



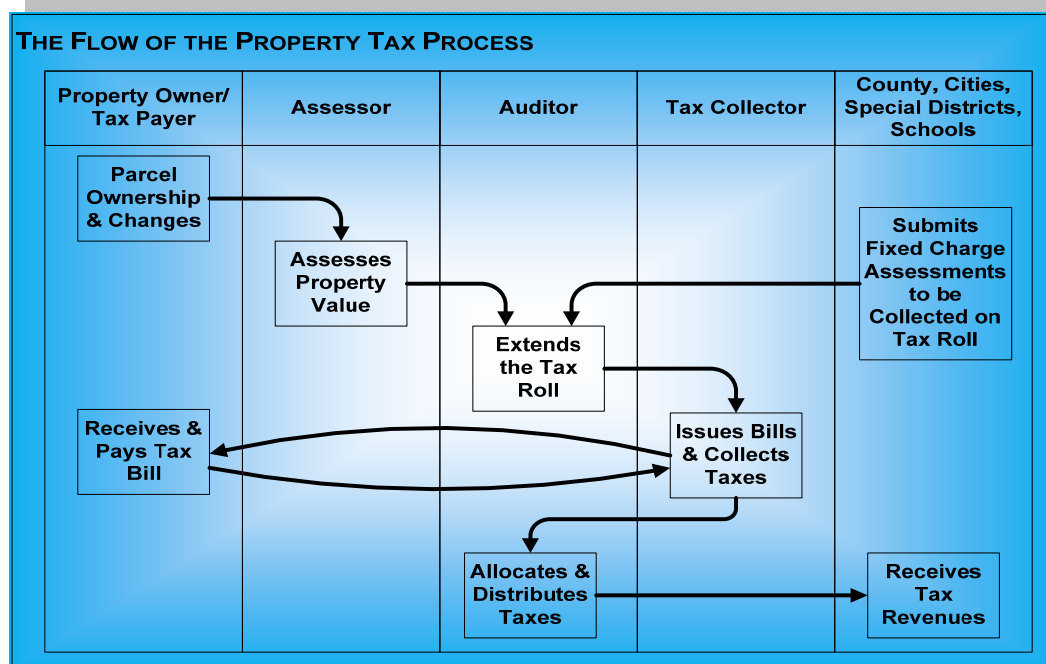
Property Tax Highlights

County of Santa Barbara

Fiscal Year July 1, 2017 to June 30, 2018

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 \$756 million for local governments within the boundaries of Santa Barbara County during fiscal year 2016-17 and is expected to generate \$796 million for fiscal year 2017-18. 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 <https://www.countyofsb.org/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

Theodore A. Fallati, CPA, CPFO
Auditor–Controller
(805) 568-2181

Harry E. Hagen, CPA, CFIP, CPFO, ACPFIM
Treasurer –Tax Collector, Public
Administrator and Public Guardian
(805) 568-2920

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 131,018 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 14,800 unsecured properties within the County.

The top twenty taxpayers make up less than 4% of total valuation. This is an indicator that the County has a diversified tax base.

Principal Taxpayers 2017-18			% of Total Assessed Value	Basic 1% Taxes
	Type of Property	Assessed Value		
1 Southern California Edison Co	Utility	\$ 293,371,724	0.37%	\$ 2,933,717
2 United Launch Alliance LLC	Aerospace	292,098,121	0.37%	2,920,981
3 1260 B.B. Property LLC (Biltmore)	Hotel	219,474,853	0.28%	2,194,749
4 Southern California Gas Company	Utility	217,778,217	0.27%	2,177,782
5 BRS Investment Properties LLC (Bacara)	Hotel	207,279,466	0.26%	2,072,795
6 Pacific Gas & Electric Co	Petroleum & Gas	179,581,915	0.23%	1,795,819
7 Windset Farms California Inc	Agriculture	170,704,560	0.21%	1,707,046
8 Space Exploration Technologies Corp	Aerospace	166,631,641	0.21%	1,666,316
9 Fairway B.B. Property LLC	Residential Estate	157,512,967	0.20%	1,575,130
10 Regency Tropicana LLC	Apartments	148,355,326	0.19%	1,483,553
11 Pini Dario	Residential Rentals	121,968,738	0.15%	1,219,687
12 Pacific Coast Energy Company LP	Petroleum & Gas	118,678,947	0.15%	1,186,789
13 SP Maravilla LLC	Rest Home	116,743,129	0.15%	1,167,431
14 Frontier California Inc	Telecommunication:	114,673,771	0.14%	1,146,738
15 Celite Corporation	Mining	113,864,987	0.14%	1,138,650
16 Okonite Company Inc	Manufacturing	105,385,937	0.13%	1,053,859
17 Tara II LLC	Residential Estate	100,884,089	0.13%	1,008,841
18 Camino Real II LLC	Shopping Center	94,917,605	0.12%	949,176
19 Fess Parker Doubletree Hotel	Hotel	92,671,464	0.12%	926,715
20 Levon Investments LLC	Apartments	91,799,950	0.12%	918,000
Total Top 20 Principal Taxpayers		\$ 3,124,377,407	3.92%	

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 2016 are valued and enrolled as of January 1, 2017.

The inflation adjustment (the lower of 2% or CPI) is applied along with exemptions and other appraisable events. The value of \$80 billion as of January 1, 2017 is then taxed to provide funding for local governments for the fiscal year July 1, 2017 to June 30, 2018.

