



**Joseph E. Holland**

Santa Barbara County

Clerk, Recorder and Assessor

Registrar of Voters

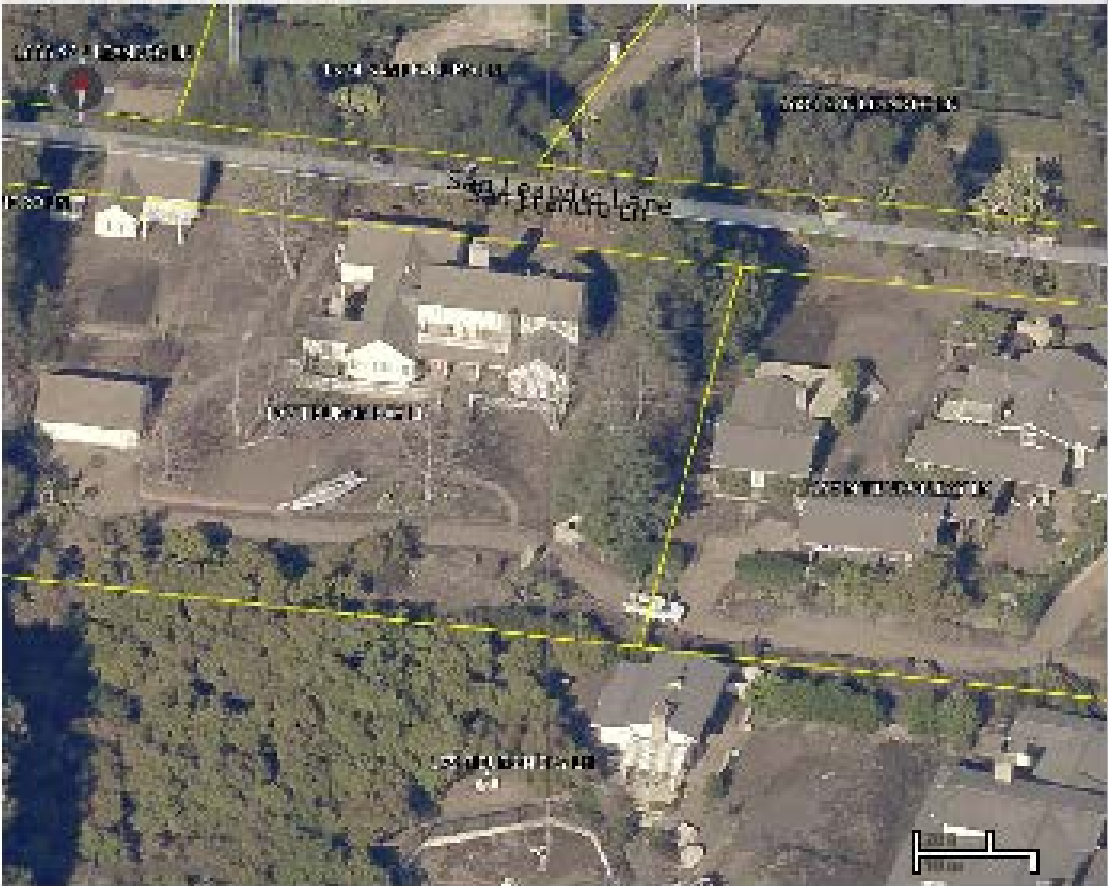
Appraisal Institute  
Southern California Chapter  
Santa Barbara / Ventura County  
2018 Market Trends Seminar

Thursday, February 15, 2018



**CONCLUSION** 15

CONNECTEXPLORER



map: Auto (Oblique)    Date: Latest    Image 1 of 2    01/24/2018



map: Auto (Ortho)    Jun 2015 - Jul 2015    Image 1 of 3    06/22/2015

CONNECTEXPLORER



map: Auto (Oblique)	Date: Latest	Image 1 of 4	01/24/2018	map: Auto (Ortho)	Jun 2015 - Jul 2015	Image 1 of 3	06/22/2015
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map: Auto (Oblique)	Date: Latest	Image 1 of 3	01/24/2018	map: Auto (Ortho)	Jun 2015 - Jul 2015	Image 1 of 3	06/22/2015
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map: Auto (Oblique)

Date: Latest

Image 1 of 3

01/24/2018



map: Auto (Ortho)

