

SANTA CLARA COUNTY ASSESSOR'S ANNUAL REPORT 2025



GREG MONTEVERDE
ASSESSOR

www.sccassessor.org

SANTA CLARA COUNTY ASSESSOR'S MISSION

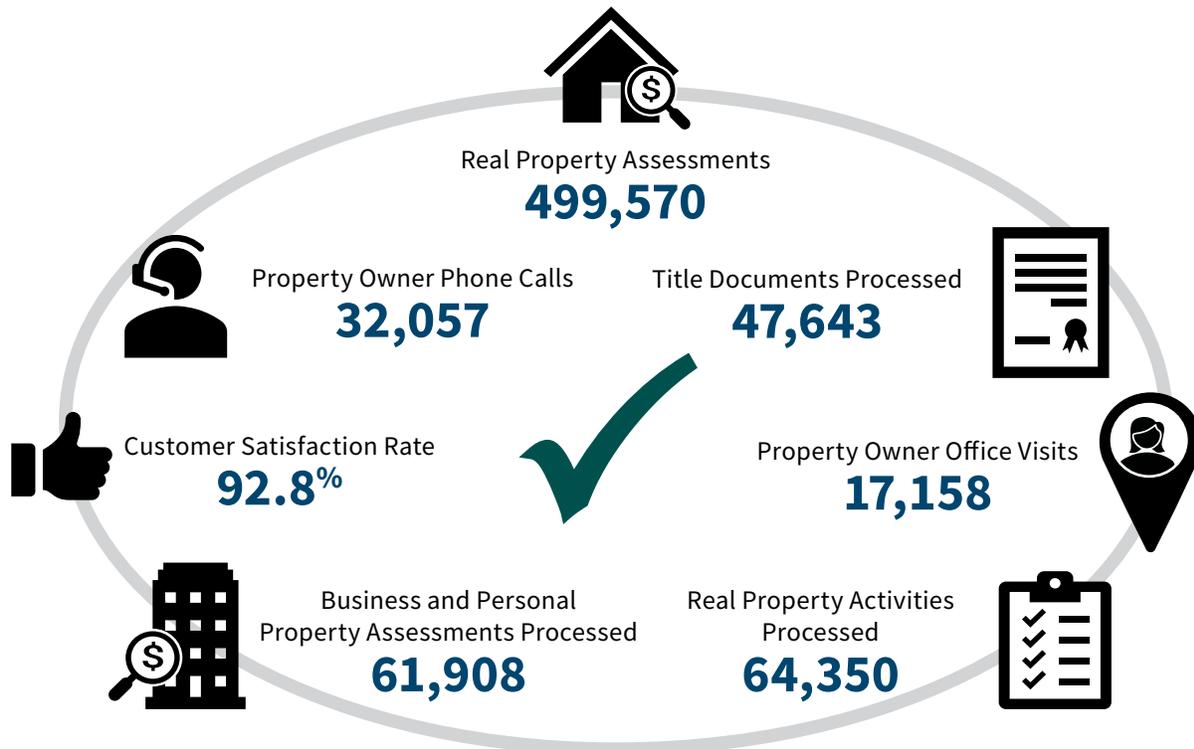
Santa Clara County Assessor's Mission Statement

The Santa Clara County Assessor's Office mission 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 governmental agencies, in a timely and responsive way.

Responsibility of the Assessor's Office

The Assessor's Office has the responsibility to annually locate all taxable real and business property, 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 assessment roll is comprised of 531,634 assessable roll units and is the basis upon which property taxes are levied.

It takes a team of experts and an efficient customer service model to process the assessment roll each year. Here is a snapshot of some of the work **BY THE NUMBERS**.



The Santa Clara County Assessor does not compute property tax bills, collect property taxes, establish property tax laws, establish rules by which property is assessed, or set property tax rates.

Property taxes are calculated by the Controller-Treasurer and are an essential source of revenue for the County of Santa Clara, supporting basic public services provided by schools, cities, special districts, and local governments that are critical to the vitality of our region.

Cover photo: Downtown San Jose. All images used in this document are for illustrative purposes only.

THE ANNUAL REPORT

What’s Inside the 2025 Annual Report?

The Assessor’s Annual Report offers a comprehensive statistical analysis of the local assessment roll, which is the official list of all the assessed property within the County as of the January 1, 2025 Lien Date.

The Annual Report includes information for all real and business property, legal exemptions, and assessment appeals from July 1, 2024 through June 30, 2025. The report is an important source of information for public finance officials, real estate professionals, tax experts, academics, and taxpayers, as well as business, government and community leaders seeking insights into real estate trends in Santa Clara County.

The Assessment Roll value is determined as of the Lien Date of January 1 each year. The value of property on the Lien Date is listed on the Notification of Assessed Value cards that are sent to property owners on June 30.

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The information found in the Santa Clara County Assessor’s Annual Report is believed to be accurate with respect to the roll year referenced. However, neither the Assessor, nor the County of Santa Clara, accept any responsibility or liability for errors, omissions, or approximations that may exist in the information. The user expressly accepts the information contained herein with the knowledge that errors and/or omissions may exist.

FAREWELL FROM LAWRENCE E. STONE



On June 30, 2025, I certified my final Assessment Roll. I left office on July 7, closing out more than 30 years as Assessor and 45 years in public service. I leave with the honor of being Santa Clara County’s longest-serving elected official and Assessor.

When first elected, I brought a diverse background—from Wall Street to real estate to 16 years as a City councilmember and Mayor of Sunnyvale. What tied it all together was a commitment to value-based decision-making.

I believed:

- We could serve better by listening to the public.
- Integrity grows when we measure everything—not just what’s convenient.
- Our team’s talent would drive innovation and excellence.

My leadership was grounded in five core values:

- Discipline: thoughtful, consistent decisions.
- Commitment: accountability, especially in tough times.
- Urgency: swift, deliberate action.
- Conviction: standing firm in what’s right.
- Integrity: ethical standards above all.

These values shaped how we worked:

- Accuracy demands discipline.
- Equity requires commitment.
- Lawfulness depends on integrity and conviction.
- Timeliness calls for urgency.

We have weathered the Dot-Com Bust, Great Recession, a pandemic, Proposition 19, legacy technology, and a major office move - all while staying focused and delivering results.

My motto “What gets measured, gets done” guided our push for operational efficiency and customer service. We implemented a cost-accounting system that tracks the full cost of every task. Despite a 500 percent increase in the assessment roll over my tenure, we’ve added just one staff member and returned over \$35 million to the General Fund unspent.

Technology is key to operational efficiency and customer service, core functions of the Assessor’s Office. For the last two decades, we have worked diligently to find a technology modernization solution that would work for the complexity and scale of our Assessment Roll. While other counties attempted to custom build systems at costs soaring over \$100 million, we were committed to finding a Commercial Off The Shelf (COTS), state-compliant solution that had successfully delivered an Assessment Roll in a comparable California county. After extensive search and evaluation, the County signed a vendor contract in June of 2025. Getting the contract in place was a final task I was honored to complete before I left office.

As the County faces a billion-dollar deficit, this system is more vital than ever. And with a legacy system replacement underway, I’m confident the right team is in place to lead that transformation.

On the customer side, our in-house IT team built a real-time feedback system, helping us maintain satisfaction ratings consistently above 90 percent.

I didn’t do this alone. The real success story is my team’s commitment, resilience, and excellence. Because of their talent and professionalism, the Assessor’s Office is a respected and trusted institution.

Many asked why I stepped down before my term ended in 2026. It was a personal decision where I decided with my family that it was the right time, and it’s a decision I did not take lightly. I leave knowing I achieved the goals I set for the office and built a strong leadership bench to carry the work forward.

I’m deeply proud to have led this office—and profoundly grateful for the community’s trust.

A handwritten signature in black ink, appearing to read "Lawrence E. Stone".

Lawrence E. Stone
Assessor (Ret.) 1995 – July 2025

MESSAGE FROM GREG MONTEVERDE

The 2025/26 Assessment Roll marks a significant chapter in the history of the Santa Clara County Assessor's Office. Culminating in a total net assessed value of \$725.7 billion, this year's roll not only reflects the economic pulse of the region, but also honors the legacy of Lawrence Stone, whose distinguished 30-year career as Assessor came to a close with the completion of this roll. As the interim Assessor, I have assumed the responsibility of guiding the office through a period of transition, that our commitment to customer service and operational excellence remains unwavering. With the implementation of a new assessment system now underway, we are laying the foundation for a more modern, responsive, and efficient future.

The annual report offers a comprehensive view of how the 2024 real estate market shaped the assessment roll and how our office continues to serve the diverse stakeholders within the property tax system. On June 30, 2025, we mailed annual assessment notices to 499,570 properties, providing each owner with their property's assessed value as of January 1, 2025. These notices serve as the basis for the annual property tax bill issued in October by the Department of Tax and Collections. Santa Clara County remains one of only 11 counties in California to provide this early notification, a testament to our proactive approach and dedication to transparency.

While the roll grew by nearly \$29 billion over the prior year, the rate of growth slowed to 4.15 percent, down from 5.39 percent the previous year. This marks the lowest growth rate in a decade, even compared to years impacted by the COVID-19 pandemic. The primary contributors to roll growth were changes in ownership, which added \$16.1 billion; the annual two percent inflation adjustment under Proposition 13, which contributed \$11.9 billion; and new construction, which added \$3.8 billion. Notably, new construction's contribution declined by 36 percent compared to the prior year, signaling a shift in development trends. Residential properties played a dominant role, accounting for 86 percent of growth from ownership changes, and 48 percent of growth from new construction.

Offsetting these gains were increases in property tax exemptions and a rise in decline-in-value assessments under Proposition 8 (Prop. 8). Statutory exemptions rose by \$2.3 billion, while Prop. 8 assessments reduced the roll by \$2.6 billion. Interestingly, residential decline-in-value assessments decreased in both count and value, whereas commercial reductions surged—rising 30 percent in count and 181 percent in value. This divergence highlights the contrasting trajectories of the residential and commercial real estate markets. Residential activity showed modest



growth in transactions and an increase in median sales prices, particularly among condominiums and townhomes, which helped drive roll growth and reduce the need for assessment declines. Meanwhile, the commercial sector continued to struggle with high vacancy rates and negative net absorption, especially in office properties—a lingering effect of widespread hybrid work models. The industrial sector, however, showed signs of stabilization toward the end of the year.

Despite these market fluctuations, the Assessor's Office remains steadfast in its mission to produce the assessment roll equitably and efficiently, in full compliance with the California Revenue and Taxation Code. Each year, we provide taxpayers with clear and timely assessment notices, along with instructions for requesting informal reviews or filing formal appeals. This process underscores our commitment to accuracy, fairness, and public trust in the property tax system.

I am deeply honored to lead a team of professionals whose expertise and dedication are unmatched. Their efforts have once again delivered a roll of exceptional quality, and together, we take pride in the accuracy and integrity of our work. As we move forward into a new era of leadership and technology, the Assessor's Office stands ready to serve the people of Santa Clara County with transparency, responsiveness, and excellence.

A handwritten signature in black ink that reads "Greg Monteverde". The signature is fluid and cursive.

Greg Monteverde
Assessor, July 2025 – present

THE ASSESSMENT ROLL

The annual assessment roll is based on the value of all property as of the January 1, 2025 Lien Date.

Assessment roll growth is determined by the combined net annual assessment of transfers of ownership, new construction, the annual statutory increase, business and personal property, and exemptions. The factors contributing to the 2025–2026 roll growth of 4.15 percent over the prior year – and a record \$725.7 billion in assessments – are shown in the table below.

Factors Causing Changes to the 2025–2026 Roll Compared to Prior Year (Assessed Value)			
2024/2025 Total Net Roll (Prior Year)		\$696,791,570,077	
Reductions		Increases	
Factors	Net Change	Factors	Net Change
Exemptions	(\$2,290,963,172)	Change in Ownership	\$16,112,030,145
Prop. 8 Net Changes	(\$2,602,900,411)	CCPI Inflation Factor	\$11,955,679,836
		New Construction	\$3,847,652,063
		Business Personal Property	\$1,763,056,937
		CIA & NC Roll Corrections	\$101,862,146
Subtotal Reductions	(\$4,893,863,583)	Subtotal Increases	\$33,780,281,127
Net Change			\$28,886,417,544
2025/2026 Total Net Roll			\$725,677,987,621

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

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

The assessment roll is comprised of the secured roll and the unsecured roll. The Summary Report table below shows a breakdown of the assessment roll totals by type.

Summary Report: 2025–2026 Assessment Roll Totals				
Assessment Type	2025–2026	2024–2025	Dollar Change	Percent Change
Land	\$374,735,778,753	\$353,872,297,958	\$20,863,480,795	5.90%
Improvements (Real Property)	\$333,295,827,045	\$324,744,984,061	\$8,550,842,984	2.63%
Improvements (Business Division)	\$4,940,319,850	\$5,055,701,952	(\$115,382,102)	-2.28%
Total Improvements	\$338,236,146,895	\$329,800,686,013	\$8,435,460,882	2.56%
Subtotal	\$712,971,925,648	\$683,672,983,971	\$29,298,941,677	4.29%
Personal Property	\$9,089,514,581	\$8,134,205,491	\$955,309,090	11.74%
Mobile Homes	\$1,128,597,837	\$1,073,791,585	\$54,806,252	5.10%
Subtotal	\$10,218,112,418	\$9,207,997,076	\$1,010,115,342	10.97%
Total Gross Secured	\$723,190,038,066	\$692,880,981,047	\$30,309,057,019	4.37%
Non-Reimbursable Secured Other Exemption	(\$33,692,208,433)	(\$32,096,436,812)	(\$1,595,771,621)	4.97%
Net Secured	\$689,497,829,633	\$660,784,544,235	\$28,713,285,398	4.35%
Total Gross Unsecured	\$41,250,914,820	\$40,382,591,123	\$868,323,697	2.15%
Non-Reimbursable Unsecured Other Exemption	(\$5,070,756,832)	(\$4,375,565,281)	(\$695,191,551)	15.89%
Net Unsecured	\$36,180,157,988	\$36,007,025,842	\$173,132,146	0.48%
Total Local Roll	\$725,677,987,621	\$696,791,570,077	\$28,886,417,544	4.15%

Exemptions from property taxation fall into two broad categories: homeowners’ and “other” exemptions, such as non-profit organizations, churches, charitable institutions, colleges, hospitals, affordable housing, and private schools. Homeowners’ exemptions are backfilled by the State. For property tax exemption details, see Page 16.

HISTORICAL TRENDS OF ASSESSED VALUES

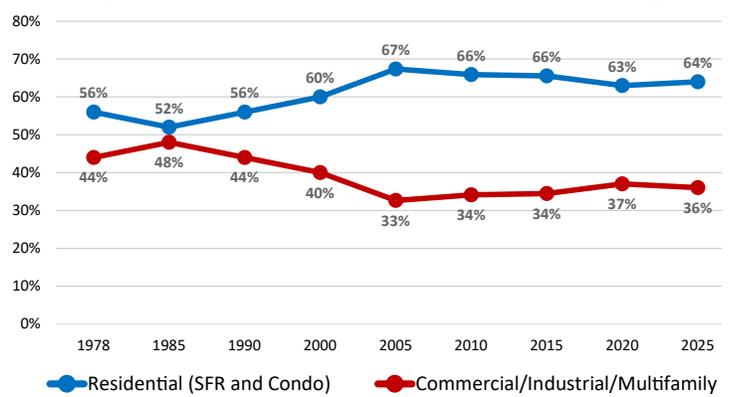
Change in Parcel Types from 1978-2025

	1978	2025	Change
Total Number of Parcels	346,935	487,148	140,213
Number of Residential Parcels	287,180	433,830	146,650
Residential Percent of Total Parcels	83%	89%	51%
Number of Commercial/Industrial/Multifamily Parcels	59,755	53,318	-6,437
Commercial/Industrial/Multifamily Percent of Total Parcels	17%	11%	-10%

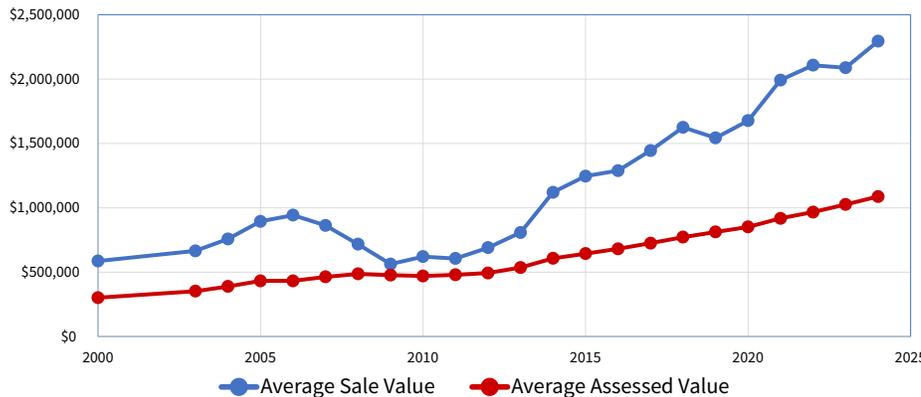
The average sale value of single family homes has been on a steady upward trend since 2014. Since 2022, the average sale value has continued to outpace the average assessed value by more than \$1 million dollars.

Residential properties have grown in percentage of secured property net assessed value since Proposition 13 passed in 1978. The graph below compares the total net assessed value of residential properties to other properties, including commercial and industrial. The increase in percentage of value from residential can likely be attributed to the growth in number of residential parcels (single family, condominium) as shown in the table to the left. Since 1978, the residential parcel count has increased 51 percent, and the number of non-residential properties has declined by 10 percent.

Properties as % of Total Net AV of All Secured Properties



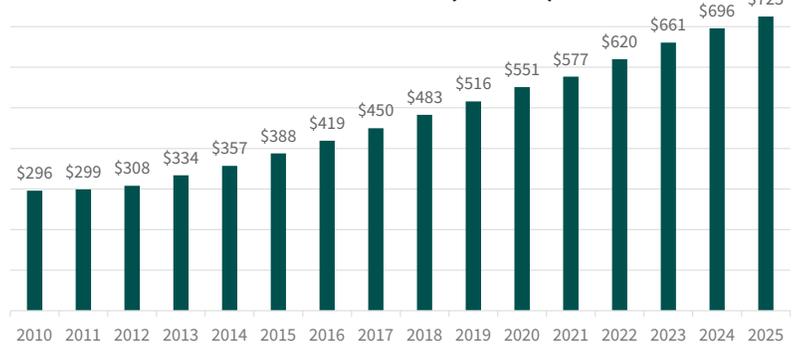
Single Family Homes Average Assessed Value Vs. Average "Sale" Value



Legal entity transfers of ownership interests do not involve a recorded deed that would typically inform county assessors. The Legal Entity Ownership Program (LEOP) helps assessors discover changes in control and ownership of legal entities with an interest in California real property.