Other significant processes include:

- ◆ A Supplemental assessment places tax changes into immediate effect as of 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.
- ◆ The Unitary roll contains properties such as railroads and utilities crossing the county and is valued by the State Board of Equalization.
- ◆ The 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

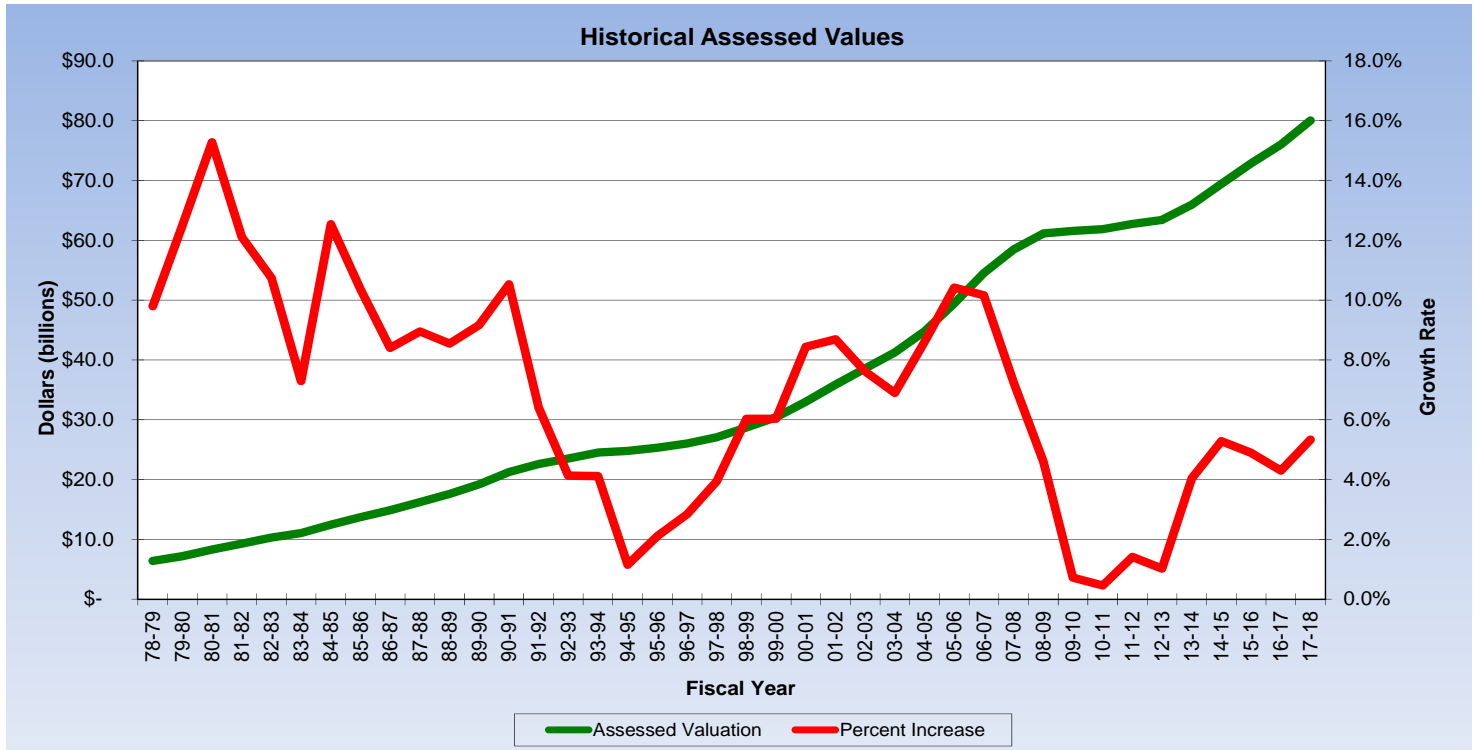
**For more information on the assessment process
visit the Clerk-Recorder-Assessor's Website at:**

<http://sbcassessor.com>

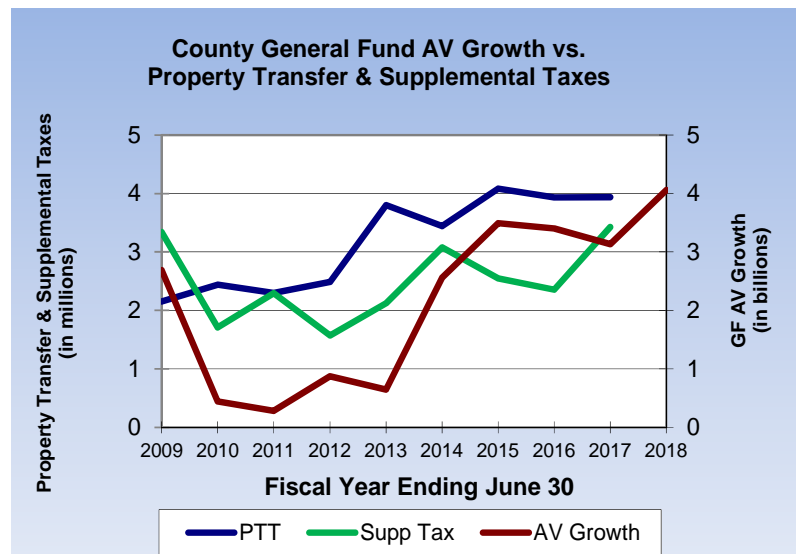
Historical Assessed Value of Property in the County (in billions)		
Fiscal Year	Assessed Valuation	Percent Increase
78-79	\$ 6.4	9.8%
79-80	7.2	12.5%
80-81	8.3	15.3%
81-82	9.3	12.1%
82-83	10.3	10.7%
83-84	11.1	7.3%
84-85	12.4	12.5%
85-86	13.7	10.4%
86-87	14.9	8.4%
87-88	16.2	9.0%
88-89	17.6	8.5%
89-90	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%

ASSESSOR VALUES PROPERTY

Over the past 38 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 \$80 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. After recovery from the low points of the recession, Property Transfer Taxes appear to be constant while Supplemental Taxes saw a sharp increase. Consistent with these leading indicators countywide property tax growth for 2017-18 grew from 4.0% to 5.4% surpassing expectations. Looking forward it is anticipated that property tax growth will continue to be in the 5% to 6% range for 2018-19.

