

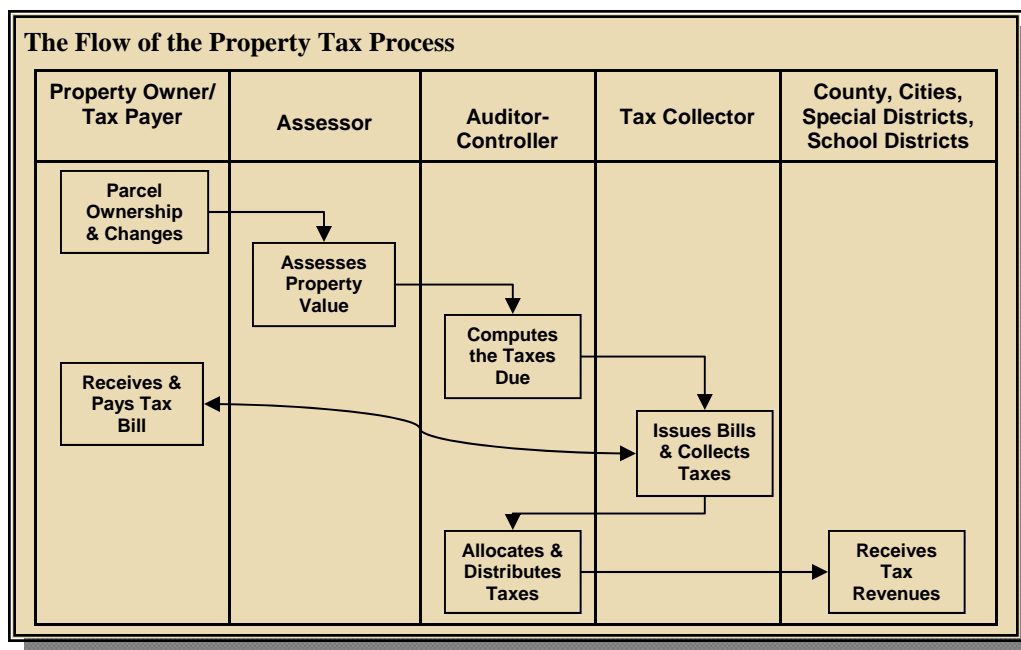


Property Tax Perspective

County of San Luis Obispo,
Fiscal Year July 1, 2014 to June 30, 2015

Property Tax Process

California schools, counties, cities and special districts depend on property tax as a primary source of revenue. Property tax raised \$431 million for local governments within the boundaries of San Luis Obispo County during fiscal year 2013-14 and is expected to generate \$458 million for fiscal year 2014-15 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://sloacttc.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 base value 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 Property 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

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Parcel Ownership and Taxpayers

Annually, owners of taxable property become liable for the property tax 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.

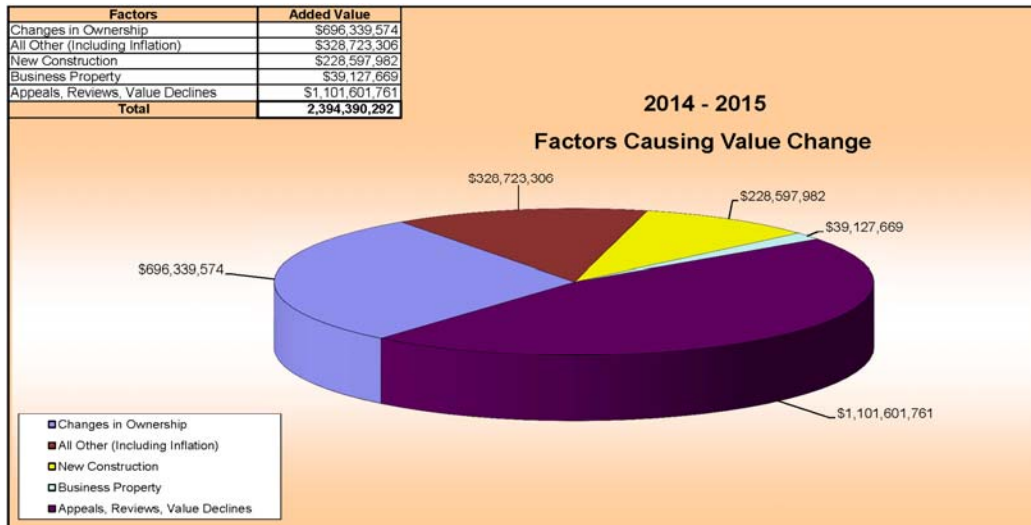
The owners of property in San Luis Obispo County are responsible for the timely payments of taxes. Those who pay late are subject to penalties and costs which can be significant.

