

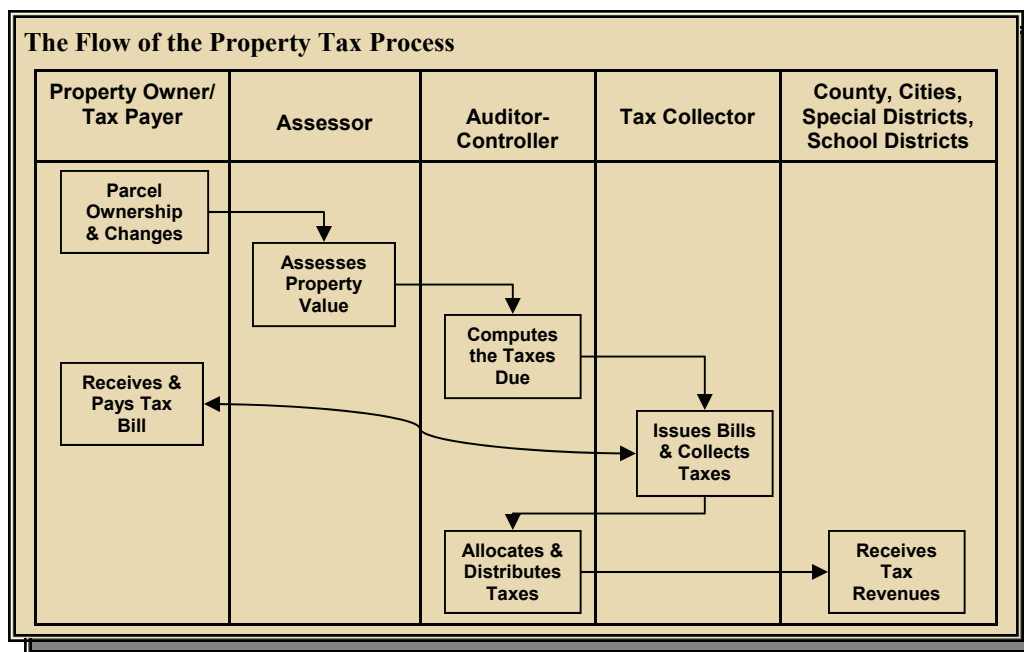


Property Tax Perspective

County of San Luis Obispo,
Fiscal Year July 1, 2013 to June 30, 2014

Property Tax Process

California schools, counties, cities and special districts depend on property tax as a primary source of revenue. Property tax raised \$415 million for local governments within the boundaries of San Luis Obispo County during fiscal year 2012-13 and is expected to generate \$432 million for fiscal year 2013-14 based on the current taxable value (see page 4). The information provided in this publication is a general overview of the property tax process in San Luis Obispo County. It includes a broad description of the functions of various county departments from the generation of property taxes through the distribution to local government agencies. Please visit our website located at <http://sloactc.com> to view or download copies of *Property Tax Perspective* and our other publications.



Proposition 13, approved by California voters in 1978, is the basis for the current property tax process. Proposition 13 limits the property tax rate to 1% of assessed value, plus any additional tax rate necessary to fund local voter-approved bonds and other indebtedness. It limits property tax increases to 2% per year, except for properties having a change of ownership or new construction. Property with a change in ownership is assessed at its new market value (usually the purchase price) and the value of any new construction is added to the existing base value of a parcel.

Since the passage of Proposition 13, the California legislature and the voters have continually altered, interpreted and implemented changes to the property tax laws resulting in local agency tax revenues being more and more limited. This has led to the advent of special assessments, fees and special taxes levied on parcels by local agencies for the benefit of the property owners within their district boundaries. These charges are set by each individual agency and are not based on value or subject to the tax rate, but do become a lien on the property along with the property tax.

Two Elected County Officials Provide Many of The Checks and Balances That Govern This Tax Process

Tom J. Bordonaro
County Assessor
(805) 781-5643

www.slocounty.ca.gov/assessor.htm

James P. Erb, CPA
Auditor-Controller, Treasurer, Tax Collector
(805) 781-5040

<http://sloactc.com>

Parcel Ownership and Taxpayers

Annually, owners of taxable property become liable for the property tax as based on the assessed value of the property. Taxable property is assessed (valued) each year as of January 1st (called the lien date) to generate tax revenue for the fiscal year that begins on the upcoming July 1st. The assessed value for most real property is the prior year's assessed value adjusted by the California Consumer Price Index, up to 2%. However, if there has been a change in ownership the new assessed value will be the market value of the property that changed ownership. New construction value is added to the property's prior base values.

