

A MESSAGE FROM ASSESSOR TOM J. SLAVICH

This annual report provides general information regarding California property assessment and property tax issues, as well as San Benito County statistics regarding assessments and property values.

My staff and I are committed to providing a timely, accurate, consistent and fair assessment roll to the citizens and property taxpayers in the county. The staff in this office is also very proud of the public service we offer to anyone inquiring about the assessment of property; this includes phone calls, counter duty, web site inquiries and on-site property visits.

The net assessment roll, which excludes utilities experienced a 6.4% increase over last year reflecting a net increase of nearly \$400 million. The total net taxable value exceeded \$6.65 billion for the 2007-08 tax year. Business values increased 11.1% over the prior year due to expansion of food production facilities.

Home residential sales were active during the beginning of 2006 with the cooling down of the real estate market to close out the year. Due to this slowdown and softening in the market we have temporarily reduced the taxable value of 432 parcels to conform with the requirements of Proposition 8. This Proposition provides property owners the lower of fair market value of their property as of January 1, 2007 or the taxable value as determined at the time of purchase. We will continue to monitor these properties annually. Our staff will also continue to monitor sales prices during the calendar year of 2007 to determine if further reductions in value are warranted for the 2008-2009 tax year.

My thanks to the entire Assessor's Office staff for their hard work and dedication to this office and the citizens of San Benito County. A special thanks and recognition to the Board of Supervisors for their support of our office.

Sincerely,

Tom J. Slavich
Assessor



2007-2008 COUNTY TAXABLE VALUES BY PROPERTY TYPE
 (INCLUDES SECURED & UNSECURED ROLLS - EXCLUDES UTILITIES)

	<u>2006-2007 TAXABLE VALUE</u>	<u>2007-2008 TAXABLE VALUE</u>	<u>AMOUNT INCREASE (DECREASE)</u>	<u>PERCENT INCREASE (DECREASE)</u>
LAND	\$2,591,310,277	\$2,790,295,027	\$198,984,750	7.7%
IMPROVEMENTS	3,554,897,784	3,729,926,382	175,028,598	4.9%
PERSONAL PROPERTY	<u>242,662,563</u>	<u>269,488,188</u>	<u>26,825,625</u>	<u>11.1%</u>
<u>GROSS COUNTY VALUES</u>	<u>\$6,388,870,624</u>	<u>\$6,789,709,597</u>	<u>\$400,838,973</u>	<u>6.3%</u>
<u>LESS EXEMPTIONS -</u>				
HOMEOWNERS	\$ 67,814,600	\$ 66,676,400	\$ <1,138,200>	<1.7%>
MISC.	<u>66,855,156</u>	<u>70,035,194</u>	<u>3,180,038</u>	<u>4.8%</u>
TOTAL EXEMPTIONS	<u>\$ 134,669,756</u>	<u>\$ 136,711,594</u>	<u>\$ 2,041,838</u>	<u>1.5%</u>
<u>NET COUNTY VALUES</u>	<u>\$ 6,254,200,868</u>	<u>\$ 6,652,998,003</u>	<u>\$ 398,797,135</u>	<u>6.4%</u>

2007-2008 TAXABLE VALUES BY SCHOOL DISTRICT BEFORE EXEMPTIONS

(INCLUDES SECURED & UNSECURED ROLLS - EXCLUDES UTILITIES)

	<u>2006-2007 TAXABLE VALUE</u>	<u>2007-2008 TAXABLE VALUE</u>	<u>AMOUNT INCREASE (DECREASE)</u>	<u>PERCENT INCREASE (DECREASE)</u>
AROMAS/SAN JUAN	\$998,347,818	\$1,052,476,015	\$54,128,197	5.4%
BITTERWATER	38,016,451	39,610,085	1,593,634	4.2%
CIENEGA	59,735,255	59,020,780	<714,475>	<1.2%>
COALINGA	873,592	887,009	13,417	1.5%
HOLLISTER	4,080,695,566	4,346,858,906	266,163,340	6.5%
JEFFERSON	32,868,093	30,902,208	<1,965,885>	<6.0%>
NORTH COUNTY	610,386,903	658,313,707	47,926,804	7.9%
PANOCHE	41,421,264	45,202,549	3,781,285	9.1%
SOUTHSIDE	279,617,236	290,797,430	11,180,194	4.0%
TRES PINOS	137,560,816	151,525,794	13,964,978	10.2%
WILLOW GROVE	<u>109,347,630</u>	<u>114,115,114</u>	<u>4,767,484</u>	<u>4.4%</u>
TOTALS	<u>\$6,388,870,624</u>	<u>\$6,789,709,597</u>	<u>\$400,838,973</u>	<u>6.3%</u>
(1) CITY OF HOLLISTER	\$3,165,164,577	\$3,361,184,476	\$196,019,899	6.2%
(1) CITY OF SAN JUAN BAUTISTA	\$153,474,743	\$ 172,684,709	\$ 19,209,966	12.5%

NOTE (1) - THESE TOTALS ARE INCLUDED IN THE ABOVE SCHOOL DISTRICT VALUES.