Failure to file a change in ownership statement in a timely manner may result in a penalty.

Assessed Value (Billions)



The table below shows the last five years of LEOP penalties in Santa Clara County.

LEOP Penalties in Santa Clara County

Year	Penalty	Total Parcels
2021	\$24,139	10
2022	\$208,798	16
2023	\$266,518	25
2024	\$701,893	51
2025	\$352,315	55

ROLL COMPARISON OF COUNTIES

Santa Clara County has the largest assessment roll of the Bay Area counties and the fourth largest of the 58 counties in California.

Bay Area Counties* 2025–2026 Total Net Assessment Roll				
County	Net Secured Roll	Net Unsecured Roll	Total Net Roll	% Change Over Prior Year
Santa Clara	\$689,497,829,633	\$36,180,157,988	\$725,677,987,621	4.15%
Alameda	\$425,577,656,809	\$26,092,981,695	\$451,670,638,504	3.63%
San Francisco	\$337,542,489,938	\$16,020,849,165	\$353,563,339,103	1.79%
San Mateo	\$328,422,543,437	\$13,451,274,257	\$341,873,817,694	4.79%
Contra Costa	\$281,913,452,637	\$8,760,822,523	\$290,674,275,160	4.18%
Sacramento	\$235,982,186,145	\$9,494,748,918	\$245,476,935,063	5.29%
Sonoma	\$123,416,792,184	\$4,091,311,481	\$128,508,103,665	5.42%
San Joaquin	\$116,625,501,259	\$7,825,272,358	\$124,450,773,617	7.10%
Marin	\$108,292,879,210	\$2,171,375,828	\$110,464,255,038	4.26%
Monterey	\$91,463,274,238	\$5,065,950,919	\$96,529,225,157	4.61%
Solano	\$74,964,421,420	\$2,995,921,290	\$77,960,342,710	5.50%
Santa Cruz	\$63,374,106,864	\$1,360,822,292	\$64,734,929,156	5.95%
Napa	\$55,294,286,931	\$2,185,140,457	\$57,479,427,388	4.11%
Yolo	\$37,728,192,878	\$1,976,671,853	\$39,704,864,731	4.50%
San Benito	\$13,495,413,044	\$739,658,432	\$14,235,071,476	6.87%

*List of Bay Area Assessor’s Association Counties, Sorted by Total Net Roll

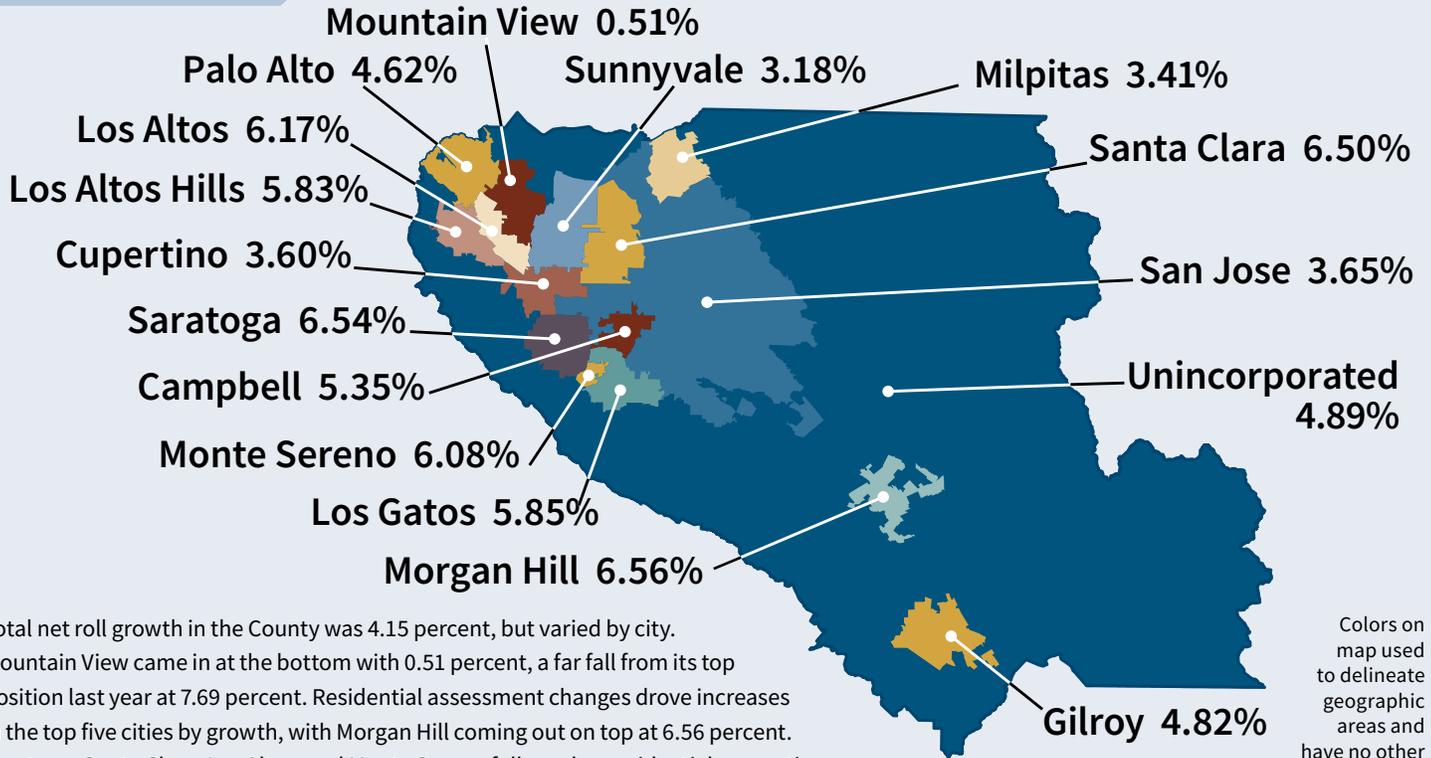
California’s Top 10 Counties by Total Net Assessment Roll 2025–2026				
County*	Net Secured Roll	Net Unsecured Roll	Total Net Roll	% Change Over Prior Year
Los Angeles	\$2,104,008,924,168	\$71,643,979,580	\$2,175,652,903,748	3.91%
Orange	\$819,410,858,350	\$30,707,341,317	\$850,118,199,667	5.07%
San Diego	\$750,661,190,249	\$26,420,633,567	\$777,081,823,816	4.83%
Santa Clara	\$689,497,829,633	\$36,180,157,988	\$725,677,987,621	4.15%
Alameda	\$425,577,656,809	\$26,092,981,695	\$451,670,638,504	3.63%
Riverside	\$434,195,014,490	\$15,792,269,632	\$449,987,284,122	6.18%
San Bernardino	\$342,563,331,739	\$18,610,483,778	\$361,173,815,517	6.00%
San Francisco	\$337,542,489,938	\$16,020,849,165	\$353,563,339,103	1.79%
San Mateo	\$328,422,543,437	\$13,451,274,257	\$341,873,817,694	4.79%
Contra Costa	\$281,913,452,637	\$8,760,822,523	\$290,674,275,160	4.18%

*Sorted by Total Net Roll

For a list of all assessors in California, visit the State Board of Equalization’s website by [clicking here](#) or scanning the QR Code to the right.



ASSESSMENT GROWTH BY CITY



Colors on map used to delineate geographic areas and have no other significance.

Total net roll growth in the County was 4.15 percent, but varied by city. Mountain View came in at the bottom with 0.51 percent, a far fall from its top position last year at 7.69 percent. Residential assessment changes drove increases in the top five cities by growth, with Morgan Hill coming out on top at 6.56 percent. Saratoga, Santa Clara, Los Altos, and Monte Sereno followed as residential properties continue to prop up the assessment roll in the face of dramatic declines in commercial property values. Multifamily properties generated significant investment in the County, with Bascom Station in San Jose adding \$125 million to the roll. Although three multifamily projects in Mountain View added a total of over \$184.6 million to the roll, it wasn't enough to counter the loss from commercial property declines in value.

Net Assessment Roll Growth by City 2025-2026

City	Secured City	Secured RPTTF*	Unsecured City	Unsecured RPTTF	Total Roll	Growth %	Percent of Roll
Campbell	\$13,380,256,322	\$1,587,328,740	\$289,637,697	\$74,508,298	\$15,331,731,057	5.35%	2.11%
Cupertino	\$34,077,407,874	\$0	\$851,735,921	\$0	\$34,929,143,795	3.60%	4.81%
Gilroy	\$12,341,055,141	\$0	\$370,814,745	\$0	\$12,711,869,886	4.82%	1.75%
Los Altos	\$24,113,732,321	\$0	\$117,665,834	\$0	\$24,231,398,155	6.17%	3.34%
Los Altos Hills	\$11,688,022,026	\$0	\$5,177,997	\$0	\$11,693,200,023	5.83%	1.61%
Los Gatos	\$17,273,130,012	\$2,349,247,651	\$222,056,323	\$59,132,086	\$19,903,566,072	5.85%	2.74%
Milpitas	\$13,953,946,922	\$11,338,472,942	\$809,634,480	\$1,018,555,711	\$27,120,610,055	3.41%	3.74%
Monte Sereno	\$3,409,480,488	\$0	\$949,906	\$0	\$3,410,430,394	6.08%	0.47%
Morgan Hill	\$9,436,243,158	\$4,793,993,628	\$323,259,642	\$204,903,906	\$14,758,400,334	6.56%	2.03%
Mountain View	\$39,969,151,400	\$5,588,733,966	\$1,403,349,289	\$969,951,009	\$47,931,185,664	0.51%	6.61%
Palo Alto	\$51,802,030,697	\$0	\$2,471,191,220	\$0	\$54,273,221,917	4.62%	7.48%
San Jose	\$215,940,773,787	\$39,279,323,286	\$6,866,401,708	\$5,848,208,698	\$267,934,707,479	3.65%	36.92%
Santa Clara	\$54,064,655,620	\$5,665,548,074	\$8,445,602,070	\$1,624,430,306	\$69,800,236,070	6.50%	9.62%
Saratoga	\$22,276,268,018	\$0	\$50,234,345	\$0	\$22,326,502,363	6.54%	3.08%
Sunnyvale	\$67,167,831,477	\$2,967,589,711	\$3,696,672,139	\$124,340,161	\$73,956,433,488	3.18%	10.19%
Unincorporated	\$25,033,603,948	\$2,424	\$331,744,497	\$0	\$25,365,350,869	4.89%	3.50%
Total	\$615,927,589,211	\$73,570,240,422	\$26,256,127,813	\$9,924,030,175	\$725,677,987,621		

*Redevelopment Property Tax Trust Fund

NEW CONSTRUCTION



Every property in Santa Clara County has a base year value established at change of ownership or new construction. Proposition 13 limits the growth of the base year value to no more than two percent annually, except in the case of transfers of ownership or completion of new construction. New construction is one of the most common reasons a property is assessed at a higher value. This year, these assessments added over \$3.8 billion to the 2025–2026 assessment roll.

The table below highlights the property types for new construction that added assessed value. New construction of nine multifamily housing projects added over \$520 million, and four data centers added over \$355 million to this year’s roll. Two Intuitive Surgical projects added almost \$200 million in the Industrial/Manufacturing category.

Not all new construction will result in a reassessment. Annually, the Assessor’s Office processes thousands of building permits for new construction, and typically less than half result in increased assessments. For examples of new construction that add value, [click here](#) or scan the QR Code to the right.



Major New Construction Projects 2025–2026

Assessee	Property Type	City	Added Assessed Value
BASCOM STATION RESIDENTIAL, LLC	Multifamily Housing	San Jose	\$125,925,000
MOUNTAIN VIEW OWNER, LLC	Multifamily Housing	Mountain View	\$85,249,200
LH SHORELINE APARTMENTS, LP	Multifamily Housing	Mountain View	\$62,663,200
STC VENTURE BLOCK 3RWS, LLC	Multifamily Housing	Sunnyvale	\$55,321,800
VILLAGE AT MADRONE, LP	Multifamily Housing	Morgan Hill	\$51,234,832
TOD BROKAW, LLC	Multifamily Housing	Santa Clara	\$41,011,400
AVENIDA ARMAND, LP	Multifamily Housing	Mountain View	\$36,843,200
WINCHESTER SAN JOSE DEVELOPMENT, LLC	Multifamily Housing	San Jose	\$35,099,628
TOD BROKAW, LLC	Multifamily Housing	Santa Clara	\$30,815,000
Multifamily Housing Total			\$524,163,260
VANTAGE DATA CENTERS CA31, LLC	Data Centers	Santa Clara	\$229,554,000
CORESITE REAL ESTATE SV9, LP	Data Centers	Santa Clara	\$46,510,700
EQUINIX HYPERSCALE (2SV12), LLC	Data Centers	San Jose	\$43,645,800
SI SVY01D, LLC	Data Centers	San Jose	\$37,085,720
Data Center Total			\$356,796,220
INTUITIVE SURGICAL, INC.	Industrial/Manufacturing	Sunnyvale	\$147,790,000
DUKE REALTY RUE FERRARI, LP	Industrial/Manufacturing	San Jose	\$87,240,000
INTUITIVE SURGICAL, INC.	Industrial/Manufacturing	Santa Clara	\$49,386,496
Industrial/Manufacturing Total			\$284,416,496
STC VENTURE 200WA, LLC	Office	Sunnyvale	\$70,758,000
SI 55, LLC	Office	Santa Clara	\$42,496,360
DOLLINGER DELL ASSOCIATES, LP	Office	Campbell	\$41,159,600
Office Total			\$154,413,960

Q. I am thinking of adding an Accessory Dwelling Unit, how will this affect my assessment?

A. The addition of an accessory dwelling unit (ADU) – whether within the existing footprint, added square footage, or a detached unit – would cause a reassessment of the added or upgraded area.

Added AV Due to New Construction by City & Affected Parcel Count 2025–2026							
City	Agricultural & Miscellaneous	Industrial & Manufacturing	Multifamily Housing	Office	Retail	Single Family Housing	Total Value
Campbell	(\$3,401)*	\$1,248,480	\$273,992	\$41,159,600	\$44,400	\$47,948,645	\$90,671,716
Count	1	3	3	1	1	192	201
Cupertino	(\$289,897)*	\$0	\$13,110	\$28,002,000	\$0	\$117,896,601	\$145,621,814
Count	6	0	1	3	0	282	292
Gilroy	\$776,150	\$24,508,800	(\$61,482)*	\$0	\$1,303,999	\$51,016,833	\$77,544,300
Count	1	6	4	0	10	150	171
Los Altos	(\$1,081,628)*	\$0	\$25,767	\$766,261	(\$704,181)*	\$203,741,984	\$202,748,203
Count	5	0	1	4	3	469	482
Los Altos Hills	(\$153,198)*	\$0	\$0	\$0	\$0	\$127,513,154	\$127,359,956
Count	2	0	0	0	0	191	193
Los Gatos	\$0	\$0	\$559,287	\$4,914,400	\$3,793,500	\$65,966,822	\$75,234,009
Count	0	0	2	2	4	194	202
Milpitas	(\$14,374,966)*	\$12,752,653	\$881,973	\$50,000	(\$3,900)*	\$19,296,911	\$18,602,671
Count	6	15	4	2	1	161	189
Monte Sereno	\$0	\$0	\$0	\$0	\$0	\$28,417,569	\$28,417,569
Count	0	0	0	0	0	45	45
Morgan Hill	\$2,715,830	\$79,948,000	\$51,234,832	\$61,200	\$11,322,344	\$55,851,533	\$201,133,739
Count	3	8	1	1	8	204	225
Mountain View	\$40,076,476	(\$3,677,845)*	\$172,001,787	\$502,760	\$112,208	\$86,722,472	\$295,737,858
Count	4	2	14	5	2	251	278
Palo Alto	(\$1,597,683)*	\$12,519,851	\$762,860	\$22,442,233	\$54,131,703	\$235,285,808	\$323,544,772
Count	12	6	3	16	7	518	562
San Jose	\$69,755,034	\$262,133,351	\$141,410,690	\$104,495,058	\$50,661,389	\$368,699,601	\$997,155,123
Count	35	24	63	18	29	2446	2615
Santa Clara	\$10,901,120	\$342,483,204	\$63,695,608	\$82,734,860	\$4,889,448	\$70,832,949	\$575,537,189
Count	3	14	13	6	2	394	432
Saratoga	(\$316,262)*	\$0	\$0	\$120,360	\$80,000	\$136,127,443	\$136,011,541
Count	1	0	0	1	1	380	383
Sunnyvale	(\$161,116)*	\$130,963,131	\$114,871,111	\$55,480,355	\$9,406,354	\$137,336,633	\$447,896,468
Count	2	25	12	7	6	653	705
Unincorporated	\$13,169,007	\$880,000	\$142,880	\$0	\$0	\$90,243,248	\$104,435,135
Count	42	1	1	0	0	422	466
Total Added AV	\$119,415,466	\$863,759,625	\$545,812,415	\$340,729,087	\$135,037,264	\$1,842,898,206	\$3,847,652,063
Total Parcel Count	123	104	122	66	74	6952	7441

*Common reasons for negative values include, but are not limited to, demolition permits, disaster relief, and multiple year construction reduced market values.

CHANGES IN OWNERSHIP



Similar to new construction, changes in ownership often result in reassessment beyond the maximum two percent increase. This is because the law requires the reassessment be based upon the market value of the property as of the date of transfer.

The two tables below list the change in ownership reassessments that had the biggest impact on roll growth, both positive and negative.

The first table shows added value changes, which are predominantly from Industrial & Manufacturing and Data Center properties. In 2024, six of the top ten changes in ownership transactions were Multifamily Housing properties. Concurrently, Data Centers were moving up on the list for new construction. This year, Data Centers not only stand out on the new construction list, adding over \$356 million to the roll – but also show up big on the change of ownership list, adding more than \$142 million.

The second table shows the top nine negative change in ownership values, which means the property sold for less than the value on the assessment roll. Office properties dominate the list with over \$207 million in value removed. Multifamily Housing reductions listed eliminate almost \$116 million, wiping out more than the top ten gains of \$102 million in the first list.

