San Luis Obispo County Assessor

Tom J. Bordonaro, Jr. County Assessor

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2023-24 Annual Report

The Assessor is responsible for producing an assessment roll of all taxable properties in San Luis Obispo County as of January 1st each year. This annual listing of all properties and their assessed values provides the basis for the Property Tax system. This is the Annual Report of the work and accomplishments of the Office of the Assessor.

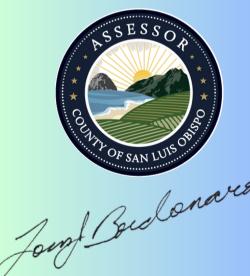
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Assessor's Message



Tom J. Bordonaro, Jr. County Assessor

It is an honor to present the Annual Report for the office of the Assessor of San Luis Obispo County. This report contains information about the work of the assessor's office and the 2023-24 assessment roll. I want to complement and thank the outstanding staff of our office for their great work on behalf of the public. With diligence, knowledge, and professionalism, assessor's office employees provided great service to the people and prepared a fair and equitable assessment roll that captures the most accurate information available regarding the value of all taxable property in the county.

The total assessed value of all property in San Luis Obispo County increased last year by \$4,163,367,820 or 6.24%. The period covered by the assessment roll is January 1, 2022 to December 31, 2022. This annual "look back" on the assessed value of all property subject to property taxation is required by state law and provides the basis for the application of property taxes on those properties as governed by Proposition 13 and other laws and regulations.

San Luis Obispo County has experienced a significant increase in the value of residential properties. Real estate prices have steadily risen. At any given time there are a limited number of properties for sale and property sales occur quickly. Given these conditions, it is required that the decline-in-value assessment applied to some properties be adjusted to reflect the reality of increased values. These changes are included in the assessment roll growth for 2023-24. Businesses also rebounded, with business property and commercial and industrial properties increasing in value.

Once again, Proposition 13 has proven its importance in keeping property taxes from making housing unaffordable. On page 6 of this report, annual increases for a hypothetical \$700,000 home are compared under Prop 13 versus the California CPI. Proposition 13 wins again in helping keep people in their homes--especially the elderly and those on fixed incomes.

The excellent team at the Assessor's Office was able to complete 97% of its work for the assessment year, reflecting a high rate of productivity even with three weeks less to accomplish property valuations included in the annual assessment roll.

My office is dedicated to serving the people of San Luis Obispo County. I appreciate the interest of the residents and taxpayers as we endeavor to provide the highest level of public service.



Fast Facts 2023

175,809 Total Assessments

\$71,178,201,493

Total Assessed Value

6.24%

County-wide Increase in Assessed Value

Assessment Type	Assessment Count	Roll Value
Single-Family Residential Assessments	109,644	\$51,566,705,943
Multi-Family Residential Assessments	4,096	\$2,779,584,805
Commercial and Industrial Assessments	9,034	\$10,636,431,591
Agricultural Assessments	6,043	\$4,160,819,853
Aircraft	404	\$261,603,750
Boats	21,565	\$116,618,850
Race Horses	17	0



Serving the People

The office of the Assessor is dedicated to serving the people of San Luis Obispo County. Each day we strive to provide the best possible public service. Our community is comprised of amazing and wonderfully unique individuals. We endeavor to provide a public service as great as the people of our area.

The role of the Assessor is to locate and value all taxable properties within the County. We set assessed values based upon the principles contained in the Mission Statement, Guiding Principles of the office, and California Revenue and Taxation Code. Property owners can rely on our work because it is conducted fairly and equitably.

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.



Guiding Principles

- Maintain focus on positive end results
- Practice and encourage direct, honest, and respectful communication
- Treat each other with respect
- Develop an environment free of retribution and gossip
- Everyone has an equal right to be heard
- Listen with respect and empathy
- Be committed to follow through



Proposition 13 Protections for Taxpayers

For more than forty years, property taxes in California have been governed by the provisions of Proposition 13. All property types are currently treated equally under Proposition 13, which was the result of a taxpayer revolt against rapidly increasing property taxes in California.

