



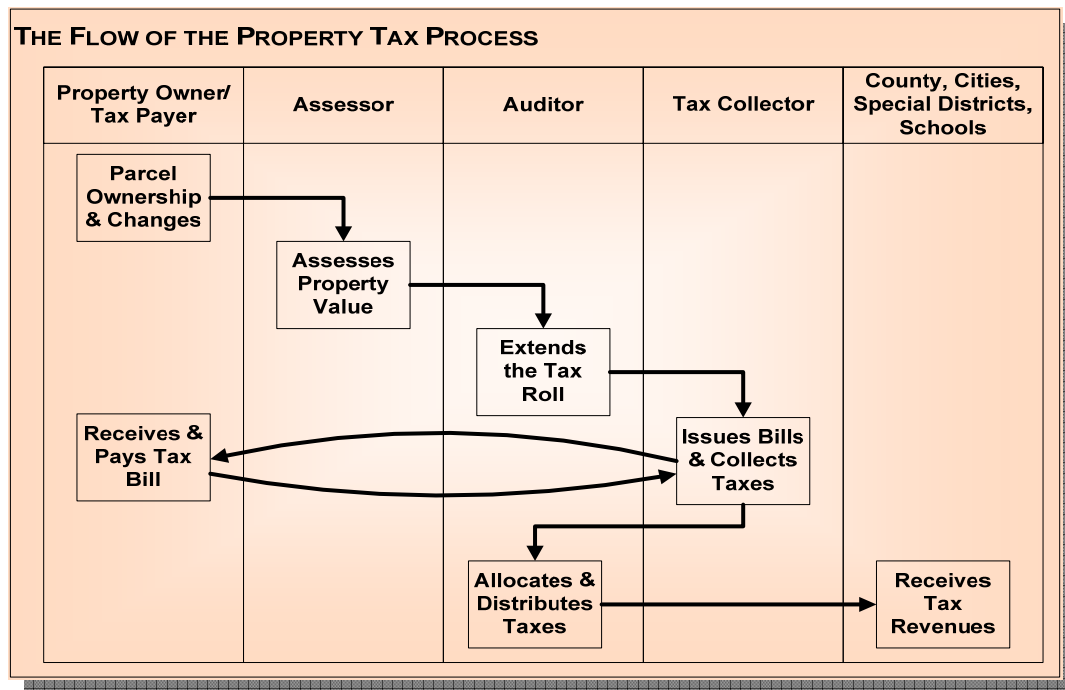
Property Tax Highlights

County of Santa Barbara

Fiscal Year July 1, 2006 to June 30, 2007

PROPERTY TAX PROCESS

Today California schools, counties, cities and special districts depend on property tax as a primary source of revenue. Property tax raised \$492 million for local governments within the boundaries of Santa Barbara County during fiscal year 2005-06 and is expected to generate \$543 million for fiscal year 2006-07. 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
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 Auditor-Controller
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Bernice James
 Treasurer Tax-Collector
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PARCEL OWNERSHIP AND TAXPAYERS

Annually, whoever owns taxable property becomes liable for property tax based on the value of the property. Taxable property is assessed (valued) each year as of the lien date (January 1st) 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. New construction value is 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.

Principal Taxpayers 2006-07 (Secured, Unitary and Unsecured)			% of Total Assessed Value
	Type of Property	Assessed Value	
Exxon Corporation	Petroleum & Gas	\$ 365,634,230	0.67%
Verizon California, Inc.	Utility	212,920,853	0.39%
Southern California Gas Co.	Utility	159,358,111	0.29%
1260 BB Property, LLC (Biltmore)	Hotel	132,000,000	0.24%
HT-Santa Barbara, Inc. (Bacara)	Hotel	130,000,000	0.24%
Raytheon Company	Light Manufacturing	122,281,860	0.23%
Fairway BB Property, LLC	Residential Estate	119,509,665	0.22%
Pacific Offshore Pipeline Co.	Petroleum & Gas	115,637,710	0.21%
Southern California Edison Co.	Utility	108,233,398	0.20%
SP Maravilla, LLC	Rest Home	102,628,140	0.19%
Total Top 10 Principal Taxpayers		\$ 1,568,203,967	2.89%

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 126,090 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.

