

MEDIA RELEASE

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Santa Clara County Assessor's Office Rolls Out New Business Statement e-Filing Tool and Other Technology Enhancements in Time for January 1 Lien Date

Thursday, December 18, 2025, Santa Clara County, California: The Santa Clara County Assessor's Office continues to deploy technological advancements to streamline assessment workflows and advance accuracy. Work is also underway to implement a modern platform to replace the legacy assessment system.

Despite the legacy system's age, the Assessor's Office has consistently delivered fair, timely, and accurate assessments. This success is attributed to the dedication of Assessor's staff who maintain it, as well as the internal development of custom appraisal tools to supplement the current system.

The Revenue and Taxation Code (R&T C) mandates that all 58 counties in California value property annually on January 1 each year. The value on that date is the basis for the property tax bill generated the following October.

While the new system upgrade will take a couple of years to implement, **three new technology enhancements, as well as a system migration to the Cloud, are in place**, just in time for the January 1 Lien Date.

An upgraded Business Personal Property Statement e-Filing Platform will launch on December 24, 2025, in time for the January 1, 2026, opening of the filing period. Added features will streamline the reporting process to support consistency and efficiency for business owners.

The new site is built on modern architecture, providing a secure and stable platform for applicants while introducing several key enhancements. The improved user interface offers a more intuitive experience, the new "form view" for ease of navigation, and the added file upload capability simplifies submissions by reducing manual effort.

Annually, close to 28,000 business statements are filed electronically. This represents roughly 88% of the total statements filed.

Mass appraisal tools increase efficiency in processing, while also improving quality. In 2023, the Assessor's Office Information Systems team deployed MADE (Mass Appraisal and Direct Entry), a proprietary mass appraisal tool for residential properties. The tool supports the annual state mandated Proposition 8 decline in value reviews, quickly appraising over 345,000 residential properties. The result is faster and more efficient comparable value review and automatic entry, allowing for prompt temporary reduction of assessed values, if warranted. A process that once took several weeks can now be produced in a day, freeing up resources dedicated to ensuring accuracy and supporting timely assessments.

Another proprietary tool, the CAT (Commercial Appraisal Tool) program, was developed internally to support commercial property valuation, a complex and time-consuming activity. **A new proprietary process integrates appraisal data from an external platform directly into the CAT system, streamlining commercial evaluations and minimizing the need for time consuming manual research.**

The commercial sector in Santa Clara County has continued to struggle with vacancy outpacing leasing – a lingering effect of hybrid work models. Meanwhile, industrial properties - such as warehousing and data centers - are showing signs of stabilizing. The CAT integration will add efficiency in determining comparable valuation for properties in a fluctuating market.

A new online tool will allow Williamson Act parcel owners to file their state-mandated annual questionnaire digitally, and opt-in for paperless communications. The new process will save hundreds of Assessor staff hours annually, as well as save time and resources for the property owner.

The California Land Conservation Act of 1965, commonly known as the *Williamson Act*, allows owners of agricultural land to enter into an agreement to restrict their land to agricultural use in exchange for substantially reduced property tax assessment. Over 1,340 parcels in Santa Clara County are enrolled in the Williamson Act program.

As part of the broader technology modernization initiative, the Assessor's Office has successfully **transitioned all critical systems to the Cloud**, marking a historic milestone as the first department in the County to achieve this transformation. The migration enhances resilience by enabling rapid data recovery, delivering reliable performance through increased speed and minimized downtime, and optimizing resource utilization to drive greater efficiency and long-term sustainability.

More than upgrading technology – the modernization and tool development improves efficiency and enhances the experience for more than 500,000 property owners who depend on the Assessor's Office. With the replacement of the legacy system, iterative improvements to user experience and appraisal efficiency, as well as cloud-based infrastructure, the Assessor's Office is building a future where property data continues to be secure, data quality is enhanced, services are faster, and innovation drives continuous improvement.