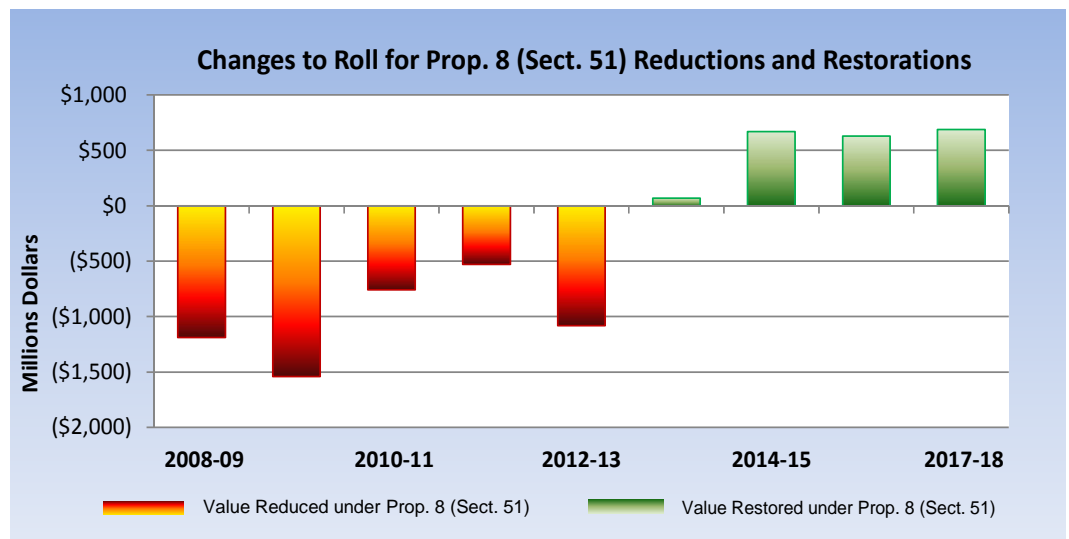


Proposition 8, passed in November 1978, amended Proposition 13 to recognize declines in value for property tax purposes. As a result, Revenue & Taxation Code Section 51 requires the Assessor to annually enroll either a property's Proposition 13 base year value factored for inflation, or its market value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

Decline in market value, Proposition 8 (Section 51) assessments, are *temporary* reductions that recognize the fact that the current market value as of the January 1st lien date of a property has fallen below its current Proposition 13 factored value.

Once a Proposition 8 (Section 51) reduced value has been enrolled, that property's value must be reviewed each year as of January 1, to determine whether its current market value is less than its Proposition 13 factored value. Proposition 8 (Section 51) values can change from year-to-year as the market fluctuates. When the market value of the Proposition 8 (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 Proposition 8 (Section 51) provisions are not subject to the 2% annual increase limitation that applies to those enrolled under Proposition 13 provisions.



Due to continued improvement in the real estate market for 2017-18 the Assessor was again able to restore value to those properties previously reduced under Proposition 8 (Section 51). See graph above.

Local Secured Roll Growth By Category		
	Value	Growth Pct
2016-17 Net Local Secured Roll Values	71,141,568,093	
Proposition 13 Inflation Adjustment	1,070,673,174	1.5%
Property Ownership Changes	1,595,197,294	2.2%
New Construction	767,865,002	1.1%
Non-Proposition 13 Value Change	94,623,606	0.1%
Other	(180,427,499)	-0.3%
Restoration of Prop. 8 (Sect. 51)	690,023,461	1.0%
2017-18 Net Local Secured Roll Values	75,179,523,132	5.7%

The Non-Proposition 13 Value Adjustments are for properties not subject to Proposition 13 valuation rules such as agriculture preserve.

The table to the left shows growth of the local secured roll classified by major categories as allowed by Proposition 13 and related legislation.

Property Ownership Changes and the Prop 13 Inflation Factor account for the majority of this year's roll increase. Also notable this year is that the negative growth rate for the Other category (reflecting mostly reduced valuations of Oil Mineral & Gas properties) diminished the overall growth rate to 5.7%.

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.

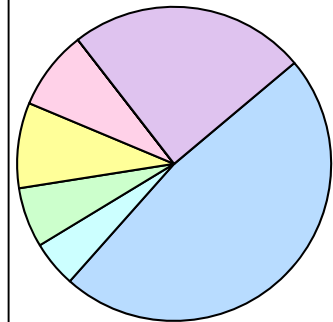
County of Santa Barbara Summary of Fiscal Year 2017-18 Incremental Growth and Property Tax Allocation by Fund For Secured and Unsecured Property Taxes (including Homeowner Subventions) Excluding Unitary and Aircraft

