



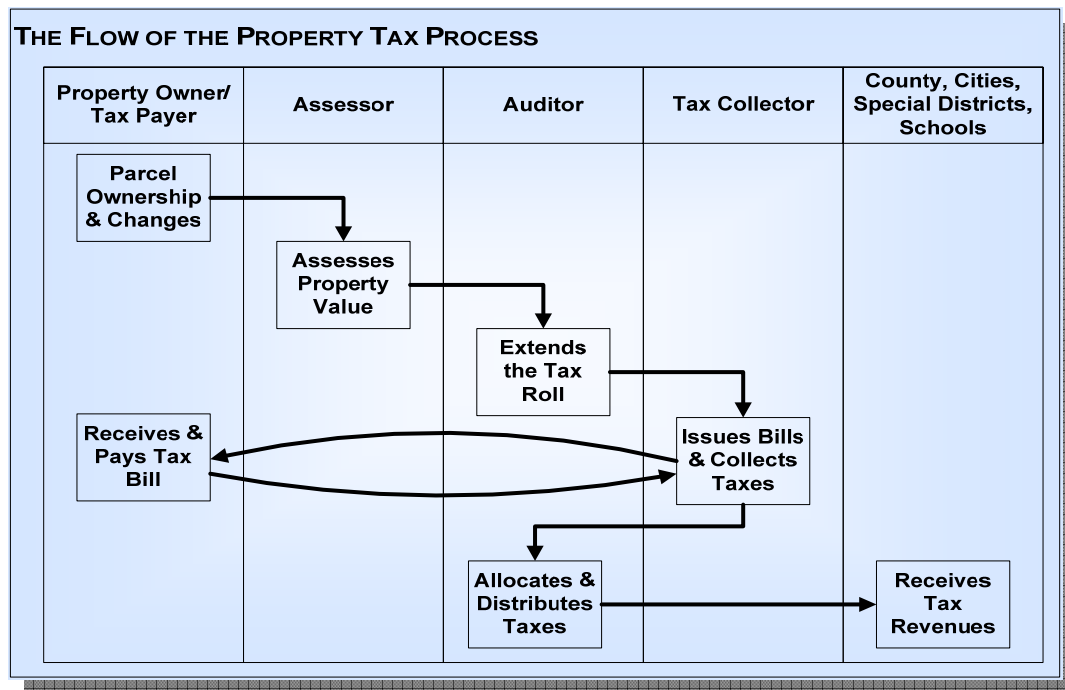
# Property Tax Highlights

County of Santa Barbara

Fiscal Year July 1, 2007 to June 30, 2008

## PROPERTY TAX PROCESS

Today California schools, counties, cities and special districts depend on property tax as a primary source of revenue. Property tax raised \$543 million for local governments within the boundaries of Santa Barbara County during fiscal year 2006-07 and is expected to generate \$583 million for fiscal year 2007-08. 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](http://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](mailto:auditorpropertytax@co.santa-barbara.ca.us).

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

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

**Robert W. Geis CPA, CPFO**  
 Auditor-Controller  
 (805) 568-2181  
[www.co.santa-barbara.ca.us/auditor](http://www.co.santa-barbara.ca.us/auditor)

**Bernice James**  
 Treasurer Tax-Collector  
 (805) 568-2920  
<http://sbtaxes.org>

# PARCEL OWNERSHIP AND TAXPAYERS

Annually, taxable property is assessed (valued) as January 1<sup>st</sup> (the lien date) to generate tax revenue for the fiscal year that begins the following July 1<sup>st</sup>. 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.

<b>Principal Taxpayers 2007-08</b> (Secured, Unitary and Unsecured)			% of Total Assessed Value
	Type of Property	Assessed Value	
Exxon Corporation	Petroleum & Gas	\$ 364,658,491	0.63%
Verizon California, Inc.	Utility	194,900,321	0.33%
Southern California Edison Co.	Utility	184,663,039	0.32%
1260 BB Property, LLC (Biltmore)	Hotel	170,000,000	0.29%
Southern California Gas Company	Utility	160,118,236	0.27%
Fairway BB Property, LLC	Residential Estate	144,100,858	0.25%
HT-Santa Barbara, Inc. (Bacara)	Hotel	140,000,000	0.24%
Raytheon Company	Light Manufacturing	131,901,940	0.23%
Pacific Offshore Pipeline Co.	Petroleum & Gas	115,960,045	0.20%
Beringer Wine Estates Company	Agriculture	112,464,455	0.19%
<b>Total Top 10 Principal Taxpayers</b>		<b>\$ 1,718,767,385</b>	<b>2.95%</b>

The top ten taxpayers make up only 2.95% of total valuation. This is an indicator that the county has a diversified tax base.

