



2011 ANNUAL REPORT

Tom J. Bordonaro, Jr.
San Luis Obispo
County Assessor





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MESSAGE FROM THE ASSESSOR



OFFICE OF TOM J. BORDONARO, JR., COUNTY ASSESSOR

COUNTY GOVERNMENT CENTER, 1055 MONTEREY STREET, SUITE 360-D, SLO, CA 93408
(805) 781-5643 FAX: (805) 781-5641 WEB SITE: WWW.SLOCOUNTY.CA.GOV/ASSESSOR

I am pleased to present our 2011 Annual Report for your use. As a cost saving measure under tough economic times, once again the report is only available on our website at slocounty.ca.gov/assessor.

The continued struggles of the San Luis Obispo County real estate market are reflected in negative assessment growth for the third year in a row and stands at slightly over \$38.77 billion for the locally assessed roll. This represents an overall decline in the local roll of -1.9%. Grover Beach saw the largest drop of all our cities at -2.9%, while Pismo Beach fared the best at -1.1%.

We reviewed over 54,000 properties for a potential decline in value this year. Over 44,000 of those properties had their assessed value reduced by a total of over \$1.2 billion. Since the beginning of the current real estate market downturn, more than \$4.5 billion of assessed value has been removed from the assessment roll. This translates into less property tax revenue for local government and more tax relief to property owners.

I would like to take this opportunity to thank my staff for their hard work, dedication, and their commitment to providing the public with excellent service. I also wish to thank the taxpayers and citizens of San Luis Obispo County for the privilege of serving you as County Assessor. It truly is an honor, and I pledge to protect the trust you have given me by continuing to provide fair and accurate assessments and services. I would also like to thank the County Administration and Board of Supervisors for their support of my office. Economic times are tough, but I know we can get through them by working together.

A healthy, efficient and fair administration of the property tax system is our goal. It is of mutual benefit to all stakeholders, whether they be property owners or the governmental entities that rely on the generated revenues.

If you have any questions, please feel free to contact me at (805) 781-5636 or tbordonaro@co.slo.ca.us.

Sincerely,

A handwritten signature in black ink that reads "Tom J. Bordonaro, Jr." The signature is written in a cursive, flowing style.

Tom J. Bordonaro, Jr.
County Assessor

MISSION STATEMENT

The Assessor and staff seek excellence in providing information, services, and accurate property assessments through our personal commitment to integrity, mutual respect, and teamwork.

