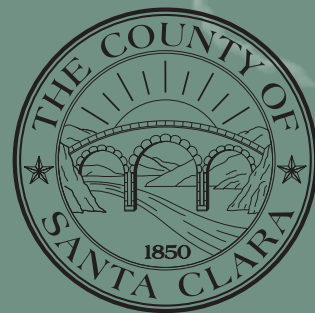


# 2004-2005 Annual Report



*Office of the  
County Assessor  
Lawrence E. Stone, Assessor*



Bien Abordo Linda Aguilar Gene Almerido Annabelle Alquiza Oscar Amaya Medel Angel Rhonda Armstrong Virgil Atencio Deborah Atencio Sang Au Tuan Au Isa Ayala Anita Badger George Balster Fred Baltazar Mai Bang Patty Barber Vanessa Barkin Jeff Barlow Denise Barry Cynthia Bartolino Michael Bautista Rudy Baya Bart Beckner David Bethel Neeraj Bhardwaj Laura Bird Laynette Blackfield Judith Bliss Ray Bramlette Jon Bredeson Yvette Briddell John Brigandi Gloria Brown Linda Brown Bev Brown Charmaine Carol Callahan Carlos Cansino Celerina Celeste Debbie Chavez Conrad Chen Jae Choe Michelle Chou Terry Cisneros Gary Clarke Dick Cloyd Pauline Coleman Craig Cooper Mike Conroy Lisa Cortez Maureen Cowan Barbara Davidson Ramon DiTomaso Rosita Dones Tony Duong Sal Duran Bob Easley Indira Ebenezer Ben Emata Judy Epstein Rocky Erfe Fe Escalante Rey Eugenio Richelle Feldan-Cayol Fong Gemma Foster Nora Frantz Marie Fuentes Lorna Gabon Nora Galvez Madan



Ginsborg Frank Giordano Bruce Glenday Teresa Gonzalez Florinda Gonzales Manuela Gonzalez Ken Green Sal Gutierrez Gina Hale Ginny Hamley Andrea Harris Mike Harris Murray Hartmann Jamie Hill Julius Ho Hollis Holladay Janice Hongsathavij Pam Hopkins Angela Huang Chris Hughes Nora Huynh Jenny Huynh Tri Huynh Richard Itow Sandra Cordy Jellison Dee Jimenez Herb Jubin Judy Junaidy Leslie Kennedy Carol Kested David King Joan Kirkpatrick Bowman Kong Melissa Kong Jack LaCorte Sue-ee Lai Fred Lam Sue Lambrecht Jack Lee Gilbert Lee Kristen Leglu Kathy LeGrande Judith Lentz Richard Leong Annie Leung Melody Luong Eileen Lin Sherry Lin Debbie Loennquist Fraser Louie Trinh Luu-Nguyen Jacelyn Ma John Maag Joe Machado Bob Madalena Manuel Mandapant Tracy Martinez Bessie Mascardo



Eric Matsuda  
M c C u l l o c h  
Lyn McLain Bob  
McMullen Karen  
McPherson Rita  
M e n d o z a  
Chuck Mirrasoul

Monteverde Matt Moore Dale  
Nance Manny Natividad Mary  
Robert Norman Clint Nottingham  
Richard Osborn Kathleene Ozawa  
Paquiz Diane Paskert Imelda Pea  
Stephanie Perez Xuanhuong  
Janene Pratt Grace Quilty John  
Regala Carol Rivas Delia Rivas  
Sylvain Roberts Lisa Rodriguez  
Rosalez Rebecca Ross Marlene  
Sainz Elizabeth



Sanchez Tony  
Sandberg Patti  
Sarabia Selu  
Scott Alfredo  
Senter Naren  
Shank Marian

Sheridan Helen Silva John  
Solseng Kimberly Starrett Charlie  
Steven Suehiro Marianne Suriaga  
Iwona Szatkowska Kevin Tanner  
Christina Thomas Tara Thomas  
Grace Tolentino Cristina Torio  
Tran Heather Tran Nicole Tran  
Joy Tsai Pam Umeda Peter van

Jackie Ventimiglia Irene Vera Ben Victorino Al Vieira Susie Vigilante Susie Wang Chris Watts Bob Wellner Jim White Linda Wilson David Wierzba Barbara Wilcox Linda Wilson Lisa Wong Clyde Wong Andy Wu Lilia Yalong Darleen Yamaki Roger Yamat Laura Yau Will Young Michelle Zaffa Eric Zamudio Gumer Zavala Janet Zecha

Above are all the permanent employees that contributed to the closing of the 2004-2005 Assessment Roll. The pictured employees are, clockwise, Bowman Kong, Greg Monteverde, Chuck Mirrasoul, Sylvia Pedraza, Cristina Torio, and Arika Pineda.

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Sandra Cordy  
Chuck McDonald  
McKibbin Tom  
McPherson Mark  
Medina Rich  
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Theresa Montenegro Greg  
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Thelma Paet Ed Palacio Lydia  
Sylvia Pedraza Jyoti Pendse  
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Recchio Marty Reinders Jackie  
Jim Rizzo Carolynn Roberts  
Romeo Rodriguez Manuela  
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Alicia Trevino Theresa Trinidad  
der Pas Susan Vasconcellos

# Message from the Assessor

*Lawrence E. Stone*

**F**or the last five years, Silicon Valley's economy has reflected roller coaster type activity reaching record heights during the late 90's only to experience terrifying drops recently. In 2003, the freefall appears to have ended, or at least subsided for many residential property owners. Unfortunately, commercial and industrial property values continue to decline without an apparent end in sight.



The Assessor's Annual Report details this economic phenomena providing a snapshot of the region's economy through a detailed overview of the 2004-05 assessment roll for Santa Clara County as of January 1, 2004, the lien (valuation) date.

## Assessment Growth

The assessed value of property in Santa Clara County increased by \$4.86 billion, 80% less than the record increase of \$26.91 billion just three years ago. The total assessed value, net of homeowner exemptions, was \$222.38 billion, an increase of 2.23% over the previous year. Not in a decade has the rate of assessment roll growth been so low.

Driven by a poorly governed national economy and a struggling local economy, the decline in real estate values continues to plague owners of office buildings, shopping centers, industrial property, and research and development campuses. At the same time, the market value of residential property has stabilized, and in

many geographic areas improved. For residential properties to increase while commercial and industrial properties plummet is an anomaly for Silicon Valley. Typically when the economy stalls and unemployment rises, the market value of all types of properties decline.

In addition, many of the County's high-technology businesses either disposed of business property, or did not make major investments in their physical plants including machinery, equipment, computers and fixtures. In just three years, the net assessed value of business property has declined almost 25%, from \$31 billion to \$24 billion. This year alone, business property dropped 14% (\$3.8 billion), more than twice the decline experienced in the prior year.

## Current Year Roll Growth\*

(Exclusive of Public Utility Valuations. Values in Billions.)

### 2004-2005 Valuation Changes

Assessment Roll Value Change:	2004-2005	2003-2004	Dollar Change	% Change*
Local Roll before exemptions	\$231.60	\$225.61	\$5.99	2.66%
Less: Nonreimbursable exemptions	(9.22)	(8.09)		
<b>NET LOCAL ROLL VALUE</b>	<b>\$222.38</b>	<b>\$217.52</b>	<b>\$4.86</b>	<b>2.23%</b>

\*Minor discrepancies may occur due to rounding calculations +Percentages based on non-rounded values

The impact was also very uneven throughout the County. Cities with the largest concentration of high tech companies experienced the greatest decline. Sunnyvale, Santa Clara, Milpitas and Mountain View, with populations totaling more than a third of the county, experienced negative growth in the assessment roll ranging from -5% to just under -1%. Just three years ago the rate of assessment roll growth for all 15 cities in Santa Clara County exceeded 10%, and in some cities, topped 20%. The City of Santa Clara, for example, went from 19% roll growth in 2001, to -5% in 2004.

It is truly an unusual and hopefully an uncommon phenomenon for a city to experience negative assessment growth. In contrast, residential communities like Los Altos and Los Altos Hills experienced growth in excess of 8%.

The decline was more severe for property in redevelopment agencies (RDA) at the center of Silicon Valley's commercial and industrial high-technology industry. For example, the following RDAs all experienced negative assessment growth; San Jose, -11.5%; Santa Clara, -11.28%; Mountain View, -7.74%; Cupertino, -4.70%; and Campbell, -1.04%. San Jose topped the list at almost \$2 billion less than the previous year.

The growth in the assessment roll is also important to the "basic aid" school districts in Santa Clara County. A basic aid school district is a district in which the property tax revenue generated locally exceeds the State's formula for school district funding. Consequently, basic aid school districts have more funds at their disposal because of direct access to greater local property tax revenue. However, the revenue these school districts receive can fluctuate according to changes in the assessed value of property within the districts' tax rate areas. The basic aid school districts in Santa Clara County are: Fremont Union High School District, Lakeside Joint Elementary School District, Los Altos Elementary School District, Los Gatos Union Elementary School District, Los Gatos-Saratoga Joint Union High School District, Mountain View-Los Altos Union High School District, Palo Alto Unified School District, Saratoga Union Elementary School District, Santa Clara Unified School District and Sunnyvale Elementary School District. Ten of California's 67 basic aid school districts are located in Santa Clara County.

## **Role of the County Assessor's Office**

The Assessor's Office is responsible for determining the assessed value of all real and business personal property within Santa Clara County. Each year the Assessor's professional staff provides accurate assessments of all secured and unsecured property. The assessment roll, which includes more than 500,000 roll units of real property and business assessments, is the basis upon which property taxes are levied.

Property taxes, in turn, provide an essential source of revenue to support basic public services provided by schools and local governments. These are the public institutions that form the foundation of our region's quality of life.

The Annual Report presents a summary of the 2004-2005 assessment roll as of the January 1, 2004, lien (valuation) date. The annual assessment roll, delivered by the Assessor to the Finance Agency Director on July 1, 2004, is a valuable resource for budgeting and financial planning by local governmental agencies.

Information in this report reflects all, locally assessed property, both secured and unsecured. The statistical data also distinguishes between business personal property and real property. It summarizes current assessments of the various cities and unincorporated areas compared to prior years, and illustrates the trends in assessment appeals. Assessments of public utilities are the responsibility of the California State Board of Equalization, and therefore are not included in this report.

## **Factors in Assessment Growth**

Assessment roll growth is a result of several major components.

"Real property" is assessed to reflect fair market value when there is a change in ownership or new construction. The change in assessed value of individual properties reflects the net difference between the prior assessed value and the new market value resulting from the change in ownership or new construction. Reappraisal as a result of new construction reflects only the value added by the new construction.

## Factors Causing Change to the 2004-2005 Assessment Roll (in Billions)

	Dollar Change	% of Change		Dollar Change	% of Change
Proposition 8 net change+	-\$1.76	22.0%	Change in ownership*	\$8.02	62.4%
Business Personal Property	-3.79	47.4%	New Construction*	1.61	12.5%
Exemptions	-1.11	13.9%	CPI factor (1.87%)	3.23	25.1%
Other Net changes**	-1.34	16.8%			
<b>Subtotal, declines in values</b>	<b>-\$8.0</b>	<b>100.0%</b>	<b>Subtotal, increases in value</b>	<b>\$12.86</b>	<b>100.0%</b>
<b>Grand Total of Changes to Assessment Roll</b>			<b>\$4.86</b>		

+ Reflects those properties that did not establish a new base year value.

\* Net of CPI

\*\* Changes due to Assessment Appeal Board actions, real property requiring annual reassessment, roll corrections, etc.

Note: A limited portion of new construction is reflected in the change in ownership figures.

Unless property changes ownership or is subject to new construction, Proposition 13 limits any increase in assessed value to no more than 2% annually or the California CPI (1.867% in 2004), whichever is lower. Consequently, the value of the assessment roll is significantly less than the fair market value of all property in Santa Clara County.

When economic conditions cause a decline in property values, the Assessor is required to adjust assessed values to reflect that decline. If the market value of a property as of the lien (valuation) date, January 1, 2004, was less than the assessed value, the impacted property owner is entitled to a temporary adjustment. This year, the assessed values for 24,743 properties were reduced for a total reduction of \$10.6 billion from the assessment roll. By comparison in 1995, the “bottom” of the last major economic decline, the assessed values of 98,000 properties were reduced, reflecting a \$5 billion decline in the assessment roll.

Even more dramatic is the fact that 1,352 non-residential properties accounted for a whopping 83% (\$8.8 billion) of the total reduction of assessed values. Consequently, while residential properties have experienced some volatility, the collapse of commercial and industrial market has been unprecedented. More than a third of the decrease in assessed values (\$4.3 billion) occurred in the county’s nine redevelopment agencies.

Business personal property, which includes computers, machinery, equipment and fixtures, also experienced a precipitous decline of \$3.8 billion, a 14% reduction. Assessed values of business personal property is determined from property statements filed annually by 55,000 businesses in Santa Clara County.

### Accomplishments

During the current economic recession, the most serious challenge for the Assessor is to proactively respond to changes in the marketplace. The result is a dramatic increase in workload, accomplished without compromising productivity and performance. A sample of our major accomplishments includes:

- Completed the annual assessment roll by the deadline mandated by law.
- Reduced the assessed values of 24,743 properties as mandated by law.
- Completed 98.9% of real property valuations.
- Completed 99.7% of the business personal property assessment and audits.
- Completed 99.6% of eligible exemptions.
- Resolved a record number of business personal property assessment appeals.
- Continued to enhance the Assessor’s on-line property “look-up” feature on the Assessor’s web site ([scc-assessor.org](http://scc-assessor.org)), allowing property owners to access property records any time of the day or night from a convenient location. The site remains among the County’s top five most-visited sites.

- Audited 99.4% of the 1,192 business accounts required by the California Revenue and Taxation Code, reflecting an increase of 17% over the prior year.
- Updated 1,702 Assessor Maps, a 41% increase including 307 new parcel maps.
- Processed 105,467 deeds, creating 114,928 title documents, a 9.1% increase over the prior year.
- Achieved full utilization of document imaging for the processing of homeowner exemption claims, deeds and business property statements.
- Reduced serious backlogs in both mapping and deed processing through workflow streamlining initiatives.
- Successfully implemented the County's new, on-line paperless accounting system.
- Trained certified appraisers and auditors beyond the statutorily required minimum.
- Completed performance evaluations for all employees for the first time in 29 years.
- Launched customer satisfaction surveys for all divisions.
- Progressed on the design of a new computer information system, to meet the challenges of the next generation.