The citizens' initiative known as "The People's Initiative to Limit Property Taxation" was approved by voters in June 1978. The measure placed into the California Constitution strict limits on the valuation and taxation of real property.

Proposition 13 limits property taxes to 1% of a property's assessed value. The property's assessed value equals the property's base value (the property's appraised value at the time of the change in ownership), plus an inflation factor (limited to no more than 2% per year) as determined by California's Consumer Price Index (CPI). For example: If a homeowner has held a property since Proposition 13 was adopted, then their home is taxed based on its assessed value in 1975 plus the annual inflation factors.

Property tax assessment increases on all properties are limited to no more than 2% per year as long as the property does not have a change in ownership or any new construction. When ownership changes or new construction is completed, the property is reassessed at the market value, or the value of the new construction added to the existing assessment.

The reforms under Proposition 13 have provided property owners with the ability to estimate their future property taxes, and to determine the maximum amount their taxes can increase as long as they continue to own the property.

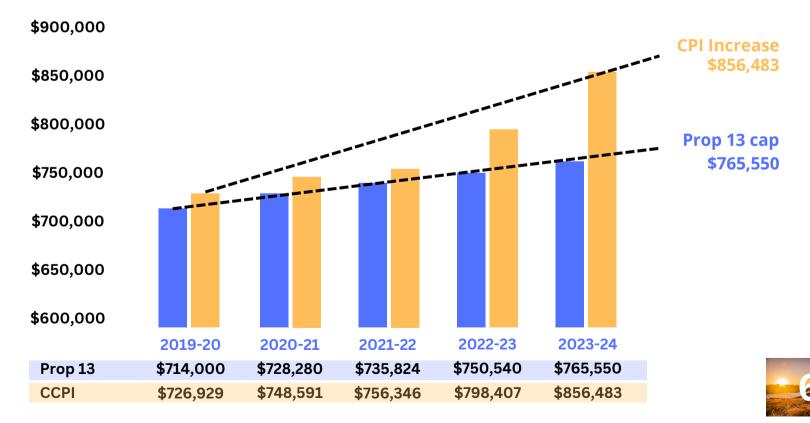


Proposition 13

Impact of 2% cap versus California Consumer Price Index (CPI)

Assessment Roll Year	California CPI	Prop 13 Cap Actual
2019-20	3.847%	2.00%
2020-21	2.980%	2.00%
2021-22	1.036%	1.036%
2022-23	5.561%	2.00%
2023-24	7.274%	2.00%

Value Growth based upon a \$700,000 Assessment (2019-2023)



Proposition 19

Assisting Property Owners with New Rules

Voters in California approved a change to the State Constitution at the November 2020 General Election that significantly affects property taxpayers. The measure, known as Proposition 19, impacts tax benefits for families, seniors, severely disabled persons, and victims of natural disaster.

INHERITING PROPERTY

Proposition 19 is a Constitutional Amendment that imposes new limits on property tax benefits for inherited family property. Under Proposition 19, a child or children may keep the lower property tax base of the parent(s) only if the property is the principal residence of the parent(s) and the child or children make it their principal residence within one year of transfer.

TRANSFER OF PROPERTY TAX BASE

The other component of Proposition 19 allows homeowners who are over 55 years of age, disabled, or victims of a wildfire or natural disaster, to transfer a lower assessed property value of their primary home to a newly purchased or newly constructed replacement principal residence up to three times (or once per disaster). The tax base may be transferred to a property located anywhere in the state.

Proposition 19 changes two programs currently administered by county assessors:

- Parent-Child Transfers (Prop. 58) and Grandparent-Grandchild Transfers (Prop. 193), effective February 16, 2021
- Senior Citizen and Disaster Relief Tax Base Transfers (Prop. 60/90, 50/171) effective April 1, 2021

Implementing Proposition 19 is a major challenge that regrettably will result in turbulent times for taxpayers. The Assessor's Office will endeavor to work with each property owner impacted by the changes under Proposition 19 to maximize tax savings and benefits.