2007-2008 TAXABLE VALUES BY TYPE OF PROPERTY
INCLUDES SECURED ROLL ONLY

<u>TYPE OF PROPERTY</u>	<u>PARCELS</u>	<u>TAXABLE VALUE BEFORE EXEMPTIONS</u>
INDUSTRIAL	255	\$ 413,999,912
COMMERCIAL	591	\$ 415,278,666
AGRICULTURAL	4540	\$ 928,448,437
RESIDENTIAL	<u>14,123</u>	<u>\$4,815,953,407</u>
TOTAL	<u>19,509</u>	<u>\$6,573,680,422</u>

SAN BENITO COUNTY STATISTICS -

SAN BENITO COUNTY WAS FORMED IN 1874 FROM A PORTION OF MONTEREY COUNTY. THE COUNTY ALSO EXPANDED IN 1887 WHEN PORTIONS OF MERCED AND FRESNO COUNTIES WERE ANNEXED IN.

SAN JUAN MISSION WAS FOUNDED IN 1797 AND DESIGNATED AS A NATIONAL HISTORICAL LANDMARK BY THE U.S. DEPARTMENT OF INTERIOR ON APRIL 15, 1970

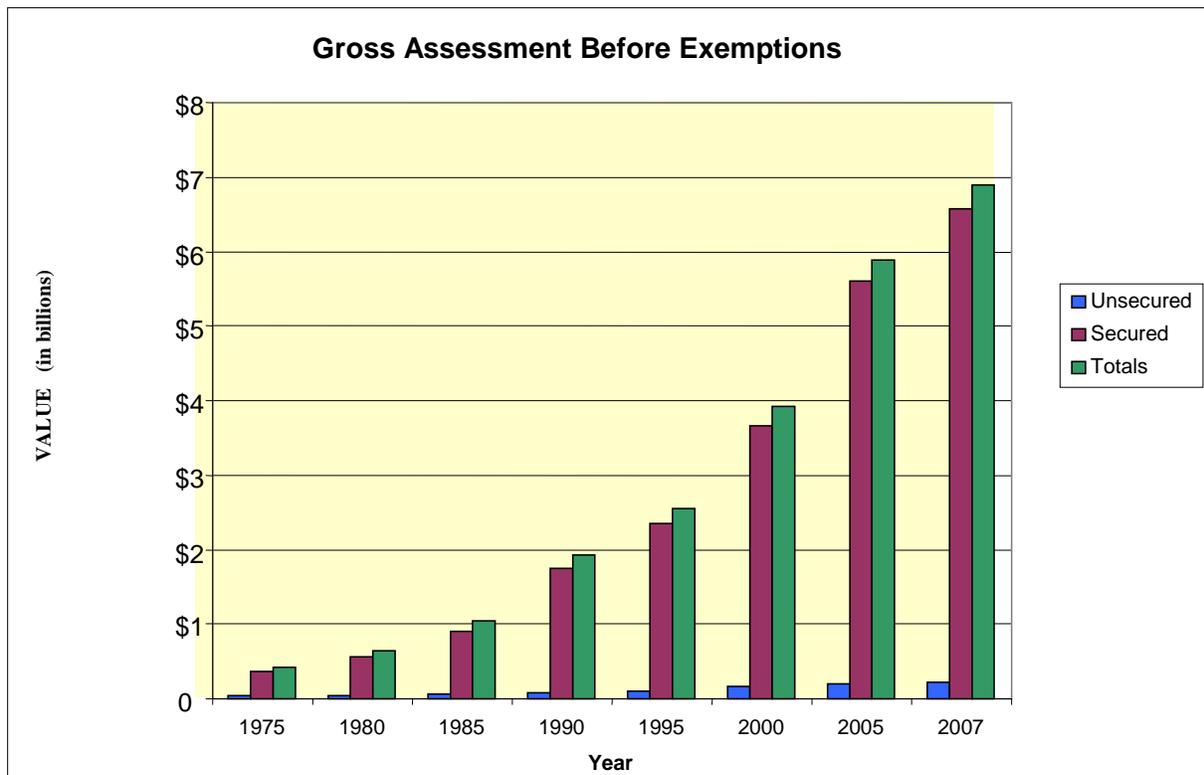
<u>POPULATION (2005 stats.)</u>	57,064
<u>HOUSEHOLDS (2005 stats.)</u>	18,014
<u>SQUARE MILES</u>	1,396
<u>ACRES</u>	893,440
<u>CITY, COUNTY, STATE AND FEDERAL ACRES</u>	126,400
<u>LAND CONSERVATION ACT (THE WILLIAMSON ACT) -</u>	
TOTAL ACRES UNDER THE ACT	584,000
(INCLUDING NON-RENEWALS)	
ACRES UNDER NON-RENEWAL	7,350
PERCENTAGE OF PRIVATELY OWNED LAND UNDER THE LAND CONSERVATION ACT	76%
<u>2007 SECURED PARCEL COUNT</u>	19,509
<u>2007 UNSECURED PARCEL COUNT</u>	2,113