Major Reappraisals - Secured (in millions)			
Appraisal Reason	2005-06 Base	Change	2006-07 Base
2% Prop 13 CPI adjustment	\$ 36,098	\$ 765	\$ 36,863
Property Ownership Changes	2,513	3,159	5,673
New Construction	2,987	831	3,818
Other	4,024	509	4,533
Total Net Assessed Value	\$ 45,622	\$ 5,264	\$ 50,887

Reappraisal based on ownership changes accounted for the major increase in valuation change last year. New construction was also significant and the 2% inflation adjustment adds significantly to the increase in base value.

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

Historical Assessed Value of Property in the County (in billions)

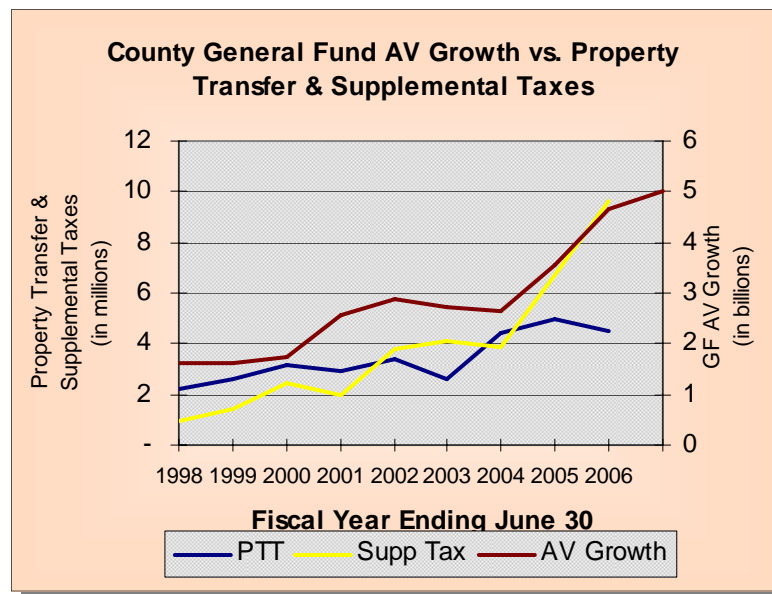
Fiscal Year	Assessed Valuation	Percent Increase
78-79	6.4	9.8%
79-80	7.2	13.3%
80-81	8.3	14.6%
81-82	9.3	12.3%
82-83	10.3	10.8%
83-84	11.1	7.3%
84-85	12.4	12.5%
85-86	13.7	10.4%
86-87	14.9	8.4%
87-88	16.2	9.0%
88-89	17.6	8.5%
89-90	19.2	9.2%
90-91	21.2	10.5%
91-92	22.6	6.4%
92-93	23.5	4.1%
93-94	24.5	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%

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 2005 are valued and enrolled as of January 1, 2006. The 2% inflation adjustment is applied along with exemptions and other appraisable events. The value of \$54.5 billion as of January 1, 2006 is then taxed for the fiscal year July 1, 2006 to June 30, 2007.

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.

The leading indicators of property tax growth are property transfer tax and supplemental property tax growth rates. We now see the property transfer tax growth rate decreasing and anticipate AV growth rates will also begin to taper off within the next few years.



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.

3-Year Total Tax Levy

Fiscal Year	Amount
2004-05	\$ 481,227,417
2005-06	534,598,111
2006-07	595,425,262

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.

2006-07 Tax Calculation

Secured Value	\$ 52,851,956,659
Unsecured Value	2,738,243,533
Unitary Value	709,548,043
Exemptions	(2,028,058,878)
Taxable Values	\$ 54,271,689,357
1% Basic Tax Rate	x 1%
Property Tax	\$ 542,716,894
Bonds	24,992,863
Fixed Charges	27,699,421
Escaped Assessments	16,084
Total Tax Levy	\$ 595,425,262

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.

