



San Luis Obispo
County Assessor

Annual Report

2025-26

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Cover Photo

Amaryllis belladonna is a significant fixture on the Central Coast, including San Luis Obispo County, primarily for its role as a naturalized ornamental plant and its cultural place as a seasonal marker. These South African natives are not indigenous to California but have thrived in the state's mild, Mediterranean climate for over a century.

2025 Fast Facts

184,510

Total Assessments

\$78,306,791,129

Total Assessed Value

4.74%

County-wide increase in Assessed Value

Assessment Type	Assessment Count	Gross Roll Value
Locally Assessed		Prior to Exemptions
Single-Family Residential Assessments	109,882	\$56,818,312,746
Multi-Family Residential Assessments	4,151	\$3,158,333,077
Commercial and Industrial Assessments	9,093	\$11,114,333,994
Agricultural Assessments	6,007	\$4,454,446,986
Business Accounts	7,065	\$2,768,945,121
Aircraft	423	\$245,094,800
Boats	20,180	\$106,102,010
Race Horses	16	0
Total	156,819	\$79,260,975,995

Assessor's Message



Tom J. Bordonaro, Jr.
County Assessor



It is my pleasure to present the 2025-26 Assessor's Office Annual Report. This report contains information based upon the assessment roll produced by my office each year in accordance with state law and regulations. All properties identified and valued as part of the assessment roll serve as the basis for local property taxes.

The annual assessment roll captures the changes in value for all properties during the prior year. For 2025-26, San Luis Obispo County experienced a moderate increase in values of 4.74%. This increase is fairly consistent with the average increase of 4.62% across the 58 California counties.

Real estate market conditions changed during the past year, with a slowdown in home sales. Homes are on the market longer and there have been some price reductions. These conditions resulted in fewer changes in ownership, which means fewer reappraisable events handled by my office.

Proposition 19 continues to have an impact on our county. Homeowners from other areas are transferring their existing lower property tax base values to San Luis Obispo County. The number of lower base year values transferred in is greater than number of base values transferring out of our county. This will result in yet another year of lower property tax revenue for local agencies.

The total assessment roll for 2025-26 is \$78,306,791,129, covering 184,510 total assessments. Total exemptions showed an increase of 13.7%. At the same time, Homeowners' Exemptions continued to decline from \$333,984,292 in 2024 to \$332,649,267 for 2025, suggesting there are a growing number of homes owned by out of county residents.

This was a very good year for our office regarding legislation in Sacramento. Our proposals were included in Assembly Bill 1516. This proposed law became an Assembly Revenue and Taxation Committee bill that sailed through the process and has already been signed into law by the Governor. We worked diligently on Senate Bill 710 which provides for a property tax exclusion for small solar systems. This will generate added savings for taxpayers.

I want to take this opportunity to thank the outstanding staff of the Assessor's Office for performing their work with diligence, accuracy, and fairness. Outstanding service to the public remains our number one goal and I am proud of our staff for their great work on behalf of the people of San Luis Obispo County.

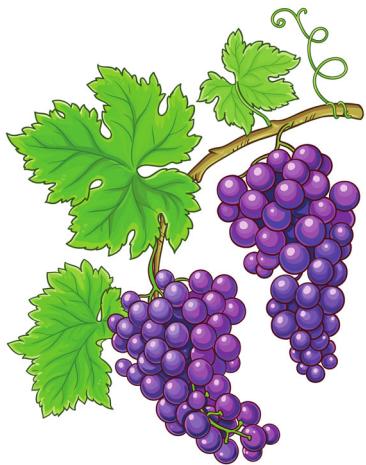
A handwritten signature in blue ink that reads "Tom J. Bordonaro, Jr." The signature is fluid and cursive, with a large, stylized "J" at the beginning.

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 our Mission Statement, the Guiding Principles of the office, and the 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



Assessment Roll

San Luis Obispo County 2025

Assessment Roll	2024-25	2025-26	Change	% Change
Land and Minerals	\$35,053,772,423	\$36,652,484,327	\$1,598,711,904	4.56%
Improvements and Fixtures	\$39,486,691,447	\$41,410,244,718	\$1,923,553,271	4.87%
Personal Property	\$1,703,909,399	\$1,977,115,786	\$273,206,387	16.03%
Commercial Vessels (R&T 227)	\$3,852,510	\$3,331,553	(\$520,957)	(13.52%)
Total Tangible Property	\$76,248,225,779	\$80,043,176,384	\$3,794,950,605	4.98%
Non-Reimbursed Exemptions	(\$1,485,767,541)	(\$1,736,385,255)	(\$250,617,714)	16.87%
Total (Gross) Assessed Value	\$74,762,458,238	\$78,306,791,129	\$3,544,332,891	4.74%
Unsecured Roll	\$2,822,535,452	\$3,103,474,985	\$280,939,533	9.95%
Secured Roll	\$71,936,070,276	\$75,199,984,591	\$3,263,914,315	4.54%
Commercial Vessels (R&T 227)	\$3,852,510	\$3,331,553	(\$520,957)	(13.52%)
Total Assessed Value	\$74,762,458,238	\$78,306,791,129	\$3,544,332,891	4.74%
Less Homeowners' Exemption	(\$333,984,292)	(\$332,649,267)	\$1,335,025	(0.40%)
Net Assessed Value	\$74,428,473,946	\$77,974,141,862	\$3,545,667,916	4.76%

