



COMMUNITY DEVELOPMENT DEPARTMENT • 305 W. THIRD ST. • OXNARD, CA 93030 • (805) 385-7857

FAX • (805) 385-7417

RICHARD J. MAGGIO, DIRECTOR

May 24, 1994

Ms. Jane Tolmach  
656 Douglas  
Oxnard, California 93030

Subject: Tax Rate Comparision - New Project Area

Dear Ms. Tolmach:

The following is a theoritical illustration of property tax distribution as your requested:

**Base Year Assumptions:**

\$1 Million Assessed Valuation

1% property tax rate

20% of 1% is allocated to the City

80% of 1% is allocated to other taxing entities

Property Tax:	1% of \$1 million equals \$10,000
City Allocation:	20% of 1% equals \$2,000
Other entities:	80% of 1% equals \$8,000

**Creation of new redevelopment project area**

If the property is not sold or improved the following is the distribution of the property tax revenue:

Property Tax:	1% of \$1 million equals \$10,000
City Allocation:	20% of 1% equals \$2,000
Other entities:	80% of 1% equals \$8,000

Annual 2% increase continues to go to the respective taxing entities based upon their respective distribution factors.

If the property is sold or improved which increased the assessed valuation from \$1 million to \$11 million the following is the distribution of the property tax revenue:

Ms. Jane Tolmach  
City of Oxnard  
May 24, 1994  
Page 2

**Based years property tax revenue are allocated as follows:**

Property Tax: 1% of \$1 million equals \$10,000  
City Allocation: 20% of 1% equals \$2,000  
Other entities: 80% of 1% equals \$8,000  
Annual 2% increase continues to go to the respective taxing entities based upon their respective distribution factors.

The increase in assessed valuation is distributed as follows:

Property Tax: 1% of \$10 million equals \$100,000  
Tax Entity Allocation: 20% of 1% equals \$20,000

For years 1 through 10 the property tax is shared as follows:

City: 20% of the \$20,000, equals \$4,000  
Other Agencies: 80% of \$20,000 equals \$16,000 (to be distributed based upon their respective respective distribution percentages)

For years 11 through 30 the percentage of the property tax revenue above the base year is allocated to the taxing entities increases to 36.8%. For years 31 to 40 the percentage increases to 48%. The City continues to receive its share of the property tax revenue based upon 20% through out the life of the project area, i.e. \$4,000 per year based on this example.

Redevelopment Agency

Housing Fund: 20% of \$100,000 equals \$20,000  
Redevelopment Fund: 60% of \$100,000 equals \$60,000.

After year 10, the Agency percentage decreases in proportion to percentage increases which are distributed to the taxing entities.

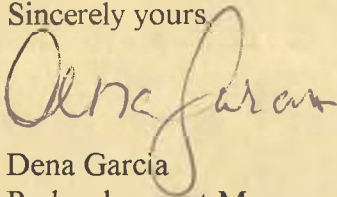
I realize that you requested a specific analysis of parcels located in the Wilson neighborhood and the Oxnard Town Center area. Unfortunately, the City does not retain files delineating the tax distribution on a parcel by parcel basis. I have enclosed a copy of the percentage distribution on a County-wide basis but this does not include special districts. The County places all property taxes into a collective pool and allocates based upon the attached table. If you want to find out the

Ms. Jane Tolmach  
City of Oxnard  
May 24, 1994  
Page 3

allocation procedure or obtain specific information on specific parcels, I would suggest contacting the County directly.

Thank you for your patience.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Dena Garcia", written over the printed name.

Dena Garcia  
Redevelopment Manager

DLG:mgh

Attachments

redev\ltrs\tolmach.dg