



County of El Dorado

OFFICE OF AUDITOR-CONTROLLER

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Agenda Item #4
Attachment C
Page 1 of 4

BOB TOSCANO
Assistant Auditor-Controller

Date: October 26, 2007

To: All Interested Agencies
See Distribution List Attached

RE: Visman Annexation to El Dorado Irrigation District
LAFCO Project No. 2007-05

The LAFCO project referenced above will annex approximately 50 acres into El Dorado Irrigation District.

Per LAFCO, this proposal is subject to Section 99.01 of the Revenue and Taxation Code. The agencies included in the Tax Rate Area are shown on the enclosure.

Pursuant to Revenue and Taxation Code §99(b)(1)(B)(1) and §99(b)(1)(B)(2), enclosed is the schedule estimating the amount of property tax revenue generated within the territory that is the subject of the jurisdictional change during the current fiscal year plus the proportion of the property tax revenue attributable to each local agency.

Pursuant to §99(b)(1)(B)(3), the Auditor shall notify the governing body of each local agency whose service area or service responsibility will be altered by the amount of, and allocation factors with respect to, property tax revenue estimated pursuant to §99(b)(1)(B)(2) that is subject to a negotiated exchange.

Except as otherwise provide by law, pursuant to §99(b)(1)(B)(4), upon receipt of the enclosed estimates, the local agencies shall commence negotiations to determine the amount of property tax revenues to be exchanged between and among the local agencies. This negotiation period shall not exceed 60 days. The final exchange resolution shall specify how the annual tax increment shall be allocated in future years.

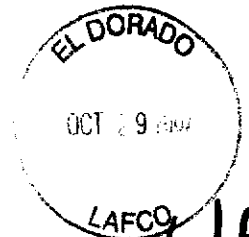
Except as otherwise provided by law, pursuant to §99(b)(1)(B)(6), within the 60 day negotiation period the local agencies will present adopted resolutions agreeing to accept the exchange of property tax revenues to the LAFCO executive officer.

Sincerely,

Sally Zutter
Accounting Division Manager

Enclosure

cc: LAFCO (see next page address)
Project File



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ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION FOR THE FISCAL YEAR 2007/08 EXHIBIT 07-05-A

LAFCO Project #: 2007-05
Project Name: Visman Annexation to EID
Annexation Per R&T Code Section: 99.01
Existing Tax Rate Area # (TRA): 055-027
Net Assessed Value Per Assessor: \$685,916
H/O Exemption Assessed Value: \$7,000
Total Assessed Value Subject to Negotia \$692,916
Estimated 1% Property Tax Revenue: \$6,929

<u>Agency</u>	<u>County Agency Number</u>	<u>SBE District Code Number</u>	<u>Estimated Current Tax Revenue (note 1)</u>	<u>Portion of Current Share of Tax Levy in Existing TRA (note 1)</u>
County General Fund	00001	n/a	\$2,242	32.3576%
County Capital Outlay Fund	00007	n/a	\$47	0.6711%
Road District Tax	00011	n/a	\$225	3.2471%
County Water Agency	30045	207	\$73	1.0595%
El Dorado County Fire	30095	055	\$1,126	16.2488%
El Dorado County Fire - Pollock Pines/Cam	30103	260	\$0	0.0000%
El Dorado Irrigation District	80011	071	\$0	0.0000%
CSA#7	30281	122	\$151	2.1797%
CSA#9	30291	123	\$0	0.0000%
CSA#9, zone 18 pollock pines/camino rec	30310	137	\$0	0.0000%
CSA#10	30283	191	\$0	0.0000%
CSA#10, zone H	n/a	229	\$0	0.0000%
Total Local Agencies:			<u>\$3,864</u>	<u>55.7638%</u>
Camino Elementary	20030	007	\$1,519	21.9213%
El Dorado High	20290	032	\$1,043	15.0466%
County School Services	20370	n/a	\$131	1.8917%
Los Rios Jt Community College	20320	046	\$373	5.3766%
Total School Agencies:			<u>\$3,065</u>	<u>44.2362%</u>
Grand Total:			<u>\$6,929</u>	<u>100.0000%</u>

Note 1: Revenue estimates shown are PRE: SDAF, ERAF I, ERAF II, ERAF III, VLF Swap, and/or Triple Flip.

