

2024

Annual Report



Assessor

County of San Luis Obispo
Tom J. Bordonaro, Jr.

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2024 Fast Facts

186,472

Total Assessments

\$74,758,605,728

Total Assessed Value

5.03%

County-wide Increase in Assessed Value

Assessment Type	Assessment Count	Roll Value
Single-Family Residential Assessments	109,692	\$54,169,832,749
Multi-Family Residential Assessments	4,104	\$2,968,820,454
Commercial and Industrial Assessments	9,093	\$11,114,333,994
Agricultural Assessments	6,002	\$4,375,489,876
Aircraft	409	\$239,504,300
Boats	22,009	\$111,087,763
Race Horses	16	0
Total	158,635	\$75,481,507,045

Assessor's Message



I am pleased to present the 2024 San Luis Obispo County Assessor's Office Annual Report. This report captures the results of the assessment roll produced by my office each year in accordance with state law and regulations. All property reported in the assessment roll serves as the basis for the application of the tax rate established under Proposition 13 as well as assessments and charges approved for annual property taxes.

The annual assessment roll is the culmination of events occurring during the prior year. For the 2023-24 period, our county experienced a moderate increase in values. Residential properties remain in short supply, and high interest rates slowed the pace of home sales. Given these conditions, there were fewer re-appraisable changes in ownership than in prior years. New construction slowed substantially during the past year. A decrease in construction permits resulted in less new construction value being added to the assessment roll.

Due to the passage of Proposition 19, our county continues to see an influx of owners transferring their base values to San Luis Obispo County. All of this contributed to moderate property value increases recorded by my office.

The annual assessment roll growth of 5.03% reflects the easing of home prices, an increase in the value of business properties, and the continued effects of high inflation. For 2024 the total assessed value of all property is \$74,758,605,728. Exemptions provided under the law totaled more than \$1.8 billion.

I want to take this opportunity to commend the staff of the Assessor's Office for performing their roles in providing excellent public service and valuing property with accuracy and fairness. It is our pleasure to serve you.



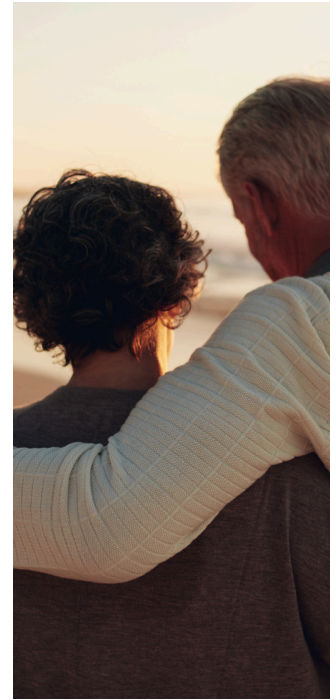
Tom J. Bordonaro, Jr.
County Assessor

A handwritten signature in blue ink that reads "Tom J. Bordonaro, Jr." in a cursive script.

Serving the People

The office of the Assessor is dedicated to serving the people of San Luis Obispo County. Each day we strive to provide the best possible public service. Our community is comprised of amazing and wonderfully unique individuals. We endeavor to provide a public service as great as the people of our area.

The role of the Assessor is to locate and value all taxable properties within the County. We set assessed values based upon the principles contained in the Mission Statement, Guiding Principles of the office, and California Revenue and Taxation Code. Property owners can rely on our work because it is conducted fairly and equitably.



Mission Statement

The Assessor and staff seek excellence in providing information, services and accurate property assessments through our personal commitment to integrity, mutual respect, and teamwork.

Guiding Principles

- Maintain focus on positive end results
- Practice and encourage direct, honest, and respectful communication
- Treat each other with respect
- Develop an environment free of retribution and gossip
- Everyone has an equal right to be heard
- Listen with respect and empathy
- Be committed to follow through



Assessment Roll

San Luis Obispo County 2024

Assessment Roll	2023-24	2024-25	Change	% Change
Land and Minerals	\$33,380,476,884	\$35,053,772,423	\$1,673,295,539	5.01%
Improvements and Fixtures	\$37,518,518,640	\$39,486,691,447	\$1,968,172,807	5.25%
Personal Property	\$1,651,740,000	\$1,703,909,399	\$5,169,399	3.16%
Total Tangible Property	\$72,550,735,524	\$76,244,373,269	\$3,693,637,745	5.09%
Non-Reimbursed Exemptions	\$1,372,534,031	\$1,485,767,541	\$113,233,510	8.25%
Total (Gross) Assessed Value	\$71,178,201,493	\$74,758,605,728	\$3,580,404,235	5.03%
Unsecured Roll	\$2,659,939,506	\$2,822,535,452	\$162,595,946	6.11%
Secured Roll	\$68,518,261,987	\$71,936,070,276	\$3,417,808,289	4.99%
HOX Exemptions	\$332,782,008	\$333,987,292	\$1,205,284	0.36%
Net Assessed Value	\$71,510,983,501	\$75,092,593,020	\$3,581,609,519	5.01%

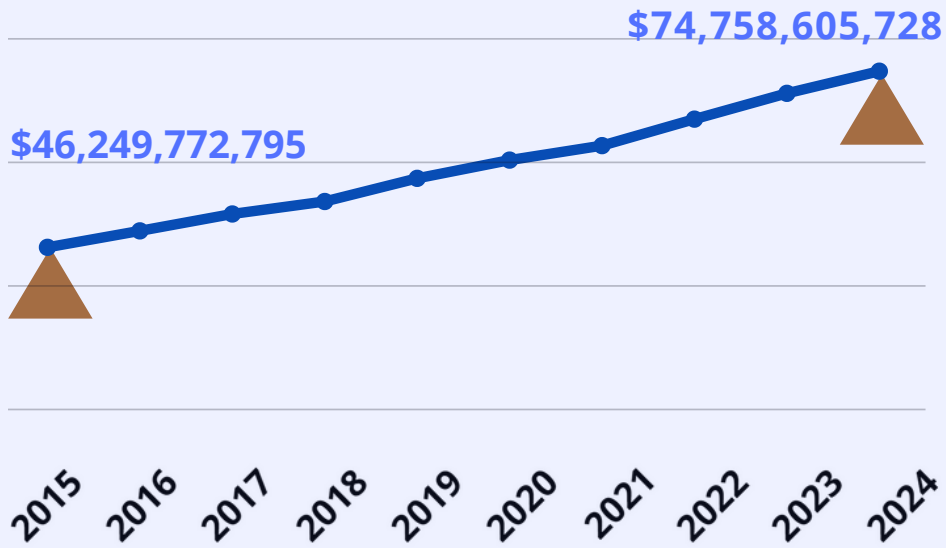
Assessed Value Change Factors

The increase in assessed value from 2023 to 2024 is the result of the following factors

Factors	Added Value	Percentage
Changes in ownership	\$1,632,674,445	44.2 %
New Construction	\$464,090,484	12.6 %
Business Property	\$201,349,710	5.5 %
Reviews and Value Declines	\$17,537,732	0.5 %
All Others (Including Inflation Factor)	\$1,377,985,374	37.3 %
TOTAL ROLL INCREASE	\$3,693,637,745	

Total Assessed Value

Ten Year History



2024	\$74,758,605,728
2023	\$71,178,201,493
2022	\$67,001,230,750
2021	\$62,713,017,735
2020	\$60,369,523,810
2019	\$57,416,689,939
2018	\$53,669,259,125
2017	\$51,648,004,371
2016	\$48,912,816,744
2015	\$46,249,772,795

Proposition 13

Protections for Taxpayers

For more than forty years, property taxes in California have been governed by the provisions of Proposition 13. All property types are currently treated equally under Proposition 13, which was the result of a taxpayer revolt against rapidly increasing property taxes in California.

