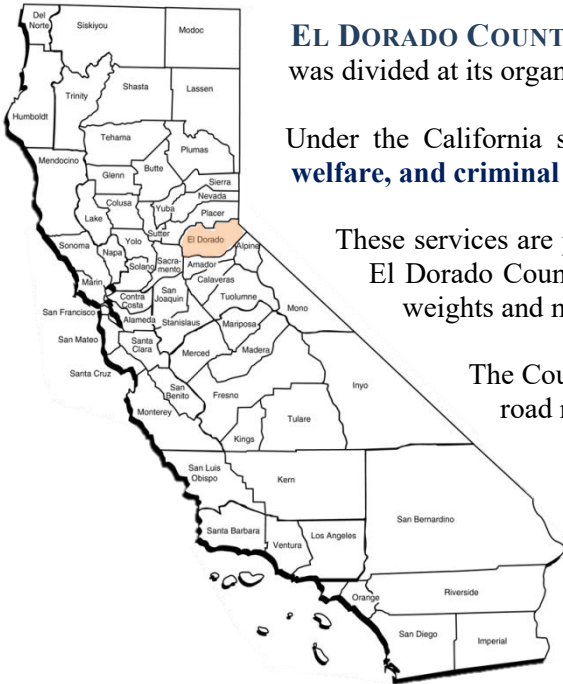


# EL DORADO COUNTY PROFILE & DEMOGRAPHICS



**EL DORADO COUNTY** is one of the original 27 counties into which the state of California was divided at its organization and admission to the union in 1850.

Under the California state constitution, **counties are required to provide health care, welfare, and criminal justice programs**, and enforce state and federal laws as applicable.

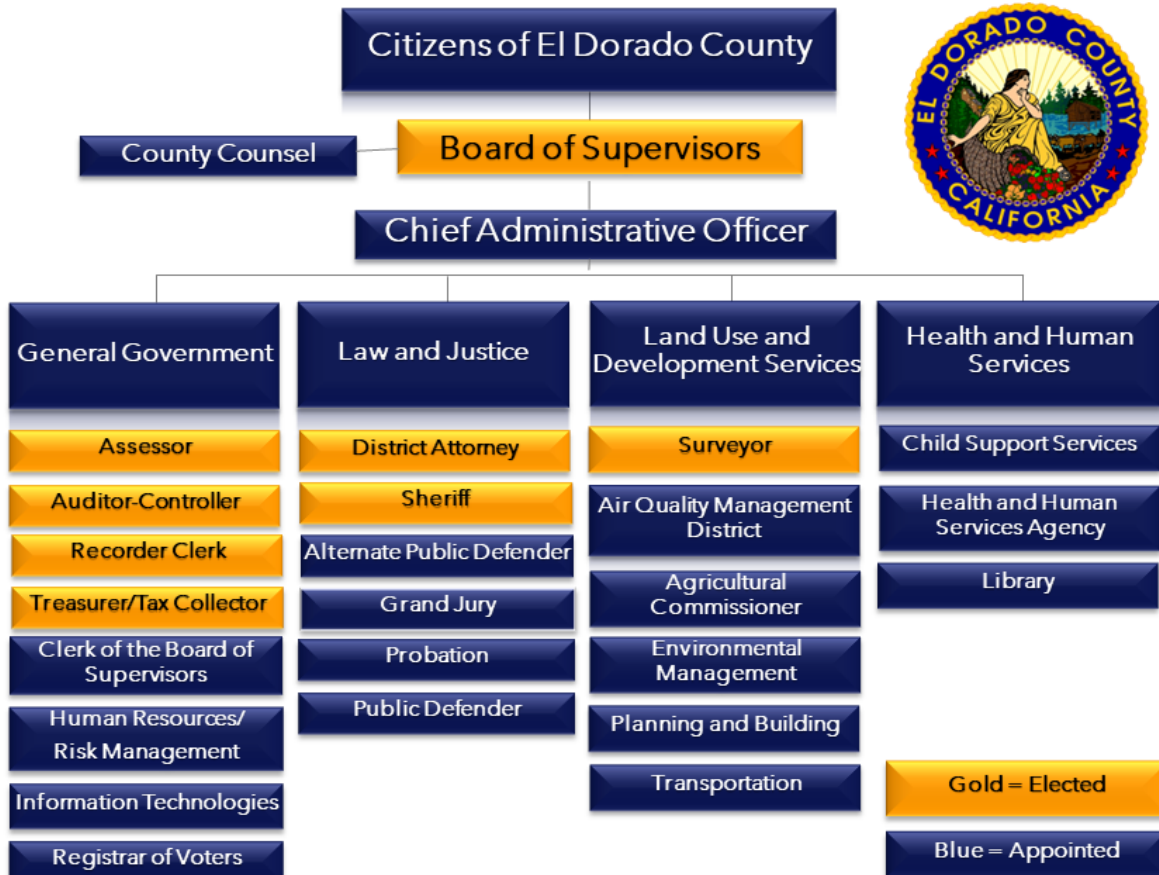
These services are provided to all residents within the county's jurisdiction. In addition, El Dorado County provides regional services such as libraries, parks and recreation, weights and measures inspection, and pesticide regulation.

