

Cost of Living

Taxes

Throughout California, property newly built or purchased is appraised at full cash value. Annual increases in valuation are limited to 2%. The tax rate is 1.0615% of full assessed valuation.

Regional and local property taxes and assessments for the '00/01 fiscal year for a residence with a purchase price of \$500,000:

Property tax	\$5,000
Less: Homeowners exemption (for principal residence)	(70)
Shoreline School District Supplemental Tax	120
BB Fire Protection District	248
Other Bonds	
Total	\$5,438

Bodega Harbour Homeowner's Association Dues

Bodega Harbour homeowner's dues (2003) are \$180.50 per month or \$2166 per year.

Utility & service rates as of 9/2001

Water & Sewer	Bodega Bay Public Utility District	(707)875-3332	\$31.50/mo min. charge
Sewer Bond*	BBPUD		\$12.50 or \$20 *
Electricity	Pacific Gas and Electric	(800)743-5000 (707)579-6200	varies
Gas	Propane delivered by various vendors		varies
Cable TV	ATT Broadband	(800)945-2288	\$26.00
Telephone	Pacific Bell	(800)310-2355	\$11.25 basic rate
Garbage Collection	West Sonoma Co. Disposal Svc	(800)828-7949 (707)765-2463	\$17.34

** Bodega Harbour homes and lots pay this charge until bonds are paid in the year 2004. The charge is \$12.50 for Unit 1 parcels, \$20 for unit 2 and 3 parcels.*