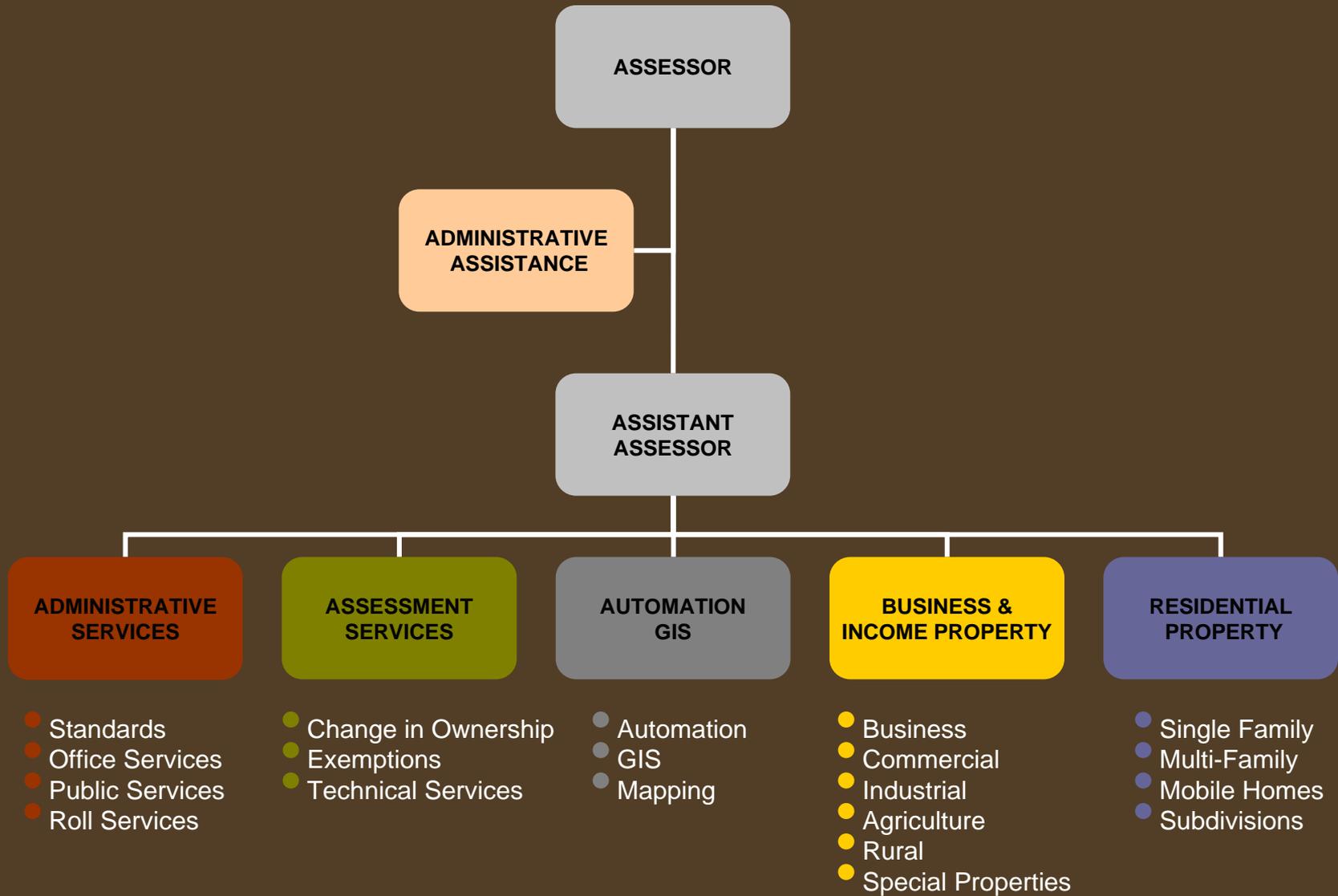
VISION STATEMENT WE ENVISION:

- A proactive approach to educating and serving the public
- A healthy, productive, and effective organization where each individual is valued
- Teamwork cultivated through honesty, cooperation, and trust
- Self-motivated, happy employees working with passion and purpose toward the public good
- A work environment that encourages direct, honest, and respectful communication with each other and the public we serve
- Technology used effectively to promote quality and innovation

VALUES STATEMENT WE VALUE:

- Responsible use of public resources
- Consistent application of the law
- Quality work and results
- Professional and personal development where each individual has the opportunity to succeed
- Solution-based orientation and the willingness to change
- Open and honest communication that promotes good relationships
- Positive attitudes and outlook

ORGANIZATION OF THE SAN LUIS OBISPO COUNTY ASSESSOR'S OFFICE



BUSINESS UNITS OF THE SAN LUIS OBISPO COUNTY ASSESSOR'S OFFICE

Administrative Assistance

- Provides administrative support to the Assessor and Assistant Assessor.
- Provides administrative support to other office management staff and supervisors as needed.

Administrative Services

- Serves the public and maintains assessment roll data.
- Monitors and implements office policies and practices to assure quality and adherence to property tax laws.
- Oversees the financial and human resource activities of the office.

Assessment Services

- Maintains ownership records for all real property assessments.
- Processes and maintains various exemptions and exclusion claims.
- Oversees the proper enrollment of property values and processes assessment corrections.

Automation/GIS

- Manages the automated systems within the Assessor's office, administering system security, and develops new systems.
- Develops and maintains Geographic Information System (GIS) data and analysis.
- Produces and maintains over 5,000 maps for assessment purposes.

Business & Income Property

- Values all business and personal property.
- Values all commercial, industrial, agricultural, and special properties.
- Presents appraisal evidence during Assessment Appeals Board hearings.

Residential Property

- Values all single and multi-family property including mobile homes and condominiums.
- Presents appraisal evidence during Assessment Appeals Board hearings.

PROPOSITION 13

Proposition 13 is a limitation on property taxes. California voters overwhelmingly passed this legislation on June 6, 1978. Prior to 1978, real property was appraised in cycles, approximately every three to five years. This meant that every few years, each property was brought up to current market value levels. It was difficult for homeowners to predict the increases in their property taxes which made the additional costs difficult to absorb.

