

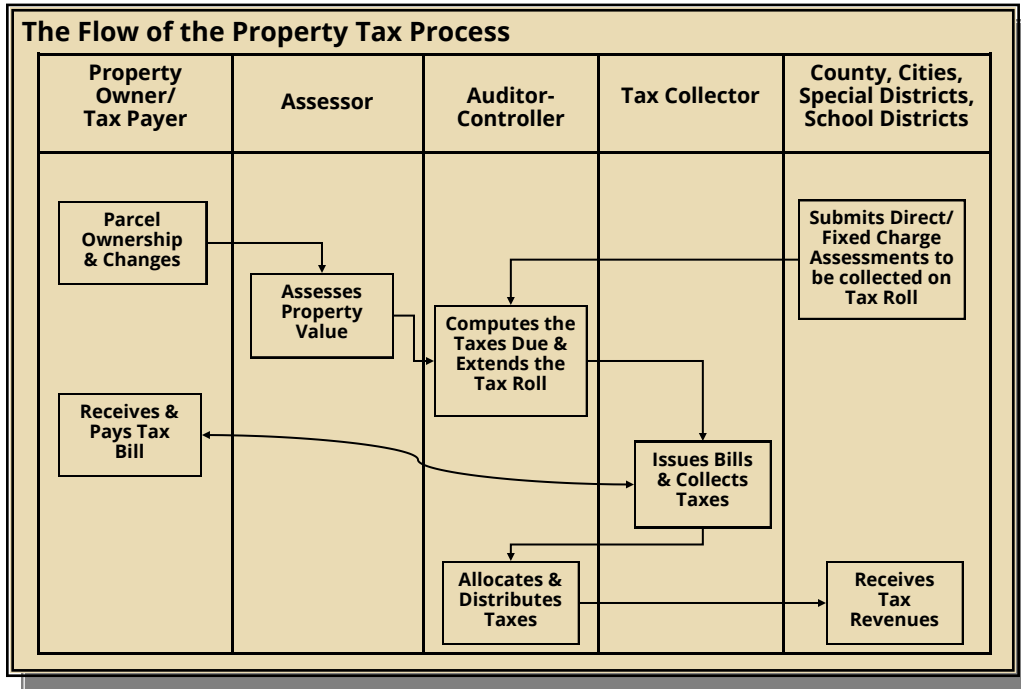


Property Tax Perspective

County of San Luis Obispo,
Fiscal Year July 1, 2022 to June 30, 2023

Property Tax Process

California schools, counties, cities and special districts depend on property tax as a primary source of discretionary revenue. Property taxes raised \$640 million for local governments within the boundaries of San Luis Obispo County during fiscal year 2021-22 and is expected to generate \$683 million for fiscal year 2022-23 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 property 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 nor 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 W. Hamilton, CPA
Auditor-Controller, Treasurer, Tax Collector
(805) 781-5831

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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 (the lien date) to generate tax revenue for the fiscal year that begins on the following 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.

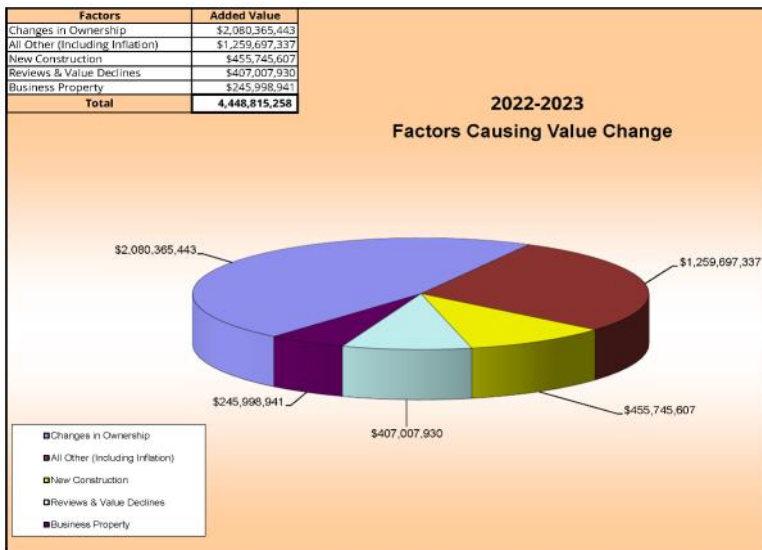
Principal Taxpayers 2022-2023 (Secured, Utility, Unsecured & Aircraft)

