

San Luis Obispo County Assessor

Annual Report



2026

Tom J. Bordonaro, Jr.

County Assessor

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Fun Fact: Pismo Beach is known as the “Clam Capital of the World!” In the 1940s, Pismo Beach was famous for its abundance of Pismo clams, and the city still hosts the annual Clam Festival to celebrate its clam-digging heritage.

2026-27 Assessment Roll

Fast Facts

184,357

Total
Assessments

\$81,729,414,992

Total
Assessed
Value

4.37%

County-wide increase
in Assessed Value

2026-27

Assessment Type

Locally Assessed

Single-Family Residential Assessments
Multi-Family Residential Assessments
Commercial and Industrial Assessments
Agricultural Assessments
Business Accounts
Aircraft
Boats
Race Horses

Total

Assessment Count

111,706
4,135
9,103
4,977
6,868
417
19,879
16

157,101

Gross Roll Value

Prior to Exemptions

\$59,801,179,970
\$3,330,922,525
\$12,188,639,277
\$4,363,446,556
\$2,807,491,236
\$242,240,900
\$106,806,511
0

\$82,840,726,975

Message from the Assessor



Tom J. Bordonaro, Jr.
County Assessor

I am pleased to present the Annual Report of the Assessor's office for 2026-27. This report provides the latest data regarding property values in San Luis Obispo County and highlights information that impacts the local economy and our quality of life.

Each year my office produces the annual assessment roll. This listing of all taxable properties provides the information needed for the property taxes that support schools, public safety, and other important services. This year the total assessment roll increased by \$3.6 billion for a total annual assessment roll value of \$83,660,781,638. After exemptions were applied, the net assessed value of our county is more than \$81 billion. The annual increase of 4.37% reflects steady, moderate growth that is consistent with the overall economy of the county. Our assessed value growth is also consistent with the changes reported by other counties in California.

During this past year, my office was involved in legislative issues that impact taxpayers in our county and across the state. I will mention some of the issues that affect taxpayers and the public. The first is the solar energy property tax exclusion that will end on January 1, 2027. The state legislature did not pass legislation to continue the property tax exclusion for active solar energy systems. I proposed keeping this property tax benefit that has been in place since 1980, when California voters originally passed Proposition 7. My office is currently working with other assessors to determine the best and fairest method for assessing solar projects after the expiration of the exclusion on January 1, 2027.

Another issue of concern is protecting family farms. When voters approved Proposition 19 in 2020, consideration was given to family farms through an ability to pass the farm home and acreage on to family members. Because of the way the legislation was written, there is some question about what property use and farm activity actually falls under the definition of a family farm. My office is currently working to improve and clarify the family farm provisions so that families and farms truly receive a property value benefit.

Disabled veterans may receive a property tax benefit with a new law coming out of Sacramento in 2026. Veterans may be eligible to receive an expanded property tax exemption. Information about this expanded exemption for 100% disabled veterans is available now on our website. We look forward to working with our great veterans.



I want to thank you for your interest in the work of the Assessor's office. I also want to thank and acknowledge the outstanding staff of our Assessor's office. These great employees bring knowledge, helpfulness, and passion to our work on behalf of the public. Please enjoy this annual report.

Sincerely,

Tom J. Bordonaro, Jr.
County Assessor

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 our Mission Statement, the Guiding Principles of the office, and the 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 2026-27

Assessment Roll	2025-26	2026-27	Change	% Change
Land and Minerals	\$36,652,484,327	\$38,321,775,387	\$1,669,291,060	4.55%
Improvements and Fixtures	\$41,410,244,718	\$43,448,886,950	\$2,038,642,232	4.92%
Personal Property	\$1,977,115,786	\$1,886,905,196	(\$90,210,590)	-(4.56%)
Commercial Vessels (R&T 227)	\$3,331,553	\$3,214,105	(\$117,408)	-(3.53%)
Total Tangible Property	\$80,043,176,384	\$83,660,781,638	\$3,617,722,702	4.52%
Non-Reimbursed Exemptions	(\$1,736,385,255)	(\$1,931,366,646)	(\$194,981,391)	(11.23%)
Total (Gross) Assessed Value	\$78,306,791,129	\$81,729,414,992	\$3,422,623,863	4.37%
Unsecured Roll	\$3,103,474,985	\$3,118,748,130	\$15,273,145	0.49%
Secured Roll	\$75,199,884,591	\$78,607,452,757	\$3,407,468,166	4.53%
Commercial Vessels (R&T 227)	\$3,331,553	\$3,214,105	(\$117,448)	(3.53%)
Total Assessed Value	\$78,306,791,129	\$81,729,414,992	\$3,422,673,863	4.37%
Less Homeowners' Exemptions	(\$332,649,267)	(\$331,665,803)	(\$983,464)	(0.30%)
Net Assessed Value	\$77,974,141,862	\$81,397,749,189	\$3,423,607,327	4.39%

