

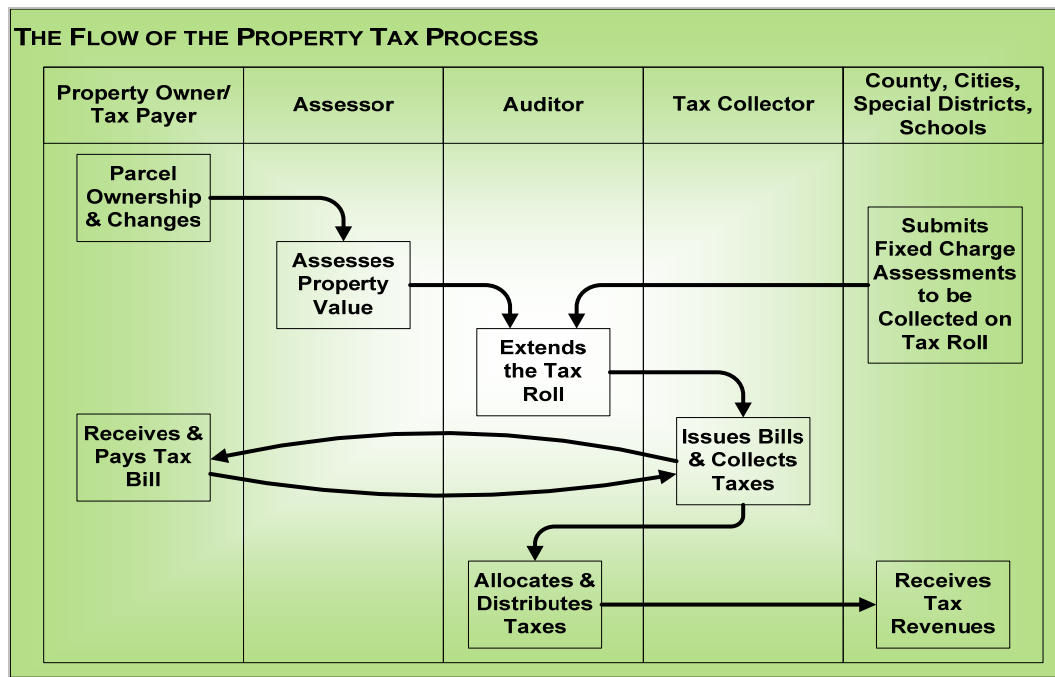


Property Tax Highlights

County of Santa Barbara
Fiscal Year July 1, 2018 to June 30, 2019

PROPERTY TAX PROCESS

Today California schools, counties, cities and special districts depend on property taxes as a primary source of discretionary revenue. Property taxes raised \$796 million for local governments within the boundaries of Santa Barbara County during fiscal year 2017-18 and is expected to generate \$835 million for fiscal year 2018-19. The *Property Tax Highlights* is intended to provide an overview of the property tax process in Santa Barbara County. It includes highlights of current results and a broad description of how property taxes are generated from taxpayers and distributed to local government agencies. Please visit our website located at www.co.santa-barbara.ca.us/auditor to view or download copies of the *Property Tax Highlights* and our other publications.



The Proposition 13 property tax initiative approved overwhelmingly by California voters in 1978 is the basis for the current tax process. Proposition 13 limits the property tax rate to 1% of assessed value, plus the rate necessary to fund local voter-approved bonds. It limits property tax increases to a maximum of 2% per year on properties not involved in a change of ownership or properties that did not undergo new construction. Newly acquired property 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 in the property tax laws. We hope this publication helps to explain some of the complexities of Proposition 13 and subsequent statutes that govern the property tax process. We welcome your comments and questions which can be emailed to us at auditorpropertytax@co.santa-barbara.ca.us.

THREE ELECTED COUNTY OFFICIALS PROVIDE MANY OF THE CHECKS AND BALANCES THAT GOVERN THIS TAX PROCESS

Joseph E. Holland, CPFO
County Clerk, Recorder
and Assessor
(805) 568-2550
<http://sbcassessor.com>

Betsy Schaffer, CPA, CPFO
Auditor–Controller
(805) 568-2101
www.co.santa-barbara.ca.us/auditor

Harry E. Hagen, CPA, CFIP, CPFO, ACPFIM
Treasurer –Tax Collector, Public
Administrator and Public Guardian
(805) 568-2920
<http://sbtaxes.org>

PARCEL OWNERSHIP AND TAXPAYERS

Annually, taxable property is assessed (valued) as of January 1st (the lien date) to generate tax revenue for the fiscal year that begins the following July 1st. The assessed value for most property is the prior year's assessed value adjusted for inflation 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. Additionally, any new construction value is also added to the property's prior base values.

The owners of property in Santa Barbara County are responsible for the timely payments of taxes. Those who pay late are subject to penalties which can be significant.

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

On the lien date taxes are levied and become a lien on both real and personal property. The term "secured" refers to taxes that are assessed against real property (e.g., land or structures). The tax bill creates a lien that is "secured" by the land/structure even though no document is officially recorded. This means that if the tax remains unpaid after a period of five (5) years, the property may be sold to cover the taxes owed. The term "unsecured" refers to property that can be relocated and is not real estate, such as business equipment, equipment, fixtures, boats, or airplanes. If the unsecured tax is not paid, collection actions can include seizure of the property, filing of judgments against the owner in Superior Court, and/or filing a lien on the owner with the County Recorder.

The County has 131,713 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 general aircraft are taxed at the location of the airport. Fleets of commercial and fractionally-owned aircraft using Santa Barbara airports are taxed based on their flight activity in California. There are about 14,900 unsecured properties within the County.

The top twenty taxpayers make up less than 5% of total valuation. This is an indicator that the County has a diversified tax base.

| Principal Taxpayers 2018-19 | | | % of | |
|---|-------------------------------------|-------------------------|----------------|----------------|
| <small>(Secured, Unitary and Unsecured)</small> | | | Total | |
| | Type of Property | Assessed Value | Assessed Value | Basic 1% Taxes |
| 1 | CWI Santa Barbara Hotel LP (Bacara) | \$ 379,311,760 | 0.45% | \$ 3,793,118 |
| 2 | Southern California Edison Co | 320,948,999 | 0.38% | 3,209,490 |
| 3 | United Launch Alliance LLC | 288,573,110 | 0.35% | 2,885,731 |
| 4 | Southern California Gas Company | 245,542,722 | 0.29% | 2,455,427 |
| 5 | Windset Farms California Inc | 234,951,645 | 0.28% | 2,349,516 |
| 6 | 1260 BB Property LLC (Biltmore) | 223,615,945 | 0.27% | 2,236,159 |
| 7 | Pacific Gas & Electric Co | 191,157,852 | 0.23% | 1,911,579 |
| 8 | Regency Tropicana LLC | 169,538,635 | 0.20% | 1,695,386 |
| 9 | Space Exploration Technologies Corp | 162,944,180 | 0.20% | 1,629,442 |
| 10 | Fairway B.B. Property LLC | 160,427,606 | 0.19% | 1,604,276 |
| 11 | Pini Dario | 145,876,089 | 0.17% | 1,458,761 |
| 12 | Pacific Coast Energy Company LP | 122,674,181 | 0.15% | 1,226,742 |
| 13 | SP Maravilla LLC | 118,022,089 | 0.14% | 1,180,221 |
| 14 | Celite Corporation | 115,890,118 | 0.14% | 1,158,901 |
| 15 | Miramar Acquisition Co. LLC | 114,667,168 | 0.14% | 1,146,672 |
| 16 | Okanite Company Inc | 107,303,019 | 0.13% | 1,073,030 |
| 17 | 35 State Street Hotel Partners LLC | 104,423,345 | 0.13% | 1,044,233 |
| 18 | Tara II LLC | 102,901,769 | 0.12% | 1,029,018 |
| 19 | Camino Real II LLC | 96,999,953 | 0.12% | 970,000 |
| 20 | Leon Investments LLC | 95,630,078 | 0.11% | 956,301 |
| Total Top 20 Principal Taxpayers | | \$ 3,501,400,263 | 4.19% | |

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 government. 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 and partial exclusions/exemptions provided by the State Constitution and the legislature that relieve qualified taxpayers from the burden of some or all property taxes.

Assessed value is determined and enrolled to the owner as of January 1st, which is the tax lien date. As an example, change in ownership (sales) and new construction (captured from permits and on-site reviews) during the prior calendar year 2017 are valued and enrolled as of January 1, 2018.