### **Trends and Future Goals**

With Silicon Valley and the State of California mired in deep economic crisis, the Assessor's Office, now more than ever, is focused on developing and implementing creative and innovative solutions to improve efficiency and productivity while reducing costs.

Some of the major challenges include:

- The departure of a significant number of our most experienced professionals has created a major "brain drain." Twenty-nine employees responded to a "golden handshake" incentive offered by the Board of Supervisors, creating a serious staffing crisis.

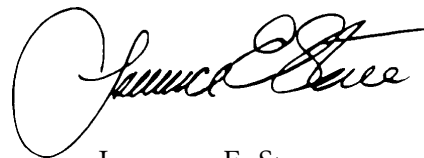
Many of the mission critical professionals cannot be replaced easily as several years of direct involvement is required to appraise large commercial, industrial and multi family properties and to audit major corporations. Regrettably the Board rejected the Assessor's request for additional resources to encourage the recruitment of new talent.

The 15 cities in Santa Clara County, the County itself and public schools will bear the brunt of the "brain drain", especially if the economy improves and there are insufficient resources to respond to positive changes in the market place.

- We are committed to replacing the 25 year-old legacy computer system with a modern, state of the art system that will efficiently meet both the immediate and long-term needs of the department and County government.
- We will implement a major reorganization and consolidation of the Assessor's public service responsibilities to improve both customer service and office security.

Finally, as County Assessor, I will focus attention and resources on continuous improvement initiatives based on quality, service, innovation, accountability, and relevant partnerships. The Assessor's Office contains a group of employees that I believe are among the most talented and dedicated public servants anywhere in government.

It is our primary objective to treat all property owners and tax payers with the highest degree of courtesy and professionalism.



Lawrence E. Stone  
Assessor

## Largest Taxpayers 2002-2003\*

Taxpayer	Taxes Paid*	Taxpayer	Taxes Paid*
1 Sobrato Development	\$17,309,429	6 Pacific Telephone	\$12,935,532
2 Intel Corporation	\$16,629,967	7 Hewlett Packard	\$12,543,487
3 Spieker Properties	\$15,972,105	8 PG&E	\$12,283,776
4 Cisco Systems	\$14,776,199	9 Berg & Berg Developers	\$11,324,971
5 IBM	\$13,700,436	10 Arrillaga, Perry et al	\$9,571,483

\* Ten largest taxpayers on the 2002-2003 secured tax roll  
Source: Santa Clara County Tax Collector, November 2003

## How Tax Bills Are Calculated

After the County Assessor determines the assessed value of all assessable property in Santa Clara County, the County Finance Agency calculates and issues tax bills for each property. Under Proposition 13, the maximum property tax rate is 1% of the property's net taxable value. In addition, the rate will include an amount necessary to make the annual payment on general obligation bonds or other bonded indebtedness imposed by public agencies and approved by the voters.

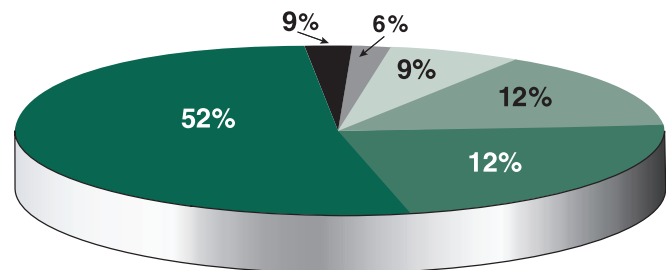
The property tax revenue collected by the County Tax Collector supports schools (including local elementary, high school and community college districts) and local government agencies including cities, redevelopment agencies, the County, and special districts. The basic

one-percent tax rate is divided among the public taxing agencies in Santa Clara County.

The accurate, consistent and fair valuation of property by the Assessor's Office every year creates the foundation that supports the delivery of essential public services provided by local governments. The County Assessor's Office does not calculate taxes, collect taxes or allocate tax revenues. For information regarding the collection and allocation of property taxes, please contact the Santa Clara County Tax Collector at (408) 808-7900 or the Controller at (408) 299-5200.

### Santa Clara County Property Tax Revenue Allocation 2003-2004\*

- K-12 Public Schools 52%
- Redevelopment Agencies 12%
- County 12%
- Cities 9%
- Special Districts 6%
- Community Colleges 9%



*The County Assessor's Office does not calculate taxes, collect taxes or allocate tax revenues.*

# The Assessment Roll

The assessment roll is divided into the secured roll (property subject to a lien) and the unsecured roll (property on which the property taxes are not a lien against the real estate where the property is situated, including personal property or improvements located on leased land).

Exemption values include homeowner exemptions (reimbursed by the State), and other exemptions for non-profit organizations, including churches, charitable institutions, colleges, hospitals and private and parochial schools (not reimbursed by the State).

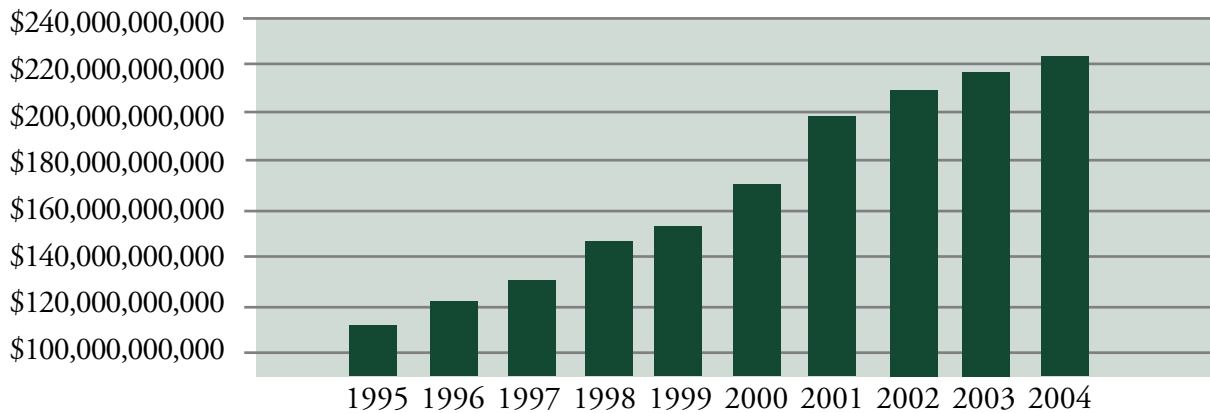
Improvements (the value of buildings or structures situated on land) reflect values assessed by both the Real Property Division and the Business Division.

Over the past fifteen years, Santa Clara County's annual roll growth has ranged from more than 15% to less than 1%. The local economy has a significant impact on property transfer transactions and building permit activity. This year changes in property ownership accounted for 62% of the total increase in assessed value over last year's assessment roll. Under Proposition 13, once a base value is established as a result of a change in ownership or new construction, the assessed value of a property can increase by no more than 2% annually based on an inflation factor, tied to the California Consumer Price Index (CPI). Since the implementation of Proposition 13 in 1978, the CPI has been less than 2% five times: in 1983, 1995, 1996, 1999 and 2004.

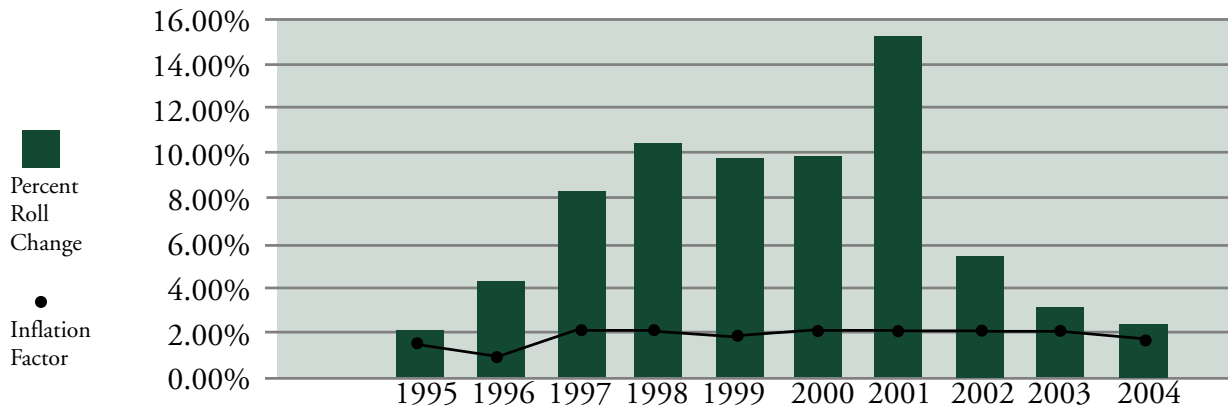
<b>Assessment Roll Summary</b>				
2004-2005 Assessment Roll Compared to 2003-2004 (Exclusive of Public Utility Valuations)				
	<b>2004-2005</b>	<b>2003-2004</b>	<b>Difference</b>	<b>Change</b>
Land	\$94,522,243,576	\$87,913,370,607	\$6,608,872,969	7.52%
Improvements (Real Property)	111,389,342,875	108,219,158,009	3,170,184,866	2.93%
Improvements (Business Div)	<u>1,197,461,788</u>	<u>1,150,672,348</u>	<u>46,789,440</u>	<u>4.07%</u>
<b>Subtotal</b>	\$207,109,048,239	\$197,283,200,964	\$9,825,847,275	4.98%
Personal Property	\$3,857,738,609	\$4,063,683,075	-\$205,944,466	-5.07%
Mobilehomes	<u>523,520,877</u>	<u>516,317,716</u>	<u>7,203,161</u>	<u>1.40%</u>
<b>Subtotal</b>	\$4,381,259,486	\$4,580,000,791	-\$198,741,305	-4.34%
<b>TOTAL Gross Secured</b>	<b>\$211,490,307,725</b>	<b>\$201,863,201,755</b>	<b>\$9,627,105,970</b>	<b>4.77%</b>
Less: Other Exemptions (sec)	-7,586,378,776	-6,706,002,552	-880,376,224	13.13%
<b>NET SECURED</b>	<b>\$203,903,928,949</b>	<b>\$195,157,199,203</b>	<b>\$8,746,729,746</b>	<b>4.48%</b>
<b>TOTAL Gross Unsecured</b>	<b>\$20,109,087,003</b>	<b>\$23,743,342,342</b>	<b>-\$3,634,255,339</b>	<b>-15.31%</b>
Less: Other Exemptions (unsec)	-1,636,971,125	-1,381,399,275	-255,571,850	18.50%
<b>NET UNSECURED</b>	<b><u>\$18,472,115,878</u></b>	<b><u>\$22,361,943,067</u></b>	<b><u>-\$3,889,827,189</u></b>	<b><u>-17.39%</u></b>
<b>TOTAL Local Roll</b>	<b>\$222,376,044,827</b>	<b>\$217,519,142,270</b>	<b>\$4,856,902,557</b>	<b>2.23%</b>
Homeowners' Exemption	\$1,945,668,392	\$1,967,631,542	-\$21,963,150	-1.12%



## Ten-Year Assessment Roll Summary



## Percent Change with Inflation Factor



## Ten-Year Assessment Roll Summary

### Santa Clara County History Summary

(Exclusive of public utility valuation, and nonreimbursable exemptions)

Year	Net Local Roll	Change in Value	Percent Change	Inflation Factor*
2004-05	\$222,376,044,827	\$4,856,902,557	2.23%	1.87%
2003-04	\$217,519,142,270	\$6,670,743,127	3.16%	2.00%
2002-03	\$210,848,399,143	\$11,022,579,515	5.52%	2.00%
2001-02	\$199,825,819,628	\$26,908,458,506	15.56%	2.00%
2000-01	\$172,917,361,122	\$15,305,178,987	9.74%	2.00%
1999-2000	\$157,569,966,561	\$13,049,052,236	9.03%	1.85%
1998-99	\$144,520,914,325	\$13,703,074,492	10.47%	2.00%
1997-98	\$130,817,839,833	\$10,204,162,100	8.46%	2.00%
1996-97	\$120,613,677,733	\$5,308,809,929	4.60%	1.11%
1995-96	\$115,304,867,804	\$2,798,635,195	2.49%	1.19%

\* Proposition 13 limits the inflation factor for property values to 2% per year or the California Consumer Price Index, whichever is lower.