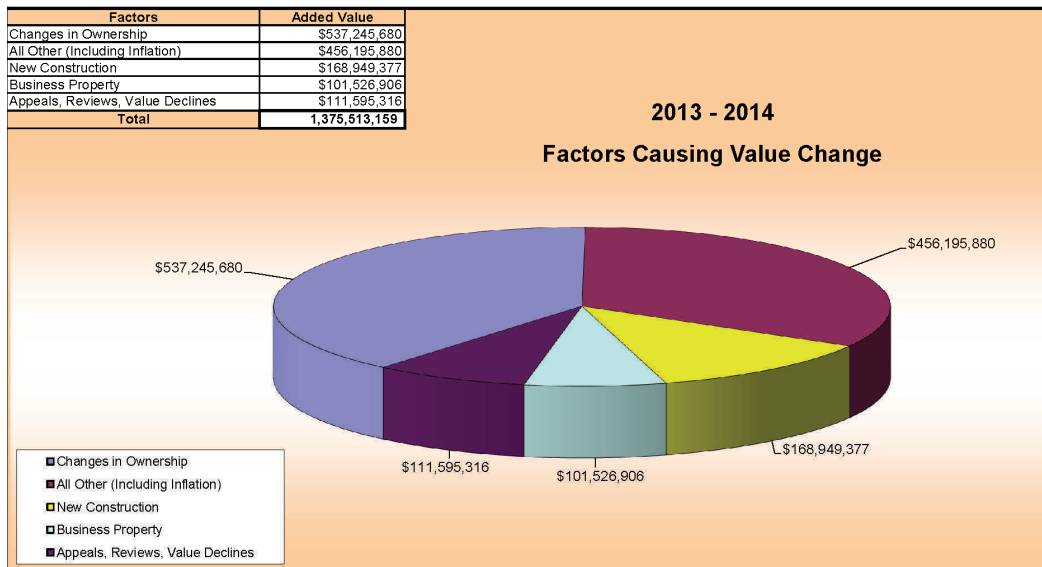
The owners of property in San Luis Obispo County are responsible for the timely payments of taxes. Those who pay late are subject to penalties and costs which can be significant.

Principal Taxpayers 2013-2014 (Secured, Utility, Unsecured & Aircraft)			
Top 10 Taxpayers	Type of Property	Taxable Assessed Value	% of Total Assessed Value
Pacific Gas & Electric Co.	Utility	2,565,300,455	5.96%
Beringer Wine Estates Co	Winery	95,336,923	0.22%
Plains Exploration & Production	Petroleum & Gas	82,998,752	0.19%
Mustang-UCAL LLC	Apartments	78,423,229	0.18%
Pacific Bell Telephone Co	Telephone	72,602,973	0.17%
E & J Gallo Winery	Winery	63,115,461	0.15%
Martin Hotel Mgmt Co LLC	Hotel	61,484,101	0.14%
SoCal Gas Company	Utility	60,147,931	0.14%
Pasquini Charles Jr Tre Etal	Private	56,778,396	0.13%
Twin Cities Comm Hospital Inc	Hospital	54,444,777	0.13%
Total Top 10 Taxpayers	-	<u>\$3,190,632,998</u>	<u>7.41%</u>

The top ten taxpayers make up 7.41% of total taxable assessed valuation. This is an indicator that the county has a diversified tax base.

Under Proposition 13 similar properties can have substantially different assessed values based on their date of purchase.

The County has 137,201 secured parcels that include both residential (homes, condos and apartments) and non-residential (businesses, hotels, retail, etc.) property. Utilities and railroads are valued across multiple parcels. Business personal property (machinery and equipment) is taxable where it has established "permanent status"; while vessels (boats) are assessed where moored and aircraft are taxed at the location of the airport. Taxable personal property, business fixtures, aircraft, vessels and boats are classified as unsecured, of which there are about 31,447 such properties within the County.



Increases due to changes in ownership and the annual inflationary indexing account for the majority of the \$1.4 billion of total growth in assessed value for the 2013-2014 fiscal year.

Assessor Values Property

The primary responsibility of the County Assessor is to discover, describe, value and assess all taxable property so that each owner is assured of paying the proper amount of property tax for the support of local governments and schools. The main categories of taxable property include real property, business personal property, vessels and aircraft. The Secured Tax roll is comprised of real property which is defined as land, mines, minerals, timber and improvements such as buildings, structures, crops, trees and vines. Business personal property (items such as machinery, equipment, office tools and supplies), vessels and aircraft are included on the Unsecured roll. It is important to note that there are several full or partial exclusions/exemptions (such as homeowner, disabled veterans and welfare exemptions) provided by the State Constitution and the legislature that reduce the burden of paying property taxes for certain taxpayers.