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	\$ 132,429,324	\$ 137,948,973	\$ 5,519,649	4.17%	\$ 54,315,430	\$ 192,264,403	24.4%
DEPENDENT SPECIAL DISTRICTS								
2120	COUNTY SERVICE AREA #3	\$ 874,169	\$ 928,596	\$ 54,427	6.23%	\$ -	\$ 928,596	0.1%
2130	COUNTY SERVICE AREA #4	37,603	39,707	2,104	5.60%	-	39,707	0.0%
2140	COUNTY SERVICE AREA #5	111,522	119,954	8,432	7.56%	-	119,954	0.0%
2170	COUNTY SERVICE AREA #11	45,674	47,740	2,066	4.52%	-	47,740	0.0%
2220	COUNTY SERVICE AREA #31	12,861	12,860	(1)	-0.01%	-	12,860	0.0%
2280	SB COUNTY FIRE PROTECTION	46,237,470	49,724,678	3,487,208	7.54%	-	49,724,678	6.3%
2400	SB COUNTY FLOOD CONTROL/WATER CONSERV	2,031,302	2,138,968	107,666	5.30%	-	2,138,968	0.3%
2460	GUADALUPE FLOOD ZONE #3	45,882	49,931	4,049	8.82%	-	49,931	0.0%
2470	LOMPOC CITY FLOOD ZONE #2	267,229	280,516	13,287	4.97%	-	280,516	0.0%
2480	LOMPOC VALLEY FLOOD ZONE #2	189,513	200,695	11,182	5.90%	-	200,695	0.0%
2500	LOS ALAMOS FLOOD ZONE #1	60,891	64,881	3,990	6.55%	-	64,881	0.0%
2510	ORCUTT FLOOD ZONE #3	297,353	314,981	17,628	5.93%	-	314,981	0.0%
2560	SANTA MARIA FLOOD ZONE #3	885,759	953,999	68,240	7.70%	-	953,999	0.1%
2570	SM RIVER LEVEE MAINTENANCE ZONE	83,647	90,715	7,068	8.45%	-	90,715	0.0%
2590	SANTA YNEZ FLOOD ZONE #3	313,019	328,801	15,782	5.04%	-	328,801	0.0%
2610	SOUTH COAST FLOOD ZONE #2	5,794,797	6,087,451	292,654	5.05%	-	6,087,451	0.8%
2670	NORTH COUNTY LIGHTING	458,350	487,706	29,356	6.40%	-	487,706	0.1%
2700	MISSION LIGHTING DISTRICT	7,582	8,134	552	7.28%	-	8,134	0.0%
3050	SANTA BARBARA COUNTY WATER	2,619,975	2,758,621	138,646	5.29%	-	2,758,621	0.3%
TOTAL DEPENDENT SPECIAL DISTRICTS		\$ 60,374,598	\$ 64,638,934	\$ 4,264,336	7.06%	\$ -	\$ 64,638,934	8.2%
INCORPORATED CITIES								
0578	CITY OF BUELLTON	\$ 1,276,837	\$ 1,396,965	\$ 120,128	9.41%	\$ 457,454	\$ 1,854,419	0.2%
0580	CITY OF CARPINTERIA	1,877,318	2,017,606	140,288	7.47%	1,460,759	3,478,365	0.4%
0632	CITY OF GOLETA	2,722,618	2,878,607	155,989	5.73%	3,264,339	6,142,946	0.8%
0640	CITY OF GUADALUPE	158,742	176,915	18,173	11.45%	597,901	774,816	0.1%
0700	CITY OF LOMPOC	3,641,861	3,824,853	182,992	5.02%	3,479,633	7,304,486	0.9%
0760	CITY OF SANTA BARBARA	19,269,137	20,422,266	1,153,129	5.98%	9,738,724	30,160,990	3.8%
0840	CITY OF SANTA MARIA	9,296,099	10,093,184	797,085	8.57%	8,312,682	18,405,866	2.3%
0875	CITY OF SOLVANG	713,959	753,359	39,400	5.52%	496,957	1,250,316	0.2%
TOTAL INCORPORATED CITIES		\$ 38,956,571	\$ 41,563,755	\$ 2,607,184	6.69%	\$ 27,808,449	\$ 69,372,204	8.8%
RDAPROPERTY TAX TRUST FUNDS (RPTTFs)*								
0633	GOLETA CITY - OLD TOWN PROJECT	4,989,476	5,507,306	517,830	10.38%	-	5,507,306	0.7%
0685	GUADALUPE CITY	1,943,786	2,101,886	158,100	8.13%	-	2,101,886	0.3%
0725	LOMPOC OLD TOWN-AREA 1	331,181	335,433	4,252	1.28%	-	335,433	0.0%
0726	LOMPOC OLD TOWN-AREA 2	2,956,169	3,171,549	215,380	7.29%	-	3,171,549	0.4%
0727	LOMPOC OLD TOWN-AREA 3	73,443	75,210	1,767	2.41%	-	75,210	0.0%
0785	SANTA BARBARA CITY - CENTRAL	24,885,605	26,669,961	1,784,356	7.17%	-	26,669,961	3.4%
3128	SB COUNTY - ISLA VISTA PROJECT	9,338,769	9,927,220	588,451	6.30%	-	9,927,220	1.3%
4308	SANTA MARIA CITY - PROJECT IV	1,004,868	1,015,871	11,003	1.09%	-	1,015,871	0.1%
TOTAL RPTTFs		\$ 45,523,297	\$ 48,804,436	\$ 3,281,139	7.21%	\$ -	\$ 48,804,436	6.2%

The County's General Fund allocation is \$192 million which reflects a permanent tax transfer of \$14.2 million to the SB County Fire Protection District.

For fiscal year 2017-18 Secured, Unsecured Property Taxes and Homeowner Subventions are expected to generate \$788.6 Million

Where Do Property Taxes Go?



