

GLOSSARY OF PROPERTY TAX TERMS

APN (Assessor Parcel Number): A unique number assigned by the County Assessor identifying a property.

Ad Valorem Property Taxes: Taxes calculated upon the **assessed value** of the property; in California comprised of the 1% tax stipulated by Proposition 13, and taxes authorized by voters to pay the debt service for bonds-usually related to capital improvement such as new or improved school facilities.

Affected Taxing Entity (ATE): A taxing entity that shares territory with and contributes property tax increment to a **Successor Agency** of a dissolved RDA.

Apportionment: The distribution of property tax collections to individual **taxing jurisdictions**.

Assessed Value: The dollar value of property determined by the County Assessor or the State Board of Equalization (BOE) for the purposes of taxation.

Assessee: The owner of record on **lien date**.

Basic Aid School: A school whose property tax revenues exceeds the minimum annual State required revenue and is not eligible for distributions from **ERAF** or Supplemental tax revenues.

Education Revenue Augmentation Fund (ERAF): The fund established for the deposit of moneys deducted and transferred from the county, cities and special districts for subsequent distribution to non-**basic aid schools**.

Escaped Assessment: Assessed value not included on prior year tax bills; the additional taxes added to the current year bill that should have been billed in prior years had the omitted value been included on the original tax bill.

Exemption: A reduction in assessed value applied to a property granted for:

- **Homeowner's Exemption:** when the property is the owner's principal place of residence.
- **Other Exemptions:** a number of reasons provided by law such as nonprofit status.

Event Date: The date a **re-assessable event** occurs.

Fiscal Year: The period of July 1 through June 30.

Fixed Charge Assessments (Special Benefit Assessments): A charge in addition to any **ad valorem taxes** included on a tax bill. Fixed charges are not based on the assessed value of the property and are levied on a parcel basis.

Lien date: 12:01 a.m. January 1; the date when taxes are levied and become a lien on both real and personal property.

Net Assessed Value: Taxable amount of assessed property; derived from the total **assessed value** minus any **exemptions**.

Proposition 1A (2004): The constitutional amendment authorized by California voters that restricts the State's ability to reallocate local property taxes for the benefit of the State. Contains a provision where the reallocation probation can be suspended and limits such reallocations to no more than 8% of the prior year property tax revenues.

Redevelopment Agency (RDA): A legislative mechanism that formally allowed the county or a city to revitalize blighted areas using a portion of the general property taxes allocated to the taxing jurisdictions providing services in the redevelopment project area. **Successor Agencies** have been established to wind down the affairs of the former RDAs.

Re-Assessable Event: Changes of ownership or completion of new construction; these events usually require the property to be re-assessed and the difference between the old assessed value and the new assessed value to be reflected on the **Supplemental Tax** roll.

Secured Property Taxes: Taxes that are assessed against real property (e.g., land or structures). The tax bill creates a lien that is "secured" by the land/structure even though no document is officially recorded.

Situs Address: The physical location of a property; the address.

Successor Agency: The legal entity formed to wind down the affairs of a dissolved **Redevelopment Agency**.

Supplemental Taxes: Additional taxes stemming from a **re-assessable event**. Supplemental tax is generated when the new **net assessed value** exceeds the old net assessed value and the difference between the two values is multiplied by the tax rate and then prorated from the **event date** to the end of the fiscal year. A **Supplemental Refund** is created when the new assessed value from a re-assessable event is less than the old assessed value.

Tax Rate: The factor levied per \$100 of net assessed valuation. Tax rates are **TRA** specific.

Tax Rate Area (TRA): A geographical area comprised of a unique combination of **taxing jurisdictions**; an area over which a governmental body has authority to levy property taxes.

Tax Shift: The reallocation of taxes from one entity to another; such as the **ERAF** Shift where property taxes are transferred from the county, cities and special districts to school districts via the **Education Revenue Augmentation Fund**.

Taxing Jurisdictions: An entity, such as the county, cities, schools and special districts, that has statutory authority to levy **ad valorem taxes** or **fixed charge assessments**.

Unsecured Property Tax: Taxes that are assessed to property that can be relocated and is not real estate, such as business equipment, fixtures, boats, or airplanes.