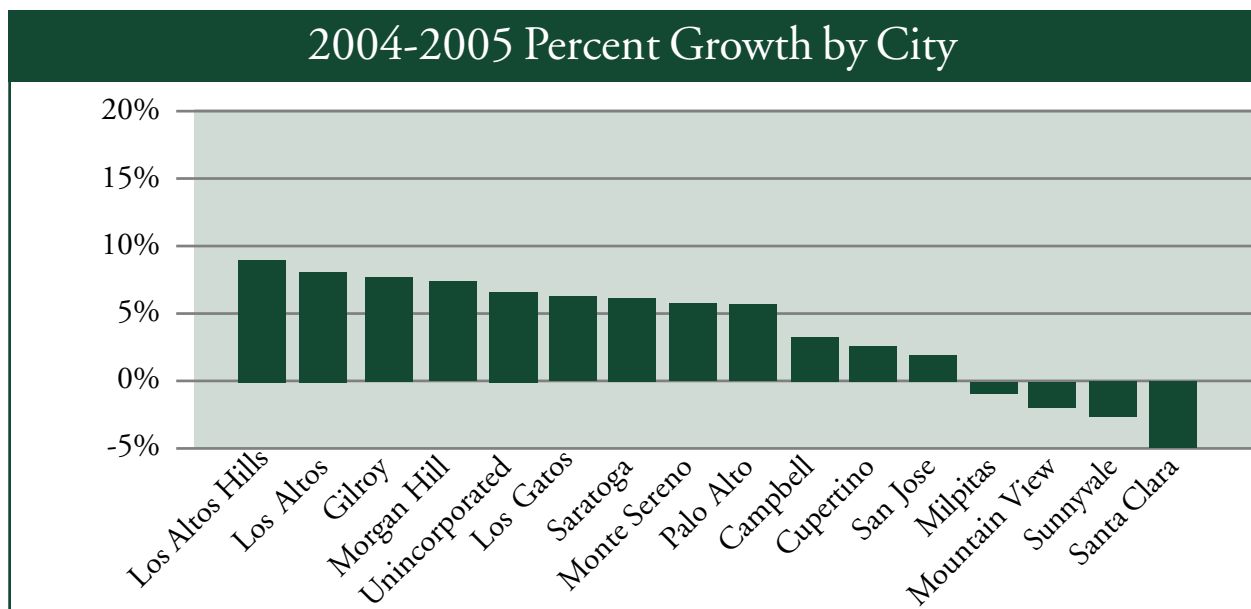
# Assessment Information by City

Assessment Roll Growth by City			
	(Values in Billions*)		
	Total Roll 2004	Total Roll 2003	Percent Growth**
Campbell	\$4.57	\$4.42	3.46%
Cupertino	9.53	9.22	3.33
Gilroy	4.55	4.24	7.28
Los Altos	6.37	5.92	7.58
Los Altos Hills	3.44	3.18	8.31
Los Gatos	5.83	5.48	6.47
Milpitas	9.33	9.39	-0.65
Monte Sereno	1.07	1.01	5.77
Morgan Hill	4.81	4.49	7.16
Mountain View	11.29	11.52	-2.07
Palo Alto	15.02	14.20	5.74
San Jose	92.16	89.73	2.71
Santa Clara	18.08	19.03	-5.00
Saratoga	7.39	6.95	6.33
Sunnyvale	17.92	18.41	-2.65
Unincorporated	11.02	10.33	6.72
<b>TOTALS</b>	<b>\$222.38</b>	<b>\$217.52</b>	<b>2.23%</b>

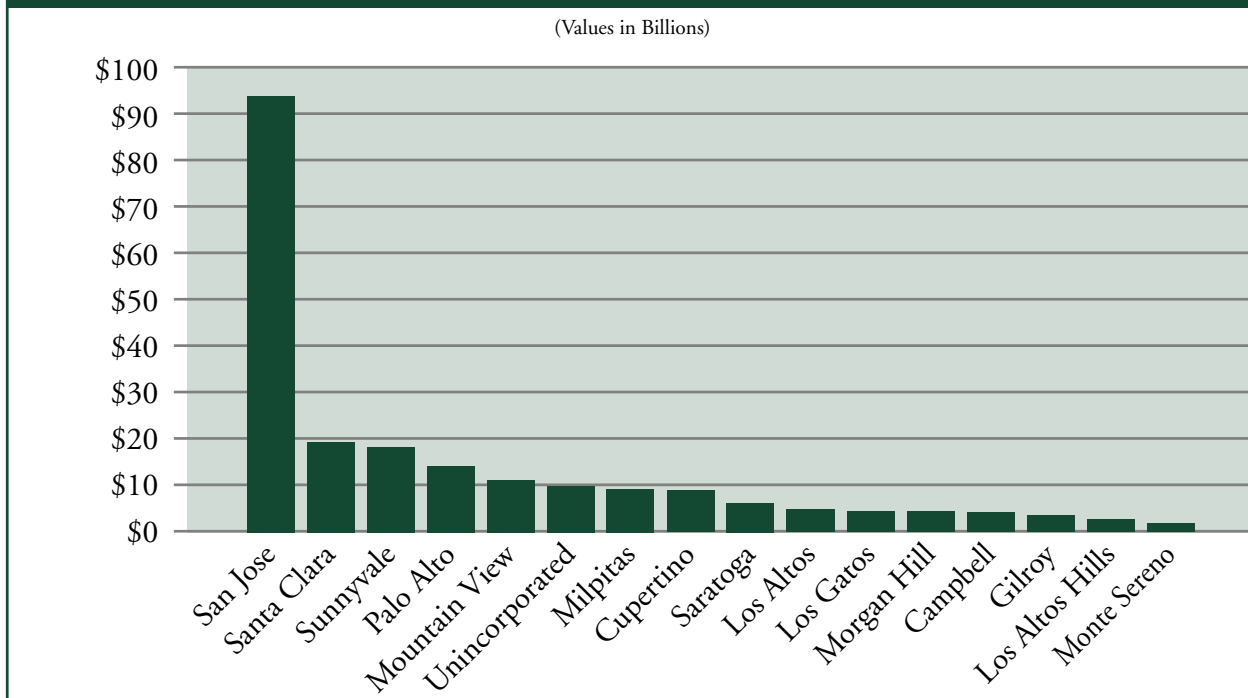
\* Net of nonreimbursable exemptions  
 \*\* Percentages based on non-rounded values

*This year's limited roll growth is noteworthy in the geographic extremes. The "golden triangle" cities of Sunnyvale, Santa Clara, Milpitas and Mountain View have been especially hard hit; all experienced no growth in their assessed values with several experiencing significant declines in total assessed value as high as -5%.*

*In contrast, communities predominantly residential, like Los Altos and Los Altos Hills, experienced growth in excess of 8%.*



## 2004-2005 Net Assessment Roll Distribution by City



## 2004-2005 Net Assessment Roll by City

(Values in Billions)

	Secured CITY	Secured RDA*	Unsecured CITY	Unsecured RDA*	Total Roll**	Percent of Roll+
Campbell	\$3.81	\$0.52	\$0.16	\$0.08	\$4.57	2.05%
Cupertino	9.06	0.10	0.36	0.01	\$9.53	4.28
Gilroy	4.33	-	0.22	-	\$4.55	2.04
Los Altos	6.30	-	0.08	-	\$6.38	2.87
Los Altos Hills	3.44	-	-	-	\$3.44	1.55
Los Gatos	4.89	0.76	0.14	0.04	\$5.83	2.62
Monte Sereno	1.07	-	-	-	\$1.07	0.48
Morgan Hill	2.60	1.98	0.01	0.22	\$4.81	2.16
Milpitas	5.00	2.95	0.85	0.53	\$9.33	4.19
Mt. View	8.62	1.17	0.69	0.81	\$11.29	5.08
Palo Alto	13.62	-	1.40	-	\$15.02	6.75
San Jose	73.56	11.07	3.69	3.84	\$92.16	41.45
Santa Clara	13.74	1.35	2.15	0.84	\$18.08	8.13
Saratoga	7.35	-	0.04	-	\$7.39	3.32
Sunnyvale	15.49	0.35	2.05	0.03	\$17.92	8.06
Unincorporated	10.77	-	0.24	-	\$11.01	4.95
	\$183.65	\$20.26	\$12.08	\$6.39	\$222.38	100.00%

Secured Roll: Property for which taxes become a lien on real property to secure payment of taxes.

Unsecured Roll: Property which are not a lien on Real Property to secure payment of taxes.

\*RDA: Redevelopment Agency \*\*Net of Nonreimbursable Exemptions +Percentages based on non-rounded values

- Indicates a value of 0 or less than \$10 million

## 2004-2005 Real Property Distribution by City

(Values in Billions)

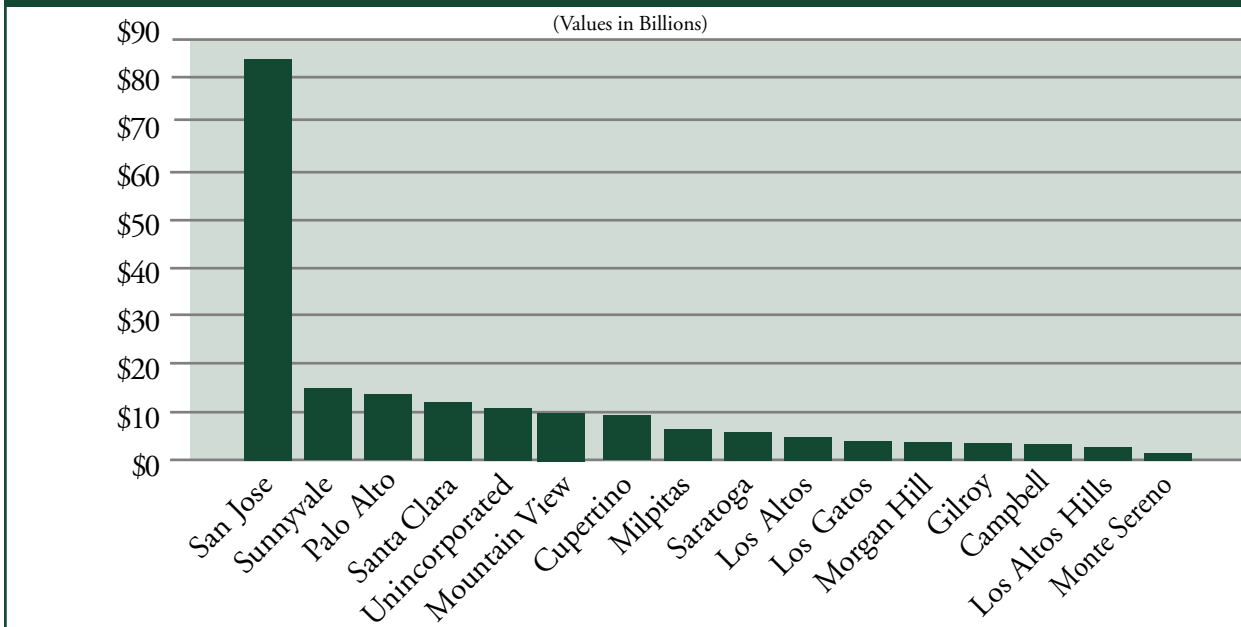
	Land Value	Improvement Value	Total Value	Exemptions*	Net Total	Parcel Count
<b>Campbell</b>	\$2.07	\$2.32	\$4.39	\$0.07	\$4.32	10,833
<b>Cupertino</b>	4.51	4.51	9.02	0.08	8.94	15,481
<b>Gilroy</b>	1.75	2.65	4.40	0.14	4.26	11,483
<b>Los Altos Hills</b>	1.94	1.52	3.46	0.02	3.44	3,043
<b>Los Altos</b>	3.80	2.56	6.36	0.07	6.29	10,632
<b>Los Gatos</b>	2.92	2.85	5.77	0.13	5.64	10,386
<b>Milpitas</b>	3.27	4.58	7.85	0.10	7.75	15,306
<b>Monte Sereno</b>	0.59	0.48	1.07	-	1.07	1,252
<b>Morgan Hill</b>	1.79	2.85	4.64	0.10	4.54	10,081
<b>Mountain View</b>	4.68	5.17	9.85	0.16	9.69	17,811
<b>Palo Alto</b>	7.08	7.66	14.74	1.37	13.37	19,595
<b>San Jose</b>	36.64	48.61	85.25	2.34	82.91	219,465
<b>Santa Clara</b>	6.39	8.01	14.40	0.70	13.70	26,396
<b>Saratoga</b>	4.19	3.24	7.43	0.07	7.36	10,955
<b>Sunnyvale</b>	7.28	7.61	14.89	0.14	14.75	29,281
<b>Unincorporated</b>	5.62	6.77	12.39	1.80	10.59	31,706
<b>TOTAL</b>	\$94.52	\$111.39	\$205.91	\$7.29	\$198.62	443,706

\*Nonreimbursable Exemptions; does not include Mobilehomes; does not include Possessory Interest assessments which are billed as unsecured assessments.

- Indicates a value of 0 or less than \$10 million

## 2004-2005 Real Property Distribution by City

(Values in Billions)



## 2004-2005 Business Personal Property Distribution by City

(Values in Billions)

	<b>Secured * Roll</b>	<b>Unsecured ** Roll</b>	<b>Net Total</b>	<b>Percent of Value</b>	<b>Value % Growth</b>
<b>Campbell</b>	\$0.01	\$0.24	\$0.25	1.05%	-20.99%
<b>Cupertino</b>	0.21	0.37	0.58	2.45	-21.01
<b>Gilroy</b>	0.07	0.22	0.29	1.21	-25.60
<b>Los Altos Hills</b>	-	0.01	0.01	0.02	18.03
<b>Los Altos</b>	-	0.08	0.08	0.34	-13.18
<b>Los Gatos</b>	0.01	0.18	0.19	0.79	-2.51
<b>Milpitas</b>	0.20	1.38	1.58	6.64	-12.79
<b>Monte Sereno</b>	-	-	-	0.01	5.75
<b>Morgan Hill</b>	0.04	0.23	0.27	1.14	-9.24
<b>Mountain View</b>	0.10	1.50	1.60	6.73	-21.11
<b>Palo Alto</b>	0.24	1.40	1.64	6.92	-10.58
<b>San Jose</b>	1.72	7.53	9.25	38.96	-13.22
<b>Santa Clara</b>	1.39	2.99	4.38	18.43	-17.59
<b>Saratoga</b>	-	0.04	0.04	0.17	-4.07
<b>Sunnyvale</b>	1.10	2.07	3.18	13.38	-14.49
<b>Unincorporated</b>	0.19	0.24	0.43	1.81	-13.99
<b>TOTAL</b>	<b>\$5.29</b>	<b>\$18.47</b>	<b>\$23.76</b>	<b>100.00%</b>	<b>-14.54%</b>

- Indicates a value of 0 or less than \$10 million. As a result, totals of displayed numbers may be off by up to \$10 million.

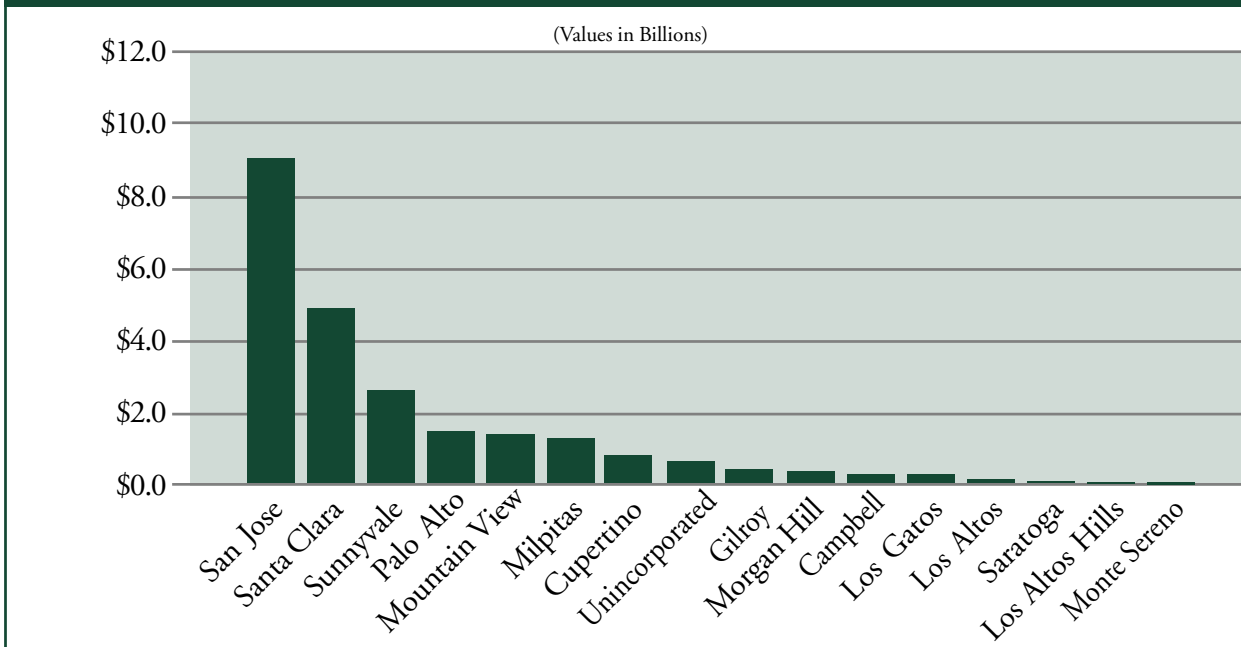
\* Secured Roll: Property for which taxes become a lien on real property to secure payment of taxes.