County General Fund	24.4%
Dependent Special Districts	8.2%
Incorporated Cities	8.8%
RPTTFs*	6.2%
Independent Special Districts	4.8%
School Districts	47.7%

INDEPENDENT SPECIAL DISTRICTS									
0602	CITY OF CARP - LIGHTING #1	\$ 333,176	\$ 358,811	\$ 25,635	7.69%	\$ -	\$ 358,811	0.0%	
0680	GUADALUPE CITY LIGHTING	17,627	20,434	2,807	15.92%	-	20,434	0.0%	
3210	SANTA MARIA PUBLIC AIRPORT	1,452,293	1,554,208	101,915	7.02%	-	1,554,208	0.2%	
3260	CARPINTERIA CEMETERY	196,897	209,395	12,498	6.35%	-	209,395	0.0%	
3270	GOLETA CEMETERY	474,582	498,404	23,822	5.02%	-	498,404	0.1%	
3280	GUADALUPE CEMETERY	50,240	53,328	3,088	6.15%	-	53,328	0.0%	
3290	LOMPOC CEMETERY	371,353	385,362	14,009	3.77%	-	385,362	0.0%	
3300	LOS ALAMOS CEMETERY	15,218	15,947	729	4.79%	-	15,947	0.0%	
3310	OAK HILL CEMETERY	194,649	204,452	9,803	5.04%	-	204,452	0.0%	
3320	SANTA MARIA CEMETERY	689,395	739,037	49,642	7.20%	-	739,037	0.1%	
3516	LOS ALAMOS COMMUNITY SERVICE	69,636	75,458	5,822	8.36%	-	75,458	0.0%	
3566	SANTA YNEZ COMMUNITY SERVICE	163,510	171,259	7,749	4.74%	-	171,259	0.0%	
3630	CARP-SUMMERLAND FIRE PROTECTION	8,434,016	8,978,146	544,130	6.45%	-	8,978,146	1.1%	
3650	MONTECITO FIRE PROTECTION	15,999,796	16,785,901	786,105	4.91%	-	16,785,901	2.1%	
3750	LOMPOC HOSPITAL	944,141	980,006	35,865	3.80%	-	980,006	0.1%	
3817	EMBARCADERO MUNICIPAL IMPROVEMENT	279,389	287,687	8,298	2.97%	-	287,687	0.0%	
4090	SANTA BARBARA METRO TRANSIT	1,061,990	1,122,753	60,763	5.72%	-	1,122,753	0.1%	
4150	CARPINTERIA MOSQUITO ABATEMENT	135,496	144,675	9,179	6.77%	-	144,675	0.0%	
4160	SANTA BARBARA COASTAL VECTOR CONTROL	268,746	281,348	12,602	4.69%	-	281,348	0.0%	
4300	STOWELL PARKING/LIGHTING	23,209	26,767	3,558	15.33%	-	26,767	0.0%	
4400	CUYAMA VALLEY RECREATION	92,825	104,807	11,982	12.91%	-	104,807	0.0%	
4410	ISLA VISTA RECREATION & PARK	106,401	106,401	0	0.00%	-	106,401	0.0%	
4500	CACHUMA RESOURCE CONSERVATION	98,329	103,811	5,482	5.58%	-	103,811	0.0%	
4560	CARPINTERIA SANITARY	556,085	598,507	42,422	7.63%	-	598,507	0.1%	
4640	GOLETA SANITARY	137,888	145,441	7,553	5.48%	-	145,441	0.0%	
4900	GOLETA WEST SANITARY	2,076,742	2,237,179	160,437	7.73%	-	2,237,179	0.3%	
5100	MONTECITO SANITARY	534,149	560,704	26,555	4.97%	-	560,704	0.1%	
5215	SUMMERLAND SANITARY	215,680	226,215	10,535	4.88%	-	226,215	0.0%	
5700	SANTA MARIA VALLEY WATER CONSERVATION	266,807	288,776	21,969	8.23%	-	288,776	0.0%	
5800	SANTA YNEZ RIVER WATER CONSERVATION	263,764	278,253	14,489	5.49%	-	278,253	0.0%	
TOTAL INDEPENDENT SPECIAL DISTRICTS		\$ 35,524,029	\$ 37,543,472	\$ 2,019,443	5.68%	\$ -	\$ 37,543,472	4.8%	

The net effect of the *MVLF Swap* is a \$82.1 million decrease in taxes allocated to the ERAF fund.

