

# 2003-2004 Annual Report

Office of the  
County Assessor  
Lawrence E. Stone, Assessor

**PROP 13  
25 YEARS LATER**



# Property Assessment Calendar

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



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# Message from the Assessor

Lawrence E. Stone

In 2002, Santa Clara County's economy experienced a second year of stagnation following several years of record robust growth. Unemployment hovered around 9%, the highest rate the County has experienced since 1983 (CA EDD). The NASDAQ index declined to less than half of what it was two years earlier (NASDAQ); and the vacancy rate for commercial, industrial and office space exceeded 60 million square feet (Colliers International 2002 - 2003 Silicon Valley Market Report & Forecast). Combined, these factors contributed to the overall decline in the rate of growth of assessed values.



The Assessor's Annual Report provides a snapshot of a portion of the region's economy and details the assessment roll for Santa Clara County as of January 1, 2003, the lien (valuation) date. In addition, this year we are providing a special focus on Proposition 13 which, when enacted 25 years ago, had an enormous impact on local government and public education in California.

## Assessment Growth

The assessed value of property in Santa Clara County increased by \$6.67 billion, nearly 75% less than the record increase of \$26.9 billion just two years ago. The total assessed value, net of homeowner exemption value, was \$217.52 billion, an increase of 3.16% over last year. Not since 1995-1996 has the rate of assessment roll growth been so low.

Driven by the weak national economy and an even weaker local economy, the decline in real estate values has impacted all property types, including homes, condominiums and apartment complexes. The struggling local economy has been especially difficult, however, for owners of office buildings, shopping centers, industrial, and research and development campuses. In addition, many of the County's high-technology businesses either disposed of machinery, equipment, computers and fixtures, or did not invest in business property anywhere near the level of prior years. The assessed value of business property actually declined by 9.11%. Although the rate of growth of assessed values slowed for most cities in Santa Clara County, the average change ranged from a high of 8.03% in Monte Sereno to a negative 4.13% in

## Current Year Roll Growth\*

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

### 2003-2004 Valuation Changes

Assessment Roll Value Change:	2003-2004	2002-2003	Dollar Change	% Change <sup>+</sup>
Local Roll before exemptions	\$225.61	\$218.11	\$7.50	3.44%
Less: Nonreimbursable exemptions	(8.09)	(7.26)		
<b>NET LOCAL ROLL VALUE</b>	<b>\$217.52</b>	<b>\$210.85</b>	<b>\$6.67</b>	<b>3.16%</b>

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

Milpitas. Just two years ago the rates of growth for every city exceeded 10%, and in some cases, 20%.

The decline was more severe for the Redevelopment Agencies (RDA) at the heart of Silicon Valley's commercial and industrial high-technology center. For example, the following RDAs all experienced negative assessment growth; San Jose, -10.2%; Santa Clara, -10.06%; Mountain View, -6.73%; and Milpitas, -6.82%.

The growth in the assessment roll is also important to the "basic aid" school districts in Santa Clara County. A basic aid school district is a district in which the property tax revenue generated locally exceeds the State's formula for school district funding. Consequently, basic aid school districts have more funds at their disposal because of direct access to greater local property tax revenue. However, the revenue these school districts receive can fluctuate according to changes in the assessed value of property within the districts' tax rate areas. Last year, there were 11 basic aid school districts in Santa Clara County. This year only seven are anticipated. They are: Palo Alto Unified, Mountain View/Los Altos, Sunnyvale Elementary, Fremont Union, Santa Clara Unified, Los Gatos/Saratoga High School, and Saratoga Union Elementary districts. Seven of the State's 67 basic aid school districts are located in Santa Clara County. (Preliminary data, Santa Clara County Finance Agency)

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

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

Property taxes, in turn, provide an essential source of revenue to support basic public

services provided by schools and local governments, which are the public institutions that form the foundation of our region's quality of life.

This Annual Report presents a summary of the 2003-2004 assessment roll as of the January 1, 2003 lien (valuation) date. The annual assessment roll, delivered by the Assessor to the Finance Agency Director on July 1, 2003, is a valuable resource for budgeting and financial planning by local governmental agencies.

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

### **Factors in Assessment Growth**

Assessment roll growth is a result of several major components.

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

Because Proposition 13 limits any increase in assessed value to no more than 2% annually, unless the property changes ownership or is subject to new construction, the value of the assessment roll is significantly less than the fair market value of all property in Santa Clara County.

## Factors Causing Change to the 2003-2004 Assessment Roll (in Billions)

	Dollar Change	% of Change		Dollar Change	% of Change
Proposition 8 net change+	-\$3.14	42.5%	Change in ownership*	\$8.27	58.9%
Business Personal Property Exemptions	-2.70	36.6%	New Construction*	2.64	18.8%
Other Net changes**	-0.82	11.2%	CPI factor (2%)	3.13	22.3%
	-0.71	9.7%			
<b>Subtotal, declines in values</b>	<b>-\$7.37</b>	<b>100.0%</b>	<b>Subtotal, increases in value</b>	<b>\$14.04</b>	<b>100.0%</b>

### Grand Total of Changes to Assessment Roll **\$6.67**

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

\* Net of CPI

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

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

When economic conditions cause a decline in property values, the Assessor is required to reflect that decline, and property owners lose equity. If the market value of a property as of the lien date, January 1, 2003, was less than the assessed value, the impacted property owner is entitled to a temporary adjustment. This year, the assessed values for 33,300 properties were reduced for a total reduction of \$7.9 billion from their factored base year value. By comparison in 1995, the “bottom” of the last major economic decline, the assessed values of 98,000 properties were reduced, reflecting a \$5 billion decline.

Even more dramatic is the fact that 1,048 non-residential properties of the 33,300 properties in which the assessed value was reduced, accounted for a whopping 73% (\$5.8 billion) of the total reduction of assessed values. Consequently, while residential properties have experienced some volatility, the market value decline of commercial and industrial properties has been unprecedented. More than a third of the decrease in assessed values (\$3.2 billion) occurred in the County’s nine redevelopment agencies.

Business personal property, which includes computers, machinery, equipment and fixtures,

also experienced a precipitous decline of 9.11%, reflecting a real dollar reduction of nearly \$2.6 billion. Sixty percent of this reduction can be attributed to a stagnant market for technology products. In a single year, the value of equipment and computers declined more than \$1.5 billion. Assessed values of business personal property is calculated from property statements filed annually by 55,000 businesses in Santa Clara County.

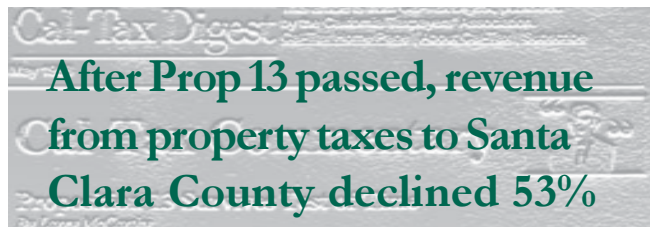
### Accomplishments

During the economic slowdown, the most serious challenge for the Assessor is to proactively respond to changes in the marketplace. The result is a dramatic increase in workload, accomplished without compromising productivity and performance. We have been successful over the past year, while staffing levels have decreased. A sample of our major accomplishments includes:

- Completed the annual assessment roll by the deadline mandated by law.
- Reduced the assessed values of 33,300 properties.
- Completed a record 99.84% of real property valuations and 99.95% of the business personal property roll.
- Increased the electronic filing (e-filing) of business property statements by two-thirds.
- Completed 99.5% of eligible exemptions.



- Resolved a record number of business personal property assessment appeals.
- Launched an internet property “look-up” feature on the Assessor’s web site, allowing property owners to access property records any time of the day or night from any location. The site remains among the County’s top five most-visited sites and has allowed the public service staff to focus on other tasks, as telephone requests for information have dropped dramatically.
- Audited 99.9% of the 1036 business accounts required by the California Revenue and Taxation Code.
- Established an electronic link to the City of San Jose to expedite the seamless transfer of permit and building plan information electronically.
- Updated 1,206 Assessor Maps including drawing almost 300 new parcel maps.
- Processed 94,628 deeds, a 25% increase over the prior year.



At the same time, we have concluded a yearlong evaluation process to select a vendor to develop a new computer information system, enabling us to meet the challenges of the next generation.

### Trends and Future Goals

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

Some of the major challenges include:

- Implementing an integrated document imaging, management and workflow project which will make the Assessor’s office virtually paperless. When completed, this project will allow us to use office space more productively; eliminate costly storage; provide a more secure and reliable electronic medium

replacing paper; allow documents to be simultaneously accessed by multiple employees; empower real-time collaboration among staff members, including employees from other County departments such as the County Recorder and Tax Collector; and ultimately allow transactions to be processed rapidly. Long term, the completion of this comprehensive project will enable the professional appraisal and auditing staff to retrieve vital documents on-line, in real time from remote locations in the field.

- In response to the County’s budget crisis, the Assessor’s office eliminated three positions, bringing general-fund staffing levels to a nine-year low.

- Execute a contract with the selected vendor to replace our anti-

quated 20-year-old computer system. The new system will be a comprehensive property tax system including a state-of-the-art, browser-based information system that will significantly enhance staff performance, increase efficiency and improve customer service. Funding for this complex project has been arranged entirely from the State, requiring no County financial resources.

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

Lawrence E. Stone  
Assessor

# The Assessment Roll

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

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

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

Over the past ten years, Santa Clara County's annual roll growth has ranged from more than 15% to less than 1%. The local economy has a significant impact on property transfer transactions and building permit activity. This year changes in property ownership accounted for 59% of the increase in assessed value over last year's assessment roll. Under Proposition 13, once a base value is established as a result of a change in ownership or new construction, the assessed value of a property can increase by no more than 2% annually based on an inflation factor, tied to the California Consumer Price Index (CPI). Since the implementation of Proposition 13 in 1978, the CPI has been less than 2% only four times: in 1983, 1995, 1996, and 1999.