The citizens' initiative known as "The People's Initiative to Limit Property Taxation" was approved by voters in June 1978. The measure placed into the California Constitution strict limits on the valuation and taxation of real property.

Proposition 13 limits property taxes to 1% of a property's assessed value. The property's assessed value equals the property's base value (the property's appraised value at the time of the change in ownership), plus an inflation factor (limited to no more than 2% per year) as determined by California's Consumer Price Index (CPI). For example: If a homeowner has held a property since Proposition 13 was adopted, then their home is taxed based on its assessed value in 1975 plus the annual inflation factors.

Property tax assessment increases on all properties are limited to no more than 2% per year as long as the property does not have a change in ownership or any new construction. When ownership changes or new construction is completed, the property is reassessed at its market value, or the value of the new construction added to the existing assessment.

The reforms under Proposition 13 have provided property owners with the ability to estimate their future property taxes, and to determine the maximum amount their taxes can increase as long as they continue to own the property.

Proposition 13

Impact of 2% cap versus California Consumer Price Index (CPI)

Assessment Roll Year

2019-20
2020-21
2021-22
2022-23
2023-24
2024-25

California CPI

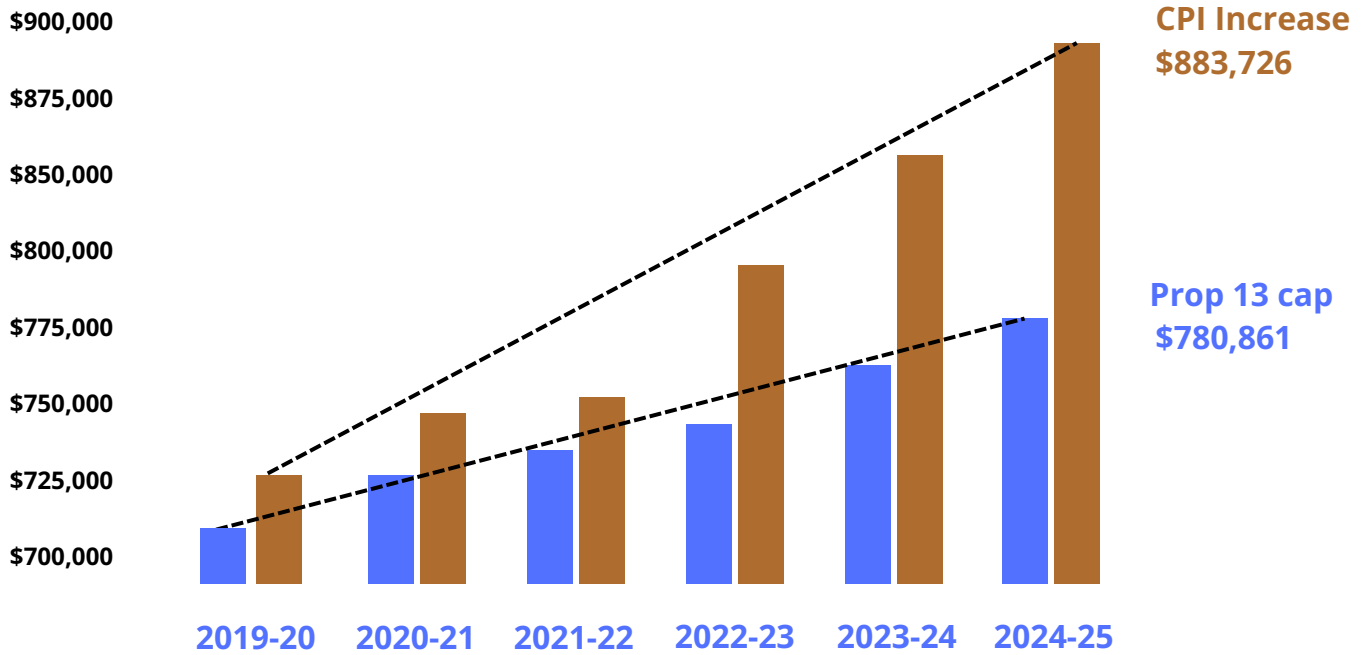
3.847%
2.980%
1.036%
5.561%
7.274%
3.181%

Prop 13 Cap Actual

2.00%
2.00%
1.036%
2.00%
2.00%
2.00%

Proposition 13

Value Growth based upon a \$700,000 Assessment (2019-2024)



Prop 13	\$714,000	\$728,280	\$735,824	\$750,540	\$765,550	\$780,861
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CCPI	\$726,929	\$748,591	\$756,346	\$798,407	\$856,483	\$883,726
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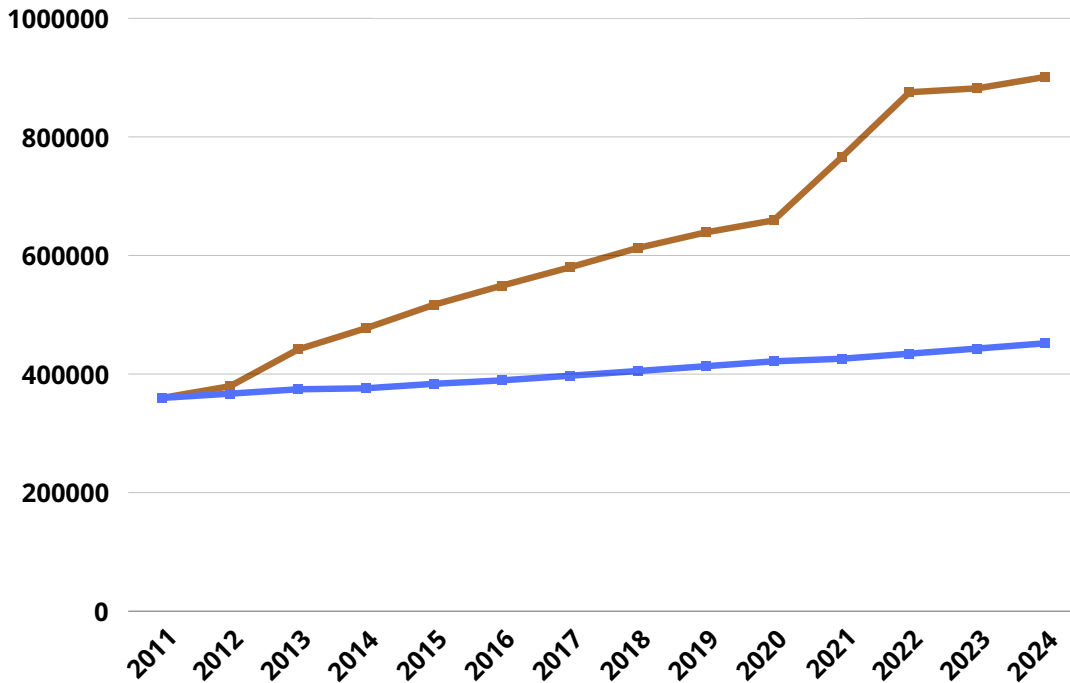