Except in certain instances, real property is assessed at its 1975-76 base year level and cannot be increased by more than 2% annually as mandated by State law. Real property is reassessed, however, at its current fair market value at the time a change in ownership occurs, establishing a new base year value. Similarly, the market value of any new construction is also added to assessments as of its completion date, changing the base year value. With the passage of Proposition 8, also in 1978, the Assessor is required to assess real property at the lesser of its base year value indexed by no more than 2% per year, or its current market value as of January 1st.

Proposition 13 also limits the amount of taxes that can be charged to an owner of locally assessed property to 1% of the property's taxable value, plus any voter approved bonded indebtedness, service fees, improvements bonds, and special assessments.

Historically, the market value of real property has increased at a significantly greater rate than the assessed value, which is limited to no more than 2% per year, in accordance with State law, unless there is a change in ownership or new construction. The result has been a widening disparity between the market value and assessed value of property in San Luis Obispo County. Long time property owners benefit from lower assessments while newer property owners are adversely impacted by assessments that can be as much as ten times greater than that of a comparable property held by the owner for many years.

PROPOSITION 13 BASE YEAR DISTRIBUTION (Secured Roll)

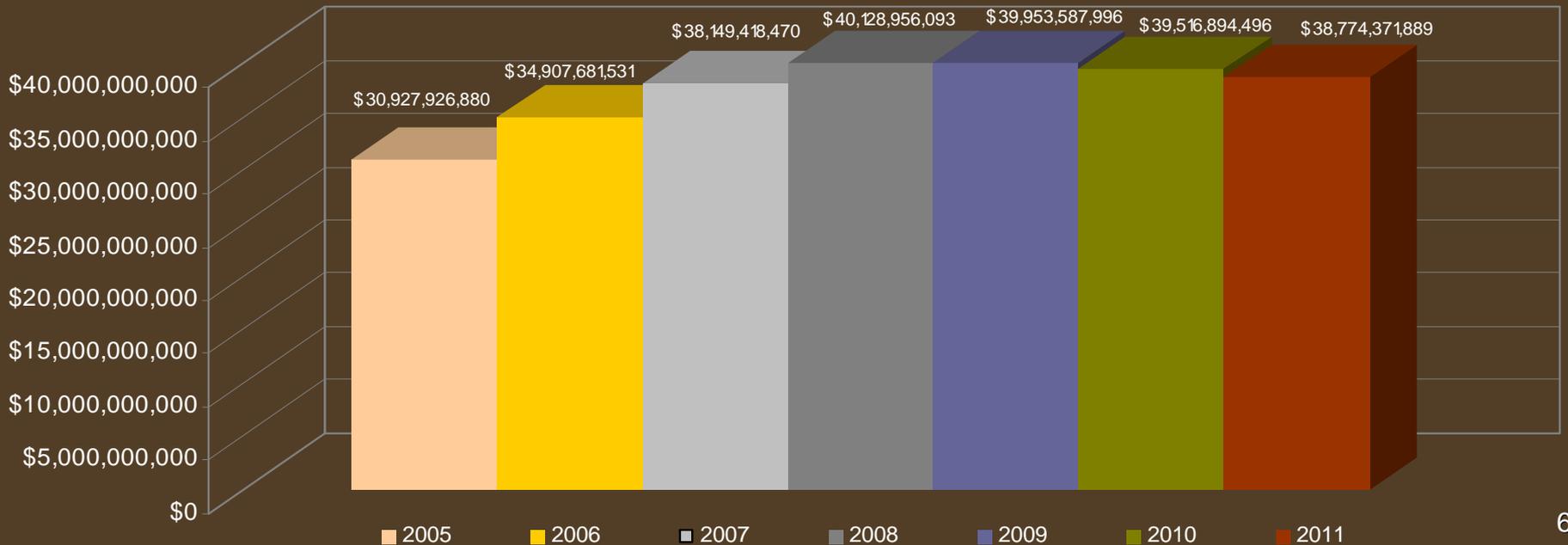
The Base Date represents the oldest ownership interest held by the current owner(s) of record in a piece of property valued by the Assessor's office under the guidelines of Proposition 13.