## Assessment Roll Summary

2003-2004 Assessment Roll Compared to 2002-2003 (Exclusive of Public Utility Valuations)

	2003-2004	2002-2003	Difference	Change
Land	\$87,913,370,607	\$81,861,799,493	\$6,051,571,114	7.39%
Improvements (Real Property)	108,219,158,009	104,115,873,671	4,103,284,338	3.94%
Improvements (Business Div)	<u>1,150,672,348</u>	<u>1,319,248,747</u>	<u>-168,576,399</u>	<u>-12.78%</u>
<b>Subtotal</b>	\$197,283,200,964	\$187,296,921,911	\$9,986,279,053	5.33%
Personal Property	\$4,063,683,075	\$4,755,488,764	-\$691,805,689	-14.55%
Mobilehomes	<u>\$516,317,716</u>	<u>477,550,418</u>	<u>38,767,298</u>	<u>8.12%</u>
<b>Subtotal</b>	\$4,580,000,791	\$5,233,039,182	-\$653,038,391	-12.48%
<b>TOTAL Gross Secured</b>	<b>\$201,863,201,755</b>	<b>\$192,529,961,093</b>	<b>\$9,333,240,662</b>	<b>4.85%</b>
Less: Other Exemptions (sec)	- 6,706,002,552	-5,940,798,629	-765,203,923	12.88%
<b>NET SECURED</b>	<b>\$195,157,199,203</b>	<b>\$186,589,162,464</b>	<b>\$8,568,036,739</b>	<b>4.59%</b>
<b>TOTAL Gross Unsecured</b>	<b>\$23,743,342,342</b>	<b>\$25,582,122,927</b>	<b>-\$1,838,780,585</b>	<b>-7.19%</b>
Less: Other Exemptions (unsec)	-1,381,399,275	-1,322,886,248	-\$58,513,027	4.42%
<b>NET UNSECURED</b>	<b>\$22,361,943,067</b>	<b>\$24,259,236,679</b>	<b>-\$1,897,293,612</b>	<b>-7.82%</b>
<b>TOTAL Local Roll</b>	<b>\$217,519,142,270</b>	<b>\$210,848,399,143</b>	<b>\$6,670,743,127</b>	<b>3.16%</b>
Homeowners' Exemption	\$1,967,631,542	\$1,998,235,725	-\$30,604,183	-1.53%

**In 1978 the equivalent net assessed value for Santa Clara County was \$20,455,250,660**

## Bay Area Counties 2003-2004 Secured, Unsecured and Total Assessment Roll

County	Unsecured roll	Secured roll	Total gross roll	Percent increase over 2002-2003
Alameda	10,368,602,276	132,826,533,470	143,195,135,746	6.94%
Contra Costa	4,185,490,377	103,784,368,727	107,969,859,104	7.24%
Marin	1,451,235,713	38,517,918,013	39,969,153,726	6.89%
Monterey	1,669,500,761	34,223,989,091	35,893,489,852	4.37%
Napa	685,001,418	16,380,029,436	17,065,030,854	10.18%
San Francisco	7,348,315,296	92,333,910,279	99,682,225,575	5.11%
San Mateo	10,497,054,535	92,411,085,814	102,908,140,349	5.75%
<b>Santa Clara</b>	<b>23,743,342,342</b>	<b>201,863,201,755</b>	<b>225,606,544,097</b>	<b>3.44%</b>
Santa Cruz	785,325,631	23,380,540,289	24,165,865,920	6.72%
Solano	1,267,778,516	29,275,220,004	30,542,998,520	9.87%

**Between 1978 and 2002 the total local assessment roll for the entire state grew 513%**

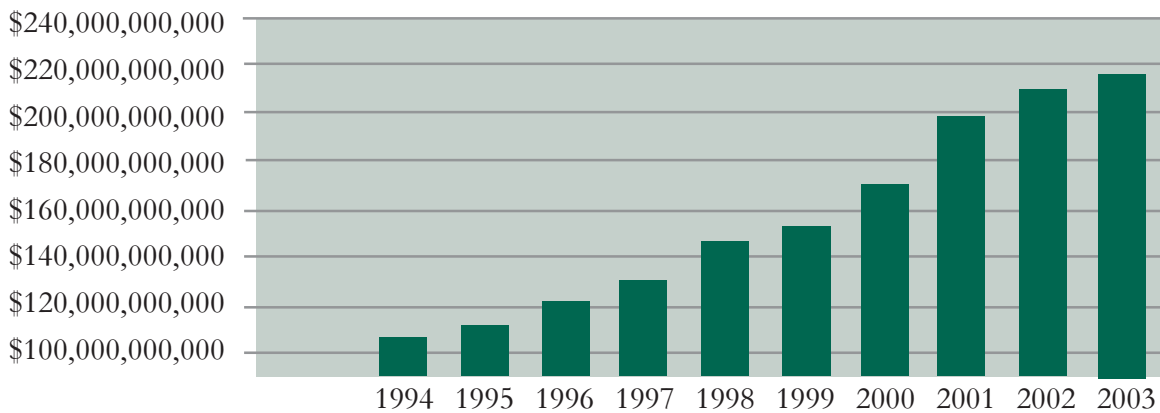
### Most Populous 15 California Counties (ranked by population) 2003-2004 Gross Secured, Unsecured and Total Assessment Roll

County	Unsecured roll	Secured roll	Total gross roll	Percent increase over 2002-2003
1 Los Angeles	44,745,196,811	680,977,525,247	725,722,722,058	7.40%
2 Orange	17,544,982,743	281,084,750,358	298,629,733,101	6.80
3 San Diego	12,315,744,080	243,071,008,441	255,386,752,521	9.84
4 San Bernardino	7,228,993,530	95,098,464,047	102,327,457,577	7.79
<b>5 Santa Clara</b>	<b>23,743,342,342</b>	<b>201,863,201,755</b>	<b>225,606,544,097</b>	<b>3.44</b>
6 Riverside	5,365,993,483	117,379,593,058	122,745,586,541	11.57
7 Alameda	10,368,602,276	132,826,533,470	143,195,135,746	6.94
8 Sacramento	4,167,041,798	80,914,646,360	85,081,688,158	9.47
9 Contra Costa	4,185,490,377	103,784,368,727	107,969,859,104	7.24
10 Fresno	2,647,465,658	37,209,895,629	39,857,361,287	7.48
11 San Francisco	7,348,315,296	92,333,910,279	99,682,225,575	5.11
12 Ventura	3,462,035,353	70,001,594,532	73,463,629,885	8.30
13 San Mateo	10,497,054,535	92,411,085,814	102,908,140,349	5.75
14 Kern	2,209,377,266	42,734,498,417	44,943,875,683	1.14
15 San Joaquin	2,325,127,515	36,970,002,690	39,295,130,205	9.90%

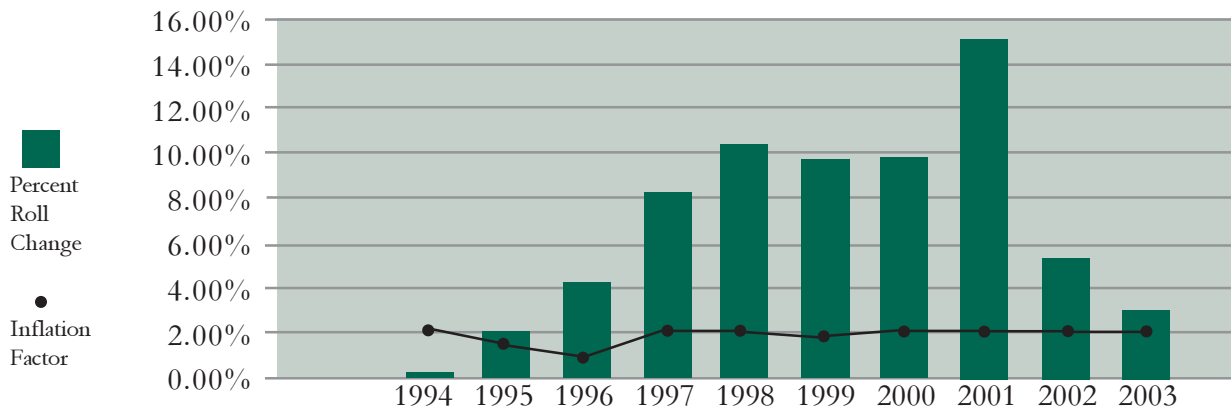
Although Santa Clara County is the fifth most populous, and has the fourth highest assessment roll, it consistently ranks second in the State in the assessed value of business personal property.



## Ten-Year Assessment Roll Summary



## Percent Change with Inflation Factor



## Ten-Year Assessment Roll Summary

### Santa Clara County History Summary

(Exclusive of public utility valuation, and nonreimbursable exemptions)

Year	Net Local Roll	Change in Value	Percent Change	Inflation Factor*
2003-04	\$217,519,142,270	\$6,670,743,127	3.16%	2.00%
2002-03	\$210,848,399,143	\$11,022,579,515	5.52%	2.00%
2001-02	\$199,825,819,628	\$26,908,458,506	15.56%	2.00%
2000-01	\$172,917,361,122	\$15,305,178,987	9.74%	2.00%
1999-2000	\$157,569,966,561	\$13,049,052,236	9.03%	1.85%
1998-99	\$144,520,914,325	\$13,703,074,492	10.47%	2.00%
1997-98	\$130,817,839,833	\$10,204,162,100	8.46%	2.00%
1996-97	\$120,613,677,733	\$5,308,809,929	4.60%	1.11%
1995-96	\$115,304,867,804	\$2,798,635,195	2.49%	1.19%
1994-95	\$112,506,232,609	\$423,634,649	0.38%	2.00%

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

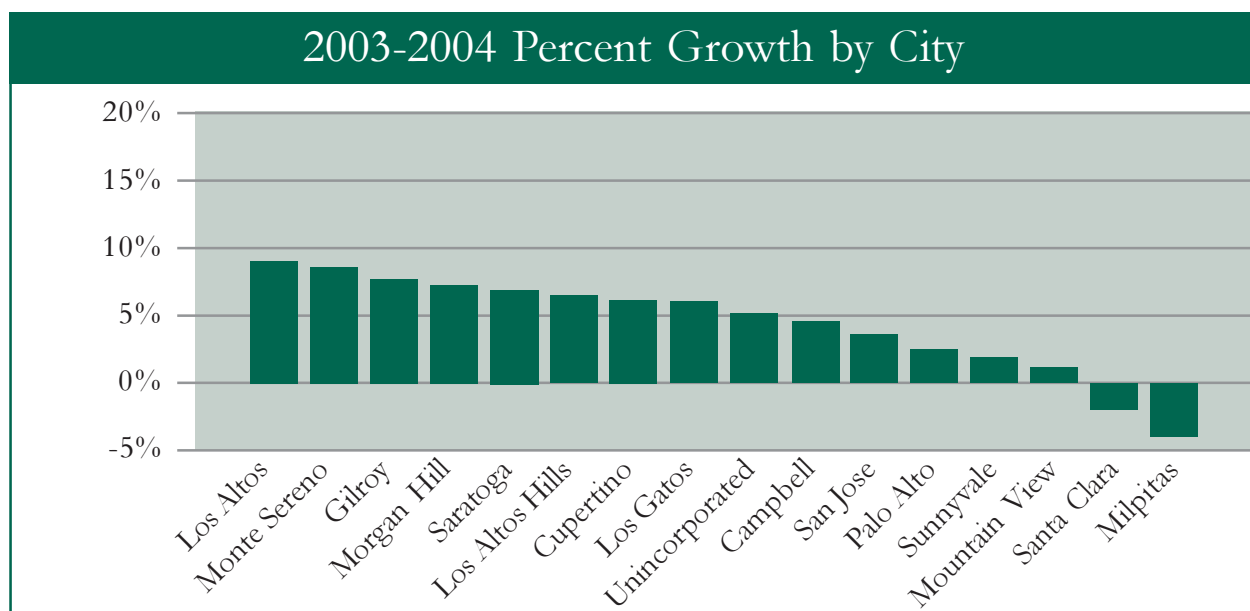
# Assessment Information by City

Assessment Roll Growth by City			
	(Values in Billions*)		
	Total Roll 2003	Total Roll 2002	Percent Growth**
Campbell	\$4.42	\$4.22	4.69%
Cupertino	9.22	8.69	6.15
Gilroy	4.24	3.94	7.49
Los Altos	5.92	5.45	8.79
Los Altos Hills	3.18	2.98	6.74
Los Gatos	5.48	5.16	6.10
Milpitas	9.39	9.81	-4.30
Monte Sereno	1.01	0.94	8.03
Morgan Hill	4.49	4.18	7.38
Mountain View	11.52	11.33	1.74
Palo Alto	14.20	13.84	2.61
San Jose	89.73	86.58	3.64
Santa Clara	19.03	19.43	-2.04
Saratoga	6.95	6.49	7.18
Sunnyvale	18.41	17.99	2.30
Unincorporated	10.33	9.82	5.04
<b>TOTALS</b>	<b>\$217.52</b>	<b>\$210.85</b>	<b>3.16%</b>