The inflation adjustment (the lower of 2% or CPI) is applied along with exemptions and other appraisable events. The value of \$83.9 billion as of January 1, 2018 is then taxed to provide funding for local governments for the fiscal year July 1, 2018 to June 30, 2019.

Other significant processes include:

- ◆ A Supplemental roll places tax changes into immediate effect on the date of transfer or the new construction completion date rather than waiting for the next lien date; resulting in the capture of tax for a portion of the current fiscal year.
- ◆ A Unitary roll contains properties such as railroads and utilities crossing the county and is valued by the State Board of Equalization.
- ◆ An assessment appeals process allows taxpayers to dispute values through administrative and judicial processes.

Taxpayers can also benefit from these other valuable property tax programs:

- Homeowners Exemption
- Reappraisal Exclusion for Citizens 55 and Over or Disabled (Prop 60)
- Parent/Child Exclusion (Prop 58)
- Grandparent/Grandchild Exclusion (Prop 193)
- Disaster Relief
- Disabled Veterans Exemption
- Property Tax Postponement Program for Senior Citizens, Blind and/or Disabled

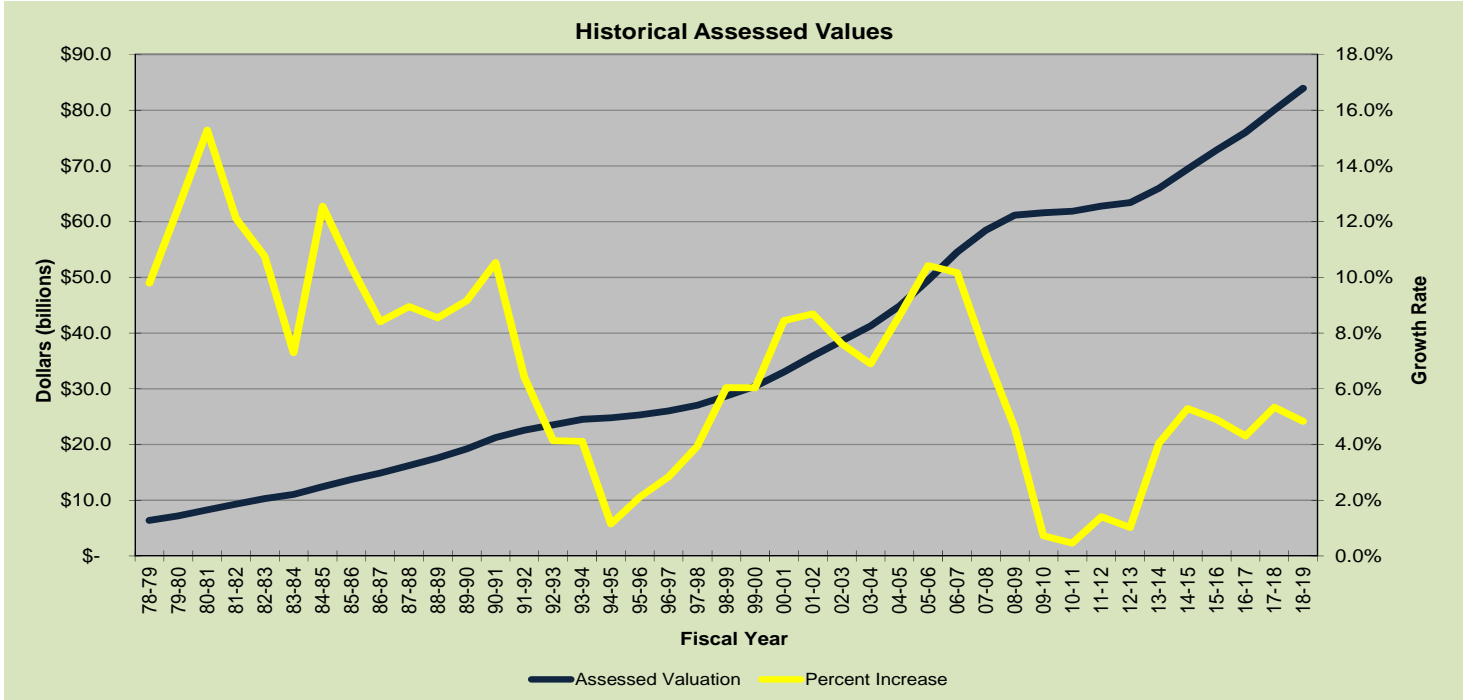
**For more information on the assessment process
visit the Clerk-Recorder-Assessor's Website at:**

<http://sbcassessor.com>

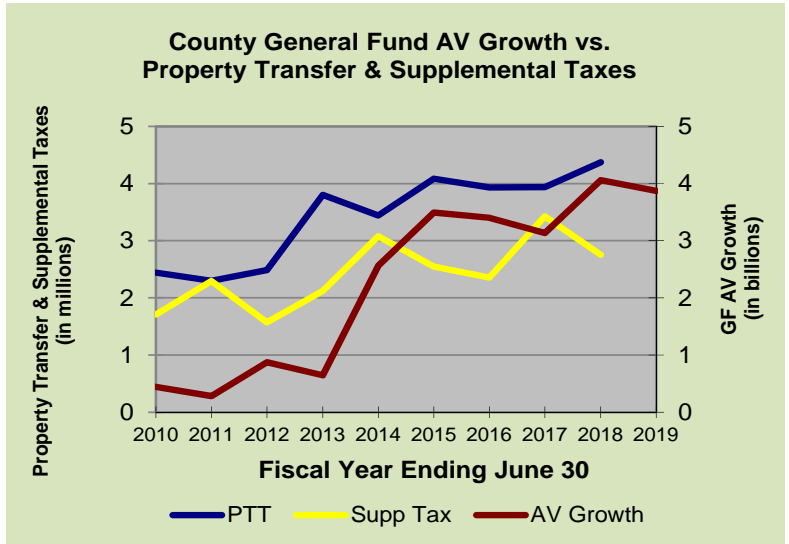
| Historical Assessed Value of Property in the County (in billions) | | |
|---|--------------------|------------------|
| Fiscal Year | Assessed Valuation | Percent Increase |
| 78-79 | \$ 6.4 | 9.8% |
| 79-80 | 7.2 | 12.5% |
| 80-81 | 8.3 | 15.3% |
| 81-82 | 9.3 | 12.1% |
| 82-83 | 10.3 | 10.7% |
| 83-84 | 11.1 | 7.3% |
| 84-85 | 12.4 | 12.5% |
| 85-86 | 13.7 | 10.4% |
| 86-87 | 14.9 | 8.4% |
| 87-88 | 16.2 | 9.0% |
| 88-89 | 17.6 | 8.5% |
| 89-90 | 19.2 | 9.2% |
| 90-91 | 21.2 | 10.5% |
| 91-92 | 22.6 | 6.4% |
| 92-93 | 23.5 | 4.1% |
| 93-94 | 24.5 | 4.1% |
| 94-95 | 24.8 | 1.2% |
| 95-96 | 25.3 | 2.1% |
| 96-97 | 26.0 | 2.8% |
| 97-98 | 27.1 | 3.9% |
| 98-99 | 28.7 | 6.0% |
| 99-00 | 30.4 | 6.0% |
| 00-01 | 33.0 | 8.4% |
| 01-02 | 35.9 | 8.7% |
| 02-03 | 38.6 | 7.6% |
| 03-04 | 41.3 | 6.9% |
| 04-05 | 44.8 | 8.6% |
| 05-06 | 49.5 | 10.4% |
| 06-07 | 54.5 | 10.2% |
| 07-08 | 58.5 | 7.2% |
| 08-09 | 61.2 | 4.6% |
| 09-10 | 61.6 | 0.7% |
| 10-11 | 61.9 | 0.5% |
| 11-12 | 62.8 | 1.4% |
| 12-13 | 63.4 | 1.0% |
| 13-14 | 66.0 | 4.0% |
| 14-15 | 69.5 | 5.3% |
| 15-16 | 73.1 | 5.2% |
| 16-17 | 76.0 | 4.0% |
| 17-18 | 80.0 | 5.4% |
| 18-19 | 83.9 | 4.8% |

ASSESSOR VALUES PROPERTY

Over the past 40 years the countywide assessed values have continued to steadily grow as seen by the green line in the graph below. Since Proposition 13, the total county assessed valuation has increased more than ten-fold from \$6.4 billion to \$83 billion. The growth rates on an annual basis as shown by the yellow line are much more volatile reflecting the local real estate economy.