Median price of a home in San Luis Obispo County

\$901,111

(as of 11/1/2024)

Median Sales Price compared with Prop 13 Indexed Value



CALENDAR YEAR	SINGLE FAMILY RESIDENCE MEDIAN	PROP 13 INDEXED VALUE
2011	\$359,750	\$359,750
2012	\$379,531	\$366,945
2013	\$441,521	\$374,284
2014	\$477,308	\$375,983
2015	\$516,850	\$383,495
2016	\$549,083	\$389,344
2017	\$579,917	\$397,130
2018	\$612,592	\$405,073
2019	\$638,884	\$413,175
2020	\$659,208	\$421,438
2021	\$765,473	\$425,804
2022	\$875,308	\$434,320
2023	\$881,950	\$443,007
2024	\$901,111	\$451,867 as of 11/1/24
% CHANGE	150.48%	25.61%

Proposition 19

Assisting Property Owners with New Rules

Voters in California approved a change to the State Constitution at the November 2020 General Election that significantly affects property taxpayers. The measure, known as Proposition 19, impacts tax benefits for families, seniors, severely disabled persons, and victims of natural disaster.

INHERITING PROPERTY

Proposition 19 is a Constitutional Amendment that imposes new limits on property tax benefits for inherited family property. Under Proposition 19, a child or children may keep the lower property tax base of the parent(s) only if the property is the principal residence of the parent(s) and the child or children make it their principal residence within one year of transfer.

TRANSFER OF PROPERTY TAX BASE

The other component of Proposition 19 allows homeowners who are over 55 years of age, disabled, or victims of a wildfire or natural disaster, to transfer a lower assessed property value of their primary home to a newly purchased or newly constructed replacement principal residence up to three times (or once per disaster). The tax base may be transferred to a property located anywhere in the state.

Proposition 19 changes two programs currently administered by county assessors:

- **Parent-Child Transfers (Prop. 58) and Grandparent-Grandchild Transfers (Prop. 193), effective February 16, 2021**
- **Senior Citizen and Disaster Relief Tax Base Transfers (Prop. 60/90, 50/171) effective April 1, 2021**

Implementing Proposition 19 is a major challenge that regrettably will result in turbulent times for taxpayers. The Assessor's Office will endeavor to work with each property owner impacted by the changes under Proposition 19 to maximize tax savings and benefits.

Prop 19 Impact on San Luis Obispo County

Base Year Value Stats for 2023, as of 10/31/2024

Incoming Base Year Transfers

332	Total Base Year Transfers processed
122	Within San Luis Obispo County
210	Coming from other counties
\$106,318,718	Value loss from property owners transferring base value from another county

Outgoing Base Year Transfers

61	Total Base Year Transfers processed to other counties
\$31,629,321	Value gained from property owners transferring base value to another county
\$ 74,689,397	Net Value Loss

San Luis Obispo County's Top 10

Top 10 Residential Assessments by Land Use Code

Single Family Residences	112,697	\$32,279,661,887
Single Family (1 to 2.49 acres)	13,118	4,485,882,735
Condominium	11,718	2,557,804,017
Single Family (2.5 to 4.99 acres)	5,445	2,083,995,079
Planned Unit Development	6,808	1,676,646,407
Single Family (5 to 9.99 acres)	3,620	1,446,869,280
Retail Sales	2,189	1,314,173,873
Single Family with Second Dwelling Unit	3,389	1,299,104,023
Vacant Rural Land (Over 80 acres)	2,632	1,020,057,039
Single Family (10 to 19.99 acres)	2,173	895,202,100



Top 10 Businesses Assessments by Gross Roll Value

High Plains Ranch II, LLC	Solar/Fuel Cell Energy	\$802,130,662
Spectrum Pacific West, LLC	Cable TV	\$25,753,268
Kompogas SLO, LLC	Recycling	\$25,383,832
San Antonio Winery, Inc.	Winery	22,442,383
Skywest Airlines, Inc	Commercial Airline	21,606,789
David Crye General Engineering Contractor, Inc.	Construction Contractor	21,140,370
Trelleborg Sealing Solutions US, Inc.	Manufacturing	17,253,431
Castoro Cellars, Inc.	Winery	15,228,005
Treana Winery, LLC	Winery	15,170,188
Halter Winery, LLC	Winery	14,787,525

Top 10 Business Assessments by Business Use Code

Solar/Fuel Cell Energy	26	\$815,146,775
Winery	486	\$165,629,826
Contractor/Construction	373	\$138,944,635
Manufacturing	219	\$117,398,515
Restaurant	1,165	\$70,443,014
Cable TV	63	\$69,557,821
Agriculture	853	\$61,258,556
Big Box/Chain Retail	273	\$54,525,673
Supermarket	78	\$51,627,476
Leasing Company	672	\$49,403,700



Top 10 Business Assessments by Parcel Value

E & J Gallo Winery	Winery	\$90,497,746
Treasury Wine Estates Americas Co	Winery	\$86,738,760
Vespera Pismo Beach Holdings, LLC	Hotel with Restaurant	\$82,968,184
Dignity Community Care	Private Hospital	\$81,132,379
Firestone Walker Inc.	Beverage/Hospitality	\$79,179,870
Blue Oak TIC Owner I, LLC	Apartments	\$76,481,451
Pismo Beach Mobile Home Park, Inc	Mobile Home Park	\$61,818,018
Justin Vineyards and Winery, LLC	Winery	\$61,379,519
Twin Cities Community Hospital, Inc	Public Hospital	\$56,797,786
Phillips 66 Company	Oil Refinery	\$56,764,386