School District Bonds

District/Election	Debt Authorized by Voters	Bonds Issued		2006-07 Taxes per \$100K Assessed Value
		Amount Originally Issued	Principal Balance as of 6/30/2006	
Buellton Union Elem Bond 1992	\$ 3,365,000	\$ 3,365,000	\$ 2,570,000	\$ 24.14
Buellton Union Elem Bond 2004	6,500,000	4,826,341	4,816,341	27.92
Cold Spring Elem Bond 1996	2,900,000	2,900,000	2,555,000	12.94
College Elem Bond 2004	9,370,000	7,051,082	7,051,083	24.00
Goleta Union Elem Bond 1996	26,000,000	26,000,000	23,260,000	17.29
Hope Elem Sch Bond 1995	6,000,000	6,000,000	5,485,000	10.49
Los Alamos Elem Bond 1997	2,000,000	2,000,000	1,740,000	31.94
Los Olivos Elem Bond 1996	2,400,000	2,400,000	2,250,000	30.02
Montecito Union Elem Bond 1997	4,500,000	4,500,000	3,915,000	2.81
Orcutt Union Elem Bond 1999	15,000,000	15,000,000	14,655,000	30.83
Santa Barbara Elem Bond 1995	6,000,000	6,000,000	5,200,000	2.71
Santa Barbara Elem Bond 1998	25,000,000	25,000,000	23,280,000	11.12
Solvang Elem Bond 2006	11,650,000	6,500,000 *	- *	25.41
Santa Barbara High Bond 2000	67,000,000	67,000,000	65,310,000	12.48
Santa Maria Jt High Bond 2000	30,000,000	30,000,000	30,887,728	21.95
Santa Maria Jt High Bond 2004	79,000,000	34,998,222	34,998,222	17.07
Carpinteria Unified Bond 1995	17,500,000	17,500,000	15,870,000	24.87
Lompoc Unified Sch Bond 2002	38,000,000	26,500,000	25,675,000	50.84
Allan Hancock CC Bond 2006	180,000,000	68,000,000 *	- *	25.00

* Original Issuance was subsequent to 6/30/06 and requires a tax rate for 2006-07

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. As a result of the strong property values in Santa Barbara delinquency rates are some of the lowest in the state.

Number of Tax Bills Issued

Fiscal Year	Secured	Unsecured	Supplemental	Total
2004-05	123,966	24,950	17,866	166,782
2005-06	125,112	17,381	12,752	155,245
2006-07	125,877	17,005	1,771*	143,059

* Partial Year (7/1/2006 Through 9/15/2006)

Delinquent Tax Payment History

as of June 30th of the Fiscal Year Due

Fiscal Year	Amount	Rate
1996-97	\$ 3,907,583	1.57%
1997-98	3,619,437	1.39%
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%