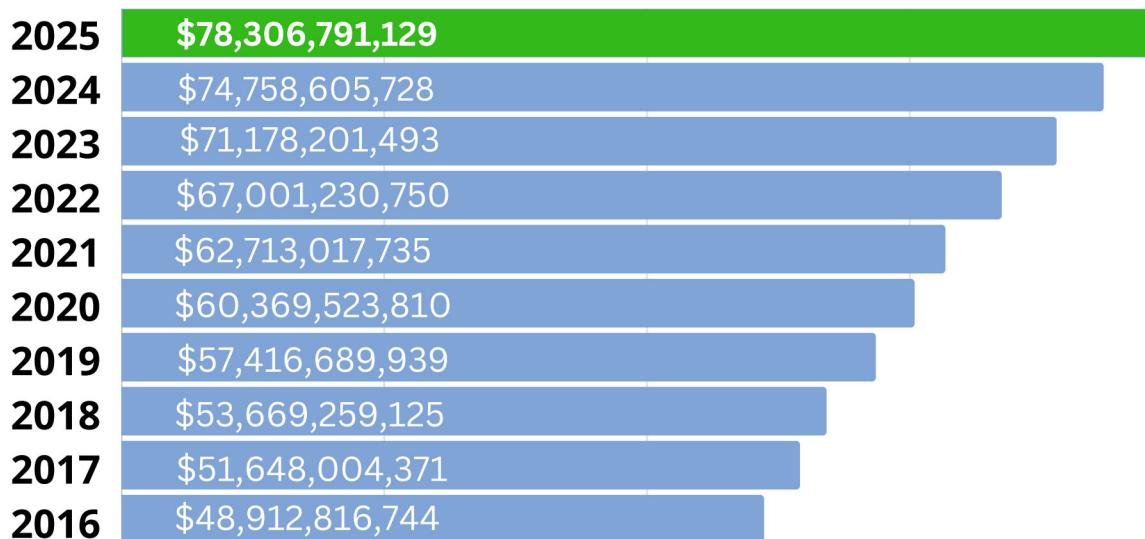
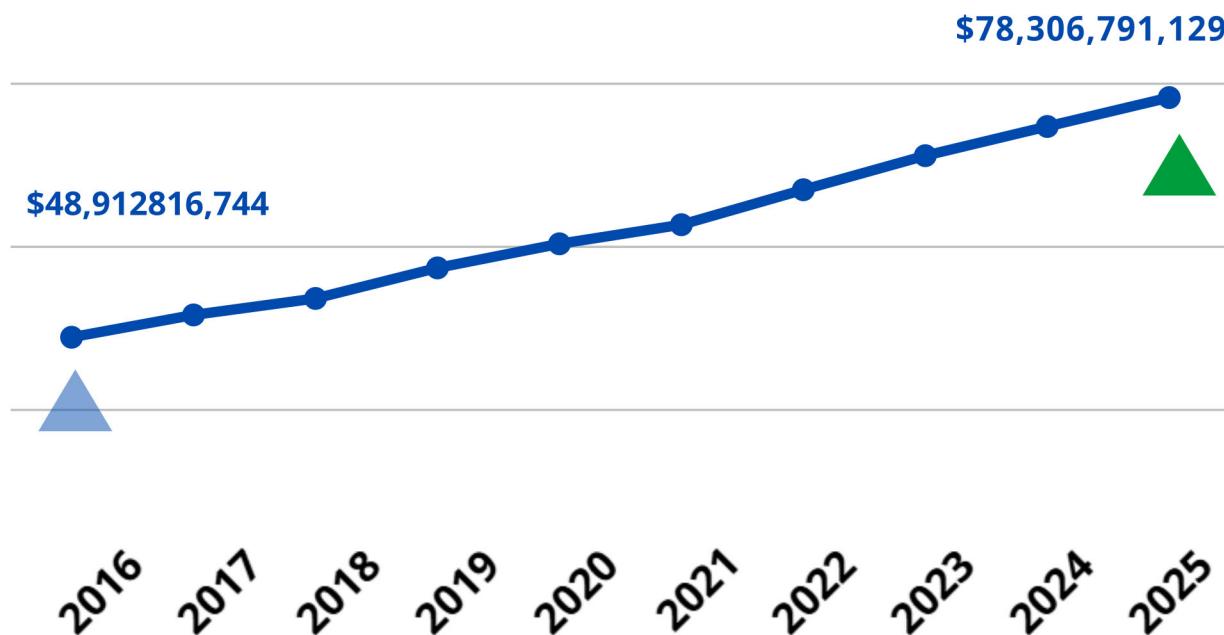
Assessed Value Change Factors

The increase in assessed value is the result of the following factors:

Factors	Value Change	Percentage
Changes in Ownership	\$1,660,994,951	43.8 %
New Construction	\$431,548,015	11.4 %
Business Property	\$237,897,563	6.3 %
Reviews and Value Declines	\$25,556,499	0.7%
All Others (Including Inflation Factor)	\$1,439,474,534	37.9%
TOTAL ROLL INCREASE	\$3,795,471,562	