Prop 19 Impact

Incoming Base Year Transfers

- **444** Total Base Year Transfers processed
- **138** Within San Luis Obispo County
- **306** Coming from other counties

\$138,005,860 Value loss from property owners transferring base value from another county

Outgoing Base Year Transfers

- **65** Total Base Year Transfers processed to other counties
- \$31,239,915 Value gained from property owners transferring base value to another county



\$106,765,945 Net Value Loss

Assessment Roll San Luis Obispo County 2023

Assessed Value Change Factors

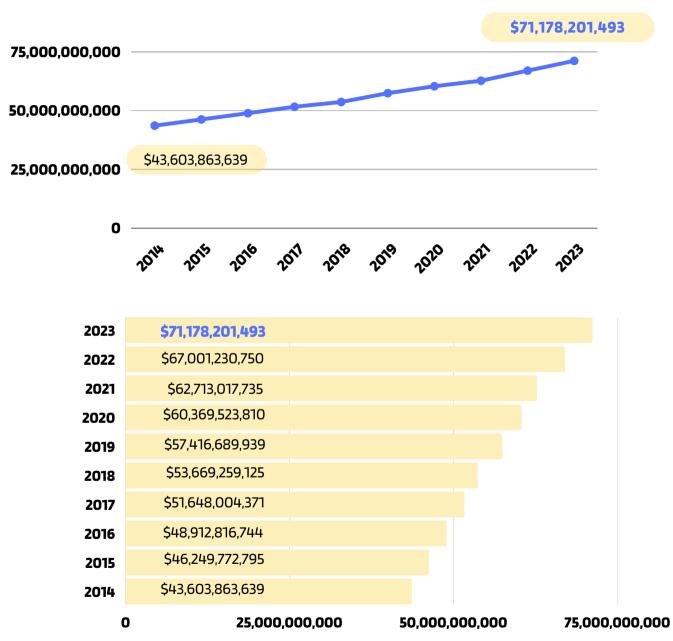
Increase in assessed value from 2022 to 2023 is the result of the following factors

Factor	Added Value	Percentage
Changes in ownership	\$2,114,491,935	49.9%
New Construction	\$558,137,897	13.2 %
Business Property	\$259,695,542	6.1%
Reviews and Value Declines	\$104,706,216	2.5 %
All Others (Including Inflation Factor)	\$1,200,503,959	28.3 %
TOTAL ROLL INCREASE	\$ 4,237,535,549	



TOTAL ASSESSED VALUE

TEN YEAR HISTORY







Top 10 San Luis Obispo County Business Assessments

TOP 10 UNSECURED ROLL GROSS VALUE

HIGH PLAINS RANCH II,LLC	SOLAR/FUEL CELL ENERGY	\$751,962,428
KOMPOGAS SLO, INC	RECYCLING	\$25,023,613
SKYWEST AIRLINES, INC	AIRLINE (COMMERCIAL)	\$21,864,481
SPECTRUM PACIFIC WEST, LLC	CABLE TV / INTERNET PROVIDER	\$20,271,034
SCIENTIFIC DRILLING INTERNATIONAL	MANUFACTURING	\$19,131,272
SAN ANTONIO WINERY, INC	WINERY	\$17,397,849
TRELLEBORG SEALING SOLUTIONS	MANUFACTURING	\$16,079,783
HALTER WINERY, LLC	WINERY	\$14,204,367
MINDBODY, INC	COMPUTER/SOFTWARE	\$13,831,295
DAVID CRYE GENERAL ENGINEERING	CONTRACTOR/CONSTRUCTION	\$13,691,065

TOP 10 SECURED ROLL GROSS VALUE

E & J GALLO WINERY TREASURY WINE ESTATES AMERICAS CO VESPERA PISMO BEACH HOLDINGS, LLC FIRESTONE WALKER, INC DIGNITY COMMUNITY CARE BLUE OAK TIC OWNER I, LLC PHILLIPS 66 COMPANY JUSTIN VINEYARDS & WINERY, LLC TWIN CITIES COMMUNITY HOSPITAL, INC PISMO BEACH MOBILE HOME PARK, INC

