



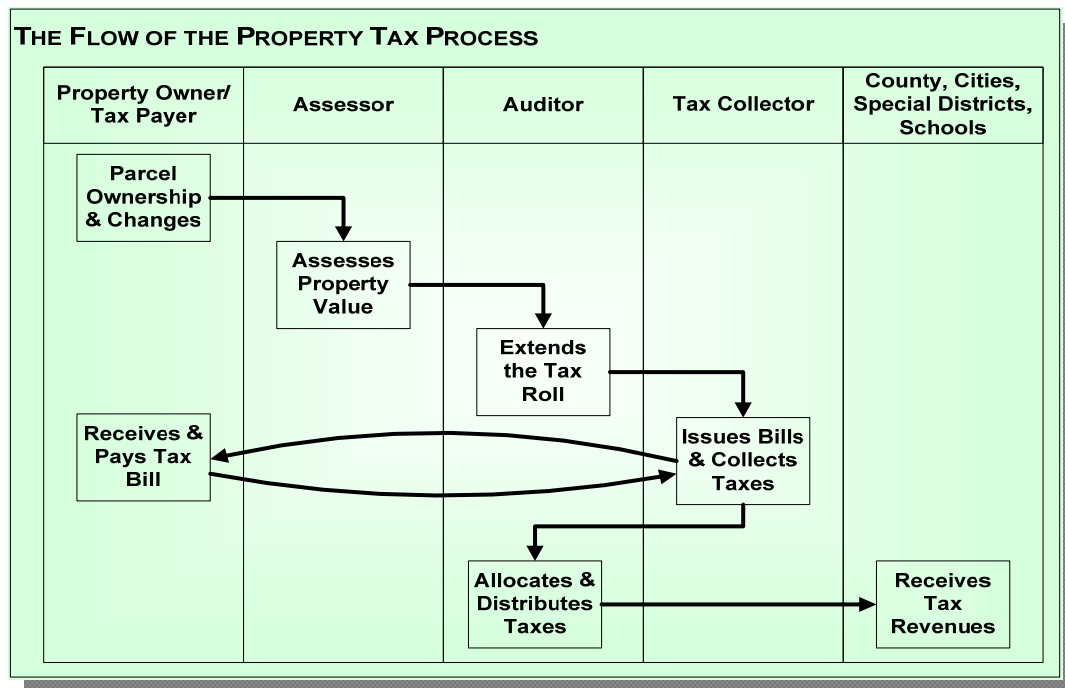
Property Tax Highlights

County of Santa Barbara

Fiscal Year July 1, 2008 to June 30, 2009

PROPERTY TAX PROCESS

Today California schools, counties, cities and special districts depend on property tax as a primary source of revenue. Property tax raised \$583 million for local governments within the boundaries of Santa Barbara County during fiscal year 2007-08 and is expected to generate \$609 million for fiscal year 2008-09. 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 the property tax is generated from the 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 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
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<http://sbcassessor.com>

Robert W. Geis CPA, CPFO
Auditor-Controller
(805) 568-2181
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Bernice James
Treasurer Tax-Collector
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PARCEL OWNERSHIP AND TAXPAYERS

Annually, taxable property is assessed (valued) as 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.

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, a lien is filed against the owner, not the property.

Principal Taxpayers 2008-09 (Secured, Unitary and Unsecured)			% of Total Assessed Value
	Type of Property	Assessed Value	
Exxon Corporation	Petroleum & Gas	\$ 351,665,820	0.58%
Verizon California, Inc.	Utility	211,927,803	0.35%
1260 BB Property, LLC (Biltmore)	Hotel	185,335,978	0.30%
United Launch Alliance	Aerospace	182,803,803	0.30%
Southern California Gas Company	Utility	169,424,194	0.28%
Fairway BB Property, LLC	Residential Estate	146,892,875	0.24%
Raytheon Company	Light Manufacturing	133,249,889	0.22%
Southern California Edison Co.	Utility	132,537,627	0.22%
HT-Santa Barbara Inc (Bacara)	Hotel	127,000,000	0.21%
Pacific Offshore Pipeline Co	Petroleum & Gas	116,709,075	0.19%
Total Top 10 Principal Taxpayers		<u>\$ 1,757,547,064</u>	<u>2.89%</u>

The top ten taxpayers make up only 2.89% of total valuation. This is an indicator that the County has a diversified tax base.

The County has 128,030 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. There are about 24,000 business properties within the County.

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

ASSESSOR VALUES PROPERTY

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%

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 numerous full and partial exclusions/exemptions provided by the State Constitution and the legislature that relieve certain qualified taxpayers from the burden of paying property taxes.

Assessed value is determined and enrolled to the owner as of January 1, 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 2007 are valued and enrolled as of January 1, 2008.

The inflation adjustment (the lower of 2% or CPI) is applied along with exemptions and other appraisable events. The value of \$61.2 billion as of January 1, 2008 is then taxed for the fiscal year July 1, 2008 to June 30, 2009.

Local Secured Roll Growth By Category

	Value	Growth Pct
2007 Net Local Secured Roll Values	54,756,263,477	
Property Ownership Changes	1,557,304,980	2.8%
Proposition 13 Inflation Adjustment	938,867,811	1.7%
New Construction	862,265,678	1.6%
Other	309,543,608	0.6%
Section 51 Temporary Declines	(1,187,660,483)	-2.2%
2008 Net Local Secured Roll Values	57,236,585,071	4.5%