\*\* Unsecured Roll: Property which are not a lien on Real Property to secure payment of taxes.

Net of Nonreimbursable Exemptions; Includes Mobilehomes and Possessory Interest Assessments

## 2004-2005 Business Personal Property Distribution by City

(Values in Billions)



# Proposition 8

The assessed values of 24,743 properties were reduced by the Assessor's Office, as of the lien date January 1, 2004, to reflect changes in market conditions for a total reduction of \$10.6 billion. This represents a 28.19% decline from what would have been the assessed value of these properties had the market value not declined below the Proposition 13 protected assessed value.

The "temporary" reductions in assessed value are mandated by Proposition 8, passed by California voters in November 1978. Proposition 8 provides that property owners are entitled to the "lower" of the fair market value of their property as of January 1, 2004, or the assessed value as determined at the time of purchase or construction, and increased by no more than 2% annually.

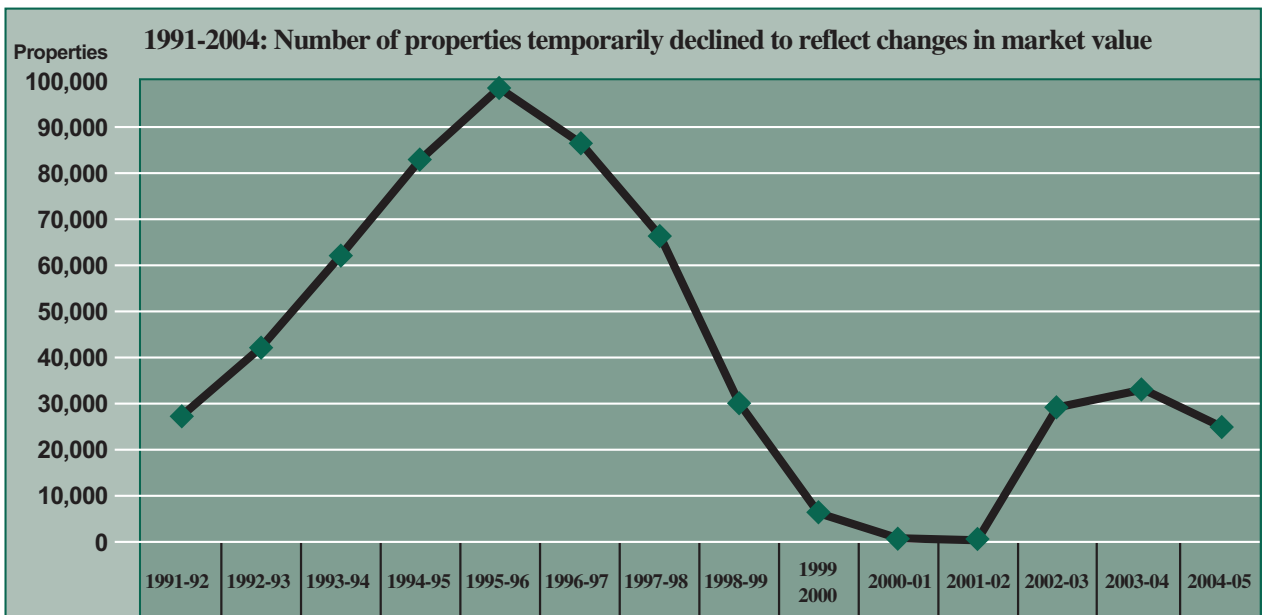
The overwhelming majority of reductions are properties that were purchased or newly constructed at the 'top of the market,' between 1999 and 2001. Properties where the market value exceeds the assessed value as of January 1, 2004 are not eligible for an adjustment.

## 2004-2005 Properties with Temporary Declines, Cities

(Values in Billions)

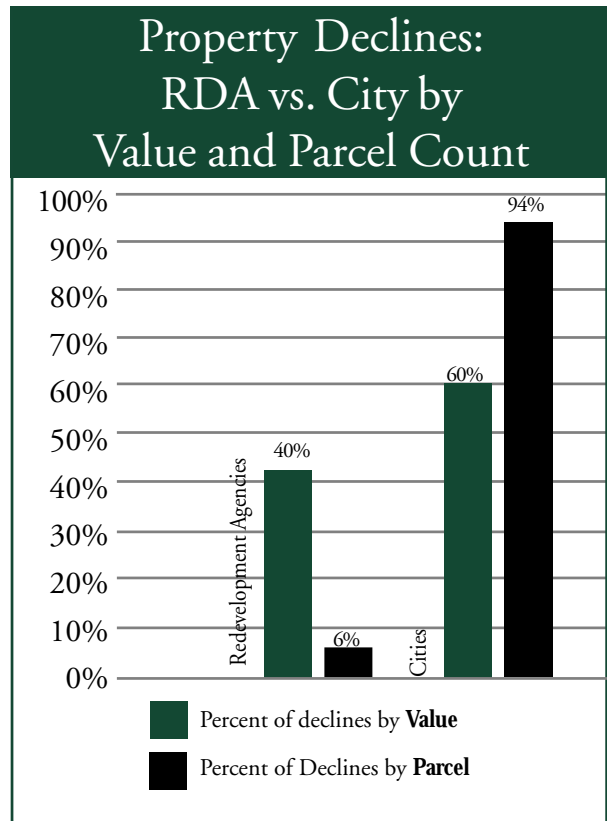
City	Number of Properties	Values Declined*	Percent of Decline**
Campbell	392	\$0.10	19.87%
Cupertino	1404	0.32	17.58
Gilroy	669	0.03	7.93
Los Altos	559	0.17	18.04
Los Altos Hills	143	0.15	25.84
Los Gatos	630	0.16	17.82
Milpitas	1,672	0.99	37.41
Monte Sereno	75	0.03	15.27
Morgan Hill	467	0.07	15.76
Mt View	1,333	0.89	35.30
Palo Alto	1,513	0.61	23.76
San Jose	10,877	4.11	28.74
Santa Clara	1,049	1.15	39.37
Saratoga	744	0.29	19.99
Sunnyvale	2,370	1.39	31.53
Unincorporated	846	0.14	14.12
<b>Total</b>	<b>24,743</b>	<b>\$10.60</b>	<b>28.19%</b>

\* Represents decline in assessed value had the market value exceeded the proposition 13 protected factored base year value  
 \*\* Percentages based on non-rounded values



# *Redevelopment Agencies Experience Greatest Declines in Value...Again!*

In the mid-90's City Redevelopment Agencies (RDA) were at the heart of the high technology boom and experienced enormous, double digit growth. As the economy declines, RDA's have experienced the greatest impact. In Santa Clara County there are 9 RDA's. Eight of the nine had a total of 1,462 properties in decline representing just 6% of all parcels in which the assessed value was reduced. Yet, those properties accounted for a total reduction of \$4.2 billion, just over 40% of the total decline. Over 90%, occurred in just 3 RDAs: San Jose (\$2.9 billion), Milpitas (\$661 million), and Santa Clara (\$342 million). The other RDA's with reductions were Campbell (\$3.2 million), Los Gatos (\$11.9 million), Morgan Hill (\$62.6 million), Mountain View (\$288 million), and Sunnyvale (\$12.1 million).



**Questions?  
We have answers.  
Go to  
[www.scc-assessor.org](http://www.scc-assessor.org)  
for more information**

*...Non Residential parcels, a little over 6% of the total parcels receiving a "Prop 8 decline," accounted for over 83% of the total reductions in value...*

**2004-2005 Properties with Temporary Declines, Property Type**

(Values in Billions)

Property Type	Number of Properties	Values Declined*	Percent of Decline**
Residential	23,253	\$1.80	10.55%
Apartments	234	0.30	18.53
Commercial & Industrial	809	5.87	46.97
Office	255	2.18	45.34
Retail and Hotels	179	0.44	28.19
Agricultural	13	0.01	40.94
<b>Total</b>	<b>24,743</b>	<b>\$10.60</b>	<b>28.19%</b>

\* Represents decline in assessed value had the market value exceeded the proposition 13 protected factored base year value  
\*\* Percentages based on non-rounded values

# Exemptions

Homeowners' Exemption is the exemption with which most taxpayers are familiar. Over the last two years the number of properties receiving this exemption has declined by 1%.

Qualifying Exemptions			
(Values in Billions)			
Exemption	Roll Units	Total Value	% of Exempted Value+
Non-Profit Colleges	290	\$4.14	37.09%
Homeowners' Exemption**	277,429	1.94	17.38
Qualifying Low Income Housing*	311	1.80	16.13
Charitable Non Profit Org.*	942	1.44	12.90
Religious Org.	1,120	0.87	7.80
Hospitals	20	0.59	5.29
Cemeteries	33	0.12	1.08
Private Schools	65	0.13	1.16
Misc.	20	0.03	0.27
Veterans	545	0.05	0.45
Museums	31	0.05	0.45
Historical Aircrafts	43	-	-
<b>Total</b>	<b>280,849</b>	<b>\$11.16</b>	<b>100.00%</b>
<b>Exemptions not reimbursed by the State</b>	3,420	\$9.22	

\* These categories include only those charitable non profit organizations that have applied and qualified in accordance with the Revenue and Taxation Code.

\*\* The State reimburses the County for the Homeowners' Exemption.

+ Percentages based on non-rounded values

- Indicates a value of 0 or less than \$10 million

In addition to the homeowners' exemption, there are many other exemptions available to taxpayers. They include charitable non profit organizations, religious institutions and private non-profit colleges. During the last 2 years, the value of exempt properties (non homeowner exempt) have actually increased 14%. For example the number of qualifying Museums has doubled and their exempted value has increased six fold. The Tech Museum of Innovation, for example, receives an annual exemption of \$77 million. Another group of properties in which the exempt value has increased significantly are non profit, affordable housing projects. Last year the value exempted increased 25%, to almost \$2 billion. This accounted for half of all increases in values exempted from the assessment roll (excluding homeowner exemptions)

Finally, there is an exemption for 100% service connected disabled veterans.

*Kaiser Foundation Hospitals Inc. qualified for a \$435 million exemption from property taxes and Stanford received an exemption of \$3.67 billion in assessed value...the second largest exemption in California...*



Passed by the voters in June, 1978, Proposition 13 is an amendment to the California Constitution that limits the assessment and taxation of property in California. It restricts both the tax rate and the rate of increase allowed in assessing real property as follows:

- The property tax cannot exceed 1% of a property's taxable value, plus bonds approved by the voters, service fees, improvement bonds, and special assessments.
- A property's original base value is its 1975-76 market value. A new base year value is established by reappraisal, whenever there is a change in ownership or new construction. Except for change in ownership or new construction, the increase in the assessed value of a property is limited to no more than 2% per year.
- Business Personal property, boats, airplanes and certain restricted properties are subject to annual reappraisal and assessment.
- In the case of real property, the adjusted (factored) base year value is the upper limit of value for property tax purposes.

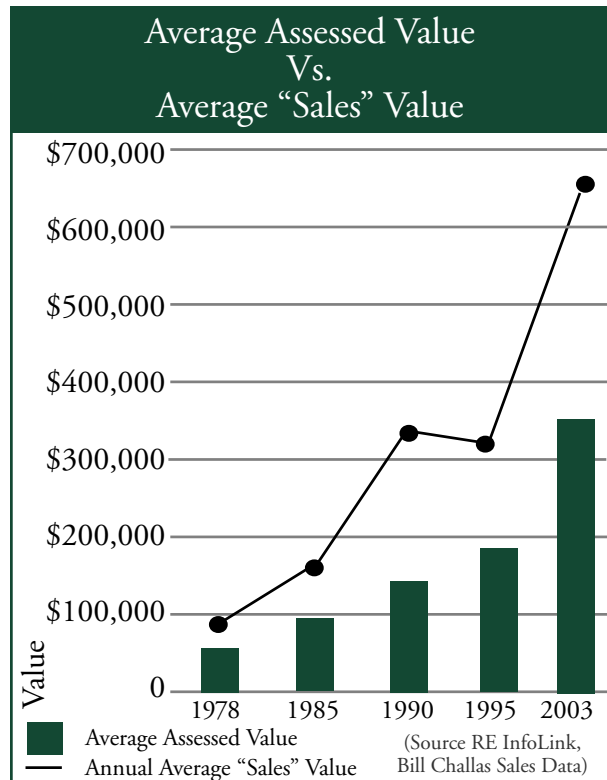
Historically, the market value of real property has increased at a significantly greater rate than the assessed value, which is limited to no more than 2% per year, unless there is a change in ownership or new construction.