Top 10 Taxpayers	Type of Property	Taxable Assessed Value	% of Total Assessed Value
Pacific Gas & Electric Co.	Utility	1,281,886,934	1.88%
High Plains Ranch II LLC	Solar Ranch	768,188,495	1.12%
Southern California Gas Company	Utility	178,394,878	0.26%
Jamestown Premier	Commercial	156,328,883	0.23%
Phillips 66 Company	Oil Refinery	138,066,724	0.20%
E & J Gallo Winery/Vineyards	Winery	110,945,122	0.16%
Firestone Walker LLC	Brewery	101,519,635	0.15%
CAP VIII - Mustang Village LLC	Apartments	100,005,897	0.15%
Treasury Wine Estates Americas Co	Winery	92,516,802	0.14%
Sierra Vista Hospital	Hospital	83,107,362	0.12%
Total Top 10 Taxpayers		\$3,010,960,732	4.41%

The top ten taxpayers make up 4.41% of total taxable 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 141,121 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 28,273 such properties within the County.



Changes in ownership account for 47% of the \$4.4 billion total growth in assessed value for the 2022-2023 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.

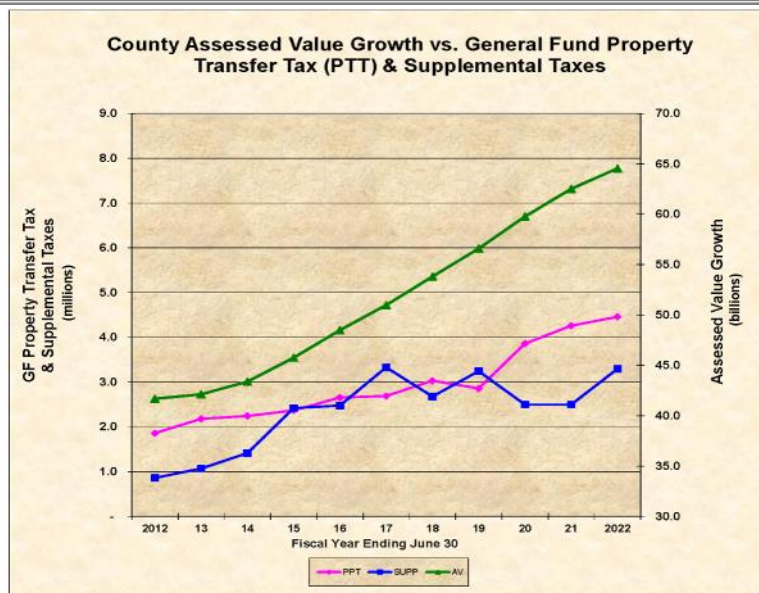
Historical Assessed Value of Local & Utility Property in San Luis Obispo County (in billions)		
Fiscal Year	Assessed Valuation (\$)	Percentage Increase
1993-94	17.5	2.3%
1994-95	17.9	2.3%
1995-96	18.3	2.2%
1996-97	18.6	1.6%
1997-98	19.1	2.7%
1998-99	19.7	3.1%
1999-00	20.8	5.6%
2000-01	22.1	6.3%
2001-02	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	1.0%
2013-14	43.4	3.0%
2014-15	45.8	5.5%
2015-16	48.5	6.0%
2016-17	51.0	5.1%
2017-18	53.8	5.6%
2018-19	56.6	5.1%
2019-20	59.8	5.6%
2020-21	62.5	4.6%
2021-22	64.6	3.2%
2022-23	68.7	6.4%

Assessed value is determined and enrolled to the owner as of January 1st, 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 2021 are valued as of January 1st, 2022. 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 \$68.7 billion as of January 1st, 2022 is then taxed for the fiscal year July 1st, 2022 to June 30th, 2023.