Top Ten Changes in Ownership by Contribution to Roll Growth 2025–2026			
Assessee	Property Type	City	Added Assessed Value
FORTINET, INC.	Industrial & Manufacturing	Santa Clara	\$132,315,267
SANTA CLARA HOLDCO, LLC	Industrial & Manufacturing	Santa Clara	\$108,138,047
CORESITE REAL ESTATE 3032	Data Center	Santa Clara	\$79,766,272
SUMMERWOOD APARTMENTS, LLC	Multifamily Housing	Santa Clara	\$63,060,251
CORESITE REAL ESTATE 3045	Data Center	Santa Clara	\$58,999,480
XILINX, INC.	Industrial & Manufacturing	San Jose	\$46,267,360
CARLYLE MARKET POST TOWER II, LLC	Office	San Jose	\$41,868,643
ARIOSIO CUPERTINO, LLC	Multifamily Housing	Cupertino	\$39,100,276
CORESITE REAL ESTATE SV9, LP	Data Center	Santa Clara	\$4,011,984
DUKE REALTY RUE FERRARI, LP	Industrial & Manufacturing	San Jose	\$3,918,874

Top Nine Changes in Ownership by Roll Reduction 2025–2026			
Assessee	Property Type	City	Reduced Assessed Value
PREG MVCC, LP	Office	Mountain View	(\$61,363,561)
350 ELLIS STREET OWNER, LLC	Office	Mountain View	(\$52,715,244)
CCC BUILDINGS II, LP	Office	Cupertino	(\$38,386,961)
PRADO OWNER, LLC	Multifamily Housing	Santa Clara	(\$38,178,459)
SPIEKER PARKER, LLC	Multifamily Housing	Palo Alto	(\$33,748,481)
QUAD SANTA CLARA, LLC	Office	Santa Clara	(\$28,231,405)
MICROSOFT CORPORATION	Office	Mountain View	(\$26,471,999)
THE HARLOWE, LLC	Multifamily Housing	Milpitas	(\$26,031,212)
HGIT 715 WEST JULIAN, LP	Multifamily Housing	San Jose	(\$17,805,348)

Added AV Due to Changes in Ownership & Affected Parcel Count 2025–2026

City	Agricultural & Miscellaneous	Industrial & Manufacturing	Multifamily Housing	Office	Retail	Single Family Housing	Total
Campbell	\$7,104,910	\$11,809,480	\$41,716,612	\$5,905,893	\$6,973,033	\$342,798,102	\$416,308,030
Count	10	11	32	7	10	440	510
Cupertino	\$11,798,554	\$0	\$77,597,288	(\$37,551,458)*	\$22,975,399	\$693,668,611	\$768,488,394
Count	15	0	33	6	3	624	681
Gilroy	\$29,349,345	\$6,254,060	\$11,187,492	\$3,102,713	(\$9,163,158)*	\$239,166,046	\$279,896,498
Count	29	5	26	6	19	649	734
Los Altos	\$13,228,195	\$0	\$7,098,514	\$2,884,012	\$2,537,956	\$728,719,187	\$754,467,864
Count	12	0	7	4	8	430	461
Los Altos Hills	\$6,154,578	\$0	\$0	\$0	\$0	\$266,084,578	\$272,239,156
Count	7	0	0	0	0	119	126
Los Gatos	\$11,081,005	(\$250,857)*	\$10,322,434	\$18,366,990	\$24,045,033	\$599,929,928	\$663,494,533
Count	43	1	16	18	11	544	633
Milpitas	\$24,876,454	\$68,157,248	(\$17,104,714)*	\$2,743,425	\$3,736,992	\$368,759,169	\$451,168,574
Count	10	10	13	2	6	611	652
Monte Sereno	\$319,097	\$0	\$0	\$0	\$0	\$97,819,665	\$98,138,762
Count	1	0	0	0	0	55	56
Morgan Hill	\$69,596,088	\$19,459,710	\$11,917,940	\$91,031	\$6,693,170	\$367,012,608	\$474,770,547
Count	74	8	12	1	8	721	824
Mountain View	\$7,328,205	\$61,698,122	\$54,394,366	(\$183,793,608)*	\$19,666,003	\$569,033,555	\$528,326,643
Count	9	21	53	19	16	734	852
Palo Alto	\$42,014,834	\$5,940,596	\$50,416,331	\$57,500,681	\$12,997,988	\$1,086,037,736	\$1,254,908,166
Count	13	3	47	18	11	742	834
San Jose	\$148,352,985	\$164,501,075	\$254,228,714	\$5,527,521	\$29,943,875	\$5,278,705,876	\$5,881,260,046
Count	122	77	360	52	105	8,177	8,893
Santa Clara	\$14,796,579	\$597,299,460	\$74,870,780	(\$21,144,851)*	\$35,795,049	\$754,216,874	\$1,455,833,891
Count	8	57	107	5	14	1,055	1,246
Saratoga	\$23,400,003	\$0	\$0	\$5,451,738	\$1,708,504	\$773,704,547	\$804,264,792
Count	21	0	0	4	2	434	461
Sunnyvale	\$28,232,851	\$52,349,523	(\$5,625,376)*	\$32,472,824	\$91,059,204	\$1,152,249,501	\$1,350,738,527
Count	8	20	63	15	16	1,257	1,379
Unincorporated	\$43,448,710	\$2,148,656	\$5,885,825	\$485,597	(\$1,841,465)*	\$607,598,399	\$657,725,722
Count	285	5	10	2	8	718	1,028
Total Added AV	\$481,082,393	\$989,367,073	\$576,906,206	(\$107,957,492)*	\$247,127,583	\$13,925,504,382	\$16,112,030,145
Total Parcel Count	667	218	779	159	237	17,310	19,370

*Common reasons for negative values include, but are not limited to, reduced market values.

BUSINESS AND PERSONAL PROPERTY



All business and personal property is assessed annually at market value as of the January 1 Lien Date. Examples include computers, machinery, equipment, fixtures, and furniture.

The assessed value of business and personal property (BPP) is included on both the secured and unsecured roll, and is derived from over 32,000 business property statements filed by business taxpayers annually. A recently added electronic filing (e-filing) process has increased accuracy and reduced paperwork for both the Assessor and the taxpayer. This year, nearly 28,000 business property statements were filed electronically.

For 2025 filings, apartment owners had the ability to file their property statement utilizing our e-filing website, streamlining the electronic filing process. Over 700 apartment properties filed electronically in 2025.

The 2025 business and personal property roll increased more than two percent over the prior year. This accounted for a net increase of almost \$1.1 billion in assessed value.

Did you Know?

While generally in the top four for overall assessment roll value, Santa Clara County historically ranks number two in the state for the net value of business and personal property roll.

Business and Personal Property Distribution of Value by City 2025–2026

City	Net Total	% of Value	Value of Growth
San Jose	\$15,953,523,262	32%	0%
Santa Clara	\$13,652,170,791	27%	11%
Sunnyvale	\$6,294,792,971	12%	2%
Mountain View	\$3,709,165,692	7%	-4%
Milpitas	\$3,011,738,845	6%	1%
Palo Alto	\$2,780,007,640	6%	-1%
Cupertino	\$2,504,803,072	5%	-7%
Morgan Hill	\$612,605,007	1%	12%
Unincorporated	\$570,773,686	1%	3%
Gilroy	\$523,975,873	1%	1%
Campbell	\$421,076,998	1%	-1%
Los Gatos	\$302,968,330	1%	-13%
Los Altos	\$142,291,467	0%	2%
Saratoga	\$57,490,001	0%	-4%
Los Altos Hills	\$5,911,322	0%	8%
Monte Sereno	\$949,906	0%	16%
Total*	\$50,544,244,863		

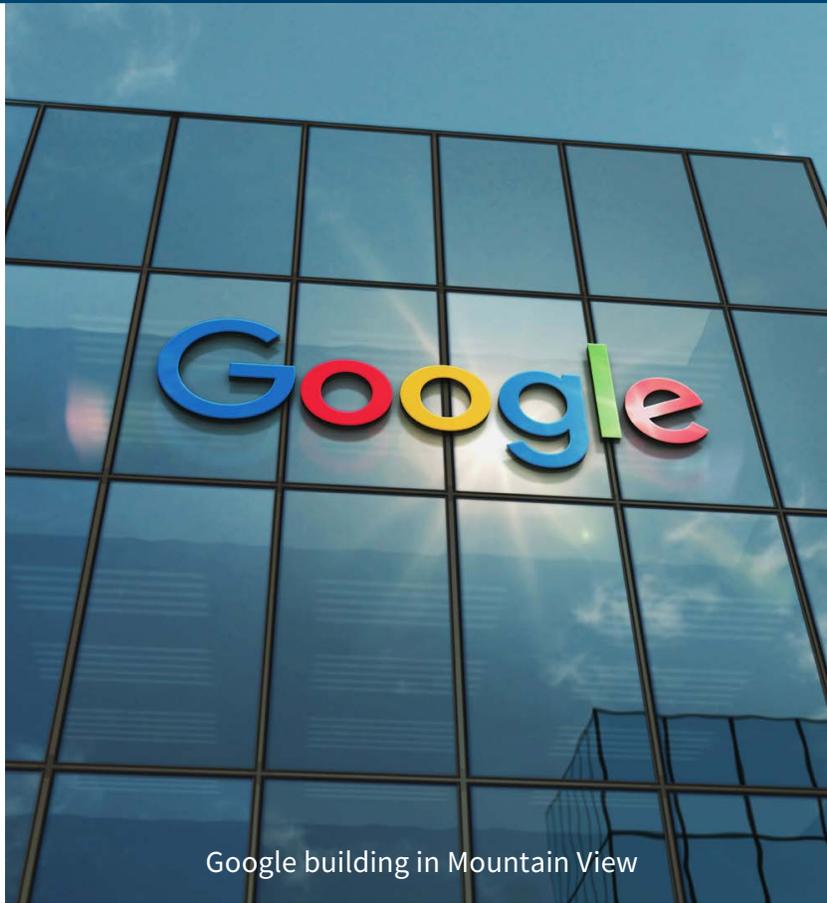
Business and Personal Property Distribution of Value by Type 2025–2026

Property Type	Net Total	% of Value	Value of Growth	Unit Quantity
Professional Services	\$20,085,237,306	40%	3%	11,141
Electronic Manufacturers	\$8,542,738,885	17%	9%	836
Computer Manufacturers	\$4,468,233,064	9%	-11%	230
Other Manufacturing	\$3,529,564,415	7%	4%	2,215
Retail	\$3,431,573,981	7%	5%	7,054
Semiconductor Manufacturing	\$3,130,271,356	6%	4%	24
Aircraft	\$1,611,949,117	3%	-2%	729
Mobile Homes	\$1,122,678,002	2%	5%	11,829
Leased Equipment	\$1,069,948,113	2%	-2%	5,201
Financial Institutions	\$272,512,763	1%	0%	424
Apartments	\$252,269,070	0%	7%	1,144
Boats	\$56,229,420	0%	-7%	1,961
Other	\$2,971,039,371	6%	-1%	1,681
Total*	\$50,544,244,863			44,469

*Total Net Business and Personal Property Roll

Below are the top 10 companies in Santa Clara County, ranked by gross assessed taxable value, exclusive of assessed value of real property or exempt value.

Top 10 Companies of Santa Clara County 2025-2026		
Current Rank	Assessee	Previous Year
1	APPLE, INC.	1
2	GOOGLE, LLC	2
3	INTEL CORPORATION	3
4	MICROSOFT CORPORATION	4
5	CISCO SYSTEMS, INC.	5
6	APPLIED MATERIALS, INC.	6
7	NVIDIA CORPORATION	7
8	INTUITIVE SURGICAL, INC.	10
9	HEADWAY TECHNOLOGIES, INC.	9
10	TESLA, INC.	13



Google building in Mountain View

Tax Relief for Small Business Owners

Where state law allows, the Assessor’s Office has regularly sought out efforts to eliminate property taxes for those businesses where the cost to assess and collect property taxes exceeds the property tax revenue generated.

Typically, these are small businesses with machinery, office furniture, computers, and other equipment with a total assessed value below \$10,000. State law caps the amount the Assessor can exclude to \$10,000 in assessed value.

While business property owners must continue to file a Business Property Statement (Form 571) each year detailing the cost of all supplies, equipment, improvements, and land owned at each location within Santa Clara County, they will not have to pay the tax if the assessed value of their property is less than \$10,000. Many businesses file online in less than 15 minutes.

Over 90 percent of the business and personal property assessed value comes from less than five percent of all companies in Santa Clara County.



Business Property Statement e-Filing

It has never been easier for business owners in Santa Clara County to electronically file their Business Property Statement. Through the e-Filing portal, they can file for multiple locations, register their new business with the Assessor’s Office, or schedule an appointment online for assistance. The Business Property e-Filing period opens on January 1, 2026. [Click here](#) or scan the QR Code to the right to find out more.



PROPERTY TAX EXEMPTIONS

The California Constitution states that all property is taxable unless there is an exemption granted.* These exemptions are codified in the California Constitution and the Revenue and Taxation Code. Organizations that are formed and organized for qualifying purposes (including religious, scientific, hospital, or charitable) must meet specific organizational and property use requirements to have the exemption granted.

Qualifying Exemptions 2025–2026		
Exemption	Roll Unit	Total Value
Privately Owned Colleges	592	\$20,375,269,091
Other Religious and Charitable Properties	1,743	\$11,939,449,129
Hospitals	42	\$2,662,980,943
Private and Parochial Schools (less than collegiate grade)	159	\$1,388,445,878
Religious Properties	620	\$982,771,337
Other	40	\$516,894,949
Public Schools	63	\$317,568,188
Churches	95	\$173,697,374
Cemeteries	38	\$195,293,688
Disabled Veterans	1,277	\$208,736,821
Free Museums/Public Libraries	4	\$1,075,294
Historical Aircraft	10	\$782,573
Total Non-Reimbursable Exemptions	4,683	\$38,762,965,265
Total Reimbursable Exemptions (Homeowners' Exemption)	237,238	\$1,662,502,600
Total Exemptions	241,921	\$40,425,467,865

Exemption Example: Low Income Housing

The welfare exemption plays a crucial role in supporting affordable housing in California by reducing costs for nonprofit housing providers, encouraging development, and preserving existing affordable housing.

To qualify for the welfare exemption for affordable housing, a property must be used for low-income rental housing and meet certain income and occupancy requirements for tenants. The property must also be owned and operated by qualifying organizations. Additional requirements for qualification are set forth by the California Constitution and Revenue and Taxation Code.

In Santa Clara County, the total deed restricted value of Welfare Exempt Low-Income Housing is \$7,740,360,374.

This represents a 13.82 percent increase over last year.

The table entitled “Qualifying Exemptions 2025–2026” illustrates the exemptions in Santa Clara County. A large portion of the “Other Religious and Charitable Properties” and the “Other” categories consist of affordable housing exemptions.

The more than \$38.5 billion in assessed value for exemptions means that over \$385 million in property tax revenue is removed from the tax roll. The premise of exemptions is that the loss of revenue to cities, counties, schools, and special districts is offset by the service provided to the community by the exempted use. The Homeowners’ Exemption is the only exemption that is reimbursed to the County by the State of California.

For the principal residence of qualified homeowners, the Homeowners’ Exemption lowers net taxable assessed value by \$7,000 for a property tax savings of approximately \$70 to \$80 annually. For detailed information on the Homeowners’ Exemption, [click here](#) or scan the QR Code to the right.



The Homeowners’ Exemption is an important requirement for Proposition 19 (Prop. 19) claims. Read more about Prop. 19 on Pages **22–23** of this report.

Based on qualifying factors, disabled veterans may also be eligible for an exemption that lowers the net taxable assessed value of their principal residence. Visit the Assessor’s Office website for more information.

* California Constitution, Article XIII Section 1, 3–4

SUPPLEMENTALS

Supplemental Assessments

Supplemental Assessments were created by Senate Bill 813 in 1983 to close inequities in Proposition 13. Whenever there is a reappraisal due to a change in ownership (e.g. property bought or sold) or the completion of new construction, State law requires the County Assessor to determine a new base year value for the property.

A Notice of Supplemental Assessment is then issued by the Assessor's Office and sent to the current owner at the address of record. Following this notice, a Supplemental Tax Bill is issued by the Department of Tax and Collections.

The Supplemental Tax Bill is based on the difference between the prior value and the new assessed value. This value is prorated for the number of months remaining in the fiscal year (July 1 to June 30).

Supplemental tax is not reported in the Annual Assessment Roll.

The Assessor's Office produces a separate supplemental roll which generates significant additional revenue. The entire new assessed value is then reflected on the tax roll the following fiscal year.

The supplemental taxes collected in the last fiscal year totaled over \$196 million, based upon the assessment of 20,988 events, primarily consisting of transfers of ownership and new construction. The average supplemental assessment was \$871,194.

Escape Assessments

A Notice of Escape Assessment is sent to the property owner if the Assessor has to make a correction to an assessed value after the assessment roll has been completed on June 30.

These corrections or changes to an assessed value will result in a Notice of Escape Assessment sent to the property owner followed by a Secured Escape bill sent from the Department of Tax and Collections. This could result from an error by the Assessor's Office or by the property owner. Examples include the Assessor's Office not assessing new construction in a timely manner or the property owner constructing an addition without obtaining a building permit, meaning the Assessor's Office is not aware of the new construction.

Since escape assessment always deals with value that should have been assessed but was not, additional taxes will be due. However, the current owner will not be responsible for taxes on any escape assessment that covers a time period before they acquired the property.

Supplemental Tax Bills Are Not Processed as Part of Escrow! Supplementals are not prorated in escrow during purchase, nor are they paid by the lender through an impound account. Unlike the secured tax bill, lending agencies do not receive a copy of the Supplemental Tax Bill.

Supplemental Assessments

Fiscal Year	Total Supplemental Tax	Number of Supplemental Assessments	Average Assessed Value per Transaction
2016-17	\$156,021,465	24,200	\$653,367
2017-18	\$169,847,274	27,269	\$638,982
2018-19	\$185,903,772	24,494	\$792,377
2019-20	\$139,065,035	17,016	\$808,178
2020-21	\$198,103,903	27,557	\$774,043
2021-22	\$173,595,773	29,548	\$766,402
2022-23	\$272,884,604	23,996	\$976,691
2023-24	\$170,562,462	19,131	\$787,617
2024-25	\$196,028,933	20,988	\$871,194

The table above reflects the number of Supplemental Assessments processed and the average supplemental assessed value per transaction.

Take the Surprise out of Supplemental Assessment – Use the Online Supplemental Tax Estimator.

The online Supplemental Tax Estimator is designed to help new and prospective homeowners take the surprise out of the amount of property taxes they can expect to pay following their purchase. [Click here](#) or scan the QR Code below to find out more.



HOW TAX BILLS ARE CALCULATED

The annual assessment roll is the foundation of the property tax system. Property tax is an ad valorem tax, meaning it is based on the market value of real property.* Real property (commonly known as “real estate”) is land and any permanent structures on it. Property taxes must be paid annually by anyone who owns real estate and/or personal property (businesses, manufactured homes, boats, and airplanes).