The result has been a widening disparity between the market value and assessed value of property in Santa Clara County. Long time property owners benefit from lower assessments while new, and frequently younger property

# Proposition 13

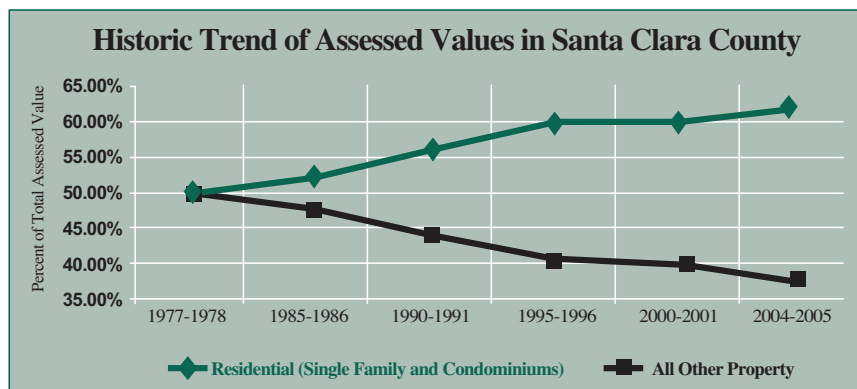
owners, are adversely impacted by assessments that can be as much as ten times greater than that of a comparable property held by the long time owner.

Since the passage of Proposition 13 the average assessed value, compared to average sale prices, of single family residences in Santa Clara County has ranged from 40% in 1978, to 57% in 1995. In 2003, it stands at 53%.

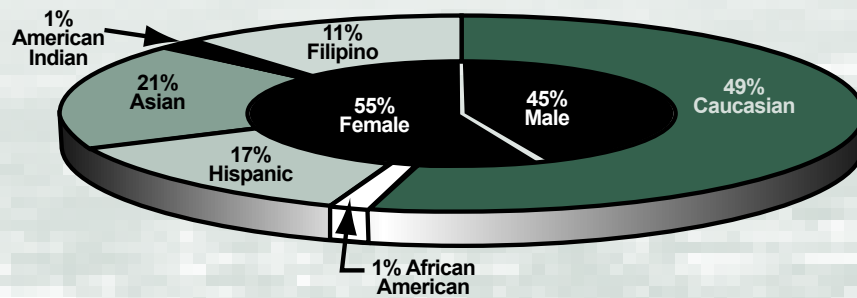


## Historical trend of assessed values in Santa Clara County

The chart compares the contribution by homeowners versus all other real property, such as commercial and industrial properties, to the County's total net assessed value. Since Proposition 13's passage in 1978, assessed values of commercial and industrial secured properties have declined an astounding 15% in proportion to residential properties, a trend consistent with data from other California counties.



# Organizational Overview of



Asse  
Assistant

## Assessment Standards & Services

### Division Description

Responsible for locating and identifying ownership and reappraisability on all taxable real property. In addition, professional staff members monitor assessment appeal information; process legal appeals; maintain and update assessment maps; manage the public service center and oversee quality control.

### Staff Composition

A majority of the 51 staff members of the Assessment and Standards Division possess expert knowledge in cartography and/or the legal complexities of property transfers. In addition, two staff members are certified by the State Board of Equalization, one as an appraiser and another as an advanced appraiser.

Major Accomplishments	2004/2005	2003/2004
Ownership Deeds processed	105,467	101,256
Change in Ownership Reviewed (reassessable events)	34,869	31,908
Parcel Number Changes (split & combinations)	2,599	3,186

## Real Property

### Division Description

Responsible for valuing and enrolling all taxable real property (land and improvements). The Division provides assessment-related information to the public, and cooperates with other agencies regarding assessment and property tax-related matters.

### Staff Composition

Seventy-four of the ninety-four staff positions are professional appraisers certified by the State Board of Equalization. Forty-two of those appraisers hold advanced certificates issued by the SBE.

Major Accomplishments	2004/2005	2003/2004
Real Property Parcels (secured; taxable)	443,706	441,893
Permits Processed	24,413	26,675
New Construction Appraised	11,442	12,997
Proposition 8 Parcels (temporary reductions)	24,743	33,300
Change in Ownership Assessed (reassessable events)	34,586	31,960

# the County Assessor's Office

Assessor

Assessor

**Office Mission.** The mission of the Santa Clara County Assessor's Office is to produce an annual assessment roll including all assessable property in accordance with legal mandates in a timely, accurate, and efficient manner; and provide current assessment-related information to the public and to governmental agencies in a timely and responsive way.

## Administration Division

### Division Description

Responsible for providing administrative and fiscal support services to the Assessor's Office; including budget, personnel, payroll, purchasing, facilities management and internal/external communications.

### Staff Composition

A staff of 10, includes the Assessor, Assistant Assessor and the Deputy to the Assessor. Two are certified appraisers and one is an advanced appraiser certified by the SBE.

Assessor's Budget	2004/2005	2003/2004
	\$21,389,927	\$20,464,498
Employees In the Assessor's Office	242	242
Staff Funded by State Performance Grant (PTAP)	40	33

## Information Systems Division

### Division Description

Responsible for supplying systems support to all other divisions in the pursuit of preparing and delivering the secured, unsecured, and supplemental assessment rolls.

### Staff Composition

The 10 member staff has a broad knowledge of advanced computer systems and includes an SBE certified advanced appraiser.

## Exemption Division

### Division Description

Responsible for approving and enrolling all legal property tax exemptions. Homeowner exemptions and other constitutional exemptions are compiled and applied to the supplemental and the secured and unsecured assessment rolls.

### Staff Composition

The 11 staff members are skilled in property tax exemptions law.

## Business Division (Business Personal Property)

### Division Description

Responsible for locating, valuing and enrolling all taxable business personal property including property (owned and leased) such as computers, supplies, machinery and equipment as well as mobilehomes, airplanes and boats. Last year the Division completed 1,185 business audits. The Division is responsible for administration of assessment appeals involving business personal property. Businesses with personal property valued in excess of \$400,000 are audited once every four years, which accounts for over 83% of all personal property in the County.

### Staff Composition

Forty-five of the sixty-six staff members are certified as auditor-appraisers including eighteen staff members who have advanced certification awarded by the State Board of Equalization. The staff is comprised of accountants and experts skilled in assessing and auditing high-tech businesses.

Major Accomplishments	2004/2005	2003/2004
Mobilehome Parcels Assessed	9,264	9,127
Business Personal Property (BPP) Assessments Processed	105,265	113,043
Total Business Personal Property Appraisals Enrolled	78,664	82,946
BPP Enrolled on the Secured Roll	11,707	12,184

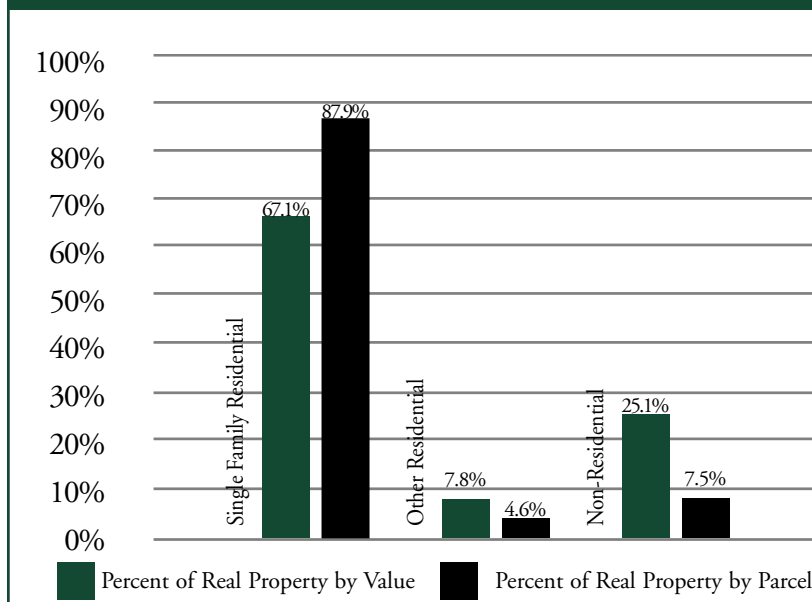
## 2004-2005 Real Property Distribution of Value by Property Type

Property Type	Value* (In Billions)	Value Growth	Value % Percentage	Parcel Count	Parcel Percentage+
Single Family Detached	\$115.79	8.35%	58.30%	324,213	73.07%
Condominiums	17.43	9.95	8.78	65,688	14.80
Office	11.24	-4.57	5.66	4,412	0.99
Apartments 5+ units	10.83	2.84	5.45	4,803	1.08
R&D Industrial	6.91	-12.02	3.48	678	0.15
Other Industrial					
Non-Manufacturing	8.03	-6.76	4.04	3,889	0.88
Specialty Retail & Hotels	6.98	2.14	3.51	6,117	1.38
Other Urban	3.84	-2.10	1.94	8,058	1.82
Electronic & Machinery Mfg.	3.92	-11.58	1.98	465	0.10
Single Family 2-4 units	4.54	6.34	2.28	15,291	3.45
Major Shopping Centers	4.02	14.82	2.02	834	0.19
Other Industrial					
Manufacturing	2.87	-5.53	1.44	1,603	0.36
Agricultural	1.41	-0.88	0.71	6,160	1.39
Public & Quasi-Public	0.75	0.49	0.38	1,281	0.29
Residential Misc.	0.06	-0.70	0.03	214	0.05
<b>Totals</b>	<b>\$198.62</b>	<b>4.69%</b>	<b>100.00%</b>	<b>443,706</b>	<b>100.00%</b>

+ Percentages based on non-rounded values

\* Net of Nonreimbursable Exemptions; Does not include Mobilehomes; Does not include Possessory Interest assessments which are billed as unsecured assessments.

## 2004-2005 Real Property Types by Value and Parcel Count



Although nearly nine out of ten parcels of real property in Santa Clara County are single family residences, those parcels represent slightly more than two-thirds of the total assessed value of all real property. Non-residential real property, including commercial, industrial and agricultural properties, account for nearly one-third of the assessed values while constituting less than 13% of all parcels.

*...the largest home in Santa Clara County is 16,700 square feet and the net assessed value is \$6.7 million. In contrast, the home with the highest net assessed value is \$23.5 million and is 14,855 square feet...*

## Major New Construction\* 2004-2005

(Assessed Values in Millions)

Company (Assessee)	Property Type	City	Net Value+
Stanford	Hospital, University	Palo Alto	\$113.24
Kaiser Foundation	Hospital	Santa Clara	\$40.87
Adobe Systems Inc	Office	San Jose	\$37.68
Essex Rivermark Apts LP	Apartments (5+ Units)	Santa Clara	\$27.80
P.B.P. LP	Apartments (5+ Units)	San Jose	\$26.42
West Valley Mission Community College Dist	Retail	Santa Clara	\$25.95
Avignon Apartments LLC	Apartments (5+ Units)	San Jose	\$21.72
Roem Fl Land LLC.	Apartments (5+ Units)	San Jose	\$19.95
Santa Clara College	University	Santa Clara	\$14.70

\* Income Generating Properties only, includes partial or completed construction

+ Assessed Value of New Construction only (Net Change in Assessed Value)

## Major Changes in Ownership\* 2004-2005

(Assessed Values in Millions)

Company (Assessee)	Property Type	City	Total Value
Milpitas Mills LP	Major Shopping Center	Milpitas	\$265.50
Mission West Properties LP	Industrial/Non-Mfg	Santa Clara	\$112.05
CA 225 SC LLC	Office	San Jose	\$103.00
eBay Inc.	Office	San Jose	\$96.77
ERP Operating LP	Apartments (5+ Units)	Milpitas	\$79.22
Marvell Technology Inc	R&D Industrial	Santa Clara	\$65.20
WHTS Freedom Circle LLC	Office	Santa Clara	\$62.95
Ellis Middlefield Business LP	R&D Industrial	Santa Clara	\$48.31
TR Mountain View Corp	Office	Mt. View	\$44.40

\* Income Generating Properties only. Includes only properties with 100% change in ownership. So, for example, Stanford Shopping Center is not included as a portion of the parcels did not change ownership.

## Appraising and Assessing: What's the difference?

Most taxpayers assume the market place exclusively determines a property's assessment. However, the market value may be only one component in the process of determining the property's assessed value. While at least one of the three approaches to value, (1) market, (2) income, and (3) cost, is always considered in the appraisal of a property, the Assessor is required to incorporate additional

factors when determining when and how to assess property under State law. Frequently, court decisions, laws, and rules promulgated by the State Legislature and State Board of Equalization amend the assessment process, and redefine what, when and/or how the Assessor must determine the assessed value of a property.

# Business Personal Property

Assessed values of business personal property are determined from the business property statements filed with the Assessor annually by almost 55,000 businesses in Silicon Valley. As high technology and related businesses disposed of machinery, equipment, computers and fixtures instead of making major investments in new equipment and physical facilities, the assessed value of business property actually declined by 14.54%. In Santa Clara County, the assessed value of business property represents 10.68% of the entire assessment roll. Statewide, unsecured business property accounts for approximately 6% of the total assessment roll. While Santa Clara County ranks fifth in population, and has historically ranked fourth in total assessed value, it is second only to Los Angeles in the assessed value of business personal property.

## 2004-2005 Business Personal Property Distribution of Value by Type

(Values in Billions)

Property Type	Secured*	Unsecured**	Total***	% of Value+	Value % Growth
Electronic Manufacturing	\$1.54	\$3.79	\$5.34	22.46%	-18.47%
Professional Services	0.40	4.92	5.31	22.36	-17.93
Computer Manufacturing	0.74	1.90	2.64	11.11	-9.16
Other Manufacturing	0.53	2.11	2.64	11.10	-15.76
Semiconductor Manufacturing	1.48	0.66	2.14	9.00	-7.92
Retail	0.03	1.41	1.44	6.06	-3.61
Other	0.02	1.26	1.28	5.40	-10.66
Leased Equipment	-	0.96	0.96	4.02	-22.18
Audit Escapes	-	0.83	0.83	3.48	-34.81
Mobilehomes	0.52	-	0.52	2.20	1.40
Aircraft	-	0.45	0.45	1.91	75.61
Financial Institutions	-	0.09	0.09	0.39	-3.48
Boats	-	0.06	0.06	0.26	-5.92
Apartments	0.02	0.04	0.06	0.24	-6.16
<b>TOTAL</b>	<b>\$5.29</b>	<b>\$18.47</b>	<b>\$23.76</b>	<b>100.00%</b>	<b>-14.54%</b>

\* Secured Roll: Property for which taxes become a lien on real property to secure payment of taxes.

\*\* Unsecured Roll: Property which are not a lien on Real Property to secure payment of taxes.

\*\*\* Net of Nonreimbursable Exemptions, includes Possessory Interest Assessments valued by Real Property Division.

+ Percentages based on non-rounded values.

