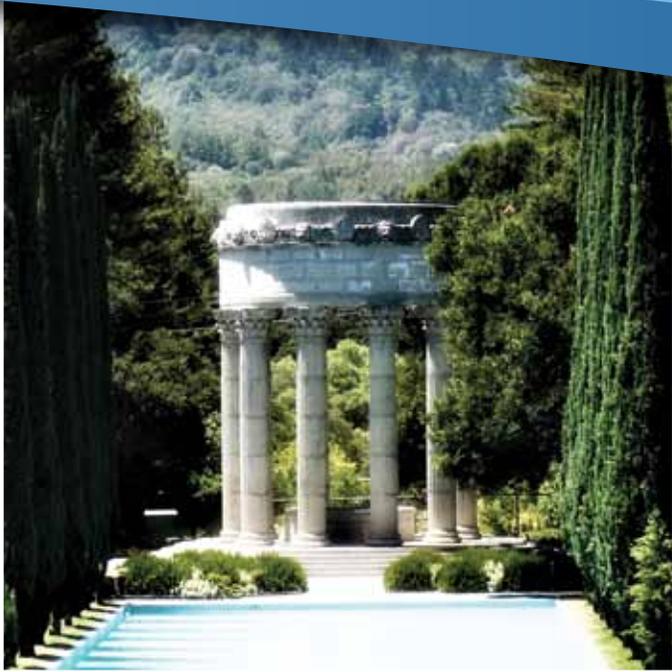


# 2013-2014 Assessor's Annual Report



Office of **Mark Church**  
Assessor-County Clerk-Recorder & Chief Elections Officer

## Table of Contents

Message from the Assessor .....	1
An Introduction to the Assessment Roll and the Property Tax Process .....	2
Parcel Ownership and Taxpayer .....	3
The Assessor Values Property.....	4
The Controller Prepares Tax Roll.....	5
The Treasurer-Tax Collector Issues Bills & Collects Taxes .....	5
The Controller Distributes Property Taxes .....	5
County Property Taxes .....	6
Department Overview .....	7
Tax Revenue Allocation.....	8
County Revenue Sources .....	9
Assessment Roll .....	10
Assessment Roll History .....	13
Assessed Value by City .....	14
10-Years Historical Assessed Value by City .....	16
Assessed Value by School District.....	18
Facts & Figures .....	20
Assessment Information .....	20
Assessment Roll Distribution by Use Type .....	20
Top 10 Highest Assesseees .....	21
Longest Building .....	21
Proposition 13 .....	22
Change in Ownership/Change in Use .....	23
New Construction .....	23
Temporary Decline in Value (Proposition 8) .....	24
Business/Personal Property .....	26
Business Personal Property .....	26
Marine/Vessels .....	26
General Aircraft .....	26
Property Tax Exemptions .....	27
Homeowner Exemption .....	27
Institutional Exemption .....	27
Assessment Appeals .....	28
Calendar of Events .....	29
Frequently Asked Questions .....	30
Glossary of Terms .....	39
Contact Us .....	41

**Mark Church**Assessor-County Clerk-Recorder &  
Chief Elections Officer

I am pleased to announce that the dollar value of the 2013-2014 Property Assessment Roll moved in a positive direction for the third consecutive year, and the year-to-year rate of increase is accelerating. The real estate market has definitely rebounded this year, showing signs of strong recovery overall. In all 20 cities, total assessed values have increased, and in most, annual growth rates are significantly better than in recent years. Most of the county's real estate markets show signs of robust improvement, and all are in positive territory, although some limited areas are not as strong.

In the county's history, this year's \$156 billion combined roll is the highest dollar amount ever and the fourth highest dollar increase. This year's \$8.8 billion increase, is 6.01% above last year, and the highest rate of increase since 2008. This growth recaptures some of the assessed value lost since the 2008 recession. Last year's roll (2012-2013) grew 3.33% (\$4.75B) over the prior year.

Fortunately, this \$8.8 billion increase in assessed roll value will increase the shared property tax funding base (1% of roll value) for all local agencies: schools, cities, special districts and the county. The county's share (22%) will be approximately \$19.3 million.

Within this big story of welcome news, there are smaller stories that reveal contrasts and nuances. For example, the 9% increases in Atherton and Foster City outpaced the under-2% increase in Half Moon Bay and the modest 0.08% decline in Brisbane. At the same time, we continue to see a substantial difference (\$6.6B) between total Proposition 13 values (Factored Base Year Value) and Proposition 8 values (Decline in Value/January 1st market value), although it is less than last year's \$8.9B.

We have produced this annual report to share some of the significant impacts that our work has on our community. I encourage you to contact us should you have any questions or suggestions that might improve this report next year.

*Mark Church*

The process that produces your property tax bill is complex and involves the interaction of many local county departments, including the Assessor, Tax Collector and Controller.

Today, California schools, counties, cities and special districts depend on property tax as a primary source of revenue. Property tax raised \$1.47 billion for local governments within the boundaries of San Mateo County during fiscal year 2012-13 and is expected to generate \$1.56 billion for fiscal year 2013-14.

The Proposition 13 property tax initiative approved overwhelmingly by California voters in 1978 is the basis for the current tax process. Proposition 13 limits the property tax rate to 1% of the assessed value, plus the rate necessary to fund local voter-approved bonds. It limits assessed value increases to 2% per year on properties not involved in a change of ownership or properties that did not undergo new construction. Newly acquired property is assessed at its new market value (usually the purchase price) and the value of any new construction is added to the existing base value of a parcel.

Since the passage of Proposition 13, the California legislature and the voters have continually altered, interpreted, and implemented changes in the property tax laws. This publication helps to explain some of the complexities of Proposition 13 and subsequent statutes that govern the property tax process.



## Parcel Ownership and Taxpayer

Annually, whoever owns taxable property on January 1 (the lien date) becomes the Assessee and is liable for property tax based on the value of the property. The assessed value for most property is the prior year's assessed value adjusted for inflation up to 2%. However, if there has been a change in ownership, the new assessed value will be the market value of the property that changed ownership. New construction value is added to the property's prior base values.

The top twenty highest assessed parcels make up only about 2.5% of total valuation. This is an indicator that the County has diversification within its tax base.

The County has 220,157 parcels that include both residential (homes, condos, and apartments) and non-residential business (hotel, retail, etc.) properties. Utilities and railroads are valued across multiple parcels. Approximately 16,000 business personal property accounts (machinery and equipment) are taxable where it has established "permanent status"; while vessels (boats) are assessed where moored, and aircrafts are taxed at the location of the airport.

Reappraisal based on ownership changes and new construction typically accounted for the major increase in valuation change each year. The 2% inflationary adjustment also contributes to the increase in base value.



# PARCEL MAP

OF A RESUBDIVISION OF BLOCK A AND PORTION OF LANDS OF  
EMERALD LAKE GOLF CLUB AS SHOWN ON MAP ENTITLED  
"FAIRWAYS OF EMERALD LAKE, SUBDIVISION ONE"

**SAN MATEO COUNTY, CALIFORNIA**

EDWIN H. SMITH  
CIVIL ENGINEER  
REDWOOD CITY  
CALIFORNIA

MAY, 1967

## The Assessor Values Property

The primary responsibility of the County Assessor is to determine the taxable value of each property so that each owner is assured of paying the proper amount of property tax for the support of local government. The main categories of taxable property include real property (secured) and business personal property, vessels and aircraft (unsecured). Real property is defined as land, mines, minerals, timber and improvements such as buildings, structures, crops, trees and vines. Personal property includes items such as machinery, equipment, office tools and supplies. It is important to note that there are numerous full and partial exclusions/exemptions provided by the State Constitution and the legislature that relieve certain taxpayers from the burden of paying property taxes.

Assessed value is determined and enrolled to the person owning the property on January 1, which is the tax lien date. As an example, property change in ownership (sales) and new construction (captured from permits) during the prior calendar year 2012 are valued and enrolled as of January 1, 2013. The 2% inflationary adjustment is applied along with exemptions and other appraisable events. The net assessed value of \$156.1 billion as of January 1, 2013 is then taxed for the fiscal year July 1, 2013 to June 30, 2014.

Other significant processes include:

- A Supplemental roll places reappraisals into immediate effect on the date of transfer or the new construction completion date rather than waiting for the next lien date; resulting in the capture of tax for a portion of the current fiscal year.
- A Unitary roll contains properties such as railroads and utilities crossing the County and is valued by the State Board of Equalization.
- An assessment appeal process allows taxpayers to dispute values through administrative and judicial processes.



## **The Controller Prepares Tax Roll**

Once the assessed valuation is determined and enrolled by the Assessor, it is delivered to the Controller by July 1. The tax roll is then prepared by the Controller by multiplying the value of each parcel by the 1% tax rate plus the amount necessary to make annual payments on bonds or other indebtedness approved by the voters to finance local facilities. The majority of outstanding bonds in the County are for school facilities.

In addition, numerous fixed charges approved by voters or permitted by legislation are added to the tax roll (examples include sewer, flood control, and library assessments). This determines the legal liability per parcel and is passed on to the Tax Collector by September 30.

Since 1978, bonds require a two-thirds supermajority vote, but effective January 1, 2001, certain bonds for school facilities can be approved by 55% of the voters.

## **The Treasurer-Tax Collector Issues Bills & Collects Taxes**

The Tax Collector sends annual secured tax statements (bills) by November 1. The bill can be paid in two installments due November 1 and delinquent after December 10 and due February 1 and delinquent after April 10. (Note that payment due dates are well into the fiscal year July to June, when they become due). Supplemental tax may be billed when there is a change in ownership or when new construction is complete.

Penalties for late payments are significant at 10% for the first installment delinquency, 10% plus \$40 for the second installment delinquency and an additional 1.5% per month beginning the following July 1. After 6 years of taxes being delinquent, property can be sold at a tax sale to pay the tax. As a result of the strong property values in San Mateo County, delinquency rates remain low.

## **The Controller Distributes Property Taxes**

After collection, the Tax Collector forwards the tax revenue to the Controller for apportionment and distribution to all eligible jurisdictions in the County. The law requires the Controller to allocate the revenue in accordance with specified formulas and procedures.

AB 8 (Assembly Bill 8 of 1979-80), with many subsequent amendments, governs the complicated tax allocation process. Each taxing jurisdiction (entity) was assigned a base amount of property tax determined based on 1978-79 revenue. Each year, the entity is then allocated an amount equal to the total received in the previous year plus a percentage of tax growth within the geographic tax area served by the entity.

Around October of each year, the Controller provides each taxing agency an estimate of its property tax revenue. These estimates are based on the tax rolls compiled by the Assessor. During the year, the Assessor and the Assessment Appeals Board approve tax roll corrections that change the original levy, some of which result in refunds to taxpayers. Due to changing economic conditions, as well as misfortunes and calamities, total refunds fluctuate substantially from year to year, making it imperative that taxing agencies budget conservatively and maintain an appropriate amount of reserves.