Principal Taxpayers 2014-2015 (Secured, Utility, Unsecured & Aircraft)			
Top 10 Taxpayers	Type of Property	Taxable Assessed Value	% of Total Assessed Value
Pacific Gas & Electric Co.	Utility	2,586,357,426	5.69%
Phillips 66 Company	Oil Refinery	163,237,347	0.36%
Beringer Wine Estates Co	Winery	92,621,805	0.20%
Mustang-UCAL LLC	Apartments	76,942,768	0.17%
Plains Exploration & Production	Petroleum & Gas	71,391,031	0.16%
Pacific Bell Telephone Co	Telephone	67,102,106	0.15%
SoCal Gas Company	Utility	65,823,859	0.14%
Martin Hotel Mgmt Co LLC	Hotel	63,290,275	0.14%
E & J Gallo Winery	Winery	62,096,369	0.14%
Pasquini Charles Jr Tre Etal	Private	57,036,163	0.13%
Total Top 10 Taxpayers	-	<u>\$3,305,899,149</u>	<u>7.28%</u>

The top ten taxpayers make up 7.28% 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 137,579 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 31,529 such properties within the County.



Increases due to the restored Prop. 8 temporary value reductions that resulted from the market downturn account for almost half of the \$2.4 billion of total growth in assessed value for the 2014-2015 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.

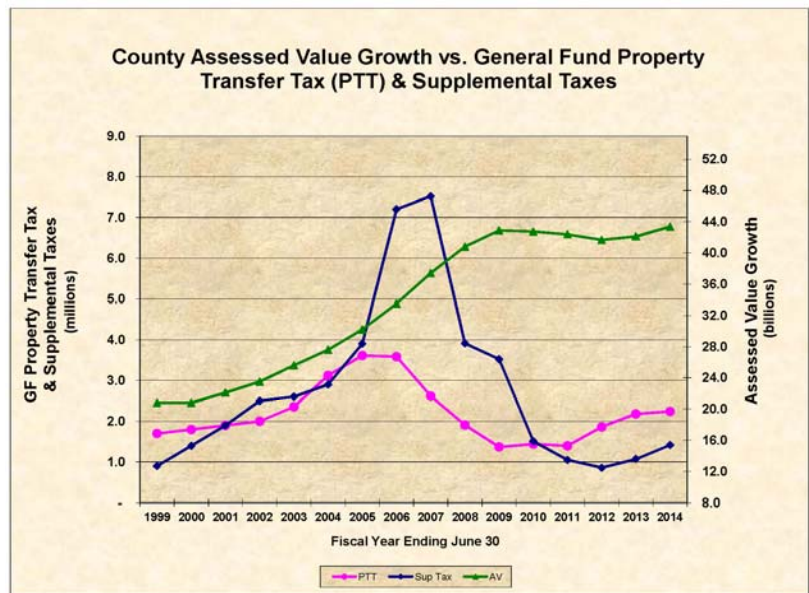
Historical Assessed Value of Local & Utility Property in San Luis Obispo County (in billions)		
Fiscal Year	Assessed Valuation (\$)	Percentage Increase
1985-86	9.3	16.3%
1986-87	10.7	15.1%
1987-88	11.8	10.3%
1988-89	13.1	11.0%
1989-90	14.1	7.6%
1990-91	15.6	10.6%
1991-92	16.4	5.1%
1992-93	17.1	4.3%
1993-94	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	11.8%
2007-08	40.8	8.9%
2008-09	42.9	5.2%
2009-10	42.8	-0.4%
2010-11	42.4	-0.9%
2011-12	41.7	-1.7%
2012-13	42.1	1.1%
2013-14	43.4	3.0%
2014-15	45.8	5.5%

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 2013 are valued as of January 1, 2014. 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 \$45.8 billion as of January 1, 2014 is then taxed for the fiscal year July 1, 2014 to June 30, 2015.

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 temporary 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
2010-2011	447,373,098
2011-2012	441,849,118
2012-2013	447,610,414
2013-2014	461,506,897
2014-2015	488,043,597

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.