The County has 127,329 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.*

<b>Major Reappraisals - Secured</b> (in millions)			
Appraisal Reason	2006-07 Base	Change	2007-08 Base
2% Prop 13 CPI adjustment	\$ 42,079	\$ 878	\$ 42,957
Property Ownership Changes	2,145	2,285	4,430
New Construction	3,316	1,105	4,421
Other	3,076	484	3,560
<b>Total Net Assessed Value</b>	<b>\$ 50,616</b>	<b>\$ 4,752</b>	<b>\$ 55,368</b>

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)

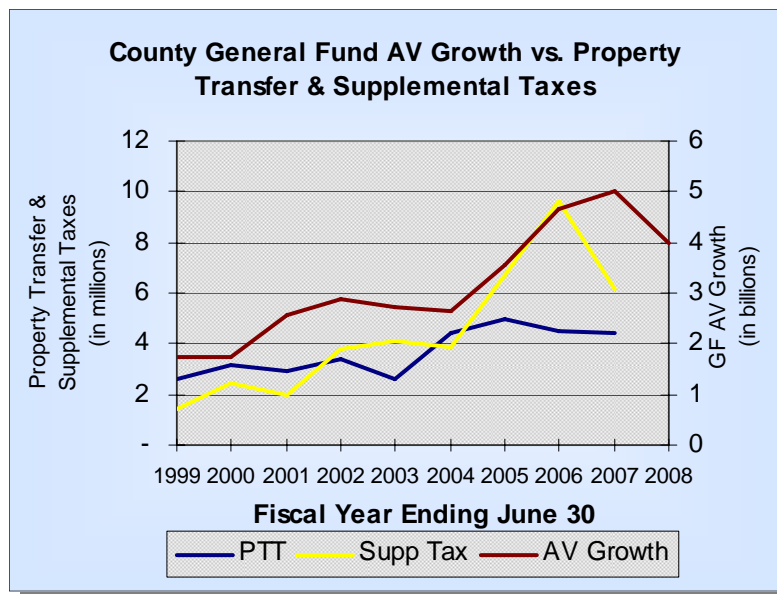
Fiscal Year	Assessed Valuation	Percent Increase
78-79	\$ 6.4	9.8%
79-80	7.2	12.5%
80-81	8.3	15.3%
81-82	9.3	12.1%
82-83	10.3	10.7%
83-84	11.1	7.3%
84-85	12.4	12.5%
85-86	13.7	10.4%
86-87	14.9	8.4%
87-88	16.2	9.0%
88-89	17.6	8.5%
89-90	19.2	9.2%
90-91	21.2	10.5%
91-92	22.6	6.4%
92-93	23.5	4.1%
93-94	24.5	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%

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 2006 are valued and enrolled as of January 1, 2007. The 2% inflation adjustment is applied along with exemptions and other appraisable events. The value of \$58.5 billion as of January 1, 2007 is then taxed for the fiscal year July 1, 2007 to June 30, 2008.

### 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.

## 5-Year Total Tax Levy

Fiscal Year	Amount
2003-04	\$ 442,206,902
2004-05	481,227,417
2005-06	534,598,111
2006-07	595,425,262
2007-08	639,822,753

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.

## 2007-08 Tax Calculation

Local Secured Value	\$ 56,889,716,173
Local Unsecured Value	2,808,459,666
Unitary Value	780,549,337
Other Exemptions	(1,776,960,894)
<b>Taxable Values</b>	<b>58,701,764,282</b>
Homeowner Exemption	(434,772,989)
<b>Net Taxable Values</b>	<b>\$ 58,266,991,293</b>
1% Basic Tax Rate	x 1%
Property Tax	\$ 582,669,913
Bonds	27,274,289
Fixed Charges	29,878,551
<b>Total Tax Levy</b>	<b>\$ 639,822,753</b>