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 changes in the property transfer taxes, the supplemental and assessed values will follow the trend during 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.

2022-23 Tax Bill Calculations	
Secured Value	\$65,814,488,782
Unsecured Value (w/Air)	2,510,370,175
Utility Value	1,705,086,255
Exemptions	(1,656,762,399)
Net Taxable Values	\$68,373,182,813
1% Basic Tax Rate	X 1%
Property Tax	\$683,731,828
Bonds	57,431,922
Direct Charges	34,647,345
Total Tax Levy	\$775,811,095

5-Year Total Tax Levy	
Fiscal Year	Amount
2018-2019	644,856,304
2019-2020	679,949,496
2020-2021	705,940,371
2021-2022	730,483,745
2022-2023	775,811,095

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 30th.

Several 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	Debt Authorized	Bonds Issued		2022-2023 Taxes per \$100K Assessed Value
		Amount of Issues	Principal Balance as of 6/30/2022	
Atascadero Unified	\$117,000,000	\$117,000,000	99,849,692	118.04
Cayucos Elementary	7,850,000	7,850,000	8,140,000	35.50
Coast Unified	16,300,000	16,300,000	6,584,900	32.10
Cuesta Community College	275,000,000	218,000,000	163,735,000	19.25
Lucia Mar Unified	215,350,000	215,350,000	156,135,234	39.50
Paso Robles Unified	20,000,000	20,000,000	15,124,998	11.90
Paso Robles SFID	95,000,000	70,000,000	63,070,000	48.53
San Luis Coastal Unified	177,000,000	177,000,000	150,970,000	35.00
San Miguel Elementary	9,750,000	9,745,000	5,292,442	72.68
Shandon Unified	7,150,000	5,210,000	4,835,000	60.00
Templeton Unified	35,000,000	35,000,000	31,930,000	58.00

Treasurer-Tax Collector Issues Bills & Collects Taxes

The Tax Collector mails annual secured tax statements (bills) by November 1st. The bill can be paid in two installments, the first due November 1st and delinquent after December 10th and the second due February 1st and delinquent after April 10th. 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 1st. 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 continue to remain among the lowest in the state.

Number of Bills Issued				
Fiscal Year	Secured	Unsecured	Supplemental	Total
2018-2019	128,904	8,666	10,846	148,416
2019-2020	130,091	8,793	8,723	147,607
2020-2021	130,403	8,756	8,134	147,293
2021-2022	130,779	8,431	11,222	150,432
2021-2022	130,735	8,440	6,987 *	146,162

* as of 12/07/2022

Delinquent Secured Tax Payment History As of June 30th of Fiscal Year Due		
Fiscal Year	Amount	Delq Rate
2012-2013	5,418,141	1.34%
2013-2014	4,689,817	1.11%
2014-2015	4,757,680	1.06%
2015-2016	4,163,510	0.88%
2016-2017	4,386,659	0.89%
2017-2018	4,751,203	0.91%
2018-2019	4,874,452	0.89%
2019-2020	9,027,316	1.57%
2020-2021	6,660,467	1.11%
2021-2022	5,408,194	0.87%




JAMES W. HAMILTON, CPA Auditor-Controller / Treasurer-Tax Collector
2022/23 ANNUAL SECURED PROPERTY TAX BILL
 FISCAL YEAR JULY 1, 2022 TO JUNE 30, 2023
 DUPLICATE BILL

TAXPAYER JACK AND JILL
 12345 MAIN ST
 ATASCADERO, CA 93422-6158

www.SloCountyTax.org
 1055 Monterey Street, Rm D-290
 San Luis Obispo, CA 93408
 (805) 781-5831

Property Assessment For Fiscal Year 2022/23

Description	Assessed Values
LAND	175,538
IMPROVEMENTS	374,183
HOMEOWNERS	-7,000
Net Assessed Value	542,721