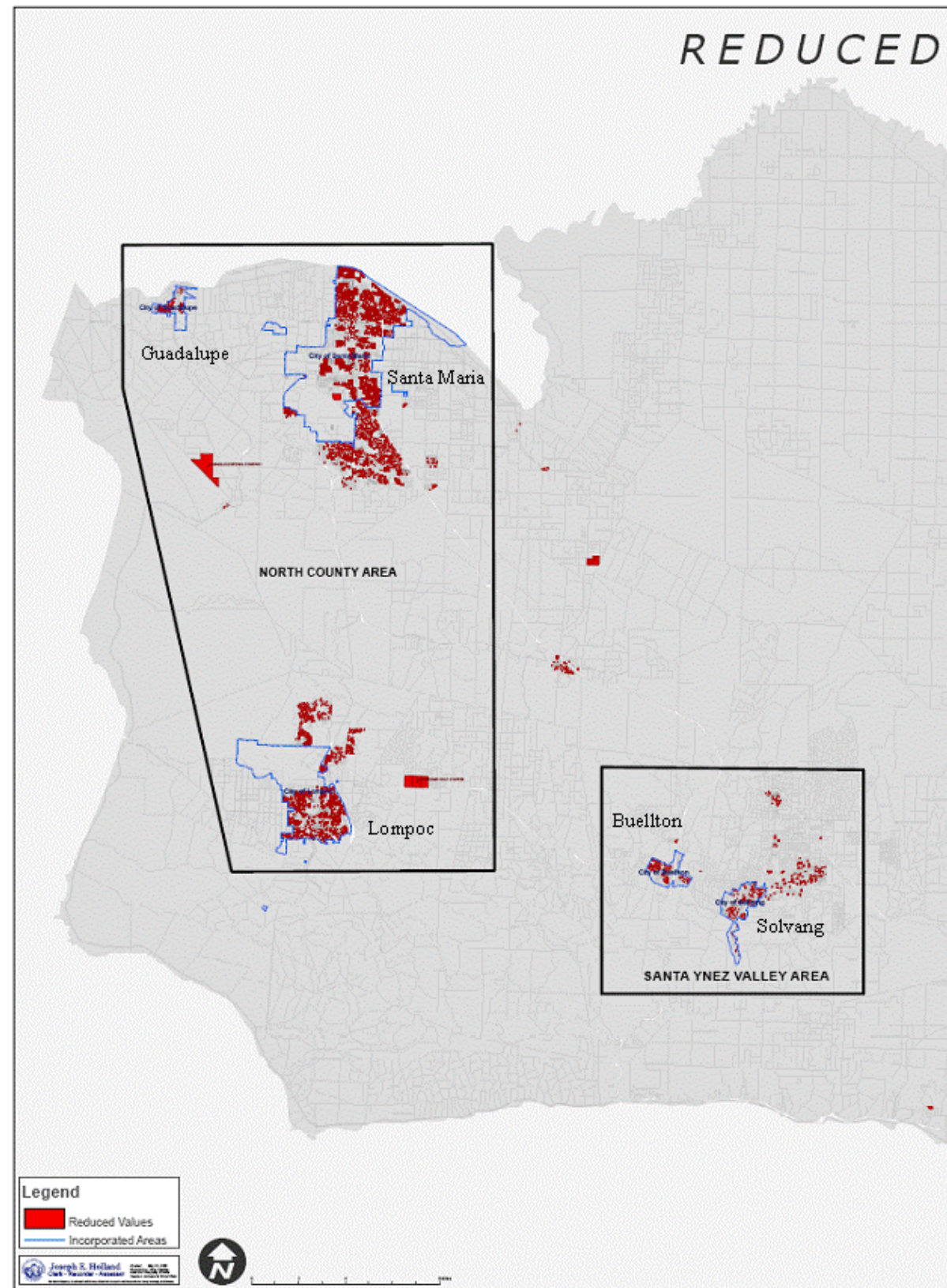
Other significant processes include:

- 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 taxpayer to dispute values through administrative and judicial processes.

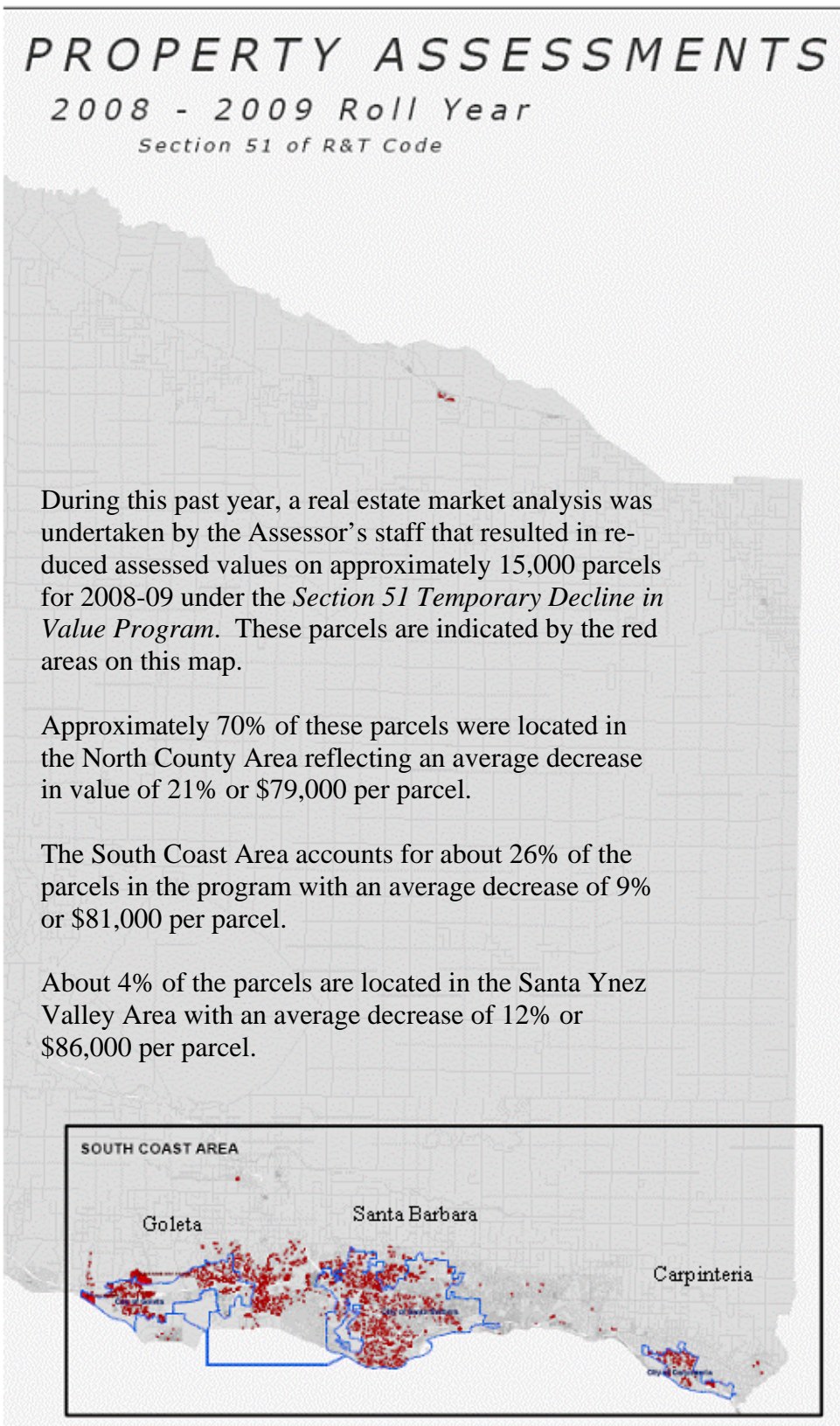
Proposition 8, passed in November 1978, amended Proposition 13 to recognize declines in value for property tax purposes. As a result, Revenue & Taxation Code Section 51 requires the Assessor to annually enroll either a property's Proposition 13 base year value factored for inflation, or its market value as of January 1st, whichever is less.

