



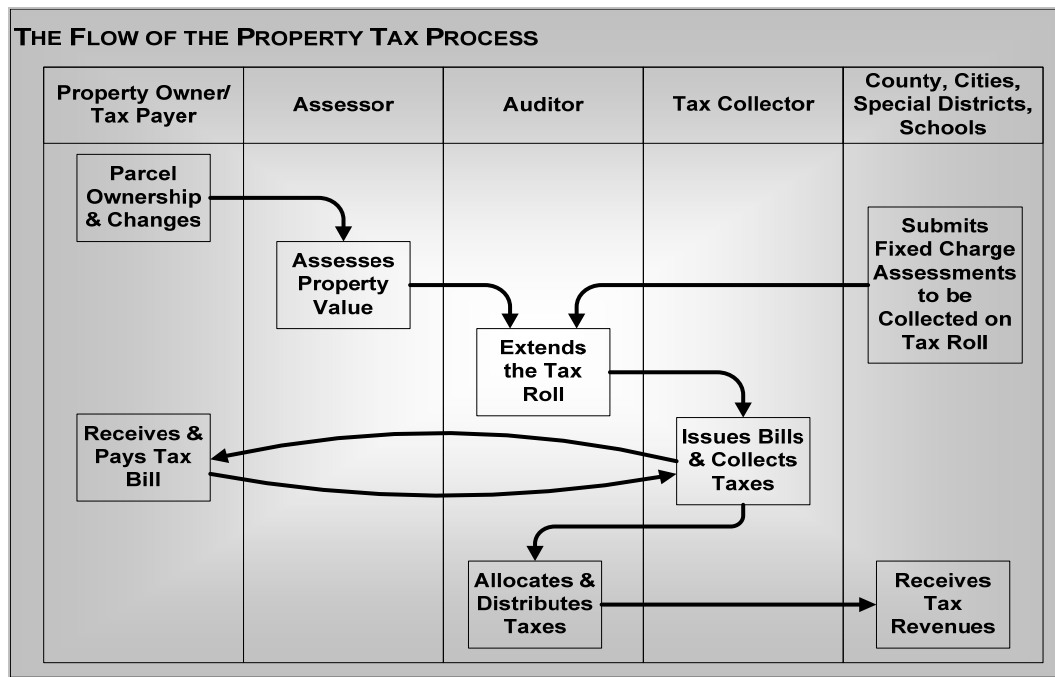
# Property Tax Highlights

County of Santa Barbara

Fiscal Year July 1, 2018 to June 30, 2019

## PROPERTY TAX PROCESS

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

**Betsy Schaffer, CPA, CPFO**  
Auditor-Controller  
(805) 568-2101  
[www.co.santa-barbara.ca.us/auditor](http://www.co.santa-barbara.ca.us/auditor)

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

Published by the County Auditor-Controller, Betsy Schaffer, C.P.A., C.P.F.O. (805) 568-2100

## PARCEL OWNERSHIP AND TAXPAYERS

Annually, taxable property is assessed (valued) as of 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, 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.

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

The County has 131,713 secured parcels that include both residential (homes, condos, and apartments) and non-residential (businesses, hotels, retail, etc.) property. Utilities and railroads are valued across multiple parcels. Business personal property (machinery and equipment) is taxable where it has established "permanent status"; while vessels & boats are assessed where moored and general aircraft are taxed at the location of the airport. Fleets of commercial and fractionally-owned aircraft using Santa Barbara airports are taxed based on their flight activity in California. There are about 14,900 unsecured properties within the County.

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

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

# ASSESSOR VALUES PROPERTY

The primary responsibility of the County Assessor is to discover, describe, value and assess all taxable property so that each owner is assured of paying the proper amount of property tax for the support of local government. The main categories of taxable property include real property, business personal property, vessels and aircraft.

The Secured Tax roll is comprised of real property which is defined as land, mines, minerals, timber and improvements such as buildings, structures, crops, trees and vines. Business personal property (items such as machinery, equipment, office tools and supplies), vessels and aircraft are included on the Unsecured roll. It is important to note that there are several full and partial exclusions/exemptions provided by the State Constitution and the legislature that relieve qualified taxpayers from the burden of some or all property taxes.