The County also provides municipal services such as building inspections and road maintenance for residents in unincorporated areas.

*Two incorporated cities are located within El Dorado County: Placerville and South Lake Tahoe.*

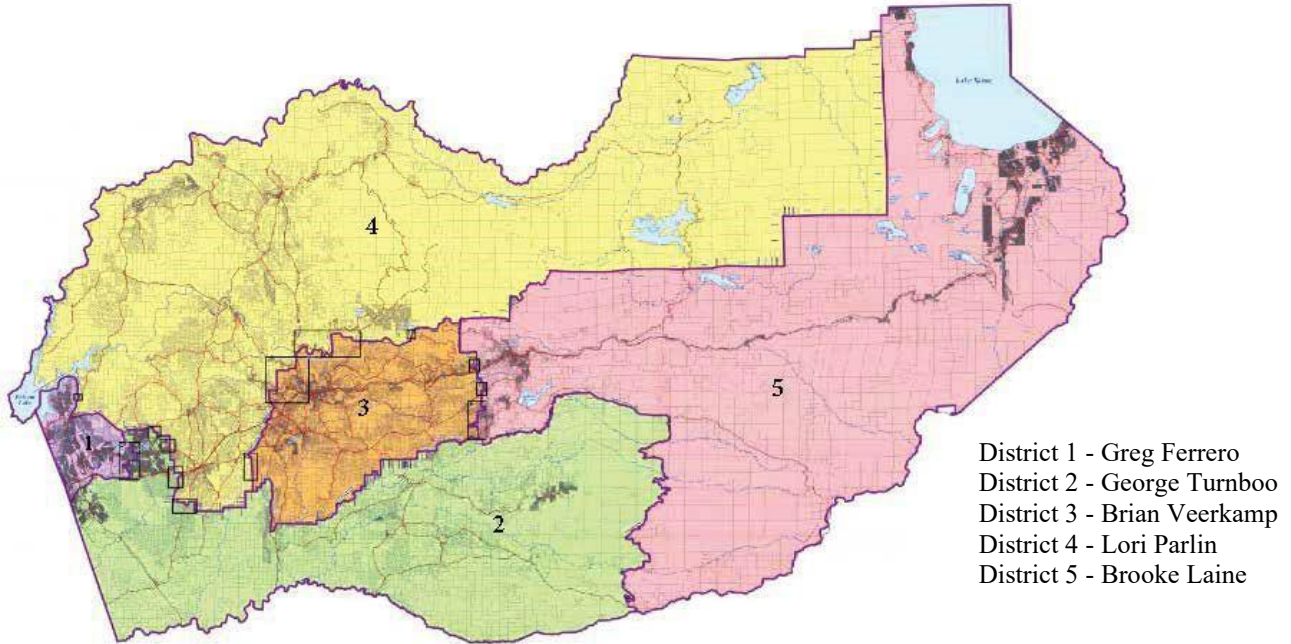
## COUNTY ORGANIZATION

The County is divided into four functional areas that represent services to residents. El Dorado is one of 14 California counties that operate under a charter, allowing the County a limited degree of control over the number and duties of the governing board and some officials. Most department directors are appointed by the Board of Supervisors, while other officials are elected for a four-year term.