Decline in market value, Section 51 assessments, are TEMPORARY reductions that recognize the fact that the current market value as of the January 1 lien date of a property has fallen below its current Proposition 13 factored value.

Once a Section 51 reduced value has been enrolled, that property's value must be reviewed each year as of January 1, to determine whether it's current market value is less than its Proposition 13 factored value. Section 51 values can change from year-to-year as the market fluctuates.



When the market value of the Section 51 property increases above its Proposition 13 factored value, the Assessor will once again enroll its Proposition 13 factored value. In no case may a value higher than a property's Proposition 13 factored value be enrolled. Properties enrolled under Section 51 provisions are not subject to the 2% annual increase limitation that applies to those enrolled under Proposition 13 provisions.



Property Tax Postponement Program

Under this program Senior Citizens, Blind and/or Disabled Homeowners have the option of having the State of California pay the property taxes on their principal place of residence. The amount of property taxes postponed plus accrued interest must be repaid to the state when the homeowner dies, moves or sells. For more information on this program contact the State Controller's Office at 1-800-952-5661 or visit their website www.sco.ca.gov.

Other valuable property tax programs available to Santa Barbara County Taxpayers include:

Homeowners Exemption

If you own a home and occupy it as your principal place of residence on January 1, you may apply for an exemption of \$7,000 from your assessed value. New property owners will automatically receive an exemption application in the mail.

Reappraisal Exclusion for Citizens 55 and Over or Disabled (Prop 60)

Disabled property owners or senior citizens (55+) can buy a replacement residence of equal or lesser value than their existing home and transfer their current tax value to the new home. The purpose of this is to provide tax relief for disabled persons and seniors by preventing a property tax increase if they sell their existing home and buy another one.

Parent/Child Exclusion (Prop 58)

The transfer of the principal place of residence between parents and children in the county is excluded from reappraisal if an application is timely filed.

Grandparent/Grandchild Exclusion (Prop 193)

Transfer from grandparents to grandchildren may be excluded from reappraisal when both parents of the grandchild(ren) are deceased.

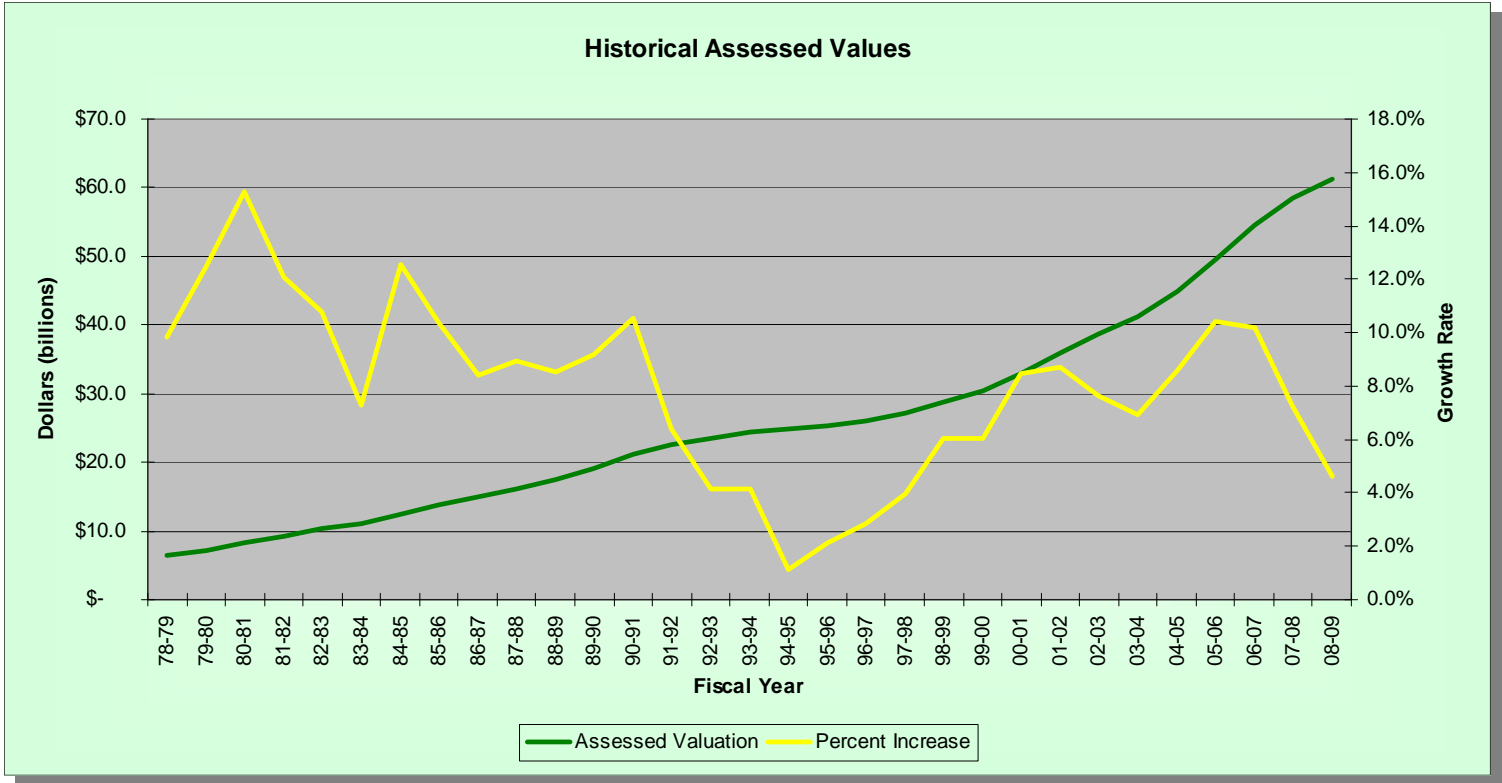
Additional Locally Administered Programs Include:

- Disaster Relief
- Veterans Exemption
- Disabled Veterans Exemption

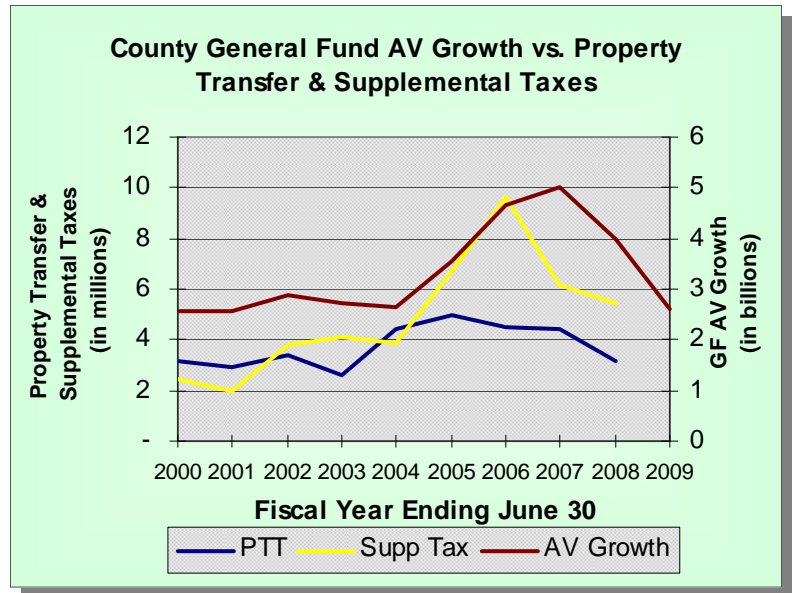
For more info contact the Assessor's office at (805) 568-2550 or visit their website <http://sbcassessor.com>

ASSESSOR VALUES PROPERTY

Over the past 30 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 almost ten-fold from \$ 6.4 billion to \$ 61.2 billion. The growth rates on 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. After record highs just a few years ago these indicators began trending downward. Consistent with these leading indicators property tax growth is also now sharply trending downward and may be headed toward the low growth rates experienced in the recession period of the early 1990s.



For more information on the assessment process visit the Clerk-Recorder-Assessor's Website at: <http://sbcassessor.com>

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 1. The tax roll is then prepared 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. The majority of outstanding bonds in the County are for school facilities.

5-Year Total Tax Levy

Fiscal Year	Amount
2003-04	481,227,417
2004-05	534,598,111
2006-07	595,425,262
2007-08	639,822,753
2008-09	676,513,072

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 September 30.

2008-09 Tax Calculation

Local Secured Value	\$ 59,509,865,734
Local Unsecured Value	3,031,739,232
Unitary Value	753,347,176
Other Exemptions	(1,933,816,997)
Taxable Values	61,361,135,145
Homeowner Exemption	(433,298,406)
Net Taxable Values	\$ 60,927,836,739
1% Basic Tax Rate	x 1%
Property Tax	\$ 609,278,367
Bonds	32,929,560
Fixed Charges	33,600,400
Escaped Assessments	704,745
Total Tax Levy	\$ 676,513,072

Prior to Prop 13, bonds could be approved by majority vote, effective July 1, 1978 bonds required a two-thirds super majority vote and effective January 1, 2001, certain bonds for school facilities can be approved by 55% of voters.

District/Election	Debt Authorized by Voters	Bonds			2008-09 Taxes per \$100K Assessed Value
		Amount Originally Issued	Amount Remaining to be Issued	Principal Balance as of 6/30/2008	
Elementary Schools					
Buellton Union Elem Bond 1992	\$ 3,365,000	\$ 3,365,000	\$ -	\$ 2,225,000	\$ 23.07
Buellton Union Elem Bond 2004	6,500,000	4,826,341	1,673,659	4,661,341	27.92
Cold Spring Elem Bond 1996	2,900,000	2,900,000	--	2,600,000	9.21
College Elem Bond 2004	9,370,000	7,051,082	2,318,918	6,846,083	24.00
Goleta Union Elem Bond 1996	26,000,000	26,000,000	--	22,120,000	16.27
Hope Elem Sch Bond 1995	6,000,000	6,000,000	--	5,120,000	8.83
Los Alamos Elem Bond 1997	2,000,000	2,000,000	--	1,660,000	27.91
Los Olivos Elem Bond 1996	2,400,000	2,400,000	--	2,115,000	19.96
Los Olivos Elem Bond 2006	4,650,000	2,600,000	2,050,000	2,600,000	30.00
Montecito Union Elem Bond 1997	4,500,000	4,500,000	--	3,950,000	1.79
Orcutt Union Elem Bond 1999	15,000,000	15,000,000	--	13,955,000	27.13
Santa Barbara Elem Bond 1995	6,000,000	6,000,000	--	4,865,000	2.17
Santa Barbara Elem Bond 1998	25,000,000	25,000,000	--	22,792,109	11.68
Solvang Elem Bond 2006	11,650,000	5,637,669	6,012,331	5,597,669	25.00
High Schools					
Santa Barbara High Bond 2000	67,000,000	67,000,000	--	63,144,730	12.48
Santa Maria Jt High Bond 2000	30,000,000	30,000,000	--	29,142,422	21.66
Santa Maria Jt High Bond 2004	79,000,000	34,998,222	44,001,778	33,478,222	19.63
Unified Schools					
Carpinteria Unified Bond 1995	17,500,000	17,500,000	--	15,005,000	18.09
Lompoc Unified Sch Bond 2002	38,000,000	38,000,000	--	37,600,971	60.00
Community Colleges					
Allan Hancock CC Bond 2006	180,000,000	100,000,000 *	80,000,000 *	66,745,000	25.00
Santa Barbara CC Bond 2008	77,242,012	42,320,000 *	34,922,012 *	--	8.50