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

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

**Other significant processes include:**

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

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

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

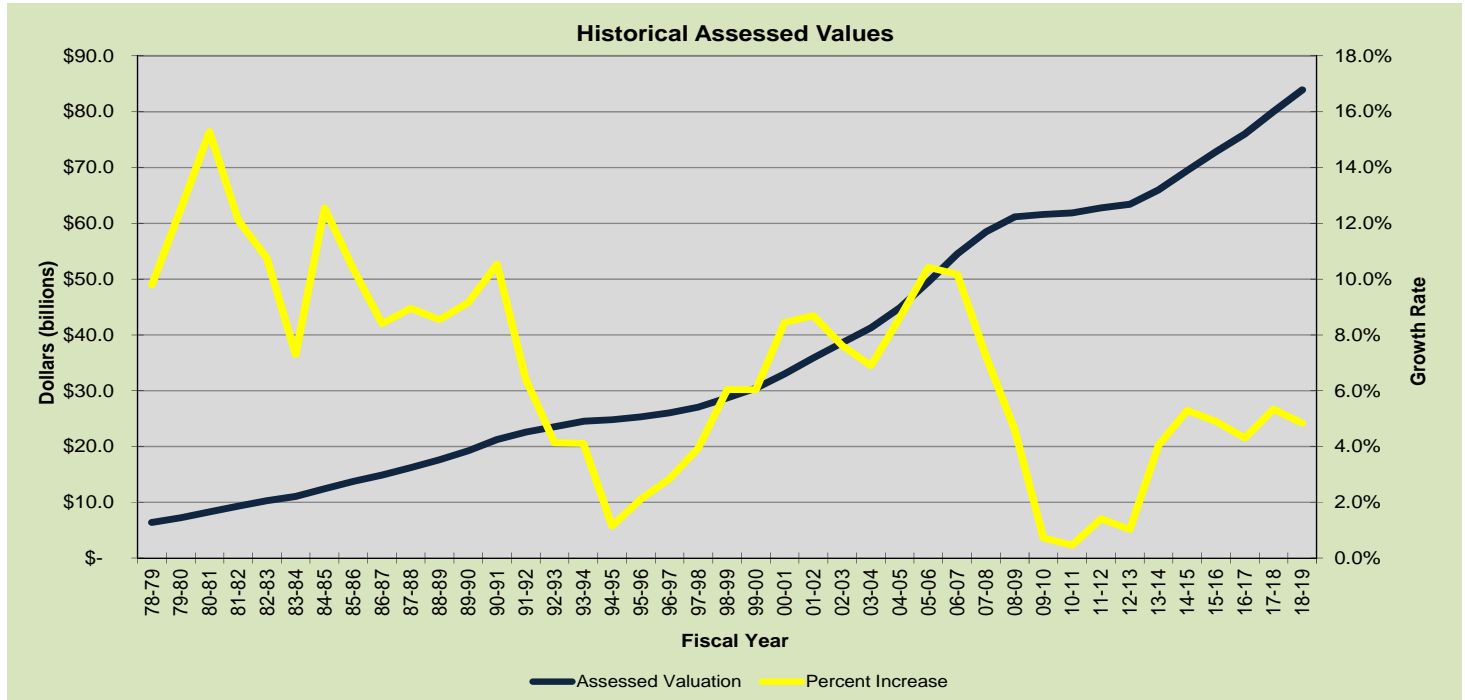
**For more information on the assessment process  
visit the Clerk-Recorder-Assessor's Website at:**