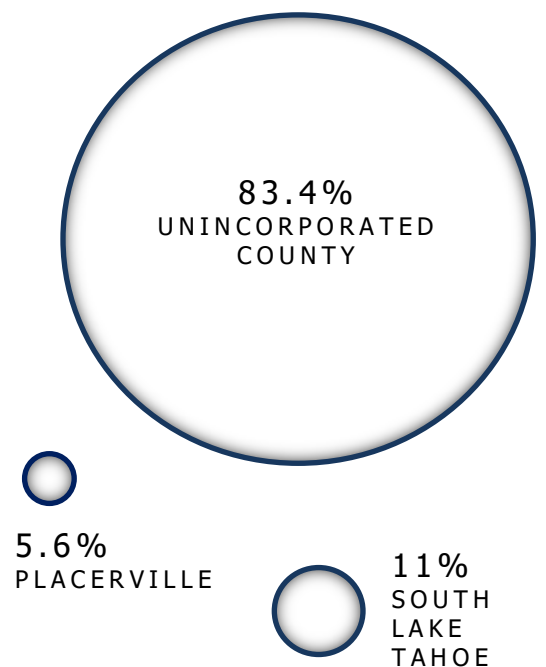
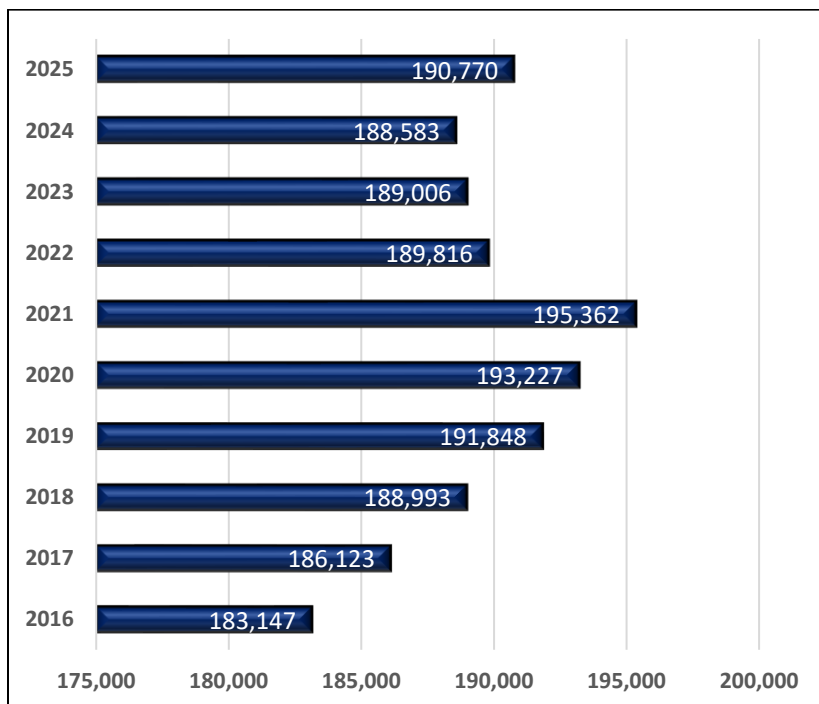
## BOARD OF SUPERVISORS

The Board of Supervisors has the authority to perform all the duties vested in it by the Constitution, general law, and the charter. The Board of Supervisors appoints the Chief Administrative Officer, members of boards and commissions, and non-elected department heads. The Board of Supervisors is comprised of five members, one elected from each County district.