Great Cities of San Luis Obispo County

Arroyo Grande

Population: 18,178

2024	\$4,263,352,026	Change	\$181,207,645
2023	\$4,082,144,381	% Change	4.44%



Mayor **Caren Ray Russom**
 Mayor Pro Tem **Jim Guthrie**
 Councilmember **Kristen Barneich**
 Councilmember **Lan George**
 Councilmember **Kate Secrest**

Atascadero

Population: 29,685

2024	\$5,518,374,562	Change	\$278,753,353
2023	\$ 5,239,621,209	% Change	5.32%



Mayor **Heather Moreno**
 Mayor Pro Tem **Susan Funk**
 Councilmember **Charles Bourbeau**
 Councilmember **Mark Dariz**
 Councilmember **Heather Newsom**

Grover Beach

Population: 12,495

2024	\$2,344,771,706	Change	\$ 119,799,333
2023	\$2,224,972,373	% Change	5.38%



Mayor **Karen Bright**
 Mayor Pro Tem **Robert Robert**
 Councilmember **Clint Weirick**
 Councilmember **Daniel Rushing**
 Councilmember **Zach Zimmerman**

Morro Bay

Population: 10,315

2024	\$3,465,183,594	Change	\$166,251,091
2023	\$3,298,932,503	% Change	5.04%



Mayor **Carla Wixom**
 Mayor Pro Tem **Zara Landrum**
 Councilmember **Laurel Barton**
 Councilmember **Cyndee Edwards**
 Councilmember **Jennifer Ford**

Great Cities of San Luis Obispo County

Paso Robles

Population: 31,017

2024	\$7,205,068,199	Change	\$431,248,777
2023	\$6,773,819,422	% Change	6.37%



Mayor **John Hamon**
 Councilmember **Sharon Roden**
 Councilmember **Chris Bausch**
 Councilmember **Steve Gregory**
 Councilmember **Fred Strong**

Pismo Beach

Population: 7,865

2024	\$4,700,117,746	Change	\$ 221,986,894
2023	\$4,478,130,852	% Change	4.96%



Mayor **Ed Waage**
 Mayor Pro Tem **Mary Ann Reiss**
 Councilmember **Marcia Guthrie**
 Councilmember **Stacy Inman**
 Councilmember **Scott Newton**

San Luis Obispo

Population: 49,928

2024	\$13,451,189,724	Change	\$847,166,105
2023	\$12,604,023,619	% Change	6.72%



Mayor **Erica Stewart**
 Vice Mayor **Andy Pease**
 Councilmember **Emily Francis**
 Councilmember **Michelle Shoresman**
 Councilmember **Jan Marx**

San Luis Obispo County Unincorporated Area

Population: 121,964

2024	\$35,289,321,632	Change	\$1,447,102,339
2023	\$33,842,219,293	% Change	4.28%



Board of Supervisors
 Chair **Debbie Arnold**
 Supervisor **John Peschong**
 Supervisor **Dawn Ortiz-Legg**
 Supervisor **Bruce Gibson**
 Supervisor **Jimmy Paulding**

Assessed Value by Base Year and Assessor's Parcel Count

Base Year	Assessment Count	Parcel Count %	Land	Improvements	Total Assessed Value	Total Assessed Value %	Average Assessed Value
1975	10,527	7.43%	512,998,519	876,540,330	1,389,538,849	1.96%	131,998
1976	944	0.67%	40,957,775	98,629,624	139,587,399	0.20%	147,868
1977	1,340	0.95%	78,612,447	187,390,032	266,002,479	0.38%	198,509
1978	1,374	0.97%	121,081,677	189,730,674	310,812,351	0.44%	226,210
1979	1,183	0.84%	85,313,079	136,759,449	222,072,528	0.31%	187,720
1980	1,177	0.83%	93,710,151	138,590,786	232,300,937	0.33%	197,367
1981	965	0.68%	77,708,088	128,582,602	206,290,690	0.29%	213,773
1982	924	0.65%	92,294,116	141,005,704	233,299,820	0.33%	252,489
1983	744	0.53%	68,611,409	114,679,756	183,291,165	0.26%	246,359
1984	1,125	0.79%	113,251,557	198,758,391	312,009,948	0.44%	277,342
1985	1,203	0.85%	127,925,756	253,845,402	381,771,158	0.54%	317,349
1986	1,388	0.98%	160,151,626	244,891,744	405,043,370	0.57%	291,818
1987	1,442	1.02%	186,777,945	269,457,198	456,235,143	0.64%	316,391
1988	1,552	1.10%	185,482,653	312,779,186	498,261,839	0.70%	321,045
1989	1,840	1.30%	252,415,724	358,538,683	610,954,407	0.86%	332,040
1990	2,638	1.86%	304,337,183	356,349,671	660,686,854	0.93%	250,450
1991	1,631	1.15%	219,685,228	214,607,693	434,292,921	0.61%	266,274
1992	1,095	0.77%	216,664,685	254,984,591	471,649,276	0.67%	430,730
1993	1,124	0.79%	204,995,985	222,058,096	427,054,081	0.60%	379,941
1994	1,363	0.96%	229,910,914	262,151,529	492,062,443	0.70%	361,014
1995	1,558	1.10%	263,514,444	314,731,287	578,245,731	0.82%	371,146
1996	1,553	1.10%	267,821,815	342,848,707	610,670,522	0.86%	393,220
1997	1,774	1.25%	265,000,690	338,463,106	603,463,796	0.85%	340,171
1998	2,470	1.74%	376,409,174	516,674,932	893,084,106	1.26%	361,573
1999	3,077	2.17%	478,436,047	671,963,719	1,150,399,766	1.63%	373,871
2000	3,196	2.26%	571,570,580	782,715,677	1,354,286,257	1.91%	423,744
2001	3,111	2.20%	597,598,902	788,706,938	1,386,305,840	1.96%	445,614
2002	2,882	2.04%	617,429,646	756,785,204	1,374,214,850	1.94%	476,827
2003	2,863	2.02%	694,826,329	803,306,914	1,498,133,243	2.12%	523,274
2004	2,808	1.98%	746,016,020	803,258,738	1,549,274,758	2.19%	551,736
2005	2,991	2.11%	886,047,333	897,165,119	1,783,212,452	2.52%	596,193
2006	2,928	2.07%	992,969,038	807,853,468	1,800,822,506	2.54%	615,035
2007	2,231	1.58%	811,829,343	612,933,726	1,424,763,069	2.01%	638,621
2008	2,427	1.71%	795,603,062	673,750,896	1,469,353,958	2.08%	605,420
2009	2,794	1.97%	673,521,897	601,913,419	1,275,435,316	1.80%	456,491
2010	2,638	1.86%	623,388,708	664,280,073	1,287,668,781	1.82%	488,123
2011	2,525	1.78%	642,480,618	724,441,771	1,366,922,389	1.93%	541,355
2012	3,029	2.14%	708,560,901	837,496,526	1,546,057,427	2.18%	510,418
2013	3,732	2.64%	930,874,000	1,046,238,731	1,977,112,731	2.79%	529,773
2014	3,692	2.61%	961,674,470	1,122,070,888	2,083,745,358	2.94%	564,395
2015	3,630	2.56%	1,091,705,395	1,180,442,740	2,272,148,135	3.21%	625,936
2016	4,185	2.96%	1,329,444,226	1,356,005,907	2,685,450,133	3.79%	641,685
2017	4,548	3.21%	1,425,884,975	1,464,099,116	2,889,984,091	4.08%	635,441
2018	4,676	3.30%	1,588,183,047	1,526,875,837	3,115,058,884	4.40%	666,180
2019	5,325	3.76%	1,696,352,342	1,692,789,500	3,389,141,842	4.79%	636,459
2020	5,084	3.59%	1,759,204,324	1,761,299,615	3,520,503,939	4.98%	692,467
2021	5,810	4.10%	1,958,198,928	1,984,324,392	3,942,523,320	5.57%	678,575
2022	7,113	5.02%	2,724,996,315	2,513,049,950	5,238,046,265	7.40%	736,405
2023	6,167	4.36%	2,498,973,988	2,152,096,160	4,651,070,148	6.57%	754,187
2024	5,193	3.67%	2,027,818,488	1,685,366,433	3,713,184,921	5.25%	715,037
Total	141,589	100.00%	\$34,379,221,562	\$36,384,280,630	\$70,763,502,192	100.00%	\$483,721