Jun 2015 - Jul 2015

Image 1 of 3

06/23/2015



CONNECTEXPLORER



map: Auto (Oblique)    Date: Latest    Image 1 of 3    01/24/2018

map: Auto (Ortho)    Jun 2015 - Jul 2015    Image 1 of 10    06/22/2015

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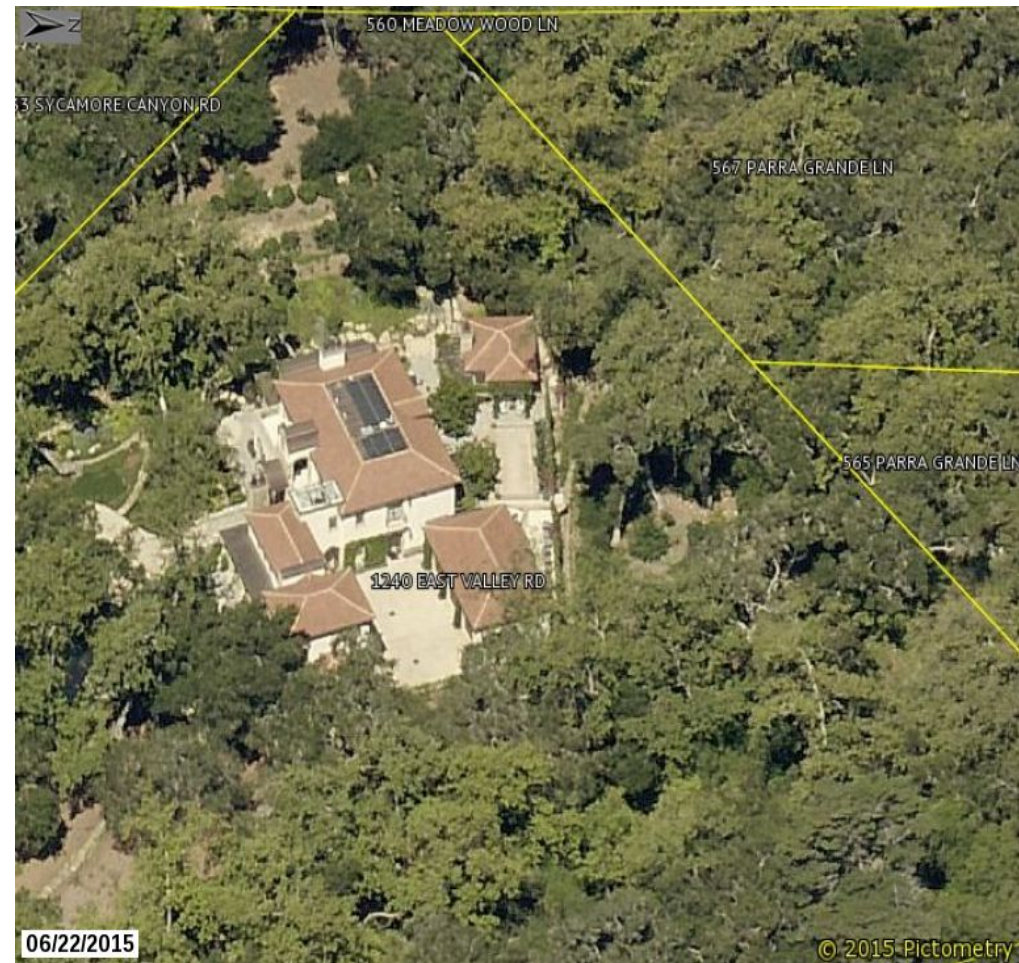
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map: Auto (Oblique)	Date: Latest	Image 1 of 3	01/24/2018	map: Auto (Ortho)	Jun 2015 - Jul 2015	Image 1 of 10	06/22/2015
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map: Auto (Oblique)    Dates: Latest    Image 1 of 5    01/30/2018

map: Auto (Ortho)    Jun 2015 - Jul 2015    Image 1 of 7    06/21/2015

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map: Auto (Oblique)    Date: Latest    Image 1 of 9    01/24/2018



map: Auto (Ortho)    Jun 2015 - Jul 2015    Image 1 of 7    06/21/2015



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mini: Auto (Cilindrada)

Deleuze, Lektüre

Image 1 of 3

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map: Auto (Ortho)