SCHOOL DISTRICTS									
6001	BALLARD ELEMENTARY SCHOOL†	\$ 1,602,261	\$ 1,673,692	\$ 71,431	4.46%	\$ -	\$ 1,673,692	0.2%	
6101	BLOCHMAN UNION ELEMENTARY SCHOOL	370,766	395,071	24,305	6.56%	-	395,071	0.1%	
6301	BUELLTON UNION ELEMENTARY SCHOOL†	3,299,545	3,570,156	270,611	8.20%	-	3,570,156	0.5%	
6501	COLD SPRING ELEMENTARY SCHOOL†	3,328,458	3,482,826	154,368	4.64%	-	3,482,826	0.4%	
6601	COLLEGE ELEMENTARY SCHOOL†	4,643,039	4,802,927	159,888	3.44%	-	4,802,927	0.6%	
6801	GOLETA UNION ELEMENTARY SCHOOL†	31,046,344	32,500,011	1,453,667	4.68%	-	32,500,011	4.1%	
6901	GUADALUPE UNION ELEMENTARY SCHOOL	764,273	810,156	45,883	6.00%	-	810,156	0.1%	
7001	HOPE ELEMENTARY SCHOOL†	8,281,926	8,736,363	454,437	5.49%	-	8,736,363	1.1%	
7201	LOS OLIVOS ELEMENTARY SCHOOL†	1,505,250	1,575,625	70,375	4.68%	-	1,575,625	0.2%	
7301	MONTECITO UNION ELEMENTARY SCHOOL†	11,650,126	12,233,745	583,619	5.01%	-	12,233,745	1.6%	
7401	ORCUTT UNION ELEMENTARY SCHOOL	10,686,633	11,382,384	695,751	6.51%	-	11,382,384	1.4%	
7601	SANTA MARIA/BONITA ELEMENTARY SCHOOL	17,944,403	19,265,146	1,320,743	7.36%	-	19,265,146	2.4%	
7701	SOLVANG ELEMENTARY SCHOOL	2,747,967	2,901,455	153,488	5.59%	-	2,901,455	0.4%	
7801	VISTA DEL MAR ELEMENTARY SCHOOL†	1,148,285	896,083	(252,202)	-21.96%	-	896,083	0.1%	
8201	SANTA BARBARA UNIFIED SCHOOL	100,733,791	106,324,803	5,591,012	5.55%	-	106,324,803	13.5%	
8301	SANTA MARIA JOINT UNION HIGH SCHOOL	25,938,999	27,753,339	1,814,340	6.99%	-	27,753,339	3.5%	
8401	SANTA YNEZ VALLEY HIGH SCHOOL†	11,084,283	11,317,738	233,455	2.11%	-	11,317,738	1.4%	
8701	CARPINTERIA UNIFIED SCHOOL†	20,007,457	21,279,012	1,271,555	6.36%	-	21,279,012	2.7%	
8801	CUYAMA UNIFIED SCHOOL	721,024	818,014	96,990	13.45%	-	818,014	0.1%	
8901	LOMPOC UNIFIED SCHOOL	15,210,635	15,745,974	535,339	3.52%	-	15,745,974	2.0%	
9401	ALLAN HANCOCK COMMUNITY COLLEGE	13,518,529	14,189,811	671,282	4.97%	-	14,189,811	1.8%	
9610	SANTA BARBARA COMMUNITY COLLEGE	26,474,891	27,922,953	1,448,062	5.47%	-	27,922,953	3.5%	
9801	COUNTY SCHOOL SERVICE FUND	27,478,367	28,932,264	1,453,897	5.29%	-	28,932,264	3.7%	
9802	EDUCATION REVENUE AUGMENTATION (ERAF)	94,527,353	99,575,372	5,048,019	5.34%	(82,123,879)	17,451,493	2.2%	
TOTAL SCHOOL DISTRICTS		\$ 434,714,605	\$ 458,084,920	\$ 23,370,315	5.38%	\$ (82,123,879)	\$ 375,961,041	47.7%	

Local school districts receive an allocation of \$376 million.

Included in this allocation is \$3.9 million of Homeowner Subventions received from the State but not included are \$11.9 million of Unitary & Aircraft taxes which are required to be distributed under different formulas.

COUNTYWIDE TOTALS

\$ 747,522,424	\$ 788,584,490	\$ 41,062,066	5.49%	\$ -	\$ 788,584,490	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.

5-Year Total Tax Levy

Fiscal Year	Amount
2013-14	741,232,340
2014-15	806,975,145
2015-16	821,257,783
2016-17	853,630,185
2017-18	907,237,099

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.

2017-18 Tax Calculation

Local Secured Value	\$ 79,384,378,962
Local Unsecured Value	3,798,373,683
Unitary Value	989,845,771
Other Exemptions	(4,123,906,849)
Taxable Values	80,048,691,567
Homeowner Exemption	(382,740,130)
Net Taxable Values	\$ 79,665,951,437
1% Basic Tax Rate	x 1%
Property Tax	\$ 796,659,514
Bonds	59,071,227
Fixed Charges	51,506,358
Escaped Assessments	-
Total Tax Levy	\$ 907,237,099