The leading indicators of property tax growth are property transfer tax and supplemental property tax growth. Over recent years since the recession, Property Transfer Taxes and Supplemental Taxes saw significant increases followed by AV growth. However, over the last three years Property Transfer Taxes have leveled off, while, due to the Thomas Fire and Debris Flow Supplemental Taxes fell. While countywide AV growth was strong, disaster losses resulted in approximately 0.5% “drag” on overall growth. Consistent with these leading indicators countywide property tax growth for 2018-19 fell from 5.4% to 4.8%. Looking forward it is anticipated that property tax growth will be in the 4% to 5% range for 2019-20.



THOMAS FIRE & DEBRIS FLOW

On December 4, 2017, the second largest wildfire in recorded California history began in Ventura County and swept westward into Santa Barbara County as far west as Gibraltar Road, and ultimately consuming 272,800 acres of Los Padres National Forest and Matilija Wilderness areas. The Thomas Fire burned large amounts of vegetation in watershed areas leaving hillside sediments unstable. Heavy rains began on January 8th causing several major mud and debris flows, which continued down creeks into low lying areas of Montecito and Carpinteria destroying homes and property.

Under California Revenue and Taxation Code, taxpayers can seek disaster relief in the event of such calamities. The tax losses presented below are based on disaster relief applications submitted to, and approved and processed by, the County Assessor, and provided to the Auditor-Controller by the Assessor. While taxpayers have up to one year following the disasters to apply for relief, these are anticipated to be the final tax loss numbers.

| 2017 Thomas Fire & Debris Flow | | | | | | |
|--|---------------|---------------|-----------------------|-----------------------|---------------------|---------------------|
| 2018-19 Property Assessed Value Loss | | | | | | |
| (Estimated Tax Loss due to Reduction of Annual Assessed Value compared to 2017 AV plus Supplemental Increases) | | | | | | |
| | | | 2017-18 | 2018-19 | 2017-18 | 2018-19 |
| | Damage | Parcel | Taxable | Estimated | Supplemental | Estimated |
| | Level | Count | Supplemental | Net Taxable | 1% Tax Loss* | 1% Tax Loss |
| | | | Value (Loss) | Value (Loss) | | |
| Commercial Properties | | | | | | |
| 2017 Thomas Debris Flow | Damaged | 2 | \$ 21,826,352 | \$ 216,206,776 | \$ 109,132 | \$ 2,484 |
| 2017 Thomas Debris Flow | Destroyed | 3 | 12,325,616 | 16,355,442 | 61,628 | 126,183 |
| 2017 Thomas Fire | Damaged | 1 | 11,951 | 20,731 | 70 | 122 |
| Total Commercial | | 6 | 34,163,919 | 232,582,949 | 170,830 | 128,789 |
| Residential Properties | | | | | | |
| 2017 Thomas Debris Flow | Damaged | 163 | 97,472,216 | 354,049,555 | 487,361 | 971,245 |
| 2017 Thomas Debris Flow | Destroyed | 117 | 203,024,703 | 78,693,198 | 1,015,124 | 2,080,722 |
| 2017 Thomas Fire | Damaged | 9 | 6,615,503 | 49,621,514 | 38,590 | 69,544 |
| 2017 Thomas Fire | Destroyed | 10 | 13,840,693 | 10,237,853 | 80,737 | 144,431 |
| Total Residential | | 299 | 320,953,115 | 492,602,120 | 1,621,812 | 3,265,941 |
| Totals | | 305 | \$ 355,117,034 | \$ 725,185,069 | \$ 1,792,642 | \$ 3,394,731 |

* Supplemental Taxes are prorated for the portion of the tax year affected - 7 months and 6 months, for the fire and debris flow, respectively.

The 2017-18 losses were processed by the County Assessor as reductions to assessed value, via the supplemental roll resulting in negative 2017-18 supplemental bills (refunds to tax payers). As such, supplemental tax losses for 2017-18 were apportioned to all taxing entities, except basic aid school districts which are excluded by law. For 2018-19, disaster related losses of assessed value are included in the 2018-19 lien date values, reducing other growth elements (sales, new construction, etc.) that would have otherwise been experienced for that year. As a result, apportionment factors, which are used to allocate collected taxes, will be reduced for affected taxing entities. Losses for 2018-19 are based on estimates of the difference between actual assessed values and estimates of assessed values for affected properties under normal growth, had the disasters not occurred. As of late 2018, the State has “backfilled” basic 1% tax losses for both 2017-18 and 2018-19 tax years.

| 2018-19 Tax Loss Reimbursement | 2017-18 Supplemental Tax Losses | 2018-19 Annual Tax Losses Claimed | Total Tax Losses Claimed |
|---------------------------------------|---------------------------------|-----------------------------------|--------------------------|
| County & Dependent Special Districts | \$ 490,914 | \$ 864,003 | \$ 1,354,917 |
| Cities | 101,637 | - | 101,637 |
| Independent Special Districts | 90,057 | 572,821 | 662,877 |
| Non-Basic Aid Schools | 1,110,036 | 843,130 | 1,953,166 |
| Basic Aid Schools | - | 1,114,777 | 1,114,777 |
| Total Tax Losses to be Claimed | \$ 1,792,643 | \$ 3,394,731 | \$ 5,187,373 |

AUDITOR-CONTROLLER DISTRIBUTES PROPERTY TAXES

After collection the Tax Collector forwards the taxes to the Auditor for apportionment and distribution to all eligible jurisdictions in the County. The law requires the County Auditor to allocate the revenue in accordance with specified formulas and procedures as explained on page 8.

County of Santa Barbara Summary of Fiscal Year 2018-19 Incremental Growth and Property Tax Allocation by Fund

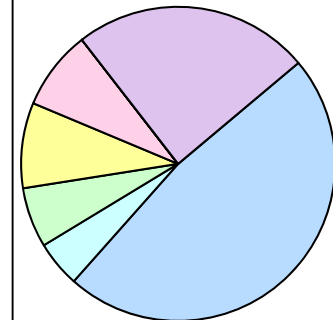
For Secured and Unsecured Property Taxes (including Homeowner Subventions) Excluding Unitary and Aircraft