* Estimated Balances for bonds to be issued subsequent to 6/30/2008

TREASURER-TAX COLLECTOR ISSUES BILLS & COLLECTS TAXES

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

Penalties for late payments are significant at 10% for the first installment delinquency, 10% plus \$20 for the second installment delinquency and an additional 1.5% per month beginning the following July 1. After 5 years of taxes being delinquent property can be sold at a tax sale to pay the tax. While on the rise Santa Barbara delinquency rates remain some of the lowest in the state.

Number of Tax Bills Issued

Fiscal Year	Secured	Unsecured	Supplemental	Total
2006-07	125,911	17,286	15,370	158,567
2007-08	127,123	17,325	12,287	156,735
2008-09	127,792	17,192	1,448*	146,432

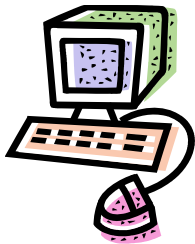
* Partial Year (7/1/2008 Through 9/23/2008)

Delinquent Tax Payment History

as of June 30th of the Fiscal Year Due

Fiscal Year	Amount	Rate
1998-99	\$ 3,409,455	1.24%
1999-00	5,503,459	1.87%
2000-01	5,745,458	1.80%
2001-02	5,030,298	1.45%
2002-03	5,570,143	1.50%
2003-04	4,663,443	1.16%
2004-05	5,171,659	1.19%
2005-06	6,940,142	1.43%
2006-07	11,228,150	2.10%
2007-08	13,846,405	2.42%

You can now pay your property taxes online!



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

www.sbtaxes.org

PARCEL NUMBER		ASSEESSEE ON JANUARY 1, 2008	CORTAC-SUBSCRIBER		LOAN NUMBER
069-484-02-00 5		GEIS ROBERT W/LAURA J			
ADDRESS OF PROPERTY					
33211					
ASSESSED VALUE					
LAND/MINERAL RIGHT 250,786					
IMPROVEMENT 257,386					
PERSONAL PROPERTY					
GROSS TOTAL 508,172					
HOMEOWNER'S EXEMPTION 7,000					
OTHER EXEMPTION					
NET TOTAL 501,172					
TAX AMOUNTS					
BASIC PROPERTY TAX 5,198.40					
SPECIAL DISTRICTS					
FIXED CHARGES 467.06					
TOTAL TAX 5,665.46					
TAX RATE AREA NUMBER	TAX RATE PERCENT	PRIOR YEAR TAXES	FIRST INSTALLMENT	SECOND INSTALLMENT	TOTAL
66-004	1.03725	NONE	2,832.73	2,832.73	5,665.46
			DUE NOVEMBER 1, 2008	DUE FEBRUARY 1, 2009	TAXES DUE
			DELINQUENT DECEMBER 10, 2008	DELINQUENT APRIL 10, 2009	
TAX DISTRIBUTION BY AGENCY			TAX DISTRIBUTION BY AGENCY		
BASIC PROPERTY TAXES:					
0001 PROPOSITION 13: 1% TAX	568-2124	5,011.71			
6851 GOLETA UNION ELEM BOND 1996	681-1200	81.54			
8251 SANTA BARBARA HIGH BOND 2000	963-4331	62.55			
9621 SBCC BOND 2008	965-0581	42.60			
TOTAL BASIC PROP. TAXES		5,198.40			
FIXED CHARGES:					
2126 CO SVC AREA 3 BENEFIT ASSMT	739-8756	9.00			
2127 CSA 3 LIBRARY SPECIAL TAX	568-3412	20.82			
2611 SO COAST FLD ZN2 BENEFIT ASSMT	568-3449	22.03			
4161 VECTOR MGMT DIST ASSMT-ZN1	969-5050	7.89			
4785 GOLETA SANITARY SERVICE CHARGE	967-4519	407.32			
TOTAL FIXED CHARGES AMOUNT		467.06			
TOTAL TAXES		5,665.46			

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") and temporarily exchanges Sales Tax Revenues ("Triple Flip") for Property Taxes. The *Triple Flip* expires when the State Deficit Bonds are retired in approximately 15-20 years. The legislation specifies that the property tax revenues necessary for the *MVLFF Swap* and *Triple Flip* are to be taken from the County ERAF Fund.

For fiscal year 2008-09 the total *MVLFF Swap* was \$63.6 million and the *Triple Flip* was \$14.6 million of additional property taxes for cities and the county and a decrease of \$78.2 million of property tax revenue allocated to the County Education Revenue Augmentation Fund (ERAF). Enacted 2008-09 as part of the State's late adopted budget is AB 1389 which shifts statewide \$350 million tax increment revenues from Redevelopment Agencies (RDAs) to the ERAF. This bill requires the seven RDAs within Santa Barbara County collectively to transfer \$2.3 million dollars to the County ERAF in 2008-09.

The State's budget for 2008-09 already questionable when passed late in September will certainly be troublesome in 2009-10. There is reasonable concern that *Proposition 1A — Protection of Local Government Revenues*, passed by the voters in November 2004 will be suspended in 2009-10. If so suspended, the State will have the authority to shift up to 8% of local property tax revenues to the State. Should this occur the State will have to repay local governments the amount shifted plus interest within three years. Prop 1A does not require the State to make new or additional revenue sources available to local governments to help offset any loss of local property tax revenues.

Due to the statewide economic downturn, it is possible that Proposition 1A (2004) will be suspended in 2009-10 allowing up to 8% of local property tax revenues to be shifted to the State.