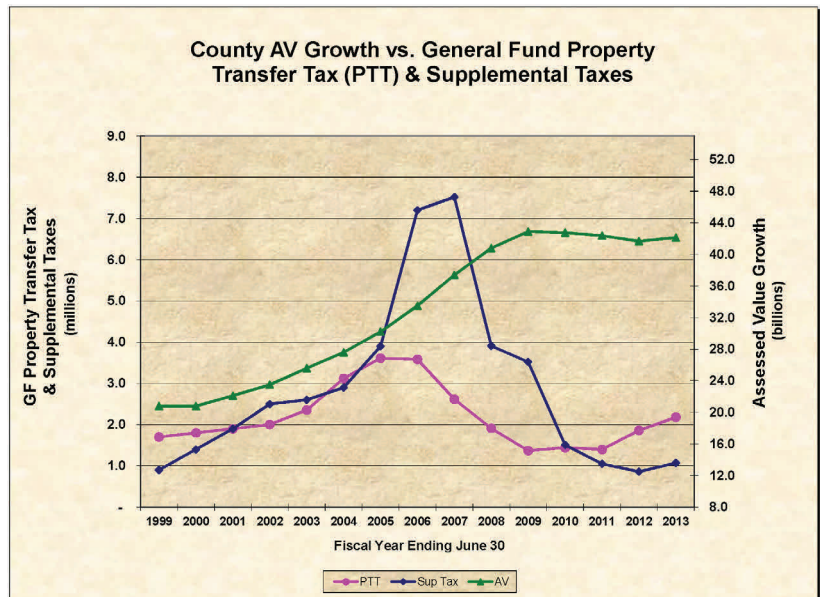
Historical Assessed Value of Local & Utility Property in San Luis Obispo County (in billions)		
Fiscal Year	Assessed Valuation (\$)	Percentage Increase
1985-86	9.3	16.3%
1986-87	10.7	15.1%
1987-88	11.8	10.3%
1988-89	13.1	11.0%
1989-90	14.1	7.6%
1990-91	15.6	10.6%
1991-92	16.4	5.1%
1992-93	17.1	4.3%
1993-94	17.5	2.3%
1994-95	17.9	2.3%
1995-96	18.3	2.2%
1996-97	18.6	1.6%
1997-98	19.1	2.7%
1998-99	19.7	3.1%
1999-00	20.8	5.6%
2000-01	22.1	6.3%
2001-02	23.5	6.3%
2002-03	25.6	8.9%
2003-04	27.6	7.8%
2004-05	30.2	9.4%
2005-06	33.5	10.9%
2006-07	37.4	11.6%
2007-08	40.8	9.1%
2008-09	42.9	5.2%
2009-10	42.7	-0.4%
2010-11	42.4	-0.9%
2011-12	41.7	-1.6%
2012-13	42.1	1.0%
2013-14	43.4	2.98%

Assessed value is determined and enrolled to a property owner as of January 1, which is the tax lien date. As an example, changes in ownership (sales) and new construction (determined from permits and on-site reviews) during the prior calendar year 2012 are valued as of January 1, 2013. The 2% (or less) inflation adjustment is applied to the assessed values along with exemptions and other appraisable events. The countywide adjusted gross value of \$43.4 billion as of January 1, 2013 is then taxed for the fiscal year July 1, 2013 to June 30, 2014.

Other significant processes include:

- The Supplemental roll places tax changes into effect on the date of transfer or a new construction completion date, rather than waiting for the next lien date, requiring the levying of additional tax for a portion of the current fiscal year.
- The Unitary roll contains properties, such as railroads and utilities, whose value is determined by the State Board of Equalization, not the County Assessor.
- The assessment appeals process allows a taxpayer to dispute values through administrative and judicial processes.
- A Proposition 8 reduction is a form of assessment relief that may be applied when a property's taxable value exceeds the current market value.

The leading indicators of assessed value (AV) growth are the property transfer tax followed by the supplemental property tax growth rates. With the recent increases in the property transfer taxes, the growth rates of supplemental and assessed values will also begin to increase over the next couple of years.



For more information on the assessment process visit the Assessor's Website at: www.slocounty.ca.gov/assessor.htm

Auditor-Controller Prepares Tax Roll

Once the assessed valuation is determined and enrolled by the Assessor, it is delivered to the Auditor-Controller on or before July 1st each year. The tax roll is then prepared by the Auditor-Controller by multiplying the value of each parcel by the 1% tax rate plus the amount necessary to make annual payments on bonds or other indebtedness approved by the voters to finance local facilities. The majority of outstanding bonds in the County are for school facilities.

5-Year Total Tax Levy	
Fiscal Year	Amount
2009-10	451,357,808
2010-11	447,373,098
2011-12	441,849,118
2012-13	447,610,414
2013-14	461,506,897

In addition to the taxes noted above, numerous direct charges approved by voters or permitted by legislation, are added to the tax roll. Examples include charges for sewer, flood control and street lighting. The total calculated liability for each parcel is provided to the Tax Collector by September 30.