| FUND NO | TAXING AGENCY | PRIOR YEAR ALLOCATION NET OF RDAS | CURRENT YEAR ALLOCATION NET OF RDAS | CURRENT YEAR INCREMENTAL GROWTH \$ | CURRENT YEAR INCREMENTAL GROWTH % | MVLF SWAP (SB1096) | CURRENT YEAR ALLOCATION NET OF SB1096 | PCT OF TOTAL |
|--|---------------------------------------|-----------------------------------|-------------------------------------|------------------------------------|-----------------------------------|----------------------|---------------------------------------|--------------|
| 0001 | COUNTY GENERAL FUND | \$ 137,948,973 | \$ 142,733,646 | \$ 4,784,673 | 3.47% | \$ 56,934,869 | \$ 199,668,515 | 24.2% |
| DEPENDENT SPECIAL DISTRICTS | | | | | | | | |
| 2120 | COUNTY SERVICE AREA #3 | \$ 928,596 | \$ 978,212 | \$ 49,616 | 5.34% | \$ - | \$ 978,212 | 0.1% |
| 2130 | COUNTY SERVICE AREA #4 | 39,707 | 41,484 | 1,777 | 4.48% | - | 41,484 | 0.0% |
| 2140 | COUNTY SERVICE AREA #5 | 119,954 | 126,385 | 6,431 | 5.36% | - | 126,385 | 0.0% |
| 2170 | COUNTY SERVICE AREA #11 | 47,740 | 50,194 | 2,454 | 5.14% | - | 50,194 | 0.0% |
| 2220 | COUNTY SERVICE AREA #31 | 12,860 | 12,946 | 86 | 0.67% | - | 12,946 | 0.0% |
| 2280 | SB COUNTY FIRE PROTECTION | 49,724,678 | 53,198,519 | 3,473,841 | 6.99% | - | 53,198,519 | 6.4% |
| 2400 | SB COUNTY FLOOD CONTROL/WATER CONSERV | 2,138,968 | 2,234,258 | 95,290 | 4.45% | - | 2,234,258 | 0.3% |
| 2460 | GUADALUPE FLOOD ZONE #3 | 49,931 | 52,571 | 2,640 | 5.29% | - | 52,571 | 0.0% |
| 2470 | LOMPOC CITY FLOOD ZONE #2 | 280,516 | 290,171 | 9,655 | 3.44% | - | 290,171 | 0.0% |
| 2480 | LOMPOC VALLEY FLOOD ZONE #2 | 200,695 | 211,072 | 10,377 | 5.17% | - | 211,072 | 0.0% |
| 2500 | LOS ALAMOS FLOOD ZONE #1 | 64,881 | 67,127 | 2,246 | 3.46% | - | 67,127 | 0.0% |
| 2510 | ORCUTT FLOOD ZONE #3 | 314,981 | 333,877 | 18,896 | 6.00% | - | 333,877 | 0.0% |
| 2560 | SANTA MARIA FLOOD ZONE #3 | 953,999 | 1,012,407 | 58,408 | 6.12% | - | 1,012,407 | 0.1% |
| 2570 | SM RIVER LEVEE MAINTENANCE ZONE | 90,715 | 96,446 | 5,731 | 6.32% | - | 96,446 | 0.0% |
| 2590 | SANTA YNEZ FLOOD ZONE #3 | 328,801 | 340,595 | 11,794 | 3.59% | - | 340,595 | 0.0% |
| 2610 | SOUTH COAST FLOOD ZONE #2 | 6,087,451 | 6,361,071 | 273,620 | 4.49% | - | 6,361,071 | 0.8% |
| 2670 | NORTH COUNTY LIGHTING | 487,706 | 510,449 | 22,743 | 4.66% | - | 510,449 | 0.1% |
| 2700 | MISSION LIGHTING DISTRICT | 8,134 | 8,554 | 420 | 5.16% | - | 8,554 | 0.0% |
| 3050 | SANTA BARBARA COUNTY WATER | 2,758,621 | 2,881,315 | 122,694 | 4.45% | - | 2,881,315 | 0.3% |
| TOTAL DEPENDENT SPECIAL DISTRICTS | | \$ 64,638,934 | \$ 68,807,653 | \$ 4,168,719 | 6.45% | \$ - | \$ 68,807,653 | 8.3% |
| INCORPORATED CITIES | | | | | | | | |
| 0578 | CITY OF BUELLTON | \$ 1,396,965 | \$ 1,499,828 | \$ 102,863 | 7.36% | \$ 489,536 | \$ 1,989,364 | 0.2% |
| 0580 | CITY OF CARPINTERIA | 2,017,606 | 2,331,623 | 314,017 | 15.56% | 1,545,879 | 3,877,502 | 0.5% |
| 0632 | CITY OF GOLETA | 2,878,607 | 3,115,904 | 237,297 | 8.24% | 3,549,208 | 6,665,112 | 0.8% |
| 0640 | CITY OF GUADALUPE | 176,915 | 221,702 | 44,787 | 25.32% | 669,991 | 891,693 | 0.1% |
| 0700 | CITY OF LOMPOC | 3,824,853 | 3,952,552 | 127,699 | 3.34% | 3,608,995 | 7,561,547 | 0.9% |
| 0760 | CITY OF SANTA BARBARA | 20,422,266 | 21,535,677 | 1,113,411 | 5.45% | 10,301,563 | 31,837,240 | 3.9% |
| 0840 | CITY OF SANTA MARIA | 10,093,184 | 10,816,614 | 723,430 | 7.17% | 8,856,064 | 19,672,678 | 2.4% |
| 0875 | CITY OF SOLVANG | 753,359 | 789,240 | 35,881 | 4.76% | 520,627 | 1,309,867 | 0.2% |
| TOTAL INCORPORATED CITIES | | \$ 41,563,755 | \$ 44,263,140 | \$ 2,699,385 | 6.49% | \$ 29,541,863 | \$ 73,805,003 | 8.9% |
| RDAPROPERTY TAX TRUST FUNDS (RPTTFs)* | | | | | | | | |
| 0633 | GOLETA CITY - OLD TOWN PROJECT | 5,507,306 | 6,398,667 | 891,361 | 16.19% | - | 6,398,667 | 0.8% |
| 0685 | GUADALUPE CITY | 2,101,886 | 2,265,659 | 163,773 | 7.79% | - | 2,265,659 | 0.3% |
| 0725 | LOMPOC OLD TOWN-AREA 1 | 335,433 | 345,572 | 10,139 | 3.02% | - | 345,572 | 0.0% |
| 0726 | LOMPOC OLD TOWN-AREA 2 | 3,171,549 | 3,386,365 | 214,816 | 6.77% | - | 3,386,365 | 0.4% |
| 0727 | LOMPOC OLD TOWN-AREA 3 | 75,210 | 79,868 | 4,658 | 6.19% | - | 79,868 | 0.0% |
| 0785 | SANTA BARBARA CITY - CENTRAL | 26,669,961 | 28,889,516 | 2,219,555 | 8.32% | - | 28,889,516 | 3.5% |
| 3128 | SB COUNTY - ISLA VISTA PROJECT | 9,927,220 | 10,402,401 | 475,181 | 4.79% | - | 10,402,401 | 1.3% |
| 4308 | SANTA MARIA CITY - PROJECT IV | 1,015,871 | 1,072,388 | 56,517 | 5.56% | - | 1,072,388 | 0.1% |
| TOTAL RPTTFs | | \$ 48,804,436 | \$ 52,840,436 | \$ 4,036,000 | 8.27% | \$ - | \$ 52,840,436 | 6.4% |

The County's General Fund allocation is \$199 million which reflects a permanent tax transfer of \$16.1 million to the SB County Fire Protection District.

For fiscal year 2018-19 Secured, Unsecured Property Taxes and Homeowner Subventions are expected to generate \$826.7 Million for local governments within the county.

Where Do Property Taxes Go?



| | |
|-------------------------------|-------|
| County General Fund | 24.2% |
| Dependent Special Districts | 8.3% |
| Incorporated Cities | 8.9% |
| RPTTFs* | 6.4% |
| Independent Special Districts | 4.7% |
| School Districts | 47.5% |

| INDEPENDENT SPECIAL DISTRICTS | | | | | | | | | |
|--|---------------------------------------|----------------------|----------------------|---------------------|--------------|-------------|----------------------|-------------|--|
| 0602 | CITY OF CARP - LIGHTING #1 | \$ 358,811 | \$ 181,252 | \$ (177,559) | -49.49% | \$ - | \$ 181,252 | 0.0% | |
| 0680 | GUADALUPE CITY LIGHTING | 20,434 | 29,363 | 8,929 | 43.70% | - | 29,363 | 0.0% | |
| 3210 | SANTA MARIA PUBLIC AIRPORT | 1,554,208 | 1,648,165 | 93,957 | 6.05% | - | 1,648,165 | 0.2% | |
| 3260 | CARPINTERIA CEMETERY | 209,395 | 218,622 | 9,227 | 4.41% | - | 218,622 | 0.0% | |
| 3270 | GOLETA CEMETERY | 498,404 | 527,545 | 29,141 | 5.85% | - | 527,545 | 0.1% | |
| 3280 | GUADALUPE CEMETERY | 53,328 | 59,240 | 5,912 | 11.09% | - | 59,240 | 0.0% | |
| 3290 | LOMPOC CEMETERY | 385,362 | 389,874 | 4,512 | 1.17% | - | 389,874 | 0.0% | |
| 3300 | LOS ALAMOS CEMETERY | 15,947 | 16,611 | 664 | 4.16% | - | 16,611 | 0.0% | |
| 3310 | OAK HILL CEMETERY | 204,452 | 211,847 | 7,395 | 3.62% | - | 211,847 | 0.0% | |
| 3320 | SANTA MARIA CEMETERY | 739,037 | 784,136 | 45,099 | 6.10% | - | 784,136 | 0.1% | |
| 3516 | LOS ALAMOS COMMUNITY SERVICE | 75,458 | 81,065 | 5,607 | 7.43% | - | 81,065 | 0.0% | |
| 3566 | SANTA YNEZ COMMUNITY SERVICE | 171,259 | 178,814 | 7,555 | 4.41% | - | 178,814 | 0.0% | |
| 3630 | CARP-SUMMERLAND FIRE PROTECTION | 8,978,146 | 9,383,074 | 404,928 | 4.51% | - | 9,383,074 | 1.1% | |
| 3650 | MONTECITO FIRE PROTECTION | 16,785,901 | 16,990,188 | 204,287 | 1.22% | - | 16,990,188 | 2.1% | |
| 3750 | LOMPOC HOSPITAL | 980,006 | 992,382 | 12,376 | 1.26% | - | 992,382 | 0.1% | |
| 3817 | EMBARCADERO MUNICIPAL IMPROVEMENT | 287,687 | 375,747 | 88,060 | 30.61% | - | 375,747 | 0.0% | |
| 4090 | SANTA BARBARA METRO TRANSIT | 1,122,753 | 1,172,937 | 50,184 | 4.47% | - | 1,172,937 | 0.1% | |
| 4150 | CARPINTERIA MOSQUITO ABATEMENT | 144,675 | 151,859 | 7,184 | 4.97% | - | 151,859 | 0.0% | |
| 4160 | SANTA BARBARA COASTAL VECTOR CONTROL | 281,348 | 296,429 | 15,081 | 5.36% | - | 296,429 | 0.0% | |
| 4300 | STOWELL PARKING/LIGHTING | 26,767 | 27,302 | 535 | 2.00% | - | 27,302 | 0.0% | |
| 4400 | CUYAMA VALLEY RECREATION | 104,807 | 118,184 | 13,377 | 12.76% | - | 118,184 | 0.0% | |
| 4410 | ISLA VISTA RECREATION & PARK | 106,401 | 107,085 | 684 | 0.64% | - | 107,085 | 0.0% | |
| 4500 | CACHUMA RESOURCE CONSERVATION | 103,811 | 108,672 | 4,861 | 4.68% | - | 108,672 | 0.0% | |
| 4560 | CARPINTERIA SANITARY | 598,507 | 635,126 | 36,619 | 6.12% | - | 635,126 | 0.1% | |
| 4640 | GOLETA SANITARY | 145,441 | 152,479 | 7,038 | 4.84% | - | 152,479 | 0.0% | |
| 4900 | GOLETA WEST SANITARY | 2,237,179 | 2,445,994 | 208,815 | 9.33% | - | 2,445,994 | 0.3% | |
| 5100 | MONTECITO SANITARY | 560,704 | 567,393 | 6,689 | 1.19% | - | 567,393 | 0.1% | |
| 5215 | SUMMERLAND SANITARY | 226,215 | 235,388 | 9,173 | 4.05% | - | 235,388 | 0.0% | |
| 5700 | SANTA MARIA VALLEY WATER CONSERVATION | 288,776 | 307,038 | 18,262 | 6.32% | - | 307,038 | 0.0% | |
| 5800 | SANTA YNEZ RIVER WATER CONSERVATION | 278,253 | 290,837 | 12,584 | 4.52% | - | 290,837 | 0.0% | |
| TOTAL INDEPENDENT SPECIAL DISTRICTS | | \$ 37,543,472 | \$ 38,684,648 | \$ 1,141,176 | 3.04% | \$ - | \$ 38,684,648 | 4.7% | |