Jun 2015 - Jul 2015

image 1 of 11

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map: Auto (Mosaic)    Dates: Latest    01/21/2018 - 01/30/2018

map: Auto (Mosaic)    Jun 2015 - Jul 2015    06/21/2015 - 07/10/2015



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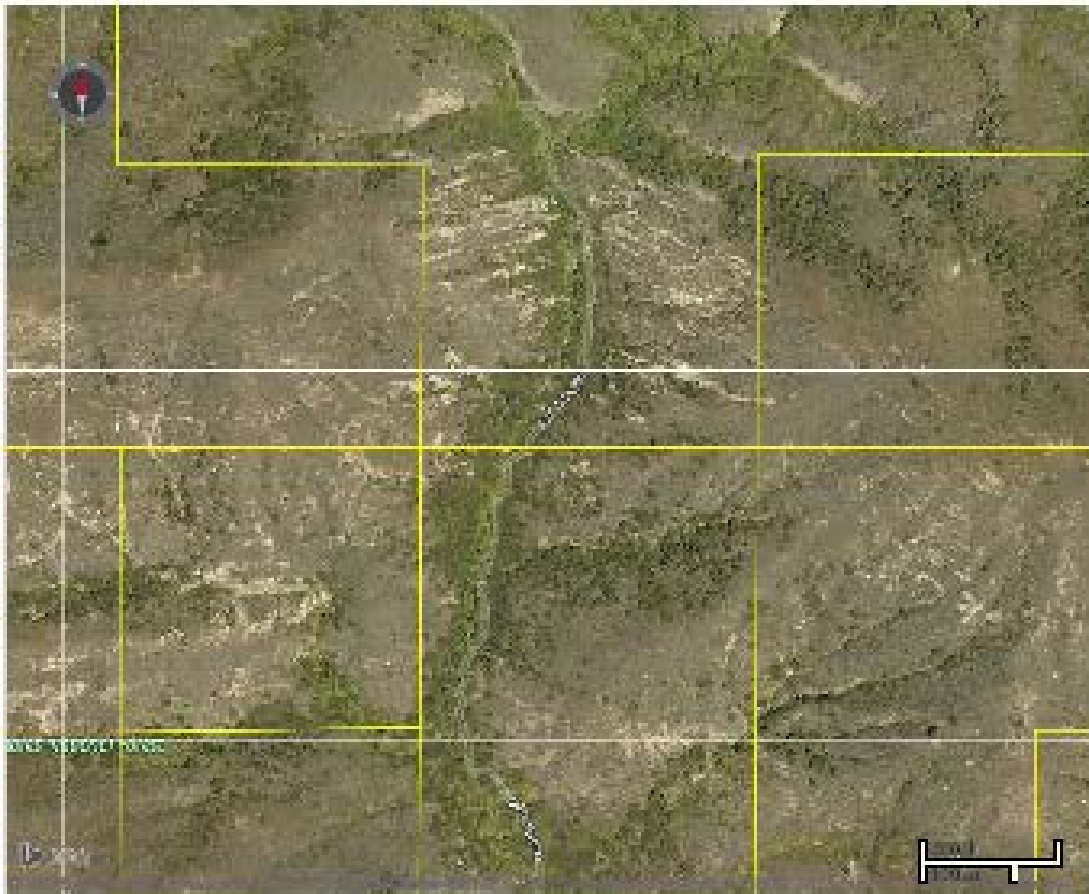
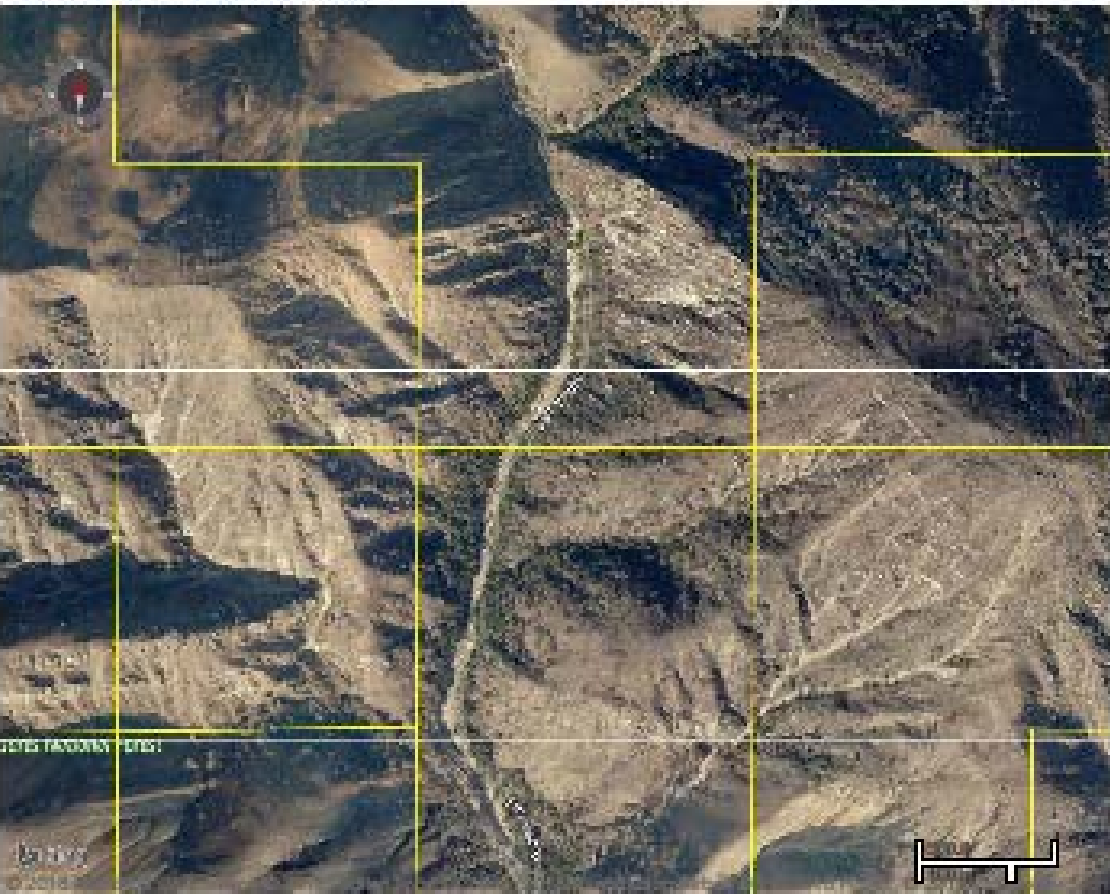