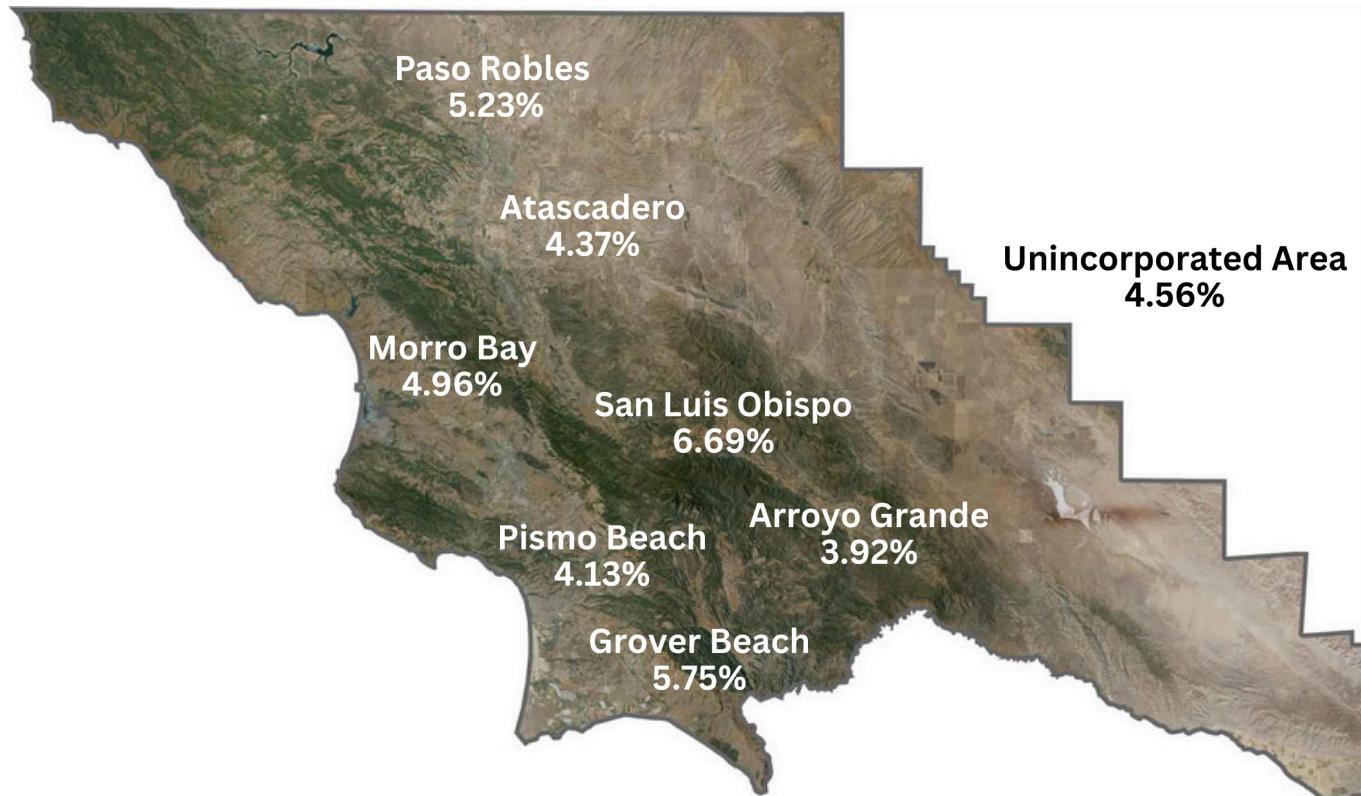
Total Assessed Value

Ten Year History



Assessed Value Increase by City and Unincorporated Area

2024 to 2025



The Property Tax Cycle



Proposition 13

Protections for Taxpayers

For more than forty five 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 a 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 its 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

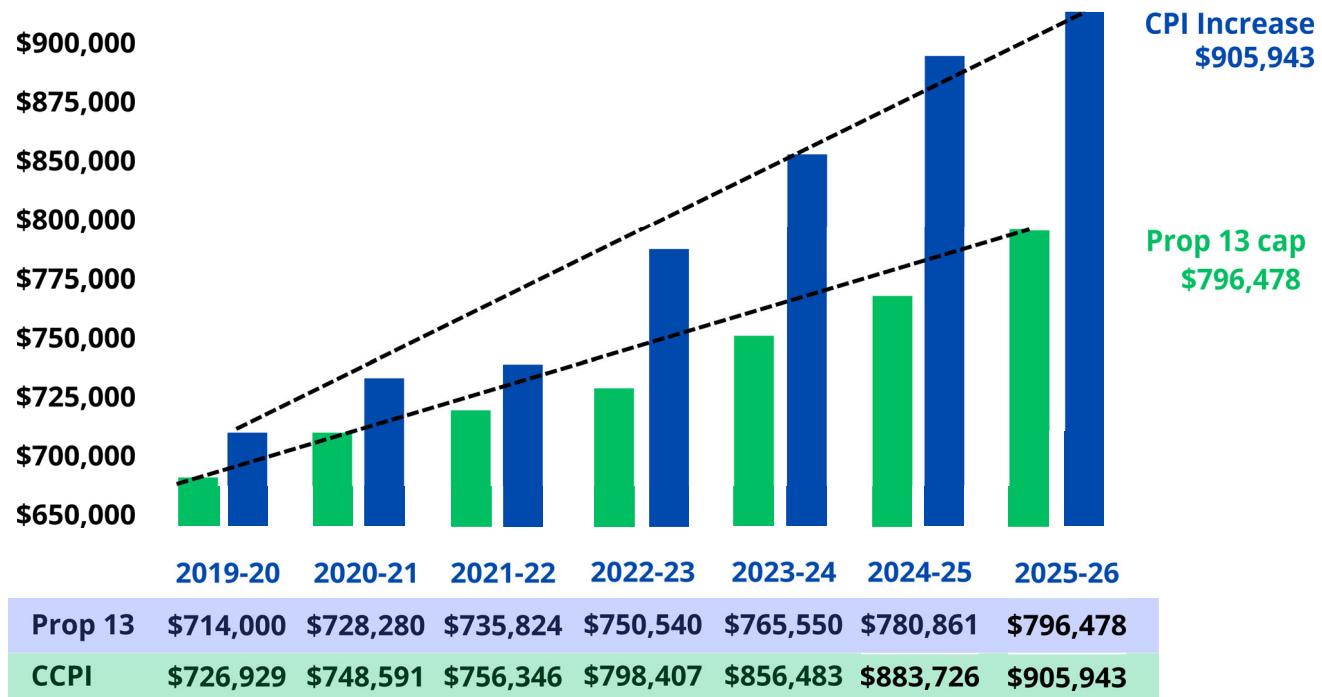
Impact of 2% cap versus California Consumer Price Index (CPI)

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%
2024-25	3.181%	2.00%
2025-26	2.514%	2.00%

Proposition 13

Impact of 2% Inflation Cap

Value Growth based upon a \$700,000 Assessment (2019-2025)



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 was 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 on San Luis Obispo County

Base Year Value Stats for **2024**, as of 9/12/2025

Incoming Base Year Transfers

282	Total Base Year Transfers processed
111	Within San Luis Obispo County
171	Coming from other counties

\$ 70,018,380	Value loss from property owners transferring base value from another county
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Outgoing Base Year Transfers

79	Total Base Year Transfers processed to other counties
\$ 35,213,270	Value gained from property owners transferring base value to another county

\$ 34,805,110	Net Value Loss
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San Luis Obispo County's Top 10

Top 10 Residential Assessments by Land Use Code

Single Family Residences	112,701	\$33,775,311,649
Single Family (1 to 2.49 acres)	13,123	\$4,654,737,809
Condominiums	12,077	\$2,763,503,571
Single Family (2.5 to 4.99 acres)	5,435	\$2,160,072,891
Planned Unit Developments	6,820	\$1,739,754,980
Single Family with Second Dwelling Unit	3,667	\$1,498,145,188
Single Family (5 to 9.99 acres)	3,591	\$1,491,659,957
Retail Sales	2,185	\$1,355,060,279
Vacant Rural Land (Over 80 acres)	2,636	\$1,035,844,984
Single Family (10 to 19.99 acres)	2,152	\$929,779,387