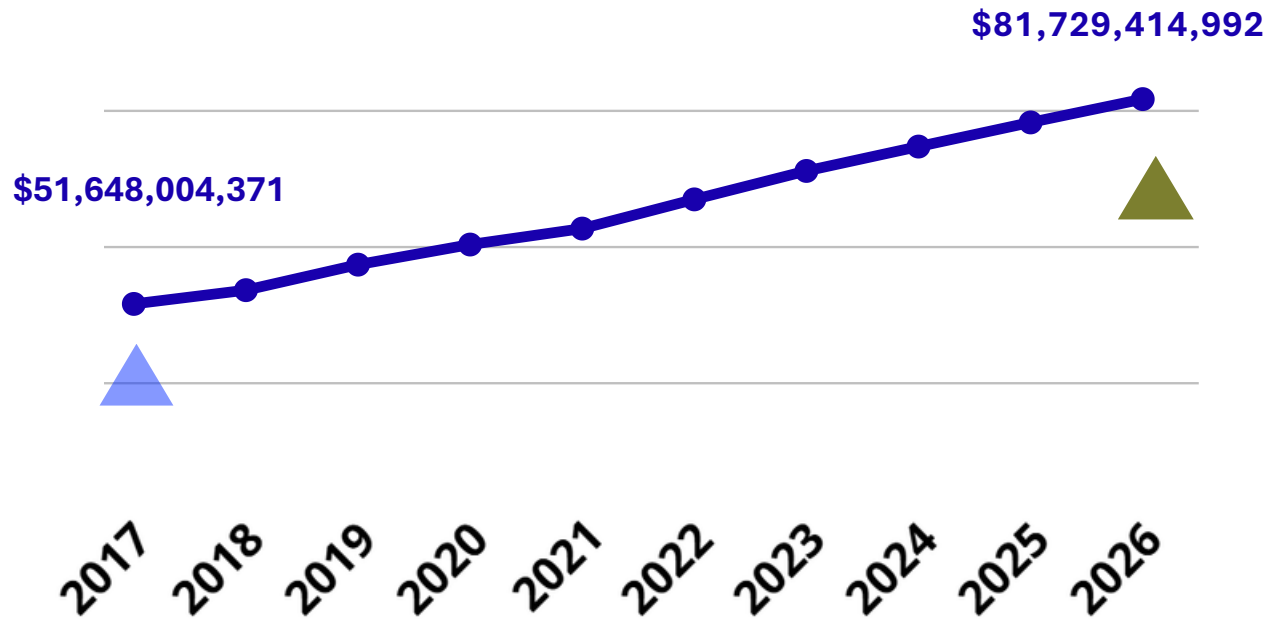
Assessed Value Change Factors

The increase in assessed value is the result of the following factors:

Factors	Value Change	Percentage
Changes in Ownership	\$1,602,181,416	44.3 %
New Construction	\$456,667,543	12.6 %
Business Property	\$61,238,150	1.7 %
Reviews and Value Declines	\$24,307,521	0.7 %
All Others (Including Inflation Factor)	\$1,473,328,072	40.7 %
TOTAL ROLL INCREASE	\$3,617,722,702	100%