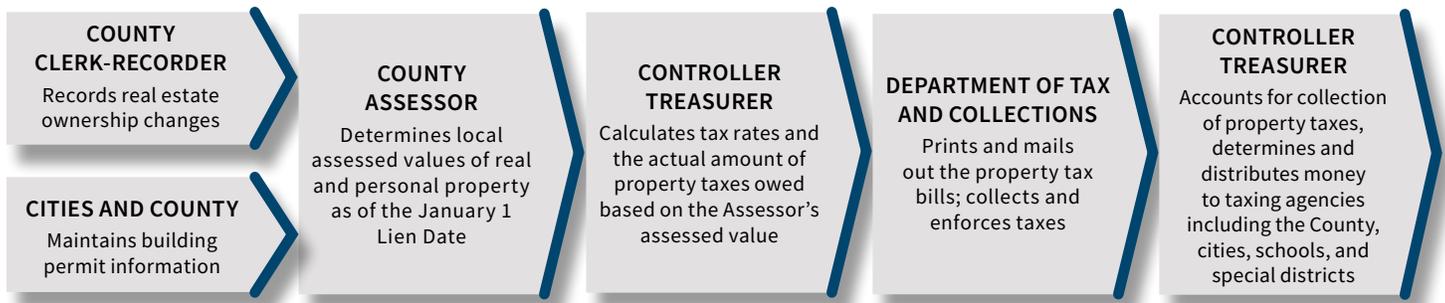
Ad Valorem Tax:

Taxes imposed on the basis of the property’s assessed value.

Property tax revenue consists of a one percent general levy, plus voter-approved debt, and any applicable special assessments. Taxes and assessments are identified on the property tax bill and are distributed as stated, except the one percent general levy. The general levy is distributed on a countywide basis pursuant to the Revenue and Taxation Code.

Three departments, comprised of the Assessor’s Office, Controller-Treasurer Department, and Department of Tax and Collections, form the primary County property tax administration team. An overview of the property tax process is shown below.

Property Tax Process



* Real property is defined as land, mines, minerals, timber, and improvements such as buildings, structures, trees and vines, and is classified as “secured” property for assessment and collection purposes. Business personal property is defined as machinery, equipment, office tools and supplies, vessels and aircraft, and is classified as “unsecured” property.

Top 10 Commercial Taxpayers for Santa Clara County, Fiscal Year 2024–2025

Collections from secured businesses represented 26.5 percent of the collections, yet only represented 6.2 percent of the parcels being taxed. In Fiscal Year 2024–25, the top 10 taxpayers represent 4.7 percent of the total tax collected for the year.

Top 10 Commercial Taxpayers in 2024–2025					
Rank	Firm	Type	Assessed	Ad Valorem Taxes	% Total AV**
1	GOOGLE, INC.	Internet	\$10,048,950,680	\$124,307,082	1.49%
2	PACIFIC GAS & ELECTRIC CO.	Utilities	\$3,619,034,908	\$107,831,810	0.54%
3	CAMPUS HOLDINGS, INC.	Computer Manufacturing	\$4,658,385,726	\$54,102,516	0.69%
4	APPLE COMPUTER, INC.	Computer Manufacturing	\$2,918,649,571	\$38,236,634	0.43%
5	LICK MILL CREEK APARTMENTS	Real Estate	\$2,313,507,951	\$27,216,935	0.34%
6	APPLIED MATERIALS, INC.	Chip Manufacturing Equipment	\$1,696,448,235	\$19,592,791	0.25%
7	INTEL CORPORATION	Chip Manufacturing	\$1,645,823,518	\$19,071,564	0.24%
8	CISCO TECHNOLOGY, INC.	Network Technology	\$1,626,393,723	\$18,958,842	0.24%
9	INTUITIVE SURGICAL, INC.	Medical Technology	\$1,555,075,982	\$17,950,047	0.23%
10	PLANETARY VENTURES, LLC / 1	Internet	\$1,507,013,487	\$17,933,460	0.22%
Total			\$31,589,283,781	\$445,201,680	4.68%

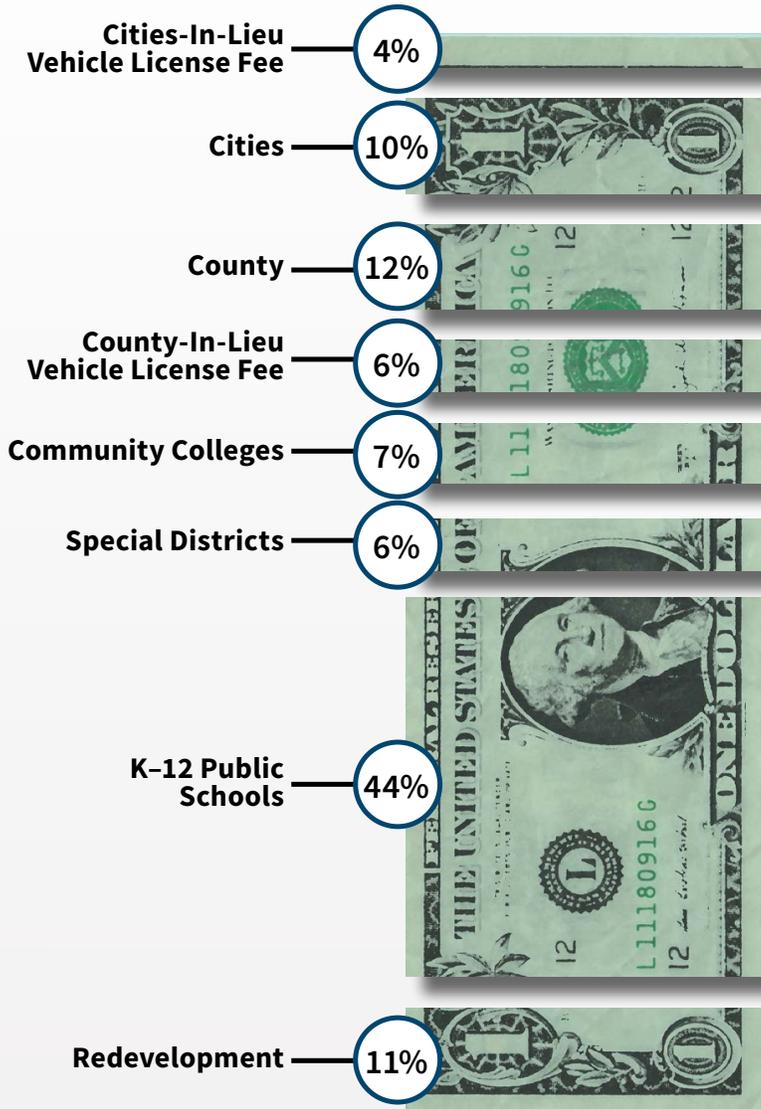
**AV = Assessed Value

More detail about the property tax process is available on the County Open Data Portal – Property Tax Story by [clicking here](#) or scanning the QR Code to the right.



WHERE DO MY PROPERTY TAXES GO?

Santa Clara County Average Property Tax Allocation 2025



Property taxes remain in the local community for services. Property tax is a local tax to finance local governments and public schools. This tax is of major importance as it is the single largest discretionary revenue source for the support of municipal and school district services. Counties, cities, towns, school districts, and special districts use property taxes to fund schools, police and fire protection, healthcare, road maintenance, and many other municipal services.

The Assessed Value is the basis for the one percent ad valorem property tax. Property tax, voter approved bond indebtedness, and special assessments make up the total tax levy.

The total tax levy for fiscal year 2024-2025 is \$9,040,153,424 before any roll corrections.

For examples of funding and programs, visit the Santa Clara County Open Data Portal Property Tax Story page by [clicking here](#) or scanning the QR Code to the right.



One percent ad valorem Property Tax Allocation based on the 2024 Assessment Roll (\$696 billion)

For the County of Santa Clara, property tax represents 36 percent of general fund revenue.

Cities-In-Lieu Vehicle License Fee	4%	\$286M
Cities	10%	\$664M
County	12%	\$830M
County-In-Lieu Vehicle License Fee	6%	\$408M
Community Colleges	7%	\$510M
Special Districts	6%	\$415M
K-12 Public Schools	44%	\$3.045B
Redevelopment	11%	\$797M
Grand total	100%	\$6.955B



Regional Medical Center

PROPOSITION 13



Passed by the voters in June 1978, Proposition 13 (Prop. 13) amended the California Constitution, limiting the assessment and taxation of property in California. It restricts both the tax rate and the annual increase of assessed value as follows:

- The property tax cannot exceed one percent of a property’s taxable value (plus service fees, improvement bonds, and special assessments, many of which require voter approval).
- 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.
- The adjusted (factored) base year value of real property is the upper limit of value for property tax purposes. An increase in the (factored) base year value is limited to no more than two percent per year.
- Business property, boats, airplanes, and certain restricted properties are subject to annual reappraisal and assessment.

Who Benefits from Prop. 13?

Every property owner benefits from Prop. 13. However, the longer a property is owned, the greater the property tax benefit.

The table below provides a snapshot of the countywide distribution of secured assessment roll by base year as of the January 1, 2025 Lien Date, and based upon the Prop. 13 equation.

Countywide Distribution of Secured Assessment Roll by Base Year				
Base Year Lien Date	Assessed Value	AV %	Parcel Count	Parcel Count %
Prior to 1979	\$23,739,209,402	3%	43,313	9%
1979–1988	\$21,625,466,568	3%	41,383	8%
1989–1998	\$44,131,595,557	6%	60,091	12%
1999–2008	\$121,067,129,933	17%	94,796	19%
2009–2018	\$230,800,395,828	33%	130,523	27%
2019–2025 (Partial decade)	\$266,667,808,510	38%	117,635	24%
Total	\$708,031,605,798		487,741	

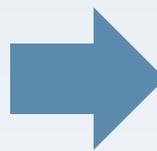
Q. How many properties are still protected by Prop. 13, passed by the voters in 1978?

A. All properties in Santa Clara County and throughout California receive the full protections and benefits of Prop. 13, whether a property was purchased last year or in 1975. A 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 two percent annually.

Proposition 13 generally limits assessed value growth to two percent annually, except for the reassessment of transfers of ownership or new construction. The limit is tied to the California Consumer Price Index (CCPI). In 2025–2026, the CCPI was 2.514 percent for properties not affected by transfers of ownership or new construction, which resulted in the maximum two percent increase in assessed value.



During a recession, the gap between the market value and assessed value of single family homes narrows. As the economy recovers, the gap widens. The chart below provides a snapshot as of the January 1, 2024 Lien Date, based on the simplified Prop. 13 equation defining Factored Base Year Value (FBYV):



$$\begin{aligned}
 & \$\$ \text{ Market value as of March 1, 1975} \\
 & \text{-OR- date of acquisition} \\
 & \times \text{ multiplied by the compounded} \\
 & \text{inflation (not to exceed 2\% per year)} \\
 & = \text{ equals the factored} \\
 & \text{base year value}
 \end{aligned}$$

Chart Data Explained

- Homes purchased since 2009 have an assessed value of more than **\$306.1 billion** and account for **70 percent** of the total property tax paid by homeowners.
- **16 percent** of all current single family homeowners purchased their property before 1989.
 - They only account for **four percent** of all property taxes paid by homeowners.
- The disparity is even greater among owners of multifamily properties at **74 percent**, and commercial/industrial properties at **70 percent**.

Distribution of Secured Assessment Roll by Base Year and Property Type (Gross AV)												
Base Year Lien Date	Single Family/Condominium				Multifamily Housing				Commercial/Industrial/Other			
	Assessed Value	AV %	Parcel Count	Parcel %	Assessed Value	AV %	Parcel Count	Parcel %	Assessed Value	AV %	Parcel Count	Parcel %
Prior to 1979	\$5,643,739,006	1%	36,825	8%	\$1,299,552,410	2%	2,449	12%	\$16,795,917,986	9%	4,039	12%
1979-1988	\$12,470,054,972	3%	36,225	8%	\$2,335,845,986	3%	2,416	11%	\$6,819,565,610	3%	2,742	8%
1989-1998	\$31,372,757,772	7%	54,544	13%	\$3,534,660,749	5%	2,421	12%	\$9,224,177,036	5%	3,126	10%
1999-2008	\$83,683,298,013	19%	85,019	20%	\$12,070,403,988	16%	4,098	19%	\$25,313,427,932	13%	5,679	17%
2009-2018	\$130,225,473,993	30%	115,935	27%	\$27,795,218,665	38%	5,231	25%	\$72,779,703,170	37%	9,357	28%
2019-2025 Partial Decade	\$175,920,172,234	40%	105,285	24%	\$26,155,393,920	36%	4,435	21%	\$64,592,242,356	33%	7,915	24%
Total	\$439,315,495,990		433,833		\$73,191,075,718		21,050		\$195,525,034,090		32,858	

PROPOSITION 19 AND MAJOR LIFE EVENTS

How Property Assessment is Protected in California

Under Proposition 13, property in California is not reassessed (revalued for tax purposes) unless there is a change in ownership or new construction. However, some life events—like marriage, divorce, disability, natural disasters, turning a certain age, or death—may allow a property to avoid reassessment if certain rules are followed. Transfers between family members (like parents and children or grandparents and grandchildren) may also qualify.

Exclusions

Qualifying transfers of real property which are fully or partially excluded from reappraisal if a timely claim is filed with the Assessor's Office.

Visit the **Prop. 19** page on the Assessor's website for the Assessment Estimator and other resources by [clicking here](#) or scanning the QR Code below.



What Proposition 19 Changed

Proposition 19 (Prop. 19) made big changes to how property owners can transfer their property tax values (called base year values) to others or to new homes. It affects:

- **Base Year Value Transfers**
Starting April 1, 2021, homeowners age 55 or older, severely disabled, or affected by a disaster can transfer their property tax value to another home anywhere in California.
- **Intergenerational Transfers**
Starting February 16, 2021, new rules apply when transferring property between parents and children or grandparents and grandchildren.
- **Disaster and Disability Relief**
The law also changed how people affected by disasters or severe disabilities can transfer their property tax base.

Base Year Value Transfer (Age 55 or Older or Disabled)

Homeowners who are 55 or older or severely disabled can transfer their current property tax value to a new home if the new home is bought or built within two years of selling the old one.

The amount to be excluded from reassessment is based on the replacement home value. If the new home is:

- **equal or less in value**, they may get a full exclusion.
- **more expensive**, they will only get a partial exclusion.

They can do this transfer **up to three times**.

Family Transfers: Parent to Child or Grandparent to Grandchild

Homeowners can transfer their tax base to certain family members, but:

- The home must be the **principal residence** or a **family farm**.
- The new owner must live in the home as their principal residence and file for the **Homeowners' Exemption** within **one year** of the transfer date (or date of death if the transfer happens due to death).
- Any value above the "value cap" will be reassessed. The value cap is the property's taxable value at time of transfer **plus \$1 million, as adjusted every other year by an inflation factor**.
- **For grandparent-to-grandchild transfers**, the grandchild's parent (the child of the grandparent) must be **deceased** on the transfer date.

When a Property Owner Dies

Losing a loved one is difficult. Knowing the rules about property transfers ahead of time hopefully will help make the process smoother, minimize delays, and eliminate confusion.

Under Prop. 19:

- The new owner (child or grandchild) must move into the home and apply for the **Homeowners' Exemption within one year** of the owner's death to qualify for exclusion from reassessment.
- They have **three years** to apply for the Prop. 19 exclusion, but only **one year** to move in and claim the exemption.
- A **supplemental tax bill** may be sent during processing of the application. If the transfer qualifies for exclusion from reassessment, a refund may be issued.

What You Should Do:

- 1. Notify the Assessor's Office**
File a Death Statement Form within 150 days of the owner's death.
- 2. File an Affidavit of Death**
You may also need to file this with the County Clerk-Recorder's Office.
- 3. Review the Prop. 19 Family Transfer Rules**
If you inherit the property, make sure you:
 - Move in within **one (1) year**
 - File for the **Homeowners' Exemption**
 - Apply for the Prop. 19 exclusion within three (3) years



[Click here](#) or scan the QR Code to the left to access the forms list and selecting "Death Statement." Follow the mailing directions on the form.

[Click here](#) or scan the QR Code to the right to visit the Santa Clara County Clerk-Recorder website.



Disaster Relief

There are two main types of property tax relief for disasters:

1. Base Year Value Transfer (after a disaster)

You may transfer your property tax base if you:

- Have incurred the damage because of a **wildfire or natural disaster**
- **Buy or build a new home** within **two (2) years of the disaster date**

2. Temporary Value Reduction

You can apply to reduce your property's assessed value while its damaged if:

- Damage is worth at least **\$10,000**
- You apply within **12 months** of the disaster

For more information on **Disaster Relief**, [click here](#) or scan the QR Code below.



For detailed **Prop. 19 information** and answers to frequently asked questions, [click here](#) or scan the QR Code to the right to visit the State Board of Equalization page.



PROPOSITION 8

What is Proposition 8?

Proposition 8 History		
Year	Temporary Reduction Amount	Parcel Count
2012	\$26,959,756,586	136,559
2013	\$15,908,271,302	80,798
2014	\$8,006,997,019	37,989
2015	\$4,913,879,441	22,436
2016	\$2,679,662,339	10,510
2017	\$1,999,107,028	6,654
2018	\$1,363,252,182	2,645
2019	\$1,096,873,060	1,843
2020	\$2,050,409,497	10,629
2021	\$1,811,725,352	7,696
2022	\$1,693,231,780	2,595
2023	\$4,717,996,643	19,325
2024	\$3,485,159,915	11,226
2025	\$6,088,060,326	8,701

Proposition 8 (Prop. 8), passed by California voters in November 1978, entitles property owners to the lower of the fair market value (as of the January 1 Lien Date), or the base year value. The base year value is the assessed value as determined at the time of purchase or new construction, increased each year by no more than two percent, or the CCPI, whichever is lower.

If the market value of a property declines below the base year value, the Assessor is required to proactively reduce the assessed value temporarily to reflect the lower fair market value of property.

The property’s base year value continues to be factored at a maximum two percent per year, setting its maximum assessed value. As the market recovers, the assessed value of a property will increase based on market conditions, **which is not restricted to a two percent growth**. The value enrolled will follow the market growth rate until the market value exceeds the factored base year value, **at which time the lower factored base year is restored**.

Properties where the market value exceeds the assessed value as of January 1 are not eligible for an adjustment.

Temporary Declines in Assessed Value

The number of decline in value assessments dropped significantly from 11,266 in 2024 to 8,701 in 2025. However, the net changes removed \$2.6 billion from this year’s roll. The net negative change in value can be attributed to the fact that residential property reductions are declining in count and value, but **commercial reductions increased in count by 30 percent and in value by 181 percent**.

The Proposition 8 change in value went from \$3.5 billion in reductions in 2024 to approximately \$6.1 billion in 2025. A breakdown of values shows 8,085 residential properties total: \$1.5 billion in reductions, with 614 commercial properties totaling more than \$4.5 billion in reductions.