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	Debt Authorized by Voters	Bonds Issued		2007-08 Taxes per \$100K Assessed Value
		Amount Originally Issued	Principal Balance as of 6/30/2007	
<b>Elementary Schools</b>				
Buellton Union Elem Bond 1992	\$ 3,365,000	\$ 3,365,000	\$ 2,400,000	\$ 23.42
Buellton Union Elem Bond 2004	6,500,000	4,826,341	4,751,341	27.92
Cold Spring Elem Bond 1996	2,900,000	2,900,000	2,700,000	9.70
College Elem Bond 2004	9,370,000	7,051,082	6,966,083	24.00
Goleta Union Elem Bond 1996	26,000,000	26,000,000	22,705,000	16.77
Hope Elem Sch Bond 1995	6,000,000	6,000,000	5,305,000	8.92
Los Alamos Elem Bond 1997	2,000,000	2,000,000	1,700,000	29.38
Los Olivos Elem Bond 1996	2,400,000	2,400,000	2,160,000	21.01
Los Olivos Elem Bond 2006	4,650,000	2,600,000	2,600,000	30.00
Montecito Union Elem Bond 1997	4,500,000	4,500,000	4,115,000	2.11
Orcutt Union Elem Bond 1999	15,000,000	15,000,000	14,320,000	27.13
Santa Barbara Elem Bond 1995	6,000,000	6,000,000	5,035,000	2.17
Santa Barbara Elem Bond 1998	25,000,000	25,000,000	23,402,109	11.68
Solvang Elem Bond 2006	11,650,000	5,637,669	5,637,669	25.00
<b>High Schools</b>				
Santa Barbara High Bond 2000	67,000,000	67,000,000	63,119,462	12.48
Santa Maria Jt High Bond 2000	30,000,000	30,000,000	30,167,728	20.63
Santa Maria Jt High Bond 2004	79,000,000	34,998,222	34,373,222	19.63
<b>Unified Schools</b>				
Carpinteria Unified Bond 1995	17,500,000	17,500,000	15,395,000	18.65
Lompoc Unified Sch Bond 2002	38,000,000	38,000,000	36,280,000	49.82
<b>Community Colleges</b>				
Allan Hancock Cc Bond 2006	180,000,000	68,000,000	68,000,000	24.75

# 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
2005-06	125,112	17,381	18,024	160,517
2006-07	125,911	17,286	15,196	158,393
2007-08	127,082	17,217	2,420*	146,719

\* Partial Year (7/1/2007 Through 10/8/2007)

## Delinquent Tax Payment History

as of June 30th of the Fiscal Year Due

Fiscal Year	Amount	Rate
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%
2006-07	11,228,150	2.10%