<http://sbcassessor.com>

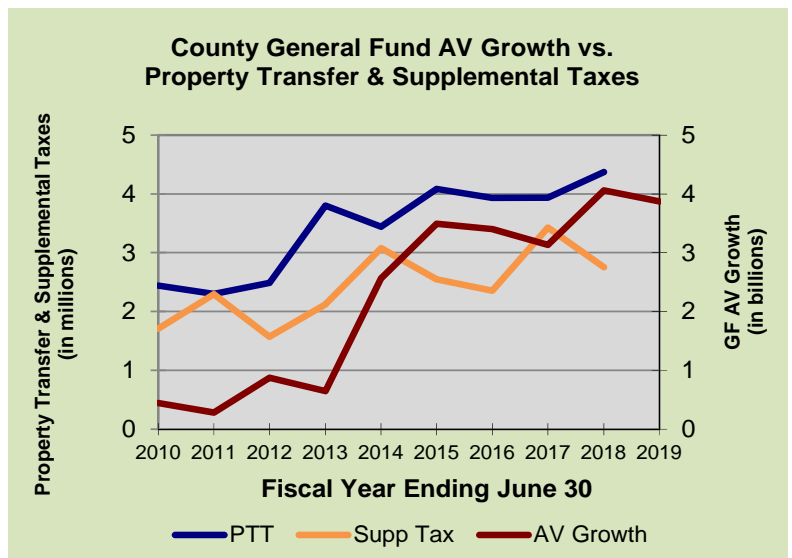
Historical Assessed Value of Property in the County (in billions)		
Fiscal Year	Assessed Valuation	Percent Increase
78-79	\$ 6.4	9.8%
79-80	7.2	12.5%
80-81	8.3	15.3%
81-82	9.3	12.1%
82-83	10.3	10.7%
83-84	11.1	7.3%
84-85	12.4	12.5%
85-86	13.7	10.4%
86-87	14.9	8.4%
87-88	16.2	9.0%
88-89	17.6	8.5%
89-90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

# ASSESSOR VALUES PROPERTY

Over the past 39 years the countywide assessed values have continued to steadily grow as seen by the green line in the graph below. Since Proposition 13, the total county assessed valuation has increased more than ten-fold from \$6.4 billion to \$83 billion. The growth rates on an annual basis as shown by the yellow line are much more volatile reflecting the local real estate economy.



The leading indicators of property tax growth are property transfer tax and supplemental property tax growth. 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 2018-19 fell from 5.4% to 4.8%. Looking forward it is anticipated that property tax growth will be in the 4% to 5% range for 2019-20.



# THOMAS FIRE & DEBRIS FLOW

On December 4, 2017, the second largest wildfire in recorded California history began in Ventura County. The Thomas Fire burned large amounts of vegetation leaving hillside sediments unstable. Heavy rains began on January 8<sup>th</sup> causing several major mud and debris flows. The debris flows continued down creeks and into low lying areas of Montecito and Carpinteria.

The tax losses presented below are based upon the disaster relief applications submitted to, and approved and processed by, the County Assessor, and provided to the Auditor-Controller by the Assessor. While tax payers have up to one year following the event dates to apply for relief, these are anticipated to be the final tax loss numbers.

2018-19 Tax Loss Reimbursement	2017-18	2018-19 Annual	
	Supplemental Tax Losses	Tax Losses Claimed	Total Tax Losses Claimed
Taxing Entity:			
County & Dependent Special Districts	\$ 490,913.69	\$ 864,003.23	\$ 1,354,916.92
Cities	101,636.67	-	101,636.67
Independent Special Districts	90,056.70	572,820.70	662,877.40
Non-Basic Aid Schools	1,110,035.67	843,129.97	1,953,165.64
Basic Aid Schools	-	1,114,776.82	1,114,776.82
<b>Total Tax Losses to be Claimed</b>	<b>\$1,792,642.74</b>	<b>\$ 3,394,730.71</b>	<b>\$ 5,187,373.45</b>

The 2017-18 losses were processed as downward adjustments to assessed value by the Assessor via the supplemental roll resulting in negative 2017-18 supplemental bills (refunds to tax payers). As such, impacts for 2017-18 affected supplemental tax revenues which were apportioned using Supplemental factors. Accordingly, all taxing entities (except basic aid school districts which are excluded by law) were impacted for 2017-18.

For 2018-19, disaster related losses of assessed value are included in the 2018-19 lien date values, reducing other growth elements (sales, new construction, etc.) that would have otherwise been experienced for that year. As a result, AB8 apportionment factors, which are used to apportion collected taxes, will be reduced for affected entities. The 2018-19 annual 1% tax loss was estimated by growing the 2017-18 assessed values by 2%, then deducting the 2017-18 values and multiplying the difference by 1%. In order to estimate taxing entity level impact, this result was then multiplied by the TRA Allocation factors for each affected parcel.