† For Questions Regarding Assessed Values Call 805-461-6143

Service Agency	Contact	Rate	Amount
PROP 13 TAX RATE	(805) 781-5831	1.00000	5,427.24
STATE WATER PROJ	(805) 781-5252	0.00400	21.70
ATAS USD 2010 GO BND	(805) 788-2968	0.05900	320.20
ATAS USD 2014 GO BND	(805) 788-2968	0.05904	320.42
CUESTA CCD 2014 BOND	(805) 788-2968	0.01925	104.46
ATAS MELLO-ROOS CFD	(800) 676-7516	0.00000	781.10
ATAS LANDSCAP LTNG 2	(800) 676-7516	0.00000	306.00
ATAS STREET DRAIN 2	(800) 676-7516	0.00000	430.00
ATAS SEWER CHARGE	(805) 470-3180	0.00000	487.64
Total		1.14129	8,198.76

Assessment	Bill Number	Tax Rate Area	Total Tax Rate
000-000-000	2022/23 000-000-000	007-005	1.14129

Assessed Owner	First Installment Due
As of January 1, 2022 TAXPAYER JACK AND JILL	11/1/2022 \$4,099.38
Property Address	Second Installment Due
12345 MAIN ST ATAS	2/1/2023 \$4,099.38
Total Taxes Due	\$8,198.76

Property Description - See back of bill for disclaimer.
 CY ATAS TR 2525-2 LT 104

Important Messages
 View and pay taxes online at: www.slocountytax.org
 ADDRESS CHANGE - To change address information make changes on stub, sign, and send with your payment, or complete Change of Address form at: www.slocountytax.org

Here is an example of a secured property tax bill. The "Total Rate" is the sum of all the AV tax rates. The amounts are calculated by multiplying the tax rate by the Net Property Value. For example: The State Water Project tax amount of \$21.70 is .00400% times the Net Property Value of \$542,721. 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 without a rate are the direct charges unique to this parcel, which may vary or not be applicable to other parcels.

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.

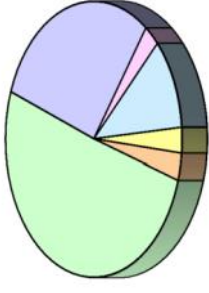
COUNTY OF SAN LUIS OBISPO SUMMARY OF INCREMENTAL GROWTH AND PROPERTY TAX ALLOCATION BY FUND For Secured and Unsecured Property Taxes (including Homeowners Subventions, Excluding Unitary & Aircraft) FISCAL YEAR 2022-2023

The County's General Fund allocation is \$195.2 million

Secured,
Unsecured
Property Taxes
and Homeowner
Subventions are
expected to
generate \$667.6
million for fiscal
year 2022-2023