BERNICE JAMES 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		2007-2008 SECURED TAX STATEMENT FOR FISCAL YEAR JULY 1, 2007 TO JUNE 30, 2008																									
PARCEL NUMBER	ASSESSEE ON JANUARY 1, 2007	CORTAC-SUBSCRIBER	LOAN NUMBER																										
069-484-02-00 5	GEIS ROBERT W/LAURA J																												
ADDRESS OF PROPERTY		ASSESSED VALUE																											
069-484-02-00 5 SEC GEIS ROBERT W/LAURA J		<table border="1"> <tr><td>LAND-MINERAL RIGHTS</td><td>245,869</td></tr> <tr><td>IMPROVEMENTS</td><td>252,340</td></tr> <tr><td>PERSONAL PROPERTY</td><td></td></tr> <tr><td><b>GROSS TOTAL</b></td><td><b>498,209</b></td></tr> <tr><td>HOMEOWNER'S EXEMPTION</td><td>7,000</td></tr> <tr><td>OTHER EXEMPTIONS</td><td></td></tr> <tr><td><b>NET TOTAL</b></td><td><b>491,209</b></td></tr> <tr><td colspan="2"><b>TAX AMOUNTS</b></td></tr> <tr><td>BASIC PROPERTY TAX</td><td>5,055.76</td></tr> <tr><td>SPECIAL DISTRICTS</td><td></td></tr> <tr><td>FIXED CHARGES</td><td>357.54</td></tr> <tr><td><b>TOTAL TAX</b></td><td><b>5,413.30</b></td></tr> </table>				LAND-MINERAL RIGHTS	245,869	IMPROVEMENTS	252,340	PERSONAL PROPERTY		<b>GROSS TOTAL</b>	<b>498,209</b>	HOMEOWNER'S EXEMPTION	7,000	OTHER EXEMPTIONS		<b>NET TOTAL</b>	<b>491,209</b>	<b>TAX AMOUNTS</b>		BASIC PROPERTY TAX	5,055.76	SPECIAL DISTRICTS		FIXED CHARGES	357.54	<b>TOTAL TAX</b>	<b>5,413.30</b>
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TAX RATE AREA NUMBER	TAX RATE PERCENT	PRIOR YEAR TAXES	FIRST INSTALLMENT	SECOND INSTALLMENT	TOTAL																								
66-004	1.02925		2,706.65	2,706.65	5,413.30																								
		DELINQUENT	DUE NOVEMBER 1, 2007 DELINQUENT DECEMBER 10, 2007		DUE FEBRUARY 1, 2008 DELINQUENT APRIL 10, 2008																								
TAX DISTRIBUTION BY AGENCY		AMOUNT	TAX DISTRIBUTION BY AGENCY																										
BASIC PROPERTY TAXES:																													
0001 PROPOSITION 13: 1% TAX		4,912.08																											
6851 GOLETA UNION ELEM BOND 199		82.38																											
8251 SANTA BARBARA HIGH BOND 20		61.30																											
<b>TOTAL BASIC PROP. TAXES</b>		<b>5,055.76</b>																											
FIXED CHARGES:																													
2126 CO SVC AREA 3 BENEFIT ASSM		9.00																											
2127 CSA 3 LIBRARY SPECIAL TAX		20.19																											
2611 SO COAST FLD ZN2 BENEFIT A		21.36																											
4161 VECTOR MGMT DIST ASSMT-ZN1		7.67																											
4785 GOLETA SANITARY SERVICE CH		299.32																											
<b>TOTAL FIXED CHARGES AMOUNT</b>		<b>357.54</b>																											
<b>TOTAL TAXES</b>		<b>5,413.30</b>																											

**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.

## County of Santa Barbara Summary of Fiscal Year 2007-08 Incremental Growth and Property Tax Allocation by Fund

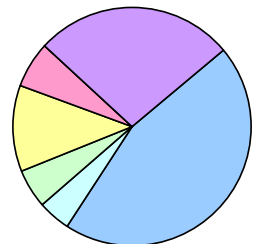
For Secured and Unsecured Property Taxes (including Homeowner Subventions) Excluding Unitary and Aircraft

