



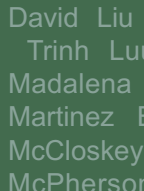
# 2007-2008 Annual Report

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



To go on-line, go to: [www.scc-assessor.org](http://www.scc-assessor.org)

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Above are all the permanent employees that contributed to the closing of the 2007-2008 Assessment Roll. The pictured employees are, clockwise, Shannon Rice, Michael Kang, Josie Olivarez, David Song, and Bordon Chin

# Message from the Assessor

Lawrence E. Stone

**F**or the third consecutive year, the growth of the assessed value of all real property and business property remained relatively constant between eight and nine percent. It is the clearest indication that Silicon Valley's economy has moved past the extreme "roller coaster" highs and lows of the late 90's and the early part of this decade, and has progressed to a more stable, balanced growth pattern.

The Assessor's Annual Report provides a snapshot of one component of the region's economy through a combination of detailed tables and summary charts of the 2007-08 assessment roll for Santa Clara County as of the lien (valuation) date January 1, 2007.

The annual assessment roll, delivered to the County Finance Agency Director on July 1, 2007, is a valuable resource for budgeting and financial planning by local governmental agencies.

Information in this report reflects all locally assessed property, both secured and unsecured. The statistical data also distinguishes between business personal property and real property. It summarizes current property assessments in various cities and unincorporated areas compared to prior years, provides office performance data, including an overview of exemption information, and illustrates trends in assessment appeals. It also provides detailed information about the types of properties and their values by city and school district. Assessments of public utilities are the responsibility of the California State Board of Equalization, and therefore are not included in this report.

## Assessment Growth

The assessed value of property in Santa Clara County increased by \$21.6 billion. The total assessed value, net of non-reimbursable institutional exemptions (e.g. qualifying church and welfare organizations), was \$283.51 billion, an increase of 8.25 percent over the previous year.



This year's growth is consistent with the prior two years and remains steady when compared to years such as 2004 when assessment roll growth was a meager 2.23 percent. However, it is substantially below the peak in 2001, at the apex of the "dot-com boom," when assessment roll growth exceeded 15 percent.

In addition to the maturing economy, there has also been substantial diversity and balance that over the long term, is healthier than the "booms and busts" of the past. Just as major parts of the residential market cooled during the last 18 months, the commercial and industrial market has experienced a resurgence throughout the county. This is in stark contrast to the very hot residential real estate market that carried the Silicon Valley assessment roll in recent years. The current recovery has been led by construction of selected retail "power centers" and the development of Class A office buildings from either the ground up or major renovations of older properties. Another indicator of the strength of commercial and industrial properties is the increase in tenant improvements. Last year, the Assessor's Office recorded a 13 per-

## Current Year Roll Growth\*

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

### 2007-2008 Valuation Changes

Assessment Roll Value Change:	2007-2008	2006-2007	Dollar Change	% Change
Local Roll before exemptions	\$295.78	\$273.08	\$22.70	8.31%
Less: Nonreimbursable exemptions	(12.27)	(11.17)		
<b>NET LOCAL ROLL VALUE</b>	<b>\$283.51</b>	<b>\$261.91</b>	<b>\$21.60</b>	<b>8.25%</b>

Note: Minor discrepancies may occur due to rounding calculations. Percentages based on non-rounded values.

cent increase in the number of commercial and industrial building permits. This is a likely indicator that local companies have confidence in the direction of Silicon Valley's economy, and are choosing to expand or improve their facilities. It also demonstrates the continued realignment of the local economy from high-tech manufacturing to an internet and software based economy. Companies like Adobe, Yahoo, Google, e-Bay and Apple are expanding, while other companies like Sun and HP are consolidating their facilities.

Another indicator is the red-hot investment market and the decision by pension funds to increase their asset allocation in real estate. For the first time in several years, a \$1 billion "spec" office complex is under construction in Sunnyvale.

In sharp contrast, the once "hot" residential market has cooled significantly. The number of deeds recorded declined 14 percent over the prior year. In addition, the number of residential properties in which market value declined below the purchase price, tripled last year. This trend is especially pronounced in the condominium sector and the lower end of the residential marketplace. Nine percent of all condominiums have assessed values below their purchase price. The only variation from this trend has been high-end, residential properties which not only retained their value, but are selling well.

The other major contributor to the assessment roll is business personal property and equipment which experienced a 5.02 percent increase. This is the third consecutive year of gradual increases in the assessed value of machinery, equipment, computers and fixtures and confirms the valley's economic recovery.

In seven of the county's 15 cities, assessed values exceeded the overall county growth rate of 8.25 percent, with Morgan Hill and Gilroy leading at 10.99 percent and 10.81 percent respectively. The unincorporated areas of the county, composed primarily of residential and agricultural properties, registered the slowest growth at 4.11 percent.

Reflecting the improving commercial and industrial sectors, assessment roll growth in redevelopment agency areas (RDA) increased in six of the nine municipal jurisdictions, including Campbell, Los Gatos, Milpitas, Morgan Hill, San Jose and Santa Clara. San Jose recorded the greatest increase of any single RDA at 12.38 percent, nearly double last year's assessed values. In contrast, the relatively small Cupertino RDA declined by one percent.

Assessment roll growth is also important to "basic aid" school districts. A basic aid school district is a district in which the property tax revenue generated locally exceeds the state's formula for school funding. Consequently, basic aid school districts have more funds at their disposal because of direct access to local property tax revenue. However, the revenue these school districts receive can fluctuate according to changes in the assessed value of property located within the tax rate area of each district.

The 12 basic aid school districts in Santa Clara County include: Campbell Union High School District; Fremont Union High School District; Lakeside Joint Elementary School District; Los Altos Elementary School District; Los Gatos Elementary School District; Los Gatos-Saratoga High School District; Montebello School District; Mountain View-Los Altos High School District; Palo Alto Unified School District; Santa Clara Unified School District; Saratoga Elementary School District; and Sunnyvale Elementary School District. Twelve of California's 83 basic aid school districts are located in Santa Clara County.

## Role of the County Assessor's Office

The Assessor's Office is responsible for annually determining the assessed value of all real property and business personal property and equipment within Santa Clara County. Each year, the Assessor's professional staff renders accurate assessments of all secured and unsecured property. The assessment roll, which includes 563,288 assessable roll units of real and business property, is the basis upon which property taxes are levied.