2017 Thomas Fire & Debris Flow								
2018-19 Property Assessed Value Loss								
(Estimated Tax Loss due to Reduction of Annual Assessed Value compared to 2017 AV plus Supplemental Increases)								
Damage Level	2017 Net Taxable	2017 Net Taxable + 2% PY Growth	2018 Net Taxable	2017 Estimated 1% Tax	2018 Estimated 1% Tax Levy	2018 Estimated 1% Tax Loss	Parcel Count	
<b>Property Type: Commercial</b>								
2017 Thomas Debris Flow	Damaged	\$ 212,210,959	\$ 216,455,178	\$ 216,206,776	\$ 2,164,551.78	\$ 2,162,067.76	\$ (2,484.02)	2
2017 Thomas Debris Flow	Destroyed	28,386,051	28,953,772	16,355,442	289,537.72	163,354.42	(126,183.30)	3
2017 Thomas Fire	Damaged	32,276	32,922	20,731	329.22	207.31	(121.91)	1
Total Property Type: Commercial		240,629,286	245,441,872	232,582,949	2,454,418.72	2,325,629.49	(128,789.23)	6
<b>Property Type: Residence</b>								
2017 Thomas Debris Flow	Damaged	442,327,488	451,174,038	354,049,555	4,511,740.38	3,540,495.55	(971,244.83)	163
2017 Thomas Debris Flow	Destroyed	281,142,565	286,765,416	78,693,198	2,867,654.16	786,931.98	(2,080,722.18)	117
2017 Thomas Fire	Damaged	55,466,543	56,575,874	49,621,514	565,758.74	496,215.14	(69,543.60)	9
2017 Thomas Fire	Destroyed	24,197,000	24,680,940	10,237,853	246,809.40	102,378.53	(144,430.87)	10
Total Property Type: Residence		803,133,596	819,196,268	492,602,120	8,191,963	4,926,021	(3,265,941)	299
Total Tax Year: 2017		\$ 1,043,762,882	\$ 1,064,638,140	\$ 725,185,069	\$ 10,646,381.40	\$ 7,251,650.69	\$ (3,394,730.71)	305

# AUDITOR-CONTROLLER DISTRIBUTES PROPERTY TAXES

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

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

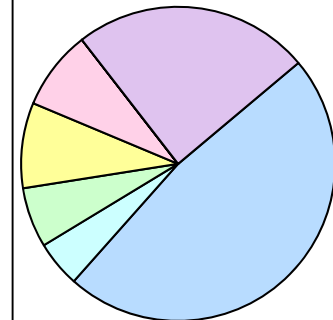
For Secured and Unsecured Property Taxes (including Homeowner Subventions) Excluding Unitary and Aircraft

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

The County's General Fund allocation is \$184 million which reflects a permanent tax transfer of \$12.2 million to the SB County Fire Protection District.

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

Where Do Property Taxes Go?



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

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

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

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

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

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

<b>COUNTYWIDE TOTALS</b>		<b>\$ 788,584,490</b>	<b>\$ 826,731,056</b>	<b>\$ 38,146,566</b>	<b>4.84%</b>	<b>\$ -</b>	<b>\$ 826,731,056</b>	<b>100.0%</b>
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\* 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 1<sup>st</sup>. 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
2014-15	806,975,145
2015-16	821,257,783
2016-17	853,630,185
2017-18	907,237,099
2018-19	953,784,907