Filename: 05-07.xls
 Print Date: 10/26/2007
 Completed By: Sally Zutter



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ESTIMATE OF PROPERTY TAX REVENUE & DISTRIBUTION FOR THE FISCAL YEAR 2007/08 EXHIBIT 07-05-B

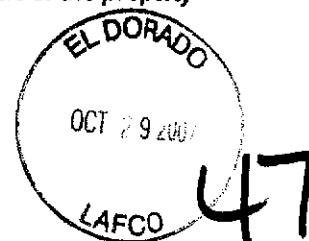
LAFCO Project #: 2007-05
 Project Name: Visman Annexation to EID
 Annexation Per R&T Code Section: 99.01
 Existing Tax Rate Area # (TRA): 055-028
 Net Assessed Value Per Assessor: \$14,733
 H/O Exemption Assessed Value: \$0
 Total Assessed Value Subject to Negotia: \$14,733
 Estimated 1% Property Tax Revenue: \$147

Agency	County Agency Number	SBE District Code	Estimated Portion of Current Tax Revenue (note 1)	Current Share of Tax Levy in Existing TRA (note 1)
County General Fund	00001	n/a	\$44	30.1758%
County Capital Outlay Fund	00007	n/a	\$1	0.6259%
Road District Tax	00011	n/a	\$4	3.0281%
County Water Agency	30045	207	\$1	0.9881%
El Dorado County Fire	30095	055	\$22	15.1531%
El Dorado County Fire - Pollock Pines/Cam	30103	260	\$0	0.0000%
El Dorado Irrigation District	80011	071	\$10	6.7152% <i>see note 2</i>
CSA#7	30281	122	\$3	2.0327%
CSA#9	30291	123	\$0	0.0000%
CSA#9, zone 18 pollock pines/camino rec	30310	137	\$0	0.0000%
CSA#10	30283	191	\$0	0.0000%
CSA#10, zone H	n/a	229	\$0	0.0000%
Total Local Agencies:			\$87	58.7189%
Camino Elementary	20030	007	\$30	20.4569%
El Dorado High	20290	032	\$21	14.0414%
County School Services	20370	n/a	\$3	1.7653%
Los Rios Jt Community College	20320	046	\$7	5.0175%
Total School Agencies:			\$61	41.2811%
Grand Total:			\$147	100.0000%

Note 1: Revenue estimates shown are PRE: SDAF, ERAF I, ERAF II, ERAF III, VLF Swap, and/or Triple Flip.

Note 2: Per the Assessor, this .6 acre area qualifies for R&T §606(c) and is combined with the larger part of the property for assesment purposes. Thus, EID has been receiving 6.7152% of the increment of this .6 acrea area.

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EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

Assessor's Report

Return to
Property Tax Division of the Auditor's Office & LAFCO

Please review the parcel list for LAFCO Project 2007-05; and complete with information for the current fiscal year.

1. List the tax rate and acres for each parcel, assessed value for land only, total assessed value, and net assessed value.
2. Identify any parcels which will be split by the proposal and note them in the comment section. Assign assessed values allocable to the resultant sub-divided parcels proposed for the current fiscal year.

All information and values are for the current fiscal year of 07/08

APN	TRA	Size/Acres	Land Value	Total Assessed Value	Home Owner Exemption Value	Net Assessed Value	Comments
085-460-16	055-027	11.0	117,010	254,495	-	254,495	
085-460-20	✓	11.21	345,780	345,780	-	345,780	
085-460-21	✓	27.17	48,987	92,637	7,000	85,637	15,000 in Bus. Pers. Prop.
.6 acre portion of 085-740-35	055-028	.6	14,773	14,733	-	14,733	NOTE 1
Sub-Totals	055-027 055-028	49.38 .6	511,777 14,733	692,912 14,733	7000	685,916 14,733	

NOTE 1 - LAND VALUE determined as $\frac{.6}{3.7} * \text{ASSESSED LAND VALUE}$. Improvement located on other Add any parcels or portions of parcels or Tax Rate Area within the project area not listed above, i.e. islands, administrative parcels. portion (85-740-04).

Please identify any administrative parcels or islands near the vicinity of the proposal.

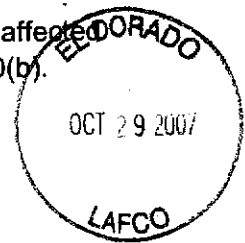
APN	TRA	Size/Acres	Land Value	Imp. Value	Total	Comment

Check this box only if the total net amount of property taxes for the subject territory(ies) affected by this proposal do not exceed the limits specified in Revenue & Taxation Code §155.20(b).

Completed By Karl Weiland

Date 10/12/07

Cc: Sally Zutter



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