2012-13 Tax Bill Calculations	
Secured Value	\$40,011,779,686
Unsecured Value (w/Air)	1,168,490,570
Utility Value	2,886,598,840
Exemptions	(1,044,601,803)
Net Taxable Values	\$43,022,267,293
1% Basic Tax Rate	X 1%
Property Tax	\$430,222,673
Bonds	15,406,976
Direct Charges	15,877,248
Total Tax Levy	461,506,897

Until three decades ago, local agencies and school districts could ask local voters for an increase in property taxes to support their programs and pass such measures by a majority vote. Proposition 13 constrained this ability in 1978 by requiring a two-thirds majority vote of the electorate.

A 1986 voter-approved amendment to Proposition 13 (ACA 17) permitted agencies and districts to seek approval of local general obligation bonds to be repaid through property taxes. In the November 2000 election, voters approved Proposition 39 allowing the voting threshold for school general obligation bonds to be lowered to 55% if the school board so chooses.

As of 1984, agencies and districts with new residential and commercial development in their boundaries could, with two-thirds majority vote of the affected property owners, form a special "Mello-Roos Community Facilities District" to build new facilities in the area. Then in 1998, a new law permitted the formation of School Facility Improvement Districts with a two-thirds vote. This threshold was lowered (with some requirements) to 55% in July 2001.

Once approved, one or any combination of these types of voter approved debt may appear on your tax bill.

San Luis Obispo County School District General Obligation Bonds				
District/Election	Debt Authorized by Voters	Bonds Issued		2013-2014 Taxes per \$100K
		Amount of Issues	Principal Balance as of 6/30/2013	
Atascadero Unified	\$117,000,000	\$25,500,000	25,125,000	45.19
Cayucos Unified	7,850,000	7,850,000	7,131,479	44.31
Coast Unified	16,300,000	16,300,000	13,933,686	40.74
Lucia Mar Unified	45,350,000	45,350,000	33,212,244	39.94
Paso Robles Unified	20,000,000	20,000,000	19,414,998	11.90
San Miguel Elementary	3,850,000	3,845,000	1,659,331	44.13
Shandon Unified	1,200,000	1,085,000	402,000	0.00 *

Treasurer-Tax Collector Issues Bills & Collects Taxes

The Tax Collector mails annual secured tax statements (bills) by November 1. The bill can be paid in two installments, the first due November 1 and delinquent after December 10 and the second due February 1 and delinquent after April 10. (Note that the payment due dates are well into the fiscal year of July to June). Supplemental tax may be billed at anytime throughout the year when there is a change in ownership or new construction is completed.

Penalties for late payments are significant at 10% for the first installment delinquency, 10% plus \$20 for the second installment delinquency and an additional 1.5% per month beginning the following July 1. After 5 years of taxes being delinquent, property can be sold at a tax sale to pay the tax. In San Luis Obispo County, delinquency rates have been some of the lowest in the state.

Number of Bills Issued				
Fiscal Year	Secured	Unsecured	Supplemental	Total
2009-2010	129,068	9,749	11,380	150,197
2010-2011	128,925	9,781	10,798	140,752
2011-2012	128,717	9,617	5,443	143,777
2012-2013	128,661	9,586	6,475	144,722
2013-2014	128,553	9,529	710 *	138,792

* Partial Year (7/1/2013 through 9/10/2013)

Delinquent Secured Tax Payment History As of June 30th of Fiscal Year Due		
Fiscal Year	Amount	Delq Rate
2003-04	3,587,273	1.35%
2004-05	3,755,642	1.29%
2005-06	5,332,457	1.64%
2006-07	8,311,377	2.29%
2007-08	13,836,097	3.50%
2008-09	16,141,949	3.88%
2009-10	13,746,301	3.33%
2010-11	10,792,998	2.64%
2011-12	7,233,779	1.79%
2012-13	5,418,141	1.34%

2013/14		FOR FISCAL YEAR	DATE BILLED	TAX-RATE AREA	ASSESSMENT NO.
SECURED TAX BILL		2013/14	10/25/2013	007-005	000,000,000
FOR CITIES, COUNTY, SCHOOLS, OTHER TAXING AGENCIES IN SAN LUIS OBISPO COUNTY		CORTAC #	BILL NUMBER		
		2275	2013/14 000,000,000 00		
JAMES P. ERB	PROPERTY	CY ATAS TR2525-1 LT 6			
	DESCRIPTION:				
County Tax Collector Room D-290 County Government Center San Luis Obispo, CA 93408	ASSESSED OWNER AS OF	01/01/2013			
	TAXPAYER,	JACK AND JILL			
PROPERTY VALUE ALLOCATION	ASSESSED VALUE	TAXING AGENCY	RATE/\$100	AMOUNT	
LAND	337,900	PROP 13 1% TAX RATE	1.00000	6,521.82	
IMPROVEMENTS	321,281	STATE WATER PROJ	.00400	26.08	
PERSONAL PROPERTY		ATAS UNIFIED 2010	.04519	294.72	
FIXTURES / EQUIPMENT		AV TAX SUBTOTAL	1.04919	6,842.62	
The total values listed above less the exemptions listed below equal the net property value.		ATAS SEWER CHARGE		244.16	
EXEMPTION	AMOUNT	ATAS MELLO-ROOS CFD		464.00	
HOMEOWNERS	7,000	ATAS LANDSCAP LTNG 2		389.76	
		ATAS STREET DRAIN 2		173.00	
The Tax Collector is not responsible for payments made on wrong assessments. Be sure this bill is for property on which you are obligated to pay taxes.					
SEE INSTRUCTIONS FOR IMPORTANT TAXPAYER INFORMATION					
Keep This Portion For Your Records					