BASE DATE	PARCEL COUNT	PARCEL COUNT %	TOTAL ASSESSED VALUE	TOTAL ASSESSED VALUE %
1975	15,580	11.43%	1,280,277,472	3.48%
1976	1,364	1.00%	147,453,021	0.40%
1977	2,070	1.52%	270,950,870	0.74%
1978	2,169	1.59%	291,971,754	0.79%
1979	1,768	1.30%	235,573,960	0.64%
1980	1,757	1.29%	266,907,034	0.73%
1981	1,520	1.11%	234,702,634	0.64%
1982	1,399	1.03%	251,378,411	0.68%
1983	1,114	0.82%	215,792,749	0.59%
1984	1,709	1.25%	360,305,845	0.98%
1985	1,851	1.36%	491,930,475	1.34%
1986	2,058	1.51%	441,832,329	1.20%
1987	2,187	1.60%	492,607,024	1.34%
1988	2,346	1.72%	525,060,649	1.43%
1989	2,863	2.10%	715,424,450	1.94%
1990	3,818	2.80%	781,245,863	2.12%
1991	3,119	2.29%	522,946,078	1.42%
1992	1,710	1.25%	531,537,133	1.44%
1993	1,723	1.26%	485,335,861	1.32%
1994	2,108	1.55%	591,588,569	1.61%
1995	2,375	1.74%	671,882,363	1.83%
1996	2,405	1.76%	689,956,290	1.87%
1997	2,727	2.00%	724,408,999	1.97%
1998	3,969	2.91%	1,057,726,313	2.87%
1999	4,793	3.52%	1,419,281,898	3.86%
2000	5,356	3.93%	1,701,101,569	4.62%
2001	5,172	3.79%	1,808,237,509	4.91%
2002	4,839	3.55%	1,690,718,965	4.59%
2003	5,282	3.87%	1,974,896,432	5.37%
2004	5,658	4.15%	2,020,633,838	5.49%
2005	6,619	4.85%	2,319,977,937	6.30%
2006	6,696	4.91%	2,343,042,049	6.37%
2007	5,268	3.86%	2,031,267,989	5.52%
2008	5,610	4.11%	2,065,895,456	5.61%
2009	5,144	3.77%	1,687,955,583	4.59%
2010	5,040	3.70%	1,671,350,792	4.54%
2011	5,151	3.78%	1,786,529,811	4.85%
TOTAL	136,337	100.00%	36,799,685,974	100.00%

ASSESSMENT ROLL SUMMARY

ASSESSMENT ROLL	2010/11	2011/12	DIFFERENCE	% CHANGE
Land and Minerals	\$18,521,363,790	\$18,056,993,452	-\$464,370,338	-2.5%
Improvements and Fixtures	\$20,609,422,583	\$20,402,452,436	-\$206,970,147	-1.0%
Personal Property	\$971,459,849	\$940,530,766	-\$30,929,083	-3.2%
Total Tangible Property	\$40,102,246,222	\$39,399,976,654	-\$702,269,568	-1.8%
Non-Reimbursed Exemptions	-\$585,351,726	-\$625,604,765	\$40,253,039	6.9%
Total Assessed Value	\$39,516,894,496	\$38,774,371,889	-\$742,522,607	-1.9%

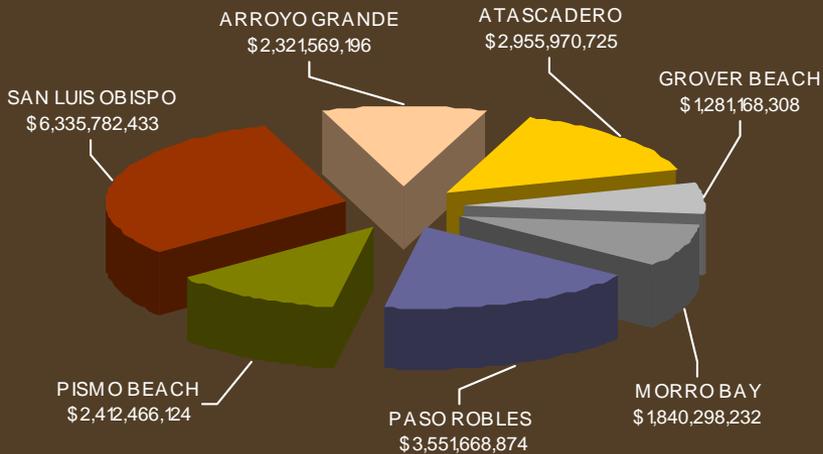
SEVEN-YEAR ASSESSMENT ROLL SUMMARY (In Assessed Value)