Compare this to 2024 when 10,757 residential properties totaled \$1.9 billion in reductions, and 469 commercial properties totaled \$1.6 billion in reductions.

The top three cities with commercial decline in value account for 62 percent of the parcels and 77 percent of the value:

Top Three Cities with Commercial Decline in Value		
City	# of Commercial Parcels on Decline	Commercial Property Value
San Jose	259	(\$1,685,600,312)
Mountain View	53	(\$935,756,716)
Sunnyvale	67	(\$886,646,915)
Total	379	(\$3,508,003,943)

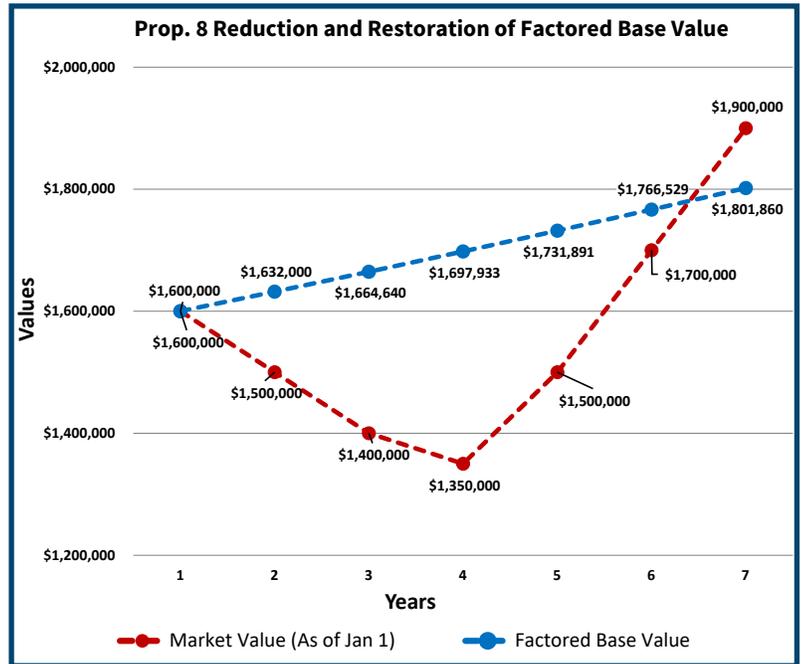
The Prop. 8 reductions were based on determinations of market value as of January 1, 2025. At the time of writing, commercial property is continuing to decrease in value, which may contribute to the further reduction of assessed value if the trend continues to January 1, 2026.

Who Should Request a Prop. 8 Decline in Value?

The graph on the right shows when a property owner would qualify for a temporary reduction.

In the example, a property owner purchases a property at fair market value for \$1.6 million, establishing the base year value at year 1. On the subsequent Lien Date (year 2), the market value decreases to \$1.5 million, but the property owner's assessment is based on the factored base year value of \$1.632 million (value plus 2 percent), which is higher than the market value. Therefore, the property owner would qualify, under Prop. 8, for a temporary reduction to \$1.5 million.

In this case, the property owner would qualify for a Prop. 8 reduction for years 2 through 6, but not in year 7.

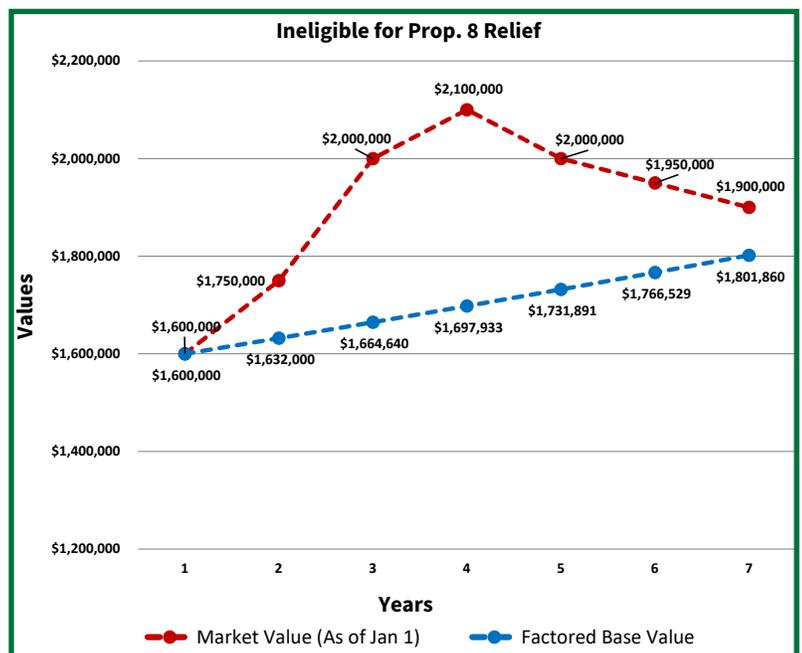


Who Should Not Request a Prop. 8 Decline in Value?

The graph below shows when a property owner would not qualify for a temporary reduction. Typically, this is the case when the market value increases after the property is purchased.

If a property owner purchases their property at fair market value for \$1.6 million, this establishes the base year value at year 1. In year 2, the market value increases to \$1.75 million, but the property owner's assessment will still be based on the factored base year value of \$1.632 million (value plus 2 percent), which is lower than the market value. In this case, a property owner would not qualify for a Prop. 8 reduction, the factored base year value is still much lower than the current market value of the property.

Note: Even if the market has declined, the factored base year value can still be below the current market value for that year as shown in years 5, 6, and 7.



Refer to the Assessment Calendar By Month on [Page 37](#) for Proposition 8 filing deadlines.

ASSESSMENT APPEALS

In Santa Clara County, a Notification of Assessed Value (NAV) is mailed in June to all property owners on the secured roll. The value is based on the January 1 Lien Date.

Property owners are encouraged to review their assessments relative to the market value of their property as of January 1. Owners should contact the Assessor's Office for an informal review if they believe their assessment is greater than the market value of the property as of the Lien Date. The Assessor's Office makes the appraisal of most residential properties available for review online, allowing owners to evaluate the selection and adjustment of comparable sales used to determine the market value of their property. If, during the informal review, analysis of new information results in a revised determination of market value, the Assessor will change the assessment of as many properties as possible between July 2–August 1. The formal appeal filing period ends on September 15.

Go Paperless!

Sign-up to receive email notifications when your NAV Card is ready. Scan the QR Code below or [click here](#).



See the decision tree on the right for dates and deadlines for the Assessed Value review and appeal process.

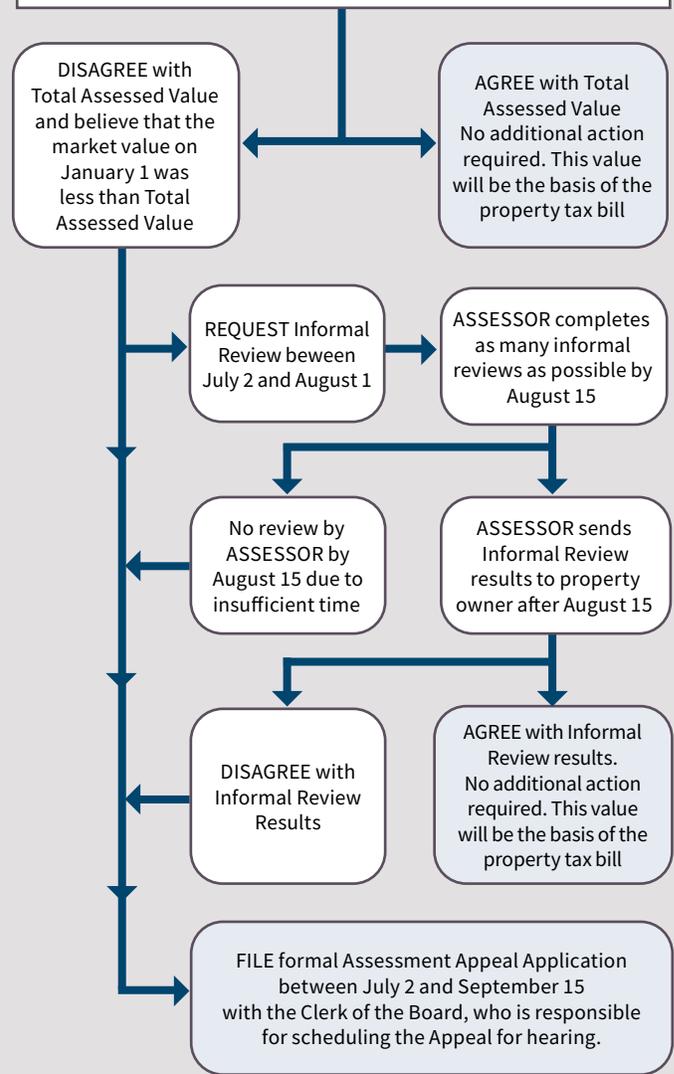
On average, residential appeals were resolved within 15 months last fiscal year, slightly longer than those resolved the prior fiscal year. Between July 1, 2024 and June 30, 2025, the Assessor's Office resolved 5,577 appeals, 50 percent more than the prior fiscal year. The Assessor's Office retained 91.5 percent of the assessed value in dispute, including all types of appeals.

5,491 appeals were filed in FY 24–25, approximately a 26 percent decrease over the 7,386 filed in the prior fiscal year. Like the prior year, commercial cases represented 52 percent of appeals, but represented nearly all the assessed value in dispute at 97 percent. Most filings (2,266) were made on properties located in San Jose, totaling 32 percent of the assessed value in dispute. However, non-residential filings on San Jose properties put the most assessed value in dispute at over \$18.2 billion.

ASSESSED VALUE REVIEW & APPEAL PROCESS

Notification of Assessed Value Card arrives either electronically on June 30, or hard copy in the mail after June 30.

REVIEW Total Assessed Value. Compare with the appraisal and comparable sales serving as the basis of the Assessor's opinion of value of the property as January 1 at www.sccassessor.org/comps



Residential filings decreased 34 percent due to increases in home prices between the Lien Date of 2023 and 2024. The assessed value in dispute increased about 14 percent due to commercial filings.

The 2024 assessment appeal filings compound the value in dispute found in the commercial inventory of assessment appeals. As of July 1, 2025, there were 11,457 active cases, totaling over \$142 billion of assessed value in dispute. Ninety-nine percent of the total value in dispute is in commercial cases and comprises 77 percent of the case count. The total value in dispute represents 20 percent of the annual net local assessment roll, but the assessment appeals filed in 2024 represent eight percent of the annual roll.

Formal Assessment Appeal Applications must be filed with the Clerk of the Board between July 2 and September 15, or within 60 days of an assessment notice.

Assessment Appeals Filed in 2024–2025				
City	Non Residential		Residential	
	AV in Dispute	Appeals	AV in Dispute	Appeals
Campbell	\$689,276,786	68	\$26,396,683	48
Cupertino	\$4,753,455,893	120	\$65,478,114	102
Gilroy	\$291,005,676	50	\$9,315,344	25
Los Altos	\$102,859,747	26	\$121,440,523	96
Los Altos Hills	\$0	0	\$91,417,795	52
Los Gatos	\$618,446,609	63	\$46,198,943	57
Milpitas	\$3,232,305,078	142	\$22,625,548	51
Monte Sereno	\$1,098,460	1	\$11,990,066	13
Morgan Hill	\$179,500,351	56	\$13,775,157	39
Mountain View	\$5,042,130,804	206	\$80,021,134	195
Palo Alto	\$3,225,777,082	179	\$246,500,141	251
San Jose	\$17,713,325,458	1192	\$499,747,386	1074
Santa Clara	\$14,133,371,671	389	\$71,138,730	176
Saratoga	\$50,448,336	15	\$106,987,270	97
Sunnyvale	\$5,811,899,250	298	\$96,180,392	251
Unincorporated	\$101,672,255	56	\$46,611,663	85
Waiting for Validation	\$139,446,446	18	\$0	0
Total	\$56,086,019,902	2879	\$1,555,824,889	2612

Assessed Value (AV) in Dispute								
Appeal Category	2024	2023	2022	2021	2020	2019 & Older	AV in Dispute	Count
Business Property	1,394	1,052	1,028	501	286	1,491	\$63,199,239,564	5752
Commercial/Industrial	1,172	497	133	33	29	33	\$52,080,945,723	1,897
Business & Real Property	28	36	21	10	12	66	\$15,068,230,070	173
Multifamily	495	89	12	0	0	0	\$4,180,424,844	596
Miscellaneous	132	102	12	3	2	16	\$3,459,379,320	267
Possessory Interest	6	9	2	4	5	9	\$2,181,459,457	35
Residential	2,415	193	5	0	0	1	\$1,490,327,068	2,614
Legal	56	44	7	6	0	7	\$793,638,379	120
Mobile Homes	3	0	0	0	0	0	\$267,468	3
Total	5,701	2,022	1,220	557	334	1,623	\$142,453,911,893	11,457

LEGISLATIVE ADVOCACY



Annual property tax assessment is governed by laws enacted by the California State Legislature

The laws are codified in the California Constitution and the Revenue & Taxation Code.

The Santa Clara County Assessor's Office takes an active role in legislative advocacy and has been instrumental in shaping legislation that ensures consistent, fair, and accurate property assessment. Each year, our office reviews proposed legislation and highlights potential impacts to property owners. The feedback is then provided to stakeholders and legislators, most commonly through the Legislative Committee of the California Assessors' Association (CAA).

The CAA is a statewide non-profit professional association of county assessors. The CAA consists of assessors from each of the 58 California counties.

On March 26, 2025, many California assessors and their staff participated in "CAA Legislative Day" at the Capitol in Sacramento for the purpose of meeting with State legislators in the Assembly and Senate to discuss pending legislation and potential impact to property assessment. The relationships developed during these meetings are crucial for effective communication and the ability to shape legislation that supports consistent and fair property assessment across the state.

The CAA and the Assessor's Office work closely with the California Board of Equalization (BOE). The BOE acts in an oversight capacity to ensure compliance by county assessors with property tax laws, regulations, and assessment issues. One way this is accomplished is through the BOE "[Letters to Assessors](#)" or "LTA's." The letters are an ongoing advisory service presenting the BOE staff's interpretation of rules, laws, and court decisions on property tax assessment. The LTA's also include summaries of court rulings, legal opinions, highlights of enacted legislation, Property Tax Rules, and technical bulletins for assessment problems.

For more information on the State Board of Equalization and the Letters To Assessors, [click here](#) or scan the QR Code to the right.



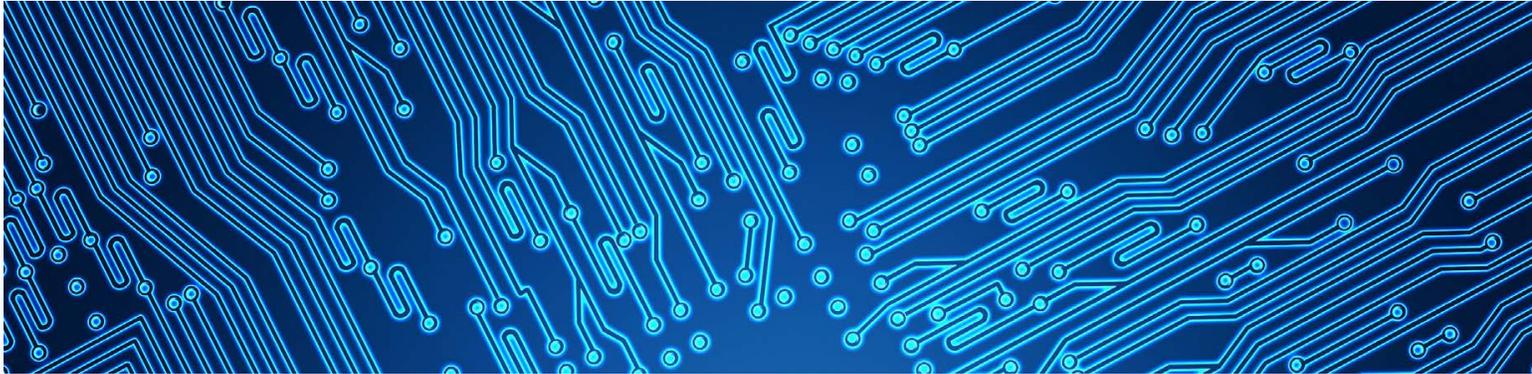
The Santa Clara County Assessor's Office will continue to champion fair and accurate property assessment through active participation in the legislative process.

The 2024-25 legislative year was the first of a two-year bill cycle. The CAA continued to follow bills that impacted housing, property assessment, or public information in some manner. As a result of the Los Angeles and Ventura County devastating fires, many bills were introduced to support disaster relief. CAA actively reviewed almost 50 bills in the first year of the bill cycle and took formal Oppose or Support positions on 16 of them. Along with CAA legislative leadership, Santa Clara County took a lead role in watching, amending, and recommending action for several of the assigned bills.

To view an interesting and very informative visual and descriptive representation of this year's proposed housing legislation, [click here](#) or scan the QR Code to the right to visit artist, architect, and housing advocate Alfred Twu's "2025 California Housing Legislation Highlights Bill Tracker."



TECHNOLOGY & MODERNIZATION



What It Means for the Community

The Assessor's Office has initiated a major technology upgrade designed to benefit property owners, businesses, and residents across the County. Work is underway to implement a modern platform that will replace the decades-old Assessor's Information Management System (AIMS).

Why This Matters

For years, AIMS has supported the County's \$725 billion and growing assessment roll. However, its obsolete platform and architecture presented significant risks, including security vulnerabilities, limited compatibility with modern tools, and diminishing support resources. Replacing AIMS ensures that assessment data will be better quality, more secure, and efficiently processed—ultimately improving service delivery to the public.

What's Coming: PRISM

Following an extensive search and competitive acquisition, the County selected a proven, California-compliant solution we are calling "PRISM" (Property Records & Information System Modernization). PRISM is designed to enhance the customer experience in several key ways:

- **Faster Service:** Streamlined workflows will reduce turnaround times for assessments and inquiries.
- **Improved Data Quality:** Advanced tools will minimize errors.
- **Improved Access:** Integration with other County departments will enable smoother communication and more coordinated services.
- **Enhanced Security:** Built with modern security standards, PRISM will safeguard sensitive property data.

- **Customization & Compliance:** Full control over the system's source code allows the Assessor's Office to quickly adapt to new laws and evolving customer needs.

Built on a Legacy of Excellence

Despite the growing technical obsolescence of AIMS, the Assessor's Office has consistently delivered fair, timely, and accurate assessments for the four decades the platform has been in place. This success is attributed to its internal development and the dedication of staff who maintain it as well as develop custom appraisal tools that supplement AIMS. PRISM will elevate this legacy by equipping staff with more powerful, flexible, and responsive technology.