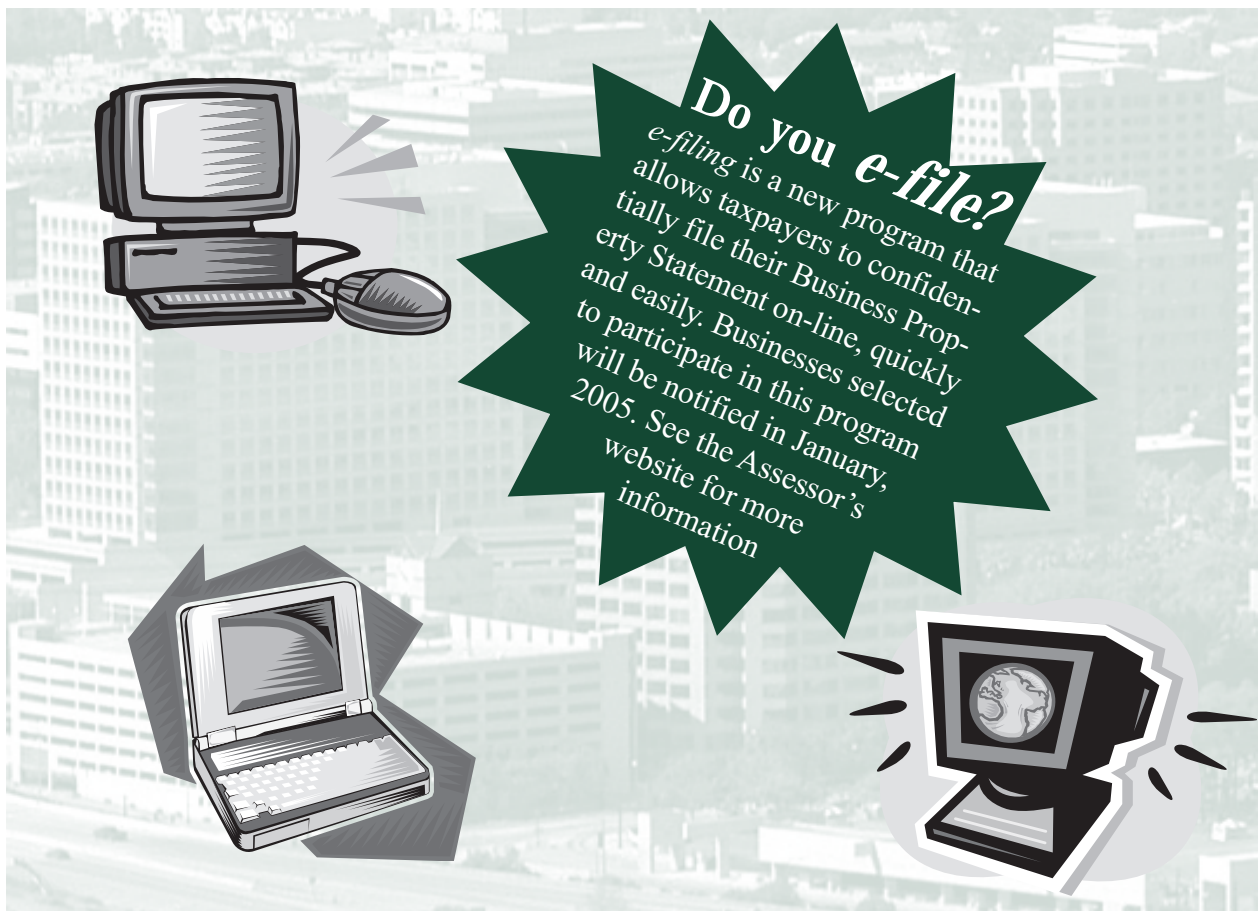
- Indicates a value of 0 or less than \$10 million. As a result, totals of displayed numbers may be off by up to \$10 million.

Below are the top 25 companies in Santa Clara County as of the lien date, January 1, 2004, ranked by the gross assessed taxable value of their "business personal property" which includes computers, machinery, equipment and fixtures. Ranging in size from over \$100 million to just over \$1.5 billion dollars, the "business personal property" of the top 25 companies is assessed annually. [Note: The ranking does not include the assessed value of real property.]

## 2004-2005 Top 25 Companies\* (last year's ranking)

1 Cisco Systems (1)	10 American Airlines (16)	19 Microsoft Corp. (19)
2 Intel (2)	11 Novellus Systems (13)	20 Headway Technologies
3 Applied Materials (3)	12 Maxim Integrated Products (23)	21 Comcast of CA II LLC
4 Hewlett-Packard (6)	13 Agilent Technologies (10)	22 National Semiconductor (24)
5 Lockheed (4)	14 FASL (AMD, Fujitsu Partnership) (8)	23 Yahoo Inc
6 Hitachi Global Storage	15 Alza Corporation (17)	24 EBay Inc
7 Sun Microsystems (5)	16 Seagate Technology	25 Nvidia Corp
8 IBM (14)	17 Space Systems Loral (21)	
9 KLA Tencor Corporation (11)	18 Legacy Partners Comm. (9)	

\* Ranked by the gross assessed taxable value of their "business personal property"



## Frequently Asked Questions

*Q. My house was destroyed by fire, is property tax relief available until it's rebuilt?*

*A.* Yes, assuming you qualify. Owners of real property who incur significant damages (at least ten-thousand dollars or more) as the result of a natural disaster, such as a fire, flood or earthquake, can file for temporary property tax relief (reassessment) with the Assessor's Office. Applicants must file a written application within 60 days of the disaster. Items such as home furnishings, personal effects and business inventories are not assessable real property.

*Q. What can I do if I think my assessment is too high? (i.e., higher than market value)*

*A.* Request an informal *review* by submitting a one-page "assessment review" form which is available on-line for printing or downloading at [www.scc-assessor.org](http://www.scc-assessor.org). Any supporting data

(appraisals, comparables, multiple listings, etc.) will be helpful in expediting a reduction if an adjustment is warranted. To file a *formal* appeal with the Assessment Appeals Board, contact the Clerk of the Board at [www.sccgov.org](http://www.sccgov.org) or (408) 299-5001.

*Q. How many properties are still protected by Proposition 13, passed by the voters in 1978?*

*A.* All properties in Santa Clara County, and throughout California, receive the full benefit of Proposition 13. Whether a property was purchased last year or in 1975, every property owner receives the same protections and benefits. The base year value is established at the time of purchase or new construction, and increases in the assessed value are limited to an inflation factor of no more than 2% annually.

# 2004-2005 Gross Secured Assessed Value (AV) and Number of Parcels (APN) by City, Redevelopment Agency (RDA) and Major Property Type (Value in Millions)

	Single Family Housing	Mobilehome	Multifamily Housing	Industrial & Manufacturing	Retail	Office	Agricultural/ Misc.	Total Gross Secured*	Other Exemptions	Homeowner Exemption
<b>Campbell</b>										
City	AV \$2,574.46	\$2.85	\$516.97	\$160.84	\$278.22	\$225.68	\$47.11	\$3,867.97	\$61.85	\$43.84
APN	8,910	48	749	130	185	138	153	10,313	68	6,169
RDA	AV \$74.89	\$0.08	\$67.44	\$101.65	\$56.88	\$215.23	\$7.16	\$530.74	\$7.42	\$0.81
APN	214	1	20	168	68	74	24	569	22	116
Total	AV \$2,649.35	\$2.93	\$584.40	\$262.48	\$335.10	\$440.91	\$54.26	\$4,398.71	\$69.27	\$44.65
APN	9,124	49	769	298	253	212	177	10,882	90	6,285
<b>Cupertino</b>										
City	AV \$6,281.29	\$0.00	\$675.99	\$850.31	\$305.70	\$836.15	\$107.38	\$9,137.50	\$80.68	\$74.67
APN	14,241	0	577	74	138	193	242	15,465	65	10,670
RDA	AV \$0.00	\$0.00	\$0.00	\$0.00	\$95.35	\$0.00	\$7.01	\$102.36	\$0.00	\$0.00
APN	0	0	0	0	14	0	2	16	0	0
Total	AV \$6,281.29	\$0.00	\$675.99	\$850.31	\$401.05	\$836.15	\$114.39	\$9,239.86	\$80.68	\$74.67
APN	14,241	0	577	74	152	193	244	15,481	65	10,670
<b>Gilroy</b>										
City	AV \$2,961.88	\$6.01	\$206.46	\$290.09	\$453.42	\$74.71	\$334.58	\$4,463.55	\$136.40	\$43.11
APN	9,638	108	521	192	308	104	720	11,591	85	6,164
RDA	AV \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
APN	0	0	0	0	0	0	0	0	0	0
Total	AV \$2,961.88	\$6.01	\$206.46	\$290.09	\$453.42	\$74.71	\$334.58	\$4,463.55	\$136.40	\$43.11
APN	9,638	108	521	192	308	104	720	11,591	85	6,164
<b>Los Altos</b>										
City	AV \$5,727.05	\$0.00	\$79.14	\$5.72	\$173.53	\$241.12	\$68.50	\$6,368.47	\$73.41	\$54.93
APN	9,863	0	97	34	199	288	151	10,632	59	7,853
RDA	AV \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
APN	0	0	0	0	0	0	0	0	0	0
Total	AV \$5,727.05	\$0.00	\$79.14	\$5.72	\$173.53	\$241.12	\$68.50	\$6,368.47	\$73.41	\$54.93
APN	9,863	0	97	34	199	288	151	10,632	59	7,853
<b>Los Altos Hills</b>										
City	AV \$3,316.88	\$0.10	\$0.00	\$1.59	\$0.00	\$0.00	\$20.71	\$3,458.03	\$18.74	\$15.60
APN	2,819	3	0	16	0	0	208	3,046	14	2,230
RDA	AV \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
APN	0	0	0	0	0	0	0	0	0	0
Total	AV \$3,316.88	\$0.10	\$0.00	\$1.59	\$0.00	\$0.00	\$20.71	\$3,458.03	\$18.74	\$15.60
APN	2,819	3	0	16	0	0	208	3,046	14	2,230
<b>Los Gatos</b>										
City	AV \$4,038.91	\$1.73	\$219.81	\$81.54	\$127.88	\$225.70	\$198.67	\$5,025.81	\$131.58	\$41.32
APN	8,011	39	368	59	85	292	320	9,174	44	5,905
RDA	AV \$455.17	\$0.00	\$67.86	\$4.78	\$158.32	\$61.97	\$12.56	\$767.72	\$7.06	\$3.95
APN	876	0	111	8	149	60	47	1,251	14	564
Total	AV \$4,494.09	\$1.73	\$287.67	\$86.32	\$286.20	\$287.67	\$211.23	\$5,793.54	\$138.63	\$45.27
APN	8,887	39	479	67	234	352	367	10,425	58	6,469
<b>Milpitas</b>										
City	AV \$3,224.41	\$18.47	\$275.08	\$1,050.59	\$229.54	\$94.93	\$102.82	\$5,043.20	\$47.38	\$55.47
APN	11,466	301	342	197	64	61	154	12,585	58	7,929
RDA	AV \$1,009.81	\$0.00	\$92.62	\$1,061.62	\$646.56	\$75.53	\$68.28	\$3,012.25	\$7.83	\$12.87
APN	2,565	0	8	207	142	30	70	3,022	16	1,839
Total	AV \$4,234.22	\$18.47	\$367.70	\$2,112.22	\$876.10	\$170.46	\$171.10	\$8,055.46	\$105.21	\$68.34
APN	14,031	301	350	404	206	91	224	15,607	74	9,768
<b>Monte Sereno</b>										
City	AV \$1,052.59	\$0.00	\$0.00	\$0.54	\$0.00	\$0.00	\$15.54	\$1,069.35	\$0.68	\$6.60
APN	1,209	0	0	2	0	0	41	1,252	1	944
RDA	AV \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
APN	0	0	0	0	0	0	0	0	0	0
Total	AV \$1,052.59	\$0.00	\$0.00	\$0.54	\$0.00	\$0.00	\$15.54	\$1,069.35	\$0.68	\$6.60
APN	1,209	0	0	2	0	0	41	1,252	1	944



**Morgan Hill**

City	AV	\$2,389.55	\$9.97	\$22.96	\$2.23	\$39.90	\$24.50	\$108.38	\$2,617.25	\$19.77	\$31.72
	APN	5,896	130	22	3	21	5	280	6,357	22	4,381
RDA	AV	\$890.97	\$9.97	\$167.24	\$528.17	\$195.85	\$71.36	\$118.94	\$2,067.54	\$85.05	\$13.25
	APN	2,827	241	282	223	173	70	279	4,095	37	1,891
Total	AV	\$3,280.52	\$19.94	\$190.19	\$530.40	\$235.75	\$95.87	\$227.32	\$4,684.79	\$104.82	\$44.96
	APN	8,723	371	304	226	194	75	559	10,452	59	6,272

**Mt. View**

City	AV	\$4,846.90	\$19.47	\$1,429.82	\$1,152.74	\$535.11	\$524.70	\$109.91	\$8,762.21	\$143.57	\$74.18
	APN	14,671	359	1,538	376	386	254	205	17,789	77	10,591
RDA	AV	\$62.63	\$10.20	\$23.69	\$613.06	\$68.30	\$362.05	\$31.77	\$1,198.24	\$26.53	\$1.38
	APN	137	165	19	65	77	67	16	546	2	197
Total	AV	\$4,909.54	\$29.68	\$1,453.51	\$1,765.80	\$603.41	\$886.74	\$141.68	\$9,960.45	\$170.10	\$75.56
	APN	14,808	524	1,557	441	463	321	221	18,335	79	10,788

**Palo Alto**

City	AV	\$8,329.84	\$0.06	\$741.00	\$1,747.55	\$972.17	\$1,559.30	\$266.59	\$15,018.54	\$1,402.04	\$88.09
	APN	17,201	7	891	235	480	442	346	19,602	200	12,587
RDA	AV	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	APN	0	0	0	0	0	0	0	0	0	0
Total	AV	\$8,329.84	\$0.06	\$741.00	\$1,747.55	\$972.17	\$1,559.30	\$266.59	\$15,018.54	\$1,402.04	\$88.09
	APN	17,201	7	891	235	480	442	346	19,602	200	12,587