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	<b>COUNTY GENERAL FUND</b>	\$ 104,867,628	\$ 112,088,802	\$ 7,221,174	6.89%	\$ 43,443,529	\$ 155,532,331	27.0%
0150	PIPELINE RIGHT-OF-WAY	\$ 28,678	\$ 29,332	\$ 654	2.28%	\$ -	\$ 29,332	0.0%
<b>DEPENDENT SPECIAL DISTRICTS</b>								
2120	COUNTY SERVICE AREA #3	\$ 669,818	\$ 705,487	\$ 35,669	5.33%	\$ -	\$ 705,487	0.1%
2130	COUNTY SERVICE AREA #4	31,650	35,134	3,484	11.01%	\$ -	35,134	0.0%
2140	COUNTY SERVICE AREA #5	89,932	95,135	5,203	5.79%	\$ -	95,135	0.0%
2170	COUNTY SERVICE AREA #11	34,211	37,222	3,011	8.80%	\$ -	37,222	0.0%
2220	COUNTY SERVICE AREA #31	14,126	14,401	275	1.95%	\$ -	14,401	0.0%
2280	SB COUNTY FIRE PROTECTION	24,168,360	25,657,491	1,489,131	6.16%	\$ -	25,657,491	4.4%
2400	SB COUNTY FLOOD CONTROL/WATER CONSER	1,469,875	1,574,121	104,246	7.09%	\$ -	1,574,121	0.3%
2460	GUADALUPE FLOOD ZONE #3	36,194	39,158	2,964	8.19%	\$ -	39,158	0.0%
2470	LOMPOC CITY FLOOD ZONE #2	256,909	266,340	9,431	3.67%	\$ -	266,340	0.0%
2480	LOMPOC VALLEY FLOOD ZONE #2	139,304	154,872	15,568	11.18%	\$ -	154,872	0.0%
2500	LOS ALAMOS FLOOD ZONE #1	43,386	48,452	5,066	11.68%	\$ -	48,452	0.0%
2510	ORCUTT FLOOD ZONE #3	234,293	250,695	16,402	7.00%	\$ -	250,695	0.0%
2560	SANTA MARIA FLOOD ZONE #3	751,300	805,626	54,326	7.23%	\$ -	805,626	0.1%
2570	SM RIVER LEVEE MAINTENANCE ZONE	69,902	75,269	5,367	7.68%	\$ -	75,269	0.0%
2590	SANTA YNEZ FLOOD ZONE #3	223,937	241,411	17,474	7.80%	\$ -	241,411	0.0%
2610	SOUTH COAST FLOOD ZONE #2	4,045,622	4,332,686	287,064	7.10%	\$ -	4,332,686	0.8%
2670	NORTH COUNTY LIGHTING	374,548	405,479	30,931	8.26%	\$ -	405,479	0.1%
2700	MISSION LIGHTING DISTRICT	5,247	5,659	412	7.85%	\$ -	5,659	0.0%
3050	SANTA BARBARA COUNTY WATER	1,897,241	2,031,312	134,071	7.07%	\$ -	2,031,312	0.4%
<b>TOTAL DEPENDENT SPECIAL DISTRICTS</b>		<b>\$ 34,555,855</b>	<b>\$ 36,775,950</b>	<b>\$ 2,220,095</b>	<b>6.42%</b>	<b>\$ -</b>	<b>\$ 36,775,950</b>	<b>6.4%</b>
<b>INCORPORATED CITIES</b>								
0578	CITY OF BUELLTON	\$ 837,370	\$ 914,761	\$ 77,391	9.24%	\$ 790,258	\$ 1,705,019	0.3%
0580	CITY OF CARPINTERIA	1,356,461	1,421,314	64,853	4.78%	1,459,331	2,880,645	0.5%
0632	CITY OF GOLETA	2,016,263	2,105,563	89,300	4.43%	3,456,710	5,562,273	1.0%
0640	CITY OF GUADALUPE	202,673	228,454	25,781	12.72%	560,449	788,903	0.1%
0700	CITY OF LOMPOC	3,429,482	3,574,882	145,400	4.24%	4,237,100	7,811,982	1.4%
0760	CITY OF SANTA BARBARA	13,348,276	14,363,796	1,015,520	7.61%	12,386,811	26,750,607	4.6%
0840	CITY OF SANTA MARIA	7,435,464	8,110,188	674,724	9.07%	11,558,006	19,668,194	3.4%
0875	CITY OF SOLVANG	1,099,419	1,167,033	67,614	6.15%	693,209	1,860,242	0.3%
<b>TOTAL INCORPORATED CITIES</b>		<b>\$ 29,725,408</b>	<b>\$ 31,885,991</b>	<b>\$ 2,160,583</b>	<b>7.27%</b>	<b>\$ 35,141,875</b>	<b>\$ 67,027,866</b>	<b>11.6%</b>
<b>REDEVELOPMENT AGENCIES</b>								
0577	BUELLTON CITY	\$ 502,998	\$ 588,103	\$ 85,105	16.92%	\$ -	\$ 588,103	0.1%
0633	GOLETA CITY - OLD TOWN PROJECT	2,045,041	2,508,689	463,648	22.67%	\$ -	2,508,689	0.4%
0685	GUADALUPE CITY	966,212	964,366	(1,846)	-0.19%	\$ -	964,366	0.2%
0725	LOMPOC OLD TOWN-AREA 1	239,982	278,894	38,912	16.21%	\$ -	278,894	0.0%
0726	LOMPOC OLD TOWN-AREA 2	2,196,719	2,543,580	346,861	15.79%	\$ -	2,543,580	0.4%
0727	LOMPOC OLD TOWN-AREA 3	13,021	13,936	915	100.00%	\$ -	13,936	0.0%
0785	SANTA BARBARA CITY - CENTRAL	15,963,887	17,121,902	1,158,015	7.25%	\$ -	17,121,902	3.0%
3100	SB COUNTY - ISLA VISTA PROJECT	4,215,801	5,268,529	1,052,728	24.97%	\$ -	5,268,529	0.9%
4307	SANTA MARIA CITY - PROJECT III	1,960	4,185	2,225	113.52%	\$ -	4,185	0.0%
4308	SANTA MARIA CITY - PROJECT IV	961,310	1,023,221	61,911	6.44%	\$ -	1,023,221	0.2%
<b>TOTAL REDEVELOPMENT AGENCIES</b>		<b>\$ 27,106,931</b>	<b>\$ 30,315,405</b>	<b>\$ 3,208,474</b>	<b>11.84%</b>	<b>\$ -</b>	<b>\$ 30,315,405</b>	<b>5.3%</b>

The County's General Fund allocation is \$155.5 million

Secured, Unsecured Property Taxes and Homeowner Subventions are expected to generate \$576.9 million for fiscal year 2007-08.