BERNICE JAMES TREASURER-TAX COLLECTOR COUNTY OF SANTA BARBARA		P.O. BOX 579 SANTA BARBARA, CA 93102-0579 (805)568-2920 SANTA BARBARA (805)346-8330 SANTA MARIA		2006-2007 SECURED TAX STATEMENT FOR FISCAL YEAR JUL 1, 2006 TO JUNE 30, 2007									
PARCEL NUMBER	ASSEESSEE ON JANUARY 1, 2006	CORTAC-SUBSCRIBER	LOAN NUMBER	ASSESSED VALUE									
06948402-00-5	GEIS ROBERT W/LAURA J			LAND/MINERAL RIGHTS	241,049								
ADDRESS OF PROPERTY				IMPROVEMENTS	247,393								
				PERSONAL PROPERTY	0								
MAIL TO				GROSS TOTAL	488,442								
				HOMEOWNER'S EXEMPTION	-7,000								
06948402-00-5 SEC GEIS ROBERT W/LAURA J 980 RANDOLPH RD SANTA BARBARA CA 93111				OTHER EXEMPTIONS	0								
				NET TOTAL	481,442								
TAX RATE AREA NUMBER				TAX AMOUNTS									
				66-004				BASIC PROPERTY TAX	4,957.75				
								TAX RATE PERCENT				SPECIAL DISTRICTS	0.00
												1.02980	
DELINQUENT								TOTAL TAX	5,265.54				
				PRIOR YEAR TAXES				FIRST INSTALLMENT	2,632.77				
DUE NOV. 1, 2006 DELINQUENT AFTER DEC. 10, 2006								SECOND INSTALLMENT	2,632.77				
				DUE FEB. 1, 2007 DELINQUENT AFTER APRIL 10, 2007				TOTAL	5,265.54				
TAXES DUE								TAX DISTRIBUTION BY AGENCY					
				AMOUNT				AMOUNT					
BASIC PROPERTY TAXES:								BASIC PROPERTY TAXES:					
				0001 PROPOSITION 13: 1% TAX 568-2124				4,814.43					
6851 GOLETA UNION SCH BOND 681-1200								83.24					
				8251 SBHS 2000 GO BOND 963-4331				80.08					
TOTAL BASIC PROPERTY TAXES:								4,957.75					
				FIXED CHARGES:				FIXED CHARGES:					
2126 CO SVC AREA 3 BENEFIT 739-8766								9.00					
				2127 CSA 3 LIBRARY SPECIAL TAX 568-3412				19.40					
2611 SO COAST FLD ZN2 BENEFIT 568-3449								20.61					
				4161 VECTOR CTRL DIST 968-5050				7.46					
4785 GOLETA SANITARY SERVICE 967-4519								251.32					
				TOTAL FIXED CHARGES:				307.79					
TOTAL TAXES								5,265.54					

You can now pay your taxes online!
 Visit the Treasurer-Tax Collector's website for more information:
<http://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 as explained on page 8.

Summary of Fiscal Year 2006-07 Incremental Growth and Property Tax Allocation by Fund

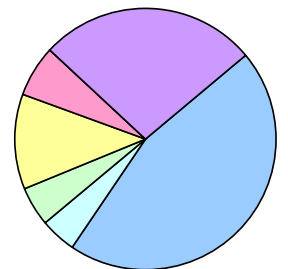
For Secured and Unsecured Property Taxes (including Homeowner Subventions)

