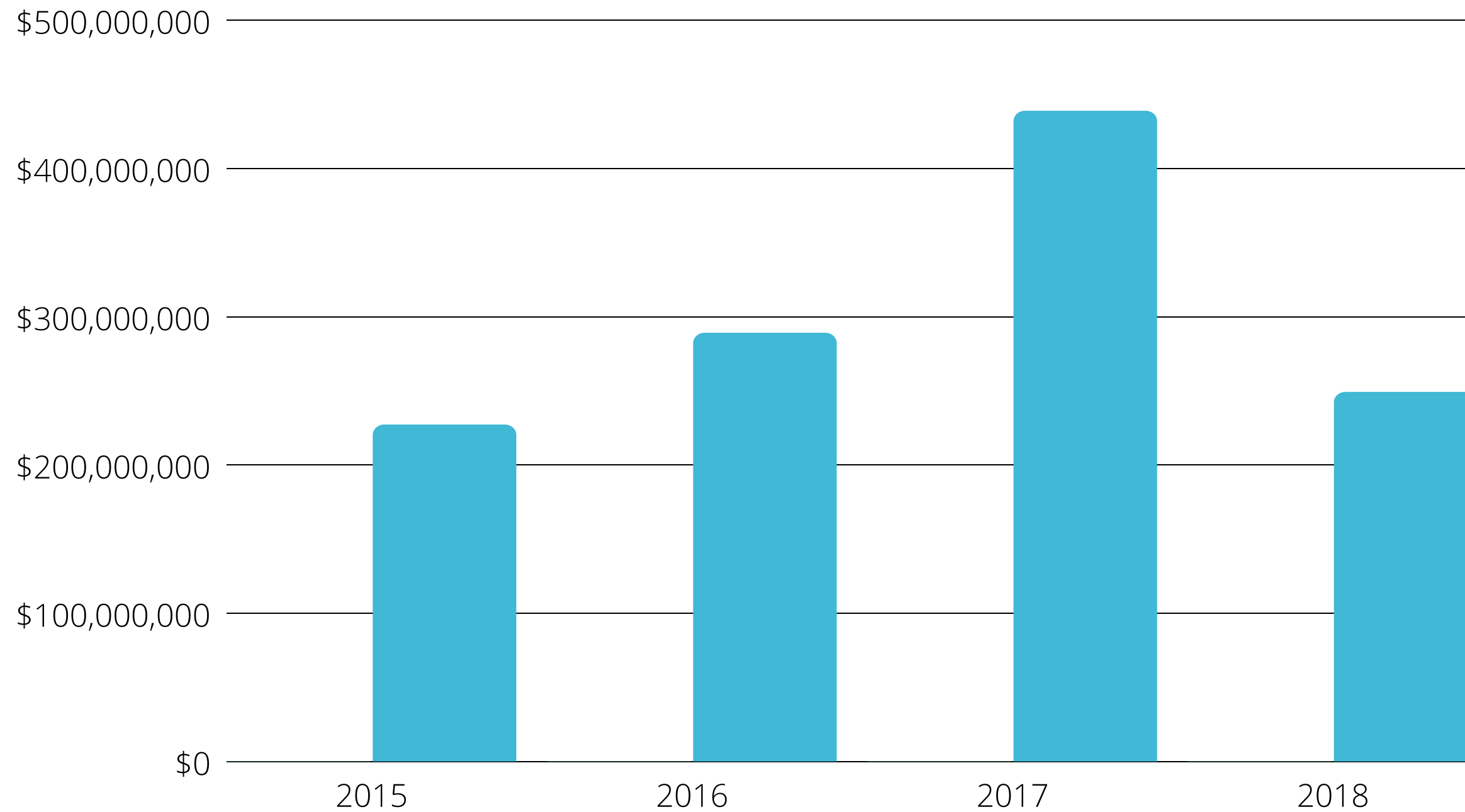
## ESTIMATED POTENTIAL GAINS

- From 2015-2018, Assessment Gains from LEOPS totaled to \$1.2B from 498 Parcels
- Currently there are 394 Parcels that will potentially be reassessed
- Upon reassessment transfer taxes will be issued by the Recorder



# LEGAL ENTITY OWNERSHIP PROGRAM (LEOP)

## ESTIMATED POTENTIAL GAINS



# LEGAL ENTITY OWNERSHIP PROGRAM (LEOP)

## TEST CASE

- 1 Entity, 1 Parcel
- City: Berkeley
- Roll Value prior to Transfer: \$400,000
- Estimated New Value: \$7 Million
- Estimated Loss of Transfer Tax: \$175,000
- Estimated Total Loss of Approx. 30 Parcels: Approx. \$5 Million

# LEGAL ENTITY OWNERSHIP PROGRAM (LEOP)

## TEST CASE

- 1 Entity, 1 Parcel
- City: Fremont
- Roll Value prior to Transfer: \$12.8 Million
- Estimated New Value: \$23 Million
- Estimated Loss of Transfer Tax: \$34,500
- Estimated Total Loss of Approx. 40 Parcels: Approx. \$1.4 Million