Where Do Property Taxes Go?



INDEPENDENT SPECIAL DISTRICTS									
0602	CITY OF CARP - LIGHTING #1	\$ 239,342	\$ 251,019	\$ 11,677	4.88%	\$ -	\$ 251,019	0.0%	
0680	GUADALUPE CITY LIGHTING	34,294	40,972	6,678	19.47%	-	40,972	0.0%	
3210	SANTA MARIA PUBLIC AIRPORT	1,158,319	1,244,457	86,138	7.44%	-	1,244,457	0.2%	
3260	CARPINTERIA CEMETERY	128,608	141,709	13,101	10.19%	-	141,709	0.0%	
3270	GOLETA CEMETERY	349,066	366,869	17,803	5.10%	-	366,869	0.1%	
3280	GUADALUPE CEMETERY	48,673	52,745	4,072	8.37%	-	52,745	0.0%	
3290	LOMPOC CEMETERY	296,206	311,350	15,144	5.11%	-	311,350	0.1%	
3300	LOS ALAMOS CEMETERY	10,778	11,955	1,177	10.92%	-	11,955	0.0%	
3310	OAK HILL CEMETERY	139,765	150,547	10,782	7.71%	-	150,547	0.0%	
3320	SANTA MARIA CEMETERY	552,517	592,525	40,008	7.24%	-	592,525	0.1%	
3516	LOS ALAMOS COMMUNITY SERVICE	64,968	69,463	4,495	6.92%	-	69,463	0.0%	
3566	SANTA YNEZ COMMUNITY SERVICE	132,054	138,125	6,071	4.60%	-	138,125	0.0%	
3630	CARP-SUMMERLAND FIRE PROTECTION	5,552,173	6,125,383	573,210	10.32%	-	6,125,383	1.1%	
3650	MONTECITO FIRE PROTECTION	10,295,714	11,267,139	971,425	9.44%	-	11,267,139	2.0%	
3655	ORCUTT FIRE PROTECTION	135,347	143,125	7,778	5.75%	-	143,125	0.0%	
3750	LOMPOC HOSPITAL	749,760	788,957	39,197	5.23%	-	788,957	0.1%	
3817	EMBARCADERO MUNICIPAL IMPROVEMENT	199,683	210,667	10,984	5.50%	-	210,667	0.0%	
4090	SANTA BARBARA METRO TRANSIT	736,230	788,146	51,916	7.05%	-	788,146	0.1%	
4150	CARPINTERIA MOSQUITO ABATEMENT	89,326	98,876	9,550	10.69%	-	98,876	0.0%	
4160	SANTA BARBARA COASTAL VECTOR CONTROL	196,756	207,657	10,901	5.54%	-	207,657	0.0%	
4300	STOWELL PARKING/LIGHTING	19,442	19,790	348	1.79%	-	19,790	0.0%	
4400	CUYAMA VALLEY RECREATION	72,920	77,258	4,338	5.95%	-	77,258	0.0%	
4410	ISLA VISTA RECREATION & PARK	110,896	111,906	1,010	0.91%	-	111,906	0.0%	
4500	CACHUMA RESOURCE CONSERVATION	75,942	80,960	5,018	6.61%	-	80,960	0.0%	
4560	CARPINTERIA SANITARY	398,304	419,327	21,023	5.28%	-	419,327	0.1%	
4640	GOLETA SANITARY	105,930	111,947	6,017	5.68%	-	111,947	0.0%	
4900	GOLETA WEST SANITARY	1,477,763	1,551,980	74,217	5.02%	-	1,551,980	0.3%	
5100	MONTECITO SANITARY	343,460	375,914	32,454	9.45%	-	375,914	0.1%	
5215	SUMMERLAND SANITARY	159,382	178,645	19,263	12.09%	-	178,645	0.0%	
5700	SANTA MARIA VALLEY WATER CONSERVATION	223,369	240,300	16,931	7.58%	-	240,300	0.0%	
5800	SANTA YNEZ RIVER WATER CONSERVATION	209,488	224,135	14,647	6.99%	-	224,135	0.0%	
<b>TOTAL INDEPENDENT SPECIAL DISTRICTS</b>		<b>\$ 24,306,475</b>	<b>\$ 26,393,848</b>	<b>\$ 2,087,373</b>	<b>8.59%</b>	<b>\$ -</b>	<b>\$ 26,393,848</b>	<b>4.6%</b>	