## County Property Taxes

The County receives property taxes for the General Fund and various types of dependent special districts. The dependent district taxes are allocated directly to the entity to provide specific services within geographic areas. The most significant district services are library and fire protection.

Property tax is the most important tax source for the County. It is 61% of the County's discretionary revenue. This source of tax is the historic funding for public safety, law and justice. However, the State requires mandated services in health and public assistance without adequate funding that also compete for this important revenue source.

For every dollar in property taxes, the following receive:



45%  
Schools

22%  
San Mateo  
County

17%  
Cities

9%  
Special Districts  
(fire, flood control, mosquito  
abatement, other)

7%  
Redevelopment  
Agency Obligations

The Department of the Assessor-County Clerk-Recorder is organized into three operational Divisions: Assessor, County Clerk-Recorder, and Elections. The Assessor is responsible for determining the assessed value of all taxable property located in San Mateo County. With approximately 236,000 assessments each year, the Assessor's Division creates the official record of taxable property (local assessment roll), shares it with the County Controller and Tax Collector, and makes it publicly available. The local assessment roll is determined by identifying, mapping, inspecting, and calculating the assessed value for all real (land and structures) and business properties. Typically, property tax is 1% of the assessed value, plus an amount to amortize voter-approved bonds, and any fees for special assessments or charges such as mosquito abatement or sewer fees.

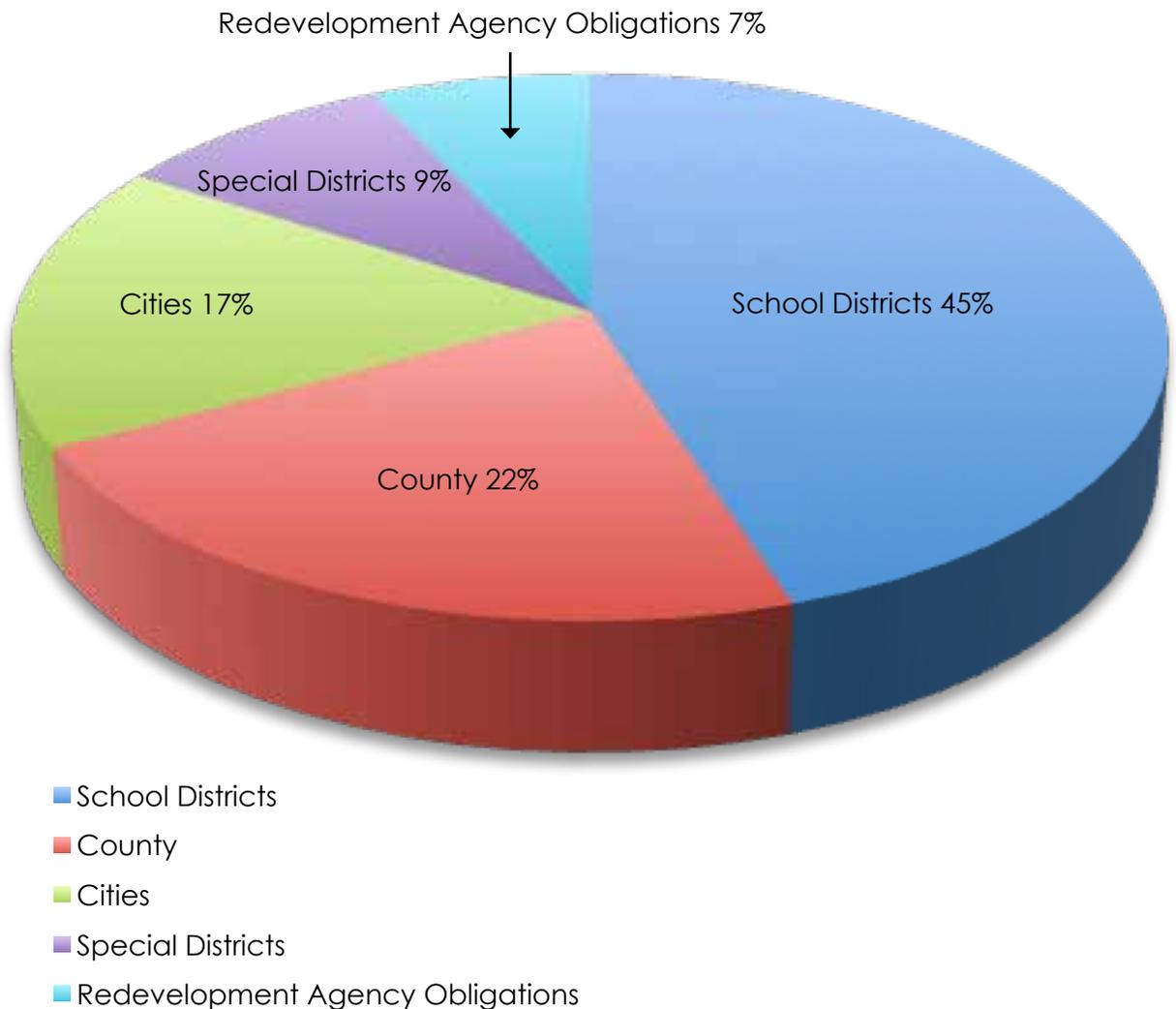
The Assessor's Division assesses over 220,000 units on the secured roll and 16,000 units on the unsecured roll. In addition, the Office processes approximately 50,000 transfer documents, 24,000 building permits, 143,000 exemptions, and 10,000 business property statements annually.

San Mateo County claims within its boundaries a wealth of land, buildings, and taxable property with an assessed value of more than \$156 billion. The property tax revenues generated from these assets are vital to maintaining local government operations and public services. Services provided by the Assessor's Division include the following:

- Administration
- Assessed Owners
- Assessment Appeal Filing
- Boats, Planes
- Business Property Information
- Change in Ownership Information
- Exemptions
- Leased Equipment
- Maps, Property Boundaries
- Property Characteristics
- Supplemental Assessments
- Valuation Information

SERVICE ↓	DESK ↓
Assessor Info & Appraiser	Assessor
Certified Vital Records: • Birth Certificates • Death Certificates • Marriage Certificates	County Clerk 1
Elections & Voter Services	Elections
Fictitious Business Names	County Clerk 2
Maps	Front Desk
Marriage License & Ceremony	County Clerk
Notary Oaths & Verification	
Passport A	

## Where Your Taxes Go

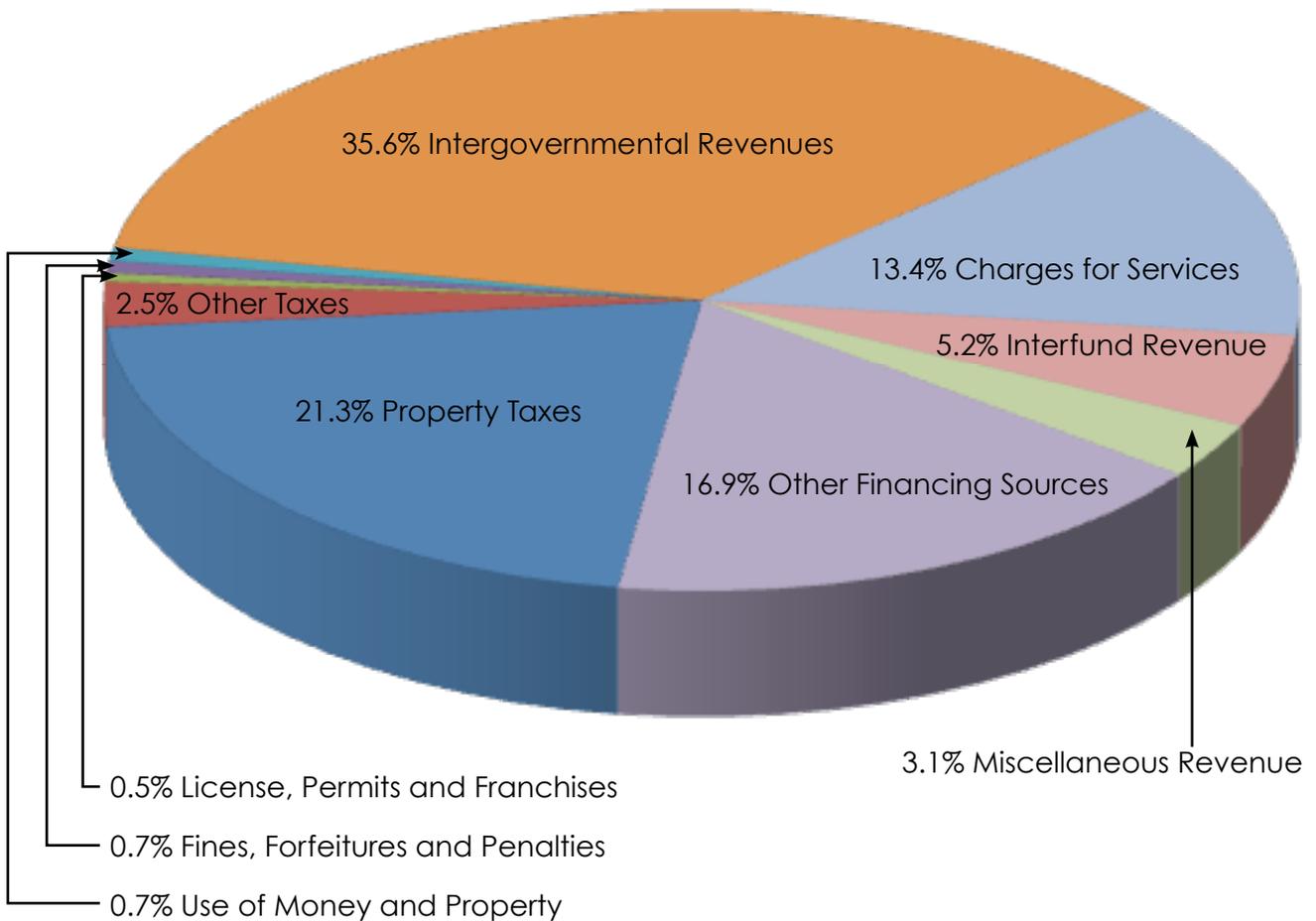


As a property owner of San Mateo County, you may have wondered how your tax dollars are distributed. The chart shows the distribution of the one percent ad valorem tax (a tax based on the assessed value of the property).

As can be seen, schools receive the largest portion, 45% of your tax dollars. Although schools continue to receive the largest portion of your tax dollars, changes in state law have reduced their portion. The county receives 22% and provides health, welfare, human services and criminal justice programs with its portion. Cities receive 17% and provide fire, police, and other community services. Special districts, such as flood control and health care districts, provide other services to the community with the 9% they receive. Redevelopment agency obligations account for the remaining 7%.