In spite of the gloomy forecast for future years, for fiscal year 2008-09 overall County property tax growth remains strong with the south county having a higher percentage growth than the northern regions of the county. Countywide locally assessed property taxes increased by \$26.9 million, representing a 4.6% increase from the prior fiscal year. Listed on the following pages 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.

**To see the details of the entities that receive and spend your tax dollars
visit the Auditor-Controller's website:**

<http://taxes.co.santa-barbara.ca.us/propertytax>

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 9.

County of Santa Barbara Summary of Fiscal Year 2008-09 Incremental Growth and Property Tax Allocation by Fund

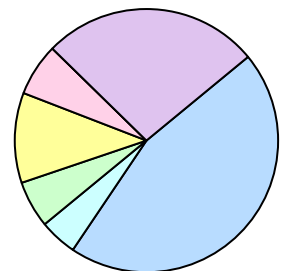
For Secured and Unsecured Property Taxes (including Homeowner Subventions) Excluding Unitary and Aircraft

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 & TRIPLE FLIP (SB1096)	CURRENT YEAR ALLOCATION NET OF SB1096	PCT OF TOTAL
0001	COUNTY GENERAL FUND	\$ 112,088,802	\$ 117,246,575	\$ 5,157,773	4.60%	\$ 43,857,439	\$ 161,104,014	26.7%
DEPENDENT SPECIAL DISTRICTS								
2120	COUNTY SERVICE AREA #3	\$ 705,487	\$ 725,233	\$ 19,746	2.80%	\$ -	\$ 725,233	0.1%
2130	COUNTY SERVICE AREA #4	35,134	34,802	(332)	-0.94%	-	34,802	0.0%
2140	COUNTY SERVICE AREA #5	95,135	93,958	(1,177)	-1.24%	-	93,958	0.0%
2170	COUNTY SERVICE AREA #11	37,222	39,057	1,835	4.93%	-	39,057	0.0%
2220	COUNTY SERVICE AREA #31	14,401	14,514	113	0.78%	-	14,514	0.0%
2280	SB COUNTY FIRE PROTECTION	25,657,491	26,817,679	1,160,188	4.52%	-	26,817,679	4.4%
2400	SB COUNTY FLOOD CONTROL/WATER CONSER	1,574,121	1,644,992	70,871	4.50%	-	1,644,992	0.3%
2460	GUADALUPE FLOOD ZONE #3	39,158	40,689	1,531	3.91%	-	40,689	0.0%
2470	LOMPOC CITY FLOOD ZONE #2	266,340	262,505	(3,835)	-1.44%	-	262,505	0.0%
2480	LOMPOC VALLEY FLOOD ZONE #2	154,872	158,799	3,927	2.54%	-	158,799	0.0%
2500	LOS ALAMOS FLOOD ZONE #1	48,452	51,260	2,808	5.80%	-	51,260	0.0%
2510	ORCUTT FLOOD ZONE #3	250,695	249,676	(1,019)	-0.41%	-	249,676	0.0%
2560	SANTA MARIA FLOOD ZONE #3	805,626	794,325	(11,301)	-1.40%	-	794,325	0.1%
2570	SM RIVER LEVEE MAINTENANCE ZONE	75,269	74,709	(560)	-0.74%	-	74,709	0.0%
2590	SANTA YNEZ FLOOD ZONE #3	241,411	257,812	16,401	6.79%	-	257,812	0.0%
2610	SOUTH COAST FLOOD ZONE #2	4,332,686	4,587,238	254,552	5.88%	-	4,587,238	0.8%
2670	NORTH COUNTY LIGHTING	405,479	404,073	(1,406)	-0.35%	-	404,073	0.1%
2700	MISSION LIGHTING DISTRICT	5,659	5,705	46	0.81%	-	5,705	0.0%
3050	SANTA BARBARA COUNTY WATER	2,031,312	2,122,708	91,396	4.50%	-	2,122,708	0.4%
TOTAL DEPENDENT SPECIAL DISTRICTS		\$ 36,775,950	\$ 38,379,734	\$ 1,603,784	4.36%	\$ -	\$ 38,379,734	6.4%
INCORPORATED CITIES								
0578	CITY OF BUELLTON	\$ 914,761	\$ 949,041	\$ 34,280	3.75%	\$ 839,680	\$ 1,788,721	0.3%
0580	CITY OF CARPINTERIA	1,421,314	1,488,401	67,087	4.72%	1,496,242	2,984,643	0.5%
0632	CITY OF GOLETA	2,105,563	2,176,173	70,610	3.35%	3,451,129	5,627,302	0.9%
0640	CITY OF GUADALUPE	228,454	220,099	(8,355)	-3.66%	532,767	752,866	0.1%
0700	CITY OF LOMPOC	3,574,882	3,537,507	(37,375)	-1.05%	4,089,693	7,627,200	1.3%
0760	CITY OF SANTA BARBARA	14,363,796	15,171,258	807,462	5.62%	12,193,190	27,364,448	4.5%
0840	CITY OF SANTA MARIA	8,110,188	8,001,133	(109,055)	-1.34%	11,007,565	19,008,698	3.1%
0875	CITY OF SOLVANG	1,167,033	1,232,244	65,211	5.59%	720,196	1,952,440	0.3%
TOTAL INCORPORATED CITIES		\$ 31,885,991	\$ 32,775,856	\$ 889,865	2.79%	\$ 34,330,464	\$ 67,106,320	11.1%
REDEVELOPMENT AGENCIES								
0577	BUELLTON CITY	\$ 588,103	\$ 749,141	\$ 161,038	27.38%	\$ -	\$ 749,141	0.1%
0633	GOLETA CITY - OLD TOWN PROJECT	2,508,689	2,975,563	466,874	18.61%	-	2,975,563	0.5%
0685	GUADALUPE CITY	964,366	968,254	3,888	0.40%	-	968,254	0.2%
0725	LOMPOC OLD TOWN-AREA 1	278,894	305,186	26,292	9.43%	-	305,186	0.1%
0726	LOMPOC OLD TOWN-AREA 2	2,543,580	2,618,997	75,417	2.96%	-	2,618,997	0.4%
0727	LOMPOC OLD TOWN-AREA 3	13,936	22,025	8,089	58.04%	-	22,025	0.0%
0785	SANTA BARBARA CITY - CENTRAL	17,121,902	19,138,157	2,016,255	11.78%	-	19,138,157	3.2%
3100	SB COUNTY - ISLA VISTA PROJECT	5,268,529	5,728,294	459,765	8.73%	-	5,728,294	0.9%
4307	SANTA MARIA CITY - PROJECT III	4,185	4,370	185	4.42%	-	4,370	0.0%
4308	SANTA MARIA CITY - PROJECT IV	1,023,221	1,053,731	30,510	2.98%	-	1,053,731	0.2%
TOTAL REDEVELOPMENT AGENCIES		\$ 30,315,405	\$ 33,563,718	\$ 3,248,313	10.72%	\$ -	\$ 33,563,718	5.6%

The County's General Fund allocation is \$161.1 million

Secured, Unsecured Property Taxes and Homeowner Subventions are expected to generate \$603.7 million for fiscal year 2008-09.