The net effect of the *MVLF Swap* is a \$86.5 million decrease in taxes allocated to the ERAF fund.

| SCHOOL DISTRICTS | | | | | | | | | |
|-------------------------------|---------------------------------------|-----------------------|-----------------------|----------------------|--------------|------------------------|-----------------------|--------------|--|
| 6001 | BALLARD ELEMENTARY SCHOOL† | \$ 1,673,692 | \$ 1,733,312 | \$ 59,620 | 3.56% | \$ - | \$ 1,733,312 | 0.2% | |
| 6101 | BLOCHMAN UNION ELEMENTARY SCHOOL | 395,071 | 425,810 | 30,739 | 7.78% | - | 425,810 | 0.1% | |
| 6301 | BUELLTON UNION ELEMENTARY SCHOOL† | 3,570,156 | 3,833,482 | 263,326 | 7.38% | - | 3,833,482 | 0.5% | |
| 6501 | COLD SPRING ELEMENTARY SCHOOL† | 3,482,826 | 3,510,618 | 27,792 | 0.80% | - | 3,510,618 | 0.4% | |
| 6601 | COLLEGE ELEMENTARY SCHOOL† | 4,802,927 | 4,869,713 | 66,786 | 1.39% | - | 4,869,713 | 0.6% | |
| 6801 | GOLETA UNION ELEMENTARY SCHOOL† | 32,500,011 | 34,635,256 | 2,135,245 | 6.57% | - | 34,635,256 | 4.2% | |
| 6901 | GUADALUPE UNION ELEMENTARY SCHOOL | 810,156 | 893,637 | 83,481 | 10.30% | - | 893,637 | 0.1% | |
| 7001 | HOPE ELEMENTARY SCHOOL† | 8,736,363 | 9,145,465 | 409,102 | 4.68% | - | 9,145,465 | 1.1% | |
| 7201 | LOS OLIVOS ELEMENTARY SCHOOL† | 1,575,625 | 1,627,299 | 51,674 | 3.28% | - | 1,627,299 | 0.2% | |
| 7301 | MONTECITO UNION ELEMENTARY SCHOOL† | 12,233,745 | 12,403,859 | 170,114 | 1.39% | - | 12,403,859 | 1.5% | |
| 7401 | ORCUTT UNION ELEMENTARY SCHOOL | 11,382,384 | 11,905,689 | 523,305 | 4.60% | - | 11,905,689 | 1.4% | |
| 7601 | SANTA MARIA/BONITA ELEMENTARY SCHOOL | 19,265,146 | 20,522,675 | 1,257,529 | 6.53% | - | 20,522,675 | 2.5% | |
| 7701 | SOLVANG ELEMENTARY SCHOOL | 2,901,455 | 3,020,365 | 118,910 | 4.10% | - | 3,020,365 | 0.4% | |
| 7801 | VISTA DEL MAR ELEMENTARY SCHOOL† | 896,083 | 959,265 | 63,182 | 7.05% | - | 959,265 | 0.1% | |
| 8201 | SANTA BARBARA UNIFIED SCHOOL | 106,324,803 | 111,427,247 | 5,102,444 | 4.80% | - | 111,427,247 | 13.5% | |
| 8301 | SANTA MARIA JOINT UNION HIGH SCHOOL | 27,753,339 | 29,404,281 | 1,650,942 | 5.95% | - | 29,404,281 | 3.6% | |
| 8401 | SANTA YNEZ VALLEY HIGH SCHOOL† | 11,317,738 | 11,756,725 | 438,987 | 3.88% | - | 11,756,725 | 1.4% | |
| 8701 | CARPINTERIA UNIFIED SCHOOL† | 21,279,012 | 22,218,348 | 939,336 | 4.41% | - | 22,218,348 | 2.7% | |
| 8801 | CUYAMA UNIFIED SCHOOL | 818,014 | 921,528 | 103,514 | 12.65% | - | 921,528 | 0.1% | |
| 8901 | LOMPOC UNIFIED SCHOOL | 15,745,974 | 15,887,523 | 141,549 | 0.90% | - | 15,887,523 | 1.9% | |
| 9401 | ALLAN HANCOCK COMMUNITY COLLEGE | 14,189,811 | 14,818,698 | 628,887 | 4.43% | - | 14,818,698 | 1.8% | |
| 9610 | SANTA BARBARA COMMUNITY COLLEGE | 27,922,953 | 29,168,022 | 1,245,069 | 4.46% | - | 29,168,022 | 3.5% | |
| 9801 | COUNTY SCHOOL SERVICE FUND | 28,932,264 | 30,218,949 | 1,286,685 | 4.45% | - | 30,218,949 | 3.7% | |
| 9802 | EDUCATION REVENUE AUGMENTATION (ERAF) | 99,575,372 | 104,093,767 | 4,518,395 | 4.54% | (86,476,732) | 17,617,035 | 2.1% | |
| TOTAL SCHOOL DISTRICTS | | \$ 458,084,920 | \$ 479,401,533 | \$ 21,316,613 | 4.65% | \$ (86,476,732) | \$ 392,924,801 | 47.5% | |

Local school districts receive an allocation of \$393 million.

Included in this allocation is \$3.8 million of Homeowner Subventions received from the State but not included are \$12.5 million of Unitary & Aircraft taxes which are required to be distributed under different formulas.

| | | | | | | | | |
|--------------------------|--|-----------------------|-----------------------|----------------------|--------------|-------------|-----------------------|---------------|
| COUNTYWIDE TOTALS | | \$ 788,584,490 | \$ 826,731,056 | \$ 38,146,566 | 4.84% | \$ - | \$ 826,731,056 | 100.0% |
|--------------------------|--|-----------------------|-----------------------|----------------------|--------------|-------------|-----------------------|---------------|

* Redevelopment Property Tax Trust Funds (RPTTFs) are trust funds established for the dissolution of redevelopment agencies under ABX1 26 (2011).
 Any amounts remaining in the RPTTFs after funding pass-through payments and obligations of former RDAs are returned to affected taxing agencies.
 † Basic Aid School District

AUDITOR-CONTROLLER EXTENDS 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. The tax roll is then extended by the Auditor 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. Most outstanding bonds in the County are for school facilities.