**San Jose**

City	AV	\$56,430.60	\$255.83	\$5,971.70	\$3,549.77	\$3,902.85	\$1,704.10	\$1,745.12	\$75,716.58	\$2,156.60	\$947.29
	APN	195,722	4,971	10,003	1,646	2,825	1,380	3,598	220,145	1,090	135,016
RDA	AV	\$759.93	\$41.28	\$909.09	\$5,675.03	\$82.66	\$2,367.64	\$484.13	\$11,359.09	\$289.32	\$13.71
	APN	2,310	785	108	939	368	239	327	5,076	46	1,959
Total	AV	\$57,190.54	\$297.11	\$6,880.79	\$9,224.80	\$4,735.52	\$4,071.74	\$2,229.23	\$87,075.66	\$2,445.92	\$961.00
	APN	198,032	5,756	10,111	2,585	3,193	1,619	3,925	225,221	1,136	136,975

**Santa Clara**

City	AV	\$5,642.83	\$0.12	\$1,679.69	\$4,448.08	\$760.51	\$1,006.18	\$202.64	\$14,543.77	\$803.71	\$108.58
	APN	22,394	1	1,997	935	477	230	231	26,265	173	15,512
RDA	AV	\$0.00	\$0.00	\$16.95	\$143.34	\$182.86	\$975.36	\$28.86	\$1,359.70	\$12.34	\$0.00
	APN	0	0	1	18	22	79	12	132	4	0
Total	AV	\$5,642.83	\$0.12	\$1,696.64	\$4,591.41	\$943.38	\$1,981.53	\$231.50	\$15,903.47	\$816.05	\$108.58
	APN	22,394	1	1,998	933	499	309	243	26,397	177	15,512

**Saratoga**

City	AV	\$7,062.16	\$0.05	\$6.39	\$18.67	\$79.92	\$84.69	\$102.01	\$7,427.65	\$73.75	\$56.99
	APN	10,390	1	23	44	73	85	340	10,956	51	8,146
RDA	AV	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	APN	0	0	0	0	0	0	0	0	0	0
Total	AV	\$7,062.16	\$0.05	\$6.39	\$18.67	\$79.92	\$84.69	\$102.01	\$7,427.65	\$73.75	\$56.99
	APN	10,390	1	23	44	73	85	340	10,956	51	8,146

**Sunnyvale**

City	AV	\$7,426.24	\$145.71	\$2,106.20	\$4,157.20	\$772.23	\$642.96	\$241.50	\$15,626.67	\$134.62	\$140.12
	APN	25,277	2,057	2,075	704	365	191	265	30,934	101	20,021
RDA	AV	\$68.43	\$0.00	\$30.22	\$0.00	\$117.31	\$135.37	\$2.71	\$366.40	\$12.35	\$0.96
	APN	238	0	34	0	76	53	3	404	3	137
Total	AV	\$7,494.67	\$145.71	\$2,136.42	\$4,157.20	\$889.54	\$778.34	\$244.21	\$15,993.06	\$146.98	\$141.09
	APN	25,515	2,057	2,109	704	441	244	268	31,338	104	20,158

**Unincorporated**

City	AV	\$8,605.71	\$1.13	\$139.60	\$128.43	\$86.27	\$49.25	\$1,764.32	\$12,578.38	\$1,803.70	\$116.21
	APN	23,026	47	522	360	256	77	7461	31,749	214	16,607
RDA	AV	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.32	\$1.32	\$0.00	\$0.00
	APN	0	0	0	0	0	0	4	4	0	0
Total	AV	\$8,605.71	\$1.13	\$139.60	\$128.43	\$86.27	\$49.25	\$1,765.64	\$12,579.70	\$1,803.70	\$116.21
	APN	23,026	47	522	360	256	77	7465	31,753	214	16,607

**Santa Clara County**

City	AV	\$129,911.31	\$461.52	\$14,070.79	\$17,645.87	\$8,717.24	\$7,293.95	\$5,535.77	\$190,724.95	\$7,088.48	\$1,898.73
	APN	380,734	8,072	19,725	5,007	5,862	3,740	14,715	437,855	2,322	270,725
RDA	AV	\$3,321.85	\$61.53	\$1,375.11	\$8,127.63	\$2,354.10	\$4,264.51	\$762.72	\$20,765.36	\$497.90	\$46.93
	APN	9,167	1,192	583	1,628	1,089	672	784	15,115	144	6,703
Total	AV	\$133,233.17	\$523.05	\$15,445.90	\$25,773.51	\$11,071.34	\$11,538.38	\$6,298.47	\$211,490.31	\$7,586.38	\$1,945.66
	APN	389,901	9,264	20,308	6,635	6,951	4,412	15,499	452,970	2,466	277,428

\* Includes Other Exemptions, Excludes Homeowner Exemption

# Assessment Appeals Process

In Santa Clara County, a Notification of Assessed Value indicating the taxable value of each property is mailed in May to all property owners. A taxpayer who disagrees with the Assessor's assessed value may request a review by presenting to the Assessor's Office before June 15, any pertinent factual information important to the determination of the property's market value. If the Assessor agrees that a reduction is appropriate, an adjustment is made and a new notice sent before July 1.

If a difference of opinion still exists after July 1, the taxpayer may file an application for reduction in the assessed value. The matter will then be set for hearing before the local Assessment Appeals Board. In Santa Clara County, appeal applica-

tions must be filed between July 2, and September 15, with the Clerk of the Assessment Appeals Board (Clerk of the County Board of Supervisors). To appeal a roll correction or supplemental assessment, typically triggered by a change in ownership or completed new construction, the application must be filed within 60 days of the date of the notice.

If the Assessment Appeals Board renders a decision for a proposition 8 temporary reduction in value resulting in a decline in value below the property's factored base year value (its upper limit), the reduction in value, and corresponding reduction in taxes, applies only to the property tax due for the year in which the application was filed.

If the Assessment Appeals Board orders a change in the base year value set by the Assessor for new construction or changes in ownership, the reduction in value applies to the tax bill(s) for the year the application was filed, and establishes a new base year value for the future. The appeal application for supplemental or corrected tax bills must be filed within 60 days of the notice of supplemental assessment or notice of roll correction.

When a taxpayer appeals the Assessor's determination of the re-assessability of a change in ownership, the matter is heard and adjudicated by an independently appointed legal hearing officer.

Assessment Appeals Filed				
(Values in Billions)				
Year	Appeals	Total Local Roll **	Value at Risk *	Percent of Roll at Risk+
2003	3,301	\$217.52	\$17.99	8.3%
2002	2,382	210.85	20.50	9.7
2001	2,080	199.83	14.48	7.2
2000	1,751	172.92	8.84	5.1
1999	1,790	\$157.57	\$7.32	4.6%

\* Value at Risk: The difference of value between the assessed roll value and applicants' opinion of value compiled at the end of the filing year.  
 \*\* Local Roll Value: Net of nonreimbursable exemptions  
 + Percentages based on non-rounded values  
 Note: For roll year 2003, 15 appeals applications are pending and have not been validated. Value at risk may change as Applications are validated.

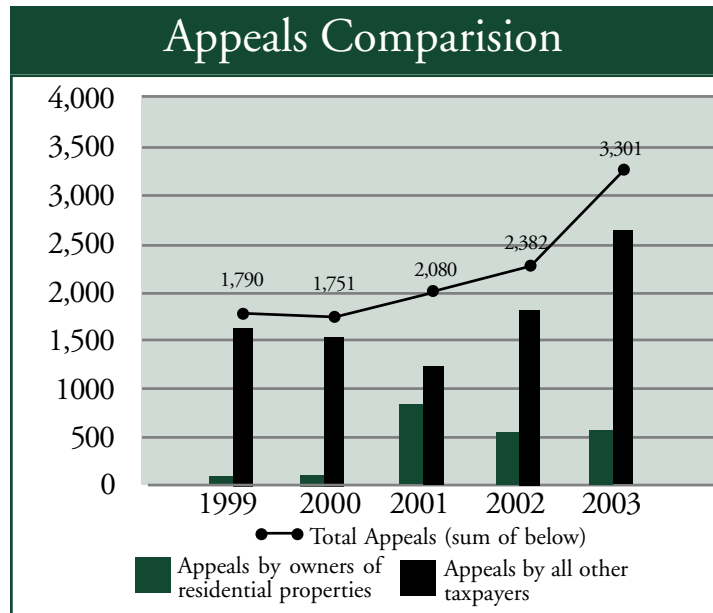
*...virtually half of all appeals are withdrawn by Applicants...*

# As economy slows, appeals by property owners rise slightly

When the economy slowed in 2001, the Assessor's Office once again saw an increase in the number of appeals filed by all property owners. The number of appeals filed by homeowners rose by 9%, a much smaller increase than appeals filed by business property owners.

The more complex assessment appeals, filed by business and commercial/industrial property owners and major corporations, increased significantly from 1,817 to 2,684. The complexity of valuation issues and the amount of taxes in dispute (or at risk) is much greater in assessment appeals filed by commercial/industrial property owners or by companies with expensive business machinery, equipment and computers.

Overall, during the July 1, 2003 through June 30, 2004, the Appeals Board reviewed 1,322 appeals. Of those appeals, the Board provided an adjustment--an increase or decrease in assessed value--to 392 applicants and heard 70 appeals. Additionally, the Board retained 93% of the Assessor's originally enrolled assessed value disputed by applicants.



## Frequently Asked Questions

*Q. Can I transfer my current assessed value to my new home to avoid paying higher property taxes?*

A. Yes, under Proposition 60, if you are age 55 or older and qualify. When a senior citizen sells an existing residence and purchases or constructs a replacement residence valued **the same or less** than the residence sold, the Assessor can transfer the assessment (factored base year value) of the original residence, to the replacement residence anywhere in Santa Clara County. Additionally, Santa Clara and 7 other counties currently participate in Prop 90, and will accept base year transfers from any other county throughout California. Propositions 60/90 require timely filing, are subject to approval by the Assessor, and can be granted only once. To receive more information or an application, contact the Assessor's Office at (408) 299-5500.

*Q. I plan to transfer my home to my child; can he/she retain my same assessment?*

A. Yes, upon qualification. The voters of California modified the California Constitution (Propositions 58 and 193) to allow parents and in some cases grandparents who want to keep their home "in the family" to transfer their assessed value to their children or even grandchildren in certain circumstances. Tax relief is provided when real property transfers occur between parents and their children (Proposition 58) or from grandparents to grandchildren (Proposition 193) if the parents are no longer living. Interested taxpayers should contact the Assessor to receive more information and an application. All claims must be filed timely and are subject to final approval by the Assessor. Visit Assessor's website for more information.



The following are the Assessor's comprehensive performance measures. By reporting high level quantitative and qualitative data that tracks levels of customer satisfaction, timeliness of product delivery, accuracy of assessments and overall financial efficiency, these measures will allow the Assessor to identify and record service levels from year to year which are designed to achieve specific continuous improvement objectives. The data will be compiled from the results of similar, more detailed measures in each Division of the Assessor's office. The performance measures in each division were developed in collaboration with both line staff and managers.

## Performance Measures

**1. More than 99% of assessments were completed by June 30, 2004.**

*Why is this important?:* The assessment roll is the basis by which property taxes are levied. The completeness of the assessment roll assures those public agencies dependent upon property tax revenue that the roll accurately reflects current market activity.

**2. 216 is the average number of days to deliver supplemental assessments to the Tax Collector.**

*Why is this important?:* Supplemental assessments occur upon a 'change in ownership' or 'new construction' of real property. This performance measure insures timely notification to those property owners who acquire or complete new construction of their property.

**3. 99.4% of assigned mandatory audits were completed by June 30, 2004.**

*Why is this important?:* State statute requires the Assessor to audit, every four years, all businesses with assets valued at \$400,000 or more located in Santa Clara County. This performance measure determines the timeliness of conducting these mandatory audits.

**4. 314 is the average number of days to close an assessment appeal.**

*Why is this important?:* By statute, assessment appeals must be resolved within two years of filing, unless a waiver is executed by the taxpayer. This performance measure insures a timely

equalization of assessments for property owners.

**5. Department's customer satisfaction rating\***

*Why is this important?:* This outcome measure rates the satisfaction level of both our internal and external customers who rely on the Assessor for timely service and accurate information.

**6. The Cost Efficiency Index.\***

*Why is this important?:* The Cost Efficiency Index determines the cost efficiency of producing a product and/or work item compared to the base year cost. This information is extremely valuable to policy and decision makers charged with meeting performance objectives and implementing streamlining programs.

**7. Total expenditures were 102% of the budget in FY 2003.**

*Why is this important?:* The Budget/Cost Ratio compares the department's actual bottom line expenditures at the end of the fiscal year to the budget to insure that costs do not exceed anticipated resources.

**8. The Department's aggregate performance indicator of all Divisions \***

*Why is this important?:* This measure takes each of the divisional performance indicators, assigns a weight, and produces an aggregate divisional performance index.

*\* Data to be collected in subsequent year*

## are saying

comments about the office and the staff, below is just a small sample.