School District Bonds 2017-18

District/Election	Debt Authorized by Voters	Amount Originally Issued	Amount Remaining to be Issued	Principal Balance Outstanding as of 6/30/2017	Interest Balance Outstanding as of 6/30/2017	Maturity Date	2017-18 Secured Taxes per \$100K Assessed Value
Elementary Schools							
Buellton Union School District 1992-F	\$ 3,365,000	\$ 3,365,000	\$ -	\$ 265,000	\$ 7,950	7/1/2017 ‡ \$ -	
Buellton Union School District 2004-U	6,500,000	6,495,887	-	4,625,887	† 8,490,439	† 2/1/2034	31.28
Buellton Union School District 2012-V	\$ 3,200,000	-	3,195,887	3,200,000	† 1,202,250	† 8/1/2028	29.65
Cold Spring School District 1996-O	2,900,000	2,900,000	-	1,320,580	636,915	8/1/2027	4.86
Cold Spring School District 2008-C	2,440,000	2,439,843	-	2,981,756	† 2,407,864	† 8/1/2039	7.06
College Elementary School District 2004-Z	9,370,000	9,369,846	-	6,933,070	† 11,793,549	† 8/1/2034	26.78
Goleta Union School District 1996-M	26,000,000	26,000,000	-	14,810,000	4,396,075	8/1/2029	9.55
Guadalupe Union Elementary School District 2016-M	\$ 5,800,000	-	5,800,000	800,000	459,644	8/1/2037	29.86
Guadalupe Union Elementary School District 2016-N	\$ 5,650,000	-	5,650,000	1,975,000	1,893,846	8/1/2042	29.64
Hope Elementary School District 1995-D	6,000,000	6,000,000	-	2,945,000	645,800	8/1/2026	4.13
Hope Elementary School District 2010-L	8,000,000	7,998,947	-	7,739,860	† 12,089,753	† 8/1/2040	8.09
Los Olivos Elementary School 1996-K	2,400,000	2,400,000	-	1,411,000	225,171	8/1/2028	15.64
Los Olivos Elementary School 2006-N	4,650,000	2,600,000	2,050,000	2,592,000	398,242	8/1/2030	27.00
Montecito Union School District 1997-F	4,500,000	4,500,000	-	2,510,000	586,125	8/1/2028	0.10
Orcutt Union Elementary School - BLO 1999-P	15,000,000	15,000,000	-	9,935,000	2,468,000	2/1/2031	21.89
Orcutt (Los Alamos) Elementary School - BLO 1997-E	2,000,000	2,000,000	-	1,195,000	232,828	8/1/2028	18.36
Santa Maria-Bonita Elementary School 2014-T	45,000,000	30,000,000	15,000,000	30,000,000	26,334,022	8/1/2044	25.75
Solvang Elementary School District 2006-J	11,650,000	8,447,669	3,202,331	6,989,202	† 7,217,206	† 8/1/2040	27.56
High Schools							
Santa Maria Joint Union High School District 2000-W	30,000,000	30,000,000	-	14,630,000	† 1,238,132	† 8/1/2024	23.91
Santa Maria Joint Union High School District 2004-C	79,000,000	78,994,254	-	68,419,254	† 55,786,626	† 8/1/2037	25.23
Santa Maria Joint Union High School District 2000-W	\$ 30,000,000 *	30,000,000	-	14,630,000	† 1,238,132	† 8/1/2024	23.91
Santa Ynez Valley High School District 2016-K	\$ 14,700,000 *	-	14,700,000	7,500,000	† 2,062,336	† 8/1/2031	15.00
Unified Schools							
Santa Barbara Unified School District - Elem 1995-R	6,000,000 *	6,000,000	-	2,835,000	596,547	8/1/2026	1.46
Santa Barbara Unified School District - Elem 1998-I	25,000,000 *	25,000,000	-	14,517,030	† 3,401,188	† 8/1/2029	8.51
Santa Barbara Unified School Dist - SFID No 1 (Elem) 2016-J	\$ 58,000,000 *	-	58,000,000	20,000,000	† 13,725,400	† 8/1/2041	-
Santa Barbara Unified School District - Elem 2010-R	35,000,000 *	34,998,229	-	34,248,229	† 69,301,733	† 8/1/2041	7.16
Santa Barbara Unified School Dist - High 2000-V	67,000,000 *	67,000,000	-	42,743,993	† 13,712,137	† 8/1/2030	9.16
Santa Barbara Unified School Dist - High 2010-Q	75,000,000 *	74,995,428	-	72,994,482	† 149,156,662	† 8/1/2045	6.27
Santa Barbara Unified School Dist - High 2016-I	\$ 135,000,000 *	-	134,995,428	50,000,000	† 32,128,182	† 8/1/2041	11.49
Carpinteria Unified School District 1995-A	17,500,000	17,500,000	-	9,390,000	2,838,000	8/1/2028	6.77
Carpinteria Unified School District 2014-U	90,000,000	20,000,000	70,000,000	17,445,000	9,701,525	8/1/2040	44.18
Cuyama Unified School District 2016-A	\$ 6,000,000	-	6,000,000	2,000,000	2,184,163	8/1/2046	59.82
Lompoc Unified School District 2002-N	38,000,000	38,000,000	-	23,125,971	† 7,741,823	† 6/1/2032	75.98
Community Colleges							
Allan Hancock Joint Community College 2006-I	180,000,000	143,269,933	36,730,067	126,654,576	† 203,121,183	† 8/1/2047	23.75
Santa Barbara City College 2008-V	77,242,012	77,240,000	-	65,275,000	35,651,888	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

‡ Last bond payment made in June 2017 as matured 7/1/2017.

§ New bond for 2017-18

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.

Delinquent Tax Payment History


as of June 30th of the Fiscal Year Due

Fiscal Year	Amount	Rate
2007-08	\$ 13,843,490	2.42%
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%

Number of Tax Bills Issued **as of 08/13/18*

Fiscal Year	Secured	Unsecured	Supplemental	Total
2013-14	128,842	15,715	7,640	152,197
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

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 2017-2018
PROPERTY TAX STATEMENT**
FOR THE FISCAL YEAR JULY 1, 2017 TO JUNE 30, 2018

CORTAC-SUBSCRIBER: BILL NUMBER
20171045985

ASSEESSEE ON JANUARY 1, 2017
INTENTIONALLY OMITTED

ADDRESS OF PROPERTY
980 RANDOLPH RD
SANTA BARBARA CA 93111

ASSESSED VALUE

LAND/MINERAL RIGHTS	265,628
IMPROVEMENTS	291,298
PERSONAL PROPERTY	0
GROSS TOTAL	575,126
HOMEOWNER'S EXEMPTION	7,000
OTHER EXEMPTION	0
NET TOTAL	568,126