WINERY	\$86,001,464
WINERY	\$81,553,234
HOTEL WITH RESTAURANT 101+ UNITS	\$81,449,200
COMMERCIAL SERVICE	\$77,326,485
HOSPITAL (PRIVATE)	\$76,220,979
APARTMENTS 101+ UNITS	\$75,417,439
OIL REFINERY	\$62,270,546
WINERY	\$60,397,511
HOSPITAL (PUBLIC)	\$56,977,527
MOBILE HÖME PARK 200+ SPACES	\$55,156,595



Great Cities of San Luis Obispo County

Arroyo Grande

Population: 18,380

2022 \$3,864,017,998

2023 \$4,082,144,381

Change \$218,126,383 % Change 5.65%



Mayor **Caren Ray Russom** Mayor Pro Tem **Kristen Barneich** Councilmember **Lan George** Councilmember **Jim Guthrie** Councilmember **Kate Secrest**

Atascadero

Population: 29,684

2022 \$4,934,221,331 2023 \$5,239,621,209 Change \$305,399,878 % Change 6.19%



Mayor **Heather Moreno** Mayor Pro Tem **Susan Funk** Councilmember **Charles Bourbeau** Councilmember **Mark Dariz** Councilmember **Heather Newsom**

Grover Beach Population: 12,619 108.617.583 Change \$116.354

2022\$ 2,108,617,5832023\$ 2,224,972,373

Change \$116,354,790 % Change 5.52%



Mayor Karen Bright Mayor Pro Tem Robert Robert Councilmember Clint Weirick Councilmember Daniel Rushing Councilmember Zach Zimmerman

Morro Bay Population: 10,696

2022\$ 3,123,849,976Change\$ 175,082,5272023\$ 3,298,932,503% Change5.60%



Mayor **Carla Wixom** Mayor Pro Tem **Jennifer Ford** Councilmember **Laurel Barton** Councilmember **Cyndee Edwards** Councilmember **Zara Landrum**



Great Cities of San Luis Obispo County

Paso Robles

Population: 31,544

2022 \$6,301,223,797 2023 \$6,773,819,422
 Change
 \$ 472,595,625

 % Change
 7.50%



Mayor **John Hamon** Councilmember (vacant) Councilmember **Steve Gregory** Councilmember **Chris Bausch** Councilmember **Fred Strong**

Pismo Beach

Population: 8,044

2022	\$ 4,234,745,697	Change	\$ 243,385,155
2023	\$ 4,478,130,852	% Change	5.75%



Mayor **Ed Waage** Mayor Pro Tem **Mary Ann Reiss** Councilmember **Marcia Guthrie** Councilmember **Stacy Inman** Councilmember **Scott Newton**

San Luis Obispo

Population: 48,341

2022	\$ 11,732,942,322	Change	\$ 871,081,297
2023	\$ 12,604,023,619	% Change	7.42%



Mayor Erica Stewart Mayor Pro Tem Jan Marx Councilmember Emily Francis Councilmember Andy Pease Councilmember Michelle Shoresman

San Luis Obispo Unincorporated Area Population: 121,964

2022	\$ 32,006,844,097	Change	\$1,953,678,426
2023	\$ 33,842,219,293	% Chang	je 5.73%



Board of Supervisors Chairman John Peschong Chairman Pro Tem Debbie Arnold Supervisor Dawn Ortiz-Legg Supervisor Bruce Gibson Supervisor Jimmy Paulding