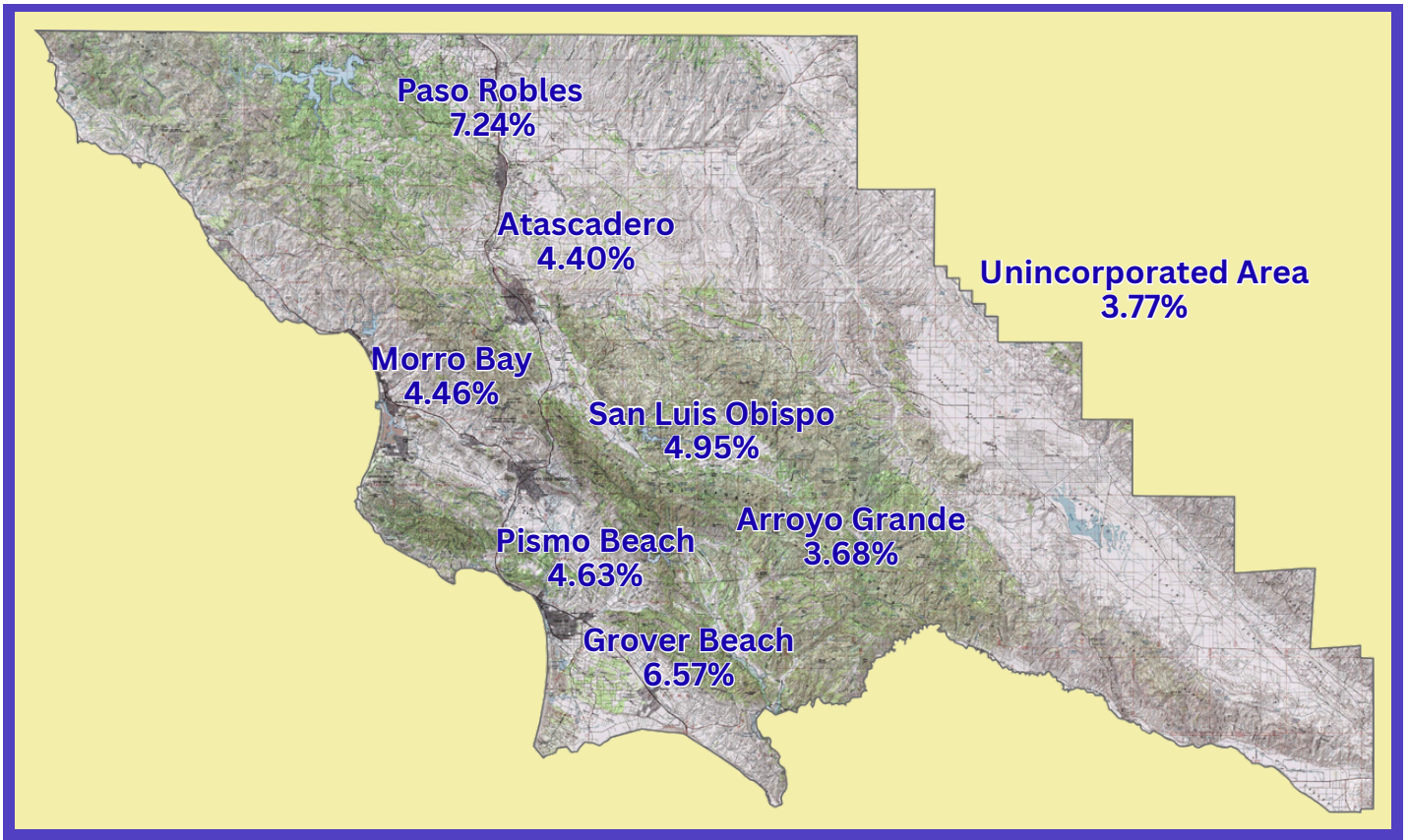
Total Assessed Value

Ten Year History

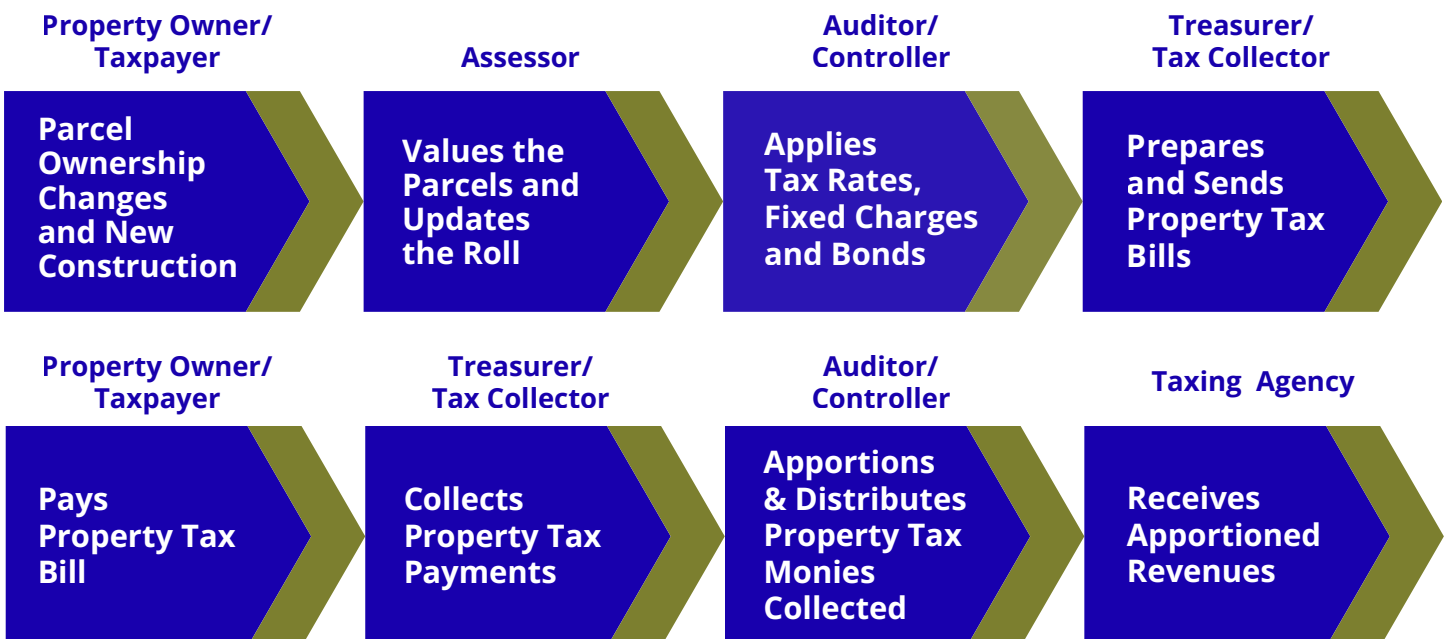


2026	\$81,729,414,992
2025	\$78,306,791,129
2024	\$74,758,605,728
2023	\$71,178,201,506
2022	\$67,001,230,750
2021	\$62,713,017,735
2020	\$60,369,523,810
2019	\$57,416,689,939
2018	\$53,669,259,125
2017	\$51,648,004,371

Assessed Value Increase by City and Unincorporated Area 2025 to 2026



The Property Tax Cycle



Proposition 13

Protections for Taxpayers

For more than forty five 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 a 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 is 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)

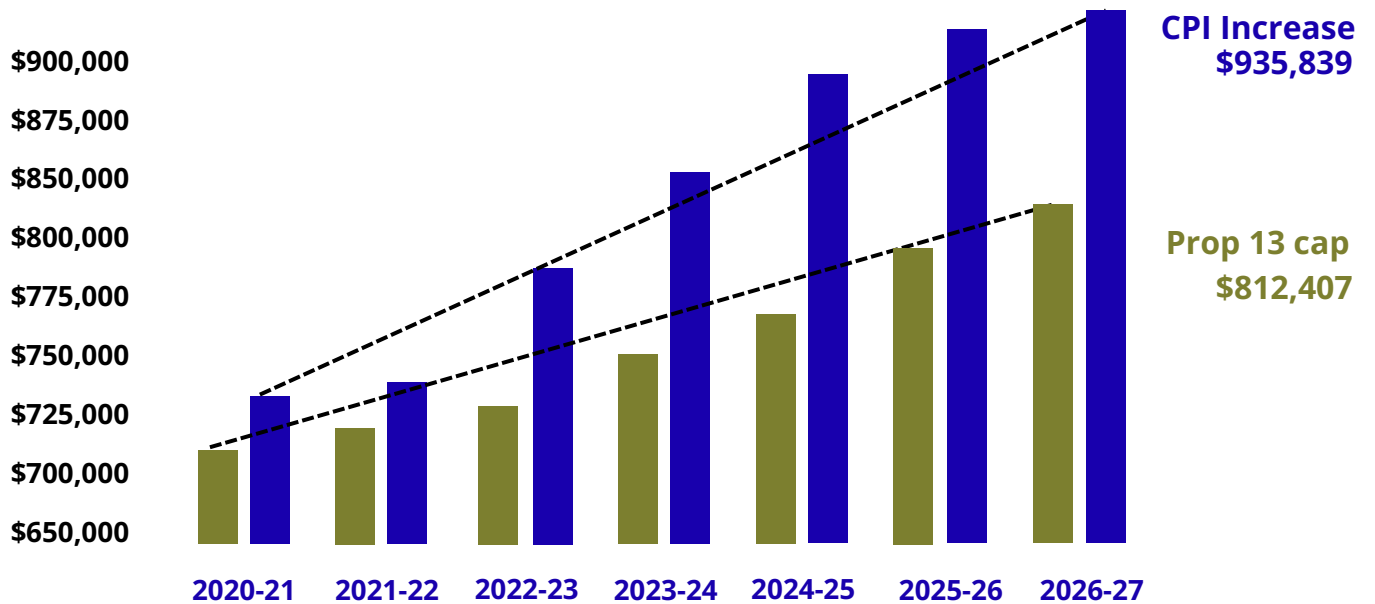
Assessment Roll Year	California CPI	Prop 13 Cap Actual
2019-20	3.847%	2.00%
2020-21	2.980%	2.00%
2021-22	1.036%	1.036%
2022-23	5.561%	2.00%
2023-24	7.274%	2.00%
2024-25	3.181%	2.00%
2025-26	2.514%	2.00%
2026-27	3.307%	2.00%



Proposition 13

Impact of 2% Inflation Cap

Value Growth based upon a \$728,000 Assessment (2020 - 2026)



	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Prop 13	\$728,280	\$735,824	\$750,540	\$765,550	\$780,861	\$796,478	\$812,407
CCPI	\$748,591	\$756,346	\$798,407	\$856,483	\$883,726	\$905,943	\$935,839



Proposition 19

Assisting Property Owners with New Rules

Voters in California approved a change to the State Constitution in November 2020 that significantly affects property taxpayers. The measure, known as Proposition 19, impacts tax benefits for families, seniors, severely disabled persons, and victims of a 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 was 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 has been a major challenge that regrettably will result in turbulent times for taxpayers. The Assessor's Office works with property owners 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 **2025**, as of 9/24/2026

Incoming Base Year Transfers

292	Total Base Year Transfers processed
119	Within San Luis Obispo County
173	Coming from other counties
\$ 68,666,531	Value loss from property owners transferring base value from another county

Outgoing Base Year Transfers

68	Total Base Year Transfers processed to other counties
\$ 37,141,867	Value gained from property owners transferring base value to another county