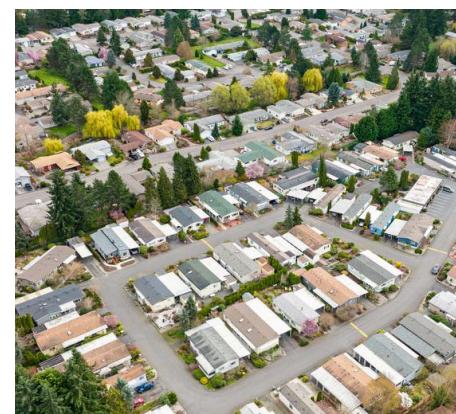


Top 10 Business Assessments by Gross Roll Value

High Plains Ranch II, LLC	Solar/Fuel Cell Energy	\$791,281,213
AOP Caballero Tax Equity JV	Business	\$159,870,782
Skywest Airlines, Inc.	Commercial Airline	\$31,958,210
Spectrum Pacific West, LLC	Cable Television	\$28,116,871
Kompogas SLO, LLC	Recycling	\$24,533,940
Treana Winery, LLC	Winery	\$24,485,469
Treasury Wine Estates	Winery	\$24,191,329
David Crye General Engineering Contractor, Inc.	Construction Contractor	\$24,042,027
San Antonio Winery, Inc.	Winery	\$22,190,859
Trelleborg Sealing Solutions US, Inc.	Manufacturing	\$17,657,462

Top 10 Business Assessments by Business Use Code

Industry	Number of Assessments	Total Assessed Value
Solar/Fuel Cell Energy	24	\$803,504,803
Winery	469	\$199,892,113
Business	161	\$169,223,415
Contractor/Construction	350	\$152,599,672
Manufacturing	216	\$112,741,142
Restaurant	1,173	\$79,913,500
Cable TV	54	\$70,643,144
Agriculture	786	\$67,301,162
Restaurant Chain/Franchise	373	\$55,913,893
Big Box/Chain Retail	264	\$55,635,409



Top 10 Business Assessments by Parcel Value

Business	Industry	Total Assessed Value
E & J Gallo Winery	Winery	\$95,537,444
Treasury Wine Estates Americas Co	Winery	\$89,514,988
Vespera Pismo Beach Holdings,LLC	Hotel with Restaurant	\$84,517,546
Blue Oak TIC Owner I, LLC	Apartments 101 + Units	\$77,535,006
Firestone Walker Inc.	Commercial Service	\$76,329,535
Dignity Community Care	Hospital, Private	\$74,209,237
Pismo Beach Mobile Home Park, Inc	Mobile Home Park	\$65,561,019
Justin Vineyards and Winery, LLC	Winery	\$65,348,355
Twin Cities Community Hospital, Inc	Public Hospital	\$58,704,710
Vintage at SLO Alderwood, LLC ETAL	Apartments 101 + Units	\$54,121,608

Great Cities of San Luis Obispo County

Arroyo Grande

Population: 18,249

2025	\$4,430,462,709	Change	\$167,110,683
2024	\$4,263,352,026	% Change	3.92%



Mayor **Caren Ray Russom**
Mayor Pro Tem **Kate Secrest**
Councilmember **Aileen Loe**
Councilmember **Jan Maraviglia**
Councilmember **Jim Guthrie**

Atascadero

Population: 29,743

2025	\$5,759,369,360	Change	\$240,994,798
2024	\$5,518,374,562	% Change	4.37%



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

Grover Beach

Population: 12,534

2025	\$2,479,590,296	Change	\$134,818,590
2024	\$2,344,771,706	% Change	5.75%



Mayor **Kassi Dee**
Mayor Pro Tem **Robert Robert**
Councilmember **Clint Weirick**
Councilmember **Jules Tuggle**
Councilmember **Kathy McCorry-Driscoll**

Morro Bay

Population: 10,591

2025	\$3,636,929,231	Change	\$171,745,637
2024	\$3,465,183,594	% Change	4.96%



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

Great Cities of San Luis Obispo County

Paso Robles

Population: 31,568

2025	\$7,581,880,527	Change	\$367,812,328
2024	\$7,205,068,199	% Change	5.23%



Mayor **John Hamon**
Mayor Pro Tem **Steve Gregory**
Councilmember **Kris Beal**
Councilmember **Chris Bausch**
Councilmember **Fred Strong**

Pismo Beach

Population: 7,984

2025	\$4,478,130,852	Change	\$193,934,310
2024	\$4,700,117,746	% Change	4.13%



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

San Luis Obispo

Population: 49,729

2025	\$14,351,227,937	Change	\$900,038,213
2024	\$13,451,189,724	% Change	6.69%



Mayor **Erica Stewart**
Vice Mayor **Michelle Shoresman**
Councilmember **Emily Francis**
Councilmember **Michael R. Boswell**
Councilmember **Jan Marx**

San Luis Obispo County Unincorporated Area

Population: 121,964

2025	\$36,899,198,803	Change	\$1,609,877,171
2024	\$35,289,321,632	% Change	4.56%



Board of Supervisors
Chair **Dawn Ortiz-Legg**
Supervisor **John Peschong**
Supervisor **Bruce Gibson**
Supervisor **Jimmy Paulding**
Supervisor **Heather Moreno**