Decline in Value

Proposition 8

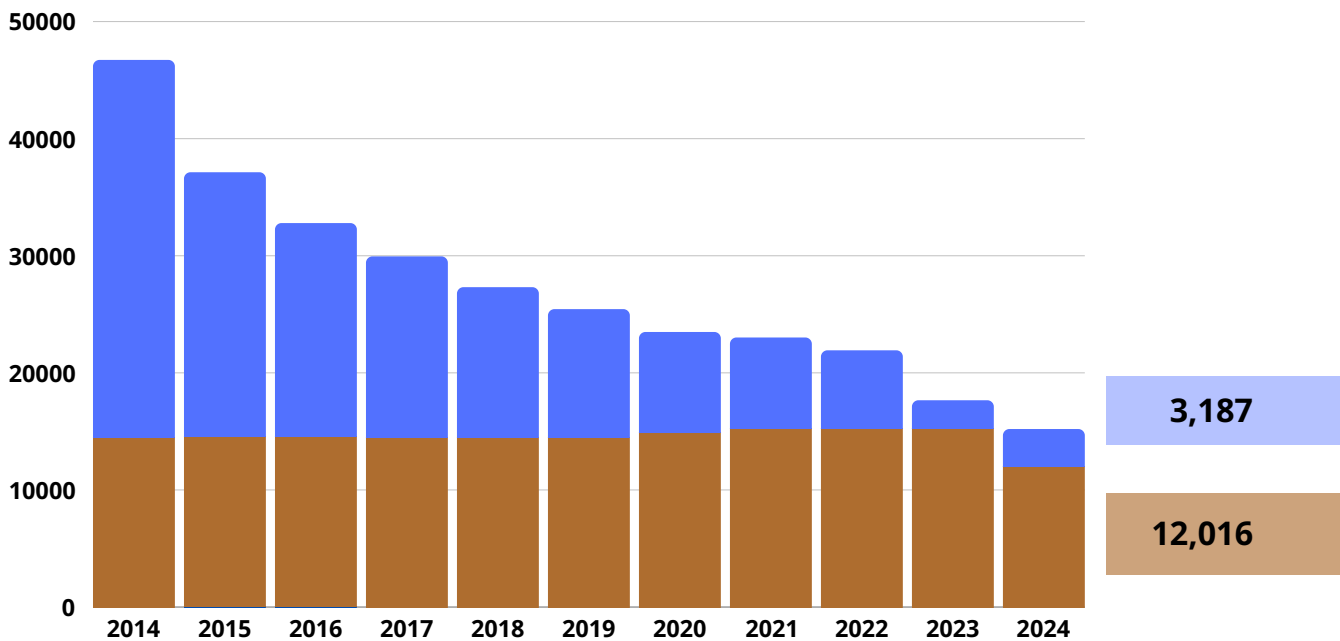
Proposition 8 allows a temporary reduction when the market value of property has fallen below its factored base year value as of the January 1 lien date. Once a Proposition 8 reduction has been enrolled, the property's assessment must be reviewed annually to ensure that the lesser of the market value or the factored base year value is enrolled.

The property's base year value continues to be factored at a maximum of 2% per year, setting its maximum assessed value. As the market recovers, the market value of a property will increase based on market conditions. Proposition 8 value increases are not restricted to 2% growth. The value enrolled will follow the market growth rate until the market value exceeds the factored base year value, at which time the lower factored base year is enrolled.

Factored base year value: the value established as of the date of acquisition and/or completion of new construction. This value is adjusted each year by an inflation factor. The inflation factor is the lesser of 2% or the California Consumer Price Index (CCPI) rate.

Number of Properties with Reduced Assessments

15,203 for 2024



Perpetual Prop 8

Cal Valley lots, Cayucos hillside lots, Avila Beach Time Shares



Annual Prop 8

Properties with a reduced assessed value due to a declining market value

Public and Technical Services

We are dedicated to providing outstanding service to the public

The Assessor's office is dedicated to outstanding service. In order to provide the best service possible, two locations are available to the public. Customer access to the San Luis Obispo office and the North County office in Atascadero is easy and efficient. The office handles public requests by office visits, phone, fax, and emails. The dedicated team of Public and Roll Services is ready to assist taxpayers with friendly, helpful service.



To better serve the public, the Assessor's website has been updated with an interface to the **Property Inquiry Portal**. <https://propertyinquiryportal.slocounty.ca.gov/>

The public may now use their APN (Assessor's Parcel Number) to look up:

Land and Improvement Values

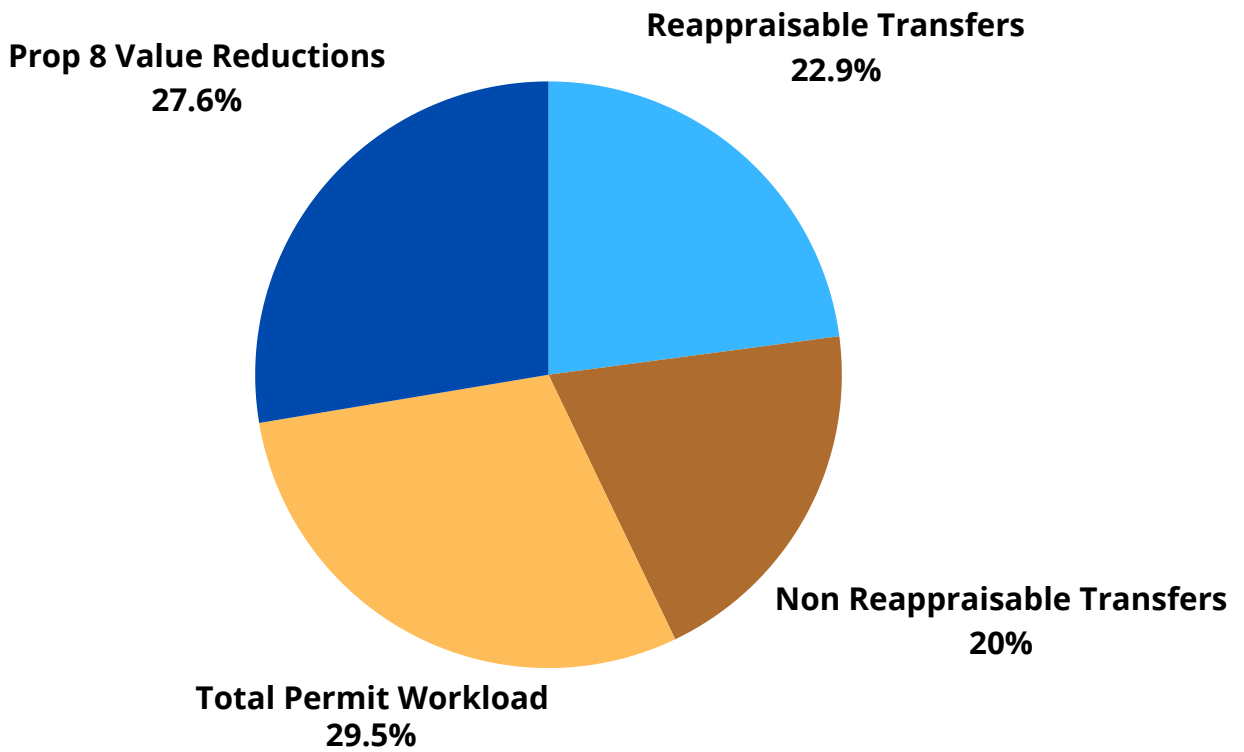
Addresses (both situs and mailing addresses)

Property Characteristics

PDF files containing Parcel Maps (by book number)

- North County service center provides easy access to the public
- Property searches and property reports are available to the public
- San Luis Obispo Office receives more than 3,800 calls per quarter to provide easy access to the public

Workload Accomplishments by Assessment Type



Workload Performance

Triggers Worked	2023	2024	2023 to 2024
Reappraisable Transfers	11,139	11,910	6.92%
Non Reappraisable Transfers	10,292	10,393	0.98%
Total Permit Workload	14,798	15,329	3.59%
Total Prop 8 Value Reductions	17,386	14,367	- 17.36%
All Triggers: Complete & Incomplete	53,615	51,999	- 3.01%
Percentage of Triggers Completed	97.20%	97.80%	

"Triggers" are the units of work performed by Assessor staff toward the completion of the annual Assessment Roll. Outstanding performance in completing the work units resulted in **97.80 percent** of all work units being completed before roll close.

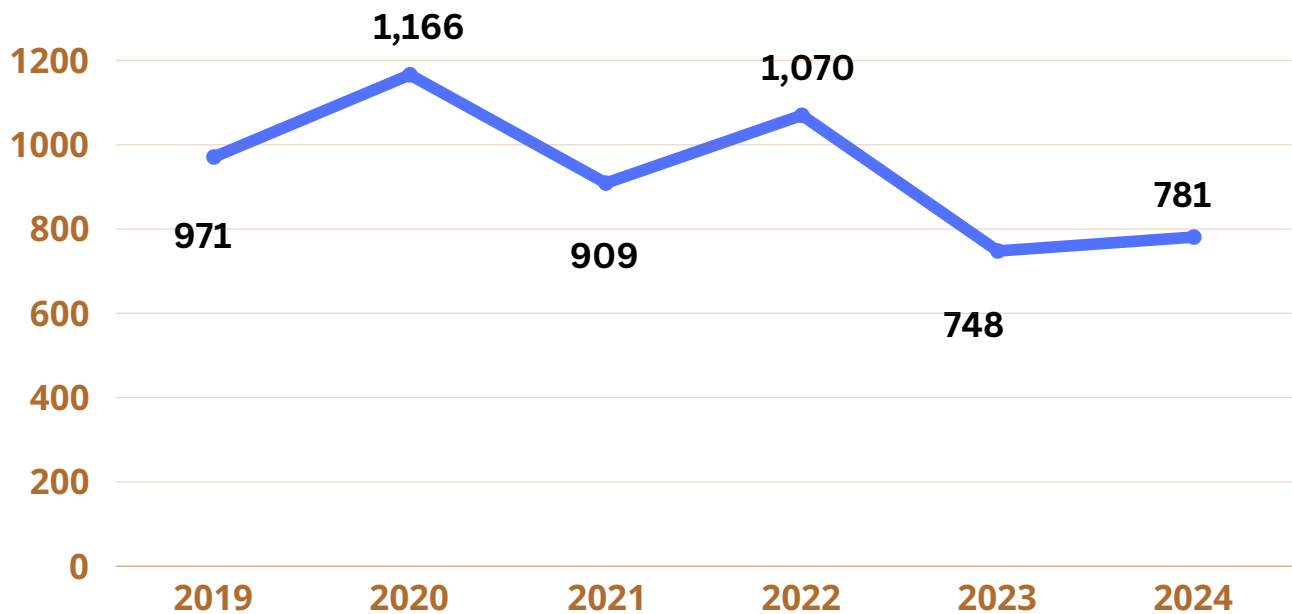
Newly Created Parcels

2019 to 2024

Every year the County Assessor responds to a variety of recorded documents that change the number, size, and configuration of Assessor’s parcels within the county. New parcels are created through various methods such as lot splits and mergers; however, the method that creates the most new parcels is a Subdivision Tract Map. Subdividing occurs when a larger parcel of land is divided into smaller parcels. Through the County Recorder’s Office, Subdivision Tract Maps are recorded to subdivide a parcel into four or more parcels. The Assessor reacts to these recorded Subdivision Tract Maps so that the Assessor’s Maps are updated to reflect the new parcels and parcel configuration. This is done for assessment purposes.

The fluctuation represented in our annual roll close chart, which shows the number of parcels created during the last five years, illustrates that during some years, more Assessor’s parcels were created than during other years. Inasmuch as recorded Subdivision Tract Maps create the most parcels, it is reasonable to assume that more Subdivision Tract Maps were recorded during the years that more new parcels were created. Land development over the last five years has occurred throughout the County, but a majority of new parcels can be found in the Nipomo area and the cities of San Luis Obispo and Paso Robles.