Assessed Value by Base Year and Assessor's Parcel Count



	Assessment	Parcel			Total Assessed	Total Assessed	Average Assessed
Base Year	Count	Count %	Land	Improvements	Value	Value %	Value
1975	10,881	7.69%	504,972,897	868,761,369	1,373,734,266	2.04%	126,251
1976	969	0.69%	40,834,654	98,759,943	139,594,597	0.21%	144,060
1977	1,391	0.98%	79,151,917	189,294,603	268,446,520	0.40%	192,988
1978	1,422	1.01%	117,369,119	188,163,381	305,532,500	0.45%	214,861
1979	1,214	0.86%	84,062,228	136,790,356	220,852,584	0.33%	181,921
1980	1,212	0.86%	93,500,604	139,117,131	232,617,735	0.34%	191,929
1981	1,017	0.72%	78,917,245	131,034,664	209,951,909	0.31%	206,442
1982	952	0.67%	91,061,634	140,407,931	231,469,565	0.34%	243,140
1983	762	0.54%	68,885,868	113,661,349	182,547,217	0.27%	239,563
1984	1,157	0.82%	112,526,412	197,334,532	309,860,944	0.46%	267,814
1985	1,254	0.89%	133,318,462	259,613,078	392,931,540	0.58%	313,343
1986	1,444	1.02%	164,568,031	249,360,048	413,928,079	0.61%	286,654
1987	1,485	1.05%	186,659,988	267,073,171	453,733,159	0.67%	305,544
1988	1,603	1.13%	188,541,818	307,539,253	496,081,071	0.74%	309,470
1989	1,903	1.35%	257,139,350	361,664,497	618,803,847	0.92%	325,173
1990	2,705	1.91%	303,937,318	356,812,202	660,749,520	0.98%	244,270
1991	1,756	1.24%	221,237,091	216,875,928	438,113,019	0.65%	249,495
1992	1,126	0.80%	217,702,931	253,588,228	471,291,159	0.70%	418,553
1993	1,180	0.83%	210,413,818	225,302,566	435,716,384	0.65%	369,251
1994	1,421	1.00%	232,016,336	264,832,704	496,849,040	0.74%	349,647
1995	1,614	1.14%	265,946,372	315,855,037	581,801,409	0.86%	360,472
1996	1,590	1.12%	268,798,607	342,655,267	611,453,874	0.91%	384,562
1997	1,834	1.30%	262,698,256	334,747,039	597,445,295	0.89%	325,761
1998	2,565	1.81%	380,903,948	514,921,970	895,825,918	1.33%	349,250
1999	3,158	2.23%	477,510,570	672,142,466	1,149,653,036	1.70%	364,045
2000	3,314	2.34%	578,517,404	796,326,250	1,374,843,654	2.04%	414,859
2001	3,215	2.27%	600,701,556	794,288,393	1,394,989,949	2.07%	433,900
2002	2,902	2.05%	626,408,903	755,778,709	1,382,187,612	2.05%	476,288
2003	2,956	2.09%	710,382,161	837,844,125	1,548,226,286	2.30%	523,757
2004	2,903	2.05%	749,300,903	803,102,018	1,552,402,921	2.30%	534,758
2005	3,097	2.19%	892,050,511	888,265,954	1,780,316,465	2.64%	574,852
2006	3,032	2.14%	993,748,963	809,419,073	1,803,168,036	2.67%	594,712
2007	2,329	1.65%	830,328,093	618,481,364	1,448,809,457	2.15%	622,074
2008	2,502	1.77%	793,920,367	669,442,259	1,463,362,626	2.17%	584,877
2009	2,881	2.04%	681,787,591	609,366,191	1,291,153,782	1.91%	448,162
2010	2,702	1.91%	625,749,550	659,617,064	1,285,366,614	1.91%	475,709
2011	2,600	1.84%	646,831,758	725,629,148	1,372,460,906	2.03%	527,870
2012	3,130	2.21%	714,276,813	834,311,565	1,548,588,378	2.30%	494,757
2013	3,742	2.65%	945,819,692	1,054,054,614	1,999,874,306	2.96%	534,440
2014	3,791	2.68%	973,978,556	1,145,057,184	2,119,035,740	3.14%	558,965
2015	3,838	2.71%	1,119,878,262	1,208,493,491	2,328,371,753	3.45%	606,663
2016	4,335	3.07%	1,346,572,979	1,358,115,599	2,704,688,578	4.01%	623,919
2017	4,738	3.35%	1,450,675,832	1,477,802,451	2,928,478,283	4.34%	618,083
2018	4,872	3.44%	1,596,660,389	1,513,640,528	3,110,300,917	4.61%	638,403
2019	5,496	3.89%	1,721,837,854	1,688,992,567	3,410,830,421	5.06%	620,602
2020	5,342	3.78%	1,802,009,725	1,761,972,047	3,563,981,772	5.28%	667,162
2021	6,242	4.41%	2,048,768,872	1,945,736,359	3,994,505,231	5.92%	639,940
2022	7,468	5.28%	2,800,780,742	2,466,843,073	5,267,623,815	7.81%	705,359
2023	6,384	4.51%	2,499,851,417	2,087,705,277	4,587,556,694	6.80%	718,602
Total	141,426	100.00%	\$37,793,514,367	\$34,656594,016	\$67,450,108,383	100.00%	\$420,473