Assessed Value by Base Year and Assessor's Parcel Count

BASE YEAR	ASSESSMENT COUNT	PARCEL COUNT %	LAND	IMPROVEMENTS	TOTAL ASSESSED VALUE	TOTAL ASSESSED VALUE %	AVERAGE ASSESSED VALUE
1975	10,149	7.51%	647,634,846	989,351,403	1,636,986,249	2.15%	161,295
1976	909	0.67%	43,539,074	102,157,239	145,696,313	0.19%	160,282
1977	1,305	0.97%	75,266,658	154,850,892	230,117,550	0.30%	176,335
1978	1,294	0.96%	122,790,071	190,213,697	313,003,768	0.41%	241,889
1979	1,124	0.83%	89,792,535	145,590,202	235,382,737	0.31%	209,415
1980	1,079	0.80%	100,820,096	150,324,551	251,144,647	0.33%	232,757
1981	935	0.69%	82,857,134	131,550,971	214,408,105	0.28%	229,313
1982	880	0.65%	97,219,258	148,587,363	245,806,621	0.32%	279,326
1983	711	0.53%	69,804,976	117,629,381	187,434,357	0.25%	263,621
1984	1,075	0.80%	112,100,308	195,760,748	307,861,056	0.40%	286,382
1985	1,168	0.86%	130,563,016	260,377,218	390,940,234	0.51%	334,709
1986	1,340	0.99%	181,058,023	256,139,540	437,197,563	0.57%	326,267
1987	1,377	1.02%	213,261,557	271,576,102	484,837,659	0.64%	352,097
1988	1,501	1.11%	187,632,786	312,780,147	500,412,933	0.66%	333,386
1989	1,767	1.31%	257,781,876	371,235,231	629,017,107	0.83%	355,980
1990	1,812	1.34%	305,119,669	362,035,971	667,155,640	0.88%	368,187
1991	1,527	1.13%	227,799,244	229,094,248	456,893,492	0.60%	299,210
1992	1,057	0.78%	219,229,403	264,366,122	483,595,525	0.64%	457,517
1993	1,074	0.79%	208,796,892	229,846,376	438,643,268	0.58%	408,420
1994	1,318	0.97%	232,975,243	267,639,980	500,615,223	0.66%	379,829
1995	1,490	1.10%	267,759,782	328,297,925	596,057,707	0.78%	400,039
1996	1,470	1.09%	289,182,999	335,214,414	624,397,413	0.82%	424,760
1997	1,707	1.26%	273,248,496	375,628,483	648,876,979	0.85%	380,127
1998	2,345	1.73%	382,413,673	527,899,830	910,313,503	1.20%	388,193
1999	2,965	2.19%	485,529,574	690,940,566	1,176,470,140	1.55%	396,786
2000	3,068	2.27%	587,884,315	820,249,954	1,408,134,269	1.85%	458,975
2001	3,007	2.22%	604,075,914	823,231,560	1,427,307,474	1.88%	474,662
2002	2,706	2.00%	621,808,795	773,274,803	1,395,083,598	1.83%	515,552
2003	2,776	2.05%	701,561,507	833,089,139	1,534,650,646	2.02%	552,828
2004	2,697	1.99%	744,036,669	844,385,985	1,588,422,654	2.09%	588,959
2005	2,875	2.13%	895,084,626	897,253,043	1,792,337,669	2.35%	623,422
2006	2,745	2.03%	985,315,223	815,428,700	1,800,743,923	2.37%	656,009
2007	2,117	1.57%	810,761,268	620,975,056	1,431,736,324	1.88%	676,304
2008	2,104	1.56%	803,980,151	688,199,273	1,492,179,424	1.96%	709,211
2009	1,903	1.41%	690,170,211	618,407,865	1,308,578,076	1.72%	687,640
2010	2,013	1.49%	630,621,967	674,018,820	1,304,640,787	1.71%	648,108
2011	2,134	1.58%	653,115,048	781,390,299	1,434,505,347	1.88%	672,214
2012	2,688	1.99%	711,756,500	886,792,171	1,598,548,671	2.10%	594,698
2013	3,363	2.49%	956,693,526	1,119,876,722	2,076,570,248	2.73%	617,476
2014	3,403	2.52%	961,639,437	1,140,726,254	2,102,365,691	2.76%	617,798
2015	3,380	2.50%	1,092,474,373	1,202,674,517	2,295,148,890	3.02%	679,038
2016	3,873	2.86%	1,333,332,798	1,376,496,815	2,709,829,613	3.56%	699,672
2017	4,156	3.07%	1,422,323,336	1,503,109,504	2,925,432,840	3.84%	703,906
2018	4,310	3.19%	1,585,974,171	1,546,593,876	3,132,568,047	4.12%	726,814
2019	4,891	3.62%	1,665,620,209	1,686,498,891	3,352,119,100	4.40%	685,365
2020	4,567	3.38%	1,742,585,328	1,798,675,633	3,541,260,961	4.65%	775,402
2021	5,373	3.97%	1,951,891,697	2,074,656,206	4,026,547,903	5.29%	749,404
2022	6,547	4.84%	2,667,629,928	2,587,195,919	5,254,825,847	6.90%	802,631
2023	5,354	3.96%	2,436,615,725	2,222,990,216	4,659,605,941	6.12%	870,304
2024	4,724	3.49%	1,973,330,175	1,791,432,698	3,764,762,873	4.95%	796,944
2025	5,057	3.74%	2,109,893,780	1,930,765,651	4,040,659,431	5.31%	799,023
TOTAL	135,234	100%	36,652,484,327	39,475,829,504	76,128,313,831	100%	15