\$ 31,524,664 Net Value Loss

San Luis Obispo County's Top 10

Top 10 Residential Assessments by Land Use Code

Single Family Residences	112,927	\$35,297,170,396
Single Family (1 to 2.49 acres)	13,115	\$4,835,501,083
Condominiums	12,223	\$2,912,697,374
Single Family (2.5 to 4.99 acres)	5,443	\$2,255,060,383
Planned Unit Developments	6,837	\$1,810,397,500
Single Family with Second Dwelling Unit	4,058	\$1,742,014,307
Single Family (5 to 9.99 acres)	3,590	\$1,563,605,000
Vacant Rural Land (Over 80 acres)	3,889	\$1,151,347,486
Single Family (10 to 19.99 acres)	2,145	\$969,381,567



Top 10 Business Assessments by Gross Roll Value

High Plains Ranch II, LLC	Solar/Fuel Cell Energy	\$799,043,524
AOP Caballero Tax Equity JV	Business	\$128,347,494
Spectrum Pacific West, LLC	Cable Television	\$28,885,602
Skywest Airlines, Inc	Airline (Commercial)	\$27,458,890
Treana Winery, LLC	Winery	\$26,024,144
David Crye General Engineering Contractor, Inc	Construction Contractor	\$23,879,229
San Antonio Winery, Inc	Winery	\$21,263,312
Edge Cable Holdings USA, LLC	Service	\$19,065,251
Trelleborg Sealing Solutions US, Inc	Manufacturing	\$17,813,890
Granite Construction Company	Construction Contractor	\$17,406,389

Top 10 Business Assessments by Business Use Code

Industry	Number of Assessments	Total Assessed Value
Solar/Fuel Cell Energy	24	\$814,601,045
Winery	472	\$197,162,777
Contractor/Construction	346	\$161,605,310
Business	144	\$137,467,709
Manufacturing	206	\$116,035,128
Restaurant	1,195	\$82,000,661
Cable TV	54	\$72,327,222
Agriculture	772	\$67,511,811
Restaurant Chain/Franchise	386	\$56,784,254
Health Services	326	\$56,685,663



Top 10 Business Assessments by Parcel Value

Business	Industry	Total Assessed Value
Justin Vineyards and Winery, LLC	Winery	\$91,805,463
E & J Gallo Winery	Winery	\$90,240,253
Twin Cities Community Hospital, Inc	Hospital Public	\$88,889,976
Treasury Wine Estates Americas Co	Winery	\$87,050,689
Vespera Pismo Beach Holdings, LLC	Hotel with Restaurant	\$86,097,896
Blue Oak TIC Owner 1, LLC	Apartments	\$75,474,095
Firestone Walker, Inc	Commercial Service	\$74,852,060
Dignity Community Care	Hospital Private	\$70,064,074
Pismo Beach Mobile Home Park, Inc	Mobile Home Park	\$69,157,900
Sierra Vista Hospital, Inc	Hospital Public	\$67,262,644

Great Cities of San Luis Obispo County

Arroyo Grande

Population: 18,123



2026 \$4,593,389,275

2025 \$4,430,462,709

Change \$162,926,566

% Change 3.68%

Mayor **Caren Ray Russom**
Mayor Pro Tem **Jamie Maraviglia**
Councilmember **Kate Secrest**
Councilmember **Aileen Loe**
Councilmember **Jim Guthrie**

Atascadero

Population: 29,464



2026 \$6,012,913,394

2025 \$5,759,369,360

Change \$253,544,034

% Change 4.40%

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

Grover Beach

Population: 12,418



2026 \$2,642,440,965

2025 \$2,479,590,296

Change \$162,850,669

% Change 6.57%

Mayor **Kassi Dee**
Mayor Pro Tem **Robert Robert**
Councilmember **Clint Weirick**
Councilmember **Jules Tuggle**
Councilmember (Vacant)

Morro Bay

Population: 10,613



2026 \$3,799,111,748

2025 \$3,636,929,231

Change \$162,182,517

% Change 4.46%

Mayor **Carla Wixom**
Mayor Pro Tem **Jeff Eckles**
Councilmember **Zara Landrum**
Councilmember **Cyndee Edwards**
Councilmember **Bill Luffee**

Great Cities of San Luis Obispo County

Paso Robles

Population: 31,626



2026 **\$8,130,505,177**
 2025 \$7,581,880,527
 Change \$548,624,650
 % Change 7.24%

Mayor **John Hamon**
 Mayor Pro Tem **Steve Gregory**
 Councilmember **Kris Beal**
 Councilmember **Chris Bausch**
 Councilmember **Fred Strong**

Pismo Beach

Population: 7,911



2026 **\$5,120,445,009**
 2025 \$4,894,052,056
 Change \$226,392,953
 % Change 4.63%

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

San Luis Obispo

Population: 50,636



2026 **\$15,061,662,735**
 2025 \$14,351,227,937
 Change \$710,434,798
 % Change 4.95%

Mayor **Erica A. Stewart**
 Vice Mayor **Emily Francis**
 Councilmember **Michael R. Boswell**
 Councilmember **Jan Marx**
 Councilmember **Michelle Shoresman**

San Luis Obispo County Unincorporated Area

Population: 120,452



2026 **\$38,289,822,689**
 2025 \$36,899,198,803
 Change \$1,390,623,886
 % Change 3.77%