2014-15 Tax Bill Calculations	
Secured Value	\$42,390,744,408
Unsecured Value (w/Air)	1,221,991,477
Utility Value	2,921,682,401
Exemptions	(1,094,585,720)
Net Taxable Values	\$45,439,832,566
1% Basic Tax Rate	X 1%
Property Tax	\$454,398,326
Bonds	17,782,796
Direct Charges	15,862,476
Total Tax Levy	488,043,597

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		2014-2015 Taxes per \$100K
		Amount of Issues	Principal Balance as of 6/30/2014	
Atascadero Unified	\$117,000,000	\$59,000,000	44,570,000	59.00
Cayucos Elementary	7,850,000	7,850,000	6,938,009	44.31
Coast Unified	16,300,000	16,300,000	13,400,250	40.74
Lucia Mar Unified	45,350,000	45,350,000	31,080,177	40.94
Paso Robles Unified	20,000,000	20,000,000	19,234,998	11.90
San Miguel Elementary	3,850,000	3,845,000	1,494,369	44.13
Templeton Unified	35,000,000	14,000,000	14,000,000	58.00

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 through 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
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	7,189	145,271
2014-2015	128,714	9,460	11,462	149,636

Delinquent Secured Tax Payment History As of June 30th of Fiscal Year Due		
Fiscal Year	Amount	Delq Rate
2004-2005	3,755,642	1.29%
2005-2006	5,332,457	1.64%
2006-2007	8,311,377	2.29%
2007-2008	13,836,097	3.50%
2008-2009	16,141,949	3.88%
2009-2010	13,746,301	3.33%
2010-2011	10,792,998	2.64%
2011-2012	7,233,779	1.79%
2012-2013	5,418,141	1.34%
2013-2014	4,689,817	1.11%

2014/15		FOR FISCAL YEAR	DATE BILLED	TAX-RATE AREA	ASSESSMENT NO.
SECURED TAX BILL		2014/15	10/25/2014	007-005	000,000,000
FOR CITIES, COUNTY, SCHOOLS, OTHER TAXING AGENCIES IN SAN LUIS OBISPO COUNTY		CORTAC #	BILL NUMBER		
		2275	2014/15 000,000,000 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	01/01/2014			
	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: 11/01/2014 DELINQUENT: 12/10/2014	DUE DATE: 02/01/2015 DELINQUENT: 04/10/2015	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

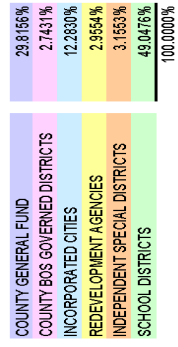
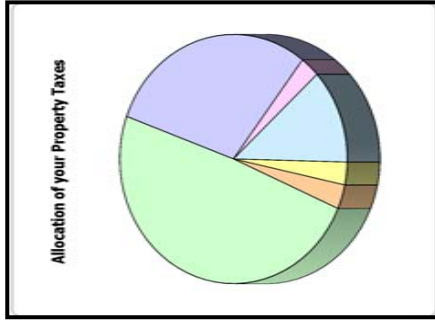
For Secured and Unsecured Property Taxes (Including Homeowners Subventions, Excluding Unitary & Aircraft)