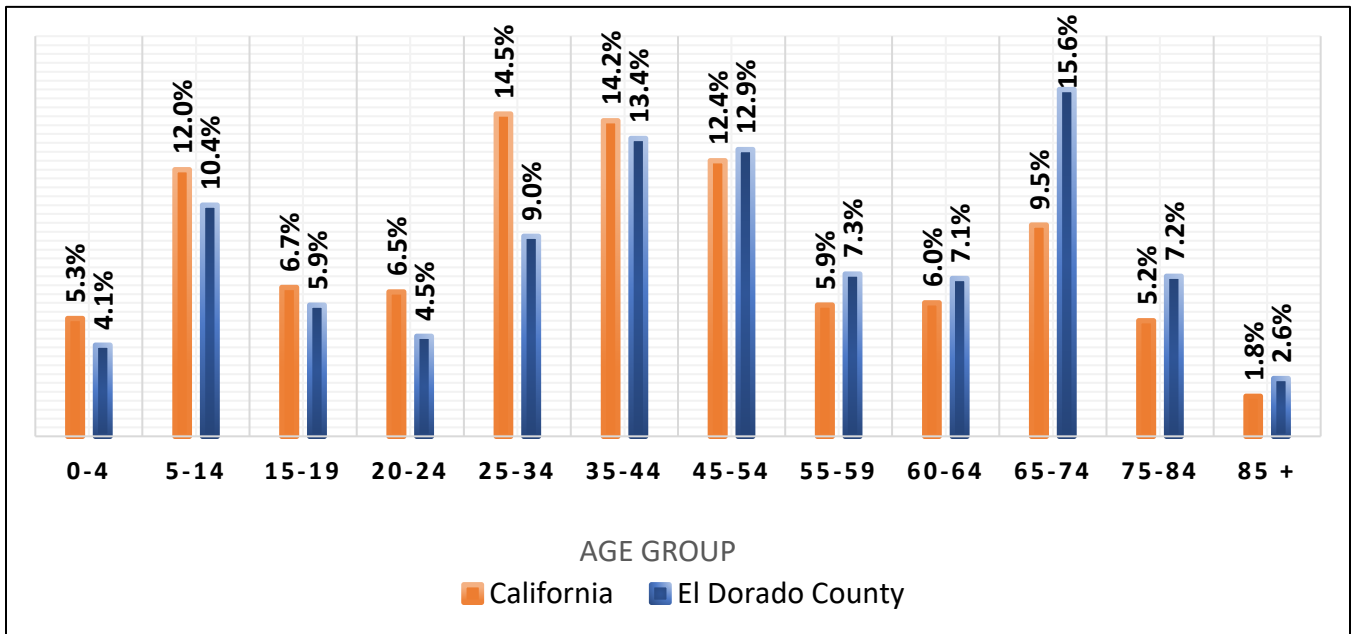
## TOTAL POPULATION

El Dorado County has grown by 4.07% over the past decade. However, since reaching its population peak in 2021, the County has experienced a 2.38% decline. Today, the majority of residents—approximately 159,106 people—live outside the incorporated cities of Placerville and South Lake Tahoe.

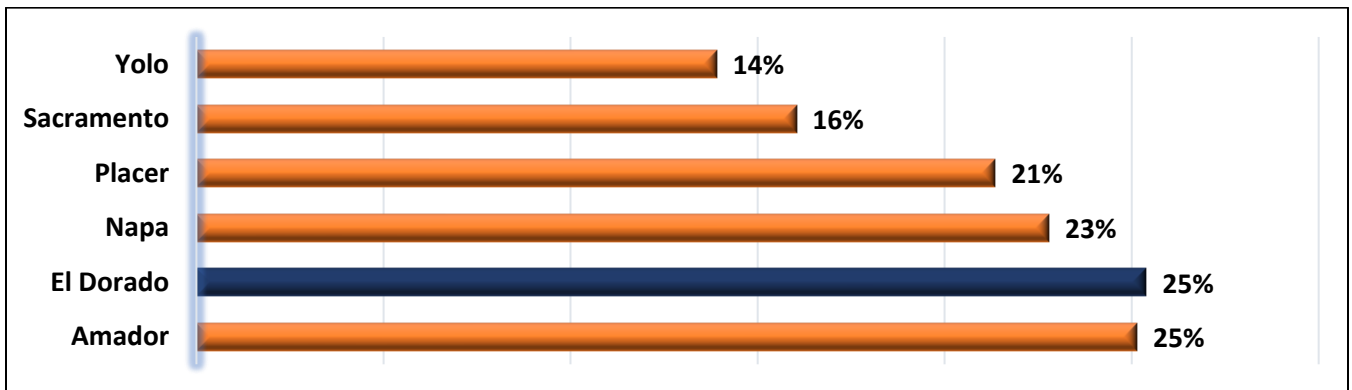


Source: State of California, Department of Finance, 2024-25 E-1 Population Estimates.

POPULATION PERCENTAGES BY AGE GROUP <sup>(1)</sup>



PERCENT POPULATION 65 YEARS AND OVER <sup>(1)</sup>



Source: (1) U.S. Census Bureau, 2023: ACS 1-Year Estimates Data Profiles, American Community Survey

EDUCATION



El Dorado County has a higher level of educational attainment compared to the California average. Only 1.3% of residents have less than a 9th-grade education, and 3.6% did not complete high school, both significantly lower than state averages. Nearly one-fifth (19.9%) are high school graduates, while 23.8% have some college but no degree, and 9.1% hold an associate’s degree. Approximately 28.2% hold a bachelor’s degree, and 14.2% hold a graduate or professional degree, both of which exceed statewide averages. Overall, 95.1% of adults in El

Dorado County have at least a high school diploma, and 42.4% hold a bachelor’s degree or higher, indicating a well-educated population.