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	\$ 95,277,861	\$ 104,803,221	\$ 9,525,360	10.00%	\$ 39,705,456	\$ 144,508,677	26.9%
0150	PIPELINE RIGHT-OF-WAY	\$ 28,037	\$ 28,678	\$ 641	2.29%	\$ -	\$ 28,678	0.0%
DEPENDENT SPECIAL DISTRICTS								
2120	COUNTY SERVICE AREA #3	\$ 624,221	\$ 669,821	\$ 45,600	7.31%	\$ -	\$ 669,821	0.1%
2130	COUNTY SERVICE AREA #4	26,392	31,650	5,258	19.92%	\$ -	31,650	0.0%
2140	COUNTY SERVICE AREA #5	81,855	89,932	8,077	9.87%	\$ -	89,932	0.0%
2170	COUNTY SERVICE AREA #11	30,846	34,215	3,369	10.92%	\$ -	34,215	0.0%
2220	COUNTY SERVICE AREA #31	13,955	14,126	171	1.23%	\$ -	14,126	0.0%
2280	SB COUNTY FIRE PROTECTION	22,196,177	24,172,405	1,976,228	8.90%	\$ -	24,172,405	4.5%
2400	SB COUNTY FLOOD CONTROL/WATER CONSER	1,335,083	1,469,071	133,988	10.04%	\$ -	1,469,071	0.3%
2460	GUADALUPE FLOOD ZONE #3	29,612	32,253	2,641	8.92%	\$ -	32,253	0.0%
2470	LOMPOC CITY FLOOD ZONE #2	232,491	256,939	24,448	10.52%	\$ -	256,939	0.0%
2480	LOMPOC VALLEY FLOOD ZONE #2	119,125	139,314	20,189	16.95%	\$ -	139,314	0.0%
2500	LOS ALAMOS FLOOD ZONE #1	38,312	43,386	5,074	13.24%	\$ -	43,386	0.0%
2510	ORCUTT FLOOD ZONE #3	204,081	234,297	30,216	14.81%	\$ -	234,297	0.0%
2560	SANTA MARIA FLOOD ZONE #3	669,464	751,444	81,980	12.25%	\$ -	751,444	0.1%
2570	SM RIVER LEVEE MAINTENANCE ZONE	61,650	69,349	7,699	12.49%	\$ -	69,349	0.0%
2590	SANTA YNEZ FLOOD ZONE #3	204,753	223,937	19,184	9.37%	\$ -	223,937	0.0%
2610	SOUTH COAST FLOOD ZONE #2	3,715,540	4,046,120	330,580	8.90%	\$ -	4,046,120	0.8%
2670	NORTH COUNTY LIGHTING	328,083	374,555	46,472	14.16%	\$ -	374,555	0.1%
2700	MISSION LIGHTING DISTRICT	4,823	5,247	424	8.79%	\$ -	5,247	0.0%
3050	SANTA BARBARA COUNTY WATER	1,723,769	1,896,265	172,496	10.01%	\$ -	1,896,265	0.4%
TOTAL DEPENDENT SPECIAL DISTRICTS		\$ 31,640,232	\$ 34,554,326	\$ 2,914,094	9.21%	\$ -	\$ 34,554,326	6.4%
INCORPORATED CITIES								
0578	CITY OF BUELLTON	\$ 773,454	\$ 837,370	\$ 63,916	8.26%	\$ 742,915	\$ 1,580,285	0.3%
0580	CITY OF CARPINTERIA	1,263,606	1,356,644	93,038	7.36%	1,309,290	2,665,934	0.5%
0632	CITY OF GOLETA	1,879,301	2,016,481	137,180	7.30%	3,331,277	5,347,758	1.0%
0640	CITY OF GUADALUPE	122,653	145,431	22,778	18.57%	551,191	696,622	0.1%
0700	CITY OF LOMPOC	3,063,317	3,429,859	366,542	11.97%	4,033,956	7,463,815	1.4%
0760	CITY OF SANTA BARBARA	12,179,877	13,349,588	1,169,711	9.60%	11,302,133	24,651,721	4.6%
0840	CITY OF SANTA MARIA	6,437,407	7,436,437	999,030	15.52%	10,912,599	18,349,036	3.4%
0875	CITY OF SOLVANG	1,008,320	1,099,419	91,099	9.03%	611,794	1,711,213	0.3%
TOTAL INCORPORATED CITIES		\$ 26,727,935	\$ 29,671,229	\$ 2,943,294	11.01%	\$ 32,795,155	\$ 62,466,384	11.6%
REDEVELOPMENT AGENCIES								
0577	BUELLTON CITY	\$ 454,862	\$ 502,998	\$ 48,136	10.58%	\$ -	\$ 502,998	0.1%
0633	GOLETA CITY - OLD TOWN PROJECT	1,448,128	2,045,041	596,913	41.22%	\$ -	2,045,041	0.4%
0685	GUADALUPE CITY	1,207,438	1,409,603	202,165	16.74%	\$ -	1,409,603	0.3%
0725	LOMPOC OLD TOWN-AREA 1	208,159	239,982	31,823	15.29%	\$ -	239,982	0.0%
0726	LOMPOC OLD TOWN-AREA 2	1,801,786	2,196,719	394,933	21.92%	\$ -	2,196,719	0.4%
0727	LOMPOC OLD TOWN-AREA 3	12,127	13,021	894	100.00%	\$ -	13,021	0.0%
0785	SANTA BARBARA CITY - CENTRAL	14,543,488	15,963,887	1,420,399	9.77%	\$ -	15,963,887	3.0%
3100	SB COUNTY - ISLA VISTA PROJECT	3,394,832	4,215,801	820,969	24.18%	\$ -	4,215,801	0.8%
4307	SANTA MARIA CITY - PROJECT III	3,902	1,960	(1,942)	-49.77%	\$ -	1,960	0.0%
4308	SANTA MARIA CITY - PROJECT IV	871,280	961,310	90,030	10.33%	\$ -	961,310	0.2%
TOTAL REDEVELOPMENT AGENCIES		\$ 23,946,002	\$ 27,550,322	\$ 3,604,320	15.05%	\$ -	\$ 27,550,322	5.1%

The County's General Fund allocation is \$144.5 million

Secured, Unsecured Property Taxes and Homeowner Subventions are expected to generate \$538 million for fiscal year 2006-07.