FISCAL YEAR 2014/2015

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 %	MV/LF Swap & Triple Flip (SB 1096)	Current Year Adjusted Allocation with VLF & SUT	Percent To Total Adjusted Allocation
COUNTY GENERAL FUND		91,006,680	95,962,463	4,955,783	5.45%	31,561,118	127,523,581	29.8156%
COUNTY BOS GOVERNED DISTRICTS								
0002	ROADS	1,164,909	1,228,249	63,340	5.44%		1,228,249	0.2872%
0026	COUNTY LIBRARY	6,500,416	6,853,222	352,807	5.43%		6,853,222	1.6023%
0643	SLO CO FLOOD CONTROL	990,253	1,044,390	54,137	5.47%		1,044,390	0.2442%
0647	NACMENTO WTR SRV	1,070,859	1,129,416	58,557	5.47%		1,129,416	0.2641%
0651	FLOOD CONTROL ZONE 1	55,150	56,115	965	1.75%		56,115	0.0131%
0652	FLOOD CONTROL ZONE 1A	11,896	12,404	508	4.27%		12,404	0.0029%
0654	FLOOD CONTROL ZONE 3	236,811	249,386	12,575	5.31%		249,386	0.0583%
0662	FLOOD CONTROL ZONE 9	432,461	454,782	22,321	5.16%		454,782	0.1063%
0675	CSA #10 ZONE A	53,046	56,115	3,069	5.79%		56,115	0.0131%
0687	NIPOMO LIGHT	30,711	31,779	1,068	3.48%		31,779	0.0074%
0694	CSA # 23(FORMER SM LGT)	19,988	21,043	1,055	5.28%		21,043	0.0049%
0723	CSA #1	6,312	6,758	446	7.06%		6,758	0.0016%
0724	CSA #1 ZONE A	26,746	28,314	1,569	5.87%		28,314	0.0066%
0725	CSA #1 ZONE B	10,116	10,607	492	4.86%		10,607	0.0025%
0726	CSA #1 ZONE C	7,000	7,143	143	2.04%		7,143	0.0017%
0727	CSA #1 ZONE D	27,191	27,373	183	0.67%		27,373	0.0064%
0741	CSA #7	45,196	47,518	2,322	5.14%		47,518	0.0111%
0742	CSA #7 ZONE A	193,855	206,284	12,429	6.41%		206,284	0.0482%
0743	CSA #7 ZONE B	30,873	31,052	179	0.58%		31,052	0.0073%
0755	CSA #10	176,456	185,754	9,298	5.27%		185,754	0.0434%
0761	CSA #12	16,994	17,237	242	1.43%		17,237	0.0040%
0773	CSA #16	25,572	27,715	2,143	8.38%		27,715	0.0065%
	TOTAL BOS GOVERNED DISTRICTS	11,132,810	11,732,657	599,846	5.39%	0	11,732,657	2.7431%
INCORPORATED CITIES								
0227	CITY OF ARROYO GRANDE	3,783,472	4,044,249	260,776	6.89%	2,154,698	6,198,946	1.4493%
0229	CITY OF ATASCADERO	4,828,331	5,048,631	220,300	4.56%	3,117,078	8,165,709	1.9092%
0231	CITY OF GROVER BEACH	1,742,751	1,829,024	86,273	4.95%	1,342,138	3,171,162	0.7414%
0232	CITY OF MORRO BAY	2,302,871	2,411,974	109,104	4.74%	1,242,010	3,653,984	0.8543%
0233	CITY OF PASO ROBLES	4,951,780	5,245,754	293,974	5.94%	4,524,209	9,769,963	2.2843%
0234	CITY OF PISMO BEACH	3,119,494	3,258,570	139,077	4.46%	1,425,279	4,683,849	1.0951%
0235	CITY OF SAN LUIS OBISPO	8,923,229	9,421,512	498,283	5.58%	7,470,206	16,891,718	3.9484%
	TOTAL INCORPORATED CITIES	29,651,927	31,259,714	1,607,787	5.42%	21,275,618	52,535,332	12.2830%
REDEVELOPMENT AGENCIES								
0236	PASO ROBLES RDA	3,980,957	4,566,358	585,401	14.71%		4,566,358	1.0676%
0237	FIVE CITIES RDA	1,268,166	1,280,767	12,601	0.99%		1,280,767	0.2995%
0238	GROVER BEACH RDA	986,569	1,191,018	204,449	20.72%		1,191,018	0.2785%
0239	ARROYO GRANDE RDA	1,426,102	1,623,818	197,716	13.86%		1,623,818	0.3797%
0251	ATASCADERO RDA	3,111,621	3,633,275	521,654	16.76%		3,633,275	0.8495%
0252	GBIE RDA	311,588	345,047	33,459	10.74%		345,047	0.0807%
	TOTAL REDEVELOPMENT AGENCIES	11,085,003	12,640,283	1,555,280	14.03%	0	12,640,283	2.9554%

The County's General Fund allocation is \$127.5 million

Secured, Unsecured Property Taxes and Homeowner Subventions are expected to generate \$427.7 million for fiscal year 2014-2015



The net effect of the MVLF swap & Triple Flip is a \$52.8 million decrease in taxes allocated to the ERAF fund. (see page 8 for explanation)