Where Do Property Taxes Go?



INDEPENDENT SPECIAL DISTRICTS									
0602	CITY OF CARP - LIGHTING #1	\$ 251,019	\$ 261,956	\$ 10,937	4.36%	\$ -	\$ 261,956	0.0%	
0680	GUADALUPE CITY LIGHTING	40,972	40,113	(859)	-2.10%	-	40,113	0.0%	
3210	SANTA MARIA PUBLIC AIRPORT	1,244,457	1,239,221	(5,236)	-0.42%	-	1,239,221	0.2%	
3260	CARPINTERIA CEMETERY	141,709	151,397	9,688	6.84%	-	151,397	0.0%	
3270	GOLETA CEMETERY	366,869	383,368	16,499	4.50%	-	383,368	0.1%	
3280	GUADALUPE CEMETERY	52,745	52,073	(672)	-1.27%	-	52,073	0.0%	
3290	LOMPOC CEMETERY	311,350	318,155	6,805	2.19%	-	318,155	0.1%	
3300	LOS ALAMOS CEMETERY	11,955	12,578	623	5.21%	-	12,578	0.0%	
3310	OAK HILL CEMETERY	150,547	160,801	10,254	6.81%	-	160,801	0.0%	
3320	SANTA MARIA CEMETERY	592,525	589,328	(3,197)	-0.54%	-	589,328	0.1%	
3516	LOS ALAMOS COMMUNITY SERVICE	69,463	70,748	1,285	1.85%	-	70,748	0.0%	
3566	SANTA YNEZ COMMUNITY SERVICE	138,125	145,506	7,381	5.34%	-	145,506	0.0%	
3630	CARP-SUMMERLAND FIRE PROTECTION	6,125,383	6,546,406	421,023	6.87%	-	6,546,406	1.1%	
3650	MONTECITO FIRE PROTECTION	11,267,139	12,194,604	927,465	8.23%	-	12,194,604	2.0%	
3655	ORCUTT FIRE PROTECTION	143,125	143,995	870	0.61%	-	143,995	0.0%	
3750	LOMPOC HOSPITAL	788,957	806,450	17,493	2.22%	-	806,450	0.1%	
3817	EMBARCADERO MUNICIPAL IMPROVEMENT	210,667	212,856	2,189	1.04%	-	212,856	0.0%	
4090	SANTA BARBARA METRO TRANSIT	788,146	835,761	47,615	6.04%	-	835,761	0.1%	
4150	CARPINTERIA MOSQUITO ABATEMENT	98,876	104,718	5,842	5.91%	-	104,718	0.0%	
4160	SANTA BARBARA COASTAL VECTOR CONTROL	207,657	217,492	9,835	4.74%	-	217,492	0.0%	
4300	STOWELL PARKING/LIGHTING	19,790	20,783	993	5.02%	-	20,783	0.0%	
4400	CUYAMA VALLEY RECREATION	77,258	83,047	5,789	7.49%	-	83,047	0.0%	
4410	ISLA VISTA RECREATION & PARK	111,906	112,312	406	0.36%	-	112,312	0.0%	
4500	CACHUMA RESOURCE CONSERVATION	80,960	81,872	912	1.13%	-	81,872	0.0%	
4560	CARPINTERIA SANITARY	419,327	437,460	18,133	4.32%	-	437,460	0.1%	
4640	GOLETA SANITARY	111,947	114,102	2,155	1.93%	-	114,102	0.0%	
4900	GOLETA WEST SANITARY	1,551,980	1,617,700	65,720	4.23%	-	1,617,700	0.3%	
5100	MONTECITO SANITARY	375,914	406,619	30,705	8.17%	-	406,619	0.1%	
5215	SUMMERLAND SANITARY	178,645	197,333	18,688	10.46%	-	197,333	0.0%	
5700	SANTA MARIA VALLEY WATER CONSERVATION	240,300	238,670	(1,630)	-0.68%	-	238,670	0.0%	
5800	SANTA YNEZ RIVER WATER CONSERVATION	224,135	230,461	6,326	2.82%	-	230,461	0.0%	
TOTAL INDEPENDENT SPECIAL DISTRICTS		\$ 26,393,848	\$ 28,027,885	\$ 1,634,037	6.19%	\$ -	\$ 28,027,885	4.6%	

County General Fund	26.7%
Dependent Special Districts	6.4%
Incorporated Cities	11.1%
Redevelopment Agencies	5.6%
Independent Special Districts	4.6%
School Districts	45.6%