Decline in Value

Proposition 8

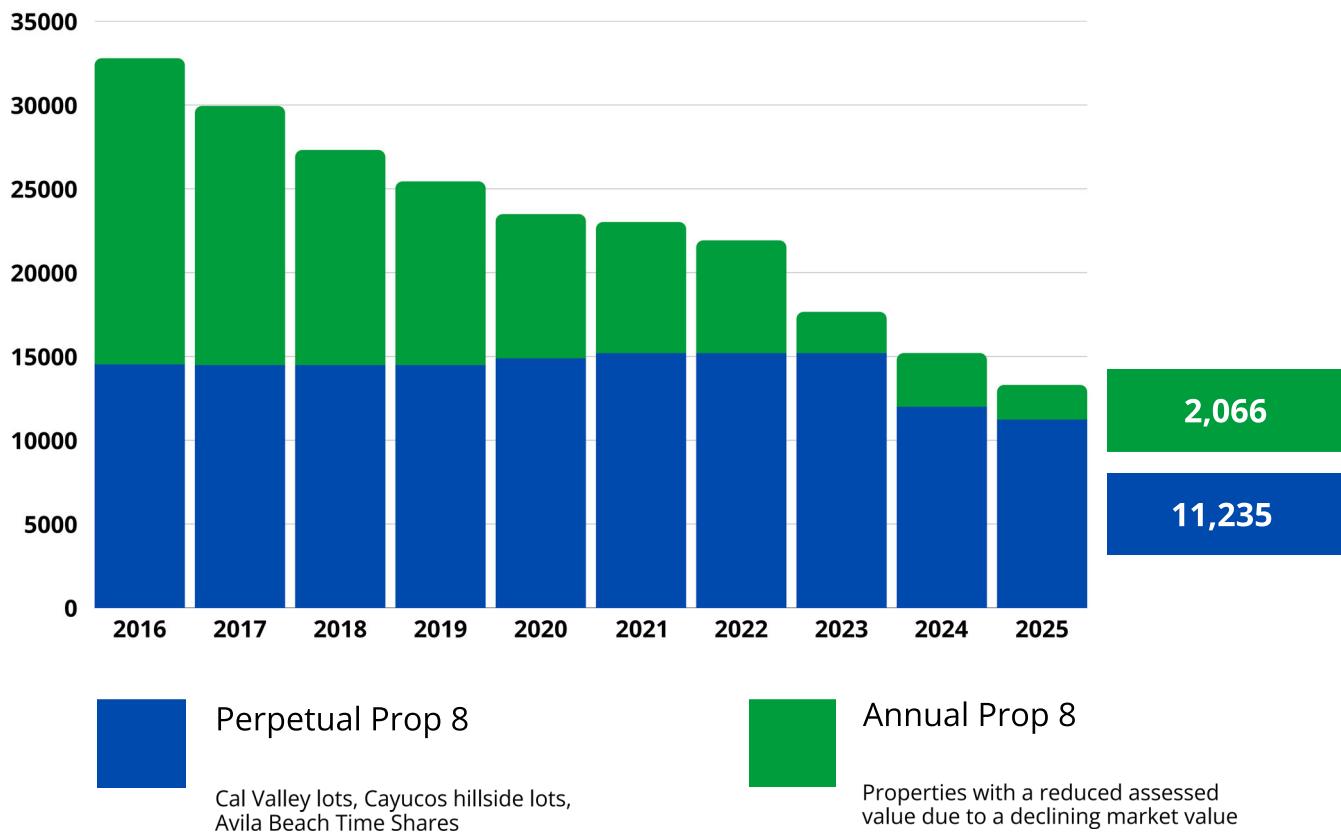
Proposition 8 allows a temporary reduction in assessed value when the market value of property has fallen below its factored base year value as of the January 1 lien date. Once a Proposition 8 reduction has been enrolled, the property's assessment must be reviewed annually to ensure that the lesser of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

13,301 for 2025



Public and Technical Services

We are dedicated to providing outstanding service to 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.



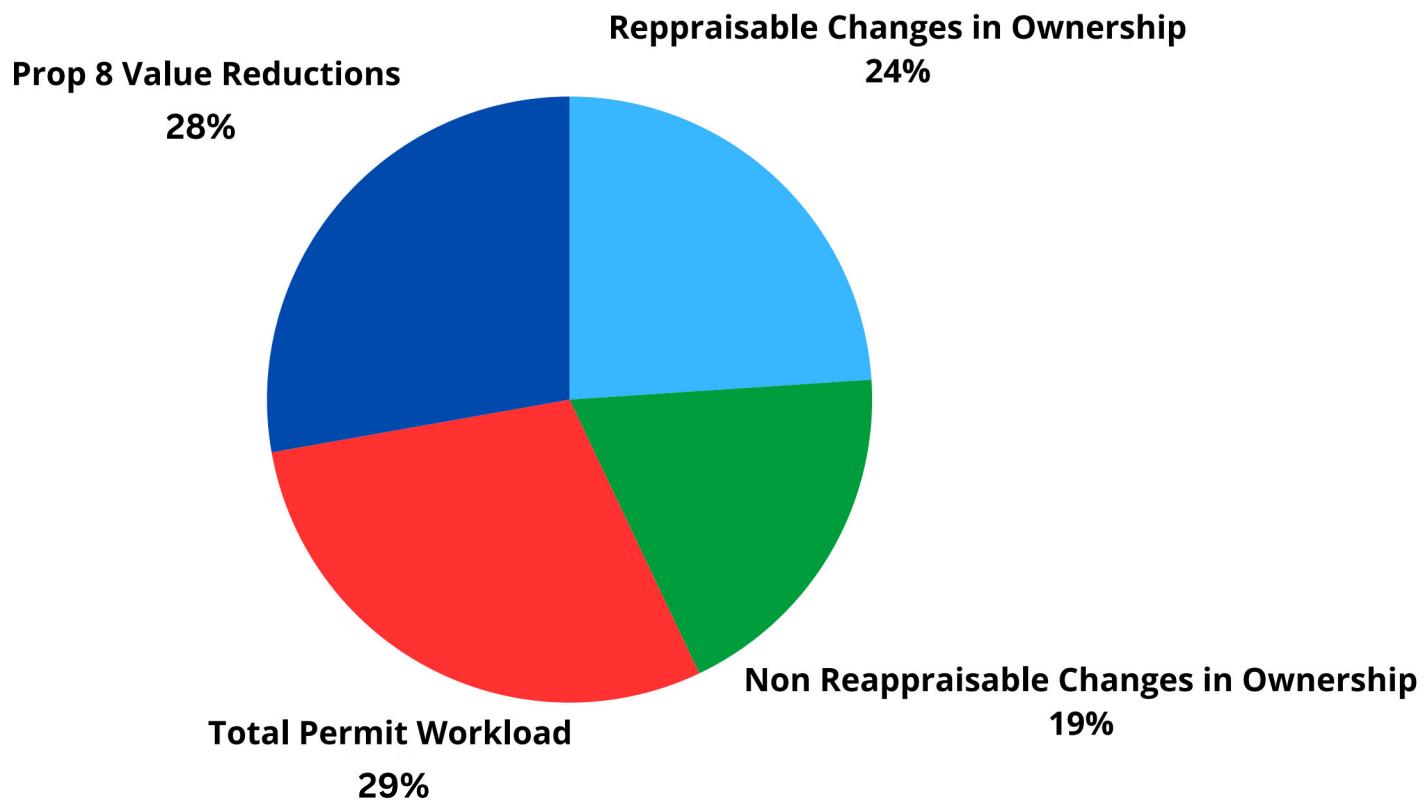
To better serve the public, the Assessor's website has been updated with an interface to the **Property Inquiry Portal**. <https://propertyinquiryportal.slocounty.ca.gov/>