Here is an example of a secured property tax bill. The "AV Tax Subtotal" is the sum of all the AV amounts (those with a tax rate). These amounts are calculated by multiplying the tax rate by the Net Property Value. For example: The State Water Project tax amount of \$26.08 is .00400% times the Net Property Value of \$652,181. The total tax rate in each Tax Rate Area (007-005 for this bill) is the same for every parcel within that Tax Rate Area. The amounts below the "AV Tax Subtotal" are the direct charges unique to this parcel, which may vary or not be applicable to other parcels.

We accept as negotiable instruments only checks and money orders drawn in U.S. dollars on U.S. banks.

NET PROPERTY	FIRST INSTALLMENT	SECOND INSTALLMENT	TOTAL
652,181	4,056.77	4,056.77	8,113.54
VALUE	DUE DATE: 11/01/2013 DELINQUENT: 12/10/2013	DUE DATE: 02/01/2014 DELINQUENT: 04/10/2014	TAX DUE
ADDITIONAL PENALTIES ADDED AFTER JUNE 30TH			

Auditor-Controller Distributes Property Taxes

The Auditor-Controller is responsible for the apportionment and distribution of property taxes in accordance with specified formulas and procedures as explained on page 8. The information below shows the change in allocation from the prior to the current fiscal year and the corresponding percentage of growth. The growth trends of the various geographic regions of the county become apparent when comparing the wide variation in incremental growth percentage of the taxing agencies.

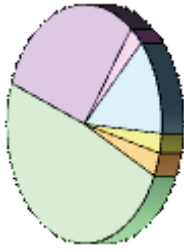
COUNTY OF SAN LUIS OBISPO SUMMARY OF INCREMENTAL GROWTH AND PROPERTY TAX ALLOCATION BY FUND For Secured and Unsecured Property Taxes (Including Homeowners Subventions, Excluding Unitary & Aircraft) FISCAL YEAR 2013/2014