## HOUSING

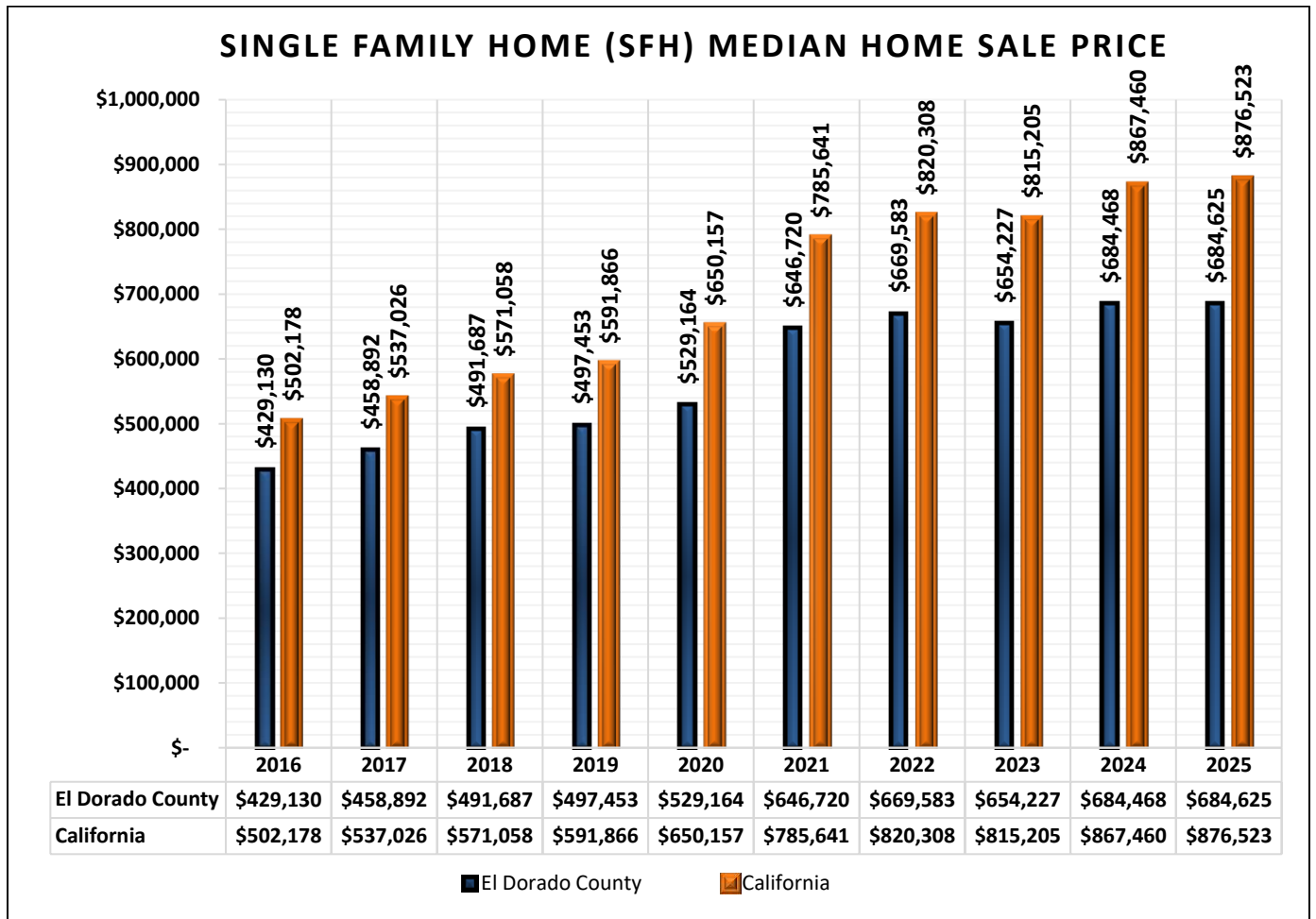
El Dorado County has approximately 95,250 housing units. In the County overall, 76.4% of homes are owner-occupied. However, in South Lake Tahoe, only 46.1% of housing units are owner-occupied, which impacts this statistic. Many residences in South Lake Tahoe are secondary homes rather than primary residences.

Source: U.S. Census Bureau Quickfacts: El Dorado County, July 1, 2024 (V2024)