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

## Factors in Assessment Growth

Assessment roll growth is a result of several major components.

Real property is assessed at fair market value when a change in ownership or new construction occurs. The change in assessed value of individual properties reflects the 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 includes only the market value added by the new construction.

Unless a property changes ownership or is subject to new construction, Proposition 13 limits the increase in assessed value to no more than two-percent annually or the California CPI, whichever is lower. Consequently, the assessed value is significantly less than the total fair market value of property in Santa Clara County.

When economic conditions cause a decline in market values, the Assessor is required by law (Proposition 8) to reduce the assessment to reflect the decline. If the market value of a property as of the lien (valuation) date, January 1, 2007, was less than the assessed value, the impacted property owner is entitled to a temporary adjustment in the property assessment.

In 2007, we proactively reduced the assessed values of 17,758 properties, representing a total reduction of \$4.94 billion from the assessment roll. While the overall number of properties in a decline status increased dramatically (173 percent), the total amount of the value reduction actually declined 36 percent over the prior year.



# Factors Causing Change to the 2007-2008 Assessment Roll

(in Billions)

	Dollar Change	% of Change		Dollar Change	% of Change
Exemptions	\$-1.07	89.8%	Change in ownership**	\$12.61	55.3%
Other net changes*	-0.12	10.2	CPI inflation factor (2%)	4.89	21.5
<b>Subtotal, declines in values</b>	<b>-\$1.19</b>	<b>100.0%</b>	New construction**	2.18	9.5
			Business Personal Property	1.34	5.9
			Proposition 8 net change+	1.77	7.8
			<b>Subtotal, increases in value</b>	<b>\$22.79</b>	<b>100.0%</b>

## Grand Total of Changes to Assessment Roll **\$21.60**

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

\*\* Net of 2% annual increase

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

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

Residential properties accounted for over 95 percent of the reductions totaling \$1.06 billion. The assessed value reductions of 864 commercial and industrial properties totaled \$3.88 billion. Consequently, residential properties accounted for 95 percent of the parcels, but only 21 percent of the total value reduction. This reflects a substantial change over the prior year when 90 percent of the value was non-residential and 80 percent of the properties were residential.

Finally, business personal property, including computers, machinery, equipment and fixtures, experienced a modest increase of 5.04 percent. A portion of this increase was attributable to acquisitions of new equipment and fixtures by non-manufacturing technology companies. The assessed value of business personal property is calculated from property statements filed annually by 51,000 businesses in Santa Clara County.

### Challenges and Accomplishments

The past year has been challenging. As County Assessor, I remain committed to providing the highest level of quality service and productivity. At the same time, because of the county's structural budget deficit, I imposed a freeze on all vacant positions.

Like other county agencies and departments, the Assessor's Office has been impacted by several years of county budget deficits and fiscal challenges. Historically, Santa Clara County has assumed as much as 70 percent of the cost of administrating the local property tax system while receiving only 18 percent of the property tax revenue. Despite these challenges, productivity and performance has remained high, particularly in view of the significant increases in workload.

The following are a few of our major accomplishments over the past year:

- Completed the annual assessment roll by the deadline mandated by state law.
- Returned \$647,000 of the Assessor's budget to the county general fund.
- Cut the department's 2007-08 budget by \$1.8 million.
- Completed 96.7 percent of real property assess-

ments.

- Completed 99.9 percent of business personal property assessments and audits.
- Completed 100 percent of eligible exemptions.
- Continued to enhance the on-line property "look-up" feature on the Assessor's web site (scc-assessor.org), allowing property owners to access property assessment data any time of the day or night from a convenient location. The site remains among the county's top five most-visited web sites.
- Audited 99.9 percent of the 1,006 business accounts required by the California Revenue and Taxation Code.
- Processed 100 percent of recorded deeds.
- Processed 91,818 title documents, a decrease of 17 percent over the prior year.
- Completed Proposition 8 appraisals of 99.7 percent of properties identified for review.
- Processed all title documents recorded in 2006 prior to the close of the assessment roll; a first in office history.
- Expanded the timely discovery of legal entities that have changed ownership, a task complicated by the fact that many legal entities change ownership without recording a document.
- Completed multiple systems infrastructure projects under budget by \$564,000.
- Increased field inspections by the exemption staff resulting in the discovery of \$157 million in additional assessed value.
- Substantially expanded cross training throughout the organization to increase staff's ability to assist other units during heavy workload periods.
- Improved the process for mailing homeowner's exemption claims resulting in a 54% decrease in duplicate mailings.
- Created a new program to identify homeowners eligible to receive an exemption, but did not previously apply for this benefit. More than 3,000 additional homeowners now receive the \$7,000 exemption benefit.
- Electronically imaged more than 20 million paper, microfiche and microfilm documents previously stored on hard copy files. The Document Management System project was completed ahead of

schedule and more than \$400,000 under budget. Thousands of documents, including property records, are now saved in electronic format, avoiding the wasteful step of printing tens of thousands of pages annually.

- Provided 4,744 hours of training on new or upgraded software applications.
- Selected a vendor for a business process management system, a major component of reengineering the entire appraisal and assessment system.
- Reduced from more than 120 days to an average of 30 days the time to mail a homeowner's exemption claim.
- Reduced, the assessed values of 17, 758 properties as mandated by law (Proposition 8).
- Progressed on the design and implementation of a new computer information system, to meet the challenges of the next generation. When completed, all of the existing functionality currently operating on mainframe, mini-computer, and server platforms will be replaced with a simpler, more flexible and modern environment based on relational database architecture with a web based browser user interface.
- Successfully defended assessed values at the Assessment Appeals Board, retaining 94 percent of the value at risk, a three percent increase over the prior year.
- Increased by 23 percent to over 8,000, the number of small businesses that e-file their business property statements on-line.
- Continued to expand the number of major corporate taxpayers filing business property statements electronically.
- One of three assessor's offices selected to participate in a statewide depreciation study of semi-conductor manufacturing equipment.
- Processed more than 90 percent of all "paper" property statements using paperless processing, resulting in a reduction of both filing and retrieval time.
- Moved the majority of critical functions from an outdated mainframe to the HP minicomputer, saving \$375,000.
- Continued the Assessor's on-going commitment to a first class work environment by upgrading desktop computers, software, laptops, servers, and printers.
- Facilitated Board of Equalization training classes for a total of 5,742 training hours.
- Implemented an innovative cross training process of Public Service, Real Property, Business Division and Exemption staff.
- Developed an electronic appraisal referral form allowing a comprehensive review of assessment procedures, designed to improve communication between all operating divisions.
- Worked cooperatively with the Board of Equalization auditors in their comprehensive compliance audit and survey of the Assessor's Office.