New Parcels Created During the past 5 years

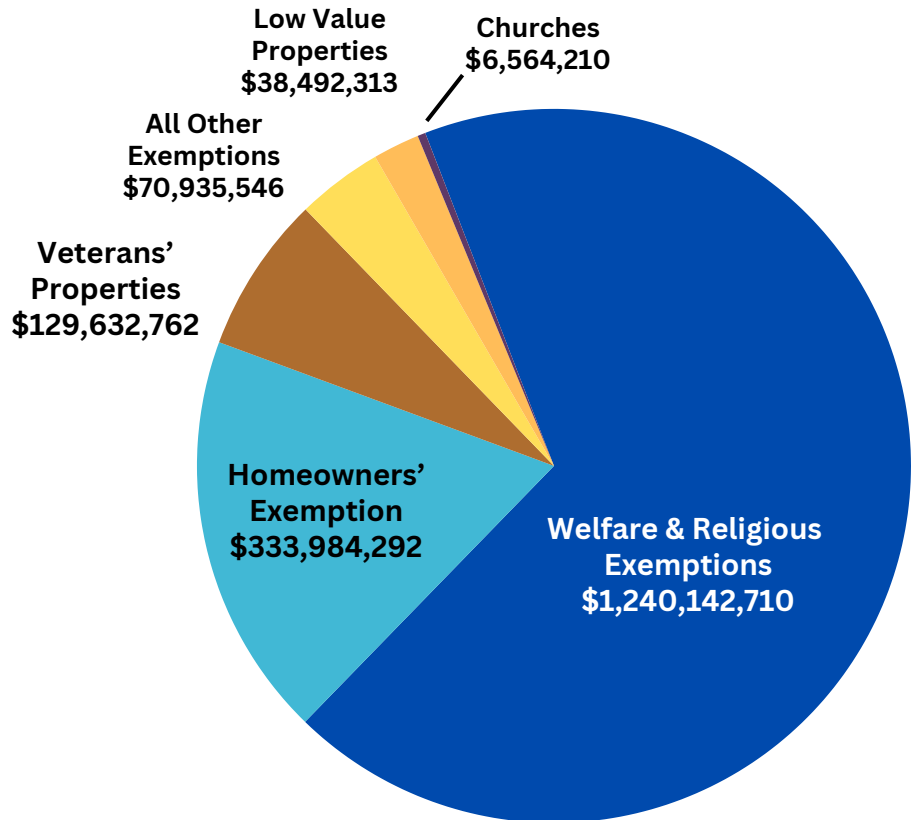


Exemptions

\$1,819,751,833 Total

Savings for veterans, homeowners, and community organizations

A property tax exemption provides for either a reduction in property taxes, or in some cases, no property taxes at all. The most common exemption is the Homeowners' Exemption. Property owners must meet certain guidelines in order to qualify for any of the exemptions.



Exemption Type	2023	2024	Change
Homeowners' Exemption	\$ 332,782,008	\$ 333,984,292	\$ 1,202,284
Welfare and Religious Properties	\$ 1,163,968,469	\$ 1,240,142,710	\$ 76,174,241
Low Value Properties	\$ 42,776,313	\$ 38,492,313	\$ (4,284)
Veterans' Properties	\$ 111,243,097	\$ 129,632,762	\$ 18,389,665
Churches (Sec. 3f & 4d)	\$ 6,861,002	\$ 6,564,210	\$ (296,792)
All Other Exemptions	\$ 47,685,150	\$ 70,935,546	\$ 23,250,396
Total Exemptions	\$ 1,644,766,625	\$ 1,819,751,833	

Homeowners' Exemptions by Community

Community	Residential Assessments	Homeowners' Exemptions	Percentage with Homeowners' Exemptions
Arroyo Grande	10,948	5,852	53.45%
Atascadero	12,613	6,579	52.16%
Cambria	7,816	2,205	28.21%
Cayucos	2,723	622	22.84%
Grover Beach	4,292	1,698	39.56%
Los Osos	5,951	3,139	52.75%
Morro Bay	4,792	1,838	38.36%
Nipomo	9,529	4,685	49.17%
Oceano	2,161	672	31.10%
Paso Robles	12,501	5,854	46.83%
Pismo Beach	4,637	1,593	34.35%
San Luis Obispo	14,198	6,460	45.50%
San Miguel-Shandon	4,355	1,621	37.22%
Templeton	2,040	843	41.32%

Only property utilized as a primary residence is eligible for the Homeowners' Exemption. The trend toward vacation homes, second homes, and rental property continues in most of San Luis Obispo County.