County General Fund	27.0%
Dependent Special Districts	6.4%
Incorporated Cities	11.6%
Redevelopment Agencies	5.3%
Independent Special Districts	4.6%
School Districts	45.2%

SCHOOL DISTRICTS									
6001	BALLARD ELEMENTARY SCHOOL*	\$ 1,161,887	\$ 1,244,446	\$ 82,559	7.11%	\$ -	\$ 1,244,446	0.2%	
6101	BLOCHMAN UNION ELEMENTARY SCHOOL	199,314	224,205	24,891	12.49%	-	224,205	0.0%	
6301	BUELLTON UNION ELEMENTARY SCHOOL	2,380,108	2,559,236	179,128	7.53%	-	2,559,236	0.4%	
6401	CASMALIA ELEMENTARY SCHOOL	5,004	5,514	510	10.19%	-	5,514	0.0%	
6501	COLD SPRING ELEMENTARY SCHOOL*	2,220,659	2,410,869	190,210	8.57%	-	2,410,869	0.4%	
6601	COLLEGE ELEMENTARY SCHOOL*	3,232,012	3,523,783	291,771	9.03%	-	3,523,783	0.6%	
6801	GOLETA UNION ELEMENTARY SCHOOL*	23,297,995	24,326,824	1,028,829	4.42%	-	24,326,824	4.2%	
6901	GUADALUPE UNION ELEMENTARY SCHOOL	749,158	810,612	61,454	8.20%	-	810,612	0.1%	
7001	HOPE ELEMENTARY SCHOOL	5,849,262	6,200,249	350,987	6.00%	-	6,200,249	1.1%	
7101	LOS ALAMOS ELEMENTARY SCHOOL	707,037	760,030	52,993	7.50%	-	760,030	0.1%	
7201	LOS OLIVOS ELEMENTARY SCHOOL	1,005,935	1,119,050	113,115	11.24%	-	1,119,050	0.2%	
7301	MONTECITO UNION ELEMENTARY SCHOOL*	7,473,642	8,191,588	717,946	9.61%	-	8,191,588	1.4%	
7401	ORCUTT UNION ELEMENTARY SCHOOL	7,751,366	8,353,659	602,293	7.77%	-	8,353,659	1.4%	
7501	SANTA BARBARA ELEMENTARY SCHOOL	24,506,795	26,152,356	1,645,561	6.71%	-	26,152,356	4.5%	
7601	SANTA MARIA/BONITA ELEMENTARY SCHOOL	14,660,536	15,688,855	1,028,319	7.01%	-	15,688,855	2.7%	
7701	SOLVANG ELEMENTARY SCHOOL	2,088,386	2,213,875	125,489	6.01%	-	2,213,875	0.4%	
7801	VISTA DEL MAR ELEMENTARY SCHOOL*	1,265,290	1,307,146	41,856	3.31%	-	1,307,146	0.2%	
8201	SANTA BARBARA HIGH SCHOOL	46,020,069	49,116,900	3,096,831	6.73%	-	49,116,900	8.5%	
8301	SANTA MARIA JOINT UNION HIGH SCHOOL	20,634,763	22,178,541	1,543,778	7.48%	-	22,178,541	3.8%	
8401	SANTA YNEZ VALLEY HIGH SCHOOL*	8,410,689	9,020,537	609,848	7.25%	-	9,020,537	1.6%	
8701	CARPINTERIA UNIFIED SCHOOL	13,060,485	14,390,742	1,330,257	10.19%	-	14,390,742	2.5%	
8801	CUYAMA UNIFIED SCHOOL	576,713	611,668	34,955	6.06%	-	611,668	0.1%	
8901	LOMPOC UNIFIED SCHOOL	12,145,106	12,749,985	604,879	4.98%	-	12,749,985	2.2%	
9401	ALLAN HANCOCK COMMUNITY COLLEGE	10,623,677	11,356,268	732,591	6.90%	-	11,356,268	2.0%	
9610	SANTA BARBARA COMMUNITY COLLEGE	18,340,849	19,652,785	1,311,936	7.15%	-	19,652,785	3.4%	
9801	COUNTY SCHOOL SERVICE FUND	19,903,906	21,307,764	1,403,858	7.05%	-	21,307,764	3.7%	
9802	EDUCATION REVENUE AUGMENTATION (ERAF)	69,187,762	73,914,361	4,726,599	6.83%	(78,585,403)	(4,671,042)	-0.8%	
<b>TOTAL SCHOOL DISTRICTS</b>		<b>\$ 317,458,405</b>	<b>\$ 339,391,848</b>	<b>\$ 21,933,443</b>	<b>6.91%</b>	<b>\$ (78,585,403)</b>	<b>\$ 260,806,445</b>	<b>45.2%</b>	