## Trends and Future Goals

The Assessor's Office continues to focus on developing and implementing creative and innovative solutions to improve efficiency and productivity while reducing costs.

Some of the major challenges/opportunities ahead include:

- Complete a \$19 million replacement of the 25-year-old legacy computer system with a modern, "state of the art" system that will efficiently meet both immediate and long-term needs.
- Budget entirely by service levels.
- Achieve measurable, annual increases in office productivity.
- Identify and implement additional on-line assessment services.
- Assess and enroll fractional interest owned aircraft.
- Managing more work with substantially less staff while facing even deeper staff reductions. I ask my staff to remain focused on the quality of their work rather than the quantity. Rushing the valuation process not only jeopardizes the accuracy of assessments, it ultimately results in a greater expenditure of time and resources in making corrections.

For the first time in nearly 12 years, I expect to experience a backlog of unprocessed assessments by the close of the assessment roll on July 1, 2008. This situation is due to a severe reduction in staff required to meet the county's budget deficit. The impact on taxpayers by our inability to timely assess property could be significant. In addition, property revenue to schools and local governments could also be jeopardized.

As County Assessor, I remain committed to the full implementation of a performance budgeting management system that ties mission and goals directly to the budget; identifies, acknowledges and rewards superior employees' performance; and focuses attention and resources on continuous improvement initiatives based on quality, service, innovation and accountability.

The Assessor's Office employs a group of people that I believe are among the most talented and dedicated anywhere in government. It is our primary objective to treat all property owners and taxpayers with the highest degree of courtesy and professionalism.

For nearly 13 years, it has been my honor to serve the taxpayers, property owners and public agencies in Santa Clara County. It is my privilege to continue rendering fair and accurate valuations and providing the highest level of public service.



Lawrence E. Stone  
Assessor

## Largest Taxpayers 2005-2006\*

Taxpayer	Taxes Paid*	Taxpayer	Taxes Paid*
1 Pacific Gas & Electric Co.	\$19,175,817	6 Applied Materials Inc.	\$9,999,231
2 Sobrato Development Co.	\$17,372,022	7 Cisco Technology Inc.	\$9,653,430
3 Intel Corporation	\$14,181,527	8 Hewlett Packard Co.	\$9,239,238
4 AT&T	\$11,597,147	9 Westfield Corporation Inc.	\$9,029,644
5 Berg & Berg Developers	\$11,029,391	10 Avalon Bay Communities Inc.	\$8,628,342

\* Ten largest taxpayers on the 2005-2006 secured tax roll, includes local and state assessees

Source: Santa Clara County Tax Collector, October 2006

## How Tax Bills Are Calculated

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

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

one-percent tax rate is divided among the public taxing agencies in Santa Clara County. Due to changes in state law, some local governments are receiving a greater, or smaller, share of revenue from property taxes than in prior years. At the same time, most increases were offset by reductions in other revenue sources.

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 Tax Collector at (408) 808-7900 or the Controller at (408) 299-5200.

## Santa Clara County Property Tax Revenue Allocation 2006-2007



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

# The Assessment Roll

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

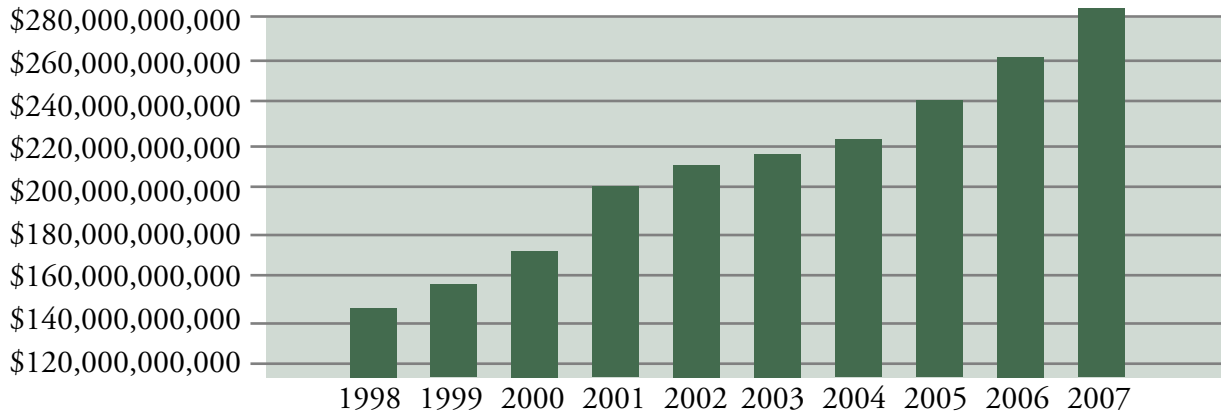
Improvements (the value of buildings or structures situated on land) reflect values assessed by both the Real Property and Business Divisions.

Over the past eighteen 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 55% of the total increase in assessed value over last year's assessment roll. Under Proposition 13, once a base value is established as a result of a change in ownership or new construction, the assessed value of a property can increase by no more than 2% annually based on an inflation factor, tied to the California Consumer Price Index (CPI). Since the implementation of Proposition 13 in 1978, the CPI has been less than 2% five times: in 1983, 1995, 1996, 1999 and 2004.