HISTORY OF COUNTY TAXABLE VALUE INCREASES -

<u>1997/98</u>	<u>1998/99</u>	<u>1999/00</u>	<u>2000/01</u>	<u>2001/02</u>	<u>2002/03</u>
6.1%	9.0%	13.1%	12.9%	11.5%	8.5%
<u>2003/04</u>	<u>2004/05</u>	<u>2005/06</u>	<u>2006/07</u>	<u>2007/08</u>	
7.3%	7.0%	9.1%	10.1%	6.3%	

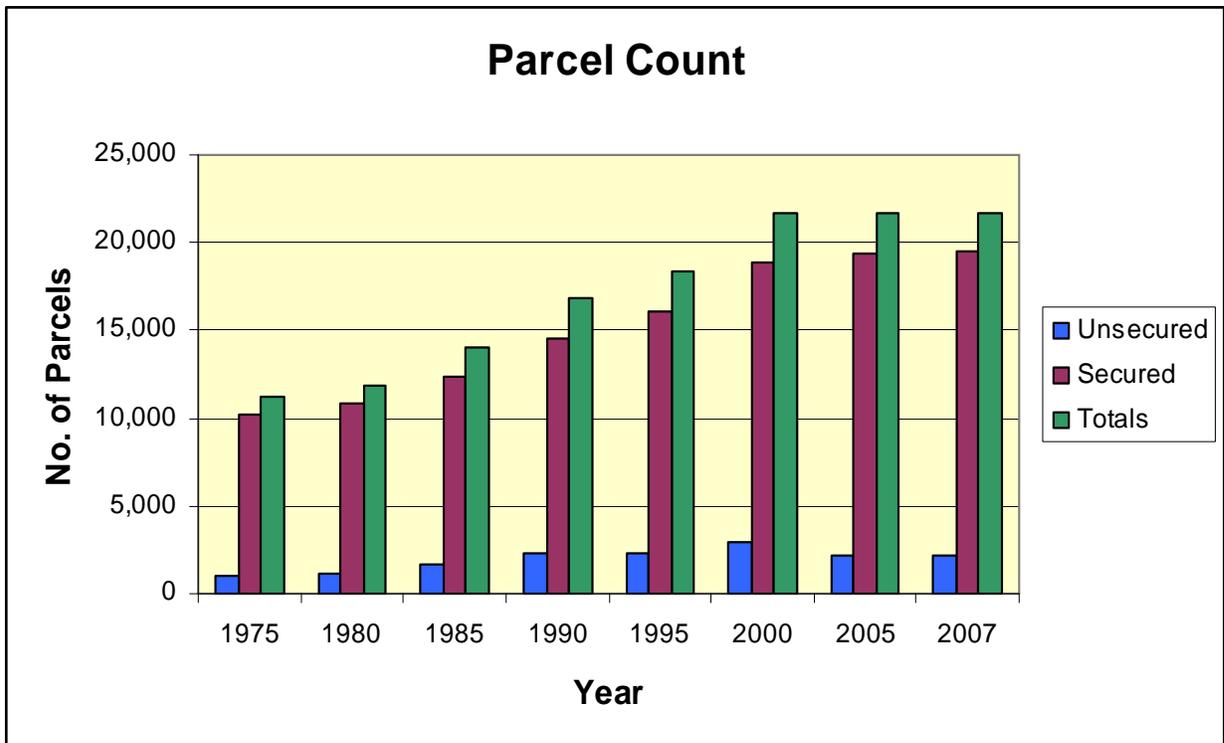
**ASSESSMENT HISTORY - (GROSS ASSESSMENTS BEFORE EXEMPTIONS -
CONVERTED TO TAXABLE VALUES)**