## SINGLE-FAMILY MEDIAN HOME SALE PRICES

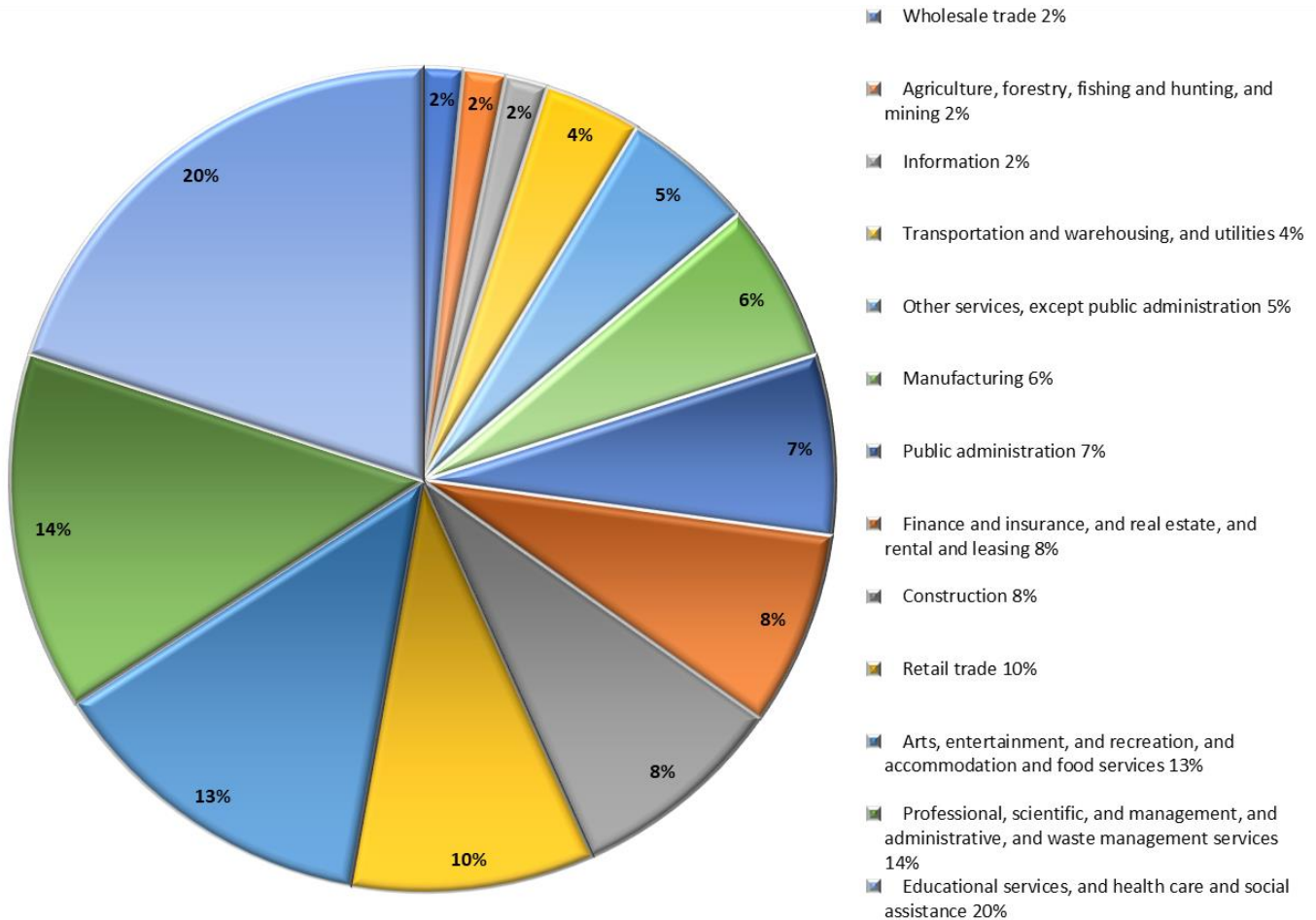
Home values in El Dorado County have risen by **0.2%** over the past year, with the median value of owner-occupied homes at \$684,625. The median list price per square foot in El Dorado County is \$325, which is lower than the California state average of \$408.



Source: California Association of Realtors, Jan 2026

ECONOMY

El Dorado County’s economy reflects its rich heritage and stunning natural surroundings. Agriculture and wine production flourish in the Sierra foothills, while tourism remains a key driver, fueled by destinations like Apple Hill, historic Gold Rush towns, and abundant outdoor recreation. The county also fosters a vibrant small-business community and light manufacturing sector, supported by government services and healthcare as major employers. This dynamic mix of traditional industries and modern enterprises creates a resilient, diverse economic landscape. <sup>(1)</sup>