TAX AMOUNTS

BASIC PROPERTY TAX	5,929.99
SPECIAL DISTRICTS	.00
FIXED CHARGES	582.37
TOTAL TAX	6,512.36

TAX RATE AREA: 066004 TAX RATE PERCENT: 1.04378

DELINQUENT PRIOR YEAR TAXES: **NONE**

FIRST INSTALLMENT: \$3,256.18 DUE NOV 1, 2017 DELINQUENT AFTER DEC 11, 2017

SECOND INSTALLMENT: \$3,256.18 DUE FEB 1, 2018 DELINQUENT AFTER APR 10, 2018

TOTAL DUE: \$6,512.36

TAX DISTRIBUTION BY AGENCY	AMOUNT	TAX DISTRIBUTION BY AGENCY	AMOUNT
BASIC PROPERTY TAXES		2611 - South Coast Flood Zn Ben Assmt	568-3449 24.95
0000 - Basic 1% (Prop 13/AB8) Taxes	568-2124 5,681.26	4161 - SB Mosquito/Vector Assmt Zn1	969-5050 10.97
6851 - Goleta Union Bond 1996-M	681-1200 54.26	4785 - Goleta San Dist Srvc Chrg	967-4519 497.56
8241 - SB Unified High Bond 2016-I	963-4338 65.28	TOTAL FIXED CHARGES	582.37
8251 - SB Unified High Bond 2000-V	963-4338 52.04	TOTAL TAXES	6,512.36
8254 - SB Unified High Bond 2010-Q	963-4338 35.62		
9621 - SBCC Bond 2008-V	965-0581 41.53		
TOTAL BASIC PROPERTY TAXES	5,929.99		
FIXED CHARGES			
2126 - CSA 3 Ben Assmt	739-8756 25.00		
2127 - CSA 3 Library Special Tax	568-3403 23.89		

You can pay your property taxes online



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

www.sbtaxes.org

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 2017-18 the total *MVLFF Swap* was \$82.1 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 receive 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 2016-17

	Current Year Residual
County	\$ 6,727,370
Cities	\$ 2,979,862
Special Districts	\$ 2,144,576
K-12 Schools	\$ 9,914,964
County Office of Education	\$ 1,071,688
ERAF	\$ 3,201,386
Community Colleges	\$ 1,559,512
	\$ 27,599,358

During Fiscal Year 2016-17 \$47.7 million of tax increment was deposited into the trust funds with \$7.0 million of pass-through payments being distributed to RDA Affected Tax Entities (ATEs). After distributing \$13.2 million to successor agencies to make enforceable obligation payments, the remaining (residual) \$27.6 million was distributed back to ATEs as property tax revenues.

Of the seven original RDAs within the county, Buellton dissolved in 2015-16, leaving six still in the wind down process.

The next anticipated RDA to be dissolved is Santa Barbara. It is expected to be dissolved in 2025-26.

AUDITOR-CONTROLLER DISTRIBUTES PROPERTY TAXES

For fiscal year 2017-18 the County experienced the largest property tax growth since fiscal year 2006-07 at 5.4%. Locally assessed property taxes increased \$41.1 million in 2017-18 which is greater than the prior year growth of \$28.9 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

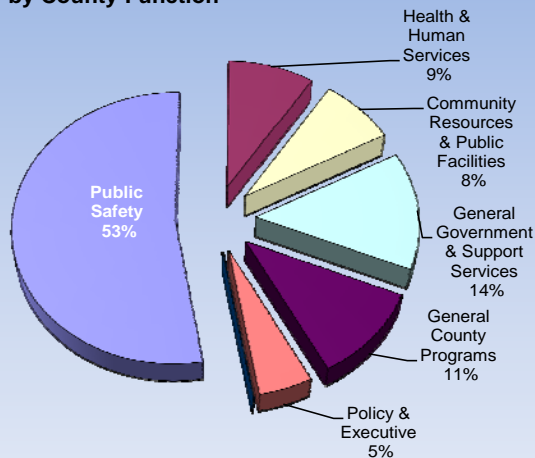
The County receives property taxes for the General Fund and five types of dependent special districts. The dependent district taxes are allocated directly to the entity to provide specific services within geographic areas. The most significant district services are fire and flood control.

The General Fund property tax is the most important tax source for the County and represents about 83% 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.

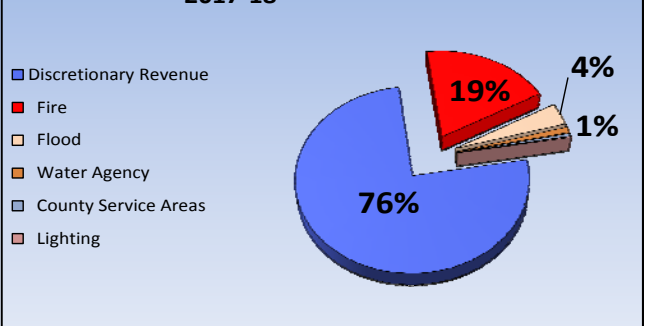
County Property Tax Revenues

	Actual 2015-16	Actual 2016-17	Adopted Budget 2017-18
General Fund (Discretionary)	\$ 191,115,363	\$ 197,131,915	\$ 204,106,000
Supplemental	2,395,197	3,432,326	3,502,000
Discretionary Revenue	\$ 191,115,363	\$ 197,131,915	\$ 204,106,000
Special Districts:			
Fire	45,827,235	48,386,508	51,108,000
Flood	10,196,534	10,769,745	10,101,936
Water Agency	2,675,228	2,813,661	2,726,492
County Service Areas	1,103,421	1,172,740	1,193,140
Lighting	451,782	477,747	492,333
Total Property Tax Revenue	\$ 251,369,562	\$ 260,752,316	\$ 269,727,901

Discretionary Revenue Allocation
by County Function



Total Property Tax Revenue Allocation
2017-18



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>

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.