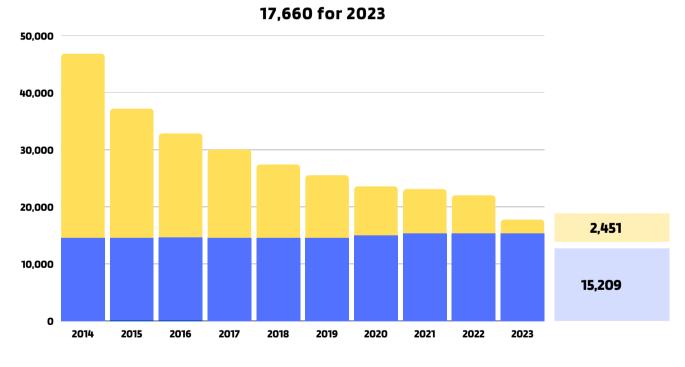
Decline in Value

Proposition 8

Proposition 8 allows a temporary reduction when the market value of property has fallen below its factored base year value as of the January 1 lien date. Once a Proposition 8 reduction has been enrolled, the property's assessment must be reviewed annually to ensure that the lesser of the market value or the factored base year value is enrolled.

The property's base year value continues to be factored at a maximum of 2% per year, setting its maximum assessed value. As the market recovers, the market value of a property will increase based on market conditions. Proposition 8 value increases are not restricted to 2% growth. The value enrolled will follow the market growth rate until the market value exceeds the factored base year value, at which time the lower factored base year is enrolled.

Factored base year value: the value established as of the date of acquisition and/or completion of new construction. This value is adjusted each year by an inflation factor. The inflation factor is the lesser of 2% or the California Consumer Price Index (CCPI) rate.



Number of Properties with Reduced Assessments



Cal Valley lots, Cayucos hillside lots, Avila Beach Time Shares

Permanent Prop 8

Properties with a reduced assessed value due to a declining market value

Annual Prop 8

Public and Technical Services



We are dedicated to outstanding service for the public

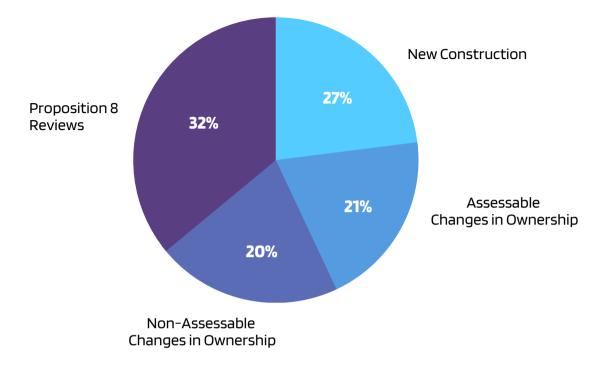
The assessor's office is dedicated to outstanding service. In order to provide the best service possible, two locations are available to the public. Customer access to the San Luis Obispo office and the North County office in Atascadero is easy and efficient. The office handles public requests by office visits, phone, fax, and emails. The dedicated team of Public and Roll Services is ready to assist taxpayers with friendly, helpful service.