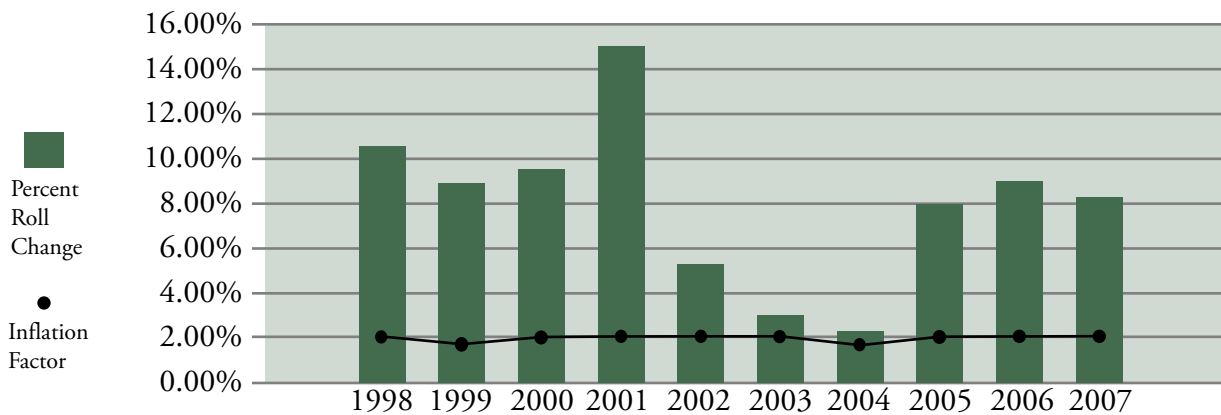
Assessment Roll Summary				
2007-2008 Assessment Roll Compared to 2006-2007 (Exclusive of Public Utility Valuations)				
	2007-2008	2006-2007	Difference	Change
Land	\$129,652,799,589	\$117,978,401,515	\$11,674,398,074	9.90%
Improvements (Real Property)	137,578,635,966	127,921,652,931	9,656,983,035	7.55
Improvements (Business Div)	1,293,620,185	1,343,326,373	-49,706,188	-3.70
<b>Subtotal</b>	<b>\$268,525,055,740</b>	<b>\$247,243,380,819</b>	<b>\$21,281,674,921</b>	<b>8.61%</b>
Personal Property	\$4,695,140,833	\$4,398,633,237	\$296,507,596	6.74%
Mobilehomes	606,980,358	583,748,391	23,231,967	3.98
<b>Subtotal</b>	<b>\$5,302,121,191</b>	<b>\$4,982,381,628</b>	<b>\$319,739,563</b>	<b>6.42%</b>
<b>TOTAL Gross Secured</b>	<b>\$273,827,176,931</b>	<b>\$252,225,762,447</b>	<b>\$21,601,414,484</b>	<b>8.56%</b>
Less: Other Exemptions (sec)	(9,904,231,272)	(8,899,673,322)	(1,004,557,950)	11.29
<b>NET SECURED</b>	<b>\$263,922,945,659</b>	<b>\$243,326,089,125</b>	<b>\$20,596,856,534</b>	<b>8.46%</b>
<b>TOTAL Gross Unsecured</b>	<b>\$21,951,735,282</b>	<b>\$20,857,184,034</b>	<b>\$1,094,551,248</b>	<b>5.25%</b>
Less: Other Exemptions (unsec)	(2,361,761,466)	(2,267,981,299)	(93,780,167)	4.13
<b>NET UNSECURED</b>	<b>\$19,589,973,816</b>	<b>\$18,589,202,735</b>	<b>\$1,000,771,081</b>	<b>5.38%</b>
<b>TOTAL Local Roll</b>	<b>\$283,512,919,475</b>	<b>\$261,915,291,860</b>	<b>\$21,597,627,615</b>	<b>8.25%</b>
Homeowners' Exemption	\$1,992,840,265	\$1,963,088,342	\$29,751,923	1.52%



## Ten-Year Assessment Roll Summary



## Percent Change Including 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*
2007-08	\$283,512,919,475	\$21,597,627,615	8.25%	2.00%
2006-07	\$261,915,291,860	\$21,773,313,717	9.07%	2.00%
2005-06	\$240,141,978,143	\$17,765,933,316	7.99%	2.00%
2004-05	\$222,376,044,827	\$4,856,902,557	2.23%	1.87%
2003-04	\$217,519,142,270	\$6,670,743,127	3.16%	2.00%
2002-03	\$210,848,399,143	\$11,022,579,515	5.52%	2.00%
2001-02	\$199,825,819,628	\$26,908,458,506	15.56%	2.00%
2000-01	\$172,917,361,122	\$15,305,178,987	9.74%	2.00%
1999-2000	\$157,569,966,561	\$13,049,052,236	9.03%	1.85%
1998-99	\$144,520,914,325	\$13,703,074,492	10.47%	2.00%

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

# Supplemental Assessments

Supplemental Assessments are admittedly complicated and confusing! Created by Senate Bill 813 in 1983, supplemental assessment closed what was perceived as a loophole and inequity in Proposition 13. It also created substantial new revenue for the state and local government.

Supplemental Assessments are designed to identify changes in assessed value, either increases or decreases, that occur during the fiscal year. They are in addition (supplemental) to the traditional annual assessment and property tax bill.

Prior to the creation of supplemental assessments, changes in assessed value due to a change in ownership or completion of new construction would not result in higher taxes until the tax year (July 1 to June 30), following the lien date when the new values were placed on the assessment roll. In some instances, taxes on the new assessments would not be collected for up to 21 months. This resulted in serious differences in tax treatment for transactions that may have only been separated by one day. For example, two houses closed escrow one the day before the annual lien date and the other the day after; the value increase for each change in ownership was \$500,000. The buyer who purchased the day before the lien date would pay taxes on the entire purchase price with the first installment of taxes no later than December 10 that year. The buyer who purchased the day after the lien date would not see the increase in taxes until the tax bill due in December of the following year. If both properties are owned for the same period of time, the buyer who bought a single day before the lien date would pay about \$5,000 more in taxes than the other property owner due to differences in the initial transaction.

With the implementation of Supplemental Assessments the increase in value is taxed from the first of the month following the date of completion of new construction or the change in ownership. That date is referred to as the event date.

An event date between January 1 and May 31 results in two supplemental tax bills. The first supplemental bill is for the remainder of the fiscal year

from the first of the month following the Event Date. The second supplemental bill is for the subsequent fiscal year, beginning July 1 after the event date. If the Event Date is between June 1 and December 31, there will be only one Supplemental

Assessment in effect for the remainder of that fiscal year.

The amount of the supplemental assessment is the increase or decrease in value as of the event date compared to the value that was previously assessed. Supplemental taxes are prorated based on the number of months remaining in the fiscal year, ending June 30. If the new assessment is lower than the prior assessed value a refund, rather than additional taxes, results.