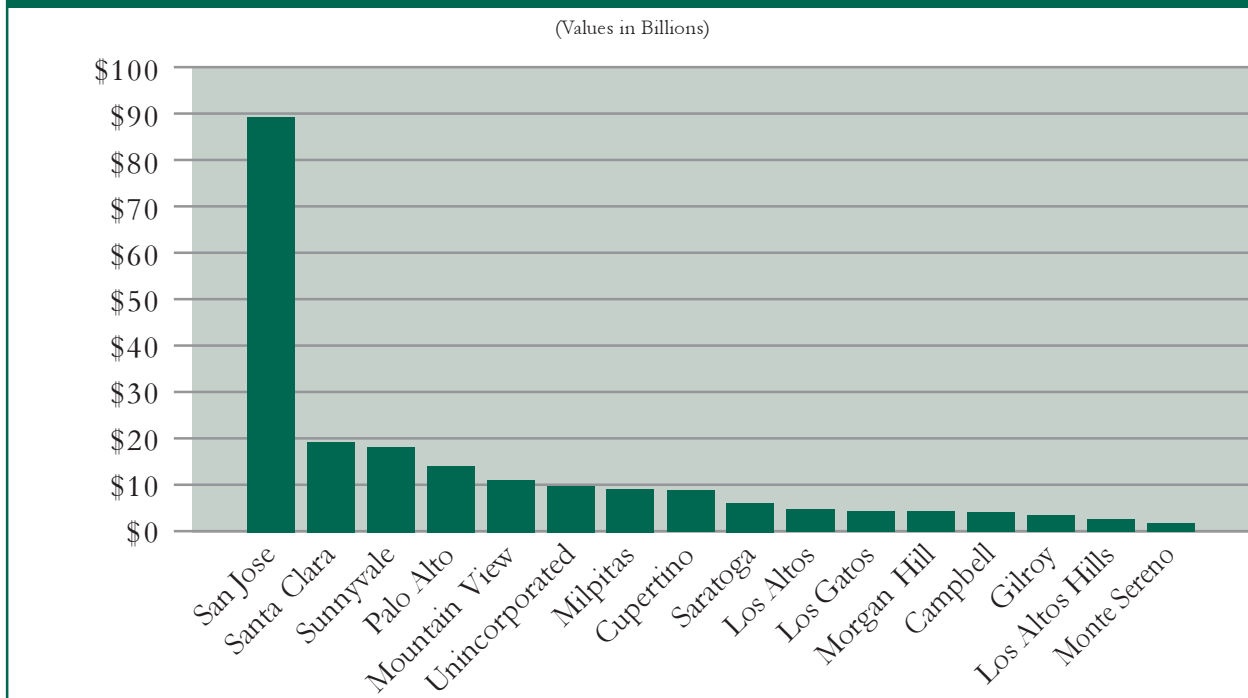
\* Net of nonreimbursable exemptions  
 \*\* Percentages based on non-rounded values

The rate of assessment growth continues to slow throughout Santa Clara County. However, there were wide differences from community to community. For example Gilroy experienced assessed valuations that averaged a net increase of 7.5% while Milpitas experienced a real dollar decline of -4.3%, compared to the County average of 3.16%.

**...the largest home in Santa Clara County is 16,700 square feet and the net assessed value is \$6.6 million. In contrast, the home with the highest net assessed value is \$22.2 million and is 14,855 square feet...**



## 2003-2004 Net Assessment Roll Distribution by City



## 2003-2004 Net Assessment Roll by City

(Values in Billions)

	Secured CITY	Secured RDA*	Unsecured CITY	Unsecured RDA*	Total Roll**	Percent of Roll+
Campbell	\$3.61	\$0.51	\$0.20	\$0.1	\$4.42	2.03%
Cupertino	8.59	0.10	0.52	0.01	9.22	4.24
Gilroy	3.93	-	0.31	-	4.24	1.95
Los Altos Hills	3.18	-	-	-	3.18	1.46
Los Altos	5.84	-	0.08	-	5.92	2.72
Los Gatos	4.59	0.71	0.14	0.04	5.48	2.52
Milpitas	5.37	2.42	0.98	0.61	9.38	4.31
Monte Sereno	1.01	-	-	-	1.01	0.47
Morgan Hill	2.36	1.87	0.03	0.23	4.49	2.06
Mountain View	8.46	1.27	0.92	0.88	11.53	5.30
Palo Alto	12.58	-	1.62	-	14.20	6.53
San Jose	69.06	11.57	3.82	5.28	89.73	41.25
Santa Clara	13.75	1.64	2.82	0.82	19.03	8.75
Saratoga	6.91	-	0.04	-	6.95	3.20
Sunnyvale	15.45	0.34	2.59	0.03	18.41	8.46
Unincorporated	10.04	-	0.29	-	10.33	4.75
<b>TOTALS</b>	<b>\$174.73</b>	<b>\$20.43</b>	<b>\$14.36</b>	<b>\$8.00</b>	<b>\$217.52</b>	<b>100.00%</b>

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

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

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

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

## 2003-2004 Real Property Distribution by City

(Values in Billions)

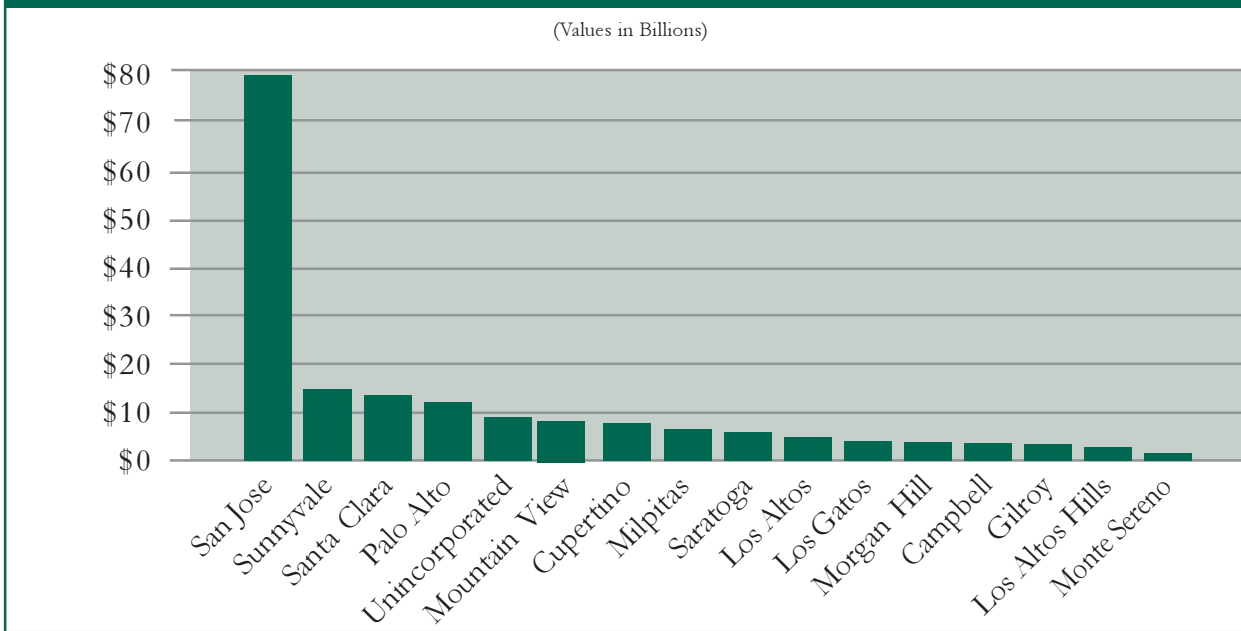
	Land Value	Improvement Value	Total Value	Exemptions*	Net Total	Parcel Count
Campbell	\$1.91	\$2.25	\$4.16	\$0.06	\$4.10	10,788
Cupertino	4.19	4.37	8.56	0.08	8.48	15,480
Gilroy	1.56	2.39	3.95	0.10	3.85	11,326
Los Altos Hills	1.79	1.40	3.19	0.02	3.17	2,986
Los Altos	3.47	2.42	5.89	0.05	5.84	10,595
Los Gatos	2.68	2.73	5.41	0.12	5.29	10,362
Milpitas	3.10	4.58	7.68	0.10	7.58	15,316
Monte Sereno	0.55	0.46	1.01	-	1.01	1,249
Morgan Hill	1.62	2.64	4.26	0.07	4.19	9,968
Mountain View	4.43	5.20	9.63	0.13	9.50	17,722
Palo Alto	6.59	6.94	13.53	1.16	12.37	19,532
San Jose	33.98	47.10	81.08	2.01	79.07	218,370
Santa Clara	6.00	8.34	14.34	0.62	13.72	26,269
Saratoga	3.87	3.10	6.97	0.06	6.91	10,952
Sunnyvale	6.92	7.87	14.79	0.10	14.69	29,179
Unincorporated	5.25	6.43	11.68	1.73	9.95	31,799
<b>TOTAL</b>	<b>\$87.91</b>	<b>\$108.22</b>	<b>\$196.13</b>	<b>\$6.41</b>	<b>\$189.72</b>	<b>441,893</b>

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

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

## 2003-2004 Real Property Distribution by City

(Values in Billions)



## 2003-2004 Business Personal Property Distribution by City

(Values in Billions)