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

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	9,816	7.23%	651,314,301	1,000,042,225	1,651,356,526	2.07%	168,231
1976	875	0.64%	43,914,014	102,243,527	146,157,541	0.18%	167,037
1977	1,259	0.93%	78,809,298	155,987,801	234,797,099	0.29%	186,495
1978	1,239	0.91%	128,056,103	193,995,660	322,051,763	0.40%	259,929
1979	1,095	0.81%	88,329,987	144,318,633	232,648,620	0.29%	212,464
1980	1,050	0.77%	101,650,985	151,399,595	253,050,580	0.32%	241,001
1981	910	0.67%	83,231,662	132,189,092	215,420,754	0.27%	236,726
1982	852	0.63%	97,022,992	149,126,260	246,149,252	0.31%	288,908
1983	676	0.50%	68,802,494	116,338,606	185,141,100	0.23%	273,877
1984	1,037	0.76%	111,799,201	193,524,675	305,323,876	0.38%	294,430
1985	1,126	0.83%	128,663,640	261,067,558	389,731,198	0.49%	346,120
1986	1,301	0.96%	180,517,820	252,544,129	433,061,949	0.54%	332,869
1987	1,346	0.99%	214,518,337	273,424,147	487,942,484	0.61%	362,513
1988	1,453	1.07%	186,004,870	310,940,600	496,945,470	0.62%	342,013
1989	1,715	1.26%	257,034,756	365,674,767	622,709,523	0.78%	363,096
1990	1,763	1.30%	303,202,230	362,402,490	665,604,720	0.84%	377,541
1991	1,466	1.08%	227,330,579	229,208,494	456,539,073	0.57%	311,418
1992	1,035	0.76%	218,891,910	266,061,390	484,953,300	0.61%	468,554
1993	1,043	0.77%	207,909,597	229,808,064	437,717,661	0.55%	419,672
1994	1,271	0.94%	231,224,233	266,465,060	497,689,293	0.62%	391,573
1995	1,448	1.07%	266,891,507	330,126,035	597,017,542	0.75%	412,305
1996	1,417	1.04%	285,700,686	333,392,621	619,093,307	0.78%	436,904
1997	1,659	1.22%	271,417,743	369,654,523	641,072,266	0.80%	386,421
1998	2,272	1.67%	378,399,903	520,419,885	898,819,788	1.13%	395,607
1999	2,875	2.12%	478,118,329	689,109,157	1,167,227,486	1.46%	405,992
2000	2,968	2.19%	581,377,514	816,554,023	1,397,931,537	1.75%	471,001
2001	2,920	2.15%	600,268,106	826,357,119	1,426,625,225	1.79%	488,570
2002	2,619	1.93%	611,763,631	767,225,707	1,378,989,338	1.73%	526,533
2003	2,692	1.98%	698,335,267	832,461,761	1,530,797,028	1.92%	568,647
2004	2,610	1.92%	734,173,023	840,380,996	1,574,554,019	1.98%	603,277
2005	2,779	2.05%	890,052,487	898,227,909	1,788,280,396	2.24%	643,498
2006	2,660	1.96%	998,347,315	843,895,181	1,842,242,496	2.31%	692,572
2007	2,047	1.51%	803,190,646	617,865,861	1,421,056,507	1.78%	694,214
2008	2,040	1.50%	801,667,532	681,546,598	1,483,214,130	1.86%	727,066
2009	1,829	1.35%	681,100,723	618,514,882	1,299,615,605	1.63%	710,561
2010	1,941	1.43%	602,744,552	642,692,428	1,245,436,980	1.56%	641,647
2011	2,085	1.54%	650,633,614	787,683,887	1,438,317,501	1.81%	689,841
2012	2,615	1.93%	709,351,392	890,706,499	1,600,057,891	2.01%	611,877
2013	3,254	2.40%	948,462,228	1,116,913,379	2,065,375,607	2.59%	634,719
2014	3,305	2.44%	955,786,577	1,138,634,730	2,094,421,307	2.63%	633,713
2015	3,291	2.43%	1,081,588,820	1,204,331,866	2,285,920,686	2.87%	694,598
2016	3,757	2.77%	1,329,981,353	1,384,000,407	2,713,981,760	3.41%	722,380
2017	4,025	2.97%	1,404,033,321	1,494,856,930	2,898,890,251	3.64%	720,221
2018	4,166	3.07%	1,568,138,547	1,543,308,388	3,111,446,935	3.90%	746,867
2019	4,742	3.49%	1,638,882,888	1,674,281,774	3,313,164,662	4.16%	698,685
2020	4,356	3.21%	1,703,640,280	1,783,938,329	3,487,578,609	4.38%	800,638
2021	5,132	3.78%	1,893,156,996	2,097,388,719	3,990,545,715	5.01%	777,581
2022	6,234	4.59%	2,606,542,654	2,600,256,782	5,206,799,436	6.53%	835,226
2023	5,036	3.71%	2,353,119,230	2,229,550,046	4,582,669,276	5.75%	909,982
2024	4,483	3.30%	1,889,206,701	1,842,177,639	3,731,384,340	4.68%	832,341
2025	5,013	3.69%	2,145,048,674	1,984,977,351	4,130,026,025	5.18%	823,863
2026	5,109	3.76%	2,152,424,139	1,804,711,363	3,957,135,502	4.97%	774,542
TOTAL	135,707	96.24%	\$38,321,775,387	\$41,362,905,5484	\$79,684,680,935	100%	\$514,545

Decline in Value

Proposition 8

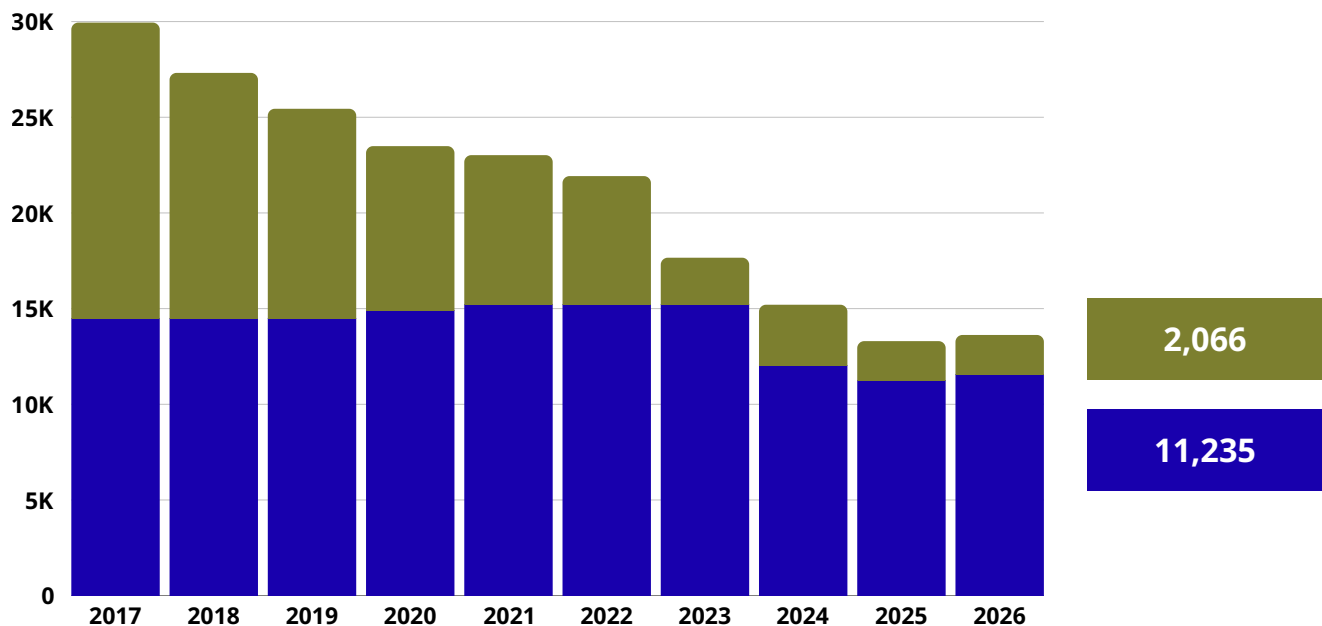
Proposition 8 allows a temporary reduction in assessed value when the market value of property has fallen below its factored base year value as of the January 1 lien date. Once a Proposition 8 reduction has been enrolled, the property's assessment must be reviewed annually to ensure that the lesser of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