# 5

## County Revenue Sources



Sources of Revenue	Recommended FY 2013-14	% Total
Property Taxes	\$354,007,862	21.31%
Other Taxes	\$41,212,278	2.48%
License, Permits and Franchises	\$8,385,317	0.50%
Fines, Forfeitures and Penalties	\$11,083,404	0.67%
Use of Money and Property	\$12,330,408	0.74%
Intergovernmental Revenues	\$591,293,261	35.59%
Charges for Services	\$222,893,517	13.42%
Interfund Revenue	\$86,974,062	5.24%
Miscellaneous Revenue	\$51,752,011	3.12%
Other Financing Sources	\$281,431,548	16.94%
<b>TOTAL REVENUES</b>	<b>\$1,661,363,668</b>	<b>100.00%</b>

The Property Assessment Roll is the assessed value of all properties as of January 1 each year and reflects additions, removals and declines in property value from the previous January 1.

	2013 - 2014	2012 - 2013	Difference	% Change
<b>Land</b>	\$71,326,272,443	\$66,692,342,810	\$4,633,929,633	6.95%
<b>Improvements</b>	\$78,511,585,900	\$74,236,516,063	\$4,275,069,837	5.76%
<b>Fixtures</b>	\$460,352,840	\$498,949,932	(\$38,597,092)	-7.74%
<b>Personal Property</b>	\$1,300,349,939	\$1,388,730,128	(\$88,380,189)	-6.36%
<b>TOTAL GROSS SECURED</b>	<b>\$151,598,561,122</b>	<b>\$142,816,538,933</b>	<b>\$8,782,022,189</b>	<b>6.15%</b>
<b>Less: Exemptions (Homeowner's)</b>	\$888,922,155	\$903,244,155	(\$14,322,000)	-1.59%
<b>Less: Exemptions (Other)</b>	\$3,203,585,678	\$3,051,561,085	\$152,024,593	4.98%
<b>NET SECURED</b>	<b>\$147,506,053,289</b>	<b>\$138,861,733,693</b>	<b>\$8,644,319,596</b>	<b>6.23%</b>
<b>Land</b>	\$411,974,870	\$417,518,043	(\$5,543,173)	-1.33%
<b>Improvements</b>	\$2,843,314,468	\$2,497,472,021	\$345,842,447	13.85%
<b>Fixtures</b>	\$1,413,604,968	\$1,338,299,624	\$75,305,344	5.63%
<b>Personal Property</b>	\$4,870,156,251	\$4,810,011,172	\$60,145,079	1.25%
<b>TOTAL GROSS UNSECURED</b>	<b>\$9,539,050,557</b>	<b>\$9,063,300,860</b>	<b>\$475,749,697</b>	<b>5.25%</b>
<b>Less: Exemptions (Homeowner's)</b>	\$809,759	\$922,648	(\$112,889)	-12.24%
<b>Less: Exemptions (Other)</b>	\$943,637,217	\$668,480,125	\$275,157,092	41.16%
<b>NET UNSECURED</b>	<b>\$8,594,603,581</b>	<b>\$8,393,898,087</b>	<b>\$200,705,494</b>	<b>2.39%</b>
<b>TOTAL LOCAL ROLL</b>	<b>\$156,100,656,870</b>	<b>\$147,255,631,780</b>	<b>\$8,845,025,090</b>	<b>6.01%</b>

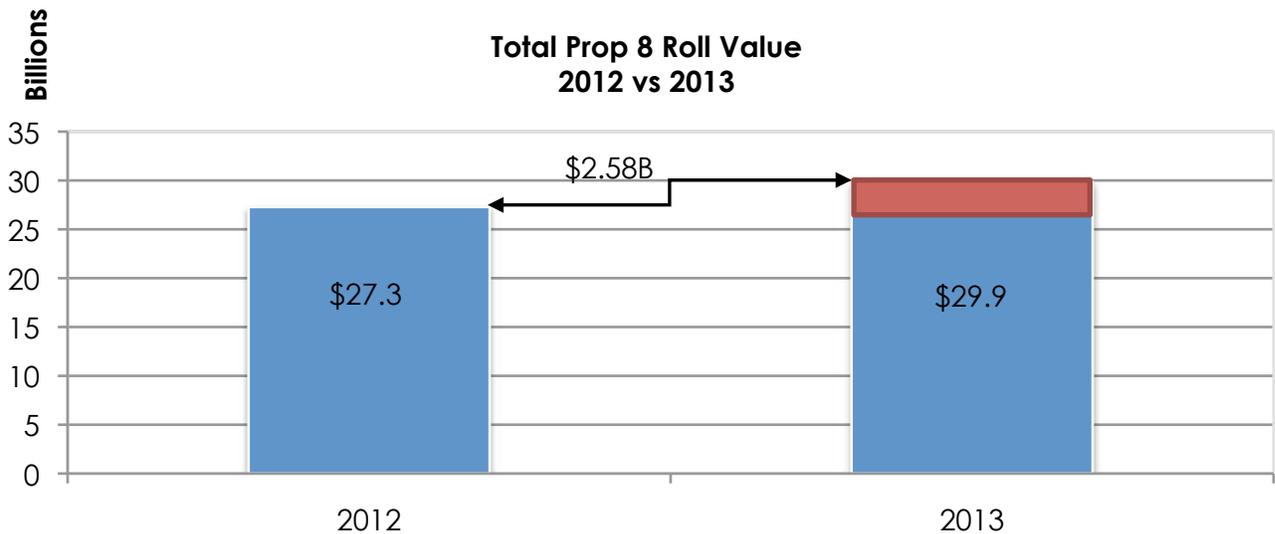
The Property Assessment Roll is comprised of two parts, the Unsecured Roll and the Secured Roll. The Unsecured part of the assessment roll, which includes the assessed value of countywide Business Property and Air Transportation Property at the San Francisco International Airport, increased by 2.39%, reflecting improvements in local business conditions.

The Secured Roll makes up the largest share of the Property Assessment Roll; it represents 94.49% of the total and includes the valuations of commercial and residential real property. This year, the Secured Roll increased by 6.23% or \$8.64 Billion from 2012-2013, reflecting improving economic conditions since the downturn started in 2008. The value of the Secured Roll is the result of a combination of the following factors.

**Annual Inflationary Factor.** A portion of this year's roll increase was the application of the two percent annual inflationary factor. The annual inflationary factor is based on the California Consumer Price Index, which is issued by the California Industrial Relations Board. Proposition 13, which governs property taxation in California, ties the annual inflationary factor to this index and limits annual increases to no more than 2%.

**Improving conditions in the real estate market.** Most areas of San Mateo County are showing significant improvement. Construction activity has more than doubled and sales have increased dramatically in 2012. These are important indicators pointing to a strong recovery. The vast majority of cities in the county experienced total assessment increases of over 5% and are generally located in the southern and central or Silicon Valley portions of the county. Only a handful of cities experienced increases of less than 5% and are typically located in the northern and coastal regions of the county.

**Proposition 8 / Decline in Value Program.** The Proposition 8 program provides property tax relief to both residential and commercial property owners when the market value of a property falls below its assessed value and is reflective of the strength and/or weakness of the local real estate market. The property tax relief is temporary. During periods of high Proposition 8 enrollment, the value of the local property tax base is diminished. Due to improving economic conditions, most of the Proposition 8 enrollments showed that their assessed values increased above their 2012 values.



**Residential Properties in Proposition 8 / Decline in Value Program.** Nearly 30,800 residential properties were reviewed and 26,275 received relief from the Proposition 8 program. Due to improving economic conditions, most of these Proposition 8 assessments show some restoration of their assessed values and reflect an increase in the value of the roll (from 2012) by \$1.33 Billion, which will result in an additional \$13.3 Million in tax revenue. This is a significant improvement from 2012, when there were 32,500 residential properties enrolled in the program which reduced the 2012 roll by over \$385 Million from 2011. Summaries of the current and last years' residential decline in value activity delineated by city can be found in the subsequent pages and also available at [www.smcare.org](http://www.smcare.org).

It is notable that the total assessed value for residential properties in the Proposition 8 / Decline in Value Program for the 2013 Assessment Roll increased in 18 cities and decreased in only 2 cities. That is a dramatic change from the 2012 Assessment Roll which showed 17 cities with decreased total assessed values and only 3 cities with increased total assessed values.