**MEDIAN HOUSEHOLD INCOME** <sup>(2)</sup>

<b>California</b>	<b>El Dorado</b>
<b>\$100,149</b>	<b>\$109,552</b>

**PER CAPITA INCOME** <sup>(2)</sup>

<b>California</b>	<b>El Dorado</b>
<b>\$47,977</b>	<b>\$57,916</b>

**POVERTY RATE** <sup>(2)</sup>

<b>California</b>	<b>El Dorado</b>
<b>11.8%</b>	<b>7.9%</b>

**UNEMPLOYMENT RATE** <sup>(3)</sup>

<b>California</b>	<b>El Dorado</b>
<b>5.5%</b>	<b>4.8%</b>

**COUNTY EMPLOYEES** <sup>(5)</sup>  
*(Per 1,000 residents; excluding city populations <sup>(4)</sup>)*

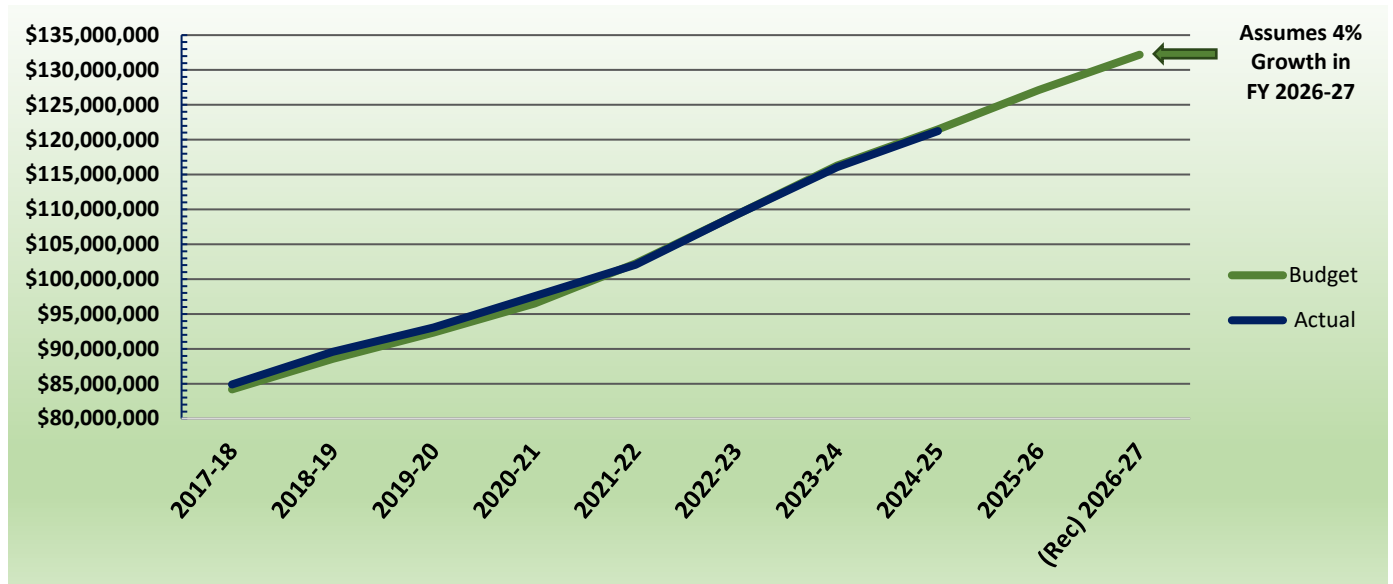
<b>12.7</b>	<b>El Dorado</b>
20.2	Amador
72.0	Napa
26.0	Placer
21.9	Sacramento
51.1	Yolo

Sources:

- (1) U.S. Census Bureau, 2023 American Community Survey 5-Year Estimates
- (2) U.S. Census Bureau Quickfacts: El Dorado County V2024
- (3) California Employment Development Department (EDD) December 2025
- (4) California Department of Finance, E-1 Cities, Counties, and the State Population Estimates (2024)
- (5) FY 2025-26 Adopted Budgets

PROPERTY TAX

All real and some personal property (unless exempted) is assessed and taxed under the State Constitution and Revenue & Taxation Code. The chart below illustrates the Current Secured Property Tax and State Property Tax In Lieu of Vehicle Licensing Fees revenue, which increases in proportion to the growth of the assessment rolls.



Property taxes are a major source of unrestricted revenue for the County General Fund, schools, cities, and special districts. Proposition 13 establishes the current method of assessment. Property owners may also vote to include certain types of additional special assessments along with property taxes. The County Assessor maintains the inventory of assessable property and prepares the assessment rolls. The Auditor maintains the tax rates, calculates the taxes due, and adds any special assessments.

How is property tax revenue distributed?