	<u>SECURED</u>	<u>UNSECURED</u>	<u>UTILITY</u>	<u>TOTAL</u>
1975-1976	356,000,000	32,000,000	32,800,000	420,800,000
1980-1981	560,400,000	33,200,000	50,800,000	644,400,000
1985-1986	908,700,000	58,200,000	86,700,000	1,053,600,000
1990-1991	1,743,100,000	74,000,000	102,600,000	1,919,700,000
1995-1996	2,358,500,000	104,400,000	97,100,000	2,560,000,000
2000-2001	3,666,000,000	169,000,000	92,800,000	3,927,800,000
2005-2006	5,605,300,000	198,400,000	91,400,000	5,895,100,000
2006-2007	6,180,300,000	208,500,000	93,600,000	6,482,400,000
2007-2008	6,573,600,000	216,000,000	98,000,000	6,887,600,000



NUMBER OF ASSESSMENT PARCELS IN COUNTY -

<u>LIEN DATE</u>	<u>SECURED</u>	<u>UNSECURED</u>	<u>TOTAL</u>
3/1/75	10,176	1,046	11,222
3/1/80	10,792	1,101	11,893
3/1/85	12,413	1,661	14,074
3/1/90	14,511	2,285	16,796
3/1/95	16,045	2,286	18,331
1/1/00	18,864	2,871	21,735
1/1/05	19,431	2,224	21,655
1/1/06	19,465	2,201	21,666
1/1/07	19,509	2,113	21,622



INCREASE IN ASSESSMENT PARCELS - Following is an analysis showing the distribution of growth in secured parcels over the last six assessment years.

<u>Year</u>	<u>City Of Hollister</u>	<u>County Of San Benito</u>	<u>City of San Juan Bautista</u>	<u>Oil/Gas & Mobilehomes</u>	<u>Total</u>
1/1/01-12/31/01	2	16	<1>	1	18
1/1/02-12/31/02	42	17	39	6	104
1/1/03-12/31/03	<1>	4	0	<6>	<3>
1/1/04-12/31/04	12	9	<2>	0	19
1/1/05-12/31/05	5	29	0	0	34
1/1/06-12/31/06	<u>17</u> <u>77</u>	<u>9</u> <u>84</u>	<u>9</u> <u>45</u>	<u>9</u> <u>10</u>	<u>44</u> <u>216</u>

LAND CONSERVATION ACT (WILLIAMSON ACT)- The Williamson Act is a statewide program enacted in San Benito County in 1968 in which the owner enters into a contract with the county to maintain the land in agricultural production. All contracts are for ten (10) years and automatically renew each year unless a Notice of Non-Renewal is filed. As our office is responsible for the assessment and administration of the Williamson Act, we continue to annually update the taxable values and respond to the ever increasing information inquiries by property owners, prospective property owners, real estate agents, etc. Over the last several years, our Williamson Act statistics have remained fairly constant-

<u>TAX YEAR</u>	<u>NO. OF PARCELS</u>	<u>ACRES UNDER CONTRACT</u>	<u>ACRES IN NON-RENEWAL STATUS</u>	<u>ANNUAL STATE SUBVENTION</u>
2003-04	2,285	584,800	5,600	\$767,981
2004-05	2,284	584,900	6,000	\$768,630
2005-06	2,284	584,600	6,100	\$767,221
2006-07	2,291	584,600	7,200	\$765,998
2007-08	2,283	584,000	7,350	-----

SUPPLEMENTAL ASSESSMENTS- Proposition 13 requires reassessment of real property upon change of ownership or new construction that generates supplemental assessments creating tax bills which are 'in addition to' the annual property tax bill sent each year. Due to the volume and complexity of most supplemental assessments it may take many weeks to several months between the supplemental event and the mailing of the tax bills. Recent history in supplemental assessments reveal the following-

<u>YEAR</u>	<u>ROLL UNITS</u>	<u>TAXABLE VALUE</u>	<u>GROSS TAXES BILLED</u>
1997-98	2,415	214,600,000	1,546,000
1998-99	2,535	265,900,000	1,915,000
1999-00	2,719	322,500,000	2,172,000
2000-01	2,919	410,800,000	2,769,000
2001-02	2,403	394,100,000	2,735,000
2002-03	2,651	433,000,000	2,880,000
2003-04	2,014	305,717,000	2,223,000
2004-05	2,460	436,877,000	3,215,000
2005-06	2,437	634,445,000	4,659,000
2006-07	1,593	364,513,000	2,645,000

TRANSFER DOCUMENT RECORDINGS - One of the prime movers in our workload is the recorded documents that require us to transfer ownership and reappraise property due to a sale, estate closing, etc. Following is a history for the last 6 years -

<u>YEAR</u>	<u>No. of Transfer Document Recordings</u>	<u>Average No. of Doc. Per Work Day</u>
1/1/01-12/31/01	3,063	12.3
1/1/02-12/31/02	3,380	13.5
1/1/03-12/31/03	3,707	14.8
1/1/04-12/31/04	3,989	16.0
1/1/05-12/31/05	3,872	15.5
1/1/06-12/31/06	3,056	12.2