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

## 2018-19 Tax Calculation

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

## School District Bonds 2018-19

District/Election	Debt Authorized by Voters	Amount Originally Issued	Amount Remaining to be Issued	Bonds		Maturity Date	2018-19 Secured Taxes per \$100K Assessed Value
				Principal Balance Outstanding as of 6/30/2018	Interest Balance Outstanding as of 6/30/2018		
<b>Elementary Schools</b>							
Buellton Union School District 1992-F	\$ 3,365,000	\$ 3,365,000	\$ --	\$ -	\$ -	7/1/2017 ‡	\$ -
Buellton Union School District 2004-U	6,500,000	6,495,887	--	4,285,887 †	8,406,464 †	2/1/1934	31.28
Buellton Union School District 2012-V	\$ 3,200,000	-	3,195,887	3,200,000 †	1,112,775 †	8/1/2028	29.65
Cold Spring School District 1996-O	2,900,000	2,900,000	--	1,209,908	555,063	8/1/2027	4.71
Cold Spring School District 2008-C	2,440,000	2,439,843	--	2,894,304 †	2,352,461 †	8/1/1939	7.06
College Elementary School District 2004-Z	9,370,000	9,369,846	--	6,623,429 †	11,529,200 †	8/1/1934	27.32
Goleta Union School District 1996-M	26,000,000	26,000,000	--	13,785,000	3,757,500	8/1/2029	9.07
Guadalupe Union Elementary School District 2016-M	\$ 5,800,000	-	5,800,000	800,000	430,375	8/1/1937	29.86
Guadalupe Union Elementary School District 2016-N	\$ 5,650,000	-	5,650,000	1,975,000	1,814,085	8/1/1942	29.64
Hope Elementary School District 1995-D	6,000,000	6,000,000	--	2,690,000	528,125	8/1/2026	3.72
Hope Elementary School District 2010-L	8,000,000	7,998,947	--	7,589,860 †	11,878,478 †	8/1/1940	8.09
Los Olivos Elementary School 1996-K	2,400,000	2,400,000	--	1,319,000	192,664	8/1/2028	14.08
Los Olivos Elementary School 2006-N	4,650,000	2,600,000	2,050,000	2,414,000	342,670	8/1/1930	25.65
Montecito Union School District 1997-F	4,500,000	4,500,000	--	2,285,000	495,025	8/1/2028	0.07
Orcutt Union Elementary School - BLO 1999-P	15,000,000	15,000,000	--	9,315,000	2,152,350	2/1/1931	19.70
Orcutt (Los Alamos) Elementary School - BLO 1997-E	2,000,000	2,000,000	--	1,110,000	200,059	8/1/2028	18.36
Santa Maria-Bonita Elementary School 2014-T	45,000,000	30,000,000	15,000,000	30,000,000	25,051,366	8/1/1944	20.60
Solvang Elementary School District 2006-J	11,650,000	8,447,669	3,202,331	6,739,202 †	7,076,881 †	8/1/1940	27.56
<b>High Schools</b>							
Santa Maria Joint Union High School District 2000-W	30,000,000	30,000,000	-	11,625,000 †	903,853 †	8/1/2024	22.71
Santa Maria Joint Union High School District 2004-C	79,000,000	78,994,254	-	67,009,254 †	53,315,951 †	8/1/2037	25.23
Santa Maria Joint Union High School District 2000-W	\$ 30,000,000 *	30,000,000	-	11,625,000 †	903,853 †	8/1/2024	22.71
Santa Ynez Valley High School District 2016-K	\$ 14,700,000 *	-	14,700,000	7,500,000 †	1,835,100 †	8/1/2031	13.50
<b>Unified Schools</b>							
Santa Barbara Unified School District - Elem 1995-R	6,000,000 *	6,000,000	-	2,590,000	486,991	8/1/2026	1.46
Santa Barbara Unified School District - Elem 1998-I	25,000,000 *	25,000,000	-	11,875,000 †	2,564,113 †	8/1/1931	8.51
Santa Barbara Unified School Dist - SFID No 1 (Elem) 2016-J	\$ 58,000,000 *	-	58,000,000	20,000,000 †	13,072,241 †	8/1/1941	16.25
Santa Barbara Unified School District - Elem 2010-R	35,000,000 *	34,998,229	-	37,098,605 †	63,532,183 †	8/1/1941	8.23
Santa Barbara Unified School Dist - High 2000-V	67,000,000 *	67,000,000	-	39,600,000 †	12,127,553 †	8/1/1931	6.41
Santa Barbara Unified School Dist - High 2010-Q	75,000,000 *	74,995,428	-	74,486,078 †	138,828,106 †	8/1/1945	6.27
Santa Barbara Unified School Dist - High 2016-I	\$ 135,000,000 *	-	134,995,428	50,000,000 †	30,381,375 †	8/1/1941	11.49
Carpinteria Unified School District 1995-A	17,500,000	17,500,000	-	8,725,000	2,395,400	8/1/2028	6.43
Carpinteria Unified School District 2014-U	90,000,000	60,000,000	30,000,000	54,790,000	36,714,207	8/1/1943	41.97
Cuyama Unified School District 2016-A	\$ 6,000,000	-	6,000,000	2,000,000	2,092,838	8/1/1946	29.92
Lompoc Unified School District 2002-N	38,000,000	38,000,000	-	20,240,971 †	6,802,129 †	6/1/1932	75.98
<b>Community Colleges</b>							
Allan Hancock Joint Community College 2006-I	180,000,000	143,269,933	36,730,067	126,459,236 †	116,543,171 †	8/1/2047	22.56
Santa Barbara City College 2008-V	77,242,012	77,240,000	-	60,930,000	32,769,425	8/1/2040	7.31

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

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

‡ 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 1<sup>st</sup>. The bill can be paid in two installments due November 1<sup>st</sup> and delinquent after December 10<sup>th</sup> and due February 1<sup>st</sup> and delinquent after April 10<sup>th</sup>. 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.