Cloud-Powered Efficiency

As part of a broader modernization initiative, the Assessor's Office has transitioned several critical systems to the cloud, delivering:

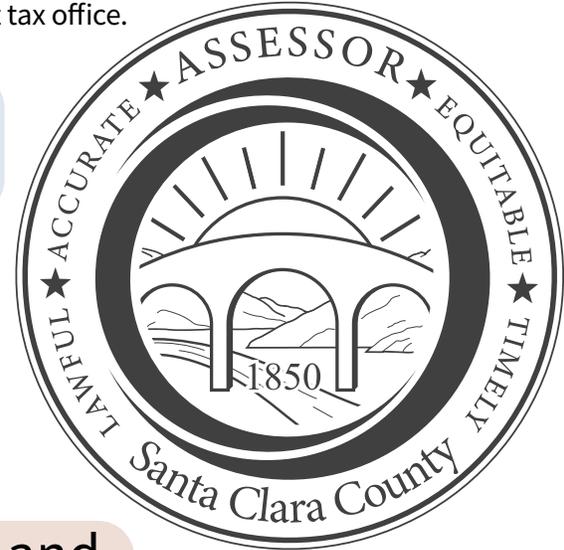
- **Faster Data Recovery:** A hybrid backup system ensures quick access to records and enhances data protection.
- **Reliable Performance:** Cloud infrastructure improves system speed and minimizes downtime.
- **Cost Savings:** Smart cloud management enables more efficient use of resources, allowing the Office to reinvest in better services for the public.

This transformation is about more than upgrading technology—it's about improving efficiency and enhancing the experience for every customer who depends on the Assessor's Office. With PRISM and cloud-powered infrastructure, the County is building a future where property data continues to be secure, data quality is enhanced, services are faster, and innovation drives continuous improvement.

WHAT OUR CUSTOMERS ARE SAYING

Customer service is a cornerstone of the Assessor's Office values. Whether leading technology solutions to collect and respond to customer feedback, or continued innovation in systems that support accuracy and efficiency in assessment, the consistent priority is transparency and excellence in public service.

Interactions inspire many positive comments contributing to this year's **92.8 percent** overall customer satisfaction rating, a remarkable statistic for a government tax office.



Never ever have received **such good service** from a government agency!

Very **friendly and informative.**
Glad I called.

Always a pleasure working with your office!

Concise and thorough response.

Awesome job, thanks a bunch!

Wonderful interaction and **quick response,** a credit to your department.

I appreciate the leadership which fosters **inclusion, respect, appreciation, and good communication.**

Public Service Stats:

- 17,158 Counter visits
- 32,057 Phone Calls
- 31,905 Emails



We're Here for You!

The gateway to customer support is the Public Service team. In the last year, over 17,000 members of the public visited the Assessor's Office and were greeted by the solutions-based team.

In addition to the Assessor's Office, the Tasman Campus hosts the Clerk-Recorder's Office and the Department of Tax and Collections. Thanks to the first phase installation of new Campus signage, visitors can easily find their destination from all points of access.



PERFORMANCE MEASURES

Timely, Accurate, and Efficient

The Assessor’s Office is committed to producing the annual Assessment Roll with timeliness, accuracy, and efficiency. Each year, we evaluate key performance metrics to ensure state-mandated assessment activities are facilitated in alignment with this mission.

Property taxes are raised and spent locally, funding essential community services. A timely and accurate Assessment Roll equips recipients with the data needed for effective budgeting, while efficiency drives both speed and precision.

Santa Clara County is one of only 11 counties in California that proactively notifies property owners of their assessed value before tax bills are issued. This early notice allows for review and potential adjustment (see Proposition 8, pages [24-25](#)), reducing the need for formal appeals and enabling the Controller-Treasurer and Tax and Collections Departments to issue tax bills with the most accurate values—supporting reliable revenue projections for service providers.

Performance Counts

For more than two decades, the Assessor’s Office has been implementing an ambitious performance-based budgeting and management initiative. The Office has a clear mission statement and measurable performance indicators designed to quantify improvement over time, all tied directly to the budget.

The table below highlights 10 years of performance metrics, demonstrating the Office’s sustained efficiency, effectiveness, and commitment to excellent customer service.

Performance Measures by Fiscal Year										
Outcome/Results	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Completed Assessments The completeness of the assessments assures that the assessment roll accurately reflects current market activity.	98.9%	99.8%	99.8%	99.4%	99.8%	99.1%	98.1%	98.5%	98.8%	97.8%
Budget Ratio The budget/cost ratio compares the actual expenses to the budget.	96.1%	91.9%	96.0%	97.0%	93.6%	96.3%	92.3%	87.0%	92.0%	94.0%
Customer Satisfaction Rating This measurement reflects the cumulative satisfaction level of both internal and external customers.	85.8%	86.2%	91.0%	87.0%	90.5%	94.0%	89.9%	92.8%	91.5%	92.8%
Average Number of Days to Deliver Supplemental Assessments to the Tax Collector This measure ensures the timely Notification of Supplemental Assessment to those property owners with change in ownership and new construction transactions.	162	160	159	169	171	171	185	145	146	149
Average number of days to resolve a residential assessment appeal This demonstrates the timely resolution of residential property owner appeals.	335	326	302	301	380	502	502	408	359	464
Overall average number of days to resolve an assessment appeal This demonstrates the timely resolution of all property owner appeals. Per RTC Code 1603 (c) the statutory standard for timely resolution of assessment appeals is 730 days.*	525	490	543	524	685	640	526	618	708	704

*Revenue and Taxation Code Section 1603 (c) generally requires that a county board make a final determination within two years of a timely filed application or the applicant’s opinion of value as stated on the application will become the value upon which the taxes will be levied. Consequently, the statutory standard for timely resolution of assessment appeals is 730 days.

ORGANIZATIONAL OVERVIEW



ASSESSOR

Greg Monteverde

The Assessor has the responsibility for annually discovering and assessing all property within the County. The Assessor is both a manager of employees and an administrator responsible for carrying out the rules and regulations imposed by property tax laws. Assessor Monteverde holds advanced appraisal certification awarded by the State Board of Equalization.



DEPUTY ASSESSOR

Autumn Young

The Deputy Assessor is responsible for local and state policy analysis and communications with a wide range of community, government, and business stakeholders, including media relations, elected officials external to the County, and major property taxpayers. The Deputy Assessor holds appraisal certification awarded by the State Board of Equalization.



REAL PROPERTY

John Recchio, Chief

The Real Property Division is 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 – Of the almost 100 staff who work in the Real Property Division, 85 percent are certified in appraisal by the State Board of Equalization.



STANDARDS, SERVICES AND EXEMPTIONS

Nora Galvez, Chief

The Standards, Services and Exemptions Division is responsible for locating and identifying ownership and reappraisability of all taxable real property, as well as approving and enrolling all legal property tax exemptions. Professional and certified staff members monitor and process assessment appeals, maintain assessment maps, document imaging, and oversee quality control.

Staff Composition – A majority of staff members possess expert knowledge in exemption law, cartography, and/or the legal complexities of property transfers. Of the more than 40 staff, 40 percent have certification awarded by the State Board of Equalization.

ASSISTANT ASSESSOR

Neysa Fligor

The Assistant Assessor is under the general direction of the Assessor and is responsible for planning, coordinating, managing, and supervising the functions and operations of the Assessor's Office. The position provides technical support and guidance for professional property appraisal and support staff and does related work as required. The Assistant Assessor also oversees the acquisition and implementation of new technology systems, tools, and applications, including replacing the decades old system with the new Property Records & Information System Modernization (PRISM) technology solution. The Assistant Assessor holds property tax appraisal certification awarded by the State Board of Equalization.



ADMINISTRATION

Cheryl Soriano, Financial and Administrative Services Manager

The Administration Division oversees the human resource, public service, contracts, accounting, payroll, facilities, risk assessment, and general administrative functions for the Assessor's Office.

Staff Composition – Administration employees possess backgrounds in assessment operations, policy development, strategic planning, communications, fiscal and contract management, accounting and personnel.



BUSINESS AND PERSONAL PROPERTY

Jae Choe, Chief

The Business and Personal Property Division is responsible for locating, valuing, enrolling and auditing all taxable business and personal property, including property (owned and leased) such as computers, supplies, machinery, equipment, and fixtures, as well as mobile homes, airplanes and vessels. Professional staff monitor the business and personal property assessment appeals.

Staff Composition – Staff is comprised of clerical support, accountants, and experts skilled in auditing, appraising, and assessing various types of business and personal property located in Santa Clara County. Nearly 60 percent of the certified Auditor-Appraisers have an advanced certification awarded by the State Board of Equalization.



INFORMATION SYSTEMS

Anil Siddam, Principal IT Manager

The Information Systems Division is responsible for developing enterprise applications and providing systems support across all divisions to ensure the accurate and timely delivery of the secured, unsecured, and supplemental assessment rolls. In addition to application development, the division is responsible for planning, maintaining, and optimizing both on-premises and cloud infrastructure, while also conducting security risk assessments and implementing cybersecurity best practices to protect critical systems and sensitive data.

Staff Composition – The staff is composed of business systems analysts, full stack developers, technology architects, systems administrators, and IT service specialists, as well as management.



THE ASSESSOR'S TEAM*



Real Property

Norman Arias
 Michele Boudreau
 Natalie Bounthisavath
 Matthew Boxberger
 Phoebe Cabaluna
 Carol Callahan
 Mia Campana
 Jacquelyn Cantu
 Deborah Chavez
 Win Chen
 Arthur Chien
 Bordon Chin
 Queenie Ching
 Mei Chou
 Melody Dejesus
 Barry Delfin
 Sourita Dey
 Sally Duke
 James Duong
 Thy Duong
 Tony Duong
 Sandra Emerson
 Cathleen Espinoza
 Ruben Espinoza
 Aaron Feldman
 Richard Fisher
 Joseph Garcia
 Lizuarte Garcia
 Jack Gaskins
 Matthew Gleason
 Bruce Glenday
 Vipin Goel
 Julia Goodwin
 Kevin Gruidl
 Huina Guan
 Evguenia Guilbert
 Julius Ho
 Jau-Horng Hsu
 Tri Huynh
 Alex Infante
 David Johnston
 Elizabeth Jones
 Elaine Kan
 Dae-Sun Kang
 Karen Klein
 Michael Kofnovec
 Meiyee Kong
 Jeffrey Kwan
 Wei Lai
 Arnold Lau
 Christian Lau
 Young Lee
 Kristen Leglu
 Matthew Leslie
 Jen Santos
 David Liu
 Carl Lombard
 Stephanie Lopez
 Visnja Lopez
 Cesar Luna
 Trinh Luu-Nguyen
 Kelley Marin
 Eric Matsuda
 Graham McKibbin
 Aden Mengistie
 Nedra Millwood
 Tiffany Ming
 Carol Mondino
 Quoc Ngo

Information Systems

Trong-Quyen Nguyen
 Annalea O'Halloran
 Diane Paskert
 Leila Peoples
 Michelle Pine
 Janene Pratt
 Lynn Quan
 Scott Raine
 Adrienne Randle
 Michael Randle
 John Recchio
 Juan Rodriguez
 Oscar Rodriguez
 Emilie Roy
 Ashley Sammet
 Sheryl Schenkman
 Kristina Seldal
 Vijay Shankarappa
 Mai Shearer
 Tommy Shing
 Neil Smith
 Kim Starrett
 Michael Swigart
 Marcus Tai
 Kevin Tanner
 Norman Valin
 David Wierzba
 Yeongtyan Wong
 Richard Xavier
 Sophie Xia
 Wen Xia
 Yang Xiao
 Vanessa Yang
 Jennifer Zenni
 Raji Abraham
 Soman Easaw
 Gloria Elia
 Aurelio Garcia
 James Gray
 Ramya Harinath Rao
 Yong Im
 Anil Jindal
 Jeff Kendig
 Hazel Morales
 Swathi Pathak
 David Peak
 Chris Piscitelli
 Shashank Ranjan
 Paul Rico
 Roy Rivas
 Marco Romagna
 Priyanka Sathe
 Anil Siddam
 Peter Tran
 Shradha Upadhyay
 Haritha Veedhi

62 percent of staff are professionally certified by the State of California.

*Staff composition as of June 30, 2025

Business and Personal Property

Shalini Agrawal	Truc Le
Linda Aguilar	Bertha Legorreta
Annabelle Alquiza	Richard Leong
Crystal Alvarado	Jana Li
Marcella Alvarado	Eason Li
Oscar Amaya	Songyu Lin
Michael Arriola	Steve Lin
Jeff Barlow	Deo Luminarias
Jeannie Bauzon	David Luu
Neeraj Bhardwaj	Eduardo Martinez
Emerald Chang	Jeannette Murray
Jingmin Chen	Nina Nguyen
Jae Choe	Christine Nguyen
Mary Helen Chrisman	Linda Nguyen
Richard Cloyd	Loan Nguyen
Barbara Cruz	Y Nhu Nguyen
David Del Real	Samantha Ramirez
Maria Diaz	Marie Rueda
Chris Dickson	Ben Salisbury
Gemma Foster	Kyra Schleef
Masae Fukuda	Naren Shah
Gabriel Garcia	John Sleeman
Matthew Ghebre	Rosemary Smith
Marisa Gonzalez	Babalola Sowunmi
Xin Guo	Roopa Subramanian
Brook Haile	Lu Sun
Virginia Hamley	Amata Tagalao
Cara Heaney	Khadiza Tahera
Jan Her	Jasmine Ting
Stella Hong	Anh Tong
Amy Hsu-Pedroza	Khanh Tran
Jenny Huynh	Natalie Tran
Michelle Jergensen	David Vaquilar
Jill Joy	Athena Wang
Samana Khan	Joseph White
Melissa Kong	Eric Zamudio
Krystal Le	

Assessor's Office Interns

The Assessor's Office Internship Program represents the commitment to providing students with valuable hands-on experience and mentorship in the field of property assessment.

The following interns worked in the Assessor's Office between 7/01/2024 to 6/30/2025:

Amaan Kayum	Aahil Syed
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Standards, Services, and Exemptions

Medel Angel	Joshua Howell
Rafael Aranda	Patricia Jadrich
Tuan Au	Vanessa Lam
Anita Badger	Jennifer Lara
Deborah Bathurst	Brett Lunceford
Jon Bredeson	Susan Murphy
Hang Bui	Shellsy Rizo
Rosana Cerda	Alfred Semene
Travis Cheney	David Shank
Jeremy Dicks	Debra Spolski
Ibrahim Fofanah	Stephanie Su
Nora Galvez	Kim Tang
Manuela Gonzalez	Jackie Ventimiglia
Teresa Gonzalez	Wendy Watson
Russell Gray	Will Young
Jared Gregory	Michelle Zaffa
Michelle Hardy	Jinlin Zhang
Brenda Hidalgo	Justin Zhang

Administration

Fely Bautista	Rajvinder Malhan
Alana Beltran-Balagso	Greg Monteverde
Janeth Berg	Robert M. Solis
Gregory Dally	Cheryl Soriano
Neysa Fligor	Lawrence E. Stone
Sally Gonzaga	Carmen Valles
Lori Lammle	Autumn Young
Fraser Louie	Diane Zertuche
Lisa Madril	Amparo Zuniga

Cristo Rey Interns

Cristo Rey San José provides students from underrepresented communities in the region with a rigorous college prep education and a unique Corporate Work Study Program (CWSP) in which students work in over 100 Silicon Valley companies. The Santa Clara County Assessor's Office has been a partner in the Cristo Rey CWSP since 2017.

The following Cristo Rey students worked in the Assessor's Office between 7/01/2024 to 6/30/2025:

Ellie Beltran	Ivan Herrera
Aileen Rodriguez	Melanie Martinez

GLOSSARY OF TERMS*

Ad Valorem Property Tax

Taxes imposed on the basis of the property's value.

Assessed Value (AV)

The taxable value of a property against which the tax rate is applied.

Assessment Appeal

Due process initiated by taxpayer if the assessed value of their property cannot be agreed upon with the Assessor.

Assessment Appeals Board (AAB)

A three-member panel appointed by the Board of Supervisors to resolve disputes between the Assessor's Office and property owners. Qualifying property owners may alternatively select a Value Hearing Officer (VHO), who is typically a real estate professional, to hear their appeal. The VHO process is considered an expedient and convenient alternative to the more formal Board proceedings, and may provide a faster resolution to an appeal.

Assessment Roll

The official list of all property within the County assessed by the Assessor.

Base Year Value (BYV)

The fair market value of a property at the time of the 1975 lien date, or on the date of the subsequent new construction or change in ownership.

Basic Aid

"Basic Aid" school districts fund their revenue limit entirely through property taxes and receive no general purpose State aid.

Business Personal Property

Property which is movable and not affixed to the land, and which is owned and used to operate a business, such as machinery, equipment, computers, furniture and supplies.

Change in Ownership

A transfer of real property resulting in the transfer of the present interest and beneficial use of the property.

California Consumer Price Index (CCPI)

Determined annually by the California Bureau of Labor Statistics.

Escape Assessments

Assessments levied outside the normal assessment period for the lien date(s) in question.

Exclusions

Qualifying transfers of real property which are excluded from reappraisal if a timely claim is filed with the Assessor's Office.

Exemptions

Legally qualified deductions from the taxable assessed value of the property.

Factored Base Year Value (FBYV)

A property's base value, adjusted annually by the change in the CCPI, not to exceed 2 percent. It is the upper limit of taxable value each year.

Fiscal Year

The period beginning July 1 and ending June 30.

Fixture

Tangible property securely affixed to real property.

Full Cash Value (FCV)

The amount of cash or its equivalent value that property would bring if exposed for sale in the open market, and as further defined in Revenue & Taxation Code §110.

Improvements

Buildings or structures generally attached to the land.

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 date when taxes for any fiscal year become a lien on property. The Lien Date for California property is 12:01 a.m., January 1.

* Explanation of terms are provided to simplify assessment terminology, but do not replace legal definitions.

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.

Personal Property

Any property except real estate, including airplanes, boats, and business property.

Possessory Interest (PI)

Interest of a lessee in government-owned property. 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.

Proposition 13 (Prop. 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 (Prop. 8)

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

Proposition 19 (Prop. 19)

Passed by California voters in November 2020, Proposition 19 generally expands the ability to transfer assessed value and narrows property tax benefits for intergenerational transfers. New transfer provisions were added for victims of disasters and the severely handicapped.

Real Property

Land that has been legally defined and improvements that have been made to the land.

Secured Roll

Assessment roll on which the taxes are secured by 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 sewer charges or school parcel taxes.