	Secured * Roll	Unsecured ** Roll	Net Total	Percent of Value	Value % Growth
Campbell	\$0.01	\$0.30	\$0.31	1.13%	-4.22%
Cupertino	0.20	0.53	0.73	2.64	-8.23
Gilroy	0.08	0.31	0.39	1.39	-16.89
Los Altos Hills	-	-	0.01	0.02	-7.15
Los Altos	-	0.08	0.08	0.31	-13.18
Los Gatos	0.02	0.18	0.20	0.69	-10.27
Milpitas	0.22	1.59	1.81	6.51	-12.48
Monte Sereno	-	-	-	0.01	14.42
Morgan Hill	0.04	0.26	0.30	1.07	-6.56
Mountain View	0.22	1.80	2.02	7.28	0.65
Palo Alto	0.22	1.62	1.84	6.61	-9.05
San Jose	1.57	9.09	10.66	38.36	-9.19
Santa Clara	1.67	3.64	5.31	19.11	-14.47
Saratoga	-	0.04	0.04	0.15	-10.91
Sunnyvale	1.09	2.63	3.72	13.37	-2.72
Unincorporated	0.09	0.29	0.38	1.35	-13.09
<b>TOTAL</b>	<b>\$5.44</b>	<b>\$22.36</b>	<b>\$27.80</b>	<b>100.00%</b>	<b>-9.11%</b>

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

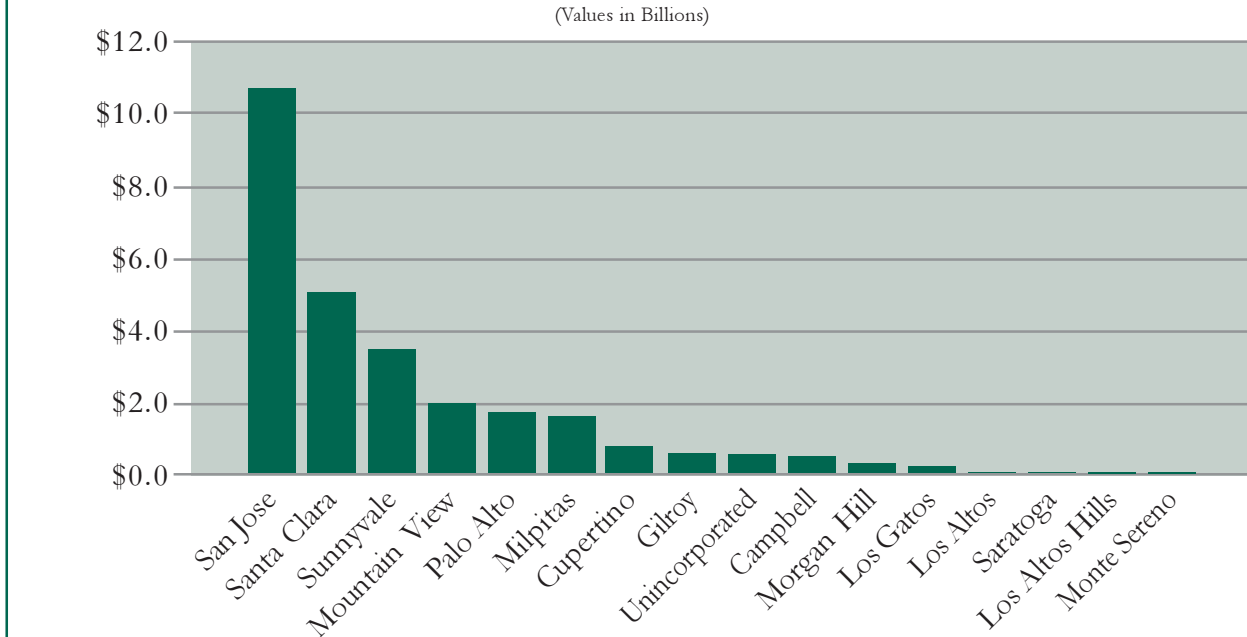
\* Secured Roll: Property for which taxes become a lien on real property to secure payment of taxes.

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

Net of Nonreimbursable Exemptions; Includes Mobilehomes and Possessory Interest Assessments

## 2003-2004 Business Personal Property Distribution by City

(Values in Billions)





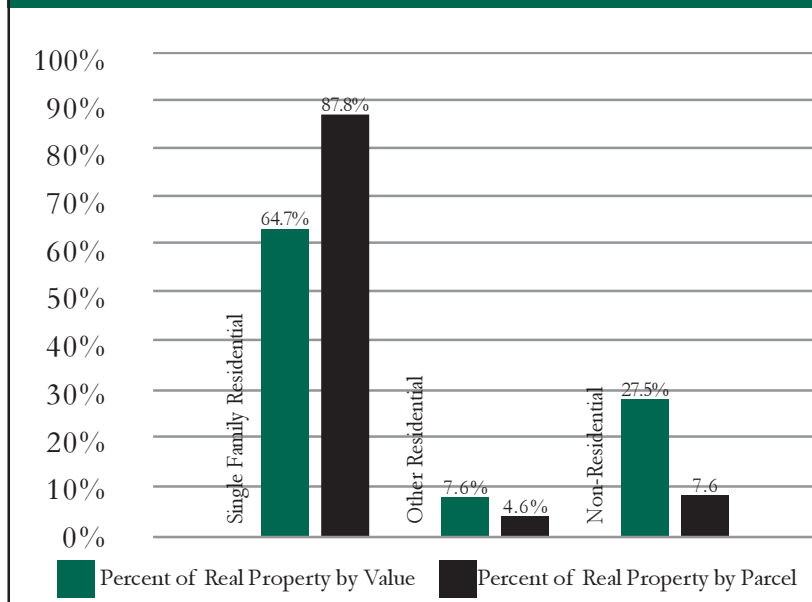
## 2003-2004 Real Property Distribution of Value by Property Type

Property Type	Value* (In Billions)	Value Growth	Value % Percentage	Parcel Count	Parcel Percentage+
Single Family Detached	\$106.87	9.21%	56.33%	322,990	73.09%
Condominiums	15.85	10.29	8.36	64,826	14.67
Office	11.78	1.93	6.21	4,388	0.99
Apartments 5+ units	10.53	6.19	5.55	4,783	1.08
R&D Industrial	7.86	-11.45	4.14	666	0.15
Other Industrial					
Non-Manufacturing	8.61	0.73	4.54	3,913	0.89
Specialty Retail & Hotels	6.83	10.99	3.60	6,134	1.39
Other Urban	3.92	-32.11	2.07	8,164	1.85
Electronic & Machinery Mfg.	4.44	-6.08	2.34	472	0.11
Single Family 2-4 units	4.27	6.94	2.25	15,298	3.46
Major Shopping Centers	3.50	10.55	1.84	836	0.19
Other Industrial					
Manufacturing	3.03	-2.39	1.60	1,616	0.36
Agricultural	1.43	-0.72	0.75	6,309	1.43
Public & Quasi-Public	0.74	2.96	0.39	1,280	0.29
Residential Misc.	0.06	4.52	0.03	218	0.05
Totals	\$189.72	5.25%	100.00%	441,893	100.00%

+ Percentages based on non-rounded values

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

## 2003-2004 Real Property Types by Value and Parcel Count



Although nearly nine out of ten parcels of real property in Santa Clara County are single family residences, those parcels represent less than two-thirds of the total assessed value of all real property. Non-residential real property, including commercial, industrial and agricultural properties, account for nearly 30% of assessed values while constituting less than 10% of all parcels.

Assessed values are determined from the business property statements filed with the Assessor annually by almost 55,000 businesses in Silicon Valley. As high technology and related businesses disposed of machinery, equipment, computers and fixtures instead of making major investments in new equipment and physical facilities, the assessed value of business property actually declined by 9.11%. In Santa Clara

County, the assessed value of business property represents 12.8% of the entire assessment roll. Statewide, unsecured business property accounts for approximately 6% of the total assessment roll. While Santa Clara County ranks fifth in population, and has historically ranked fourth in assessment value, it is second only to Los Angeles in the assessed value of business personal property.

## 2003-2004 Business Personal Property Distribution of Value by Type

(Values in Billions)					
Property Type	Secured*	Unsecured**	Total***	% of Value+	Value % Growth
Electronic Manufacturing	\$1.65	\$4.89	\$6.54	23.54%	-15.01%
Professional Services	0.45	6.02	6.47	23.28	-5.56
Other Manufacturing	0.69	2.44	3.13	11.26	-5.54
Computer Manufacturing	0.56	2.35	2.91	10.45	-9.56
Semiconductor Manufacturing	1.43	0.89	2.32	8.36	-15.88
Retail	0.06	1.43	1.49	5.37	4.29
Other	0.03	1.41	1.44	5.17	-7.14
Audit Escapes	-	1.27	1.27	4.56	24.57
Leased Equipment	-	1.23	1.23	4.42	-30.62
Mobilehomes	0.52	0.00	0.52	1.86	8.12
Aircraft	-	0.26	0.26	0.93	-9.67
Financial Institutions	-	0.09	0.10	0.35	0.52
Boats	-	0.07	0.07	0.24	3.52
Apartments	0.05	0.01	0.06	0.22	16.74
<b>TOTAL</b>	<b>\$5.44</b>	<b>\$22.36</b>	<b>\$27.80</b>	<b>100.00%</b>	<b>-9.11%</b>

\* Secured Roll: Property for which taxes become a lien on real property to secure payment of taxes.  
 \*\* Unsecured Roll: Property which are not a lien on Real Property to secure payment of taxes.  
 \*\*\* Net of Nonreimbursable Exemptions, includes Possessory Interest Assessments valued by Real Property Division.  
 + Percentages based on non-rounded values.  
 - Indicates a value of 0 or less than \$10 million.

Below are the top 25 companies in Santa Clara County as of the lien date, January 1, 2003, ranked by the gross assessed taxable value of their “business personal property” which includes computers, machinery, equipment and fixtures. Ranging in size from over \$100 million to just under two billion dollars, the “business personal property” of the top 25 companies is assessed annually. [Note: The ranking does not include the assessed value of real property.]