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

13,301 for 2026-27



Perpetual Prop 8

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



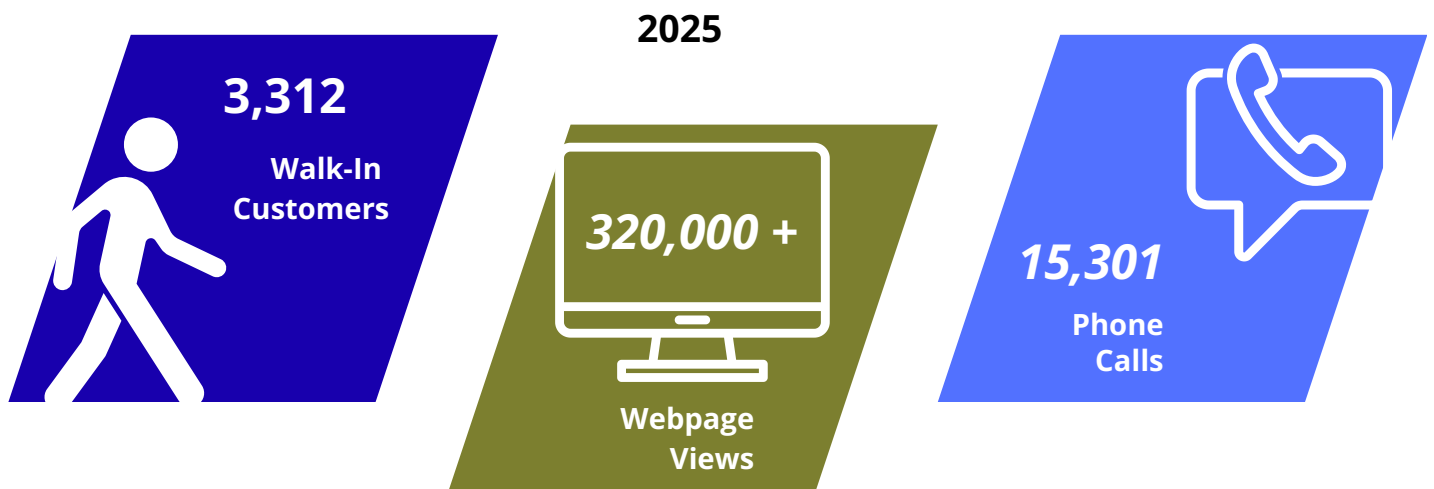
Annual Prop 8

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

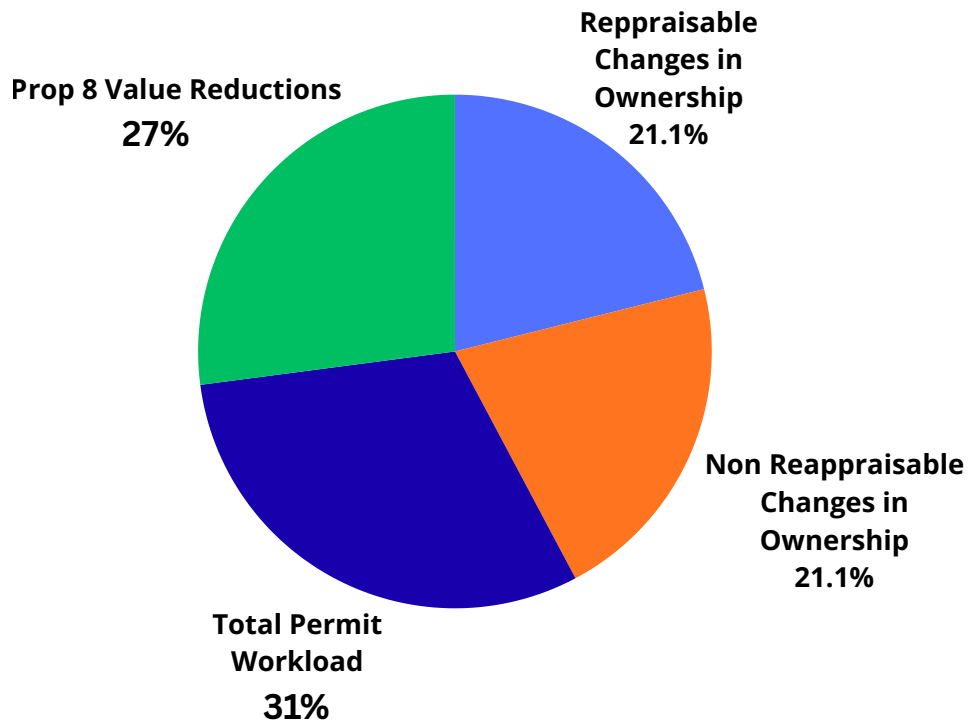
Addresses (both situs and mailing addresses)

Property Characteristics

PDF files containing Parcel Maps (by book number)

- San Luis Obispo Office receives more than **1,275** calls per month to provide easy access to the public
- Property searches and property reports are available to the public
- North County service center provides easy access to the public

Workload Accomplishments by Assessment Type



Workload Performance

Triggers Worked *	2025	2026
Reappraisable Transfers	11,467	10,614
Non Reappraisable Transfers	9,091	10,630
Total Permit Workload	14,009	15,447
Total Prop 8 Value Reductions	13,301	13,623
All Triggers: Complete & Incomplete	47,868	50,314
Percentage of Triggers Completed	96.40%	96%