The public may now use their APN (Assessor's Parcel Number) to look up:

- Land and Improvement Values**
- Addresses (both situs and mailing addresses)**
- Property Characteristics**
- PDF files containing Parcel Maps (by book number)**

- North County service center provides easy access to the public
- Property searches and property reports are available to the public
- San Luis Obispo Office receives more than **1,265** calls per month to provide easy access to the public

Workload Accomplishments by Assessment Type



Workload Performance

Triggers Worked *	2024	2025
	Count	Count
Reappraisable Transfers	11,910	11,467
Non Reappraisable Transfers	10,393	9,091
Total Permit Workload	15,329	14,009
Total Prop 8 Value Reductions	14,367	13,301
All Triggers: Complete & Incomplete	51,999	47,868
Percentage of Triggers Completed	97.20%	96.40%

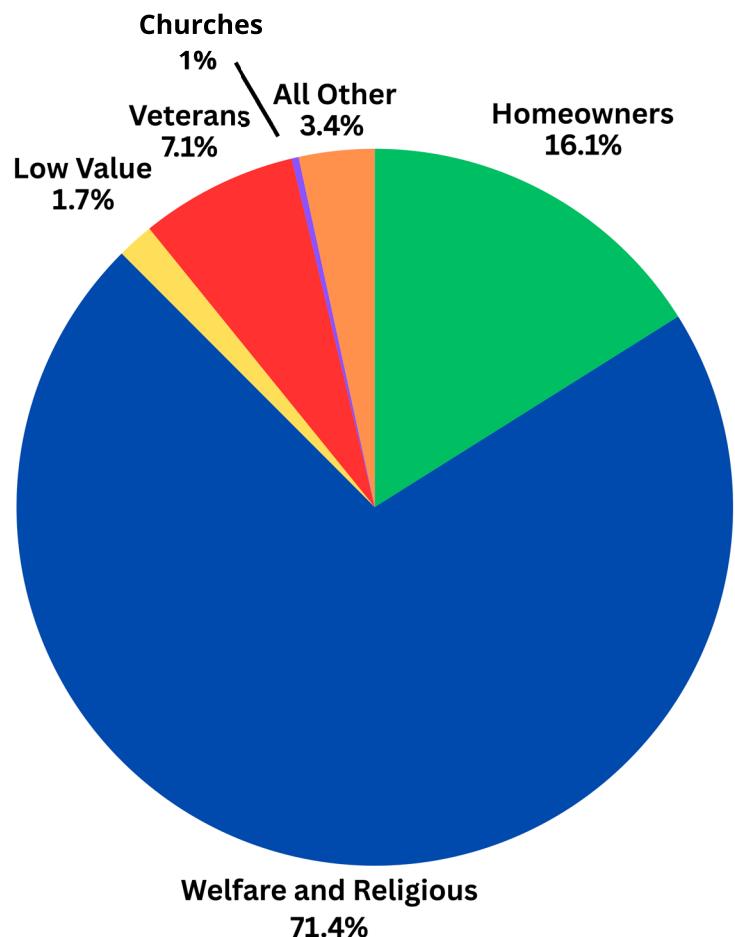
* "Triggers" are the units of work performed by Assessor staff toward the completion of the annual Assessment Roll. Outstanding performance in completing the work units resulted in **96.40 percent** of all work units being completed before roll close.

Exemptions

\$2,069,034,522 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 exemption.



Exemption Type	2024	2025	Change
Homeowners' Exemption	\$333,984,292	\$332,649,267	(\$1,335,025)
Welfare and Religious Properties	\$1,240,142,710	\$1,478,022,473	\$237,879,763
Low Value Properties	\$38,492,313	\$34,266,688	(\$4,226)
Veterans' Properties	\$129,632,762	\$146,910,731	\$17,277,969
Churches	\$6,564,210	\$6,500,655	(\$63,555)
All Other Exemptions	\$70,935,546	\$70,684,708	(\$250,838)
Total Exemptions	\$ 1,819,751,833	\$ 2,069,034,522	

Homeowners' Exemptions by Community

Community	Homeowners' Exemptions	Residential Assessments	Percentage with Homeowners' Exemptions
Arroyo Grande	5,811	10,972	52.96%
Atascadero	6,527	12,641	51.63%
Cambria	2,188	7,866	27.82%
Cayucos	615	2,724	22.58%
Grover Beach	1,677	4,360	38.46%
Los Osos	3,147	5,959	52.81%
Morro Bay	1,847	4,793	38.54%
Nipomo	4,656	9,531	48.85%
Oceano	665	2,161	30.77%
Paso Robles	5,832	12,540	46.51%
Pismo Beach	1,578	4,653	33.91%
San Luis Obispo	6,497	14,444	44.98%
San Miguel-Shandon	1,597	4,363	36.60%
Templeton	840	2,046	41.06%

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.