Fund	Agency Name	Prior Year Allocation Net of RDAs	Current Year Allocation Net of RDAs	Current Year Net Incremental Growth Amount	Current Year Net Incremental Growth %	MVLF Swap & Triple Flip (SB 1096)	Current Year Adjusted Allocation with VLF & SUT	Percent To Total Adjusted Allocation
COUNTY GENERAL FUND								
0001	GENERAL FUND	87,992,234	90,998,749	3,006,515	3.42%	30,426,155	121,424,904	30.0094%
COUNTY BOS GOVERNED DISTRICTS								
0002	ROADS	1,134,134	1,164,909	30,775	2.71%		1,164,909	0.2879%
0026	COUNTY LIBRARY	6,296,806	6,499,970	203,164	3.23%		6,499,970	1.6064%
0643	SLO CO FLOOD CONTROL	956,752	990,092	33,339	3.48%		990,092	0.2447%
0647	NACMENTO WTR SRV	1,034,577	1,070,778	36,200	3.50%		1,070,778	0.2646%
0651	FLOOD CONTROL ZONE 1	52,706	55,150	2,444	4.64%		55,150	0.0136%
0652	FLOOD CONTROL ZONE 1A	11,386	11,896	510	4.48%		11,896	0.0029%
0654	FLOOD CONTROL ZONE 3	226,705	236,811	10,106	4.46%		236,811	0.0585%
0662	FLOOD CONTROL ZONE 9	418,556	432,461	13,905	3.32%		432,461	0.1069%
0675	CSA #10 ZONE A	49,654	53,046	3,392	6.83%		53,046	0.0131%
0687	NIPOMO LIGHT	30,168	30,711	543	1.80%		30,711	0.0076%
0694	CSA # 23(FORMER SM LGT)	18,860	19,988	1,129	5.98%		19,988	0.0049%
0723	CSA #1	6,143	6,312	169	2.75%		6,312	0.0016%
0724	CSA #1 ZONE A	25,160	26,746	1,586	6.30%		26,746	0.0066%
0725	CSA #1 ZONE B	9,273	10,116	842	9.08%		10,116	0.0025%
0726	CSA #1 ZONE C	6,495	7,000	505	7.77%		7,000	0.0017%
0727	CSA #1 ZONE D	26,803	27,191	388	1.45%		27,191	0.0067%
0741	CSA #7	44,763	45,196	434	0.97%		45,196	0.0112%
0742	CSA #7 ZONE A	189,225	193,855	4,630	2.45%		193,855	0.0479%
0743	CSA #7 ZONE B	32,163	30,873	(1,291)	-4.01%		30,873	0.0076%
0755	CSA #10	164,965	176,456	11,491	6.97%		176,456	0.0436%
0761	CSA #12	15,260	16,994	1,734	11.36%		16,994	0.0042%
0773	CSA #16	22,068	25,572	3,504	15.88%		25,572	0.0063%
TOTAL BOS GOVERNED DISTRICTS		10,772,623	11,132,123	359,499	3.34%	0	11,132,123	2.7512%
INCORPORATED CITIES								
0227	CITY OF ARROYO GRANDE	3,619,104	3,781,975	162,872	4.50%	2,054,282	5,836,257	1.4424%
0229	CITY OF ATASCADERO	4,618,203	4,823,921	205,718	4.45%	3,037,420	7,861,340	1.9429%
0231	CITY OF GROVER BEACH	1,671,402	1,744,774	73,372	4.39%	1,255,665	3,000,439	0.7415%
0232	CITY OF MORRO BAY	2,226,088	2,302,871	76,782	3.45%	1,201,723	3,504,594	0.8661%
0233	CITY OF PASO ROBLES	4,617,998	4,951,779	334,081	7.23%	4,445,914	9,397,693	2.3226%
0234	CITY OF PISMO BEACH	2,998,401	3,119,401	121,092	4.04%	1,404,712	4,524,205	1.1181%
0235	CITY OF SAN LUIS OBISPO	8,639,219	8,923,229	284,010	3.29%	7,235,708	16,158,937	3.9936%
TOTAL INCORPORATED CITIES		28,390,115	29,648,042	1,257,927	4.43%	20,635,423	50,283,465	12.4272%
REDEVELOPMENT AGENCIES								
0236	PASO ROBLES RDA	4,294,655	3,980,958	(313,697)	-7.30%		3,980,958	0.9839%
0237	FIVE CITIES RDA	1,346,266	1,268,166	(78,100)	-5.80%		1,268,166	0.3134%
0238	GROVER BEACH RDA	974,371	986,569	12,198	1.25%		986,569	0.2438%
0239	ARROYO GRANDE RDA	1,410,736	1,426,102	15,366	1.09%		1,426,102	0.3525%
0251	ATASCADERO RDA	3,232,985	3,111,621	(121,364)	-3.75%		3,111,621	0.7690%
0252	GBIE RDA	193,956	311,588	117,632	60.65%		311,588	0.0770%
TOTAL REDEVELOPMENT AGENCIES		11,452,969	11,085,004	(367,965)	-3.21%	0	11,085,004	2.7396%

The County's
General Fund
allocation is
\$121.4 million

Secured,
Unsecured
Property Taxes
and Homeowner
Subventions are
expected to
generate \$404.6
million for fiscal
year 2013-2014

Allocation of your property taxes



COUNTY GENERAL FUND	30.0094%
COUNTY BOS GOVERNED DISTRICTS	2.7312%
INCORPORATED CITIES	12.4272%
REDEVELOPMENT AGENCIES	2.7366%
INDEPENDENT SPECIAL DISTRICTS	3.1666%
SCHOOL DISTRICTS	48.9060%
TOTAL	100.0000%

The net effect of the MVLF swap & Triple Flip is a \$51 million decrease in taxes allocated to the ERAF fund. (see page 8 for explanation)

Local school districts receive an allocation of \$197.9 million

Included in the allocation figures provided are \$3.3 million of Homeowner Subventions received from the State. Not included are \$29.2 million of Unitary & Aircraft taxes which are required to be distributed under different allocation formulas.