Owners who have acquired property or completed new construction should be prepared for the following financial responsibilities:

## Supplemental Event dates between June 1-December 31

1. The portion of the Annual Tax Bill for that fiscal year based upon the assessed value prior to the event.
2. The Supplemental Tax Bill for the difference in value between the new and prior assessed values; taxes are prorated for remainder of the fiscal year.
3. The Annual Tax Bill for the upcoming fiscal year, reflecting new assessed value.

## Supplemental Event dates between January 1 and May 31

1. The portion of the Annual Tax Bill for that fiscal year based upon the assessed value prior to the event.
2. The first Supplemental Tax Bill for the difference in value between the new and prior assessed values; taxes are prorated for remainder of the fiscal year.
3. The Annual Tax Bill for the full fiscal year (July 1 – June 30) following the date of the event based upon the assessed value prior to the event.
4. The second Supplemental Tax Bill for the difference in value between the new value and the assessed value shown on the tax bill referenced immediately above.

**“Every week hundreds of confused, frustrated or angry home buyers here and across California call their County Assessor’s office with the same question: What’s a supplemental tax bill?”**  
**Sacramento Bee,**  
**June 4, 2001**

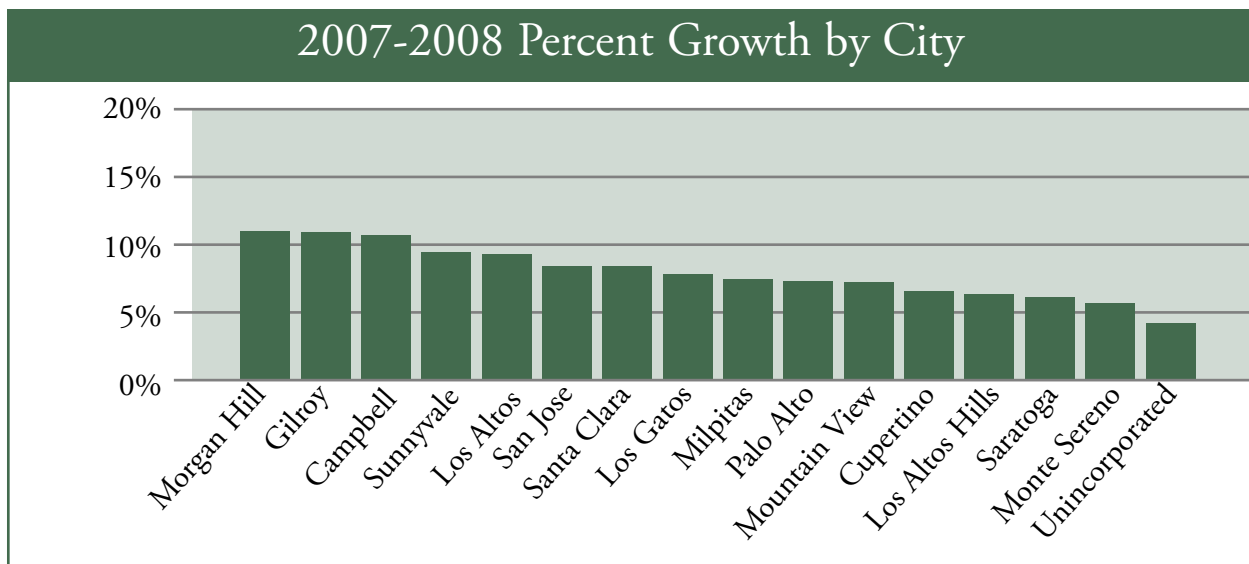
**In 2006, the Assessor’s Office processed 34,903 supplemental assessments with a total net increase in assessed value of \$12.5 billion prorated into supplemental tax bills by the Tax Collector.**

# Assessment Information by City

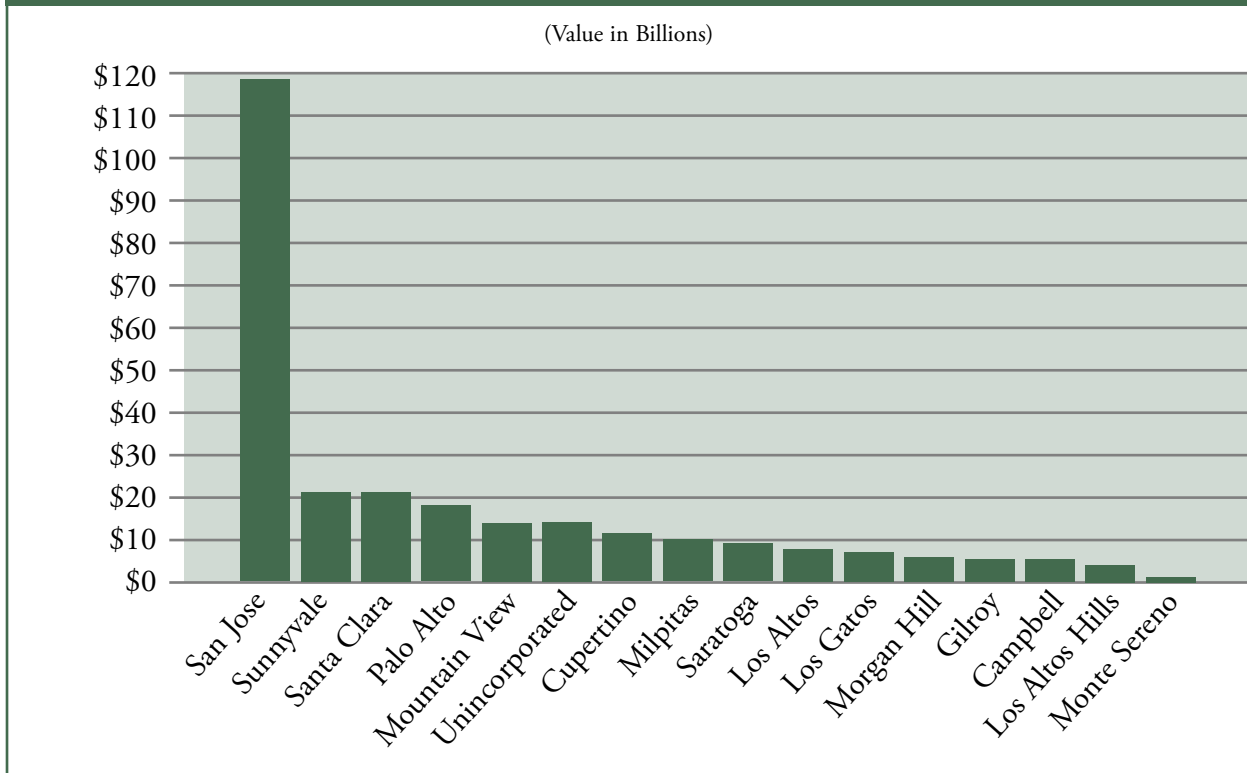
Assessment Roll Growth by City				
(Values in Billions, Per Capita in Thousands)				
	Total* Roll 2007	Total* Roll 2006	Percent Growth**	Value Per Capita+
Campbell	\$5.98	\$5.40	10.79%	\$150.54
Cupertino	11.93	11.18	6.75	216.28
Gilroy	6.35	5.73	10.81	127.95
Los Altos	8.39	7.63	9.32	298.62
Los Altos Hills	4.38	4.11	6.63	509.43
Los Gatos	7.59	7.03	7.97	258.10
Milpitas	11.11	10.31	7.75	166.87
Monte Sereno	1.36	1.29	5.74	382.29
Morgan Hill	6.49	5.85	10.99	169.01
Mountain View	14.22	13.23	7.49	194.05
Palo Alto	18.97	17.64	7.53	302.97
San Jose	118.70	109.27	8.62	121.91
Santa Clara	22.25	20.48	8.61	194.69
Saratoga	9.33	8.76	6.56	297.12
Sunnyvale	22.67	20.71	9.44	167.02
Unincorporated	13.79	13.25	4.11	140.83
<b>TOTAL</b>	<b>\$283.51</b>	<b>\$261.92</b>	<b>8.25%</b>	<b>\$156.81</b>