2018-19 Tax Calculation

| | |
|---------------------------|--------------------------|
| Local Secured Value | \$ 83,561,585,870 |
| Local Unsecured Value | 3,870,104,918 |
| Unitary Value | 1,046,925,109 |
| Other Exemptions | <u>(4,560,119,983)</u> |
| Taxable Values | 83,918,495,914 |
| Homeowner Exemption | <u>(380,736,249)</u> |
| Net Taxable Values | \$ 83,537,759,665 |
| 1% Basic Tax Rate | <u>x 1%</u> |
| Property Tax | \$ 835,377,597 |
| Bonds | 64,613,042 |
| Fixed Charges | <u>53,794,268</u> |
| Total Tax Levy | \$ 953,784,907 |

5-Year Total Tax Levy

| Fiscal Year | Amount |
|-------------|-------------|
| 2014-15 | 806,975,145 |
| 2015-16 | 821,257,783 |
| 2016-17 | 853,630,185 |
| 2017-18 | 907,237,099 |
| 2018-19 | 953,784,907 |

In addition, numerous fixed charges approved by voters or permitted by legislation are added to the tax roll (examples include sewer, flood control and library assessments). This determines the legal liability per parcel and is passed on to the Tax Collector by the 4th Monday in September.

Effective July 1, 1978 bonds require a two-thirds super majority vote and effective January 1, 2001, certain bonds for school facilities can be approved by 55% of voters.

School District Bonds 2018-19

| District/Election | Debt Authorized by Voters | Bonds | | | | | Maturity Date | 2018-19 Secured Taxes per \$100K Assessed Value | |
|---|---------------------------|--------------------------|-------------------------------|---|--|-------------|---------------|---|-------|
| | | Amount Originally Issued | Amount Remaining to be Issued | Principal Balance Outstanding as of 6/30/2018 | Interest Balance Outstanding as of 6/30/2018 | | | | |
| Elementary Schools | | | | | | | | | |
| Buellton Union School District 2004-U | 6,500,000 | 6,495,887 | -- | 4,285,887 | † | 8,406,464 | † | 2/1/2034 | 31.28 |
| Buellton Union School District 2012-V | 3,200,000 | - | 3,195,887 | 3,200,000 | | 1,112,775 | | 8/1/2028 | 29.65 |
| Cold Spring School District 1996-O | 2,900,000 | 2,900,000 | -- | 1,209,908 | | 555,063 | | 8/1/2027 | 4.71 |
| Cold Spring School District 2008-C | 2,440,000 | 2,439,843 | -- | 2,894,304 | † | 2,352,461 | † | 8/1/2039 | 7.06 |
| College Elementary School District 2004-Z | 9,370,000 | 9,369,846 | -- | 6,623,429 | † | 11,529,200 | † | 8/1/2034 | 27.32 |
| Goleta Union School District 1996-M | 26,000,000 | 26,000,000 | -- | 13,785,000 | | 3,757,500 | | 8/1/2029 | 9.07 |
| Guadalupe Union Elementary School District 2016-M | 5,800,000 | - | 5,800,000 | 800,000 | | 430,375 | | 8/1/2037 | 29.86 |
| Guadalupe Union Elementary School District 2016-N | 5,650,000 | - | 5,650,000 | 1,975,000 | | 1,814,085 | | 8/1/2042 | 29.64 |
| Hope Elementary School District 1995-D | 6,000,000 | 6,000,000 | -- | 2,690,000 | | 528,125 | | 8/1/2026 | 3.72 |
| Hope Elementary School District 2010-L | 8,000,000 | 7,998,947 | -- | 7,589,860 | † | 11,878,478 | † | 8/1/2040 | 8.09 |
| Los Olivos Elementary School 1996-K | 2,400,000 | 2,400,000 | -- | 1,319,000 | | 192,664 | | 8/1/2028 | 14.08 |
| Los Olivos Elementary School 2006-N | 4,650,000 | 2,600,000 | 2,050,000 | 2,414,000 | | 342,670 | | 8/1/2030 | 25.65 |
| Montecito Union School District 1997-F | 4,500,000 | 4,500,000 | -- | 2,285,000 | | 495,025 | | 8/1/2028 | 0.07 |
| Orcutt Union Elementary School - BLO 1999-P | 15,000,000 | 15,000,000 | -- | 9,315,000 | | 2,152,350 | | 2/1/2031 | 19.70 |
| Orcutt (Los Alamos) Elementary School - BLO 1997-E | 2,000,000 | 2,000,000 | -- | 1,110,000 | | 200,059 | | 8/1/2028 | 18.36 |
| Orcutt USD 2016-G | § 60,000,000 | - | 60,000,000 | 15,210,000 | | 12,140,825 | | 8/1/2047 | 29.07 |
| Santa Maria-Bonita Elementary School 2014-T | 45,000,000 | 30,000,000 | 15,000,000 | 30,000,000 | | 25,051,366 | | 8/1/2044 | 20.60 |
| Solvang Elementary School District 2006-J | 11,650,000 | 8,447,669 | 3,202,331 | 6,739,202 | † | 7,076,881 | † | 8/1/2040 | 27.56 |
| High Schools | | | | | | | | | |
| Santa Maria Joint Union High School District 2000-W | 30,000,000 | 30,000,000 | - | 11,625,000 | † | 903,853 | † | 8/1/2024 | 22.71 |
| Santa Maria Joint Union High School District 2004-C | 79,000,000 | 78,994,254 | - | 67,009,254 | † | 53,315,951 | † | 8/1/2037 | 25.23 |
| Santa Maria Joint Union High School District 2016-H | 114,000,000 | * | 114,000,000 | 47,000,000 | | 26,817,385 | | 8/1/2042 | 26.55 |
| Santa Ynez Valley High School District 2016-K | 14,700,000 | * | 14,700,000 | 7,500,000 | | 1,835,100 | | 8/1/2031 | 13.50 |
| Unified Schools | | | | | | | | | |
| Santa Barbara Unified School District - Elem 1995-R | 6,000,000 | * | 6,000,000 | 2,590,000 | | 486,991 | | 8/1/2026 | 1.46 |
| Santa Barbara Unified School District - Elem 1998-I | 25,000,000 | * | 25,000,000 | 11,875,000 | † | 2,564,113 | † | 8/1/2031 | 8.51 |
| Santa Barbara Unified School Dist - SFID No 1 (Elem) 2016-J | § 58,000,000 | * | - | 58,000,000 | | 13,072,241 | | 8/1/2041 | 16.25 |
| Santa Barbara Unified School District - Elem 2010-R | 35,000,000 | * | 34,998,229 | 37,098,605 | † | 63,532,183 | † | 8/1/2041 | 8.23 |
| Santa Barbara Unified School Dist - High 2000-V | 67,000,000 | * | 67,000,000 | 39,600,000 | † | 12,127,553 | † | 8/1/2031 | 6.41 |
| Santa Barbara Unified School Dist - High 2010-Q | 75,000,000 | * | 74,995,428 | 74,486,078 | † | 138,828,106 | † | 8/1/2045 | 6.27 |
| Santa Barbara Unified School Dist - High 2016-I | 135,000,000 | * | - | 134,995,428 | | 50,000,000 | | 8/1/2041 | 11.49 |
| Carpinteria Unified School District 1995-A | 17,500,000 | | 17,500,000 | 8,725,000 | | 2,395,400 | | 8/1/2028 | 6.43 |
| Carpinteria Unified School District 2014-U | 90,000,000 | 60,000,000 | 30,000,000 | 54,790,000 | | 36,714,207 | | 8/1/2043 | 41.97 |
| Cuyama Unified School District 2016-A | 6,000,000 | - | 6,000,000 | 2,000,000 | | 2,092,838 | | 8/1/2046 | 29.92 |
| Lompoc Unified School District 2002-N | 38,000,000 | 38,000,000 | - | 20,240,971 | † | 6,802,129 | † | 6/1/2032 | 75.98 |
| Community Colleges | | | | | | | | | |
| Allan Hancock Joint Community College 2006-I | 180,000,000 | 143,269,933 | 36,730,067 | 126,459,236 | † | 116,543,171 | † | 8/1/2047 | 22.56 |
| Santa Barbara City College 2008-V | 77,242,012 | 77,240,000 | - | 60,930,000 | | 32,769,425 | | 8/1/2040 | 7.31 |

* Unification did not include all feeder elementary schools therefore elementary debt must be kept separate from high school debt.