## Number of Tax Bills Issued (as of 12/18/2018)


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

## Delinquent Tax Payment History

as of June 30th of the Fiscal Year Due

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

Penalties for late payments are significant at 10% for the first installment delinquency, 10% plus \$30 for the second installment delinquency and an additional 1.5% per month beginning the following July 1<sup>st</sup>. After 5 years of taxes being delinquent property can be sold at a tax sale to pay the tax and related penalties, fees and costs. While spiking during the recession Santa Barbara County delinquency rates are trending lower and continue to remain among the lowest in the state.



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

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

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

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

ASSESSEE ON JANUARY 1, 2018  
INTENTIONALLY OMITTED

CORTAC-SUBSCRIBER: INTENTIONALLY OMITTED  
BILL NUMBER: 20181045954

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SANTA BARBARA CA 93111  INTENTIONALLY OMITTED	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">LAND/MINERAL RIGHTS</td> <td style="text-align: right;">289,504</td> </tr> <tr> <td>IMPROVEMENTS</td> <td style="text-align: right;">297,123</td> </tr> <tr> <td>PERSONAL PROPERTY</td> <td style="text-align: right;">0</td> </tr> <tr> <td style="text-align: right;">GROSS TOTAL</td> <td style="text-align: right; border-top: 1px solid black;">586,627</td> </tr> <tr> <td>HOMEOWNER'S EXEMPTION</td> <td style="text-align: right;">7,000</td> </tr> <tr> <td>OTHER EXEMPTION</td> <td style="text-align: right;">0</td> </tr> <tr> <td style="text-align: right;">NET TOTAL</td> <td style="text-align: right; border-top: 1px solid black;">579,627</td> </tr> </table>	LAND/MINERAL RIGHTS	289,504	IMPROVEMENTS	297,123	PERSONAL PROPERTY	0	GROSS TOTAL	586,627	HOMEOWNER'S EXEMPTION	7,000	OTHER EXEMPTION	0	NET TOTAL	579,627
LAND/MINERAL RIGHTS	289,504														
IMPROVEMENTS	297,123														
PERSONAL PROPERTY	0														
GROSS TOTAL	586,627														
HOMEOWNER'S EXEMPTION	7,000														
OTHER EXEMPTION	0														
NET TOTAL	579,627														

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TAX RATE AREA: 066004 TAX RATE PERCENT: 1.04055	DELINQUENT PRIOR YEAR TAXES <b>NONE</b>	FIRST INSTALLMENT \$3,314.86 <small>DUE NOV. 1, 2018 DELINQUENT AFTER DEC 10, 2018</small>	SECOND INSTALLMENT \$3,314.86 <small>DUE FEB. 1, 2019 DELINQUENT AFTER APR 10, 2019</small>	TOTAL DUE \$6,629.72
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TAX DISTRIBUTION BY AGENCY	AMOUNT	TAX DISTRIBUTION BY AGENCY	AMOUNT
<b>BASIC PROPERTY TAXES</b>		2611 - South Coast Flood Zn Ben Assmt 568-3449	25.86
0000 - Basic 1% (Prop 13/AB8) Taxes 568-2124	5,796.28	4161 - SB Mosquito/Vector Assmt Zn1 969-5050	11.35
6851 - Goleta Union Bond 1996-M 681-1200	52.57	4785 - Goleta San Dist Srvc Chrg 967-4519	511.67
8241 - SB Unified High Bond 2016-I 963-4338	66.60		
8251 - SB Unified High Bond 2000-V 963-4338	37.15	<b>TOTAL FIXED CHARGES</b>	598.41
8254 - SB Unified High Bond 2010-Q 963-4338	36.34		
9621 - SBCC Bond 2008-V 965-0581	42.37	<b>TOTAL TAXES</b>	6,629.72
<b>TOTAL BASIC PROPERTY TAXES</b>	6,031.31		
<b>FIXED CHARGES</b>			
2126 - CSA 3 Ben Assmt 739-8756	25.00		
2127 - CSA 3 Library Special Tax 568-3403	24.53		