- North County service center to provide easy access to the public
- San Luis Obispo Office receives more than 5,000 calls per quarter to provide easy access to the public
- Property searches and property reports are available to the public



Workload Achievements by Assessment Type



Workload Performance

Triggers Worked	2022	2023	2022 to 2023
Reappraisable Transfers	12,568	11,139	-11.37%
Non Reappraisable Transfers	12,798	10,292	-19.58%
Total Permit Workload	13,965	14,798	5.96%
Prop 8 Value Reductions	21,925	17,386	-20.70%
All Triggers: Complete & Incomplete	61,256	53,615	-12.47%
Percentage of Triggers Completed	96.20%	97.20%	



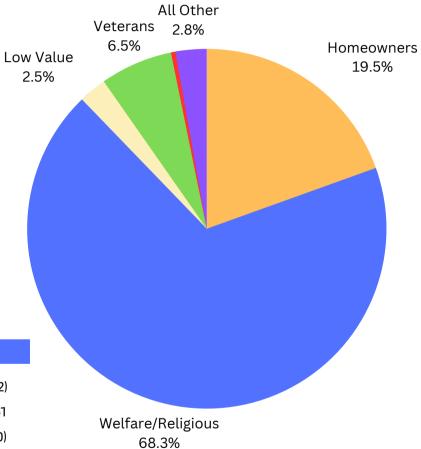
"Triggers" are the units of work performed by Assessor staff toward the completion of the annual Assessment Roll. Outstanding performance in completing the work units resulted in **97.20 percent** of all work units being completed before roll close.

Exemptions \$1,705,316,039 Total

Savings for veterans, homeowners, and community organizations

A property tax exemption provides for either a reduction in property taxes, or in some cases, no property taxes at all. The most common exemption is the Homeowners' Exemption. Property owners must meet certain guidelines in order to qualify for any of the exemptions.

Exemption Type		2022		2023		Change
Homeowners' Exemption Welfare and Religious Properties Low Value Properties Veterans' Properties Churches (Sec. 3f & 4d) All Other Exemptions	\$ \$ \$ \$ \$ \$	332,797,400 1,100,067,908 43,395,563 96,880,071 7,672,627 63,953,056	\$ \$ \$ \$ \$ \$	332,782,008 1,163,968,469 42,776,313 111,243,097 6,861,002 47,685,150	\$ \$ \$ \$ \$	(15,392) 63,900,561 (619,250) 14,363,026 (811,625) (16,267,906)
Total Exemptions	\$1	,644,766,625	\$1	,705,316,039		





Homeowners' Exemption by Community

Community	Residential Assessments	Homeowners' Exemptions	Percentage with Homeowners' Exemptions	
Arroyo Grande	10,901	5,836	53.54%	
Atascadero	12,544	6,571	52.38%	
Cambria	7,783	2,205	28.33%	
Cayucos	2,718	621	22.85%	
Grover Beach	4,288	1,704	39.74%	
Los Osos	5,947	3,140	52.80%	
Morro Bay	4,784	1,837	38.40%	
Nipomo	9,509	4,642	48.82%	
Oceano	2,157	669	31.02%	
Paso Robles	12,443	5,847	46.99%	
Pismo Beach	4,625	1,589	34.36%	
San Luis Obispo	13,844	6,348	45.85%	
San Miguel-Shandon	4,340	1,628	37.51%	
Templeton	2,028	854	42.11%	

Only property utilized as a primary residence is eligible for the Homeowners' Exemption. The trend toward vacation homes, second homes, and rental property continues in most of San Luis Obispo County.