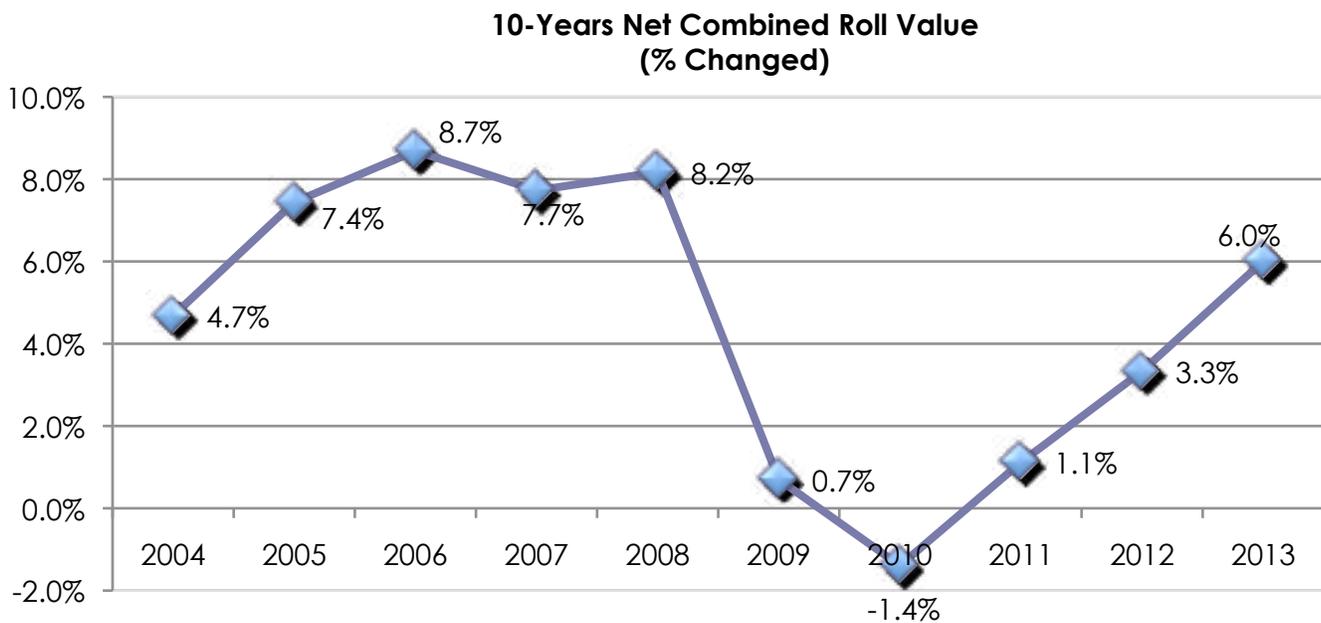
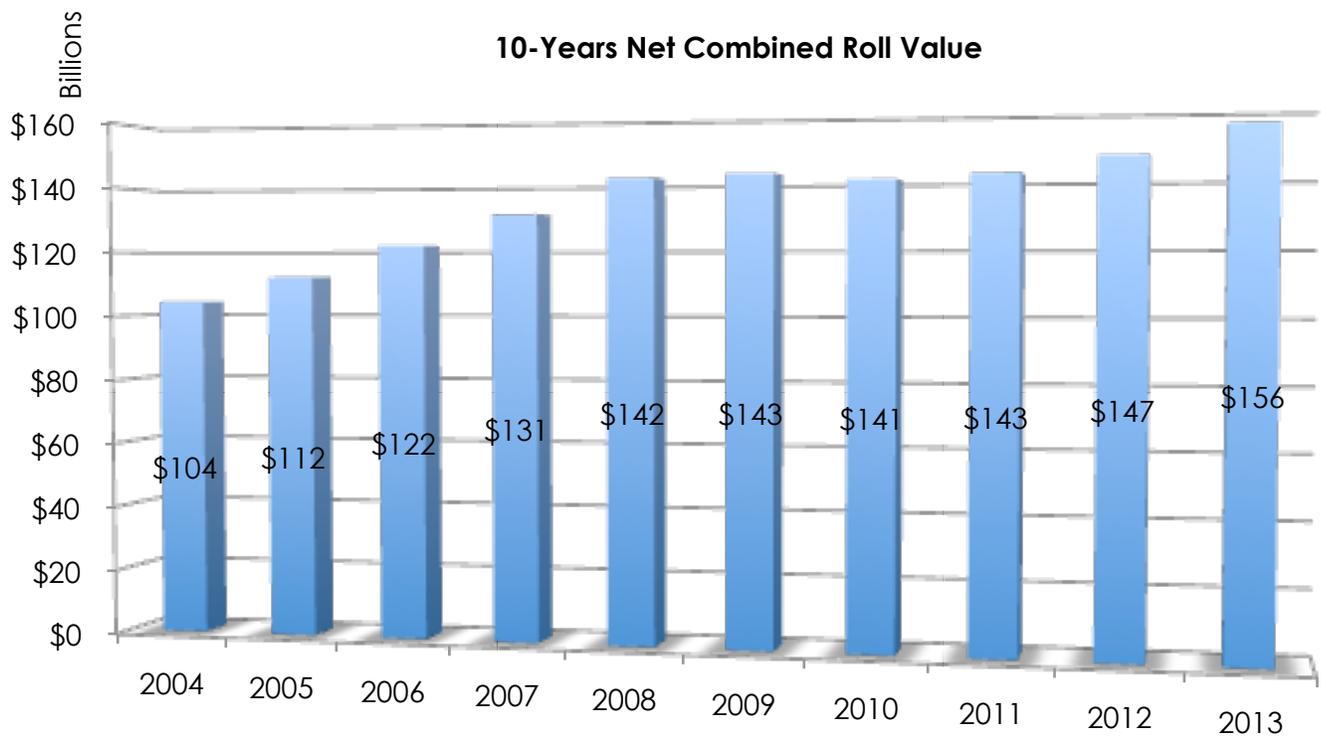
The two Assessment Rolls show a sharp contrast in values for residential properties participating in the Proposition 8 Program. In the 2013 Assessment Roll, values of residential properties participating in the program were fully or partially restored in almost every area of the county. But in the 2012 Assessment Roll, declines in value of residential properties participating in the program were prevalent throughout the county.

**Commercial Properties in Proposition 8 / Decline in Value Program.** 509 commercial properties were reviewed to determine if they were eligible for property tax relief under the Proposition 8 program. Of those, 464 commercial properties qualified for relief. The majority of these properties increased in value. The net effect was a \$430 Million increase in assessed value. Although this is welcome news and a good sign of recovery, the difference between the Proposition 13 Factored Base Year Value and the 2013-2014 roll value continues to be substantial at \$754 Million compared to \$1.1 Billion for 2012-2013. Last year, there were 604 commercial properties enrolled in the program.

**Distressed Properties.** There were 2,228 trustee's deeds (foreclosures) recorded in 2012, a 34% decrease from the 3,354 recorded in 2011. Additional good news is that the number of notices of default recorded in 2012 (2,195) has decreased by 34% from 2011 (3,374).

**Unsecured Roll.** The Unsecured Roll makes up 5.51% of the Property Assessment Roll and includes the valuations of business/personal property and possessory interests. The Unsecured Roll posted a 2.39% increase in value. This represents an increase of almost \$201 Million in assessed value as compared with last year. The increase in value is a mixed result from a 49% increase in San Carlos, to a 29% reduction in Pacifica. Changes in unsecured assessed values are typically volatile as business conditions can result in expansions or contractions. Additionally, most of these values are personal property, which typically depreciates and is not limited to an inflationary value increase as is real property on the Secured Roll.

10-Years assessment roll history and change in percentage.



City	2012	% Total
Atherton	\$6,937,183,418	4.7%
Belmont	\$4,771,022,137	3.2%
Brisbane	\$1,578,533,082	1.1%
Burlingame	\$7,395,879,716	5.0%
Colma	\$555,334,005	0.4%
Daly City	\$8,628,390,404	5.9%
East Palo Alto	\$1,913,527,609	1.3%
Foster City	\$6,832,874,915	4.6%
Half Moon Bay	\$2,330,718,858	1.6%
Hillsborough	\$6,905,305,975	4.7%
Menlo Park	\$10,620,369,817	7.2%
Millbrae	\$3,813,129,510	2.6%
Pacifica	\$4,449,139,154	3.0%
Portola Valley	\$2,499,413,447	1.7%
Redwood City	\$15,152,749,693	10.3%
San Bruno	\$5,268,446,565	3.6%
San Carlos	\$7,082,568,072	4.8%
San Mateo	\$16,859,447,154	11.5%
South San Francisco	\$13,906,416,880	9.4%
Woodside	\$4,433,295,729	3.0%
Unincorporated Areas	\$15,322,345,288	10.4%
<b>County Total</b>	<b>\$147,256,091,428</b>	

City	2013	% Total
Atherton	\$7,564,465,332	4.9%
Belmont	\$5,074,811,937	3.3%
Brisbane	\$1,577,238,541	1.0%
Burlingame	\$7,905,206,616	5.1%
Colma	\$569,264,490	0.4%
Daly City	\$9,179,079,455	5.9%
East Palo Alto	\$1,998,650,708	1.3%
Foster City	\$7,473,204,472	4.8%
Half Moon Bay	\$2,361,010,857	1.5%
Hillsborough	\$7,362,422,592	4.7%
Menlo Park	\$11,311,951,652	7.3%
Millbrae	\$4,043,061,756	2.6%
Pacifica	\$4,639,493,161	3.0%
Portola Valley	\$2,654,834,901	1.7%
Redwood City	\$16,243,074,154	10.4%
San Bruno	\$5,566,473,666	3.6%
San Carlos	\$7,629,813,187	4.9%
San Mateo	\$18,039,766,865	11.6%
South San Francisco	\$14,219,008,148	9.1%
Woodside	\$4,768,578,184	3.1%
Unincorporated Areas	\$15,919,634,188	10.2%
<b>County Total</b>	<b>\$156,101,044,862</b>	

City	2004	2005	2006	2007
Atherton	\$3,836,471,687	\$4,417,884,841	\$4,864,479,697	\$5,295,164,915
Belmont	\$3,389,205,215	\$3,677,729,588	\$3,973,898,237	\$4,235,562,434
Brisbane	\$1,292,820,824	\$1,354,790,237	\$1,517,817,798	\$1,586,557,627
Burlingame	\$5,105,060,784	\$5,452,457,271	\$5,922,996,236	\$6,345,011,938
Colma	\$403,017,838	\$453,796,912	\$515,811,040	\$499,614,614
Daly City	\$6,673,746,916	\$7,102,731,937	\$7,782,058,501	\$8,411,689,410
East Palo Alto	\$1,353,206,770	\$1,501,557,459	\$1,891,487,769	\$2,160,484,668
Foster City	\$5,065,456,587	\$5,448,594,503	\$5,840,265,869	\$6,159,300,927
Half Moon Bay	\$1,678,940,432	\$1,893,741,342	\$2,057,370,243	\$2,173,967,296
Hillsborough	\$4,794,141,407	\$5,146,311,207	\$5,556,075,787	\$5,899,820,892
Menlo Park	\$7,358,182,031	\$7,812,511,311	\$8,274,368,313	\$9,087,570,328
Millbrae	\$2,462,123,124	\$2,671,660,320	\$2,925,232,033	\$3,150,061,155
Pacifica	\$3,265,321,675	\$3,559,919,702	\$3,892,627,388	\$4,199,005,979
Portola Valley	\$1,649,028,896	\$1,787,147,237	\$1,946,594,636	\$2,054,375,353
Redwood City	\$11,193,118,460	\$11,739,272,212	\$12,659,261,942	\$13,714,915,658
San Bruno	\$3,728,876,848	\$4,040,465,647	\$4,672,475,298	\$5,073,063,684
San Carlos	\$5,031,214,728	\$5,372,871,826	\$5,790,369,204	\$6,211,767,971
San Mateo	\$12,368,711,149	\$13,172,229,576	\$14,310,651,145	\$15,494,201,348
South San Francisco	\$9,318,941,334	\$10,165,141,683	\$11,198,463,481	\$12,246,176,584
Woodside	\$2,859,061,879	\$3,278,977,101	\$3,571,747,248	\$3,751,291,970
Unincorporated Areas	\$11,471,264,243	\$12,009,895,546	\$12,628,315,345	\$13,454,552,536
<b>County Total</b>	<b>\$104,297,912,827</b>	<b>\$112,059,687,458</b>	<b>\$121,792,367,210</b>	<b>\$131,204,157,287</b>
+/- over prior yr.	4.7%	7.4%	8.7%	7.7%