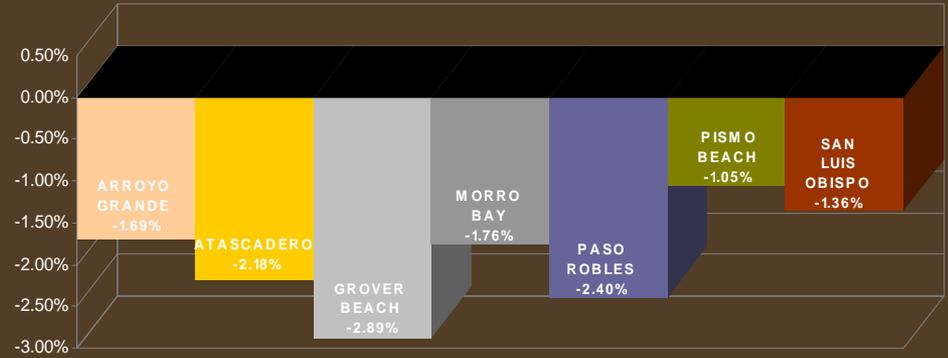
ASSESSED VALUE BY CITY (Before Exemptions)

CITY	2005	2006	2007	2008	2009	2010	2011	2010 to 2011 % Change
ARROYO GRANDE	\$1,952,792,391	\$2,154,764,089	\$2,310,857,727	\$2,420,596,871	\$2,374,772,163	\$2,361,563,758	\$2,321,569,196	-1.69%
ATASCADERO	\$2,461,601,392	\$2,839,055,368	\$3,136,296,352	\$3,204,271,406	\$3,099,739,873	\$3,021,809,187	\$2,955,970,725	-2.18%
GROVER BEACH	\$1,111,991,129	\$1,251,324,168	\$1,340,720,912	\$1,382,561,973	\$1,348,641,820	\$1,319,259,461	\$1,281,168,308	-2.89%
MORRO BAY	\$1,494,601,024	\$1,658,778,983	\$1,784,403,632	\$1,870,997,444	\$1,886,256,653	\$1,873,285,216	\$1,840,298,232	-1.76%
PASO ROBLES	\$2,778,988,491	\$3,258,491,069	\$3,638,347,674	\$3,829,546,042	\$3,696,719,893	\$3,638,922,913	\$3,551,668,874	-2.40%
PISMO BEACH	\$1,842,068,510	\$2,057,456,161	\$2,270,239,385	\$2,429,166,312	\$2,448,473,777	\$2,437,981,784	\$2,412,466,124	-1.05%
SAN LUIS OBISPO	\$4,887,437,483	\$5,448,596,035	\$5,851,803,558	\$6,260,144,745	\$6,443,347,851	\$6,422,949,592	\$6,335,782,433	-1.36%