\* Net of nonreimbursable exemptions  
 \*\* Percentages based on non-rounded values  
 + California Department of Finance, County Population Est., May 2007

*While roll growth countywide was steady compared to the prior two years, the same is not true for cities. Eleven of the fifteen municipalities experienced roll growth lower than their prior year's roll growth. Morgan Hill saw the largest percentage increase in assessed value at 10.99 percent and the unincorporated portions of the County had the lowest at 4.11 percent.*



## 2007-2008 Net Assessment Roll Distribution by City



## 2007-2008 Net Assessment Roll by City

(Value in Billions)

	Secured CITY	Secured RDA*	Unsecured CITY	Unsecured RDA*	Total Roll**	Percent of Roll+
Campbell	\$5.10	\$0.61	\$0.18	\$0.09	\$5.98	2.11%
Cupertino	11.39	0.12	0.41	0.01	11.93	4.21
Gilroy	6.11	-	0.24	-	6.35	2.24
Los Altos	8.30	-	0.09	-	8.39	2.96
Los Altos Hills	4.37	-	0.01	-	4.38	1.55
Los Gatos	6.36	1.03	0.15	0.05	7.59	2.68
Milpitas	6.05	3.73	0.69	0.64	11.11	3.92
Monte Sereno	1.36	-	-	-	1.36	0.48
Morgan Hill	3.63	2.60	0.01	0.25	6.49	2.29
Mt. View	10.86	1.75	0.68	0.93	14.22	5.01
Palo Alto	17.38	-	1.59	-	18.97	6.69
San Jose	96.59	13.94	4.06	4.11	118.70	41.87
Santa Clara	17.73	1.54	2.08	0.90	22.25	7.84
Saratoga	9.30	-	0.03	-	9.33	3.29
Sunnyvale	20.05	0.45	2.13	0.04	22.67	8.00
Unincorporated	13.57	-	0.22	-	13.79	4.86
<b>TOTAL</b>	<b>\$238.15</b>	<b>\$25.77</b>	<b>\$12.57</b>	<b>\$7.02</b>	<b>\$283.51</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 for which taxes 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



## 2007-2008 Real Property Distribution by City

(Value in Billions)