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 (SB 1096)	Current Year Adjusted Allocation with VLF	Percent To Total Adjusted Allocation
COUNTY GENERAL FUND								
0001	GENERAL FUND	140,141,404	149,600,120	9,458,716	6.75%	45,635,983	195,236,113	29.2460%
COUNTY BOS GOVERNED DISTRICTS								
0002	ROADS	1,794,480	1,903,231	118,751	6.65%		1,903,231	0.2851%
0026	COUNTY LIBRARY	10,066,584	10,745,732	679,148	6.75%		10,745,732	1.6097%
0643	SLO CO FLOOD CONTROL	1,529,596	1,633,968	104,372	6.82%		1,633,968	0.2448%
0647	SLO CO FWA WCD (NACI)	1,653,918	1,766,765	112,847	6.82%		1,766,765	0.2647%
0651	FLOOD CONTROL ZONE 1	76,590	85,382	8,791	11.48%		85,382	0.0128%
0652	FLOOD CONTROL ZONE 1A	17,646	19,426	1,780	10.09%		19,426	0.0029%
0654	FLOOD CONTROL ZONE 3	361,698	387,566	25,868	7.15%		387,566	0.0581%
0662	FLOOD CONTROL ZONE 9	696,384	744,069	47,685	6.85%		744,069	0.1115%
0675	CSA #10 ZONE A	85,413	93,392	7,979	9.34%		93,392	0.0140%
0687	NIPOMO LIGHT	41,486	43,726	2,239	5.40%		43,726	0.0066%
0694	CSA # 23(FORMER SM LGT)	29,097	31,309	2,212	7.60%		31,309	0.0047%
0723	CSA #1	10,512	11,282	769	7.32%		11,282	0.0017%
0724	CSA #1 ZONE A	43,489	45,595	2,106	4.84%		45,595	0.0068%
0725	CSA #1 ZONE B	21,588	23,899	2,311	10.70%		23,899	0.0036%
0726	CSA #1 ZONE C	10,387	11,148	761	7.33%		11,148	0.0017%
0727	CSA #1 ZONE D	46,179	49,533	3,354	7.26%		49,533	0.0074%
0741	CSA #7	60,321	65,221	4,900	8.12%		65,221	0.0098%
0742	CSA #7 ZONE A	264,875	284,650	19,775	7.47%		284,650	0.0426%
0743	CSA #7 ZONE B	37,795	41,923	4,129	10.92%		41,923	0.0063%
0755	CSA #10	278,766	303,943	25,176	9.03%		303,943	0.0455%
0761	CSA #12	22,026	22,964	938	4.26%		22,964	0.0034%
0773	CSA #16	42,738	47,397	4,659	10.90%		47,397	0.0071%
	TOTAL BOS GOVERNED DISTRICTS	17,181,571	18,362,123	1,180,552	6.87%	0	18,362,123	2.7506%
INCORPORATED CITIES								
0227	CITY OF ARROYO GRANDE	5,536,922	5,886,900	349,978	6.32%	2,014,752	7,901,652	1.1837%
0229	CITY OF ATASCADERO	6,983,549	7,442,251	478,702	6.87%	3,504,056	10,946,307	1.6397%
0231	CITY OF GROVER BEACH	2,507,665	2,654,619	146,954	5.86%	1,563,915	4,218,534	0.6319%
0232	CITY OF MORRO BAY	3,463,023	3,694,110	231,087	6.67%	1,345,143	5,039,253	0.7549%
0233	CITY OF PASO ROBLES	7,278,221	7,789,597	511,376	7.03%	3,994,800	11,784,397	1.7653%
0234	CITY OF PISMO BEACH	5,137,624	5,549,811	412,187	8.02%	1,274,114	6,822,925	1.0222%
0235	CITY OF SAN LUIS OBISPO	14,187,802	15,047,674	859,873	6.06%	6,286,518	21,334,192	3.1958%
	TOTAL INCORPORATED CITIES	45,074,806	48,064,963	2,990,156	6.63%	19,983,288	68,048,261	10.1935%
REDEVELOPMENT AGENCIES								
0236	PASO ROBLES RDA	7,581,405	7,757,339	175,934	2.32%		7,757,339	1.1620%
0238	GROVER BEACH RDA	2,014,081	2,231,854	217,773	10.81%		2,231,854	0.3343%
0239	ARROYO GRANDE RDA	2,849,680	2,876,705	27,025	0.95%		2,876,705	0.4309%
0251	ATASCADERO RDA	6,307,521	6,557,582	250,061	3.96%		6,557,582	0.9623%
0252	GBIE RDA	588,594	611,494	42,900	7.54%		611,494	0.0916%
	TOTAL REDEVELOPMENT AGENCIES	19,321,281	20,034,974	713,693	3.69%	0	20,034,974	3.0012%

Allocation of your Property Taxes



COUNTY GENERAL FUND	29.2460%
COUNTY BOS GOVERNED DISTRICTS	2.7506%
INCORPORATED CITIES	10.1935%
REDEVELOPMENT AGENCIES	3.0012%
INDEPENDENT SPECIAL DISTRICTS	3.1209%
SCHOOL DISTRICTS	51.6878%
TOTAL	100.0000%

The net effect of the MVLF swap is a \$65.6 million decrease in taxes allocated to the ERAF fund. (see page 8 for explanation)