2008	2009	2010	2011	2012	2013
\$5,797,933,698	\$6,173,657,417	\$6,169,645,487	\$6,361,378,177	\$6,937,183,418	\$7,564,465,332
\$4,490,077,475	\$4,597,890,555	\$4,535,727,180	\$4,609,050,545	\$4,771,022,137	\$5,074,811,937
\$1,678,573,938	\$1,688,358,870	\$1,642,469,772	\$1,585,868,563	\$1,578,533,082	\$1,577,238,541
\$6,722,625,348	\$6,927,135,195	\$6,971,973,391	\$7,073,819,928	\$7,395,879,716	\$7,905,206,616
\$559,693,524	\$541,425,749	\$526,929,379	\$529,804,446	\$555,334,005	\$569,264,490
\$8,801,656,634	\$8,406,357,814	\$8,460,447,335	\$8,529,672,895	\$8,628,390,404	\$9,179,079,455
\$2,359,696,535	\$2,120,733,924	\$2,030,719,472	\$1,962,785,583	\$1,913,527,609	\$1,998,650,708
\$6,458,106,421	\$6,651,904,015	\$6,580,136,709	\$6,615,709,167	\$6,832,874,915	\$7,473,204,472
\$2,279,464,232	\$2,285,147,910	\$2,262,115,919	\$2,289,995,648	\$2,330,718,858	\$2,361,010,857
\$6,284,679,105	\$6,633,864,330	\$6,634,146,654	\$6,636,806,588	\$6,905,305,975	\$7,362,422,592
\$9,669,292,492	\$10,016,523,183	\$10,138,544,813	\$10,169,244,059	\$10,620,369,817	\$11,311,951,652
\$3,469,129,897	\$3,589,068,730	\$3,614,738,921	\$3,672,392,992	\$3,813,129,510	\$4,043,061,756
\$4,436,778,511	\$4,353,684,332	\$4,353,695,185	\$4,398,866,001	\$4,449,139,154	\$4,639,493,161
\$2,213,766,813	\$2,305,463,869	\$2,330,565,243	\$2,374,079,442	\$2,499,413,447	\$2,654,834,901
\$14,767,640,786	\$14,979,114,405	\$14,730,427,062	\$14,739,511,341	\$15,152,749,693	\$16,243,074,154
\$5,427,202,807	\$5,145,477,541	\$5,066,605,565	\$5,164,490,117	\$5,268,446,565	\$5,566,473,666
\$6,596,996,584	\$6,731,630,814	\$6,784,367,951	\$6,880,824,986	\$7,082,568,072	\$7,629,813,187
\$16,681,947,092	\$16,578,114,020	\$16,263,482,508	\$16,430,999,464	\$16,859,447,154	\$18,039,766,865
\$14,837,855,980	\$13,928,100,310	\$13,555,928,948	\$13,739,436,109	\$13,906,416,880	\$14,219,008,148
\$3,881,845,621	\$4,171,901,779	\$4,150,652,928	\$4,253,475,343	\$4,433,295,729	\$4,768,578,184
\$14,510,653,637	\$15,096,237,820	\$14,126,807,034	\$14,487,593,904	\$15,322,345,288	\$15,919,634,188
<b>\$141,925,617,130</b>	<b>\$142,921,792,582</b>	<b>\$140,930,127,456</b>	<b>\$142,505,805,298</b>	<b>\$147,256,091,428</b>	<b>\$156,101,044,862</b>
8.2%	0.7%	-1.4%	1.1%	3.3%	6.0%

## Local Assessment Roll 2013-2014

Tax ACCT Description	Tax ACCT	2013 Secured NET (Final)	2013 Unsecured NET (Final)	2013 Total NET
Bayshore Elementary	30030	\$724,752,460	\$51,389,804	\$776,142,264
Belmont Elementary	30070	\$10,587,932,239	\$460,458,341	\$11,048,390,580
Brisbane Elementary	30090	\$1,927,596,228	\$164,223,671	\$2,091,819,899
Burlingame Elementary	30130	\$8,054,165,377	\$303,082,949	\$8,357,248,326
Hillsborough Elementary	30470	\$7,364,056,207	\$4,556,205	\$7,368,612,412
Jefferson Elementary	30480	\$7,756,984,952	\$229,397,131	\$7,986,382,083
Pacifica School District	30520	\$4,503,097,200	\$43,470,096	\$4,546,567,296
Las Lomas Elementary	30530	\$6,015,675,532	\$206,292,474	\$6,221,968,006
Menlo Park Elementary	30570	\$11,734,072,223	\$174,682,113	\$11,908,754,336
Millbrae Elementary	30580	\$4,235,732,023	\$2,550,453,401	\$6,786,185,424
Portola Valley Elementary	30790	\$4,155,210,331	\$21,300,561	\$4,176,510,892
Ravenswood Elementary	30830	\$3,075,237,221	\$337,850,349	\$3,413,087,570
Redwood City Elementary	30840	\$17,659,393,564	\$818,007,922	\$18,477,401,486
San Bruno Park Elementary	30850	\$4,952,015,528	\$872,986,390	\$5,825,001,918
San Carlos Elementary	30860	\$6,677,681,558	\$221,949,704	\$6,899,631,262
San Mateo/Foster City Elementary	30870	\$25,082,281,516	\$815,886,409	\$25,898,167,925
Woodside Elementary	30970	\$2,849,617,345	\$6,373,575	\$2,855,990,920
Belmont/Redwood Shores S.F.I.D.	31090	\$4,986,423,633	\$189,221,088	\$5,175,644,721
Jefferson High School	40480	\$14,912,430,840	\$488,480,702	\$15,400,911,542
San Mateo High School	40870	\$49,688,250,651	\$4,546,965,354	\$54,235,216,005
Sequoia High School	40890	\$62,754,820,013	\$2,246,915,039	\$65,001,735,052
Cabrillo Unified	50200	\$5,064,950,270	\$87,890,871	\$5,152,841,141
La Honda Pescadero Unified	50700	\$684,876,366	\$4,286,639	\$689,163,005
South San Francisco Unified	50940	\$14,400,725,149	\$1,220,452,968	\$15,621,178,117
San Mateo Co. Comm. College	60870	\$147,506,053,289	\$8,594,991,573	\$156,101,044,862

2012 Secured NET (Final)	2012 Unsecured NET (Final)	2012 Total NET	Change \$	Change %
\$695,998,526	\$51,062,944	\$747,061,470	\$29,080,794	3.89%
\$10,001,518,526	\$307,734,718	\$10,309,253,244	\$739,137,336	7.17%
\$1,863,728,931	\$177,322,826	\$2,041,051,757	\$50,768,142	2.49%
\$7,551,242,808	\$276,209,625	\$7,827,452,433	\$529,795,893	6.77%
\$6,905,546,939	\$5,149,053	\$6,910,695,992	\$457,916,420	6.63%
\$7,272,631,815	\$235,369,967	\$7,508,001,782	\$478,380,301	6.37%
\$4,299,662,850	\$61,185,818	\$4,360,848,668	\$185,718,628	4.26%
\$5,638,102,172	\$206,181,364	\$5,844,283,536	\$377,684,470	6.46%
\$10,822,318,470	\$161,986,270	\$10,984,304,740	\$924,449,596	8.42%
\$4,001,294,255	\$2,428,609,431	\$6,429,903,686	\$356,281,738	5.54%
\$3,933,217,980	\$18,020,430	\$3,951,238,410	\$225,272,482	5.70%
\$2,904,296,539	\$381,494,246	\$3,285,790,785	\$127,296,785	3.87%
\$16,482,958,396	\$726,229,991	\$17,209,188,387	\$1,268,213,099	7.37%
\$4,681,653,496	\$969,074,773	\$5,650,728,269	\$174,273,649	3.08%
\$6,307,308,924	\$202,796,165	\$6,510,105,089	\$389,526,173	5.98%
\$23,266,868,927	\$777,727,777	\$24,044,596,704	\$1,853,571,221	7.71%
\$2,611,866,586	\$7,321,519	\$2,619,188,105	\$236,802,815	9.04%
\$4,753,615,364	\$163,126,303	\$4,916,741,667	\$258,903,054	5.27%
\$14,132,022,122	\$524,941,555	\$14,656,963,677	\$743,947,865	5.08%
\$46,406,606,425	\$4,456,770,659	\$50,863,377,084	\$3,371,838,921	6.63%
\$58,701,587,593	\$2,011,764,703	\$60,713,352,296	\$4,288,382,756	7.06%
\$5,016,918,165	\$83,256,937	\$5,100,175,102	\$52,666,039	1.03%
\$657,263,964	\$5,987,026	\$663,250,990	\$25,912,015	3.91%
\$13,947,335,424	\$1,311,636,855	\$15,258,972,279	\$362,205,838	2.37%
\$138,861,733,693	\$8,394,357,735	\$147,256,091,428	\$8,844,953,434	6.01%

**Assessment Information**

Number of Parcels & Accounts:	236,163
Total Value of the Combined Roll:	\$156,101,044,862
Number of Secured Parcels:	220,157
Net Value of Secured Roll:	\$147,506,053,289
Number of Unsecured Accounts:	16,006
Net Value of Unsecured Roll:	\$8,594,991,573
Number of building permits processed:	20,985
Number of deeds reviewed & processed for change in ownership transfers:	43,703
Number of Business Accounts:	13,640
Number of Boat Accounts:	2,196
Number of Aircraft Accounts (commercial and private):	432

**Assessment Roll Distribution by Use Type**

<b>Residential</b>	<b># of Parcels</b>	<b>Assessed Value</b>
Single-Family	183,690	\$104,025,382,715
Multi-Family	12,104	\$11,353,054,345
Vacant Land (zoned residential)	6,580	\$974,896,619
<b>Commercial/Industrial</b>	<b># of Parcels</b>	<b>Assessed Value</b>
Improved	10,646	\$29,455,673,323
Vacant Land (zoned commercial)	3,609	\$1,001,207,915
<b>Rural/Agricultural</b>	<b># of Parcels</b>	<b>Assessed Value</b>
Improved	179	\$118,036,060
Irrigated	127	\$47,570,714
Non-irrigated	158	\$36,707,613
Restricted	774	\$277,799,935
Vacant	425	\$44,716,524

## Top 10 Highest Assesseees

#	Name	Assessment	% of Total Roll
1	GENENTECH INC	\$1,731,999,989	1.11%
2	UNITED AIRLINES INC	\$1,077,863,904	0.69%
3	GILEAD SCIENCES INC	\$690,123,623	0.44%
4	SLOUGH BTC LLC	\$571,240,859	0.37%
5	SLOUGH SSF LLC DE	\$486,638,650	0.31%
6	ORACLE CORPORATION	\$477,493,099	0.31%
7	VII PAC SHORES INVESTORS LLC	\$408,204,357	0.26%
8	VIRGIN AMERICA INC	\$385,700,995	0.25%
9	WELLS REIT II-UNIVERSITY CIRCLE LP	\$325,159,118	0.21%
10	CONTINENTAL AIRLINES INC	\$312,496,976	0.20%

## Longest Building

### Stanford Linear Accelerator Center

Located near California Interstate 280 and Sand Hill Road in Menlo Park, SLAC is the longest building in the United States at 1.9 mile long.