Where Do Property Taxes Go?



INDEPENDENT SPECIAL DISTRICTS													
0602	CITY OF CARP - LIGHTING #1	\$	222,990	\$	239,376	\$	16,386	7.35%	\$	-	\$	239,376	0.0%
0680	GUADALUPE CITY LIGHTING		13,352		17,196		3,844	28.79%	\$	-		17,196	0.0%
3210	SANTA MARIA PUBLIC AIRPORT		1,019,455		1,153,930		134,475	13.19%	\$	-		1,153,930	0.2%
3260	CARPINTERIA CEMETERY		116,217		128,635		12,418	10.69%	\$	-		128,635	0.0%
3270	GOLETA CEMETERY		322,983		349,106		26,123	8.09%	\$	-		349,106	0.1%
3280	GUADALUPE CEMETERY		35,949		39,872		3,923	10.91%	\$	-		39,872	0.0%
3290	LOMPOC CEMETERY		262,888		296,302		33,414	12.71%	\$	-		296,302	0.1%
3300	LOS ALAMOS CEMETERY		9,702		10,778		1,076	11.09%	\$	-		10,778	0.0%
3310	OAK HILL CEMETERY		127,493		139,765		12,272	9.63%	\$	-		139,765	0.0%
3320	SANTA MARIA CEMETERY		486,982		552,574		65,592	13.47%	\$	-		552,574	0.1%
3516	LOS ALAMOS COMMUNITY SERVICE		55,715		64,968		9,253	16.61%	\$	-		64,968	0.0%
3566	SANTA YNEZ COMMUNITY SERVICE		123,563		132,054		8,491	6.87%	\$	-		132,054	0.0%
3630	CARP-SUMMERLAND FIRE PROTECTION		5,009,624		5,553,369		543,745	10.85%	\$	-		5,553,369	1.0%
3650	MONTECITO FIRE PROTECTION		9,442,973		10,296,321		853,348	9.04%	\$	-		10,296,321	1.9%
3655	ORCUTT FIRE PROTECTION		120,656		135,347		14,691	12.18%	\$	-		135,347	0.0%
3750	LOMPOC HOSPITAL		665,007		750,035		85,028	12.79%	\$	-		750,035	0.1%
3817	EMBARCADERO MUNICIPLE IMPROVEMENT		188,777		199,728		10,951	5.80%	\$	-		199,728	0.0%
4090	SANTA BARBARA METRO TRANSIT		674,112		736,286		62,174	9.22%	\$	-		736,286	0.1%
4150	CARPINTERIA MOSQUITO ABATEMENT		81,346		89,345		7,999	9.83%	\$	-		89,345	0.0%
4160	SANTA BARBARA COASTAL VECTOR CONTROL		182,247		196,766		14,519	7.97%	\$	-		196,766	0.0%
4300	STOWELL PARKING/LIGHTING		18,570		19,442		872	4.70%	\$	-		19,442	0.0%
4400	CUYAMA VALLEY RECREATION		67,919		72,920		5,001	7.36%	\$	-		72,920	0.0%
4410	ISLA VISTA RECREATION & PARK		110,317		110,896		579	0.52%	\$	-		110,896	0.0%
4500	CACHUMA RESOURCE CONSERVATION		67,614		75,950		8,336	12.33%	\$	-		75,950	0.0%
4560	CARPINTERIA SANITARY		368,327		398,345		30,018	8.15%	\$	-		398,345	0.1%
4640	GOLETA SANITARY		98,231		105,930		7,699	7.84%	\$	-		105,930	0.0%
4900	GOLETA WEST SANITARY		1,383,829		1,477,835		94,006	6.79%	\$	-		1,477,835	0.3%
5100	MONTECITO SANITARY		314,168		343,481		29,313	9.33%	\$	-		343,481	0.1%
5215	SUMMERLAND SANITARY		145,514		159,415		13,901	9.55%	\$	-		159,415	0.0%
5700	SANTA MARIA VALLEY WATER CONSERVATION		197,464		221,959		24,495	12.40%	\$	-		221,959	0.0%
5800	SANTA YNEZ RIVER WATER CONSERVATION		188,560		209,502		20,942	11.11%	\$	-		209,502	0.0%
TOTAL INDEPENDENT SPECIAL DISTRICTS		\$	22,122,544	\$	24,277,428	\$	2,154,884	9.74%	\$	-	\$	24,277,428	4.5%
SCHOOL DISTRICTS													