Local school districts receive an allocation of \$345 million

Included in the allocation figures provided are \$3.3 million of Homeowner Subventions received from the State. Not included are \$19.4 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	396,382	423,535	27,153	6.85%		423,535	0.0634%
0166	GARDEN FARMS	40,407	43,125	3,078	7.68%		43,125	0.0065%
0198	SM VLY WTR - BOND	91,420	93,660	2,239	2.45%		93,660	0.0140%
0213	CAMBRIA COMM HEALTH CARE	583,063	622,706	39,643	6.80%		622,706	0.0933%
0223	CAYUCOS SANITARY	1,003,934	1,094,475	90,540	9.02%		1,094,475	0.1640%
0368	CACHUMA RESOURCE	12,014	12,283	269	2.24%		12,283	0.0018%
0473	PORT S L HARBOR	3,664,117	3,915,670	251,553	6.87%		3,915,670	0.5866%
0474	CA VALLEY COMM SER	75,902	80,909	5,007	6.60%		80,909	0.0121%
0475	NIPOMO COMM SERVS	741,813	793,469	51,656	6.96%		793,469	0.1189%
0476	CAMBRIA COMM SER	2,857,761	2,849,306	191,545	7.21%		2,849,306	0.4288%
0477	SS ACRES COMM SER	92,109	99,401	7,292	7.92%		99,401	0.0149%
0478	TMPLTN COMM SER	1,352,658	1,438,805	86,147	6.37%		1,438,805	0.2155%
0480	NIPOMO SWR MAINT	22,089	22,898	809	3.66%		22,898	0.0034%
0481	NIPOMO DRAIN MAIN	22,089	22,898	809	3.66%		22,898	0.0034%
0483	LINNE COMM SER	26,281	28,106	2,825	10.75%		28,106	0.0044%
0528	GC STR LIGHT # 1	655,374	695,400	40,026	6.11%		695,400	0.1042%
0693	SAN MIGUEL LIGHT	139,540	147,732	8,193	5.87%		147,732	0.0221%
0747	LOS OSOS CSD-ZONE A	269,255	285,718	16,463	6.11%		285,718	0.0428%
0748	LOS OSOS CSD-ZONE B	2,355,779	2,527,405	171,626	7.29%		2,527,405	0.3786%
0750	LOS OSOS CSD-ZONE D	26,907	28,505	1,598	5.94%		28,505	0.0043%
0752	LOS OSOS CSD-ZONE F	10,700	11,282	582	5.44%		11,282	0.0017%
0781	HERITAGE CSD	405,604	434,051	28,448	7.01%		434,051	0.0650%
0803	SAN MIGUEL SANITARY	69,457	73,966	4,509	6.49%		73,966	0.0111%
0811	OCEANO COMM SER	1,151,233	1,244,210	92,976	8.08%		1,244,210	0.1864%
0825	CAYUCOS FIRE	359,799	392,262	32,462	9.02%		392,262	0.0588%
0827	SAN MIGUEL FIRE	446,339	474,973	28,634	6.42%		474,973	0.0712%
0831	SANTA MARGARITA FIRE	125,836	135,316	9,480	7.53%		135,316	0.0203%
0837	ARROYO GR CEMETERY	150,741	160,912	10,171	6.75%		160,912	0.0241%
0843	ATAS CEMETERY	401,157	429,529	28,373	7.07%		429,529	0.0643%
0844	CAMBRIA CEMETERY	118,515	126,571	8,056	6.80%		126,571	0.0190%
0845	CAYUCOS-MB CEMETERY	444,462	476,308	31,847	7.17%		476,308	0.0714%
0847	PASO ROBLES CEMETERY	550,366	590,235	39,869	7.24%		590,235	0.0884%
0851	SAN MIGUEL CEMETERY	107,564	114,955	7,390	6.87%		114,955	0.0172%
0852	SANTA MARGARITA CEMETERY	41,737	44,527	2,790	6.68%		44,527	0.0067%
0853	SHANDON CEMETERY	21,463	23,298	1,835	8.55%		23,298	0.0035%
0854	TEMPLETON CEMETERY	137,725	146,998	9,273	6.73%		146,998	0.0220%
0895	AVILA BEACH CSD	341,215	361,621	20,405	5.98%		361,621	0.0542%
0896	AVILA CO WTR ID #1	344,531	366,160	21,629	6.28%		366,160	0.0549%
TOTAL INDEPENDENT SPECIAL DISTRICTS		19,456,978	20,834,178	1,377,200	7.08%	0	20,834,178	3.1209%
SCHOOL DISTRICTS								
1205	CAYUCOS ELEM	3,189,576	3,461,197	271,621	8.52%		3,461,197	0.5185%
1211	GUYAMA JT UNIFIED	350,163	357,615	7,452	2.13%		357,615	0.0536%
1217	PLEASANT VALLEY ELEM	566,168	600,209	34,041	6.01%		600,209	0.0899%
1221	SAN MIGUEL ELEM	2,823,644	3,019,935	196,292	6.95%		3,019,935	0.4524%
1223	COAST UNIFIED	11,302,272	12,102,306	800,034	7.08%		12,102,306	1.8129%
1225	PASO UNIFIED	41,280,197	44,226,885	2,946,688	7.14%		44,226,885	6.6251%
1227	SANTA MARIA HIGH	939	935	(4)	-0.43%		935	0.0001%
1228	S MARIA/BONITA UNION	1,189	1,202	13	1.07%		1,202	0.0002%
1231	TEMPLETON UNIFIED	11,609,948	12,363,124	753,176	6.49%		12,363,124	1.8520%
1234	S L COASTAL UNIFIED	76,830,208	82,172,046	5,341,837	6.95%		82,172,046	12.3097%
1253	LUCIA MAR UNIFIED	65,919,953	70,318,694	4,398,741	6.67%		70,318,694	10.5336%
1273	ATASCADERO UNIFIED	27,773,699	29,405,362	1,631,663	5.87%		29,405,362	4.4049%
1293	SHANDON UNIFIED	1,578,738	1,706,966	128,229	8.12%		1,706,966	0.2557%
1303	SLO CO COMM COLLEGE	42,057,087	44,920,789	2,863,712	6.81%		44,920,789	6.7290%
1308	CO SCHOOL SERVICE	24,936,974	26,634,195	1,697,221	6.81%		26,634,195	3.9898%
1309	A HANCOCK COMM COLLEGE	44,865	45,795	930	2.07%		45,795	0.0069%
0115	ERAF	74,296,599	79,332,472	5,035,873	6.78%	(65,619,291)	13,713,181	2.0542%
TOTAL SCHOOL DISTRICTS		384,562,218	410,669,736	26,107,518	6.79%	(65,619,291)	345,050,445	51.6878%
COUNTYWISE TOTALS		\$625,738,258	\$667,566,093	\$41,827,835	6.68%	\$0	\$667,566,093	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") of the cities and county only. The legislation specifies that the property tax revenues necessary to fund the *MVLFF Swap* are to be taken from the Educational Revenue Augmentation Fund (ERAF). For fiscal year 2022-23 the total *MVLFF Swap* is \$65.6 million of additional property taxes for cities and the county with a corresponding decrease of property tax revenue allocated to the County ERAF for schools.