Appraisers of the Assessor-County Clerk-Recorder's Office, Assessor's Division, compile property tax assessments once a year, no later than July 1, for delivery to the County Auditor. This "Local Assessment Roll" covers approximately 236,000 assessments county-wide valued in excess of \$156 billion.

A copy of the Local Assessment Roll is available at the front counter of the Assessor's Division for public inspection. The Assessor's Division also reassesses personal property each year.

The assessment process was substantially modified by the state-wide Proposition 13 of 1978. Proposition 13 limited annual increases of property assessments to no more than 2 percent.

But it also allowed property values to be reappraised if:

- A change in ownership occurs; or
- A change in use of property occurs; or
- New construction is completed; or
- New construction is partially completed on January 1st (January 1 is known as the "lien date"); or
- It is part of an annual review of properties having declining value; or
- It is part of a land conservation contract (Williamson Act).

Notification of Assessed Value  
(This is not a tax bill)

### Changes in Ownership/Change in Use

The Assessor must make an assessment whenever there is a reappraisal of real property due to a change in ownership or a change in the use of property. This additional assessment is called a "Supplemental Assessment" and reflects the difference between the "factored base year value" and the new value. The supplemental assessment generates a supplemental tax bill prorated based on the number of months remaining in the fiscal year, ending June 30. This assessment is in addition to the regular tax bill or a tax refund. Usually there is only one supplemental assessment per change in ownership or new construction. However, events occurring in January, February, March, April and May affect two fiscal years and require two supplemental assessments.

### New Construction

When a structure is newly constructed, the market value of the new construction is determined and enrolled as the new base value of the improvement. If an addition or a substantial alteration is made to a structure, only the value of the new improvement is added to the current assessed value. The value of the pre-existing property is unchanged.



When an economic downturn occurs, it may affect the local real estate market causing housing and commercial values to drop. The law provides property tax relief to property owners if the value of their property falls below its assessed value.

Generally, property is assessed at the lesser of two values:

1. factored base year value (typically the purchase price adjusted annually for inflation, not to exceed 2% per year) or
2. current market value on January 1.

When the market value is the lesser value, the “Decline in Value Assessment Program” (Proposition 8) allows for a temporary reduction in assessed value.

If a property is enrolled in the Decline in Value Assessment Program, its assessed value is subject to annual review in subsequent years in light of current economic and market factors. For example, the assessed value may be:

- Increased to no more than the “factored base year value”, or
- Held at the prior year’s assessed value, or
- Reduced further.

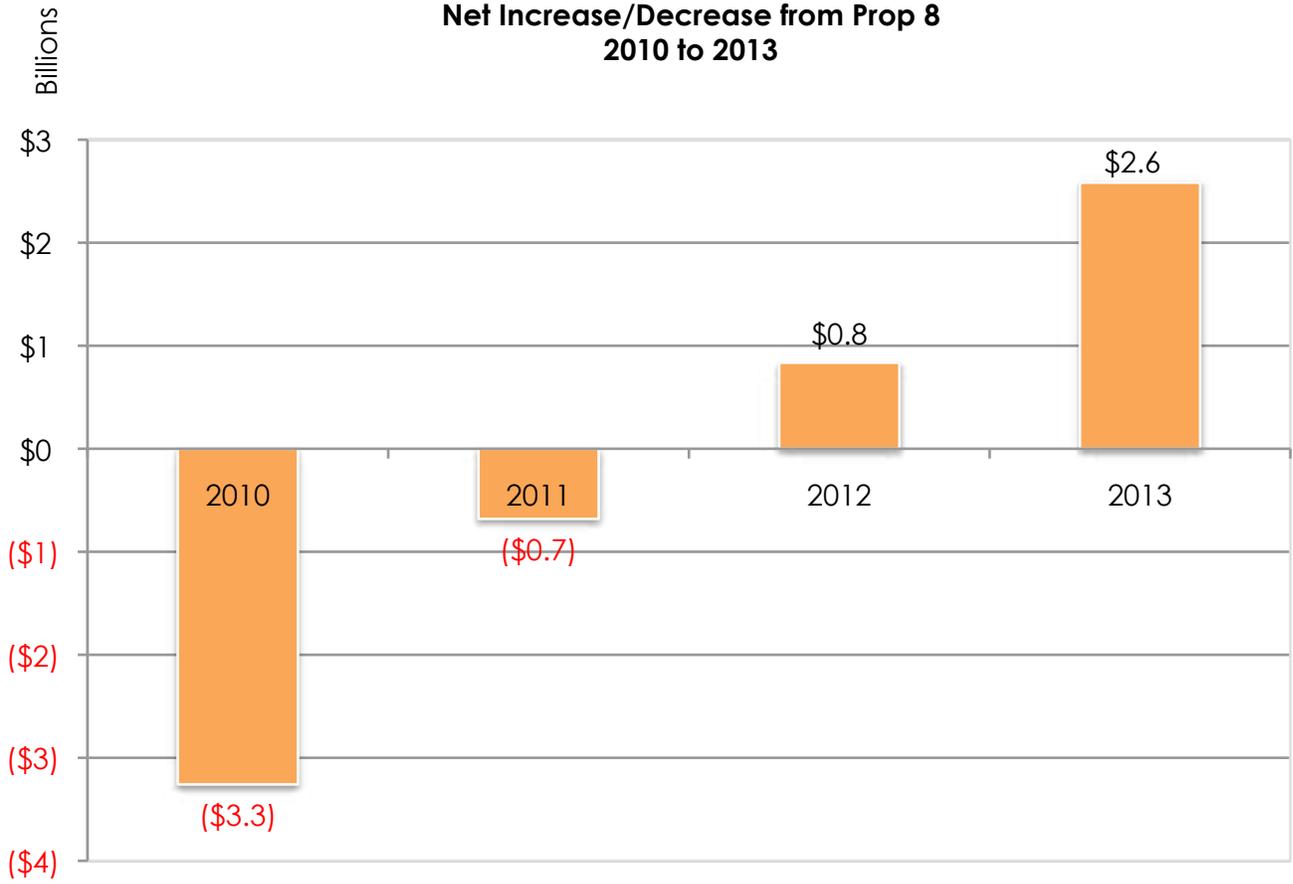
#### **Assessed Value Increases Exceeding Two Percent (Restoration)**

Some San Mateo County property owners whose properties were in the Decline in Value Assessment Program may see an increase (restoring to factored base year value) in their assessment values by more than two percent (2%).

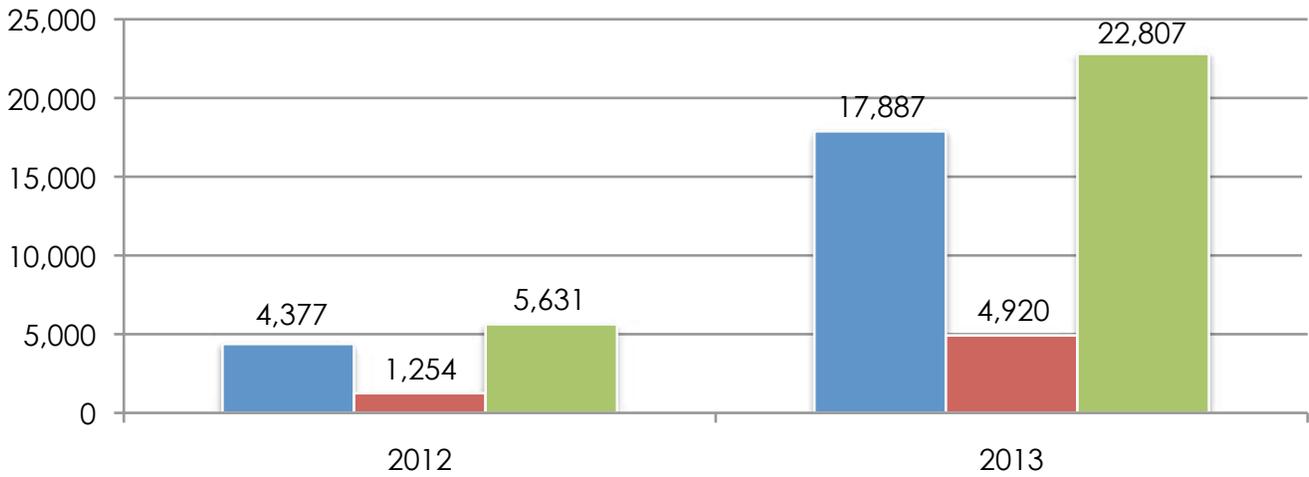
Note: Although Proposition 13 expressly limits annual increases in a property’s “factored base year value” to no more than two percent per year, there is no such limitation on annual increases to a property’s assessed value, properties enrolled in the Decline in Value assessment program, as long as the factored base year value is not exceeded.



**Net Increase/Decrease from Prop 8  
2010 to 2013**



**Number of Parcels Restored  
2012 to 2013**



- Partial Restore
- Full Restore
- Total Restored

The Assessor sets the value of the tangible assets possessed by more than 15,000 businesses operating in San Mateo County, thereby establishing their taxable value. The Assessor also sets the value of 2,200 boats and 350 private aircrafts owned here.

### Business Personal Property

Unlike real property, business personal property is reappraised annually. If a business owner has taxable personal property with an aggregate cost of \$100,000 or more on January 1, or if the Assessor has requested a statement be filed, the business property owner is required by law to file a property statement by April 1st of each year and detail the costs of all supplies, equipments, fixtures, leasehold improvements, land improvements, and land, as well as other requested information for each business location. The completed property statement should be received no later than 5:00 p.m. on May 7th. Each year the Assessor mails about 9,000 property statements and about 3,000 notices to file electronically. Business owners have the option to file their statements electronically, thereby saving both the taxpayer and the County in printing and postage costs. Last year over 4,000 businesses filed electronically.

### Marine/Vessels

San Mateo County has the responsibility to value almost 3,000 vessels. They range from personal watercraft to commercial fishing vessels. Most vessels are either registered with the State of California or they are issued a certificate of documentation from the Coast Guard.

### General Aircraft

The 350 general aircraft assessed by our County are located in three airports; San Francisco International Airport, Half Moon Bay Airport, and San Carlos Airport. Aircraft range from small two-seat single prop airplanes to corporate jets. General aircrafts are registered with the Federal Aviation Agency.



The Assessor's Office grants property tax exemptions to properties owned by non-profit organizations, religious and church organizations, hospitals, and schools in accordance with the Revenue and Taxation Code and with guidance from the California State Board of Equalization. Residential properties that are the owner's primary residence qualify for the homeowner's exemption. For FY 2013-14, property tax exemptions totaled \$5 billion with exemptions for institutions making up 82% of that total.