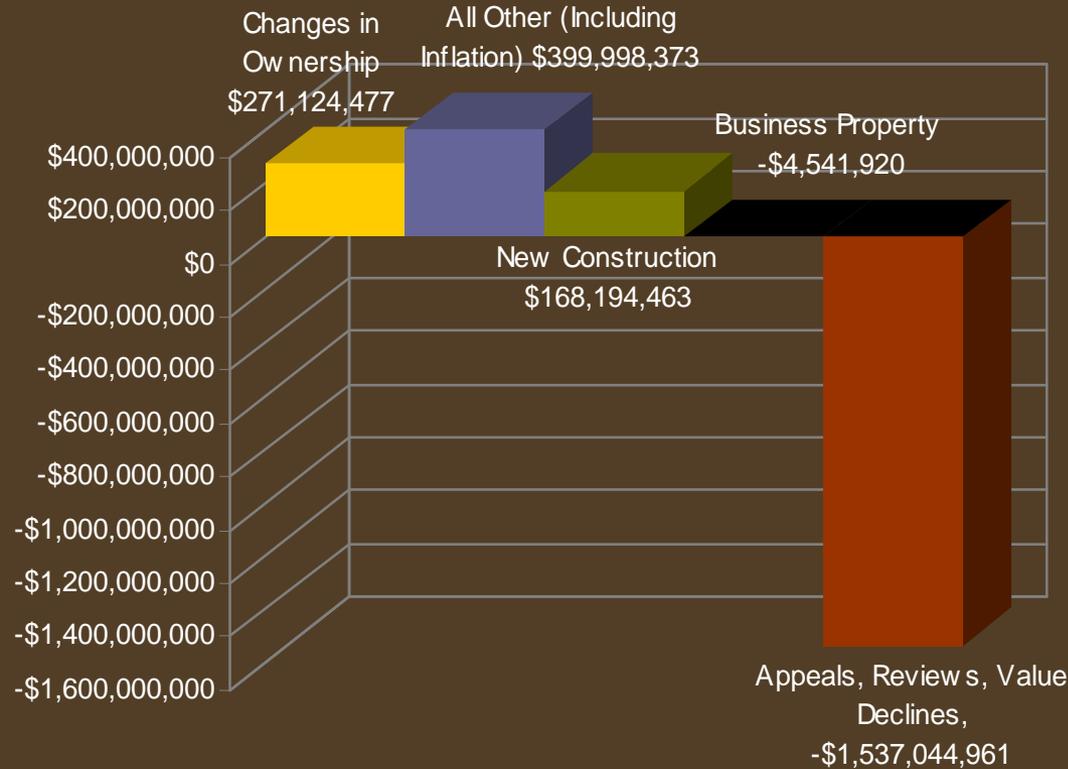
ASSESSED VALUE BY CITY



% CHANGE IN 2011 ASSESSED VALUE (Before Exemptions)



FACTORS CAUSING ASSESSMENT VALUE CHANGE



Factors	Added Value
Changes in Ownership	\$271,124,477
All Other (Including Inflation)	\$399,998,373
New Construction	\$168,194,463
Business Property	-\$4,541,920
Appeals, Reviews, Value Declines	-\$1,537,044,961
Total	-\$702,269,568

CHANGE OF OWNERSHIP AND NEW CONSTRUCTION WORKLOAD

WORK ITEMS	2005	2006	2007	2008	2009	2010	2011
New Construction	18,194	18,372	17,907	15,285	12,339	10,154	9,223
Reappraisable Changes In Ownership	12,998	13,220	11,295	9,206	10,141	9,355	9,019
Non-Reappraisable Changes in Ownership	13,649	14,037	12,628	14,677	10,794	10,023	12,699
Total	44,841	45,629	41,830	39,168	33,274	29,532	30,941

HOMEOWNERS' PROPERTY TAX EXEMPTIONS (In Assessed Value)

If you own and occupy your home as your principal place of residence, you may be eligible for an exemption of up to \$7,000 off the assessed value.

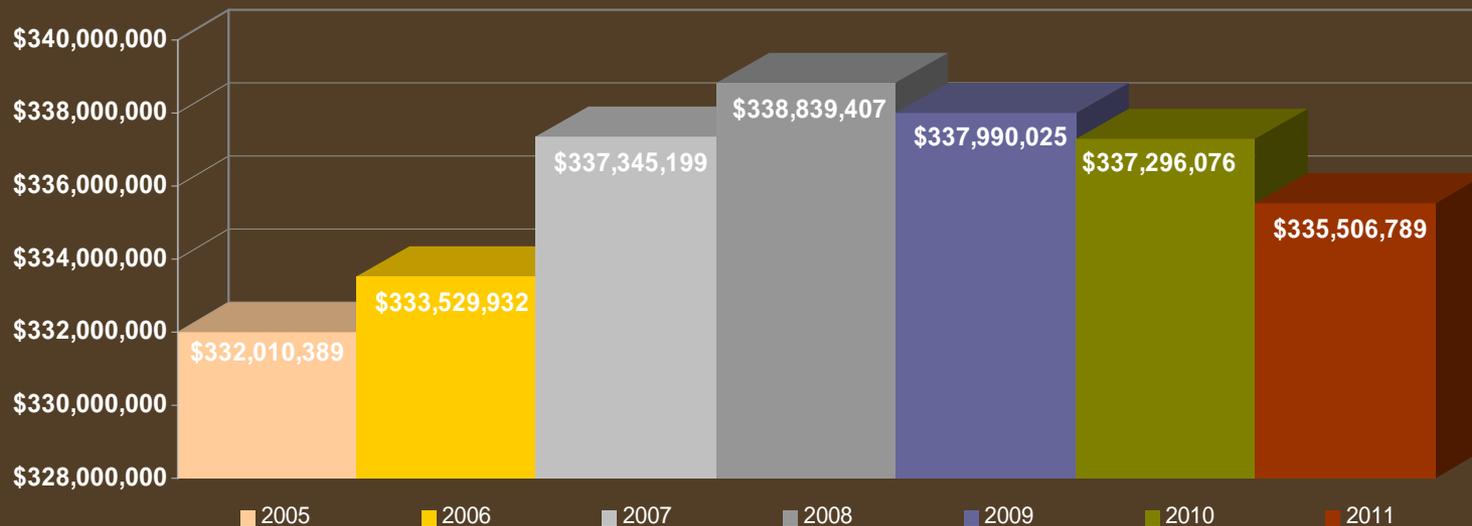
Eligibility:

- You must be a property owner, co-owner, or a purchaser named in a contract of sale.
- You must occupy your home as your principal place of residence as of 12:01 a.m., January 1 each year.
- Principal place of residence generally means where:
 - a. you return at the end of the day
 - b. your vehicle is registered
 - c. you are registered to vote
 - d. your mail is delivered
- A dwelling does not qualify for the exemption if it is, or is intended to be, rented, vacant and unoccupied, or the vacation or secondary home of the claimant.

Filing Period:

- For the year in which you occupy the dwelling on lien date (January 1), the full exemption is available if you file by 5:00 p.m. on the following February 15.
- If you file a claim between the following February 16 and 5:00 p.m. on December 10, 80% of the exemption is available.

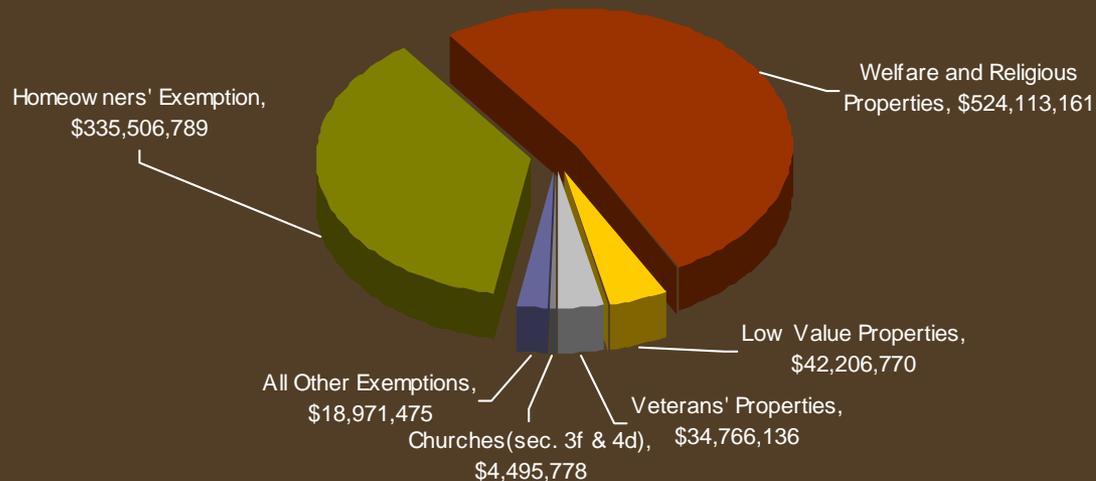
HOMEOWNERS' EXEMPTIONS (In Assessed Value)



ASSESSMENT ROLL EXEMPTION TOTAL HISTORY

EXEMPTION TYPE	2005	2006	2007	2008	2009	2010	2011
Homeowners' Exemption	\$332,010,389	\$333,529,932	\$337,345,199	\$338,839,407	\$337,990,025	\$337,296,076	\$335,506,789
Welfare and Religious Properties	\$317,292,527	\$361,623,636	\$408,252,327	\$457,303,375	\$474,717,875	\$486,636,957	\$524,113,161
Low Value Properties	\$33,407,994	\$34,808,129	\$35,848,670	\$37,299,269	\$38,876,011	\$40,845,835	\$42,206,770
Veterans' Properties	\$22,016,661	\$23,350,070	\$25,508,497	\$27,953,501	\$30,649,348	\$32,662,308	\$34,766,136
Churches (sec. 3f & 4d)	\$2,858,410	\$4,419,094	\$4,725,786	\$5,744,401	\$6,449,100	\$4,798,024	\$4,495,778
All Other Exemptions	\$17,275,710	\$17,210,280	\$18,524,985	\$19,575,028	\$18,950,655	\$19,082,169	\$18,971,475
Total Exemptions	\$724,861,691	\$774,941,141	\$830,205,464	\$886,714,981	\$907,633,014	\$921,321,369	\$960,060,109