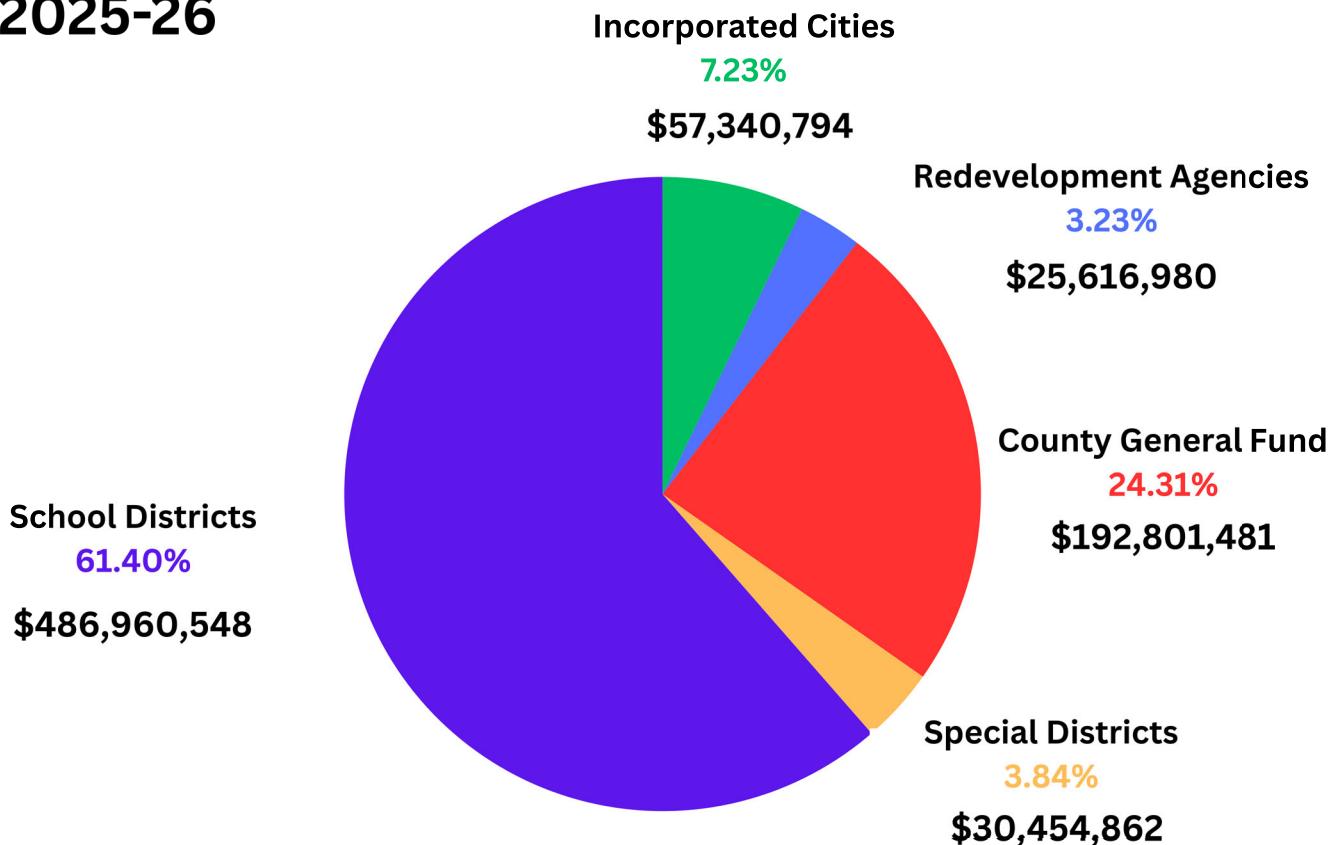
Where Your Tax Dollars Go

2025-2026 Property Tax Revenue
\$793,095,355

PROPERTY TAX DISTRIBUTION BY GOVERNMENT AGENCY

(Includes local & state assessed utility property, excludes aircraft, and includes estimated roll adjustments)

2025-26



Assessment Appeals

The property taxes that a California taxpayer pays are based on their property's assessed value as determined by the County Assessor. Under California law (Proposition 13), a property's assessed value generally is established when the property changes ownership or when it is newly constructed. If a taxpayer disagrees with the value established for a property, they should discuss the issue with the Assessor's staff. If an agreement cannot be reached, then taxpayers have a right to appeal the value under certain circumstances and limitations. (BOE online guidance)

For more information: boe.ca.gov/proptaxes/asmappeal.htm

By The Numbers

103 Assessment appeal applications were resolved by the SLO County Assessor's Office during the most recent fiscal year.

\$731,900,000 In assessed value represented in these appeals.

65% Of these appeals were resolved prior to the appeal being heard by the Assessment Appeals Board, without impact to the assessment roll.

1,562 Staff hours dedicated to reviewing, preparing, and processing assessment appeal applications.

The Assessment Appeals Board (AAB), consisting of three qualified members, convenes roughly ten times per fiscal year to hear and resolve property valuation disputes. AAB members must have relevant experience (e.g. realtor, appraiser, attorney), receive Board of Supervisor approval, and complete a Board of Equalization course. In a board member's absence, an approved alternate can be utilized at the hearing. If only two members of the AAB will be in attendance, the applicant can choose to postpone the hearing to a later date.

The California Revenue and Taxation Code requires resolution of an assessment appeal within 24 months of application, unless an extension is mutually agreed upon by the applicant and the assessor.

How you can help

While the Assessor's office works diligently to resolve issues, some matters will go to the Assessment Appeals Board. Community members are needed to serve as members and alternative members of the AAB. If you meet the qualifications, please contact your county supervisor or the county administrative office: slocounty.ca.gov/administration.

The Great Employees of the Assessor's Office

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

Brittany Anaya
Carolyn Andersen
Micaela Anderson
Gerard Arcement
Roy Ashburn
Tahira Banu
Heather Baxstresser
Ashley Bean
Isabella Beck
Blair Biegel
Kelley Broadway
Joseph Collins
Allison DeLeon
Lucy Deschuytter-Smith
Miranda Donaldson
John Dostal
Lea Ann Dyer
Barby Edginton
Heather Elliott
Ross Felthousen
Natalie Garcia
Joseph Gonia
Katya Goodman
Erika Granado

Ashley Hain
Sheila Hall
Teresa Haskin
Laura Henderson
Chelsea Hendron
Trevor Hendron
Mark Herbst
Rebecca Higbee
Patty Hirth
Derek Imus
Christopher Jaeger
Taryn Jamison
Marsha Jepsen
Jeanette Johnson
Greg King
Dustin Lucas
Matt MacDougall
Peter Madonna
Jim Mallon
Angelina McKee
Kelly Michel
Allyson Milburn
Joshua Naylor

Katie Nyback
Colin Pereira
Kerri Pino
Bryan Ray
Trisha Razo
Michelle Rodkey
Christopher Salcido
Brian Samaniego
Gerald Sanders
Marie Sandoval
Darice Slusser
Angela Spannbauer
Diane Standley
Jason Tamiso
Noni Todd
Emma Trockey
Anthony Vega
Celine Vuang
Shane Western
Vitaliia Western
Andrea Whiteford
Joe Wittenberg
Kevin Zarate Camacho

Congratulations
to the 2025
Employees of
the Quarter

1st Quarter



2nd Quarter



3rd Quarter





Tom J. Bordonaro, Jr.

**San Luis Obispo County
Assessor**

San Luis Obispo Office

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North County Office

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