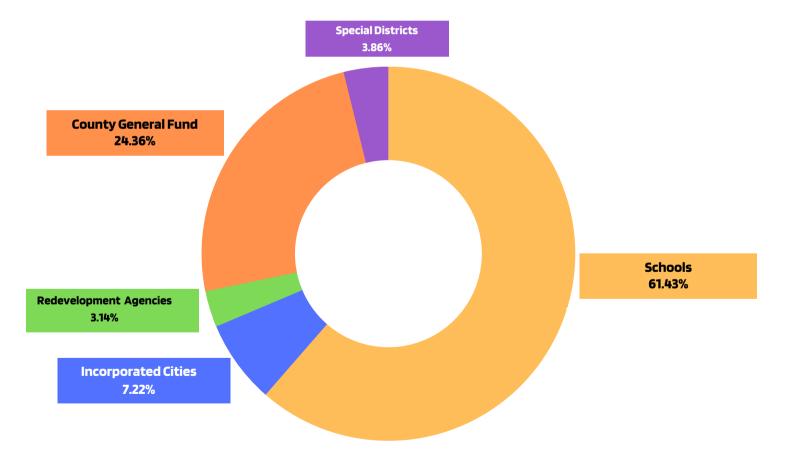




Where Your Tax Dollars Go

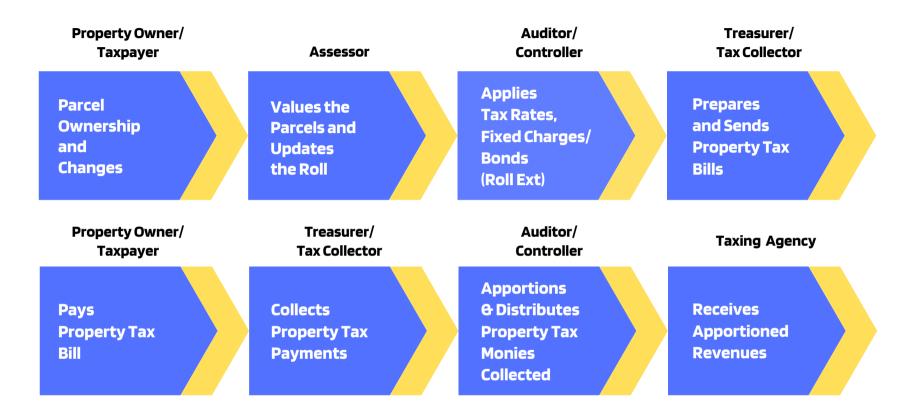
Property Tax Revenue Distribution by Government Agency

2023-2024 Property Tax Revenue \$722,246,865





The Property Tax Cycle







The Assessor's Team

These are the great people of the Assessor's Office who strive to serve the public with professionalism and courtesy

Brittany Anava Carolyn Andersen Micaela Anderson Gerard Arcement Roy Ashburn Tahira Banu Heather Baxstresser Blair Biegel Kelley Boadway Anna Bode Joseph Collins Allison DeLeon Lucy Deschuytter-Smith Miranda Donaldson John Dostal Brenda Dye Lea Ann Dyer **Barby Edginton** Heather Elliott

Ross Felthousen Chelsea Fiscalini Natalie Garcia Lesa Gofourth Annalise Gonia Joseph Gonia Erika Granado Ashley Hain Sheila Hall Teresa Haskin Laura Henderson Chelsea Hendron Trevor Hendron Mark Herbst Rebecca Higbee Derek Imus Christopher Jaeger Taryn Jamison Marsha Jepsen

Jeanette Johnson Greg King Joanie Ladley Mackenzie Lawrie Matt MacDougall Peter Madonna Jim Mallon Angelina McKee **Kelly Michel** Megan Nozil Katie Nyback Colin Pereira Kerri Pino Trisha Razo Michelle Rodkey Devin Rossi Christopher Salcido Brian Samaniego Gerald Sanders

Betty "Marie" Sandoval Stephen Schulte Darice Slusser Angela Spannbauer **Diane Standley** Jason Tamiso Beckv Tanner Noni Todd Emma Trockev Maryanne Van Cleve Aileen Vargas Anthony Vega Shane Western Vitalija Western Andrea Whiteford Joe Wittenberg Kevin Zarate Camacho

Congratulations to the 2023 Employees of the Quarter







3rd Quarter



4th Quarter



Tom J. Bordonaro, Jr.

San Luis Obispo County Assessor





San Luis Obispo Office

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