## 2003-2004 Top 25 Companies\* (last year's ranking)

1 Cisco Systems (1)	10 Agilent Technologies (9)	19 Microsoft Corp.
2 Intel (2)	11 KLA Tencor Corporation (14)	20 Sanmina Corporation (18)
3 Applied Materials (3)	12 Cable & Wireless (8)	21 Space Systems Loral (15)
4 Lockheed (6)	13 Novellus Systems (16)	22 Solectron Corporation (25)
5 Sun Microsystems (5)	14 IBM (4)	23 Maxim Integrated Products (17)
6 Hewlett-Packard (7)	15 AboveNet Communications (11)	24 National Semiconductor (21)
7 Mariana HDD BV	16 American Airlines (10)	25 Comdisco (19)
8 Advanced Micro Devices (13)	17 Alza Corporation (22)	
9 Legacy Partners Comm. (12)	18 Calpine (20)	

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

# 2003-2004 Secured Net\* Assessed Value (AV) and Number of Parcels (APN) by City, Redevelopment Agency (RDA) and Major Property Type

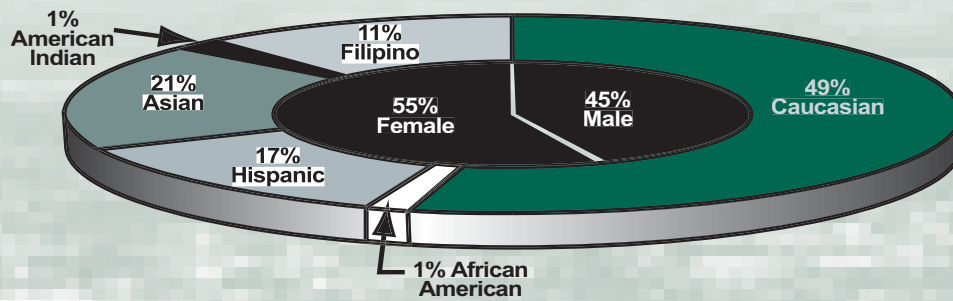
	Residential Housing	Mobilehome	Multifamily Housing	Industrial & Manufacturing	Retail	Office	Agricultural	Misc.	Total
<b>Campbell</b>									
City	AV \$2,574,097,956	\$2,838,363	\$307,312,259	\$181,219,522	\$275,036,452	\$217,800,805	\$17,681	\$46,651,116	\$3,604,974,154
	APN 9,545	47	102	131	186	137	2	131	10,281
RDA	AV \$70,976,483	\$77,585	\$64,036,802	\$107,377,511	\$48,678,364	\$203,947,543	\$0	\$14,340,134	\$509,434,422
	APN 209	1	7	168	70	72	0	28	555
Total	AV \$2,645,074,439	\$2,915,948	\$371,349,061	\$288,597,033	\$323,714,816	\$421,748,348	\$17,681	\$60,991,250	\$4,114,408,576
	APN 9,754	48	109	299	256	209	2	159	10,836
<b>Cupertino</b>									
City	AV \$6,035,419,257	\$0	\$492,285,593	\$843,234,261	\$297,609,066	\$815,341,882	\$4,749,914	\$99,134,931	\$8,587,774,904
	APN 14,724	0	80	75	138	191	21	235	15,464
RDA	AV \$0	\$0	\$0	\$0	\$94,899,631	\$0	\$0	\$6,884,267	\$ 101,783,898
	APN 0	0	0	0	14	0	0	2	16
Total	AV \$6,035,419,257	\$0	\$492,285,593	\$843,234,261	\$392,508,697	\$815,341,882	\$4,749,914	\$106,019,198	\$8,689,558,802
	APN 14,724	0	80	75	152	191	21	237	15,480
<b>Gilroy</b>									
Total	AV \$2,693,456,204	\$5,802,513	\$126,986,656	\$297,858,596	\$384,358,112	\$65,655,664	\$46,744,087	\$309,880,268	\$3,930,742,100
	APN 9,590	104	132	195	297	101	186	825	11,430
<b>Los Altos</b>									
Total	AV \$5,273,516,067	\$0	\$50,242,116	\$5,610,761	\$173,994,402	\$255,285,072	\$2,042	\$82,144,721	\$5,840,795,181
	APN 9,893	0	23	34	198	289	2	156	10,595
<b>Los Altos Hills</b>									
Total	AV \$3,044,739,870	\$101,317	\$0	\$1,558,217	\$0	\$0	\$20,907,463	\$108,424,992	\$3,175,731,859
	APN 2,762	3	0	16	0	0	40	168	2,989
<b>Los Gatos</b>									
City	AV \$3,828,466,588	\$1,436,961	\$116,939,133	\$107,204,737	\$117,722,369	\$226,645,107	\$14,187,860	\$177,469,139	\$4,590,071,894
	APN 8,256	35	84	61	87	290	48	279	9,140
RDA	AV \$453,072,384	\$341,210	\$37,985,661	\$6,398,255	\$145,369,867	\$53,104,986	\$0	\$13,520,176	\$ 709,792,539
	APN 962	11	28	11	149	57	0	50	1,268
Total	AV \$4,281,538,972	\$1,778,171	\$154,924,794	\$113,602,992	\$263,092,236	\$279,750,093	\$14,187,860	\$190,989,315	\$5,299,864,433
	APN 9,218	46	112	72	236	347	48	329	10,408
<b>Milpitas</b>									
City	AV \$3,114,796,244	\$17,894,717	\$220,231,145	\$1,454,362,721	\$324,384,851	\$118,688,899	\$11,122,699	\$111,804,520	\$5,373,285,796
	APN 11,774	288	48	304	174	80	19	203	12,890
RDA	AV \$955,064,476	\$0	\$28,849,474	\$881,203,810	\$445,394,785	\$58,852,447	\$0	\$50,901,934	\$2,420,266,926
	APN 2,555	0	3	100	31	11	0	14	2,714
Total	AV \$4,069,860,720	\$17,894,717	\$249,080,619	\$2,335,566,531	\$769,779,636	\$177,541,346	\$11,122,699	\$162,706,454	\$7,793,552,722
	APN 14,329	288	51	404	205	91	19	217	15,604
<b>Monte Sereno</b>									
Total	AV \$995,469,351	\$0	\$0	\$530,490	\$0	\$0	\$50,228	\$14,302,452	\$1,010,352,521
	APN 1,210	0	0	2	0	0	1	36	1,249

<b>Morgan Hill</b>													
City	AV	\$2,150,694,208	\$8,941,651	\$16,469,110	\$2,195,912	\$36,560,994	\$24,055,333	\$48,030,919	\$73,284,368	\$2,360,232,495			
	APN	5,769	126	5	3	20	5	108	233	6,269			
RDA	AV	\$858,380,070	\$9,862,081	\$90,905,109	\$525,657,548	\$188,702,415	\$68,810,556	\$19,351,586	\$108,424,991	\$1,870,094,356			
	APN	2,927	237	53	222	173	70	95	285	4,062			
Total	AV	\$3,009,074,278	\$18,803,732	\$107,374,219	\$527,853,460	\$225,263,409	\$92,865,889	\$67,382,505	\$181,709,359	\$4,230,326,851			
	APN	8,696	363	58	225	193	75	203	518	10,331			
<b>Mountain View</b>													
City	AV	\$4,769,733,906	\$19,326,396	\$1,121,633,878	\$1,307,568,549	\$527,987,374	\$605,159,302	\$1,383,722	\$104,233,511	\$8,457,026,638			
	APN	15,613	364	521	376	391	250	8	201	17,724			
RDA	AV	\$48,002,077	\$9,971,359	\$20,092,880	\$711,598,565	\$65,767,589	\$380,206,714	\$0	\$31,199,383	\$1,266,838,567			
	APN	130	162	7	65	77	66	0	17	524			
Total	AV	\$4,817,735,983	\$29,297,755	\$1,141,726,758	\$2,019,167,114	\$593,754,963	\$985,366,016	\$1,383,722	\$135,432,894	\$9,723,865,205			
	APN	15,743	526	528	441	468	316	8	218	18,248			
<b>Palo Alto</b>													
Total	AV	\$7,942,335,589	\$57,930	\$489,462,122	\$1,931,825,800	\$659,294,124	\$1,381,966,559	\$11,591,405	\$167,360,089	\$12,583,893,618			
	APN	17,692	6	326	238	481	434	34	327	19,538			
<b>San Jose</b>													
City	AV	\$53,917,980,222	\$256,268,231	\$3,643,574,810	\$3,760,635,992	\$3,891,562,146	\$1,723,112,851	\$101,798,424	\$1,769,520,139	\$69,064,452,815			
	APN	202,870	4,910	1,973	1,651	2,839	1,377	329	2,992	218,941			
RDA	AV	\$706,839,099	\$41,025,683	\$881,415,848	\$6,217,367,033	\$752,263,267	\$2,453,885,943	\$57,794,303	\$464,218,283	\$11,574,809,459			
	APN	2,347	787	82	950	377	241	15	327	5,126			
Total	AV	\$54,624,819,321	\$297,293,914	\$4,524,990,658	\$9,978,003,025	\$4,643,825,413	\$4,176,998,794	\$159,592,727	\$2,233,738,422	\$80,639,262,274			
	APN	205,217	5,697	2,055	2,601	3,216	1,618	344	3,319	224,067			
<b>Santa Clara</b>													
City	AV	\$5,430,323,088	\$147,974	\$1,110,373,541	\$5,037,155,657	\$746,286,166	\$1,210,653,075	\$623,063	\$212,593,609	\$13,748,156,173			
	APN	23,669	3	574	931	477	230	4	252	26,140			
RDA	AV	\$0	\$0	\$20,944,758	\$164,268,908	\$218,651,452	\$1,210,994,240	\$0	\$28,538,559	\$1,643,397,917			
	APN	0	0	1	18	22	79	0	12	132			
Total	AV	\$5,430,323,088	\$147,974	\$1,131,318,299	\$5,201,424,565	\$964,937,618	\$2,421,647,315	\$623,063	\$241,132,168	\$15,391,554,090			
	APN	23,669	3	575	949	499	309	4	264	26,272			
<b>Saratoga</b>													
Total	AV	\$6,614,250,927	\$48,822	\$6,676,989	\$18,502,636	\$73,814,606	\$85,514,964	\$12,732,918	\$100,901,511	\$6,912,443,373			
	APN	10,393	1	11	44	73	85	51	295	10,953			
<b>Sunnyvale</b>													
City	AV	\$7,404,079,189	\$140,657,375	\$1,648,427,642	\$4,505,255,093	\$806,106,545	\$717,595,685	\$1,476,450	\$222,694,819	\$15,446,292,798			
	APN	26,699	1,995	606	713	365	192	8	192	30,770			
RDA	AV	\$68,765,446	\$0	\$32,647,347	\$0	\$105,004,107	\$124,558,301	\$0	\$2,632,669	\$333,607,870			
	APN	258	0	14	0	76	53	0	3	404			
Total	AV	\$7,472,844,635	\$140,657,375	\$1,681,074,989	\$4,505,255,093	\$911,110,652	\$842,153,986	\$1,476,450	\$225,327,488	\$15,779,900,668			
	APN	26,957	1,995	620	713	441	245	8	195	31,174			
<b>Unincorporated</b>													
City	AV	\$8,101,230,147	\$1,095,299	\$50,014,464	\$131,281,250	\$83,303,132	\$47,747,316	\$1,106,869,351	\$518,111,133	\$10,039,652,092			
	APN	23,485	47	103	359	255	78	5,336	2,179	31,842			
RDA	AV	\$0	\$0	\$0	\$0	\$0	\$0	\$1,293,146	\$1,692	\$1,294,838			
	APN	0	0	0	0	0	0	2	2	4			
Total	AV	\$8,101,230,147	\$1,095,299	\$50,014,464	\$131,281,250	\$83,303,132	\$47,747,316	\$1,108,162,497	\$518,112,825	\$10,040,946,930			
	APN	23,485	47	103	359	255	78	5,338	2,181	31,846			

\* Net of nonreimbursable exemptions

# Organizational Overview of 7

## Staff Composition



Asse

Assistant

## Assessment Standards & Services

### Division Description

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

### Staff Composition

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

Major Accomplishments	2003/2004	2002/2003
Ownership Title Documents Received	94,773	80,722
Change in Ownership Reviewed (reassessable events)	31,908	25,147
Parcel Number Changes (split & combinations)	3,186	2,909

## Real Property

### Division Description

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

### Staff Composition

Seventy-four of the ninety-four positions are designated for professional appraisers certified by the Board of Equalization. Currently, there are 28 appraisers, 42 advanced appraisers and 4 vacancies.