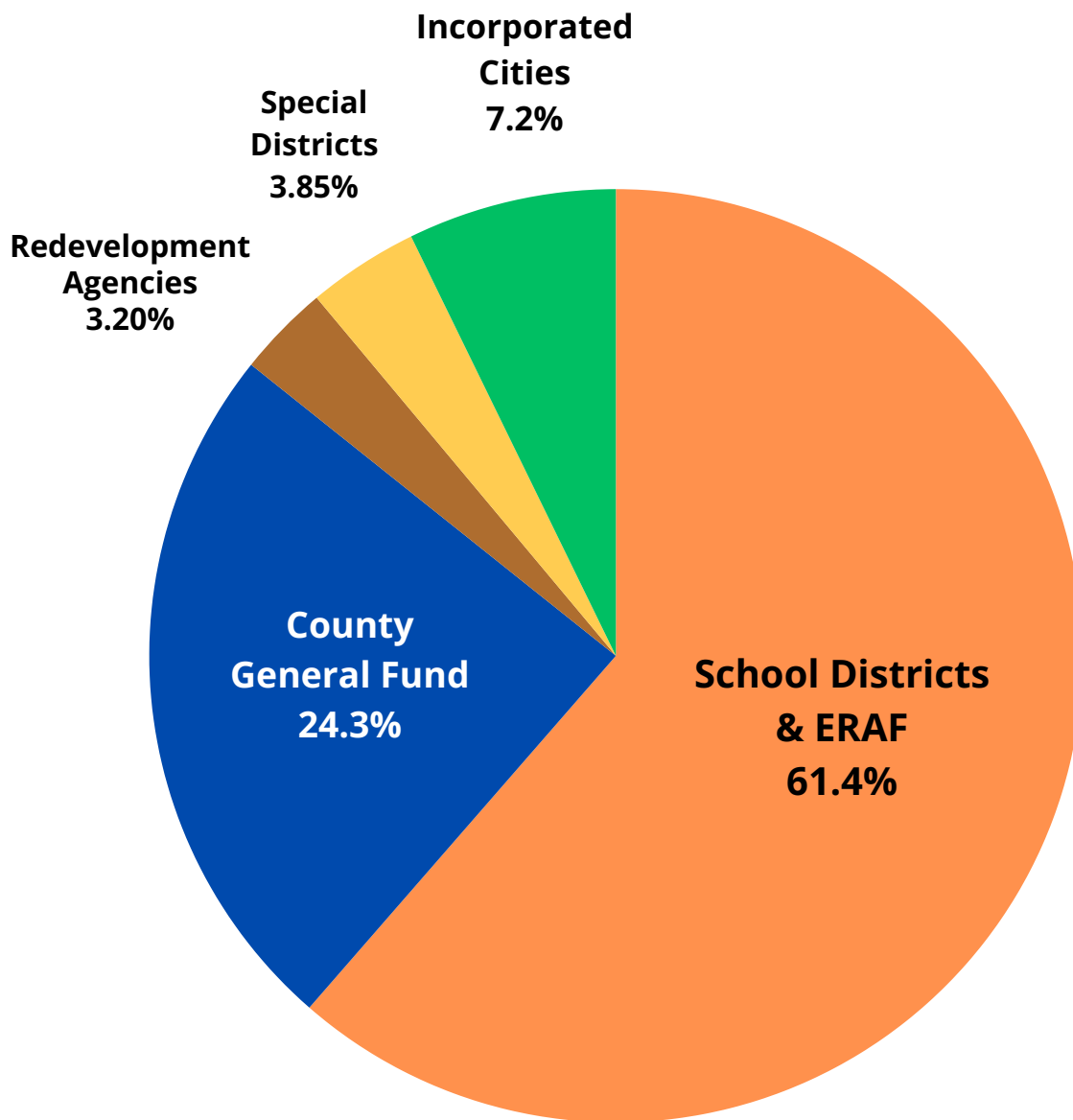


Where Your Tax Dollars Go

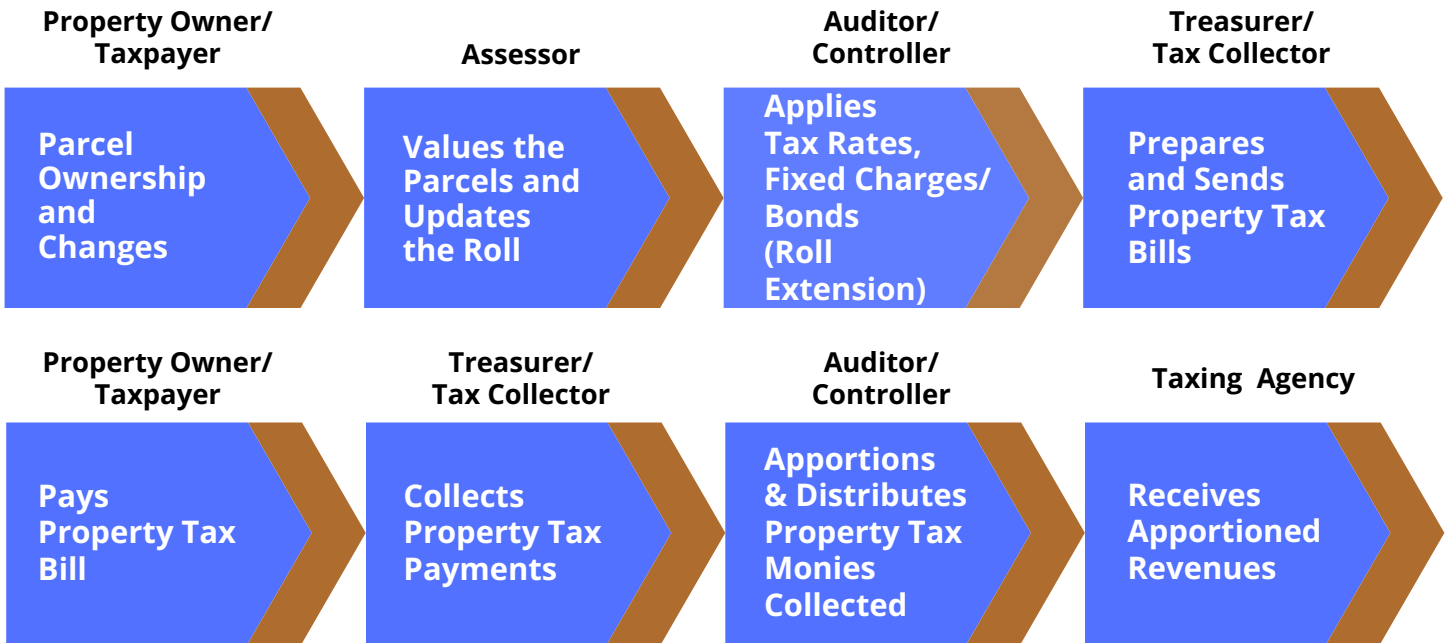
Property Tax Revenue Distribution by Government Agency

2024-2025 Property Tax Revenue
\$756,987,321

Includes local and state assessed utility property
Excludes aircraft and includes estimated roll adjustment



The Property Tax Cycle



Forty of California’s 58 elected County Assessors gathered in Pismo Beach for the Annual Conference of the California Assessors’ Association. San Luis Obispo County served as host for the annual meeting in October, 2024. County Assessors are independent constitutional officers of the State of California under the provisions of the California Constitution.

The Great Employees of the Assessor's Office

These are the great people of the Assessor's Office who strive to serve the public with professionalism and courtesy

Brittany Anaya
Carolyn Andersen
Micaela Anderson
Gerard Arcement
Roy Ashburn
Tahira Banu
Heather Baxstresser
Blair Biegel
Kelley Boadway
Joseph Collins
Allison DeLeon
Lucy Deschuytter-Smith
Miranda Donaldson
John Dostal
Lea Ann Dyer
Barby Edginton
Heather Elliott
Ross Felthousen
Natalie Garcia
Annalise Gonia
Joseph Gonia
Erika Granado
Ashley Hain

Sheila Hall
Teresa Haskin
Laura Henderson
Chelsea Hendron
Trevor Hendron
Mark Herbst
Rebecca Higbee
Derek Imus
Christopher Jaeger
Taryn Jamison
Marsha Jepsen
Jeanette Johnson
Greg King
Joanie Ladley
Matt MacDougall
Peter Madonna
Jim Mallon
Angelina McKee
Kelly Michel
Megan Nozil
Katie Nyback
Colin Pereira

Kerri Pino
Trisha Razo
Michelle Rodkey
Devin Rossi
Christopher Salcido
Brian Samaniego
Gerald Sanders
Betty "Marie" Sandoval
Darice Slusser
Angela Spannbauer
Diane Standley
Jason Tamiso
Noni Todd
Emma Trockey
Maryanne Van Cleve
Aileen Vargas
Anthony Vega
Shane Western
Vitaliia Western
Andrea Whiteford
Joe Wittenberg
Kevin Zarate Camacho

1st Quarter



2nd Quarter



3rd Quarter



**Congratulations
to the 2024
Employees of
the Quarter**

Tom J. Bordonaro, Jr.

San Luis Obispo County
Assessor



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805-781-5641 Fax



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assessor@co.slo.ca.gov