### Homeowner Exemption

If you own a home and occupy it as your principal place of residence on January 1, you may apply for an exemption of \$7,000 from the home's assessed value, which reduces your property tax bill. There is no charge for filing for the homeowner's exemption. New property owners will automatically receive an exemption application in the mail. The exemption may also apply to a supplemental assessment if the property was not previously receiving it on the annual Assessment Roll.

Please note that California law provides for only one homeowner's exemption per owner at their principal place of residence, so a second home would not qualify for the exemption.

### Institutional Exemption

Property used exclusively for a church, college, cemetery, museum, school, or library may qualify for an exemption that will reduce the owner's property tax liability. Properties owned and used exclusively by a non-profit religious, charitable, scientific, or hospital corporation may also be eligible.



When a property owner disagrees with the Assessor on the value on which an assessment is based, he or she should contact the Assessor-County Clerk-Recorder's Office, Assessor's Division, within 15 days of receiving the assessment notice. If a reduction in value is proper, the Assessor will adjust the value.

The Assessor also may conclude that a reduction in value is not warranted. The property owner is entitled to appeal that decision to the Assessment Appeals Board (AAB). Assessor staff will assist the property owner in applying to the AAB for relief.

AAB is an independent board composed of three private citizens appointed by the County Board of Supervisors. They consider all evidence presented by the property owner and the Assessor's Division at a hearing. The AAB then determines the value of the property in question and issues a decision on the appeal. If the property owner is not satisfied with the AAB's decision, the owner has a right to appeal it to the Superior Court.

### Deadlines

Appeals on annual assessments must be filed between July 2 and November 30 unless a notice of annual assessment is given by the Assessor. In this event, the deadline is September 15. Appeals on supplemental assessments must be filed within 60 days of the mailing date on the supplemental assessment notice. All appeals must be filed with the Clerk of the Board of Supervisors at the County Government Center. For more information, call (650) 363-4573.

A letter explaining the market value of your property because you may disagree with this letter, I explain how we determined and where to get more information.

Maureen Church

Notification of Assessed Value  
(This is not a tax bill)  
PROPERTY INFORMATION:

Assessed Base Year Value

1,724,579  
1,724,579  
0

13. The 2013-2014 Assessed Value shown, minus any increase limited to not more than 2%.

<b>January 1</b>	"Lien Date" as of which ownership and value is determined
<b>February 1</b>	Second installment of secured taxes due and payable
<b>April 1</b>	Business property statement due
<b>April 10*</b>	Deadline to pay second installment of secured taxes; a 10% penalty plus \$40.00 charge is added after 5:00 pm
<b>May 7</b>	Last day to file Business Property Statement without penalty
<b>Jun 30</b>	Last day of fiscal year
<b>July 1</b>	Fiscal year begins; secured roll done
<b>July 2</b>	Appeals Board filing period opens
<b>August 31</b>	Unsecured property tax payment due
<b>September-October</b>	Tax Collector issues annual secured tax bills
<b>November 1</b>	First installment of secured taxes due and payable
<b>November 30</b>	Appeals Board filing period closes
<b>December 10</b>	Deadline to pay first installment of secured taxes; a 10% penalty is added after 5:00 pm

*\* Other due dates may apply for supplemental and escape assessments.*

### Change in Ownership

1. Can two otherwise qualified taxpayers who have recently sold their separately owned original properties combine their claim for Proposition 60/90 benefit when they buy a single replacement dwelling together?

No. They can only receive benefit if one or the other, not both, qualifies by comparing his/her original property to the jointly purchased replacement dwelling. The implementing legislation specifically disallows combining a claim in this manner regardless of whether the replacement dwelling co-owners are married or not.

2. When making the "equal or lesser value" test comparison, is a simple comparison of the sales price of the original property and the purchase price/cost of new construction of the replacement all that is needed?

No. The comparison must be made using the full market value of the original property as compared to the full market value of the replacement dwelling as of its date of purchase or completion of new construction. This is important because sales or purchase price is not always the same as market value. The assessor must determine the market value of each property, which may differ from sales price.

3. If the full cash value of my replacement dwelling slightly exceeds the "equal or lesser value" as compared to the full market value of my original property, can I still benefit?

Yes. If an original property was sold the same day or was sold before purchasing the replacement dwelling, 105% of the market value of original property as of its date of sale within one year & 110% of the market value of original property as of its date of sale within two years.

4. My parents died & the children inherited the property. Why are we receiving a notice of possible reassessment?

Death is a transfer of the decedent's interest upon the date of death to the heirs. If the heirs or beneficiaries are children, they must submit the "Claim For Reassessment Exclusion For Transfer Between Parents & Children" form to avoid a reassessment. If the Claim Form is not submitted in a timely manner, the property will be reassessed.

5. But we sold the property. Do we still need to submit the Claim Form?

Yes. The possible reassessment covers the time period between the date of death & the date of sale. Without the Claim Form, that time period will be reassessed & a supplemental bill sent. Upon selling the property to a third party, the children only have 6 months from the notice date of a supplemental or escape notice to submit the Claim Form. Please make certain that the San Mateo County Assessor-County Clerk-Recorder's Office, Assessor's Division, has the correct address for the executor/successor trustee or other responsible party for the estate.

6. What are my property boundaries?

Your property boundaries are delineated within your grant deed or your deed makes reference to a legally record subdivision or parcel map which has the legal boundaries delineated on them.

7. I think the fence that is between me and my neighbor is in the wrong location. How do I know?

The only way to know if the fence is in the wrong location is to have a licensed surveyor survey the property boundaries.

8. I want to subdivide my property what do I need to do?

This answer varies on an individual basis but usually these are land use questions and need to be directed to the planning and building department for the jurisdiction in which the property falls.



## Real Property

1. Can I lower my Property Taxes?

If you disagree with the Assessor's value, you should first discuss your concern with the San Mateo County Assessor-County Clerk-Recorder's Office, Assessor's Division. If the Assessor's Division does not resolve the matter to your satisfaction, you will still have the right to file an appeal with the Assessment Appeals Board. For additional information, you may go to their web site at:

[www.co.sanmateo.ca.us](http://www.co.sanmateo.ca.us)

2. Will I be reassessed if I remodel my kitchen or bathroom?

No, you will not be reassessed if you remodel your kitchen or bathroom. This includes replacing cabinets, fixtures etc.

3. How will an addition to my home affect my assessment? How are additions assessed?

An addition is considered new construction, which the county may reassess. The fair market value of the addition will be added to the existing improvement value of the house.

4. Will I be reassessed if I add a bathroom, room or loft within existing space?

If you add a bathroom, room or loft within existing space it is considered a change in use which is reassessable.

5. Will I be reassessed if I tear down most of the house, but leave a corner or wall standing?

Tearing down most of the house but leaving a corner or wall standing and rebuilding the house would be considered the equivalent of new construction which is reassessable.

6. Why is my assessment so much higher than my neighbor's even though we have the same model house?

The assessed value is based on the fair market value of the house on its purchase date. Therefore, even though two houses are exactly the same, it may have a different value depending on when it was purchased.

7. For what use is my property zoned for? Why is it different on the City records?

Zoning is determined by the planning department of the municipality in which the property is located. Please contact your local planning department.

8. I want to see the data on my property, what do I need to do?

You may see the data for your property at the San Mateo County Assessor-County Clerk-Recorder's Office, Assessor's Division, located at 555 County Center, First Floor in Redwood City.

9. How many departments are involved in creating the tax bill and what do they do?

The Assessor determines the value of the property, the Controller determines the amount of taxes to be collected from each property, the Tax Collector bills and collects the tax due from each property, and the Controller distributes the revenues to each of the taxing jurisdictions. The Controller is also responsible for maintaining the tax rolls.

10. How do I get more details on Institutional and Veteran's Organization Exemptions and how do I apply for an exemption?

Certain properties may be eligible for an exemption if they have a qualifying use. Please visit our forms page for information or contact the Exemptions Department at (650) 363-4500.

11. What is excluded from reappraisal?

Certain changes of ownership may be excluded from reappraisal such as parent-child transfers, grandparent-grandchild transfers and transfer of base year value for 55 and older. Please visit our forms page for information on exclusions or contact the transfer section at (650) 363-4500.



## Business Property

### 1. What is a Business Property Statement - Form 571-L (BPS)?

A Business Property Statement is a form, or a series of reporting forms upon which both real and personal property must be declared as such assets exist on the lien date (January 1st). The assets must be reported at acquisition cost, if known.

### 2. Why did I receive a Business Property Statement?

The Assessor might have learned about your business through the city where your business is licensed, from a fictitious business name report or from a field canvass. Every person who owns taxable personal property other than a mobile home, that has an aggregate initial cost or current market value of \$100,000 or more, must report the type of business, location and itemized cost of acquisition of such property to the County Assessor.

### 3. What is the purpose of the Business Property Statement (BPS)?

The BPS collects information regarding the supplies, business equipments and leasehold improvements for each business location within the county. The information an owner provides on the statement is then used to assess and tax property in accordance with California State Law. The owner reports the acquisition costs of the supplies, business equipments and leasehold improvements that were owned on the lien date at the address shown (location of the property). All 58 California County Assessors mail out similar statements.



4. Who must file a Business Property Statement (BPS)?

If the Assessor sends you a BPS, the law requires that you complete, sign and return the statement to the San Mateo County Assessor-County Clerk-Recorder's Office, Assessor's Division, in the time period specified. Any business that owns Personal Property and/or Leasehold Improvements having a total combined cost or current market value of \$100,000 or more is required to file a BPS even if the Assessor did not send you a formal request to do so. Also, any other business that is requested by the County Assessor to file, must file, regardless of the value of their assets.