For fiscal year 2022-23, overall County property tax growth is continuing to increase. Countywide locally assessed property taxes increased by \$41.8 million, representing a 6.7% 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 \$346 million, represents about 47.3% 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 \$249.7 million or 34.1% of the County's financing, with property tax being the single largest source of discretionary revenue available to the County.

Other Revenues

The remaining 18.6% of the County's revenues are comprised of various funding sources. Licenses, permits, fines and penalties make up about 2.7%, while revenues derived from billing of various County departments charging for their services represent another 4.6%, with the 11.3% balance being generated by interest earnings and miscellaneous court fines and penalties.

Summary of Estimated Revenue, Other Financing Sources and Transfers			
Fiscal Year ended 2022-2023			
Sources	Actual 2020-2021	Actual 2021-2022	Adopted 2022-2023
Taxes	234,665,121	246,503,420	249,713,956
Licenses/Permits, Fines/Penalties	16,137,080	16,382,559	19,876,596
Interest in Rental Revenues	4,291,177	4,183,530	3,047,859
State & Federal Revenues	312,954,589	323,675,921	346,449,807
Charges for Service	33,186,764	31,791,694	33,902,789
Other Revenue & Financing Sources	89,344,390	91,894,751	80,054,136
Total Sources	690,579,121	714,431,875	733,045,143