SCHOOL DISTRICTS									
6001	BALLARD ELEMENTARY SCHOOL*	\$ 1,244,446	\$ 1,331,023	\$ 86,577	6.96%	\$ -	\$ 1,331,023	0.2%	
6101	BLOCHMAN UNION ELEMENTARY SCHOOL	224,205	229,911	5,706	2.54%	-	229,911	0.0%	
6301	BUELLTON UNION ELEMENTARY SCHOOL	2,559,236	2,632,086	72,850	2.85%	-	2,632,086	0.4%	
6501	COLD SPRING ELEMENTARY SCHOOL*	2,410,869	2,568,634	157,765	6.54%	-	2,568,634	0.4%	
6601	COLLEGE ELEMENTARY SCHOOL*	3,523,783	3,783,655	259,872	7.37%	-	3,783,655	0.6%	
6801	GOLETA UNION ELEMENTARY SCHOOL*	24,326,824	25,373,191	1,046,367	4.30%	-	25,373,191	4.2%	
6901	GUADALUPE UNION ELEMENTARY SCHOOL	810,612	805,085	(5,527)	-0.68%	-	805,085	0.1%	
7001	HOPE ELEMENTARY SCHOOL	6,200,249	6,576,463	376,214	6.07%	-	6,576,463	1.1%	
7101	LOS ALAMOS ELEMENTARY SCHOOL	760,030	819,265	59,235	7.79%	-	819,265	0.1%	
7201	LOS OLIVOS ELEMENTARY SCHOOL	1,119,050	1,242,960	123,910	11.07%	-	1,242,960	0.2%	
7301	MONTECITO UNION ELEMENTARY SCHOOL*	8,191,588	8,886,501	694,913	8.48%	-	8,886,501	1.5%	
7401	ORCUTT UNION ELEMENTARY SCHOOL	8,359,173	8,398,390	39,217	0.47%	-	8,398,390	1.4%	
7501	SANTA BARBARA ELEMENTARY SCHOOL	26,152,356	27,505,775	1,353,419	5.18%	-	27,505,775	4.6%	
7601	SANTA MARIA/BONITA ELEMENTARY SCHOOL	15,688,855	15,493,333	(195,522)	-1.25%	-	15,493,333	2.6%	
7701	SOLVANG ELEMENTARY SCHOOL	2,213,875	2,347,660	133,785	6.04%	-	2,347,660	0.4%	
7801	VISTA DEL MAR ELEMENTARY SCHOOL*	1,307,146	1,322,240	15,094	1.15%	-	1,322,240	0.2%	
8201	SANTA BARBARA HIGH SCHOOL	49,116,900	51,987,318	2,870,418	5.84%	-	51,987,318	8.6%	
8301	SANTA MARIA JOINT UNION HIGH SCHOOL	22,178,541	22,133,483	(45,058)	-0.20%	-	22,133,483	3.7%	
8401	SANTA YNEZ VALLEY HIGH SCHOOL*	9,020,537	9,537,000	516,463	5.73%	-	9,537,000	1.6%	
8701	CARPINTERIA UNIFIED SCHOOL*	14,390,742	15,381,161	990,419	6.88%	-	15,381,161	2.5%	
8801	CUYAMA UNIFIED SCHOOL	611,668	657,035	45,367	7.42%	-	657,035	0.1%	
8901	LOMPOC UNIFIED SCHOOL	12,749,985	13,015,399	265,414	2.08%	-	13,015,399	2.2%	
9401	ALLAN HANCOCK COMMUNITY COLLEGE	11,356,268	11,574,501	218,233	1.92%	-	11,574,501	1.9%	
9610	SANTA BARBARA COMMUNITY COLLEGE	19,652,785	20,827,752	1,174,967	5.98%	-	20,827,752	3.4%	
9801	COUNTY SCHOOL SERVICE FUND	21,307,764	22,265,820	958,056	4.50%	-	22,265,820	3.7%	
9802	EDUCATION REVENUE AUGMENTATION (ERAF)	73,914,361	77,045,496	3,131,135	4.24%	(78,187,903)	(1,142,407)	-0.2%	
TOTAL SCHOOL DISTRICTS		\$ 339,391,848	\$ 353,741,137	\$ 14,349,289	4.23%	\$ (78,187,903)	\$ 275,553,234	45.6%	

The net effect of the *MVLF Swap & Triple Flip* is a \$78.2 million decrease in taxes allocated to the ERAF fund.

Local school districts receive an allocation of \$275.6 million.

Included in this allocation is \$4.3 million of Homeowner Subventions received from the State but not included are \$9.8 million of Unitary & Aircraft taxes which are required to be distributed under different formulas.

COUNTYWIDE TOTALS		\$ 576,851,844	\$ 603,734,905	\$ 26,883,061	4.66%	\$ -	\$ 603,734,905	100.0%
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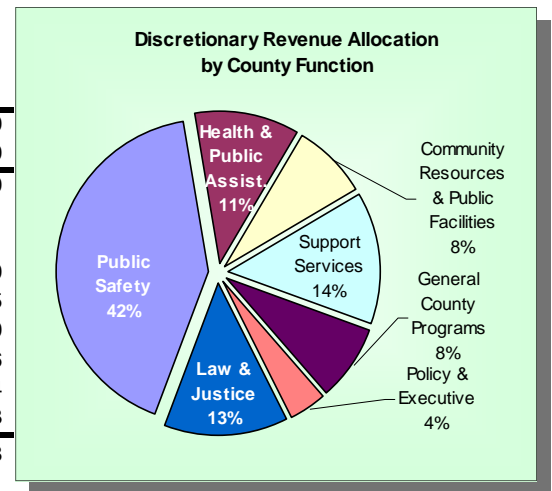
* BASIC AID SCHOOL DISTRICT

COUNTY PROPERTY TAXES

The County receives property taxes for the General Fund, five types of dependent special districts and the redevelopment agency. 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 84% 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, law and justice. However, the state requires mandated services in health and public assistance without adequate funding that also competes for this important revenue source.

County Property Tax Revenues

	Actual 2006-07	Actual 2007-08	Adopted Budget 2008-09
General Fund (Discretionary)	\$ 146,413,527	\$ 157,181,298	\$ 161,339,000
Supplemental	6,159,383	5,437,735	4,520,000
Discretionary Revenue	\$ 152,572,910	\$ 162,619,034	\$ 165,859,000
Special Districts:			
Fire	25,328,374	26,521,432	27,721,480
Flood	7,631,675	8,065,855	8,193,745
Redevelopment Agency	2,955,391	3,989,057	4,200,000
Water Agency	1,992,066	2,104,138	2,274,376
County Service Areas	901,499	938,692	973,274
Lighting	395,505	423,176	444,783
Total Property Tax Revenue	\$ 191,777,419	\$ 204,661,384	\$ 209,866,658



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.

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 non-profit 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.

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.

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. If the unsecured tax is not paid, a lien is filed against the owner, not the property.