*"People here were very professional and courteous"*

*"a refreshing change from what I'm used to"*

*"You guys are simply superb"*

*"Sorry, I don't remember the lady's name, but she was great!"*

## Bay Area Counties 2004-2005 Secured, Unsecured and Total Assessment Roll

County	Unsecured roll	Secured roll	Total gross roll	Percent increase over 2003-2004
Alameda	\$10,146,089,238	\$142,759,931,681	\$152,906,020,919	6.78%
Contra Costa	4,313,471,799	114,000,805,246	118,314,277,045	9.58
Marin	1,468,159,809	41,307,312,983	42,775,472,792	7.02
Monterey	1,713,181,158	37,141,540,901	38,854,722,059	8.25
Napa	784,884,555	18,644,767,305	19,429,651,860	9.39
San Francisco	7,123,139,927	99,504,240,204	106,627,380,131	6.97
San Mateo	8,887,292,151	98,633,543,788	107,520,835,939	4.48
<b>Santa Clara</b>	<b>20,109,087,003</b>	<b>211,490,307,725</b>	<b>231,599,394,728</b>	<b>2.66</b>
Santa Cruz	767,119,873	25,684,998,173	26,452,118,046	9.46
Solano	1,538,561,960	32,192,880,727	33,731,442,687	10.44
Sonoma	\$2,302,931,679	\$50,296,117,770	\$52,599,049,449	8.25%

*Although Santa Clara County is the fifth most populous, and has the fourth highest assessment roll, it consistently ranks second in the State in the assessed value of business personal property.*

## Most Populous 15 California Counties (ranked by population) 2004-2005 Gross Secured, Unsecured and Total Assessment Roll

County	Unsecured roll	Secured roll	Total gross roll	Percent increase over 2003-2004
1 Los Angeles	\$43,898,982,724	\$737,108,824,370	\$781,007,807,094	7.62%
2 Orange	18,193,839,714	306,083,847,666	324,277,687,380	8.59
3 San Diego	12,109,289,114	269,716,078,547	281,825,367,661	10.35
4 San Bernardino	7,202,023,791	106,111,421,966	113,313,445,757	10.70
<b>5 Santa Clara</b>	<b>20,109,087,003</b>	<b>211,490,307,725</b>	<b>231,599,394,728</b>	<b>2.66</b>
6 Riverside	5,848,601,790	134,299,739,793	140,148,341,583	14.18
7 Alameda	10,146,089,238	142,759,931,681	152,906,020,919	6.78
8 Sacramento	4,192,998,119	91,109,761,991	95,302,760,110	12.01
9 Contra Costa	4,313,471,799	114,000,805,246	118,314,277,045	9.58
10 Fresno	2,794,724,761	38,738,786,946	41,580,381,58	9.33
11 San Francisco	7,123,139,927	99,504,240,204	106,627,380,131	6.97
12 Ventura	5,660,252,322	75,729,075,022	81,389,327,344	9.30
13 San Mateo	8,887,292,151	98,633,543,788	107,520,835,939	4.48
14 Kern	2,373,391,679	45,296,399,726	47,669,791,405	6.07
15 San Joaquin	\$2,540,842,214	\$41,526,663,515	\$44,067,505,729	12.14%

# *Explanation of Terms\**

<b>Ad Valorem Property Tax</b>	Taxes imposed on the basis of the property's value.
<b>Assessed Value</b>	The taxable value of a property against which the tax rate is applied.
<b>Assessee</b>	The person to whom the property is being assessed.
<b>Assessment Appeal</b>	The assessee may file an appeal for reduction of the assessed value on the current local roll during the regular filing period for that year, between July 2 and September 15 with the Clerk of the Board. For supplemental or escape assessments, appeals must be filed within 60 days of the mailing of the tax bill or receipt of the notice, whichever is earlier.
<b>Assessment Appeals Board</b>	A three member panel appointed by the Board of Supervisors, operating under State law, to review and adjust assessments upon request of a taxpayer or his or her agent. (See "assessment appeal")
<b>Assessment Roll</b>	The official list of all property within the County assessed by the Assessor.
<b>Assessment Roll Year</b>	The year following the annual lien date and the regular assessment of property, beginning on July 1.
<b>Audit Escape</b>	The discovery of escape property resulting from an audit of the books and records of a profession, trade or business, for which an assessment is levied outside of the normal assessment period for the lien date in question.
<b>Base Year (Value)</b>	The 1975-76 regular roll value serves as the original base value. Thereafter, changes to the assessment on real property value, or a portion thereof, caused by new construction or changes in ownership create the base year value used in establishing the full cash value of such real property.
<b>Basic Aid</b>	"Basic aid" school districts rely principally on locally derived property tax revenues to fund school operations, rather than on Statewide reallocation formulas based on average daily attendance and other factors. School districts become "basic aid" when the projected level of revenues provided by local property taxes exceeds the state formula.
<b>Business Personal Property</b>	Business personal property is assessable, and includes computers, supplies, office furniture and equipment, tooling, machinery and equipment. Most business inventory is exempt. (See personal property)
<b>Change in Ownership</b>	When a transfer of ownership in Real Property occurs, the Assessor determines if a reappraisal is required under State law. If required, the reappraised value becomes the new base value of the property transferred, and a supplemental assessment is enrolled.
<b>CPI</b>	Consumer Price Index as determined annually by the California Bureau of Labor Statistics.
<b>Exclusions from Reappraisal</b>	Some changes in ownership may be excluded from reappraisal if a timely claim is filed with the Assessor's Office that meets the qualifications. Examples include the transfer of real property between parents and children or senior citizens over age 55 who replace their principal residence.
<b>Exemption</b>	Allowance of a deduction from the taxable assessed value of the property as prescribed by law.

- Exemptions: Homeowners** People who own and occupy a dwelling on the lien date as their principal place of residence are eligible to receive an exemption of up to \$7,000 of the dwelling's taxable value. The tax dollars reduced by the (HOX) homeowner's exemption are reimbursed to the County by the State of California.
- Exemptions: Other** Charitable, hospital, religious or scientific organizations, colleges, cemeteries, museums, and disabled Veterans (for 100%, service-connected disabled Veterans) are eligible for exemption.
- Factored Base Year Value** A property's base value is adjusted each year by the change in the California Consumer Price Index (CPI), not to exceed 2%. The factored base value is the upper limit of taxable value each year.
- Fiscal Year** The period beginning July 1 and ending June 30.
- Fixture** An improvement to real property whose purpose directly applies to or augments the process or function of a trade, industry or profession.
- Full Cash Value (FCV)** The amount of cash or its equivalent value which property would bring if exposed for sale in the open market and as further defined in Revenue and Taxation Code 110.1.
- Improvements** Buildings or structures generally attached to the land. Improvements may also include certain business fixtures.
- Lien** The amount owed and created by the assessment of the property, or the amount levied against property by a taxing agency or revenue district.
- Lien Date** The time when taxes for any fiscal year become a lien on property; and the time as of which property is valued for tax purposes. The lien date for California property is 12:01 a.m. on January 1 (effective January 1, 1997) preceding the fiscal year for which the taxes are collected. The lien date for prior years was March 1.
- Mobilehomes** On July 1, 1980, the Department of Motor Vehicles transferred all mobilehome licensing and registration to the California Department of Housing and Community Development (HCD). The law requires that mobilehomes be classified as personal property and enrolled on the secured roll.
- New Base Year (Value)** The full cash value of property on the date it changes ownership or when new construction is completed.
- New Construction** The construction of new buildings, additions to existing buildings, or alterations which convert the property to another use or extends the economic life of the improvement, is reassessed, establishing a new base year value for only that portion of the property.
- Parcel** Real property assessment unit. Land that is segregated into units by boundary lines for assessment purposes.
- Personal Property** Any property except real estate, including airplanes, boats, and business property such as computers, supplies, furniture, machinery and equipment. (Most business inventory, household furnishings, personal effects, and pets are exempt from taxation.)
- Possessory Interest (PI)** The possession or the right to possession of real estate whose fee title is held by a tax exempt public agency. Examples of a PI include the exclusive right to use public property at an airport such as a car rental company's service counter or a concession stand at the County Fair. In both cases, the vendors are subject to property taxes. Regardless of the type of document evidencing the right to possession, a taxable PI exists whenever a private party has the exclusive right to a beneficial use of tax exempt publicly owned real property.



**Proposition 13** Passed by California voters in June, 1978, Proposition 13 is a Constitutional amendment that limits the taxation of property and creates a procedure for establishing the current taxable value of locally assessed real property, referencing a base year full cash value.

**Proposition 8** Passed by California voters in November 1978, Proposition 8 requires for the temporary reduction in the assessed value when there is a decline in market value below the property's factored base year value.

**Real Property** Land and improvements to the land, which permits the possession of, claim to, ownership of, or right to possess.

**Roll** A listing of all assessed property within the county. It identifies property, the owner, and the assessed value of the property.

**Roll Unit** A parcel of property or a business personal property account that is assessed for annual valuation.

**Roll Year** See "Assessment Roll Year."

**SBE** See "State Board of Equalization."

**Secured Roll** Property on which the property taxes are a lien against the real estate.

**Special Assessments** Direct charges, or flat fees against property which are included in the total tax bill but are not based upon the Assessor's valuation of the property. Examples are a sewer charge or a school parcel tax.

**State Board of Equalization** The State Board consists of four members elected by California voters by district, and the State Controller whose duties in the field of taxation are imposed by the State Constitution and the Legislature. The State Board regulates county assessment practices and administers a variety of State and local business tax programs.

**Supplemental Assessment** When property is assessed due to a change in ownership or completed new construction, a supplemental assessment is issued. This is separate and in addition to the annual regular assessment roll. It is based on the net difference between the previous assessed values and the new value for the remainder of the assessment year(s).

**Supplemental Roll** The roll, prepared or amended, contains properties in which a change in ownership or completed new construction occurred.

**Tax Rates** The maximum ad valorem (on the value) basic property tax rate is 1% of the net taxable value of the property. The total tax rate may be higher for various properties because of voter-approved general obligation bonds that are secured by property taxes for the annual payment of principle and interest.

**Tax Roll** The official list of property subject to property tax, together with the amount of assessed value and the amount of taxes due, as applied and extended by the Auditor/Controller.

**TRA** The tax rate area (TRA) is a specific geographic area all of which is within the jurisdiction of the same combination of local agencies for the current fiscal year. There are 821 TRAs in Santa Clara County, each one identified by a unique number.

**Transfer** Change in the ownership of, or change in the manner which, property is held. Depending on the specific situation, a transfer may trigger a reassessment of the property.

**Unsecured Roll** Property on which the property taxes are not a lien against the real estate (real property) where they are situated, including personal property or improvements located on leased land.

## Property Assessment Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
January 1 26	Lien Date for next assessment roll year. This is the time when taxes for the next fiscal year become a lien on the property.					
February 15	Deadline to file all exemption claims.					
April 1 3	Due date for filing statements for business personal property, aircraft and boats. Business property owners must file a property statement each year detailing the cost of all supplies, machinery, equipment, leasehold improvements, fixtures and land owned at each location within Santa Clara County.					
April 10	Last day to pay second installment of secured property taxes without penalty. This tax payment is based on property values determined for the January lien date 15 months earlier.					
Mid-May 10	Annual mailing of assessment notices to all Santa Clara County real property owners stating the taxable value of the property. Real property owners who disagree with the Assessor's valuation may present any pertinent factual information to the Assessor's Office to determine the market value of the property before June 15. If the Assessor agrees that a reduction is appropriate, a new notice will be sent to the property owner.					
May 7 17	Last day to file a business personal property statement without incurring a 10% penalty.					
July 1	Close of assessment roll and the start of the new assessment roll year. The assessment roll is the official list of all assessable property within the County.					
July 2 24	First day to file assessment appeal application with the Clerk of the Board of Supervisors.					
August 31	Regular roll unsecured taxes due.					
September 15	Last day to file an assessment appeal application for reduced assessment with the Clerk of the Board of Supervisors.					
December 10 31	Last day to pay first installment of secured property taxes without penalty.					
January 1	Lien Date for next assessment roll year.					

If date falls on Saturday, Sunday or Legal Holiday, mail postmarked on the next business day shall be deemed on time

## ***Responsibility of the Assessor's Office***

The Assessor has the responsibility to locate all taxable property in the County, identify ownership, establish a value for all property subject to local property taxation, list the value of all property on the assessment roll, and apply all legal exemptions. The Santa Clara County Assessor does not compute property tax bills, collect property taxes, establish property tax laws, establish rules by which property is appraised, or set property tax rates.

Santa Clara County contains more than 443,000 separate real property parcels. There were over 2,500 changes in parcel numbers, and there were over 90,000 changes in property ownership as reflected by deeds and maps filed in the County Recorder's Office. The Assessor's professional staff maintains a comprehensive set of 212 Assessor's parcel map books. The office appraised more than 11,000 new construction activities, and processed more than 105,000 business personal property assessments.

The assessments allow the County of Santa Clara and 204 local government taxing authorities to set tax rates (as limited by Proposition 13 and other laws), collect and allocate property tax revenue which supports essential public services provided by the County, local schools, cities, and special districts.

For information regarding general County financial information including taxes by tax rate areas and methods of property tax revenue allocation contact:  
Santa Clara County Finance Agency (408) 299-5200

For information about Santa Clara County Assessments:

Public Information and Ownership	(408) 299-5500
Real Property (land and improvements)	(408) 299-5300
Personal Property, including Business,	
Mobilehomes, Boats and Airplanes	(408) 299-5400
Property Tax Exemptions	(408) 299-6460
Change in Ownership Issues	(408) 299-5540
Mapping	(408) 299-5550
Administration	(408) 299-5570
Administration Fax	(408) 297-9526
Assessor Web Site	<a href="http://www.scc-assessor.org">www.scc-assessor.org</a>
County Web Site	<a href="http://www.sccgov.org">www.sccgov.org</a>

For information about a tax bill, payments, delinquency, or the phone number of the appropriate agency to contact about a special assessment, contact:  
Santa Clara County Tax Collector (408) 808-7900

For information about filing assessment appeals, call:  
Santa Clara County Assessment Appeals Board Clerk  
(Clerk of the Board of Supervisors) (408) 299-5001

California State Board of Equalization  
The State Board of Equalization is responsible for assuring that county property tax assessment practices are equal and uniform throughout the State. For more information, contact the State Board at:  
450 N Street  
PO Box 942879  
Sacramento, CA 94279-0001

For general tax information call (800) 400-7115 or  
[www.boe.ca.gov](http://www.boe.ca.gov)

## ***Acknowledgments***

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請撥 299-5500 與我們聯絡. 謝謝**

**¿Habla español? La Oficina del Tasador es capaz de hablar su idioma. Llámennos al 299-5500**

**¿No habla inglés? La Oficina del Tasador tiene empleados que hablan español. Llámennos al (408) 299-5500**

Disclaimer: This document presents a distribution of the 2004-2005 Santa Clara County property tax local assessment roll by City/Redevelopment Agency and major property types. It does not include State-assessed property (unitary roll). It is not the source document for deriving the property tax revenues to be received by any public entity. For example, the Controller's AB8 calculations do not include aircraft assessed valuation, which is incorporated into this report. Additionally, supplemental assessments are not depicted in the report. Numbers reported in tables and charts reflect up to 0.01 units. Items less than 0.01 units have been reported as a dash. Minor discrepancies may occur due to rounding calculations and/or clarification in definition of terms.

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## **Santa Clara County Board of Supervisors**

Don Gage, District I  
Blanca Alvarado, District II  
Pete McHugh, District III  
Jim Beall, District IV  
Liz Kniss, District V

## **County Executive**

Pete Kuras



## **Mission Statement**

The mission of the Santa Clara County Assessor's Office is to produce an annual assessment roll including all assessable property in accordance with legal mandates in a timely, accurate, and efficient manner; and provide current assessment-related information to the public and to governmental agencies in a timely and responsive way.

**Please notify us if your address has changed**