Major Accomplishments	2003/2004	2002/2003
Real Property Parcels (secured; taxable)	441,893	439,681
Permits Processed	26,675	28,201
New Construction Appraised	12,997	14,343
Proposition 8 Parcels (temporary reductions)	33,365	29,014
Change in Ownership Assessed (reassessable events)	31,960	25,466



# The County Assessor's Office

SSOR  
Assessor

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

**Administration Division**

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

**Staff Composition**  
A staff of 10, includes the Assessor, Assistant Assessor and Director of Special Programs/ External Affairs. Two are appraisers and one is an advanced appraiser certified by the State Board of Equalization.

	2003/2004	2002/2003
Assessor's Budget	\$20,464,498	\$19,074,302
Employees In the Assessor's Office	242	247

**Information Systems Division**

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

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

**Exemption Division**

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

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

**Business Division (Business Personal Property)**

**Division Description**  
Responsible for locating, valuing and enrolling all taxable business personal property including property (owned and leased) such as computers, supplies, machinery and equipment as well as mobilehomes, airplanes and boats. Last year the Division completed 1,035 business audits. The Division is responsible for administration of assessment appeals involving business personal property. Businesses with personal property valued in excess of \$400,000 are audited once every four years, which accounts for over 83% of all personal property in the County.

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

Major Accomplishments	2003/2004	2002/2003
Mobilehome Parcels Assessed	9,127	8,910
Business Personal Property (BPP) Assessments Processed	113,043	113,519
Total Business Personal Property Appraisals Enrolled	82,946	83,714
BPP Enrolled on the Secured Roll	12,184	11,901

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

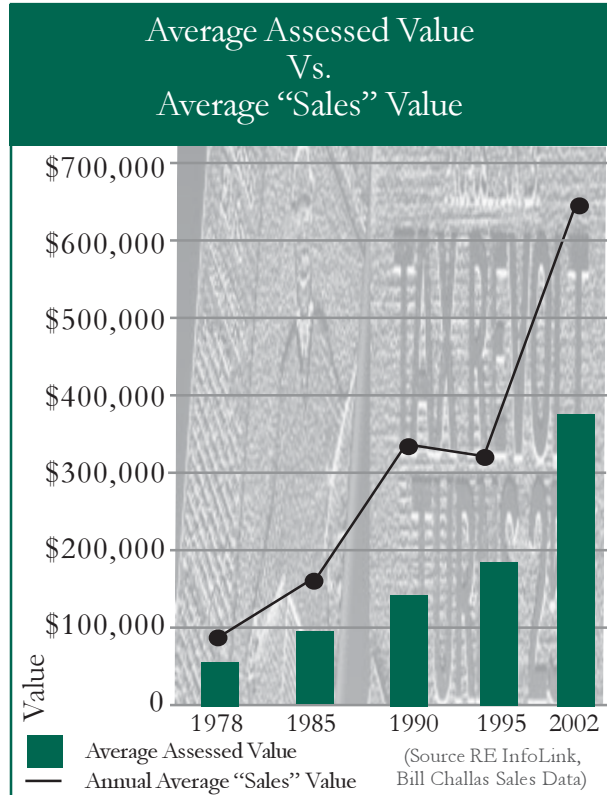
- The property tax cannot exceed 1% of a property's taxable value, plus bonds approved by the voters, service fees, improvement bonds, and special assessments.
- A property's original base value is its 1975-76 market value. A new base year value is established by reappraisal, whenever there is a change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

Historically, the market value of real property has increased at a significantly greater rate than the assessed value, which is limited to no more than 2% per year, unless there is a change in ownership or new construction. The result has been a widening disparity between the market value and assessed value of property in Santa Clara County. Long time property owners benefit from lower assessments while new, and frequently younger property owners, are adversely impacted by assessments

# Proposition 13

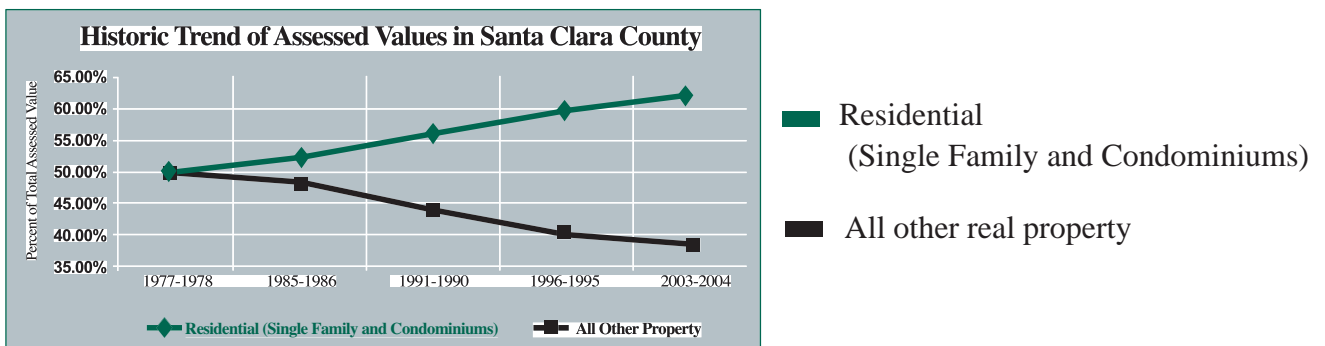
that can be as much as ten times greater than that of a comparable property held by the owner for many years.

Since the passage of Proposition 13 in 1978 the average assessed value in Santa Clara County of a single family home has ranged from 40% in 1978 to 58% of the actual average sale value in 2002 .



## Historical trend of assessed values in Santa Clara County

The chart below compares the contribution by homeowners versus all other real property, such as commercial and industrial properties, to the County's total net assessed value. Since Proposition 13's passage in 1978, assessed values of commercial and industrial properties have declined 10% in proportion to residential properties, a trend consistent with data from other California counties.



# 25 years later

In 1978, voters overwhelmingly passed Proposition 13 in reaction to skyrocketing property values, which were literally taxing senior citizens out of their homes. Inflation in the late 1970's was rampant. Home prices were soaring, while incomes, especially for senior citizens on fixed incomes, were not keeping pace with property values and property taxes.

Assessors, in performing their Constitutional responsibilities, had no choice but to increase assessed values to reflect the rising market. According to former Assessor Al Carlson, during the five years preceding Proposition 13, property values jumped a whopping 76% while local government agencies lowered the tax rate only 2%.

To make matters worse, the State sat on a surplus of \$3.8 billion. To put this in perspective, the proportionate surplus in today's dollars would total \$27 billion, enough to cover most of the projected State deficit.

Both the proponents and opponents of Proposition 13 have debated its value, some saying it is the root of the State's fiscal crisis and others arguing it is the only thing that has saved property owners and limited the growth of government.

Comparing 1978 to 2003 is difficult, since there has been over a dozen amendments to the constitution granting special property tax relief. The charts below provide some comparative data that illustrate some of the changes experienced in Santa Clara County, California and the Nation.

## Santa Clara County: 1978-2003

	1978	2003	% increase
County Budget	\$352,198,511	\$1,876,020,085	433%
Assessor Budget	\$6,094,219	\$20,464,498	236%
Assessor Staff	258	242	-6%
Number of parcels	346,935	451,020	30%
Average Net Assessed Value of Residential and Condo Housing	\$39,798	\$387,816	874%
Average Home/Condo Market Value, Los Gatos/Monte Sereno*	\$98,722	\$980,880	894%
Average Net Assessed Value of all Commercial and Industrial Property	\$151,051	\$1,144,804	658%

\*Data from a 1978 sales data sheet provided by Bill Challas. Data was available only by community and to the best of our knowledge there was no total County data. Other data from County documents.

## California & Other Data: 1978-2003

	1978*	2003*	% Increase
State employees <sup>1</sup>	218,530	311,239	42%
Property tax revenue of state and local government per \$1,000 of personal income <sup>2</sup>	\$64	\$26	-59%
Annual University of California Undergraduate fee <sup>3</sup>	\$671	\$4,794	614%
Annual Cal. State University fee <sup>3</sup>	\$146	\$2,046	1301%
Unleaded, regular gas, one gallon <sup>4</sup>	\$0.72	\$1.92	168%
Whole Milk, half gallon <sup>4</sup>	\$0.99	\$2.19	122%
Highest Paid CEO Nationally <sup>5</sup>	\$2,000,000	\$575,600,000	28,680%
Appraiser 1, Santa Clara Cty. Starting Salary	\$12,564	\$43,297	245%

\* Data from 1978 and current, 2003, was scarce, as a result some of the data presented may be from 1 or 2 years after or before the period indicated.

Source: 1. California Department of Finance 2. <http://countingcalifornia.cdlib.org> (California Digital Library and the Library of California) 3. Ca. Legislative Analyst Office 4. US Department of Labor, Data for Western region 5. Businessweek, April 1999

# Assessment Appeals Process

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

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

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

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

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

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

Assessment Appeals				
(Values in Billions)				
Year	Appeals	Total Local Roll **	Value at Risk *	Percent of Roll at Risk+
2002	2,352	\$210.85	\$20.52	9.7%
2001	2,080	199.83	14.48	7.2
2000	1,751	172.92	\$8.84	5.1
1999	1,790	157.57	7.32	4.6
1998	1,949	\$144.52	\$9.20	6.4%

\* Value at Risk: The difference of value between the assessed roll value and applicants' opinion of value compiled at the end of the filing year.  
 \*\* Local Roll Value: Net of nonreimbursable exemptions  
 + Percentages based on non-rounded values  
 Note: For roll year 2002, 17 appeals applications are pending and have not been validated. Value at risk may change as Applications are validated.

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

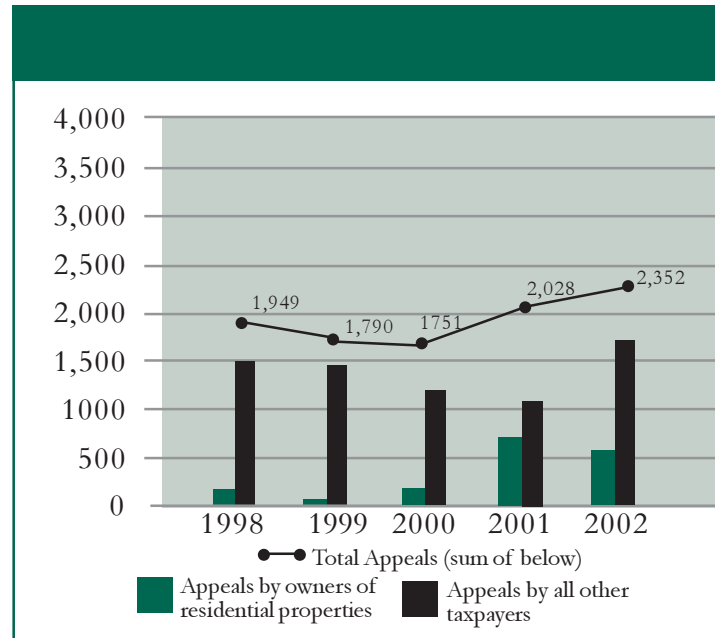


# As economy slows, appeals by property owners rise slightly

An outcome of the decline in property values in the early 1990s was an increase in the number of assessment appeal filings. The total number of assessment appeals increased dramatically between 1990 to 1996 from 1,747 to 6,627. However, as the real estate market improved, the number of appeals filed by owners of residential properties declined from 3,228 to just 167 in 1999.