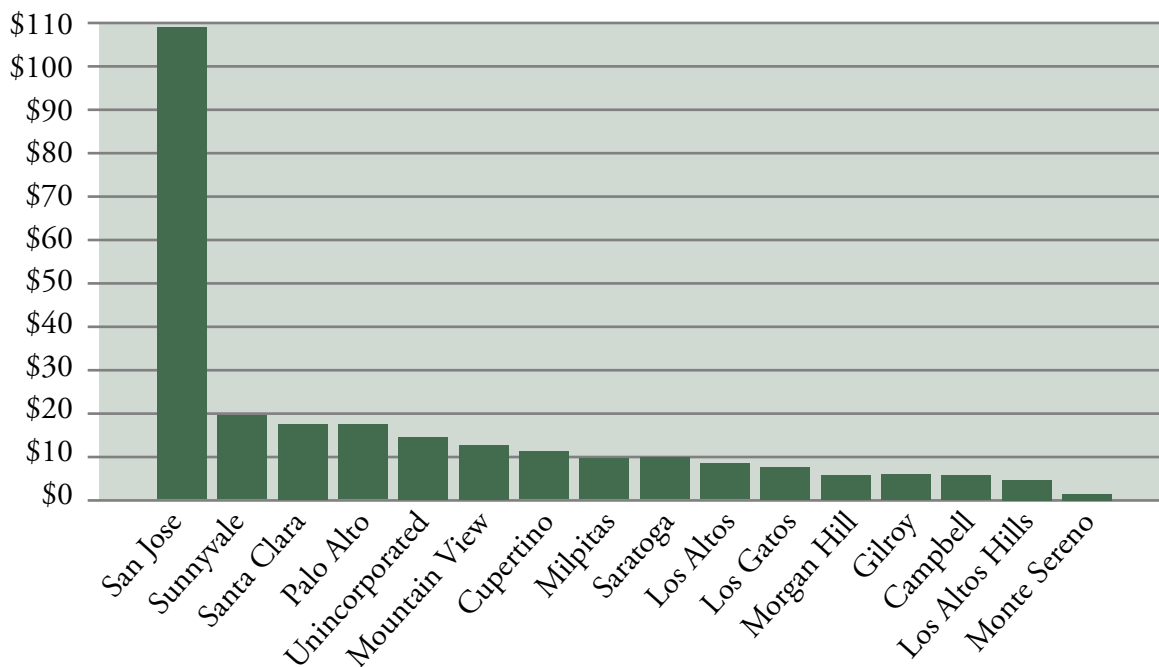
	Land Value	Improvement Value	Total Value	Exemptions*	Net Total	Parcel Count
<b>Campbell</b>	\$2.91	\$2.87	\$5.78	\$0.08	\$5.70	11,331
<b>Cupertino</b>	5.98	5.37	11.35	0.09	11.26	16,232
<b>Gilroy</b>	2.69	3.51	6.20	0.16	6.04	12,611
<b>Los Altos</b>	5.20	3.17	8.37	0.07	8.29	10,803
<b>Los Altos Hills</b>	2.57	1.83	4.40	0.03	4.37	3,045
<b>Los Gatos</b>	3.99	3.55	7.54	0.17	7.37	10,459
<b>Milpitas</b>	4.31	5.44	9.75	0.14	9.61	16,078
<b>Monte Sereno</b>	0.79	0.57	1.36	-	1.36	1,252
<b>Morgan Hill</b>	2.58	3.71	6.29	0.11	6.18	10,784
<b>Mountain View</b>	6.25	6.49	12.74	0.32	12.42	18,247
<b>Palo Alto</b>	9.50	9.41	18.91	1.73	17.18	19,704
<b>San Jose</b>	51.71	59.76	111.47	3.01	108.47	226,213
<b>Santa Clara</b>	8.40	10.52	18.92	0.96	17.96	28,116
<b>Saratoga</b>	5.54	3.91	9.45	0.15	9.29	11,042
<b>Sunnyvale</b>	9.80	9.44	19.24	0.20	19.04	30,474
<b>Unincorporated</b>	7.43	8.03	15.46	2.09	13.38	30,590
<b>TOTAL</b>	<b>\$129.65</b>	<b>\$137.58</b>	<b>\$267.23</b>	<b>\$9.31</b>	<b>\$257.92</b>	<b>456,981</b>

Note: Does not include Mobilehomes; does not include Possessory Interest assessments, which are billed as unsecured assessments. Totals based on non-rounded values.

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

## 2007-2008 Real Property Distribution by City

(Value in Billions)



## 2007-2008 Business Personal Property Distribution by City

(Value in Billions)

	Secured * Roll	Unsecured ** Roll	Net Total	Percent of Value	Value % Growth
Campbell	\$0.01	\$0.27	\$0.28	1.10%	3.36%
Cupertino	0.25	0.42	0.67	2.63	8.16
Gilroy	0.07	0.24	0.31	1.24	9.81
Los Altos	0.01	0.09	0.10	0.39	9.83
Los Altos Hills	-	0.01	0.01	0.05	190.86
Los Gatos	0.02	0.20	0.22	0.86	-0.49
Milpitas	0.17	1.33	1.50	5.86	2.14
Monte Sereno	-	-	-	0.01	-6.69
Morgan Hill	0.04	0.27	0.31	1.22	9.08
Mountain View	0.19	1.61	1.80	7.02	-3.27
Palo Alto	0.21	1.59	1.80	7.01	9.36
San Jose	2.07	8.16	10.23	39.97	7.27
Santa Clara	1.31	2.98	4.29	16.72	-1.02
Saratoga	-	0.03	0.03	0.14	-9.80
Sunnyvale	1.46	2.17	3.63	14.17	8.64
Unincorporated	0.19	0.22	0.41	1.61	5.82
<b>TOTAL</b>	<b>\$6.00</b>	<b>\$19.59</b>	<b>\$25.59</b>	<b>100.00%</b>	<b>4.96%</b>

- Indicates a value of 0 or less than \$10 million. As a result, totals of displayed numbers may be plus/minus \$10 million.

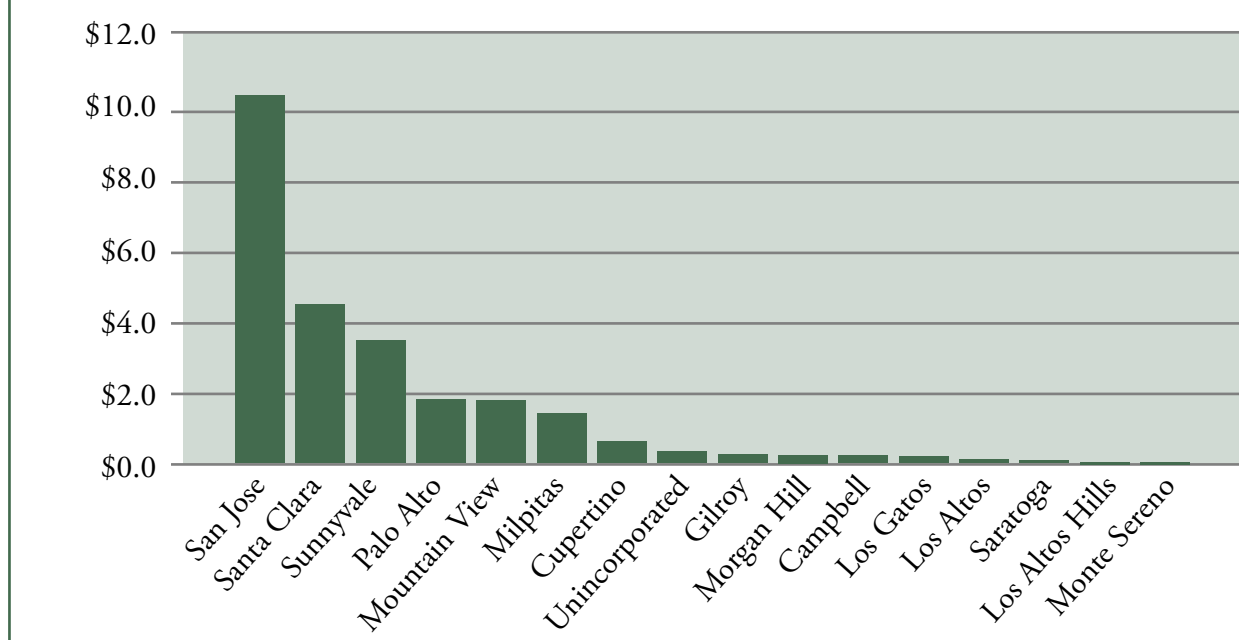
\* Secured Roll: Property for which taxes become a lien on real property to secure payment of taxes.