BREAKDOWN OF PROPERTY EXEMPTIONS ON THE 2011 ASSESSMENT ROLL (in assessed value)



PROPERTY TAX INFORMATION

Once the County Assessor has determined the assessed value and applied exemptions to all eligible county properties in accordance with the prescribed legal mandates, the assessment roll is forwarded to the County Auditor-Controller's office. The tax rates are calculated and the roll is delivered to the County Tax Collector for billing. Proposition 13 limits the maximum ad valorem (on the value) tax rate to 1% of the property's net taxable value. Voter approved general obligation bonds or other bonded indebtedness is added to the base tax rate of 1%.

The basic 1% tax revenue collected is distributed to schools and local government (includes county government, city government, special districts, and redevelopment agencies) in San Luis Obispo County as shown on the chart below.

The delivery of essential public services provided by local governments is supported by the fair and equitable valuation of property by the San Luis Obispo County Assessor's office. The County Assessor does not calculate, bill, collect, or allocate taxes.

For more information on billing or collecting taxes, please contact the County Tax Collector at (805) 781-5831. For more information on the calculation or allocation of taxes, please contact the County Auditor-Controller at (805) 781-5040.

PROPERTY TAX REVENUE DISTRIBUTION BY GOVERNMENT AGENCY

(Includes Local and State Assessed Property With Adjustments)



Estimated 2011-2012 Property Tax Revenue
\$ 415,179,269

DIRECTIONS TO THE ASSESSOR’S OFFICE IN SAN LUIS OBISPO:

The San Luis Obispo County Assessor’s office is located in the new Government Center Building, located on the corner of Monterey Street and Santa Rosa Street. The physical address is 1055 Monterey Street, Suite D360, San Luis Obispo. *Free parking is available, for the first 60 minutes, in the parking garages, located on Palm Street.*

FROM HIGHWAY 101 SOUTH

Take the Santa Rosa Street exit, turn right on Santa Rosa Street and proceed five blocks to Monterey Street. The new government center is located on the corner of Monterey and Santa Rosa Streets.

FROM HIGHWAY 101 NORTH

Take the Osos Street exit, proceed straight five blocks to Monterey Street. Turn left at Monterey Street and proceed one block to the new Government Center Building. The new Government Center is located on the corner of Monterey and Santa Rosa Streets.



San Luis Obispo County Government Center

DIRECTIONS TO THE ASSESSOR’S OFFICE IN ATASCADERO:

The Atascadero Assessor’s office is located in the Hotel Park offices, at 5955 Capistrano Avenue, Suite B, in Atascadero. Free parking is available.

FROM HIGHWAY 101 NORTH

Take the CA-41 exit toward Morro Road, turn left onto El Camino Real, turn right onto (CA-41), turn left onto Capistrano Avenue, and proceed to 5955 Capistrano Avenue, Suite B, to the Atascadero office.

FROM HIGHWAY 101 SOUTH

Take the CA-41/Morro Road exit, turn left onto Morro Road and continue to follow CA-41, turn left onto Capistrano Avenue, and proceed to 5955 Capistrano Avenue, Suite B, to the Atascadero office.



Atascadero Assessor’s Office

OTHER PROPERTY TAX RELATED DEPARTMENTS:

- Clerk/Recorder(805) 781-5080
- Auditor/Controller(805) 781-5040
- Treasurer/Tax Collector(805) 781-5831
- Clerk of the Assessment Appeals Board(805) 781-5080

CONTACT LIST:

- Assessor (805) 781-5636
- Main Office (805) 781-5643
- Atascadero Office (805) 461-6143
- Office e-mail address Assessor@co.slo.ca.us
- Office website www.slocounty.ca.gov/assessor
- County website www.slocounty.ca.gov