You can pay your property taxes online



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

[www.sbtaxes.org](http://www.sbtaxes.org)

## AUDITOR-CONTROLLER DISTRIBUTES PROPERTY TAXES

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

AB8 (Assembly Bill 8 of 1979-80), with many subsequent amendments, governs the complicated tax allocation process. Each tax jurisdiction (entity) was assigned a base amount of property tax determined by 1978-79 revenue. Each year the entity is then allocated an amount equal to the total received in the previous year plus a percentage of tax growth within the geographic tax area served by the entity. The law also provides for transfers of property tax base revenue when boundary changes or transfer of service responsibilities occur and are referred to as jurisdictional changes.

Adding to the complex tax allocation process, legislation (SB1096) was enacted in fiscal year 2004-05 that for only cities and the county permanently swaps Motor Vehicle License Fee revenue for Property Taxes (the "MVLFF Swap"). The legislation specifies that the property tax revenues necessary for the *MVLFF Swap* are to be taken from the County Education Revenue Augmentation Fund (ERAF). For fiscal year 2018-19 the total *MVLFF Swap* was \$86.5 million of additional property taxes for cities and the county and a corresponding decrease of property tax revenue allocated to the ERAF.

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

### *RDA Dissolution Brings New Duties to Auditor*

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

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

### **RDA Dissolution Distributions to Affected Taxing Entities**

*Fiscal Year 2017-18*

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

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

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

# AUDITOR-CONTROLLER DISTRIBUTES PROPERTY TAXES

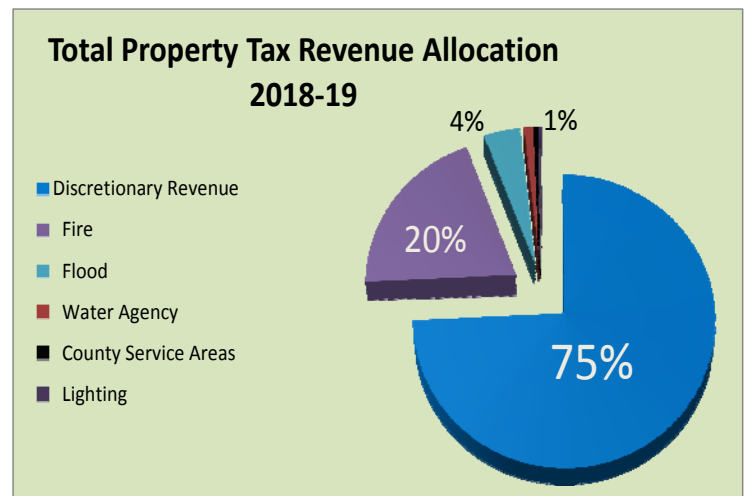
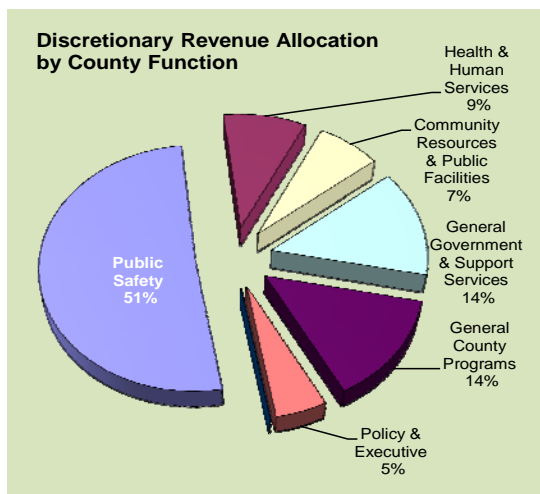
For fiscal year 2018-19 overall County property tax growth at 4.8% was still good but less than the previous year. Locally assessed property taxes increased \$38.1 million in 2018-19 which is less than the prior year growth of \$41.1 million. Listed on the centerfold pages 6 & 7 is a summary of the growth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

## COUNTY PROPERTY TAXES

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

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

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



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

# GLOSSARY OF PROPERTY TAX TERMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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