When the economy slowed in 2001, the Assessor's Office once again saw an increase in the number of appeals filed by all property owners. However, in 2002 the number of appeals filed by homeowners actually declined 35%.

By comparison, the more complex assessment appeals, filed by business and commercial/industrial property owners and major corporations increased significantly from 1206 to 1783. The complexity of valuation issues and the amount of taxes in dispute (or at risk) is much greater in assessment appeals filed by commercial/industrial property owners or by companies with expensive business machinery, equipment and computers.



## Frequently Asked Questions

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

*A.* Yes, under Proposition 60, if you are age 55 or older and qualify. When a senior citizen sells an existing residence and purchases or constructs a replacement residence valued **the same or less** than the residence sold, the Assessor can transfer the assessment (factored base year value) of the original residence, to the replacement residence anywhere in Santa Clara County. Additionally, Santa Clara and 8 other counties currently participate in Prop 90, and will accept base year transfers from any other county throughout California. Propositions 60/90 require timely filing, are subject to approval by the Assessor, and can be granted only once. To receive more information or an application, contact the Assessor's Office at (408) 299-5500.

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

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



# Proposition 8

The assessed values of 33,300 properties were reduced by the Assessor's Office, as of the lien date January 1, 2003, to reflect changes in market conditions for a total reduction of \$7,916,557,162. This represents a 22.11% decline from what would have been the assessed value of these properties had the market value not declined below the Proposition 13 protected assessed value.

The "temporary" reductions in assessed value are mandated by Proposition 8, passed by California voters in November 1978. Proposition 8 provides that property owners are entitled to the "lower" of the fair market value of their property as of January 1, 2003, or the assessed value as determined at the time of purchase or construction, and increased by no more than 2% annually.

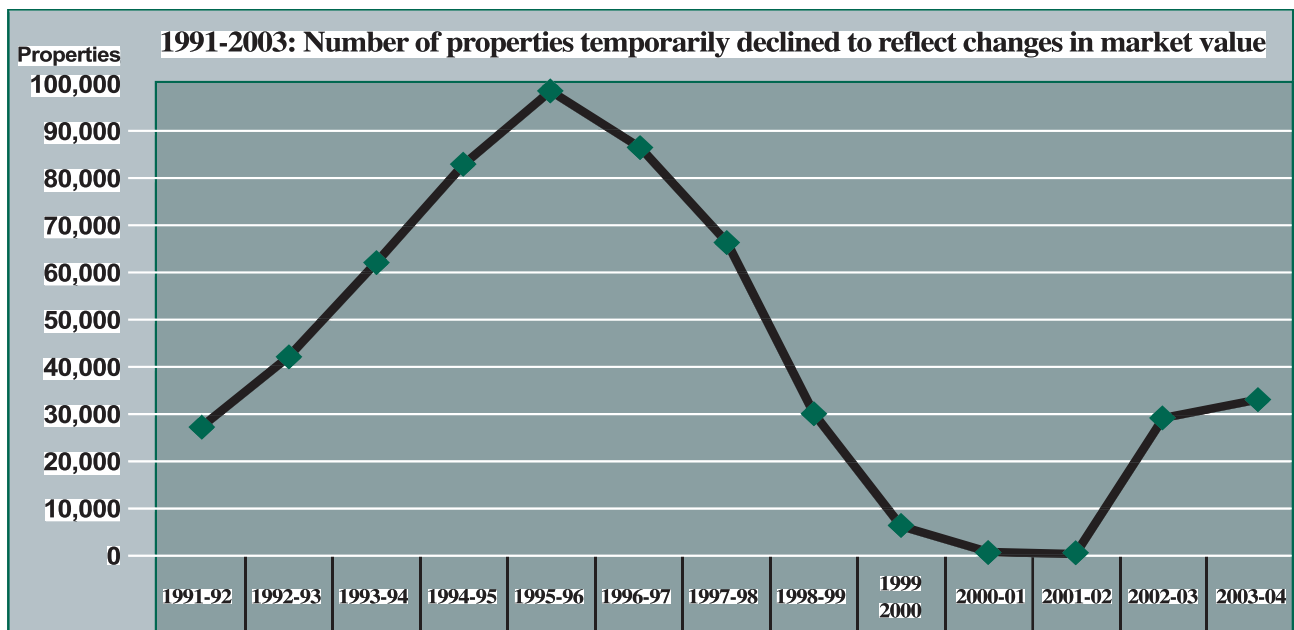
The overwhelming majority of reductions are properties that were purchased or constructed at the 'top of the market,' between 1999 and 2001. Properties where the market value exceeds the assessed value, as of January 1, 2003, are not eligible for an adjustment.

## 2003-2004 Properties with Temporary Declines, Cities

(Values in Billions)

City	Number of Properties	Values Declined*	Percent of Decline**
Campbell	954	\$0.09	13.25%
Cupertino	1,296	0.28	17.76
Gilroy	721	0.02	5.90
Los Altos	793	0.19	16.65
Los Altos Hills	158	0.17	26.30
Los Gatos	791	0.17	17.64
Milpitas	1,253	0.84	35.62
Monte Sereno	76	0.02	14.44
Morgan Hill	930	0.06	8.60
Mt View	1,888	0.69	29.51
Palo Alto	1,491	0.58	24.38
San Jose	16,380	3.16	21.34
Santa Clara	1,986	0.44	22.82
Saratoga	798	0.28	19.53
Sunnyvale	2,441	0.77	24.73
Unincorporated	1,344	0.16	12.74
<b>Total</b>	<b>33,300</b>	<b>\$7.92</b>	<b>22.11%</b>

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

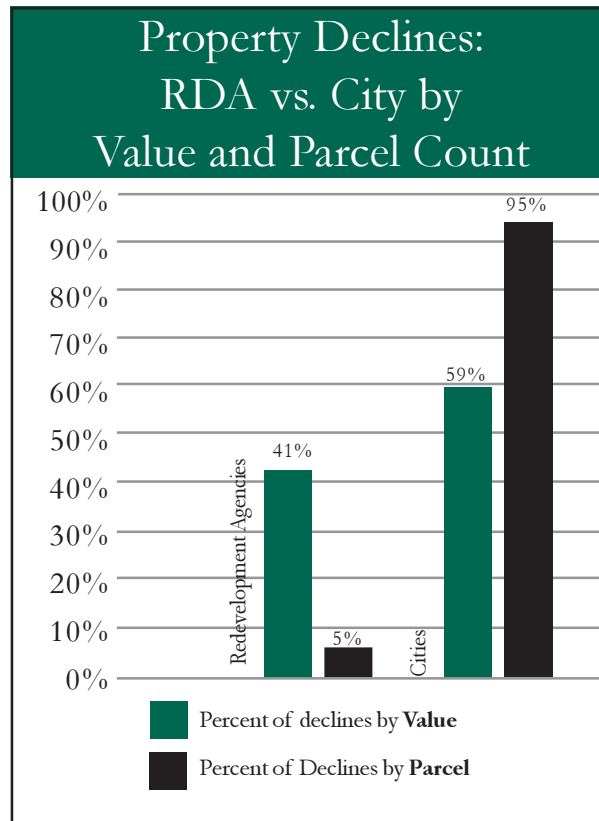


# Redevelopment Agencies Experience Greatest Declines in Value

In the mid-90's City Redevelopment Agencies (RDA) were at the heart of the high technology boom and experienced enormous, double digit growth. As the economy has slowed, RDA's have also experienced the greatest decline. In Santa Clara County there are 9 RDA's, in total they had 1,568 properties in decline, which represented just 4.7% of all parcels receiving a reduction. Yet, those 1,568 properties accounted for a total reduction of \$3.2 billion, just over 40% of the total value declined in the County. Most of the declines, over 95%, occurred in just 3 RDA's: San Jose (\$2.3 billion), Milpitas (\$469 million), and Mountain View (\$328 million).



**...Non Residential parcels, a little over 3% of the total parcels receiving a “Prop 8 decline,” accounted for over 73% of the total reductions in value....**



### 2003-2004 Properties with Temporary Declines, Property Type

(Values in Billions)

Property Type	Number of Properties	Values Declined*	Percent of Decline**
Residential	32,254	\$2.16	10.03%
Apartments	218	0.16	23.35
Commercial & Industrial	661	5.24	42.32
Retail and Hotels	167	0.36	30.33
<b>Total</b>	<b>33,300</b>	<b>\$7.92</b>	<b>22.11%</b>

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

# Exemptions

Homeowners' Exemption is the exemption with which most taxpayers are familiar. However, there are many other exemptions available to taxpayers; qualifying charitable non profit organizations, religious institutions and private non-profit colleges are a few examples. In addition, there is an exemption for 100% service connected disabled veterans.