# LEGAL ENTITY OWNERSHIP PROGRAM (LEOP)

## TEST CASE

- 1 Entity, 4 Parcels
- City: Fremont
- Roll Value prior to Transfer: \$34.6 Million
- Estimated New Value: \$57.5 Million
- Estimated Loss of Transfer Tax: \$86,250
- Estimated Total Loss Approx. of 40 Parcels: Approx. \$3.5 Million

# LEGAL ENTITY OWNERSHIP PROGRAM (LEOP)

## TEST CASE

- 1 Entity, 3 Parcels
- City: Hayward
- Roll Value prior to Transfer: \$5.2 Million
- Estimated New Value: \$25 Million
- Estimated Loss of Transfer Tax: \$212,500
- Estimated Total Loss Approx. of 20 Parcels: Approx. \$4.3 Million

# LEGAL ENTITY OWNERSHIP PROGRAM (LEOP)

## TEST CASE

- 1 Entity, 1 Parcel
- City: Oakland
- Roll Value prior to Transfer: \$3.5 Million
- Estimated New Value: \$5.4 Million
- Estimated Loss of Transfer Tax: \$135,000
- Estimated Total Loss Approx. of 60 Parcels: Approx. \$8 Million

# LEGAL ENTITY OWNERSHIP PROGRAM (LEOP)

## TEST CASE

- There is a 3-Year Statute of Limitations for the Transfer Tax to be Collected
- The Auditor-Controller cannot collect these Transfer Taxes unless the Assessor finishes our portion of the work within this 3-Year limit
- If this work is not completed on time, this could result in large losses to each individual City in the County

# LEGAL ENTITY OWNERSHIP PROGRAM (LEOP)

## TEST CASE:

- If work is not completed within the 3-Year limit, that is **LOST REVENUE TO THOSE CITIES AND COUNTY OF ALAMEDA**



# OFFICE OF THE ASSESSOR



## FINANCIAL SUMMARY COMPARISON FY 2022 VS. FY 2023

# FINANCIAL SUMMARY COMPARISON

	<b>FY 2021-2022 APPROVED BUDGET</b>	<b>FY 2022-2023 MOE BUDGET REQUEST</b>	<b>CHANGES FROM 2021-2022 BUDGET AMOUNT</b>	<b>APPROVED %</b>
<b>APPROPRIATIONS</b>	<b>\$29,380,686</b>	<b>\$31,768,649</b>	<b>\$2,387,963</b>	<b>8.13%</b>
<b>REVENUE</b>	<b>\$10,677,107</b>	<b>\$11,414,632</b>	<b>\$737,525</b>	<b>6.91%</b>
<b>NET COUNTY COST</b>	<b>\$18,703,579</b>	<b>\$20,354,017</b>	<b>\$1,650,438</b>	<b>8.82%</b>
<b>TOTAL FTE</b>	<b>173.45</b>	<b>173.45</b>	<b>0</b>	<b>0%</b>

# APPROPRIATION COMPARISON



	<b>FY 2021-2022 APPROVED BUDGET</b>	<b>FY 2022-2023 MOE BUDGET REQUEST</b>	<b>CHANGES FROM 2021-2022 BUDGET AMOUNT</b>	<b>APPROVED %</b>
<b>SALARIES &amp; BENEFITS</b>	<b>\$22,830,833</b>	<b>\$24,381,503</b>	<b>\$1,550,670</b>	<b>6.79%</b>
<b>DISCRETIONARY SERVICES &amp; SUPPLIES</b>	<b>\$ 2,294,728</b>	<b>\$ 2,291,478</b>	<b>(\$3,250)</b>	<b>(0.14%)</b>
<b>NON- DISCRETIONARY SERVICES &amp; SUPPLIES</b>	<b>\$ 4,255,125</b>	<b>\$ 5,095,668</b>	<b>\$840,543</b>	<b>19.75%</b>
<b>TOTAL</b>	<b>\$29,380,686</b>	<b>\$31,768,649</b>	<b>\$2,387,963</b>	<b>8.13%</b>



# REVENUE COMPARISON

	<b>FY 2021-2022 APPROVED BUDGET</b>	<b>FY 2022-2023 MOE BUDGET REQUEST</b>	<b>CHANGES FROM 2021-2022 BUDGET AMOUNT</b>	<b>APPROVED %</b>
<b>PROPERTY TAX ADMINISTRATION</b>	<b>\$6,631,023</b>	<b>\$6,532,703</b>	<b>(\$98,320)</b>	<b>(1.48%)</b>
<b>SUPPLEMENTAL ASSESSMENT REIMBURSEMENT</b>	<b>\$4,030,084</b>	<b>\$4,865,929</b>	<b>\$835,845</b>	<b>20.74%</b>
<b>OTHER CHARGES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>
<b>OTHER REVENUES</b>	<b>\$16,000</b>	<b>\$16,000</b>	<b>\$0</b>	<b>0%</b>
<b>TOTAL</b>	<b>\$10,677,107</b>	<b>\$11,414,632</b>	<b>\$737,525</b>	<b>6.91%</b>

PHONG LA, ASSESSOR

# OFFICE OF ASSESSOR

**MAINTENANCE OF EFFORT  
BUDGET 2022-2023**