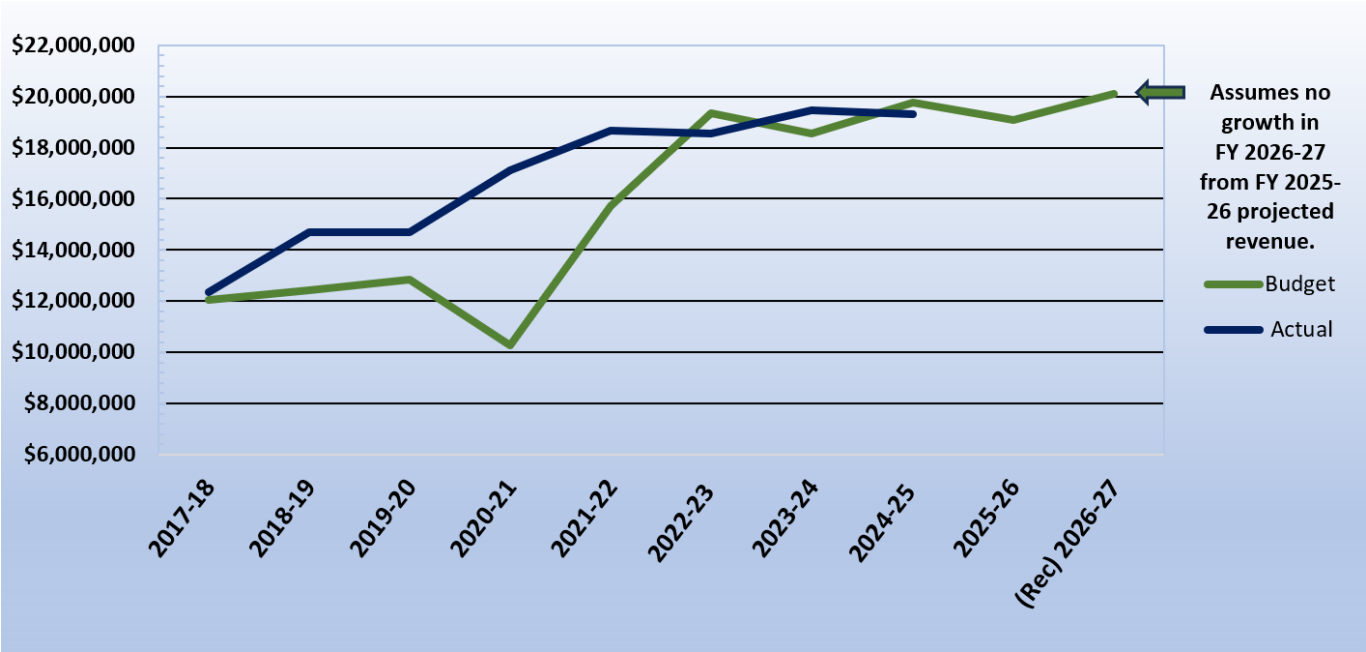
Property taxes are allocated within a county based on the historical share of property tax received by local agencies prior to Proposition 13. Under certain conditions, taxes may be reallocated.



Graphic developed by the Treasurer-Tax Collector Department. (Source El Dorado County Auditor-Controller's Office)  
 \*includes the Cities of Placerville and South Lake Tahoe (2.5%), Cities in Lieu Vehicle Licensing fees (.9%) and City of So. Lake Tahoe Redevelopment Successor Agency (1.3%)

SALES TAX

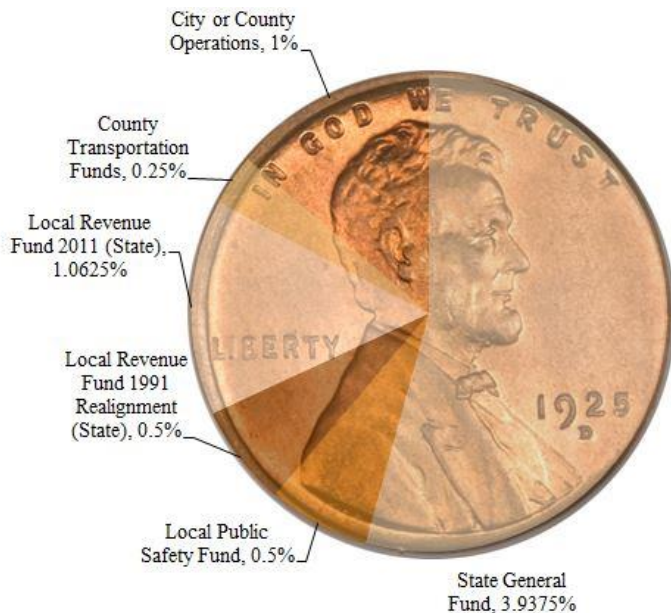
The Bradley-Burns Uniform Sales and Use Tax Law provides for a city/county rate of 1.25%. One-quarter cent of the levy is sent to the county-wide regional transportation fund. The balance goes to support local government general funds.



Represents only the General Fund Discretionary Sales Tax Source: El Dorado County Final Budget, 2017-18 through 2024-25

How is Sales Tax Allocated? <sup>(1)</sup>

El Dorado County receives 1% of the 7.25% statewide sales tax rate for general County operations. The City of South Lake Tahoe imposes a 1.50% tax on top of the state rate, while Placerville imposes an additional 1%.



(1) Data source: California State Board of Equalization, Sales & Use Tax Rate, Effective January 1, 2024

TAXES COLLECTED <sup>(2)</sup>

(FY 2024-25, in millions, unincorporated area)

Sacramento	\$875.71
Placer	\$329.72
Napa	\$213.62
<b>El Dorado</b>	<b>\$173.24</b>
Yolo	\$71.88
Amador	\$34.56

(FY 2024-25, Per Resident, unincorporated area)

Napa	\$9,351.01
Placer	\$2,910.41
Yolo	\$2,055.95
Amador	\$1,582.01
Sacramento	\$1,452.83
<b>El Dorado</b>	<b>\$1,088.82</b>

(2) Source: FY 2023-24 Adopted Budgets, Summary Schedule 5 estimates