**...Stanford received an exemption of \$3.5 Billion in assessed value...the second largest exemption in California...**

Qualifying Exemptions			
(Values in Billions)			
Exemption	Roll Units	Total Value	% of Exempted Value+
Non-Profit Colleges	295	\$3.73	37.12%
Homeowner's Exemption**	280,520	1.97	19.57
Qualifying Low Income Housing*	284	1.50	14.88
Charitable Non Profit Org.*	815	1.09	10.80
Religious Org.	1,118	0.90	8.94
Hospitals	30	0.54	5.41
Cemeteries	32	0.12	1.16
Private Schools	58	0.11	1.10
Misc.	37	0.05	0.50
Veterans	504	0.04	0.42
Museums	14	0.01	0.07
Historical Aircrafts	67	-	0.03
<b>Total</b>	<b>283,774</b>	<b>\$10.06</b>	<b>100.00%</b>
Exemptions not reimbursed by the State	3,254	\$8.09	

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

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

+ Percentages based on non-rounded values

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

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

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

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

## Largest Taxpayers 2001-2002\*

Taxpayer	Taxes Paid*	Taxpayer	Taxes Paid*
1 Stanford University Land Mgmt.	\$26,353,849	6 Agilent Technologies	\$13,124,141
2 Intel Corporation	\$15,734,223	7 Pacific Telephone	\$12,867,044
3 Cisco Systems	\$15,036,671	8 Lockheed Martin	\$11,833,262
4 IBM	\$14,836,640	9 Berg & Berg Developers	\$10,432,699
5 Sobrato Development	\$14,803,095	10 Pacific Gas & Electric	\$10,416,147

\* Ten largest taxpayers on the 2001-2002 secured tax roll  
Source: Santa Clara County Tax Collector, December 2002

## How Tax Bills Are Calculated

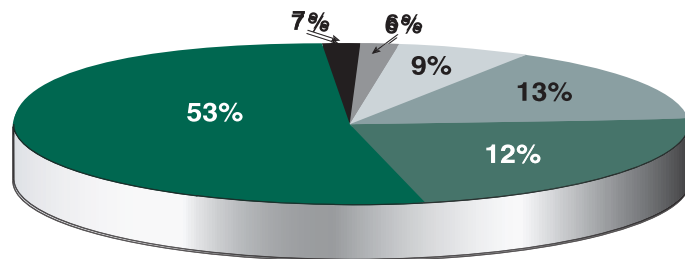
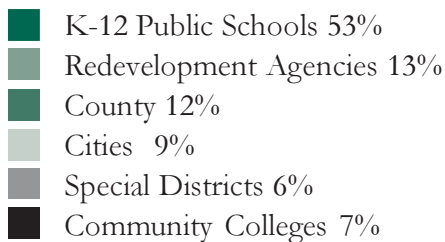
After the County Assessor determines the assessed value of all assessable property in Santa Clara County, the County Finance Agency calculates and issues specific tax bills for each property. Under Proposition 13, the maximum ad valorem (on the value) property tax rate is 1% of the property's net taxable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

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

cies, the County, and special districts. The basic one-percent tax rate is divided among the public taxing agencies in Santa Clara County.

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

### Santa Clara County Property Tax Revenue Allocation\*



\*Source: Santa Clara County Controller's Office-3/3/03

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

# Performance Counts

Led by County Assessor Larry Stone, the Assessor's Office has embarked on an ambitious performance based budgeting and management initiative. Based on the simple idea that what gets measured gets done, the new system establishes a clear mission statement, measurable performance indicators designed to quantify improvement over time, all tied to the budget.



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

## Performance Measures

- 1. 99.84% of assessments were completed by June 30, 2003.**

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

- 2. The number of days to deliver supplemental assessments to the Tax Collector.\***

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

- 3. 99.95% of assigned mandatory audits were completed by June 30, 2003.**

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

- 4. The overall average number of days to close an assessment appeal.\***

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

\* Data to be collected in subsequent year



## Performance Measures Continued

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

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

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

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

### 7. Total expenditures were 99% of the budget in FY 2002.

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

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

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

\* Data to be collected in subsequent year

## Frequently Asked Questions

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

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

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

*A.* Request an informal *review* by submitting a one-page "assessment review" form which is

available on-line for printing or downloading at [www.scc-assessor.org](http://www.scc-assessor.org). Any supporting data (appraisals, comparables, multiple listings, etc.) will be helpful in expediting a reduction if an adjustment is warranted. To file a *formal* appeal with the Assessment Appeals Board, contact the Clerk of the Board at [www.sccgov.org](http://www.sccgov.org).

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

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

# Explanation of Terms\*

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

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

- Proposition 13** Passed by California voters in June, 1978, Proposition 13 is a Constitutional amendment that limits the taxation of property and creates a procedure for establishing the current taxable value of locally assessed real property, referencing a base year full cash value.
- Proposition 8** Passed by California voters in November 1978, Proposition 8 requires for the temporary reduction in the assessed value when there is a decline in market value below the property's factored base year value.
- Real Property** Land and improvements to the land, which permits the possession of, claim to, ownership of, or right to possess.
- Roll** A listing of all assessed property within the county. It identifies property, the owner, and the assessed value of the property.
- Roll Unit** A parcel of property or a business personal property account that is assessed for annual valuation.
- Roll Year** See "Assessment Roll Year."
- SBE** See "State Board of Equalization."
- Secured Roll** Property on which the property taxes are a lien against the real estate.
- Special Assessments** Direct charges, or flat fees against property which are included in the total tax bill but are not based upon the Assessor's valuation of the property. Examples are a sewer charge or a school parcel tax.
- State Board of Equalization** The State Board consists of four members elected by California voters by district, and the State Controller whose duties in the field of taxation are imposed by the State Constitution and the Legislature. The State Board regulates county assessment practices and administers a variety of State and local business tax programs.
- Supplemental Assessment** When property is assessed due to a change in ownership or completed new construction, a supplemental assessment is issued. This is separate and in addition to the annual regular assessment roll. It is based on the net difference between the previous assessed values and the new value for the remainder of the assessment year(s).
- Supplemental Roll** The roll, prepared or amended, contains properties in which a change in ownership or completed new construction occurred.
- Tax Rates** The maximum ad valorem (on the value) basic property tax rate is 1% of the net taxable value of the property. The total tax rate may be higher for various properties because of voter-approved general obligation bonds that are secured by property taxes for the annual payment of principle and interest.
- Tax Roll** The official list of property subject to property tax, together with the amount of assessed value and the amount of taxes due, as applied and extended by the Auditor/Controller.
- TRA** The tax rate area (TRA) is a specific geographic area all of which is within the jurisdiction of the same combination of local agencies for the current fiscal year. There are over 900 TRAs in Santa Clara County, each one identified by a unique number.
- Transfer** Change in the ownership of, or change in the manner which, property is held. Depending on the specific situation, a transfer may trigger a reassessment of the property.
- Unsecured Roll** Property on which the property taxes are not a lien against the real estate (real property) where they are situated, including personal property or improvements located on leased land.

# So, was this report helpful?

In order to improve future annual reports, we would like your opinion about the 2003-2004 Assessor's Annual Report.

1. Please evaluate the annual report by circling one number representing your opinion of each category. 1 indicating POOR and 5 indicating EXCELLENT.

	Excellent	Good	Average	Fair	Poor
a) Was the report language simple and easy to understand? .....	5	4	3	2	1
b) Was the report design pleasing and easy to follow? .....	5	4	3	2	1
c) Was the report user friendly? .....	5	4	3	2	1
d) Was the report timely? .....	5	4	3	2	1
e) Was the report informative? .....	5	4	3	2	1
f) Was the report useful? .....	5	4	3	2	1
g) Has this report met your needs? .....	5	4	3	2	1
h) What is your overall opinion of the Annual Report?					
Yes, I would like to continue receiving the Annual Report					
Yes, I would like to receive the Annual Report electronically					
No, I do not wish to continue receiving the Annual Report					

2. In the past year, how many times did you contact the Assessor's Office? (Circle one).  
 1-2                      3-5                      More than 5                      N/A

3. Are there any items you would like to see in future annual reports? (Please be specific).  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. Are there any sections or items in the annual report that you feel are unnecessary, not useful or unclear? (Please be specific).  
 \_\_\_\_\_  
 \_\_\_\_\_

6. Any other comments or suggestions are appreciated. (Use the back side of this page if needed).  
 \_\_\_\_\_  
 \_\_\_\_\_

Contact Information, (PLEASE PRINT)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please fax this survey to David Ginsborg at 408-297-9526 or mail to the Assessor's Office.

Detach here, fold, tape (NO STAPLES) add postage and mail to address on other side.





# Responsibility of the Assessor's Office

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

Santa Clara County contains more than 441,000 separate real property parcels. There were over 3,000 changes in parcel numbers, and there were over 90,000 changes in property ownership as reflected by deeds and maps filed in the County Recorder's Office. The Assessor's professional staff maintains a comprehensive set of 213 Assessor's parcel map books. The office appraised more than 12,000 new construction activities, and processed more than 110,000 business personal property assessments.

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

For information regarding general County financial information including taxes by tax rate areas and methods of property tax revenue allocation contact:

Santa Clara County Finance Agency (408) 299-5200

For information about Santa Clara County Assessments:

Public Information and Ownership (408) 299-5500

Real Property (land and improvements) (408) 299-5300

Personal Property, including Business,

Mobilehomes, Boats and Airplanes (408) 299-5400

Property Tax Exemptions (408) 299-6460

Change in Ownership Issues (408) 299-5540

Mapping (408) 299-5550

Administration (408) 299-5570

Administration Fax (408) 297-9526

Assessor Web Site [www.scc-assessor.org](http://www.scc-assessor.org)

County Web Site [www.sccgov.org](http://www.sccgov.org)

For information about a tax bill, payments, delinquency, or the phone number of the appropriate agency to contact about a special assessment, contact:

Santa Clara County Tax Collector (408) 808-7900

For information about filing assessment appeals, call:

Santa Clara County Assessment Appeals Board Clerk  
(Clerk of the Board of Supervisors) (408) 299-5001

California State Board of Equalization

The State Board of Equalization is responsible for assuring that county property tax assessment practices are equal and uniform throughout the State. For more information, contact the State Board at:

450 N Street

PO Box 942879

Sacramento, CA 94279-0001

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

## Acknowledgments

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**您需要任何語言方面的協助嗎?**

**我們財稅估價(估稅)部門的工作人員能流利地說你的語言來協助您的需要  
請撥 299-5500 與我們聯絡. 謝謝**

**Cần giúp? The Assessor's Office có nhân viên thông thạo ngôn ngữ của quý vị. Xin gọi cho chúng tôi tại 299-5500**

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

Disclaimer: This document presents a distribution of the 2003-2004 Santa Clara County property tax local assessment roll by City/Redevelopment Agency and major property types. It does not include State-assessed property (unitary roll). It is not the source document for deriving the property tax revenues to be received by any public entity. For example, the Controller's AB8 calculations do not include aircraft assessed valuation, which is incorporated into this report. Additionally, supplemental assessments are not depicted in the report. Numbers reported in tables and charts reflect up to 0.01 units. Items less than 0.01 units have been reported as a dash. Minor discrepancies may occur due to rounding calculations and/or clarification in definition of terms.

Published July, 2003.

## Office of the County Assessor

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San Jose, California 95110-1771

Website: [www.scc-assessor.org](http://www.scc-assessor.org)

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## Santa Clara County

### Board of Supervisors

Don Gage, District I

Blanca Alvarado, District II

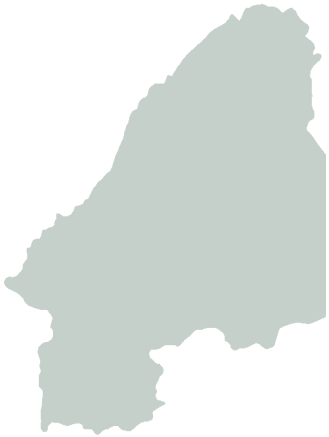
Pete McHugh, District III

Jim Beall, District IV

Liz Kniss, District V

### Interim County Executive

Pete Kuitras



### Mission Statement

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

TO CONTINUE RECEIVING THE ANNUAL REPORT, OR TO  
RECEIVE ELECTRONICALLY, FILL OUT FORM ON PAGE 31