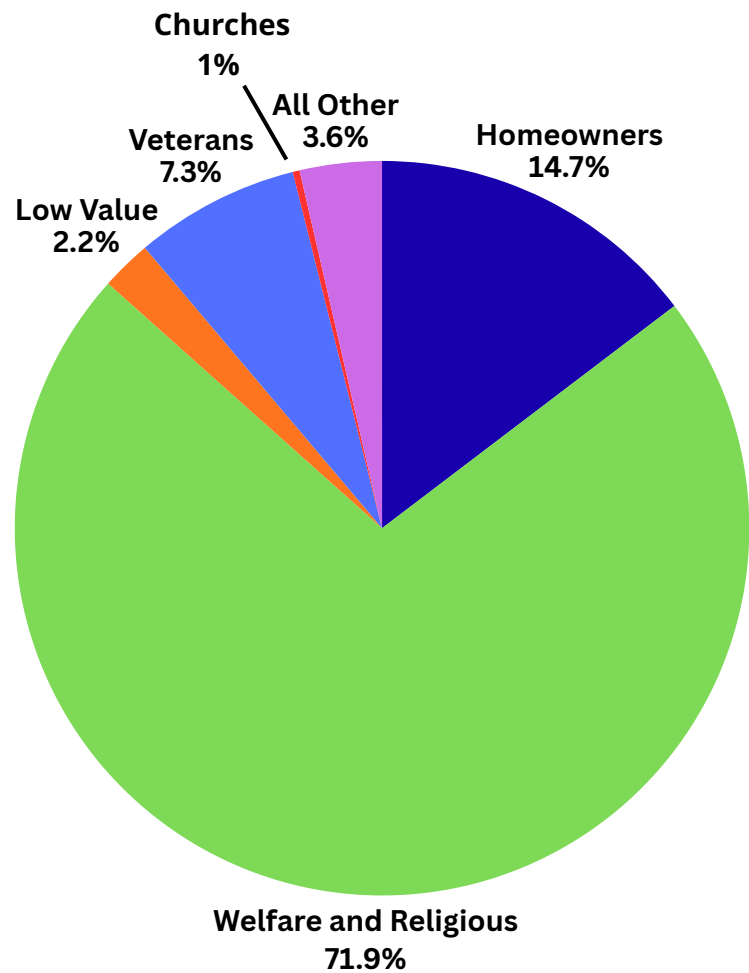
* "Triggers" are the units of work performed by Assessor staff toward the completion of the annual Assessment Roll. Outstanding performance in completing the work units resulted in **96 percent** of all work units being completed before roll close.

Exemptions

\$2,263,032,449 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 exemption.



Exemption Type	2025	2026	Change
Homeowners' Exemption	\$332,649,267	\$331,665,803	(\$983,464)
Welfare and Religious Properties	\$1,478,022,473	\$1,628,175,991	\$150,153,518
Low Value Properties	\$34,266,688	\$50,304,452	\$16,037,764
Veterans' Properties	\$146,910,731	\$164,349,644	\$17,438,913
Churches	\$6,500,655	\$6,898,175	\$397,520
All Other Exemptions	\$70,684,708	\$81,638,384	\$10,953,676
Total Exemptions	\$ 2,069,034,522	\$2,263,032,449	

Homeowners' Exemptions by Community

Community	Homeowners' Exemptions	Residential Assessments	Percentage with Homeowners' Exemptions
Arroyo Grande	5,763	11,054	52.13%
Atascadero	6,495	12,676	51.24%
Cambria	2,179	7,905	27.56%
Cayucos	610	2,749	22.19%
Grover Beach	1,686	4,411	38.22%
Los Osos	3,129	5,961	52.49%
Morro Bay	1,844	4,802	38.40%
Nipomo	4,643	9,558	48.58%
Oceano	669	2,167	30.87%
Paso Robles	5,832	12,724	45.83%
Pismo Beach	1,569	4,654	33.71%
San Luis Obispo	6,504	14,652	44.39%
San Miguel-Shandon	1,564	4,378	35.72%
Templeton	828	2,050	40.39%

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.