Local school districts receive an allocation of \$209.8 million

Included in the allocation figures provided are \$3.3 million of Homeowner Subventions received from the State. Not included are \$29.8 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	257,088	270,971	13,873	5.40%		270,971	0.0634%
0166	GARDEN FARMS	25,613	27,758	2,146	8.38%		27,758	0.0065%
0198	SM VLY WTR - BOND	40,624	41,573	949	2.34%		41,573	0.0097%
0213	CAMBRIA COMM HEALTH CARE	422,790	442,935	20,144	4.76%		442,935	0.1036%
0223	CAYUCOS SANITARY	633,154	666,711	33,558	5.30%		666,711	0.1559%
0368	CACHUMA RESOURCE	2,314,829	2,445,887	131,058	5.66%		2,445,887	0.0014%
0473	PORT S L HARBOR	78,254	65,482	(12,772)	-16.32%		65,482	0.0153%
0474	CA VALLEY COM SER	483,929	506,706	22,777	4.71%		506,706	0.1185%
0475	NIPOMO COMM SERV	1,902,537	1,995,643	93,107	4.89%		1,995,643	0.4666%
0476	CAMBRIA COMM SERV	67,006	70,957	3,951	5.90%		70,957	0.0166%
0477	SS ACRES COM SERV	880,500	925,004	44,505	5.05%		925,004	0.2163%
0478	TMPLTN COMM SERV	13,959	14,114	155	1.11%		14,114	0.0033%
0480	NIPOMO SWR MAIN	13,959	14,114	155	1.11%		14,114	0.0033%
0481	NIPOMO DRAIN MAIN	13,959	14,114	155	1.11%		14,114	0.0033%
0483	LINNE COMM SERV	18,734	19,675	941	5.02%		19,675	0.0046%
0528	GC STR LIGHT # 1	446,970	470,167	23,197	5.19%		470,167	0.1089%
0693	SAN MIGUEL LIGHT	67,815	73,951	6,136	9.05%		73,951	0.0173%
0747	LOS OSOS CSD-ZONE A	181,028	193,923	12,895	7.12%		193,923	0.0453%
0748	LOS OSOS CSD-ZONE B	1,578,879	1,678,070	99,191	6.28%		1,678,070	0.3823%
0750	LOS OSOS CSD-ZONE D	17,803	18,819	1,016	5.71%		18,819	0.0044%
0752	LOS OSOS CSD-ZONE E	7,162	7,485	323	4.51%		7,485	0.0018%
0781	HERITAGE CSD	234,236	264,452	30,216	12.90%		264,452	0.0618%
0803	SAN MIGUEL SANITARY	38,763	42,215	3,452	8.91%		42,215	0.0099%
0825	OCEANO COMM SERV	783,148	830,780	47,633	6.08%		830,780	0.1942%
0827	CAYUCOS FIRE	226,629	238,704	12,075	5.33%		238,704	0.0558%
0831	SAN MIGUEL FIRE	246,739	260,218	13,479	5.46%		260,218	0.0608%
0837	SANTA MARGARITA FIRE	86,427	90,931	4,503	5.21%		90,931	0.0213%
0843	ARROYO GR CEMETERY	101,557	106,387	4,831	4.76%		106,387	0.0249%
0844	ATAS CEMETERY	281,368	294,067	12,699	4.51%		294,067	0.0688%
0845	CAMBRIA CEMETERY	85,861	89,947	4,086	4.76%		89,947	0.0210%
0847	CAYUCOS-MB CEMETERY	291,328	305,726	14,397	4.94%		305,726	0.0715%
0851	PASO ROBLES CEMETERY	363,418	386,424	23,006	6.33%		386,424	0.0904%
0852	SAN MIGUEL CEMETERY	67,653	73,266	5,613	8.30%		73,266	0.0171%
0853	SANTA MARGARITA CEMETERY	30,185	31,094	910	3.01%		31,094	0.0073%
0854	SHANDON CEMETERY	13,150	14,157	1,007	7.66%		14,157	0.0033%
0895	TEMPLETON CEMETERY	93,346	96,876	3,529	3.78%		96,876	0.0227%
0896	AVILA BEACH CSD	207,612	209,620	2,008	0.97%		209,620	0.0490%
0896	AVILA CO WTR ID #1	202,792	204,872	2,075	1.02%		204,872	0.0479%
TOTAL INDEPENDENT SPECIAL DISTRICTS		12,812,648	13,495,670	683,022	5.33%	0	13,495,670	3.1553%
SCHOOL DISTRICTS								
1205	CAYUCOS ELEM	2,042,051	2,142,561	100,510	4.92%		2,142,561	0.5009%
1211	CUYAMA JT UNIFIED	225,415	241,185	15,769	7.00%		241,185	0.0564%
1217	PLEASANT VALLEY ELEM	391,715	424,842	33,127	8.46%		424,842	0.0993%
1221	SAN MIGUEL ELEM	1,777,063	1,924,515	147,452	8.30%		1,924,515	0.4500%
1223	COAST UNIFIED	8,015,417	8,400,359	384,942	4.80%		8,400,359	1.9640%
1225	PASO UNIFIED	27,432,779	29,119,476	1,686,697	6.15%		29,119,476	6.8083%
1227	SANTA MARIA HIGH	890	898	8	0.90%		898	0.0002%
1228	S MARIA/BONITA UNION	1,133	1,112	(21)	-1.85%		1,112	0.0003%
1231	TEMPLETON UNIFIED	7,744,522	8,080,604	336,082	4.34%		8,080,604	1.8893%
1234	S L COASTAL UNIFIED	49,006,485	51,484,082	2,477,618	5.06%		51,484,082	12.0372%
1253	LUCIA MAR UNIFIED	42,502,388	45,099,379	2,596,991	6.11%		45,099,379	10.5444%
1273	ATASCADERO UNIFIED	16,991,327	17,822,377	831,050	4.89%		17,822,377	4.1670%
1293	SHANDON UNIFIED	1,005,488	1,072,093	66,605	6.62%		1,072,093	0.2507%
1303	SLO CO COMM COLLEGE	27,218,331	28,714,169	1,495,839	5.50%		28,714,169	6.7135%
1308	CO SCHOOL SERVICE	16,138,738	17,025,766	887,028	5.50%		17,025,766	3.9807%
1309	A HANCOCK COMM COLLEGE	28,890	30,923	2,033	7.04%		30,923	0.0072%
0115	ERAF	48,411,186	51,032,995	2,621,810	5.42%	(52,836,736)	(1,803,741)	-0.4217%
TOTAL SCHOOL DISTRICTS		248,933,798	262,617,338	13,683,540	5.50%	(52,836,736)	209,780,602	49.0476%
COUNTYWIDE TOTALS		\$404,622,866	\$427,708,125	\$23,085,259	5.71%	\$0	\$427,708,125	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 estimated to be paid off in mid 2015. The legislation specifies that the property tax revenues necessary to fund the *MVLFF Swap* and *Triple Flip* are to be taken from the County Education Revenue Augmentation Fund (ERAF). For fiscal year 2013-14 the total *MVLFF Swap* was \$42 million and the *Triple Flip* was \$10.8 million of additional property taxes for cities and the county and a corresponding decrease of \$52.8 million in property tax revenue allocated to the County ERAF for schools.