6001	BALLARD ELEMENTARY SCHOOL*	\$	1,055,795	\$	1,161,887	\$	106,092	10.05%	\$	-	\$	1,161,887	0.2%
6101	BLOCHMAN UNION ELEMENTARY SCHOOL		181,005		199,314		18,309	10.12%		-		199,314	0.0%
6301	BUELLTON UNION ELEMENTARY SCHOOL		2,186,855		2,380,108		193,253	8.84%		-		2,380,108	0.4%
6401	CASMALIA ELEMENTARY SCHOOL		4,479		5,083		604	13.49%		-		5,083	0.0%
6501	COLD SPRING ELEMENTARY SCHOOL*		2,035,237		2,220,659		185,422	9.11%		-		2,220,659	0.4%
6601	COLLEGE ELEMENTARY SCHOOL*		2,919,882		3,232,012		312,130	10.69%		-		3,232,012	0.6%
6801	GOLETA UNION ELEMENTARY SCHOOL*		21,769,913		23,301,952		1,532,039	7.04%		-		23,301,952	4.3%
6901	GUADALUPE UNION ELEMENTARY SCHOOL		568,444		625,617		57,173	10.06%		-		625,617	0.1%
7001	HOPE ELEMENTARY SCHOOL		5,361,364		5,849,562		488,198	9.11%		-		5,849,562	1.1%
7101	LOS ALAMOS ELEMENTARY SCHOOL		635,569		707,037		71,468	11.24%		-		707,037	0.1%
7201	LOS OLIVOS ELEMENTARY SCHOOL		941,338		1,005,935		64,597	6.86%		-		1,005,935	0.2%
7301	MONTECITO UNION ELEMENTARY SCHOOL*		6,855,052		7,474,180		619,128	9.03%		-		7,474,180	1.4%
7401	ORCUTT UNION ELEMENTARY SCHOOL		6,850,462		7,751,726		901,264	13.16%		-		7,751,726	1.4%
7501	SANTA BARBARA ELEMENTARY SCHOOL		22,305,079		24,509,142		2,204,063	9.88%		-		24,509,142	4.6%
7601	SANTA MARIA/BONITA ELEMENTARY SCHOOL		12,922,225		14,662,864		1,740,639	13.47%		-		14,662,864	2.7%
7701	SOLVANG ELEMENTARY SCHOOL		1,933,305		2,088,386		155,081	8.02%		-		2,088,386	0.4%
7801	VISTA DEL MAR ELEMENTARY SCHOOL*		1,210,289		1,266,288		55,999	4.63%		-		1,266,288	0.2%
8201	SANTA BARBARA HIGH SCHOOL		42,275,110		46,024,581		3,749,471	8.87%		-		46,024,581	8.6%
8301	SANTA MARIA JOINT UNION HIGH SCHOOL		18,190,529		20,569,913		2,379,384	13.08%		-		20,569,913	3.8%
8401	SANTA YNEZ VALLEY HIGH SCHOOL*		7,761,688		8,411,745		650,057	8.38%		-		8,411,745	1.6%
8701	CARPINTERIA UNIFIED SCHOOL		11,803,121		13,063,241		1,260,120	10.68%		-		13,063,241	2.4%
8801	CUYAMA UNIFIED SCHOOL		539,600		576,713		37,113	6.88%		-		576,713	0.1%
8901	LOMPOC UNIFIED SCHOOL		10,808,928		12,148,902		1,339,974	12.40%		-		12,148,902	2.3%
9401	ALLAN HANCOCK COMMUNITY COLLEGE		9,506,365		10,607,487		1,101,122	11.58%		-		10,607,487	2.0%
9610	SANTA BARBARA COMMUNITY COLLEGE		16,815,986		18,342,900		1,526,914	9.08%		-		18,342,900	3.4%
9801	COUNTY SCHOOL SERVICE FUND		18,087,613		19,894,114		1,806,501	9.99%		-		19,894,114	3.7%
9802	EDUCATION REVENUE AUGMENTATION (ERAF)		62,994,361		69,151,294		6,156,933	9.77%		-		69,151,294	0.6%
TOTAL SCHOOL DISTRICTS		\$	288,519,594	\$	317,232,642	\$	28,713,048	9.95%	\$	(72,500,611)	\$	244,732,031	45.5%
COUNTYWIDE TOTALS													
		\$	488,262,205	\$	538,117,846	\$	49,855,641	10.21%	\$	-	\$	538,117,846	100.0%