The net effect of the MVLFF Swap & Triple Flip is a \$78.5 million decrease in taxes allocated to the ERAF fund.

Local school districts receive an allocation of \$261 million.

Included in this allocation is \$4.3 million of Homeowner Subventions received from the State but not included are \$10.1 million of Unitary & Aircraft taxes which are required to be distributed under different formulas.

<b>COUNTYWIDE TOTALS</b>	<b>\$ 538,049,380</b>	<b>\$ 576,881,176</b>	<b>\$ 38,831,796</b>	<b>7.22%</b>	<b>\$ -</b>	<b>\$ 576,881,176</b>	<b>100.0%</b>
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\* 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 2007-08 the total *MVLV Swap* was \$61.3 million and the *Triple Flip* was \$17.2 million of additional property taxes for cities and the county and a decrease of \$78.5 million of property tax revenue allocated to the County Education Revenue Augmentation Fund (ERAF).

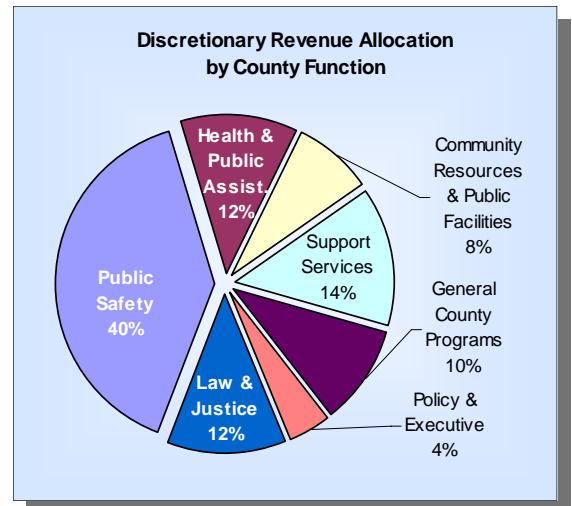
For fiscal year 2007-08, overall County property tax growth remains strong with the north county having a higher percentage growth than the southern regions of the county. Countywide locally assessed property taxes increased by \$38.8 million, representing a 7.20% increase from the prior fiscal year. 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 81% of the County's discretionary revenue. This revenue source is allocated to the governmental functions shown in the pie chart. This source of tax is the historic funding for public safety, 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 2005-06	Actual 2006-07	Adopted Budget 2007-08
General Fund (Discretionary)	\$ 130,796,904	\$ 146,413,527	\$ 154,360,000
Supplemental	9,634,070	6,159,383	4,900,000
Discretionary Revenue	\$ 140,430,974	\$ 152,572,910	\$ 159,260,000
Special Districts:			
Fire	23,770,123	25,328,374	26,270,257
Flood	6,596,511	7,631,675	8,011,440
Redevelopment Agency	2,172,069	2,955,391	2,544,550
Water Agency	1,721,092	1,992,066	1,902,000
County Service Areas	794,995	901,499	943,014
Lighting	330,161	395,505	417,796
<b>Total Property Tax Revenue</b>	<b>\$ 175,815,925</b>	<b>\$ 191,777,419</b>	<b>\$ 199,349,057</b>



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>