† Portion of debt Issued Contains Capital Appreciation Bonds or Convertible Capital Appreciation Bonds

§ New bond for 2018-19

TREASURER-TAX COLLECTOR ISSUES BILLS & COLLECTS TAXES

The Tax Collector mails annual secured tax bills by November 1st. The bill can be paid in two installments due November 1st and delinquent after December 10th and due February 1st and delinquent after April 10th. Note that tax payments are due well into the fiscal year (July to June) for which they fund. Supplemental tax may be billed when there is a change in ownership or when new construction is complete.

| Fiscal Year | Secured | Unsecured | Supplemental | Total |
|-------------|---------|-----------|--------------|---------|
| 2014-15 | 128,862 | 15,145 | 9,257 | 153,264 |
| 2015-16 | 130,185 | 15,411 | 11,066 | 156,662 |
| 2016-17 | 130,392 | 15,196 | 14,929 | 160,517 |
| 2017-18 | 131,206 | 14,929 | 7,029 | 153,164 |
| 2018-19 | 131,772 | 14,871 | 3,001* | 149,644 |


*Partial Year

Delinquent Tax Payment History

as of June 30th of the Fiscal Year Due

| Fiscal Year | Amount | Rate |
|-------------|---------------|-------|
| 2008-09 | \$ 16,920,501 | 2.83% |
| 2009-10 | 14,746,486 | 2.45% |
| 2010-11 | 10,304,381 | 1.71% |
| 2011-12 | 7,844,109 | 1.28% |
| 2012-13 | 6,286,421 | 1.01% |
| 2013-14 | 5,152,298 | 0.80% |
| 2014-15 | 5,693,858 | 0.84% |
| 2015-16 | 7,099,999 | 1.00% |
| 2016-17 | 6,065,818 | 0.82% |
| 2017-18 | 9,016,746 | 1.15% |

Penalties for late payments are significant at 10% for the first installment delinquency, 10% plus \$30 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 and related penalties, fees and costs. While spiking during the recession Santa Barbara County delinquency rates are trending lower and continue to remain among the lowest in the state.



HARRY E. HAGEN, CPA
TREASURER-TAX COLLECTOR
COUNTY OF SANTA BARBARA
FEDERAL TAX ID # 95-6002833

P.O. BOX 579
SANTA BARBARA, CA 93102-0579
(805)568-2920 SANTA BARBARA
(805)346-8330 SANTA MARIA

**SECURED 2018-2019
PROPERTY TAX STATEMENT**
FOR THE FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

PARCEL NUMBER: 069-484-002
ADDRESS OF PROPERTY: INTENTIONALLY OMITTED

ASSESSEE ON JANUARY 1, 2018
INTENTIONALLY OMITTED

CORTAC-SUBSCRIBER: INTENTIONALLY OMITTED
BILL NUMBER: 20181045954

SANTA BARBARA CA 93111

INTENTIONALLY OMITTED

| ASSESSED VALUE | |
|-----------------------|----------------|
| LAND/MINERAL RIGHTS | 289,504 |
| IMPROVEMENTS | 297,123 |
| PERSONAL PROPERTY | 0 |
| GROSS TOTAL | 586,627 |
| HOMEOWNER'S EXEMPTION | 7,000 |
| OTHER EXEMPTION | 0 |
| NET TOTAL | 579,627 |

| TAX AMOUNTS | |
|--------------------|-----------------|
| BASIC PROPERTY TAX | 6,031.31 |
| SPECIAL DISTRICTS | .00 |
| FIXED CHARGES | 598.41 |
| TOTAL TAX | 6,629.72 |

| TAX RATE AREA | TAX RATE PERCENT | DELINQUENT PRIOR YEAR TAXES | FIRST INSTALLMENT | SECOND INSTALLMENT | TOTAL DUE |
|---------------|------------------|-----------------------------|---|---|------------|
| 066004 | 1.04055 | NONE | \$3,314.86 <small>DUE NOV. 1, 2018 DELINQUENT AFTER DEC 10, 2018</small> | \$3,314.86 <small>DUE FEB. 1, 2019 DELINQUENT AFTER APR 10, 2019</small> | \$6,629.72 |

| TAX DISTRIBUTION BY AGENCY | | | TAX DISTRIBUTION BY AGENCY | | |
|-------------------------------------|-----------------|-------|---------------------------------------|----------|----------|
| | AMOUNT | | | AMOUNT | |
| BASIC PROPERTY TAXES | | | 2611 - South Coast Flood Zn Ben Assmt | 568-3449 | 25.86 |
| 0000 - Basic 1% (Prop 13/AB8) Taxes | 5,796.28 | | 4161 - SB Mosquito/Vector Assmt Zn1 | 969-5050 | 11.35 |
| 6851 - Goleta Union Bond 1996-M | 52.57 | | 4785 - Goleta San Dist Srvc Chrg | 967-4519 | 511.67 |
| 8241 - SB Unified High Bond 2016-I | 66.60 | | TOTAL FIXED CHARGES | | |
| 8251 - SB Unified High Bond 2000-V | 37.15 | | | | 598.41 |
| 8254 - SB Unified High Bond 2010-Q | 36.34 | | TOTAL TAXES | | |
| 9621 - SBCC Bond 2008-V | 42.37 | | | | 6,629.72 |
| TOTAL BASIC PROPERTY TAXES | 6,031.31 | | | | |
| FIXED CHARGES | | | | | |
| 2126 - CSA 3 Ben Assmt | 739-8756 | 25.00 | | | |
| 2127 - CSA 3 Library Special Tax | 568-3403 | 24.53 | | | |

You can pay your property taxes online



Visit the Treasurer-Tax Collector's website for more information:

www.sbtaxes.org

AUDITOR-CONTROLLER DISTRIBUTES PROPERTY TAXES

After collection the Tax Collector forwards the taxes to the Auditor for apportionment and distribution to all eligible jurisdictions in the County. The law requires the County Auditor 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 tax 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 base 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 for only cities and the county permanently swaps Motor Vehicle License Fee revenue for Property Taxes (the "MVLFF Swap"). The legislation specifies that the property tax revenues necessary for the *MVLFF Swap* are to be taken from the County Education Revenue Augmentation Fund (ERAF). For fiscal year 2018-19 the total *MVLFF Swap* was \$86.5 million of additional property taxes for cities and the county and a corresponding decrease of property tax revenue allocated to the ERAF.

In fiscal year 2011-12 the dissolution of Redevelopment Agencies (RDAs) was upheld by the California Supreme Court and all RDAs were deemed dissolved. Newly established Successor Agencies were created to wind down each RDAs affairs and to pay off the RDAs existing debt obligations.

RDA Dissolution Brings New Duties to Auditor

Under RDA Dissolution substantial new duties were assigned to the Auditor-Controller. Among those is the administration of trust funds to receipt the property tax increment contributed by the Affected Taxing Entities (ATEs) that previously would have been distributed to RDAs. From these trust funds the Auditor then distributes any required pass-through payments to ATEs and moneys to the Successor Agencies to pay existing enforceable obligations (including debt) of the former RDAs. Any residual balance in the trust funds is then distributed by the Auditor back to the ATEs.

In addition the Auditor is required to distribute to the ATEs any moneys received from successor agencies representing the return of assets accumulated by the former RDA.

RDA Dissolution Distributions to Affected Taxing Entities

Fiscal Year 2017-18

| | Sales of Property Assets | Current Year Residual | Total |
|----------------------------|--------------------------------|--------------------------|----------------------|
| County | \$ 246,142 | \$ 7,567,548 | \$ 7,813,690 |
| Cities | 758,644 | 3,321,417 | 4,080,061 |
| Special Districts | 244,923 | 2,453,391 | 2,698,314 |
| K-12 Schools | 2,609,308 | 11,292,878 | 13,902,186 |
| County Office of Education | 256,209 | 1,225,540 | 1,481,749 |
| ERAF | 664,088 | 3,703,744 | 4,367,832 |
| Community Colleges | 373,124 | 1,783,499 | 2,156,623 |
| | \$ 5,152,437 | \$ 31,348,017 | \$ 36,500,454 |

During Fiscal Year 2017-18 \$52.7 million of tax increment was deposited into the trust funds with \$7.8 million of pass-through payments being distributed to RDA Affected Tax Entities (ATEs). After distributing \$13.6 million to successor agencies to make enforceable obligation payments, the remaining (residual) \$31.3 million was distributed back to ATEs as property tax revenues.

Of the seven original RDAs within the county, Buellton dissolved in 2015-16. Santa Maria is the next RDA to be dissolved in 2019-20.