map: Auto (Oblique)    Date: Latest    Image 1 of 4    01/24/2018



map: Auto (Ortho)    Jun 2015 - Jul 2015    Image 1 of 11    06/21/2015

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map: Auto (Mosaic)	Dates: Latest	01/21/2018 - 01/30/2018	map: Auto (Mosaic)	Jun 2015 - Jul 2015	08/21/2015 - 07/10/2015
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☐ Map Auto (Manual)

**Online | Low cost!**

01/21/2018 - 01/30/2018

## **Prop 60 – Constitutional Amendment - 1986**

**Allows homeowners over 55 years of age to transfer their assessment to a lower value property.**

Basic Requirements:

- Must be over 55 years of age.
- Replacement property value must be less than value of the original property.  
Note: 5% allowance in first year and 10% in second year.
- Both property transfers must be within two years.
- Can only do once.
- Both transfers must be within the same county unless allowed in another county under Prop 90. (Note: Currently only 10 counties accept base year values from other counties: Contra Costa, Los Angeles, Modoc, Orange, San Francisco, Santa Clara, Solano, Sonoma, Sutter and Ventura)

## California Association of Realtors Base Year Transfers Initiative – 2018

Removes the following requirements for homeowners over 55 to transfer their property tax basis to a replacement property:

- Replacement property be of equal or lesser value.
- Replacement residence be in a specific county.
- The transfer occur only once.

Provides new rules for calculating the base value that is assessed/transferred to the replacement property based on whether the replacement property has a value greater than or less than the original property.

### Replacement property value > original property value

Original Property = \$500k. With a base year value factored of \$250k.

Replacement Property = \$1M.

New assessed value for replacement property:  $\$1M - \$500k = \$500k + \$250k = \$750k$ .

BYVF goes up! Was \$250k – now \$750k.

### Replacement property value < original property value

Original Property = \$500k. With a base year value factored of \$300k.

Replacement Property = \$400k.

New assessed value for replacement property:  $\$300k/\$500k = 60\%$ .  $60\% \times \$400k = \$240k$

BYVF goes down! Was \$300k – now \$240k.

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