State Board of Equalization (BOE)

The Board consists of four members elected by California voters by district, and the State Controller. Their duties include administering various State taxes and fees, and serving as an appellate body for property, business, and income tax assessments. Through guidelines and rules, the Board promotes uniformity in local assessment practices.

Supplemental Assessment

Upon a change of ownership or completion of new construction, a supplemental assessment is issued in addition to the annual regular assessment and is based on the net difference between the previous assessed values and the new value for the remainder of the assessment year(s).

Tax Rate

The ratio of the tax to the tax base. The minimum ad valorem property tax rate is 1% of the net taxable value of the property. The total tax rate may be higher due to 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.

Tax Rate Area (TRA)

A geographic area having the same property tax allocation factors.

Transfer of Ownership

Change in ownership or change in manner in which property is held.

Unsecured Roll

Assessment roll consisting largely of business personal property on which the property taxes are not secured by a lien against the real estate.

For more information, go to
www.sccassessor.org
or scan the QR Code
to the right.



FREQUENTLY ASKED QUESTIONS*

From aircraft to supplementals, property tax assessment can be a complex and confusing system for property owners. Changes in legislation can make it even more challenging. Below are some frequently asked questions. For additional answers, [click here](#) or scan the QR Code to the right to visit the Assessor's website **Frequently Asked Questions** page.



Q: I am no longer living in the home where I was receiving the Homeowners' Exemption, but I still own it. Do I need to notify the Assessor?

A: Yes. You must notify the Assessor in writing as soon as possible whenever a property you own is no longer eligible for the Homeowner's Exemption. Failure to notify the Assessor will result in escape assessments and penalties if an unauthorized exemption is discovered. The Homeowners' Exemption is required to qualify for the Prop. 19 base year value and intergenerational transfer exclusion.

Q: By what date must a transferee establish the family home as their principal residence to qualify for the Prop. 19 intergenerational transfer exclusion?

A: The transferee must move into the family home and file for the Homeowners' Exemption **within one year of the purchase or transfer**. If the transfer is because of the death of the transferor, the transfer date is the same as the date of death.

Q: Would an extended stay in a long-term care facility change eligibility for the Homeowners' Exemption?

A: A temporary move to a long-term care facility will not disqualify the property from the exemption if the owner is expected to return. However, according to the State Board of Equalization, an absence of more than one year raises doubt that the owner is expected to return, and eligibility may be terminated. Property owners may want to consult a real estate tax attorney to determine how moving to a long-term care facility may impact Prop. 19 reassessment exclusions.

Q: What if I did not receive my Notification of Assessed Value?

A: Notification of Assessed Value (NAV) cards are mailed annually to all property owners at the end of June. If you did not receive your NAV card after the second week of July, you can request a duplicate notice by contacting the Santa Clara County Assessor's Office at assessor@asr.sccgov.org or 408-299-5500. Sign up to get your NAV card and all property assessment information electronically. [Click here](#) or scan this QR Code to the right to find out more.



Don't pay for services provided FREE by the Assessor

- Requests for assessment reductions (Proposition 8)
- Applications for a Homeowners' Exemption

Contact the Assessor's Office before signing a contract or sending money to a provider for these services.

Q: I will turn 55 years old in September 2026. Will I be able to transfer my base year value under Proposition 19 if I sell my current primary residence in April 2026 and purchase a replacement home after I turn 55 in September 2026?

A: No. In order for you to transfer your base year value, you must be at least age 55 **when you sell your original primary residence**. Your age when you purchase your replacement residence is not relevant. It is important to note that you have exactly two years to the date escrow closed to sell your original primary residence. Thus, if you are age 54 when you sell your original primary residence, you will not qualify to transfer your base year value from the home that was sold in April 2026 before you turn 55.

Q: What if I disagree with the assessed value of my property?

A: You should first call the Assessor's Office to discuss the assessment. You may talk directly to the appraiser, and often the matter is settled at that level. If there is still a difference of opinion, you must file an appeal within 60 days of the mailing date shown on the assessment notice.

If you choose to appeal your assessment, you must still pay your tax installments in full by the appropriate deadlines; otherwise, you will incur penalties while the case is in appeals. If your appeal is granted, a refund will be issued to you.

Q: I sold my property months ago. What happens if I get the tax bill for the new owner?

A: You have a few options based on the proximity to tax deadlines. If it is close to tax deadlines (December 10 and April 10), send it to the new property owner. The new property owner's address will be on the tax bill. Or, you can return the tax bill to the Department of Tax and Collections. For assistance with either option, call Tax and Collections at (408) 808-7900.

Q: What kind of personal or business property is taxable?

A: All machinery, equipment, tools, furniture, fixtures, and leasehold improvements held or used by you in connection with a trade or business; boats; aircraft; and mobile homes. Supplies on hand, demonstration equipment, and construction-in-progress are also assessable. All costs before trade-in, including sales tax, freight, and installation, must be reported on the property statement. For more detail, [click here](#) or scan the QR Code to the right to take you to the Business and Personal Property e-File webpage.



Q: Can a property be reassessed upon the death of the owner?

A: Yes. According to State law, a transfer on death is considered a change in ownership and the real property or the manufactured home that is subject to local property taxation can be reassessed as of the date of death for property tax purposes.

Q: Can the property be reassessed if the decedent held the property in a trust?

A: Yes. A property owner that holds their property in a trust is referred to as a trustor and/or present beneficiary. Property held in trust may undergo a change in ownership and be reassessed when the trustor and/or present beneficiary of the trust passes away, unless an applicable exclusion applies. The change in ownership and, if applicable, the date of reassessment, is the date of death of the property-owning trustor and/or present beneficiary, not the date of distribution to a successor beneficiary.

Q: Do I still have to file a Death Statement if the property was held in the decedent's trust?

A: Yes. Whenever there is any change in ownership (due to the death of an owner) of real property or of a manufactured home that is subject to local property taxation, the transferee shall file a Death Statement within 150 days with the County Assessor in the county where the real property or manufactured home is located. However, if the property is subject to probate proceedings, the Death Statement shall be filed prior to or at the time the inventory and appraisal are filed with the State Probate Court.

Q: To qualify for the base year value transfer, does the homeowner have to be (1) age 55 or over AND (2) disabled AND (3) a victim of a disaster?

A: No. Under Prop. 19, a homeowner may qualify for the base year value transfer under any one of the three categories listed; the homeowner does not need to meet all three categories in order to qualify. However, the homeowner must meet at least one of the qualifications on the date that the original property is sold.

* Answers are generalized. For specific information or to ask other questions, contact the Assessor's Office at (408) 299-5500.

Go Paperless!

To receive email notifications when your NAV Card is ready (June 30 each year), sign up to opt-in on paperless service.** Once enrolled, you can securely view, download, or print your property assessment-related information whenever you need it. To enroll, you must be the owner of record as of January 1. You will need the PIN number from the inside of the mailed NAV Card. Scan the QR Code to the right or visit www.sccassessor.org/optin to sign up.



** California Revenue and Taxation Code 619 allows a County Assessor to provide notices by email in lieu of regular mail if the taxpayer opts to receive their assessment information electronically.

Q: My domestic partner transferred his home into his revocable living trust. I am the beneficiary of that trust after his death. Will the property be reassessed at that time?

A: No. As long as you are registered domestic partners on his date of death, you will not be reassessed.

Q: Appraising and Assessing: is there a difference?

A: Yes. **Appraising** is the process of estimating value, whereas **Assessing** is the process of determining the taxable value of a property, taking into account all relevant State laws. Market value may be only one component in the process of determining the property's assessed value. The State Legislature and State Board of Equalization may amend the process and redefine the rules for how the Assessor must assess a property.

Q: Taxable Possessory Interest (PI) – what are they?

A: A taxable Possessory Interest exists whenever there is a private, beneficial use of publicly-owned, non-taxable real property. Such Interests are typically found where private individuals, companies or corporations lease, rent, or use federal, state, or local government owned facilities and/or land for their own beneficial use.

Examples of Possessory Interests include such things as:

- Parklets
- Private companies leasing government buildings
- Tenants, concessionaires, and exhibitors at the Fairgrounds or a Convention Center at any time during the year
- The right to have food vending machines located in a government building
- The right to operate a rental car agency at an airport

The variety and form of such Interests vary widely and evolve continually, therefore identifying them can be a very difficult task.

FIND OUT MORE

The Santa Clara County Office of the Assessor has a variety of online resources available to find out more information about property tax assessment. Stay up to date on legislative changes, important deadlines, learning opportunities, and even job openings by joining our social media community. Scan the QR Codes below to find out more.



Facebook@scassessor

[Click here](#) or scan the QR Code to the left to go to the website.



LinkedIn @Santa Clara County Assessor's Office

[Click here](#) or scan the QR Code to the right to go to the website.



YouTube @Santa Clara County Assessor's Office

For webinars and video resources on the Assessor's website, [click here](#) or scan QR Code to the left.



Publications

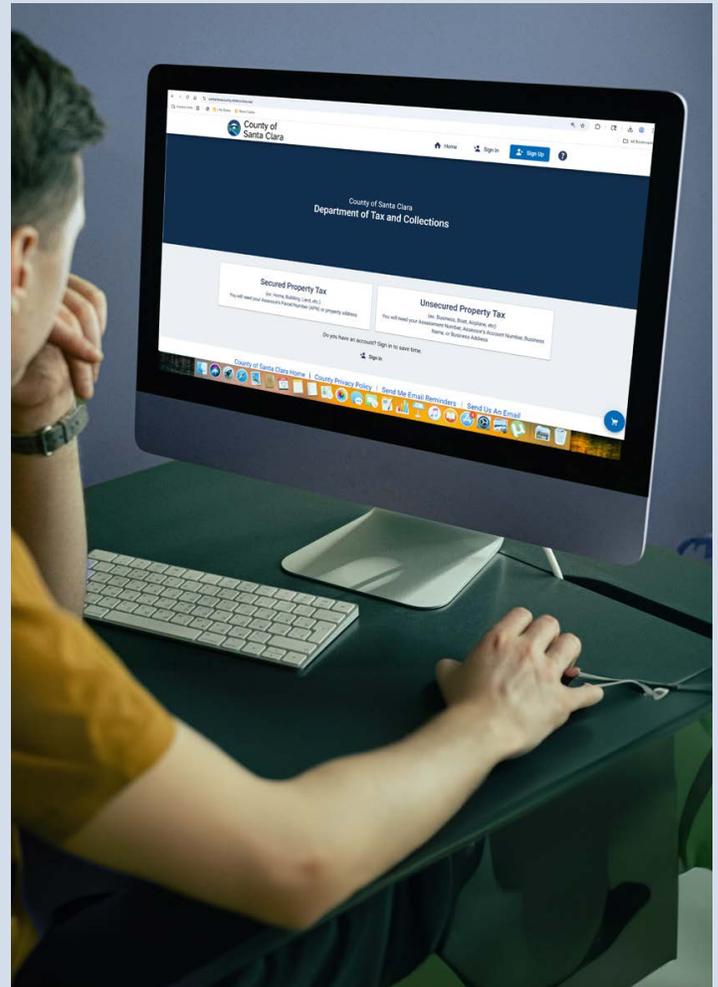
To find printable resources and publications on a variety of topics on the Assessor's website, [click here](#) scan the QR Code to the right.



Proposition 19 Webinar

[Click here](#) or scan the QR Code to the left to go to the website.

The Department of Tax and Collections has an upgraded online payment site.



Features include:

- **User Profile** – You can create a user profile and securely store your payment methods (credit cards and checking accounts) for easier checkout.
- **Shopping Cart** – You can pay tax bills for multiple properties in a single transaction.
- **ADA-Compliance** – Our site features an upgraded ADA-compliant design that offers better accessibility.

Scan the QR Code to the right or visit: <https://payments.sccgov.org/propertytax>



THE ASSESSOR'S OFFICE IN THE COMMUNITY



Photo: SILVAR Lunch & Learn 2025



For the 30 years he was Assessor, Larry Stone prioritized community engagement by speaking to neighborhood associations, realtors, business organizations, and civic groups like Rotary, City Councils, School Boards, and Chambers of Commerce.

In alignment with Larry Stone's legacy and the mission of the Assessor's Office to provide current assessment related information to the public and government agencies, the Executive Leadership team continues to speak in the community, both in person and virtually.

Popular topics include:

- Property valuation
- Disaster relief
- Proposition 19:
 - ▶ Intergenerational (parent/child) transfer
 - ▶ Base Year Value transfer
- Accessory Dwelling Units (ADUs)
- Supplemental assessments
- Property assessment legislation



To request the Assessor and property assessment subject matter experts to speak at your next event, [click here](#) or scan the QR Code on the right.



Annual Report Acknowledgments

Editors: Greg Monteverde–Assessor, Neysa Fligor–Assistant Assessor, Autumn Young–Deputy Assessor; Lori Lammle–Confidential Secretary; Robert M. Solis–Graphic Designer

Peer Reviewers: Division Chiefs and Assistant Chiefs. Division staff members Gloria Elia, Jared Gregory, Brett Lunceford, Fraser Louie, Rajvinder Malhan, Emilie Roy, Jen Santos, Carmen Valles, and Diane Zertuche

CITY, SCHOOL, AND PROPOSITION DATA ADDENDUMS

Net Secured Assessed Value (AV) and Number of Parcels by City and Property Type Roll Year: 2025											
City	Row Type	Agricultural & Miscellaneous	Industrial & Manufacturing	Mobile Home	Multifamily Housing	Office	Retail	Single Family & Condo Housing	Net Secured	Other Exemption	Homeowner Exemption
Campbell	Val	\$236,059,834	\$830,154,010	\$17,614,621	\$1,816,647,845	\$1,158,512,314	\$1,052,207,305	\$9,856,389,133	\$14,967,585,062	\$215,657,612	40,567,800
	APN	168	291	113	755	217	262	10,575	12,381	116	5,719
Cupertino	Val	\$285,774,072	\$1,767,549,104	\$0	\$2,187,030,425	\$7,884,978,330	\$1,488,535,555	\$20,463,540,388	\$34,077,407,874	\$177,735,474	63,495,600
	APN	219	59	0	579	223	144	15,477	16,701	77	9,075
Gilroy	Val	\$455,932,958	\$900,050,116	\$15,894,382	\$608,180,294	\$110,918,660	\$1,068,354,125	\$9,181,724,606	\$12,341,055,141	\$582,176,121	46,249,000
	APN	503	229	171	591	92	323	13,252	15,161	187	6,612
Los Altos	Val	\$181,915,241	\$21,229,043	\$0	\$328,367,945	\$700,966,697	\$498,420,907	\$22,382,832,488	\$24,113,732,321	\$485,082,452	45,061,800
	APN	142	30	0	137	281	169	10,441	11,200	72	6,442
Los Altos Hills	Val	\$233,178,104	\$3,389,423	\$45,651	\$0	\$0	\$0	\$11,451,408,848	\$11,688,022,026	\$59,794,116	12,478,200
	APN	200	20	1	0	0	0	3,013	3,234	15	1,785
Los Gatos	Val	\$398,429,833	\$223,470,829	\$6,254,453	\$904,271,943	\$1,389,804,910	\$775,685,039	\$15,924,460,656	\$19,622,377,663	\$402,927,026	39,929,400
	APN	383	55	59	455	277	214	9,968	11,411	75	5,710
Milpitas	Val	\$678,276,949	\$5,517,308,492	\$38,405,185	\$2,656,287,722	\$349,419,717	\$1,630,724,668	\$14,421,997,131	\$25,292,419,864	\$450,807,251	64,871,800
	APN	402	395	408	373	176	189	18,576	20,519	137	9,274
Monte Sereno	Val	\$23,396,294	\$2,486,430	\$0	\$0	\$0	\$0	\$3,383,597,764	\$3,409,480,488	\$971,160	5,216,400
	APN	32	2	0	0	0	0	1,262	1,296	1	746
Morgan Hill	Val	\$493,576,499	\$1,407,320,374	\$51,546,994	\$550,607,526	\$158,240,462	\$662,861,297	\$10,906,083,634	\$14,230,236,786	\$531,758,869	48,833,400
	APN	520	245	455	324	96	228	12,277	14,145	164	6,832
Mountain View	Val	\$2,697,958,772	\$5,652,470,208	\$93,734,555	\$7,645,572,711	\$7,968,175,618	\$1,650,819,426	\$19,849,154,076	\$45,557,885,366	\$1,094,822,722	66,640,000
	APN	274	337	884	1,507	425	358	17,112	20,897	129	9,519
Palo Alto	Val	\$546,090,619	\$2,294,237,793	\$596,364	\$2,876,448,067	\$8,380,778,921	\$2,289,143,878	\$35,414,735,055	\$51,802,030,697	\$8,629,725,452	72,511,600
	APN	463	164	11	842	594	365	18,373	20,812	327	10,367
San Jose	Val	\$6,397,020,360	\$21,059,008,375	\$571,323,727	\$27,414,086,909	\$16,740,358,791	\$13,015,742,723	\$170,022,556,188	\$255,220,097,073	\$8,163,139,555	817,979,200
	APN	3,504	2,828	6,808	11,024	2,159	3,197	218,893	248,413	1,834	116,742
Santa Clara	Val	\$2,709,054,895	\$14,615,346,251	\$173,098	\$9,082,998,707	\$9,025,969,226	\$2,176,704,040	\$22,119,957,477	\$59,730,203,694	\$3,049,402,029	93,329,600
	APN	371	946	1	2,016	290	426	25,947	29,997	278	13,345
Saratoga	Val	\$275,571,835	\$44,767,474	\$69,630	\$21,189,680	\$194,953,875	\$165,049,276	\$21,574,666,248	\$22,276,268,018	\$284,194,036	46,113,200
	APN	376	36	1	23	85	69	10,664	11,254	56	6,592
Sunnyvale	Val	\$687,183,778	\$12,402,303,622	\$324,166,528	\$9,629,481,805	\$13,619,123,127	\$2,631,059,876	\$30,842,102,452	\$70,135,421,188	\$792,419,387	127,029,000
	APN	254	520	2,866	2,115	373	403	30,023	36,554	164	18,156
Unincorporated	Val	\$3,494,736,951	\$269,532,017	\$2,852,814	\$213,162,496	\$32,712,910	\$88,049,103	\$20,932,560,081	\$25,033,606,372	\$8,771,595,171	72,196,600
	APN	6,805	308	51	309	28	114	17,980	25,595	385	10,322