AUDITOR-CONTROLLER DISTRIBUTES PROPERTY TAXES

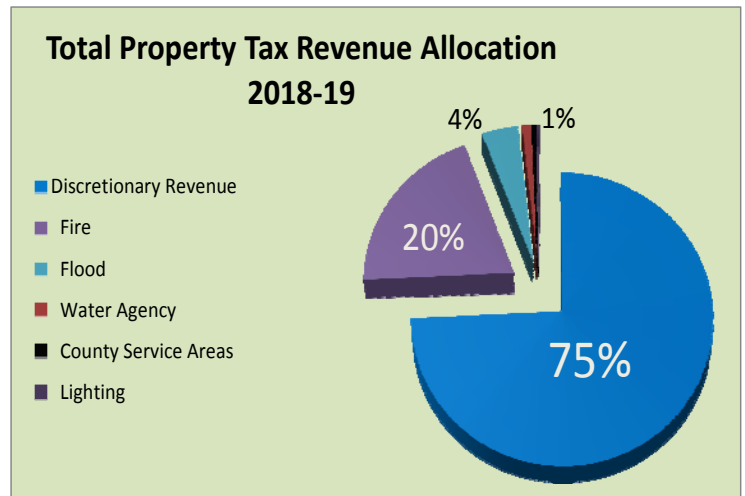
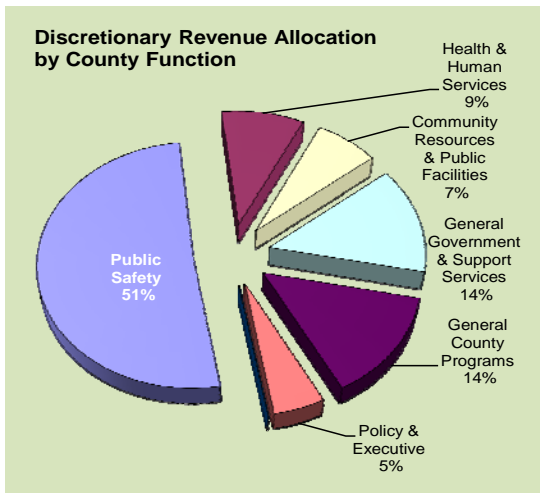
For fiscal year 2018-19 overall County property tax growth at 4.8% was still good but less than the previous year. Locally assessed property taxes increased \$38.1 million in 2018-19 which is less than the prior year growth of \$41.1 million. Listed on the centerfold pages 6 & 7 is a summary of the growth percentage and taxes for the various agencies that receive property tax revenue. As you will notice there are large fluctuations in growth percentages between agencies due to growth in the various geographic regions within the county.

COUNTY PROPERTY TAXES

The County receives property taxes for the General Fund and five types of dependent special districts. The dependent district taxes are allocated directly to the entity to provide specific services within geographic areas. The most significant district services are fire and flood control.

The General Fund property tax is the most important tax source for the County and represents about 81% of the County’s discretionary revenue. This revenue source is allocated to the governmental functions shown in the pie chart. This source of tax is the historic funding for public safety. However, the state requires mandated services in health and public assistance without providing adequate funding that also competes for this important revenue source.

| County Property Tax Revenues | Actual | Actual | Adopted |
|-----------------------------------|-----------------------|-----------------------|-----------------------|
| | 2016-17 | 2017-18 | Budget 2018-19 |
| General Fund (Discretionary) | \$ 191,115,363 | \$ 206,372,622 | \$ 208,889,000 |
| Supplemental | 3,432,326 | 2,776,362 | 3,375,000 |
| Discretionary Revenue | \$ 197,131,915 | \$ 206,372,622 | \$ 208,889,000 |
| <i>Special Districts:</i> | | | |
| Fire | 48,386,508 | 52,209,945 | 55,442,000 |
| Flood | 10,769,745 | 11,413,521 | 11,259,200 |
| Water Agency | 2,813,661 | 2,977,532 | 2,959,500 |
| County Service Areas | 1,172,347 | 1,249,036 | 1,262,100 |
| Lighting | 477,747 | 509,648 | 525,100 |
| Total Property Tax Revenue | \$ 260,751,924 | \$ 274,732,303 | \$ 280,336,900 |



To see the details of the entities that receive and benefit from your tax dollars visit the Auditor-Controller’s website:
<http://taxes.co.santa-barbara.ca.us/propertytax.asp>

GLOSSARY OF PROPERTY TAX TERMS

APN (Assessor Parcel Number): A unique number assigned by the County Assessor identifying a property.

Ad Valorem Property Taxes: Taxes calculated upon the **assessed value** of the property; in California comprised of the 1% tax stipulated by Proposition 13, and taxes authorized by voters to pay the debt service for bonds-usually related to capital improvement such as new or improved school facilities.

Affected Taxing Entity (ATE): A taxing entity that shares territory with and contributes property tax increment to a **Successor Agency** of a dissolved RDA.

Apportionment: The distribution of property tax collections to individual **taxing jurisdictions**.

Assessed Value: The dollar value of property determined by the County Assessor or the State Board of Equalization (BOE) for the purposes of taxation.

Assessee: The owner of record on **lien date**.

Basic Aid School: A school whose property tax revenues exceeds the minimum annual State required revenue and is not eligible for distributions from **ERAF** or Supplemental tax revenues.

Education Revenue Augmentation Fund (ERAF): The fund established for the deposit of moneys deducted and transferred from the county, cities and special districts for subsequent distribution to non-**basic aid schools**.

Escaped Assessment: Assessed value not included on prior year tax bills; the additional taxes added to the current year bill that should have been billed in prior years had the omitted value been included on the original tax bill.

Exemption: A reduction in assessed value applied to a property granted for:

- **Homeowner's Exemption:** when the property is the owner's principal place of residence.
- **Other Exemptions:** a number of reasons provided by law such as nonprofit status.

Event Date: The date a **re-assessable event** occurs.

Fiscal Year: The period of July 1 through June 30.

Fixed Charge Assessments (Special Benefit Assessments): A charge in addition to any **ad valorem taxes** included on a tax bill. Fixed charges are not based on the assessed value of the property and are levied on a parcel basis.

Lien date: 12:01 a.m. January 1; the date when taxes are levied and become a lien on both real and personal property.

Net Assessed Value: Taxable amount of assessed property; derived from the total **assessed value** minus any **exemptions**.

Proposition 1A (2004): The constitutional amendment authorized by California voters that restricts the State's ability to reallocate local property taxes for the benefit of the State. Contains a provision where the reallocation probation can be suspended and limits such reallocations to no more than 8% of the prior year property tax revenues.

Redevelopment Agency (RDA): A legislative mechanism that formally allowed the county or a city to revitalize blighted areas using a portion of the general property taxes allocated to the taxing jurisdictions providing services in the redevelopment project area. **Successor Agencies** have been established to wind down the affairs of the former RDAs.

Re-Assessable Event: Changes of ownership or completion of new construction; these events usually require the property to be re-assessed and the difference between the old assessed value and the new assessed value to be reflected on the **Supplemental Tax** roll.

Secured Property Taxes: Taxes that are assessed against real property (e.g., land or structures). The tax bill creates a lien that is "secured" by the land/structure even though no document is officially recorded.

Situs Address: The physical location of a property; the address.

Successor Agency: The legal entity formed to wind down the affairs of a dissolved **Redevelopment Agency**.

Supplemental Taxes: Additional taxes stemming from a **re-assessable event**. Supplemental tax is generated when the new **net assessed value** exceeds the old net assessed value and the difference between the two values is multiplied by the tax rate and then prorated from the **event date** to the end of the fiscal year. A **Supplemental Refund** is created when the new assessed value from a re-assessable event is less than the old assessed value.

Tax Rate: The factor levied per \$100 of net assessed valuation. Tax rates are **TRA** specific.

Tax Rate Area (TRA): A geographical area comprised of a unique combination of **taxing jurisdictions**; an area over which a governmental body has authority to levy property taxes.

Tax Shift: The reallocation of taxes from one entity to another; such as the **ERAF** Shift where property taxes are transferred from the county, cities and special districts to school districts via the **Education Revenue Augmentation Fund**.

Taxing Jurisdictions: An entity, such as the county, cities, schools and special districts, that has statutory authority to levy **ad valorem taxes** or **fixed charge assessments**.

Unsecured Property Tax: Taxes that are assessed to property that can be relocated and is not real estate, such as business equipment, fixtures, boats, or airplanes.