Fund	Agency Name	Prior Year Allocation Net of RDAs	Current Year Allocation Net of RDAs	Current Year Incremental Growth Amount	Current Year Incremental Growth %	MVLF Swap & Triple Flip (SB 1096)	Current Year Allocation Net of SB 1096	Percent To Total Allocation
INDEPENDENT SPECIAL DISTRICTS								
0007	AIR POLLUTION CONTROL	248,340	257,017	8,677	3.49%		257,017	0.0635%
0166	GARDEN FARMS	25,160	25,613	453	1.80%		25,613	0.0063%
0198	SM VLY WTR - BOND	40,028	40,624	596	1.49%		40,624	0.0100%
0213	CAMBRIA COMM HEALTH CARE	408,108	422,790	14,682	3.60%		422,790	0.1045%
0223	CAYUCOS SANITARY	591,620	633,154	41,534	7.02%		633,154	0.1565%
0388	CACHUMA RESOURCE	5,674	5,786	113	1.98%		5,786	0.0014%
0473	PORT S L HARBOR	2,250,756	2,315,072	64,316	2.86%		2,315,072	0.5722%
0474	CA VALLEY COM SER	78,254	(707)	(782,961)	-0.90%		78,254	0.0193%
0475	NIPOMO COMM SERVS	472,514	483,929	11,415	2.42%		483,929	0.1196%
0476	CAMBRIA COMM SERV	1,833,279	1,902,537	69,258	3.78%		1,902,537	0.4702%
0477	SS ACRES COM SERV	85,931	87,006	1,074	1.63%		87,006	0.0166%
0478	TMLPTN COMM SERV	861,566	880,500	18,933	2.20%		880,500	0.2176%
0480	NIPOMO SWR MAINT	13,734	13,959	225	1.64%		13,959	0.0035%
0481	NIPOMO DRAIN MAIN	13,734	13,959	225	1.64%		13,959	0.0035%
0483	LINNE COMM SERV	17,999	18,734	735	4.08%		18,734	0.0046%
0528	GC STR LIGHT #1	427,910	447,253	19,343	4.52%		447,253	0.1105%
0693	SAN MIGUEL LIGHT	66,675	67,815	1,140	1.71%		67,815	0.0168%
0747	LOS OSOS CSD-ZONE A	176,430	181,028	4,598	2.61%		181,028	0.0447%
0748	LOS OSOS CSD-ZONE B	1,535,879	1,578,879	43,001	2.84%		1,578,879	0.3902%
0750	LOS OSOS CSD-ZONE D	17,373	17,803	430	2.48%		17,803	0.0044%
0752	LOS OSOS CSD-ZONE F	6,769	7,162	393	5.80%		7,162	0.0018%
0781	HERITAGE CSD	226,592	234,236	7,644	3.37%		234,236	0.0579%
0803	SAN MIGUEL SANITARY	38,111	38,763	652	1.71%		38,763	0.0096%
0811	OCEANO COMM SERV	751,733	783,148	31,414	4.18%		783,148	0.1936%
0825	CAYUCOS FIRE	211,684	226,629	14,945	7.06%		226,629	0.0560%
0827	SAN MIGUEL FIRE	206,637	246,739	40,102	19.41%		246,739	0.0610%
0831	SANTA MARGARITA FIRE	81,543	86,427	4,884	5.99%		86,427	0.0214%
0837	ARROYO GR CEMETERY	97,574	101,557	3,983	4.08%		101,557	0.0251%
0843	ATTAS CEMETERY	269,695	281,004	11,309	4.19%		281,004	0.0695%
0844	CAMBRIA CEMETERY	82,874	85,861	2,987	3.60%		85,861	0.0212%
0845	CAYUCOS-MB CEMETERY	279,102	291,328	12,226	4.38%		291,328	0.0720%
0847	PASO ROBLES CEMETERY	344,004	363,418	19,414	5.64%		363,418	0.0898%
0851	SAN MIGUEL CEMETERY	63,897	67,653	3,756	5.88%		67,653	0.0167%
0852	SANTA MARGARITA CEMETERY	29,503	30,185	682	2.31%		30,185	0.0075%
0853	SHANDON CEMETERY	12,678	13,150	473	3.73%		13,150	0.0033%
0854	TEMPLETON CEMETERY	91,325	93,346	2,021	2.21%		93,346	0.0231%
0895	AVILA BEACH CSD	195,759	207,612	11,853	6.05%		207,612	0.0513%
0896	AVILA CO WTR ID #1	190,281	202,797	12,516	6.58%		202,797	0.0501%
TOTAL INDEPENDENT SPECIAL DISTRICTS		12,330,830	12,812,729	481,898	3.91%	0	12,812,729	3.1666%
SCHOOL DISTRICTS								
1205	CAYUCOS ELEM	1,916,114	2,042,051	125,937	6.57%		2,042,051	0.5047%
1211	CUYAMA JT UNIFIED	217,945	225,415	7,471	3.43%		225,415	0.0567%
1217	PLEASANT VALLEY ELEM	372,619	391,715	19,096	5.12%		391,715	0.0968%
1221	SAN MIGUEL ELEM	1,680,248	1,777,063	96,815	5.76%		1,777,063	0.4392%
1223	COAST UNIFIED	7,703,974	8,015,417	311,443	4.04%		8,015,417	1.9810%
1225	PASO UNIFIED	26,079,225	27,432,779	1,353,553	5.19%		27,432,779	6.7798%
1227	SANTA MARIA HIGH	1,017	890	(127)	-12.50%		890	0.0002%
1228	S MARIA/BONITA UNION	1,252	1,133	(119)	-9.52%		1,133	0.0003%
1231	TEMPLETON UNIFIED	7,576,729	7,744,522	167,793	2.21%		7,744,522	1.9140%
1234	S L COASTAL UNIFIED	47,511,716	49,006,465	1,494,749	3.15%		49,006,465	12.1116%
1253	LUCIA MAR UNIFIED	41,340,040	42,502,388	1,162,348	2.81%		42,502,388	10.5042%
1273	ATASCADERO UNIFIED	16,347,779	16,991,327	643,548	3.94%		16,991,327	4.1993%
1293	SHANDON UNIFIED	977,973	1,005,488	27,515	2.81%		1,005,488	0.2485%
1303	SLO CO COMM COLLEGE	26,291,721	27,218,331	926,609	3.52%		27,218,331	6.7268%
1308	CO SCHOOL SERVICE	15,589,281	16,138,738	549,457	3.52%		16,138,738	3.9886%
1309	A HANCOCK COMM COLLEGE	27,938	28,890	952	3.41%		28,890	0.0071%
0115	ERAF	46,708,828	48,423,607	1,714,779	3.67%	(51,061,579)	(2,637,971)	-0.6520%
TOTAL SCHOOL DISTRICTS		240,344,400	248,946,220	8,601,820	3.58%	(51,061,579)	197,884,641	48.9060%
COUNTYWISE TOTALS		\$391,283,172	\$404,622,866	\$13,339,694	3.41%	\$0	\$404,622,866	100.0000%

