

**MARK CHURCH  
ASSESSOR-COUNTY CLERK-RECORDER**

**SAN MATEO COUNTY**

**2025-26**

**Residential Decline in Value (Prop 8) Summary**

July 1, 2025

<b>City</b>	<b>2025-2026 Total Residential Parcels</b>	<b>2025-2026 Residential Prop 8 Parcels</b>	<b>% of Prop 8 Parcels</b>	<b>Average Change Per Parcel</b>	<b>Change In Assessed Value by City</b>	<b>Estimated Change in Property Taxes**</b>
Atherton	2,559	21	0.82%	\$2,142,219	\$44,986,604	\$449,866
Belmont	7,579	172	2.27%	\$350,366	\$60,262,890	\$602,629
Brisbane	1,659	87	5.24%	\$165,883	\$14,431,850	\$144,319
Burlingame	7,096	205	2.89%	\$444,224	\$91,065,819	\$910,658
Colma	290	12	4.14%	\$167,908	\$2,014,895	\$20,149
Daly City	22,254	502	2.26%	\$182,422	\$91,575,821	\$915,758
East Palo Alto	4,454	102	2.29%	\$133,568	\$13,623,913	\$136,239
Foster City	8,987	358	3.98%	\$266,155	\$95,283,581	\$952,836
Half Moon Bay	4,975	72	1.45%	\$322,524	\$23,221,723	\$232,217
Hillsborough	3,989	58	1.45%	\$1,705,170	\$98,899,836	\$988,998
Menlo Park	8,666	285	3.29%	\$573,065	\$163,323,599	\$1,633,236
Millbrae	6,187	172	2.78%	\$274,955	\$47,292,191	\$472,922
Pacifica	11,780	308	2.61%	\$214,041	\$65,924,529	\$659,245
Portola Valley	1,602	13	0.81%	\$859,668	\$11,175,678	\$111,757
Redwood City	16,940	551	3.25%	\$280,775	\$154,707,012	\$1,547,070
San Bruno	11,559	338	2.92%	\$157,958	\$53,389,841	\$533,898
San Carlos	9,953	361	3.63%	\$365,942	\$132,105,185	\$1,321,052
San Mateo	25,721	1,245	4.84%	\$262,086	\$326,297,009	\$3,262,970
So. San Francisco	15,771	473	3.00%	\$164,740	\$77,921,835	\$779,218
Woodside	2,238	16	0.71%	\$3,053,654	\$48,858,458	\$488,585
<b>Incorporated Cities</b>	<b>174,259</b>	<b>5,351</b>	<b>3.07%</b>	<b>\$302,067</b>	<b>\$1,616,362,269</b>	<b>\$16,163,623</b>
<b>Unincorporated</b>						
El Granada, Loma Mar, Montara, Moss Beach, La Honda, Pescadero, San Gregorio	19,099	379	1.98%	\$143,248	\$54,290,953	\$542,910
<b>Totals</b>	<b>193,358</b>	<b>5,730</b>	<b>2.96%</b>	<b>\$291,563</b>	<b>\$1,670,653,222</b>	<b>\$16,706,532</b>

\*\* Estimate is based on the general tax levy of 1% of the change in assessed value.