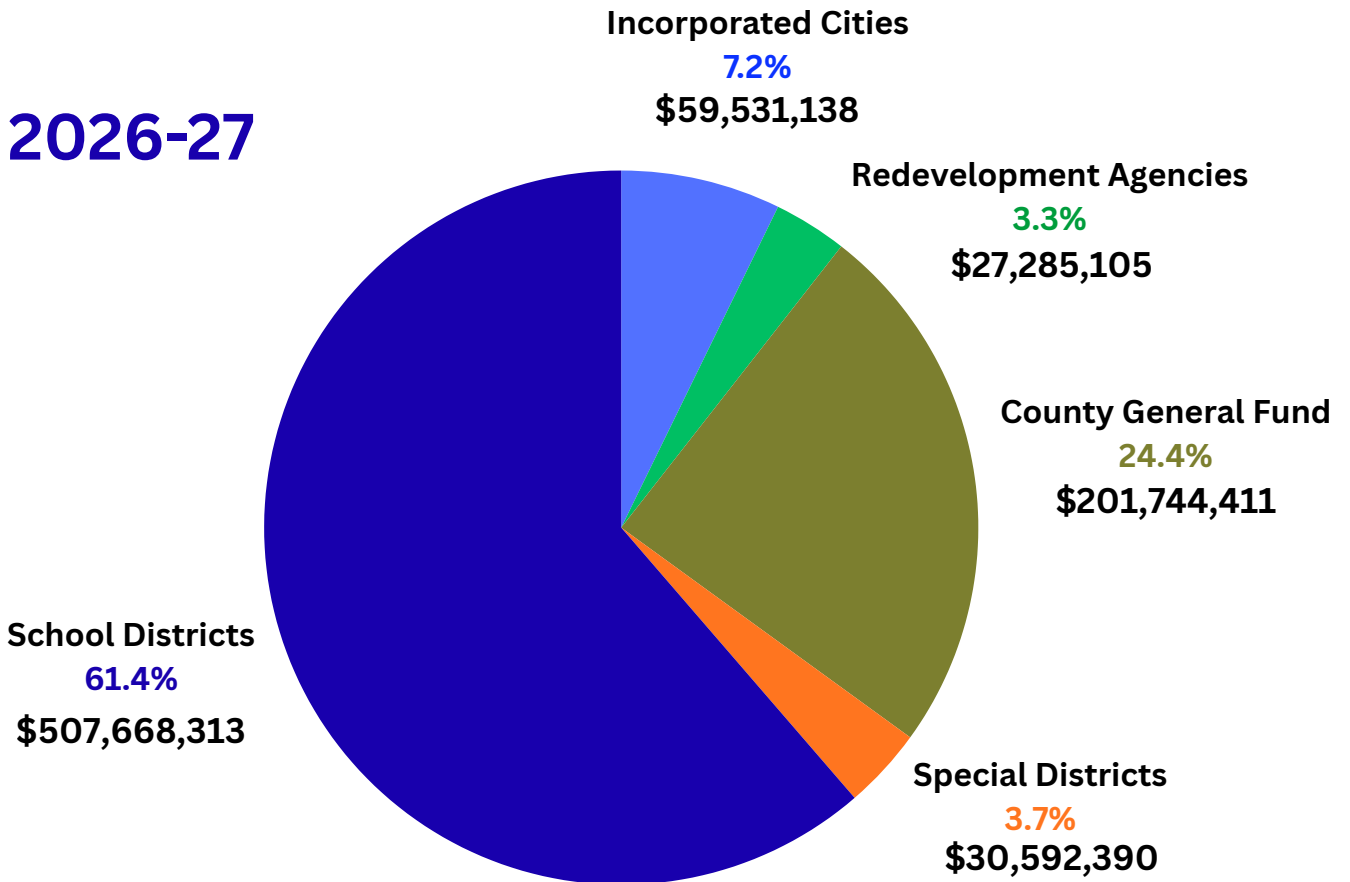
Where Your Tax Dollars Go

2026-2027 Property Tax Revenue
\$826,821,356

PROPERTY TAX DISTRIBUTION BY GOVERNMENT AGENCY

(Includes local & state assessed utility property, excludes aircraft, and includes estimated roll adjustments)

2026-27



CHANGE IN PROPERTY TAX REVENUE

2026-27
\$826,821,356

2025-26
\$793,095,355



Assessment Appeals

The property taxes that a California taxpayer pays are based on their property's assessed value as determined by the County Assessor. Under California law (Proposition 13), a property's assessed value generally is established when the property changes ownership or when it is newly constructed. If a taxpayer disagrees with the value established for a property, they should discuss the issue with the Assessor's staff. If an agreement cannot be reached, then taxpayers have a right to appeal the value under certain circumstances and limitations. (BOE online guidance)

For more information: boe.ca.gov/proptaxes/asmappeal.htm

By The Numbers

251 Assessment appeal applications that were resolved by the SLO County Assessor's Office during the most recent fiscal year.

\$1,474,587,157 In assessed value represented in these appeals.

68% Of these appeals were resolved prior to the appeal being heard by the Assessment Appeals Board, without impact to the assessment roll.

2,182 Staff hours dedicated to reviewing, preparing, and processing assessment appeal applications.

The Assessment Appeals Board (AAB), consisting of three qualified members, convenes roughly ten times per fiscal year to hear and resolve property valuation disputes. AAB members must have relevant experience (e.g. realtor, appraiser, attorney), receive Board of Supervisor approval, and complete a Board of Equalization course. In a board member's absence, an approved alternate can be utilized at the hearing. If only two members of the AAB will be in attendance, the applicant can choose to postpone the hearing to a later date.

The California Revenue and Taxation Code requires resolution of an assessment appeal within 24 months of application, unless an extension is mutually agreed upon by the applicant and the assessor.

How you can help

While the Assessor's office works diligently to resolve issues, some matters will go to the Assessment Appeals Board. Community members are needed to serve as members and alternate members of the AAB. If you meet the qualifications, please contact your county supervisor or the county administrative office: slocounty.ca.gov/administration.

Important Issues for 2026-27

Solar Exclusion to End

Assessor Tom J. Bordonaro, Jr. is alerting property owners that California's active solar energy system property tax exclusion will expire on January 1, 2027.



Existing Solar Systems:

For property owners with a qualified active solar energy system completed prior to January 1, 2027, the long-standing property tax exclusion will continue without change until there is a subsequent change in ownership of the property.

New Solar Systems:

A solar energy system that is under construction and not completed by January 1st will not qualify for the property tax exclusion and will be subject to assessment as new construction.

How to value solar systems?

With the expiration of the solar exclusion, it will be up to county assessors to determine the best method for establishing a value for new solar installations. This important issue is currently being worked on by assessors from throughout California. Our office is heavily involved in working on this issue.



Family Farm Clarification in Prop 19

Proposition 19 was approved by California voters in November 2020. Included in the ballot measure was specific direction for treatment of Family Farms for property tax assessment in the event of a change in ownership of the farm property.

Under Proposition 19, the lower base year assessed value may be continued for each legal parcel and for the parcel containing a house connected with the farm property. The requirement for the new owner to occupy the farm house as a principal residence is also different than the treatment for non-farm properties.

Family farms receive a unique benefit as a result of Proposition 19, but there are now instances where property owners are claiming to be a family farm when they clearly are not. This unintended outcome has created the need for additional clarification of what is in fact a family farm. What do the terms “family farm”, “under cultivation”, and “for commercial purposes” truly mean?

We are working with other county assessors to further define a family farm, so that the property tax benefits under Proposition 19 are fairly and equitably applied throughout the state.

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
Gerard Arcement
Roy Ashburn
Tahira Banu
Heather Baxstresser
Ashley Bean
Blair Biegel
Kelley Boadway
Belle Caffee
Joseph Collins
Lucy Deschuytter-Smith
Miranda Donaldson
Ryan Donalies
John Dostal
Lea Ann Dyer
Barby Edginton
Heather Elliott
Griffin Encinas
Ross Felthousen
Larissa Galindo
Natalie Garcia
Joseph Gonia
Katya Goodman

Erika Granado
Ian Greene
Sheila Hall
Ashley Harper
Teresa Haskin
Laura Henderson
Chelsea Hendron
Trevor Hendron
Mark Herbst
Rebecca Higbee
Patty Hirth
Christopher Jaeger
Taryn Jamison
Marsha Jepsen
Jeanette Johnson
Greg King
Nathan Lafferty
Emmaline Lloyd
Dustin Lucas
Matt MacDougall
Peter Madonna
Jim Mallon
Angelina McKee
Kelly Michel

Allyson Milburn
Joshua Naylor
Katie Nyback
Christina Peay
Colin Pereira
Bryan Ray
Trisha Razo
Michelle Rodkey
Christopher Salcido
Brian Samaniego
Marie Sandoval
Darice Slusser
Andrew Souza
Angela Spannbauser
Diane Standley
Meg Stinnett
Jason Tamiso
Noni Todd
Anthony Vega
Celine Vuong
Shane Western
Vitaliia Western
Andrea Whiteford
Joe Wittenberg
Kevin Zarate Camacho

Congratulations
to the 2026
Employees of
the Quarter

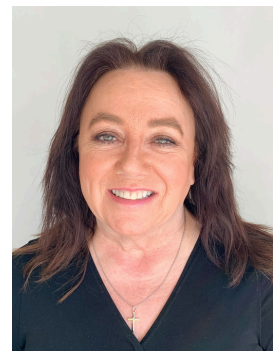
1st Quarter



2nd Quarter



3rd Quarter





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805-781-5641 Fax



Tom J. Bordonaro, Jr.

**San Luis Obispo County
Assessor**



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