Real Property Distribution of Value by Type Roll Year: 2025

Property Type	Property Value	Value Growth %	% of Total Value	Parcel Count	Parcel %
Single Family Detached	\$368,634,119,601	6%	55%	339,505	70%
Condominiums	\$70,074,359,953	5%	10%	94,325	19%
Office	\$65,107,448,321	-1%	10%	5,316	1%
Apartments 5+ Units	\$52,489,452,035	1%	8%	5,897	1%
R&D Industrial	\$26,992,316,897	1%	4%	785	0%
Other Industrial Non-Manufacturing	\$24,386,299,200	7%	4%	3,504	1%
Specialty Retail and Hotels	\$18,974,349,746	2%	3%	5,607	1%
Single Family 2-4 Units	\$13,123,779,707	5%	2%	15,007	3%
Major Shopping Centers	\$9,871,358,326	3%	1%	849	0%
Other Urban	\$8,568,742,091	-2%	1%	6,269	1%
Public & Quasi-Public	\$7,766,973,914	2%	1%	2,477	1%
Other Industrial Manufacturing	\$4,535,913,392	-5%	1%	2,017	0%
Agricultural	\$2,953,882,304	5%	0%	5,322	1%
Electronics & Machinery Manufacturing	\$1,553,686,063	5%	0%	122	0%
Residential Misc.	\$101,061,208	2%	0%	146	0%
Total	\$675,133,742,758			487,148	

CITY, SCHOOL, AND PROPOSITION DATA ADDENDUMS

Net Secured Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts and by Major Property Type

Campbell Union High School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Burbank	AV	\$0	\$162,070,049	\$350,951,405	\$95,405,619	\$608,427,073	\$7,476,391	\$615,903,464	\$19,608,389	\$1,946,000	4%
	APN	0	178	602	112	892	0	0	4	278	0%
Cambrian	AV	\$5,943,261	\$839,261,085	\$7,509,233,289	\$1,502,935,569	\$9,857,373,204	\$105,255,766	\$9,962,628,970	\$134,049,185	\$31,890,600	7%
	APN	27	473	8,418	496	9,414	0	0	55	4,477	0%
Campbell Union	AV	\$17,133,046	\$5,397,345,117	\$21,034,195,627	\$7,312,760,776	\$33,761,434,566	\$973,573,554	\$34,735,008,120	\$955,945,495	\$79,196,600	5%
	APN	126	2,372	21,540	1,516	25,554	0	0	224	11,323	0%
Moreland	AV	\$0	\$1,881,431,169	\$10,503,750,450	\$1,361,467,195	\$13,746,648,814	\$139,635,584	\$13,886,284,398	\$288,594,675	\$42,989,800	6%
	APN	0	1,091	10,843	328	12,262	0	0	63	6,143	0%
Union Elementary	AV	\$0	\$452,143,340	\$13,704,914,383	\$1,110,419,734	\$15,267,477,457	\$157,212,092	\$15,424,689,549	\$245,327,989	\$55,412,000	7%
	APN	0	378	13,662	275	14,315	0	0	72	7,923	0%

East Side Union High School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Alum Rock Union	AV	\$8,789,663	\$1,037,570,173	\$10,546,233,259	\$1,763,613,574	\$13,356,206,669	\$257,156,505	\$13,613,363,174	\$1,108,677,581	\$66,744,800	5%
	APN	141	869	19,794	1,092	21,896	0	0	256	9,358	0%
Berryessa Union	AV	\$185,173	\$1,141,702,912	\$15,730,453,018	\$1,171,792,781	\$18,044,133,884	\$439,986,121	\$18,484,120,005	\$198,531,603	\$81,799,200	4%
	APN	1	98	22,995	481	23,575	0	0	139	11,690	0%
Evergreen	AV	\$50,199,887	\$222,227,915	\$22,403,945,198	\$1,676,551,324	\$24,352,924,324	\$190,739,452	\$24,543,663,776	\$341,015,414	\$100,916,200	4%
	APN	588	71	25,708	660	27,027	0	0	160	14,427	0%
Franklin McKinley	AV	\$183,616,300	\$1,071,153,214	\$9,041,955,518	\$3,480,787,286	\$13,777,512,318	\$494,821,121	\$14,272,333,439	\$1,077,610,104	\$58,221,800	4%
	APN	2,306	939	15,358	1,519	20,122	0	0	149	8,325	0%
Mount Pleasant	AV	\$215,392	\$17,742,725	\$3,168,801,171	\$145,889,708	\$3,332,648,996	\$12,751,125	\$3,345,400,121	\$88,554,090	\$17,452,400	5%
	APN	3	28	5,012	172	5,215	0	0	34	2,496	0%
Oak Grove	AV	\$129,474,586	\$2,305,303,800	\$17,662,156,087	\$4,302,098,986	\$24,399,033,459	\$1,939,617,161	\$26,338,650,620	\$683,602,613	\$98,525,000	4%
	APN	1,380	526	26,318	600	28,824	0	0	184	14,086	0%
Orchard	AV	\$68,631,119	\$1,521,120,216	\$1,946,105,461	\$10,840,476,840	\$14,376,333,636	\$1,897,589,897	\$16,273,923,533	\$135,603,057	\$11,370,800	3%
	APN	929	32	2,378	1,323	4,662	0	0	25	1,625	0%

Net Secured Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts and by Major Property Type

Fremont Union High School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Cupertino Union	AV	\$0	\$4,288,418,409	\$46,839,360,624	\$10,199,560,694	\$61,327,339,727	\$1,165,488,796	\$62,492,828,523	\$367,550,215	\$153,613,600	5%
	APN	0	1,563	36,611	1,240	39,414	0	0	146	21,954	0%
Sunnyvale Elementary	AV	\$115,890,547	\$6,811,516,928	\$16,963,507,258	\$25,374,098,855	\$49,265,013,588	\$3,102,660,826	\$52,367,674,414	\$553,923,665	\$68,895,400	2%
	APN	1,010	1,344	17,459	1,293	21,106	0	0	123	9,848	0%

Gilroy Unified School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Gilroy Unified	AV	\$16,575,117	\$613,070,760	\$10,719,125,185	\$3,627,577,718	\$14,976,348,780	\$415,323,733	\$15,391,672,513	\$596,775,298	\$53,781,000	5%
	APN	190	604	14,817	2,897	18,508	0	0	200	7,690	0%

Los Gatos – Saratoga Union High School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Lakeside Union	AV	\$0	\$1,392,698	\$184,212,595	\$31,961,707	\$217,567,000	\$44,601	\$217,611,601	\$1,644,546	\$777,000	3%
	APN	0	1	173	124	298	0	0	2	111	0%
Loma Prieta Union	AV	\$0	\$155,059	\$316,833,839	\$61,132,952	\$378,121,850	\$1,403,391	\$379,525,241	\$965,888	\$1,386,000	4%
	APN	0	1	327	243	571	0	0	1	198	0%
Los Gatos Union	AV	\$6,254,453	\$535,329,021	\$15,964,200,746	\$2,405,021,663	\$18,910,805,883	\$208,628,406	\$19,119,434,289	\$266,998,311	\$36,275,400	6%
	APN	59	242	9,098	1,424	10,823	0	0	53	5,187	0%
Saratoga	AV	\$239,622	\$18,273,409	\$16,391,173,144	\$509,755,731	\$16,919,441,906	\$40,519,998	\$16,959,961,904	\$337,302,244	\$29,513,400	6%
	APN	3	17	6,929	549	7,498	0	0	40	4,219	0%

CITY, SCHOOL, AND PROPOSITION DATA ADDENDUMS

Net Secured Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts and by Major Property Type

Milpitas Unified School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Milpitas Unified	AV	\$38,464,110	\$2,095,636,308	\$14,042,497,029	\$8,191,440,815	\$24,368,038,262	\$1,812,405,453	\$26,180,443,715	\$436,610,661	\$64,185,800	4%
	APN	409	368	18,273	1,424	20,474	0	0	139	9,176	0%

Morgan Hill Unified School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Morgan Hill Unified	AV	\$53,104,341	\$573,577,358	\$15,835,139,433	\$4,241,453,319	\$20,703,274,451	\$685,080,854	\$21,388,355,305	\$571,774,863	\$70,683,200	6%
	APN	478	346	17,980	3,378	22,182	0	0	224	9,955	0%

Mountain View – Los Altos Union High School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Los Altos Elementary	AV	\$45,651	\$1,972,910,261	\$32,032,577,461	\$2,895,775,736	\$36,901,309,109	\$183,843,723	\$37,085,152,832	\$687,475,157	\$58,003,400	5%
	APN	1	191	13,968	907	15,067	0	0	103	8,292	0%
Mountain View Elementary	AV	\$93,734,555	\$5,901,980,799	\$16,668,848,165	\$19,387,921,332	\$42,052,484,851	\$2,821,968,318	\$44,874,453,169	\$1,081,693,228	\$56,637,000	0%
	APN	884	1,402	14,589	1,364	18,239	0	0	117	8,090	0%

Palo Alto Unified School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Palo Alto Unified	AV	\$596,364	\$2,876,678,509	\$40,814,689,300	\$13,382,344,212	\$57,074,308,385	\$2,453,234,831	\$59,527,543,216	\$17,158,561,695	\$81,050,200	5%
	APN	11	861	20,221	1,768	22,861	0	0	553	11,589	0%

Patterson Joint Unified School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Patterson Joint	AV	\$0	\$0	\$793,560	\$48,147,076	\$48,940,636	\$0	\$0	\$0	\$133,000	0%
	APN	0	0	1	432	433	0	0	0	19	0%

Net Secured Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts and by Major Property Type

San Benito High School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
North County	AV	\$0	\$0	\$0	\$54,335,071	\$54,335,071	\$3,747,745	\$58,082,816	\$0	\$42,000	1%
Union Joint	APN	0	0	0	220	220	0	0	0	6	0%

San Jose Unified School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
San Jose Unified	AV	\$49,022,983	\$9,788,840,140	\$52,417,233,757	\$15,674,043,816	\$77,929,140,696	\$3,587,079,666	\$81,516,220,362	\$3,099,355,549	\$222,880,000	3%
	APN	478	4,873	60,808	4,486	70,645	0	0	643	31,856	0%

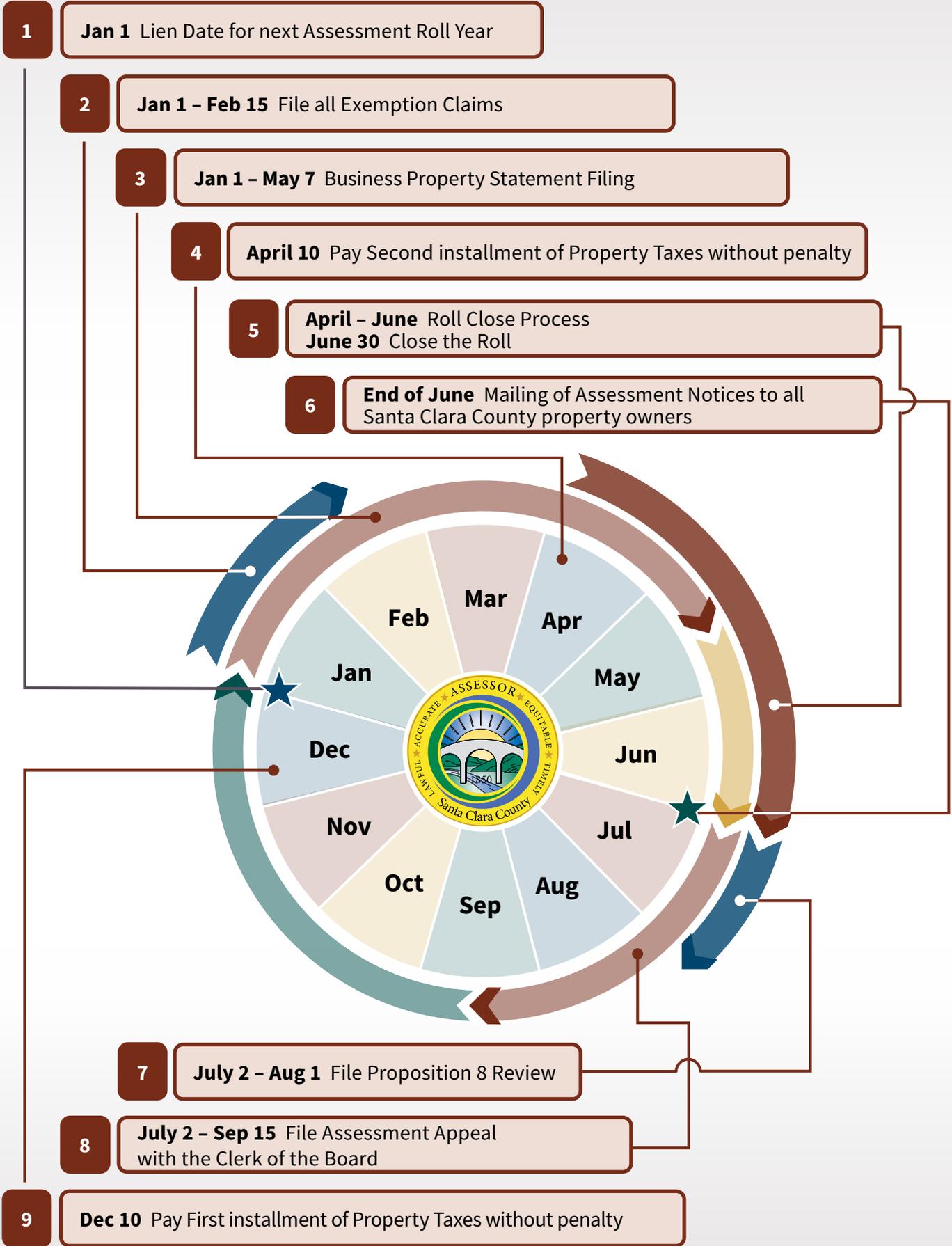
Santa Clara Unified School District Roll Year: 2025											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Santa Clara Unified	AV	\$284,561,832	\$14,407,482,701	\$25,934,879,263	\$42,864,281,242	\$83,491,205,038	\$13,082,912,878	\$96,574,117,916	\$3,254,456,918	\$118,181,000	5%
	APN	2,805	2,182	29,951	2,535	37,473	0	0	308	16,897	0%

PROPOSITION 13 ADDENDUM

The table below provides a snapshot of the countywide distribution of secured assessment roll by base year and City as of the January 1, 2025 Lien Date, and based upon the Prop. 13 equation.

Countywide Distribution of Secured Assessment Roll by Base Year and City							
City	% Type	Prior to 1979	1979–1988	1989–1998	1999–2008	2009–2018	2019–to date
Campbell	Gross Assessed Value %	1%	3%	6%	16%	32%	41%
	Parcel %	9%	9%	13%	19%	26%	25%
Cupertino	Gross Assessed Value %	1%	3%	8%	18%	38%	32%
	Parcel %	8%	10%	16%	25%	23%	18%
Gilroy	Gross Assessed Value %	1%	2%	4%	19%	31%	43%
	Parcel %	5%	6%	8%	17%	33%	31%
Los Altos	Gross Assessed Value %	1%	3%	8%	18%	32%	37%
	Parcel %	11%	9%	14%	19%	25%	21%
Los Altos Hills	Gross Assessed Value %	1%	4%	8%	20%	35%	32%
	Parcel %	11%	11%	15%	18%	25%	20%
Los Gatos	Gross Assessed Value %	2%	3%	7%	16%	31%	43%
	Parcel %	9%	9%	12%	16%	25%	29%
Milpitas	Gross Assessed Value %	5%	3%	7%	17%	31%	38%
	Parcel %	8%	8%	13%	18%	28%	26%
Monte Sereno	Gross Assessed Value %	1%	3%	9%	18%	25%	45%
	Parcel %	11%	9%	14%	17%	21%	28%
Morgan Hill	Gross Assessed Value %	1%	2%	6%	17%	27%	47%
	Parcel %	4%	5%	10%	18%	28%	35%
Mountain View	Gross Assessed Value %	1%	3%	4%	12%	37%	42%
	Parcel %	10%	7%	11%	20%	27%	26%
Palo Alto	Gross Assessed Value %	9%	4%	7%	18%	30%	32%
	Parcel %	12%	10%	14%	20%	24%	21%
San Jose	Gross Assessed Value %	2%	3%	6%	19%	31%	39%
	Parcel %	8%	9%	13%	20%	27%	23%
Santa Clara	Gross Assessed Value %	3%	2%	6%	12%	36%	41%
	Parcel %	11%	8%	10%	19%	26%	26%
Saratoga	Gross Assessed Value %	2%	3%	10%	20%	30%	35%
	Parcel %	11%	9%	16%	19%	24%	21%
Sunnyvale	Gross Assessed Value %	2%	2%	5%	14%	40%	36%
	Parcel %	10%	8%	12%	19%	26%	25%
Unincorporated	Gross Assessed Value %	20%	8%	6%	16%	23%	28%
	Parcel %	12%	10%	12%	18%	26%	23%

ASSESSMENT CALENDAR BY MONTH





Office of the Assessor

Greg Monteverde, Assessor
130 W. Tasman Drive
San Jose, California 95134

www.sccassessor.org

Santa Clara County Board of Supervisors*

Sylvia Arenas, District 1
Betty Duong, District 2
Otto Lee, District 3
Susan Ellenberg, District 4
Margaret Abe-Koga, District 5

County Executive*

James R. Williams
www.sccgov.org

*Board of Supervisors and County Executive as of June 30, 2025

Questions? Go to www.sccassessor.org to get answers.

Need translation? The Assessor's Office has employees who speak Vietnamese, Spanish, and Chinese. Call us at (408) 299-5500.

Cần giúp thông dịch? Văn phòng Giám Định Nhà Đất có nhân viên nói được tiếng Việt. Vui lòng gọi cho chúng tôi ở số (408) 299-5500.

¿No habla inglés? En la oficina del Tasador hay empleados que hablan español. Llámenos al (408) 299-5500.

需要翻譯? 估值官辦公室裡有說中文的工作人員。請致電 (408) 299-5500.

Office of the Assessor

Public Service
(408) 299-5500

Real Property
(408) 299-5300 • rp@asr.sccgov.org

Business and Personal Property
(408) 299-5400 • busdiv@asr.sccgov.org

Property Tax Exemptions
(408) 299-6460 • exemptions@asr.sccgov.org

Change in Ownership
(408) 299-5540 • propertytransfer@asr.sccgov.org

Mapping
(408) 299-5550 • mapping@asr.sccgov.org

Administration
(408) 299-5588 • Fax (408) 297-9526

General Santa Clara County Financial Information

Finance Agency • (408) 299-5200

Property Tax Bills and Payments

Department of Tax and Collections
(408) 808-7900 • www.scctax.org

Recording Documents

Clerk-Recorder's Office
(408) 299-5688 • www.clerkrecorder.org

Filing Assessment Appeals

Assessment Appeals Division
Office of the Clerk of the Board of Supervisors
(408) 299-5088 • www.sccgov.org/assessmentappeals

California State Board of Equalization

The State Board of Equalization is responsible for assuring that County property tax assessment practices are equal throughout the State.
(916) 274-3400 • www.boe.ca.gov

**Office of the Assessor
is open Monday – Friday
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except for Holidays**

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