County General Fund	26.9%
Dependent Special Districts	6.4%
Incorporated Cities	11.6%
Redevelopment Agencies	5.1%
Independent Special Districts	4.5%
School Districts	45.5%

The net effect of the MVLFF Swap & Triple Flip is a \$72.5 million decrease in taxes allocated to the ERAF fund.

Local school districts receive an allocation of \$244.7 million.

Included in this allocation is \$4.4 million of Homeowner Subventions received from the State but not included are \$9.0 million of Unitary & Aircraft taxes which are required to be distributed under different formulas.

* BASIC AID SCHOOL DISTRICT

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 "MVLV 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 *MVLV Swap* and *Triple Flip* are to be taken from the County ERAF Fund.

For fiscal year 2006-07 the total *MVLV Swap* was \$57.3 million and the *Triple Flip* was \$15.2 million of additional property taxes for cities and the county and a decrease of \$72.5 million of property tax revenue allocated to the County Education Revenue Augmentation Fund (ERAF).

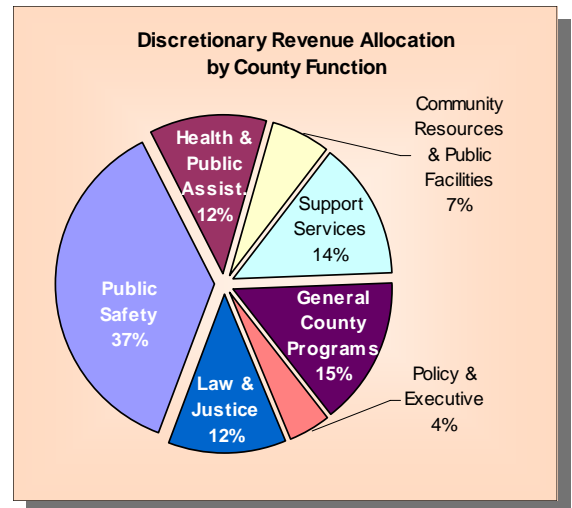
For fiscal year 2006-07, overall County property tax growth remains strong with the north county having a higher percentage growth than the southern regions of the county. Countywide locally assessed property taxes increased by \$49.9 million, representing a 10.21% increase from the prior fiscal year. Listed on the prior 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.

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 80% 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 2004-05	Actual 2005-06	Adopted Budget 2006-07
General Fund (Discretionary)	\$ 113,075,162	\$ 130,796,904	\$ 141,877,000
Supplemental	6,722,213	9,634,070	5,000,000
Discretionary Revenue	\$ 119,797,375	\$ 140,430,974	\$ 146,877,000
Special Districts:			
Fire	21,465,191	23,770,123	24,756,325
Flood	5,807,648	6,596,511	7,123,930
Redevelopment Agency	2,036,648	2,172,069	2,089,480
Water Agency	1,513,192	1,721,092	1,776,358
County Service Areas	717,378	794,995	893,019
Lighting	287,935	330,161	376,731
Total Property Tax Revenue	\$ 151,625,368	\$ 175,815,925	\$ 183,892,843



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>