For fiscal year 2014-15, overall County property tax growth is continuing to increase. Countywide locally assessed property taxes increased by \$23 million, representing a 5.71% 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 \$257 million, represents about 46.7% 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 \$175 million or 31.7% of the County's financing, with property tax being the single largest source of discretionary revenue available to the County.

Other Revenues

The remaining 21.6% of the County's revenues are comprised of various funding sources. Licenses, permits, fines and penalties make up about 2.9%, while revenues derived from billing of various County departments charging for their services represent another 5.4%, with the 13.3% balance being generated by interest earnings and miscellaneous court fines and penalties.

Summary of Estimated Revenue, Other Financing Sources and Transfers			
Fiscal Year ended 2014/15			
Sources	Actual 2012/13	Actual 2013/14	Actual 2014/15
Current Secured Property Tax	99,052,688	105,547,804	110,899,103
Current Unsecured Property Tax	5,214,414	2,947,465	3,148,651
Supplemental Property Tax	1,139,184	1,506,542	2,620,527
Other Tax	<u>55,600,997</u>	<u>59,914,071</u>	<u>57,890,948</u>
Total Taxes	161,007,283	169,915,882	174,559,229
Licenses/Permits, Fines/Penalties	14,007,960	17,710,223	15,850,724
Interest in Rental Revenues	1,259,539	1,272,672	3,040,878
State & Federal Revenues	207,572,093	215,452,814	257,241,888
Charges for Service	26,625,973	28,016,029	29,779,020
Other Revenue & Financing Sources	<u>60,328,085</u>	<u>63,134,185</u>	<u>70,161,575</u>
Total Sources	<u>470,800,933</u>	<u>495,501,805</u>	<u>550,633,314</u>