Auditor-Controller Distributes Property Taxes

After collecting the property taxes, the Tax Collector forwards them to the Auditor-Controller for apportionment and distribution to all eligible jurisdictions within the County. The law requires the County Auditor-Controller to allocate the revenue in accordance with specified formulas and procedures.

AB8 (Assembly Bill 8 of 1979-80), with many subsequent amendments, governs the complicated tax allocation process. Each taxing jurisdiction (entity) was assigned a base amount of property tax determined by 1978-79 revenue. Each year the entity is then allocated an amount equal to the total received in the previous year plus a percentage of tax growth within the geographic tax area served by the entity. The law also provides for transfers of property tax revenue when boundary changes or transfer of service responsibilities occur and are referred to as jurisdictional changes.

Adding to the complex tax allocation process, legislation (SB1096) was enacted in fiscal year 2004-05 that permanently swaps Motor Vehicle License Fee revenue for Property Taxes (the "MVLFF Swap") and temporarily exchanges Sales Tax Revenues ("Triple Flip") for Property Taxes of the cities and county only. The *Triple Flip* expires when the State Deficit Bonds are retired in approximately 3-10 years. The legislation specifies that the property tax revenues necessary for the *MVLFF Swap* and *Triple Flip* are to be taken from the County Education Revenue Augmentation Fund (ERAF). For fiscal year 2012-13 the total *MVLFF Swap* was \$39.7 million and the *Triple Flip* was \$16.6 million of additional property taxes for cities and the county and a corresponding decrease of \$56.3 million in property tax revenue allocated to the County ERAF for schools.

For fiscal year 2013-14, overall County property tax growth has begun to increase again after three years of decline. Countywide locally assessed property taxes increased by \$13.3 million, representing a 3.41% growth from the prior fiscal year. Provided on the previous two pages is a summary of the change in percentages and taxes for the various local agencies that receive property tax revenue. As you will note, there are large fluctuations in growth percentages among agencies due to growth in the various geographic regions within the county.

County Financing Sources

State and Federal Revenue

State and federal revenue, at \$217 million, represents about 46.5% of the County's financing and is the single largest revenue source. For the most part, these funds are restricted as to use for the support of statutory programs and are not available for discretionary purposes.

Taxes

Property tax, sales tax, transient occupancy and other taxes generate \$150.4 million or 32.3% of the County's financing, with property tax being the single largest source of discretionary revenue available to the County.

Other Revenues

The remaining 21.2% of the County's revenues are comprised of various funding sources. Licenses, permits, fines and penalties make up about 3.2%, while revenues derived from billing of various County departments charging for their services represent another 6%, with the 11.9% balance being generated by interest earnings and miscellaneous court fines and penalties.

Summary of Estimated Revenue, Other Financing Sources and Transfers			
Fiscal Year ended 2013/14			
Sources	Actual 2011/12	Actual 2012/13	Estimated 2013/14
Current Secured Property Tax	97,700,729	99,052,688	100,093,392
Current Unsecured Property Tax	2,887,412	5,214,414	2,394,156
Supplemental Property Tax	925,660	1,139,184	447,935
Other Tax	46,466,862	55,600,997	47,539,662
Total Taxes	147,980,663	161,007,283	150,475,145
Licenses/Permits, Fines/Penalties	14,005,492	14,007,960	15,029,659
Interest in Rental Revenues	2,084,459	1,259,539	772,833
State & Federal Revenues	206,327,434	207,572,093	216,740,904
Charges for Service	30,321,531	26,625,973	28,169,001
Other Revenue & Financing Sources	61,178,332	60,328,085	54,718,974
Total Sources	461,897,911	470,800,933	465,906,516