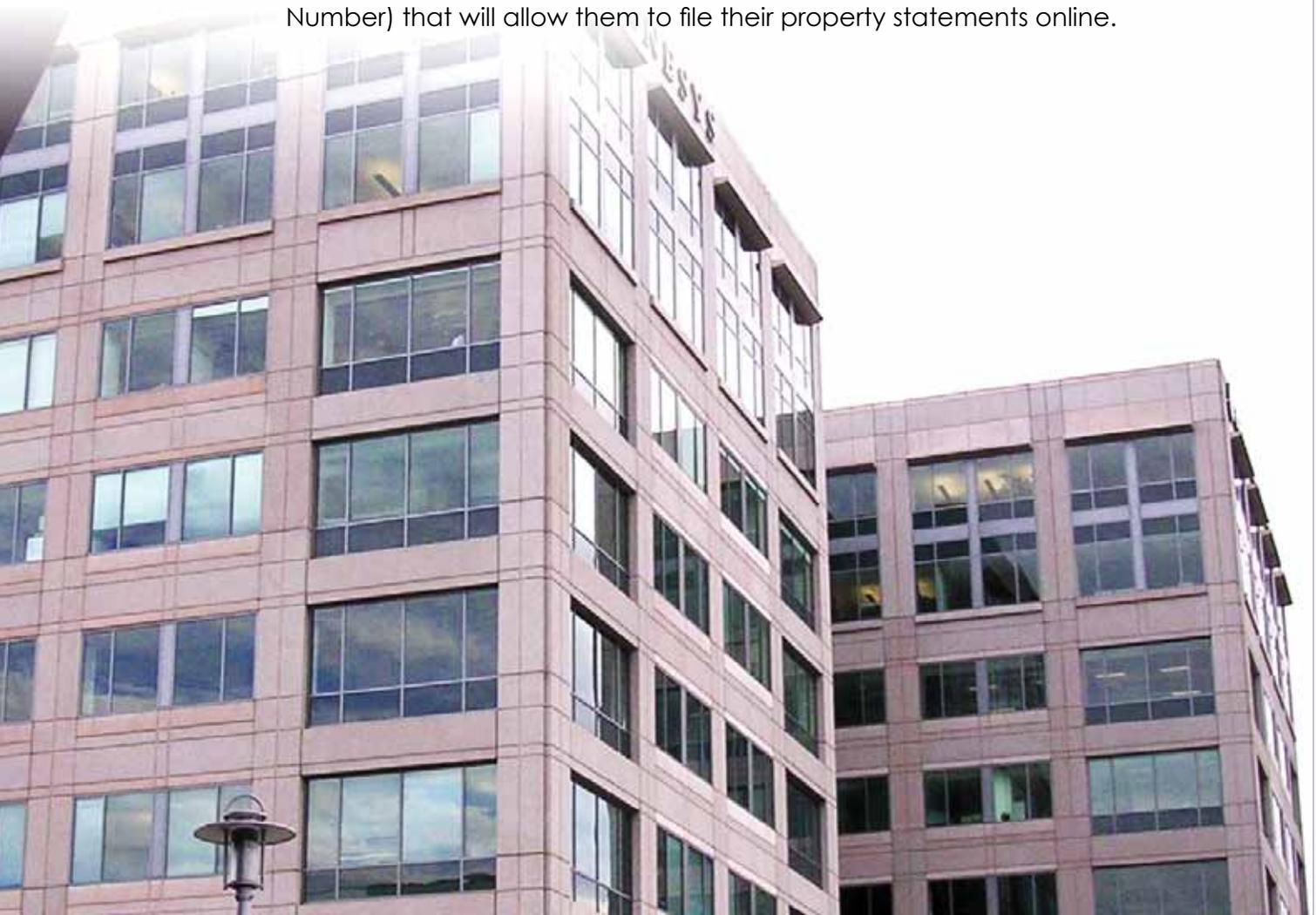
5. What is business personal property?

Basically, any equipment that you use in your business should be reported. Examples include:

- Computers, printers, servers
- Office furniture
- Telephones
- Copiers, fax
- Restaurant Equipment
- Forklifts
- Video Equipment
- Cameras

6. Can I file my business property statement online?

Yes, most small businesses in San Mateo County have received a notification letter containing their business account number and a BIN (Business Identification Number) that will allow them to file their property statements online.



## Mobilehome

1. Are mobilehomes subject to property taxes?

Newly purchased mobilehomes, and those on permanent foundations, are subject to property taxes. As with real property, the assessed value of mobilehomes cannot be increased by more than 2% annually unless there is a change in ownership or new construction. Older mobilehomes bought before June 30, 1980 generally are not subject to property taxes. They are licensed under the jurisdiction of the State Department of Housing and Community Development.

2. My mobilehome is sitting on a permanent foundation on my property, how will it be taxed?

For purposes of taxation, mobilehomes affixed to the land on a permanent foundation are not considered mobilehomes, but are viewed instead as modular housing, and have always been taxed in the same way as conventional homes.

3. If I buy a used mobilehome subject to local property taxes, how do I get the title transferred to my name?

Mobilehome title issuance is administered by the State's Department of Housing and Community Development. That department cannot transfer title of a used mobilehome subject to local property taxes without a tax clearance from the county Tax Collector of the county in which the mobilehome is situated. If there are any taxes owing, they must be paid before a Tax Clearance Certificate can be issued.

Note: This type of title transfer applies only to mobilehomes not on permanent foundations. If your mobilehome is attached to a permanent foundation, title transfers are handled by the County Recorder in the same manner as for conventional homes.

4. How do you change the ownership of a mobilehome into the name of a trust?

Contact the California Department of Housing and Community Development to change the ownership of a mobilehome into the name of a trust. You can also visit their website at [www.hcd.ca.gov](http://www.hcd.ca.gov).



## Property Tax Bills and Refunds

1. How much are my taxes for the current year?

The amount of taxes due for the current year can be found on the Treasurer/Tax Collector's web site at [www.sanmateocountytaxcollector.org](http://www.sanmateocountytaxcollector.org) or contact the Tax Collector's Office at (650) 363-4142.

2. I didn't pay my taxes last year, where can I find out how much I owe?

The amount of delinquent taxes due can be found on the Treasurer/Tax Collector's web site at [www.sanmateocountytaxcollector.org](http://www.sanmateocountytaxcollector.org) or contact the Tax Collector's Office at (650) 363-4142.

3. Why do I have two supplemental tax bills?

State law requires the Assessor to reappraise property upon change in ownership or completion of new construction. The supplemental assessment reflects the difference between the new value and the old value. If the change in ownership or completion of construction occurs between January 1 and May 31, there will be two supplemental tax bills.

4. Can I pay my taxes with a credit card?

The Treasurer and Tax Collector's Office accepts credit card payments by telephone and online. For more information, please visit the San Mateo County Tax Collector's web site at [www.sanmateocountytaxcollector.org](http://www.sanmateocountytaxcollector.org).

5. To what address do I mail my tax payment?

Tax payments are made to the San Mateo County Tax Collector. Payments should be sent to 555 County Center, Redwood City, CA 94063. For more information, please visit the San Mateo County Tax Collector's web site at [www.sanmateocountytaxcollector.org](http://www.sanmateocountytaxcollector.org).

6. Where can I make my tax payment in person?

Tax payments are made to the San Mateo County Treasurer and Tax Collector and may be paid in person at 555 County Center, First Floor, Redwood City, CA 94063, or at their satellite offices in South San Francisco and Half Moon Bay. For more information, please visit [www.sanmateocountytaxcollector.org](http://www.sanmateocountytaxcollector.org).

7. What should I do if I do not have a secured property tax bill?

The Treasurer/Tax Collector prepares and mails original tax bills and can provide you with a replacement tax bill.

8. I received a refund; can you tell me what this refund is for?

To inquire about your refund, please contact the Controller's Office. Please be prepared to tell them specific information such as your name, property address and if possible the Assessor's Parcel Number.

9. What is the Homeowner's and Renter's Assistance Program?

The Homeowner's and Renter's Assistance program is a program administered by the State Franchise Tax Board for elderly, blind or disabled taxpayers. Applications are only available from them at [www.ftb.ca.gov](http://www.ftb.ca.gov) or by calling them at (800) 852-5711.

10. What is the Property Tax Postponement Program?

The Property Tax Postponement Program allows eligible homeowners to postpone payment of property taxes on their principal place of residence. The program is administered by the State Controller's Office. Applications are available from their office and additional information can be found at [www.sco.ca.gov](http://www.sco.ca.gov) or by calling (800) 952-5661. Claim forms may also be picked up at the Treasurer/Tax Collector's downtown Redwood City location. Please contact the Treasurer/Tax Collector for availability information.

**Locations, Hours and Services**

1. Where are you located and your hours of operation?

The San Mateo County Assessor-County Clerk-Recorder's Office, Assessor's Division is located at 555 County Center, Redwood City and is open Monday through Friday 8:00 a.m. to 5:00 p.m. excluding holidays.

2. Where do I park?

The county has a parking garage with metered parking and there is metered street parking.



<b>Appraised Value</b>	A property's value as determined by the sale amounts of comparable properties. The current appraised value is usually the property's current market value.
<b>Assessor's Parcel Number</b>	The Assessor's identification number for a specific property. Also referred to as the account number, folio number and UPC in different regions.
<b>Assessed Value</b>	The value placed on the property by the San Mateo County Assessor-County Clerk-Recorder's Office, Assessor's Division, based on the property's appraised value. The assessed value generally increases annually at a rate from 1%-2%. However, this is not necessarily the property's current market value.
<b>Cost Per Square Foot</b>	A property's cost per square foot, normally determined by dividing the property's sale price by the square footage of the structure. However, this figure can be misleading. Cost per square foot does not take lot size into account and should only be used as a basis of comparison when looking at properties of similar lot size, characteristics and date sold.
<b>Document Number</b>	The number assigned to a recorded document by the San Mateo County Assessor-County Clerk-Recorder's Office, Recorder's Division.
<b>Easement</b>	A limited right in a piece of land owned by another. This entitles the holder of the right to some use of the land. For instance, if Barney owns a property that is completely surrounded by Fred's property, Barney can get an easement to build a driveway from his property to the main road.
<b>Homeowner Exemption</b>	This exemption provides the homeowner with up to a \$7,000 exemption on the annual assessment of their owner-occupied residence. This can equate to roughly \$70 per year in property tax savings.
<b>Improvements</b>	Any structures that are built on a piece of land. For instance, a house built on a vacant lot is considered an improvement.
<b>Land Value</b>	The actual value of the land on which a property sits. This does not include the value of the structure.
<b>Legal Description</b>	The description of the property as documented by the County Recorder; Usually identifies physical location in terms of tract and lot.
<b>Tax Amount</b>	Annual property tax as determined by assessed value and tax rate.

**Tax Rate Area**

An area within a county that is taxed at a particular rate, usually resulting from the number of public services in the area such as fire and police protection.

**Title**

All of the elements that constitute the legal right to own, possess, use, control, enjoy and dispose of real estate.

**Title Company**

The entity that insures the title for the owner of the property.

**Title Insurance**

Protects the owner or other insured, such as a lender, against loss or impairment of title.

**Transfer Date**

The date the sale of the property is recorded.

**Use Code**

The code that indicates how a property is being used.





Office of **Mark Church**  
Assessor-County Clerk-Recorder &  
Chief Elections Officer

Assessor's Division  
555 County Center, First Floor  
Redwood City, CA 94063  
Phone: 650.363.4500  
Fax: 650.363.1903  
E-mail: [assessor@smcare.org](mailto:assessor@smcare.org)  
Web: [www.smcare.org](http://www.smcare.org)