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

Net of Nonreimbursable Exemptions; Includes Mobilehomes and Possessory Interest Assessments

## 2007-2008 Business Personal Property Distribution by City

(Value in Billions)



# Exemptions

Homeowners' Exemption is the exemption with which most homeowners are familiar. Over the last year the number of properties receiving this exemption increased by two percent.

Qualifying Exemptions				
(Value in Billions)				
Exemption	Roll Units	Total Value	% Value Increase	% of Exempt Value+
Non-Profit Colleges	338	\$5.54	10.79%	38.85%
Qualifying Low Income Housing	301	2.38	7.66	16.68
Charitable Non-Profit Org.	1,117	2.05	-0.92	14.33
Homeowners' Exemption*	284,599	1.99	1.52	13.98
Hospitals	30	0.94	48.86	6.58
Religious Org.	793	0.72	9.45	5.06
Private Schools	115	0.36	11.44	2.55
Cemeteries	33	0.14	2.35	0.95
Veterans	624	0.06	6.98	0.41
Misc.	23	0.04	-12.22	0.31
Museums	12	0.04	2.09	0.29
Historical Aircraft	21	-	-23.84	0.01
<b>TOTAL</b>	<b>288,006</b>	<b>\$14.26</b>	<b>8.59%</b>	<b>100.00%</b>
Exemptions not reimbursed by the state	3,407	\$12.27	9.83%	

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

\* The state reimburses the County for the Homeowners' Exemption.  
 + Percentages based on non-rounded values  
 - Indicates a value of 0 or less than \$10 million

In addition to the homeowners' exemption, there are many other exemptions available to taxpayers. They include charitable non-profit organizations, religious institutions and private non-profit colleges. During the last year, the value of exempt properties (non homeowner exempt) increased 9.8 percent. Reflecting the overall slowdown in the housing market, the assessed value growth of low income housing properties slowed to 7.8 percent. However, over the prior 3 years low income properties experienced a nearly 50 percent increase.

Due to the completion of multiple hospital renovations and seismic upgrades, the assessed values of these properties jumped 49 percent.

*Kaiser Foundation Hospitals Inc. qualified for a \$775 million exemption and Stanford received an exemption of \$5.1 billion in assessed value... the second largest exemption in California...*

# Proposition 8

The assessed values of 17,758 properties were reduced by the Assessor's Office as of the lien date, January 1, 2007, to reflect changes in market conditions for a total reduction of \$4.94 billion. This represents a 19 percent decline from what would have been the assessed value of these properties had the market value not declined below the Proposition 13 protected level.

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, 2007, or the assessed value as determined at the time of purchase or construction, and increased by no more than 2 percent annually.

The overwhelming majority of reductions are for properties that were purchased or newly constructed at the "top of the market." Properties where the market value exceeds the assessed value as of January 1, 2007, are not eligible for an adjustment.

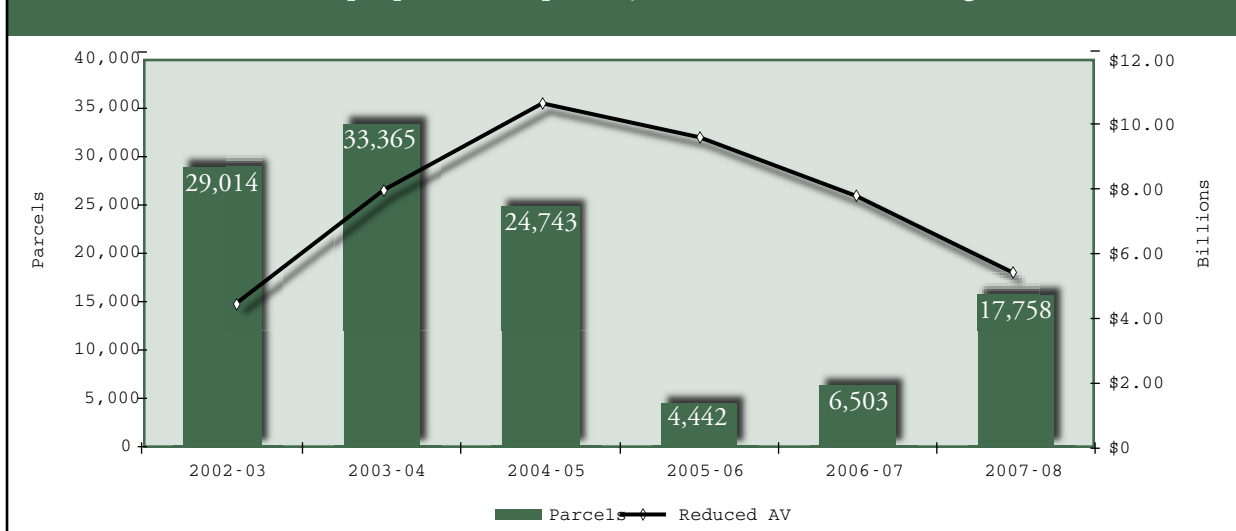
## 2007-2008 Properties with Temporary Declines by City

(Value in Billions)

City	Number of Properties	Values Declined*	Percent Decline**
Campbell	386	\$0.03	8.22%
Cupertino	859	0.12	10.32
Gilroy	698	0.04	8.52
Los Altos	231	0.06	15.00
Los Altos Hills	91	0.11	24.66
Los Gatos	498	0.10	12.77
Milpitas	904	0.54	28.64
Monte Sereno	68	0.02	16.95
Morgan Hill	279	0.05	12.33
Mt. View	594	0.27	22.73
Palo Alto	280	0.24	21.96
San Jose	8,888	1.96	17.86
Santa Clara	1,031	0.58	24.29
Saratoga	605	0.21	15.63
Sunnyvale	1,655	0.54	18.36
Unincorporated	691	0.07	9.37
<b>TOTAL</b>	<b>17,758</b>	<b>\$4.94</b>	<b>18.50%</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

## 2002-2007 Number of properties temporarily reduced to reflect changes in market value



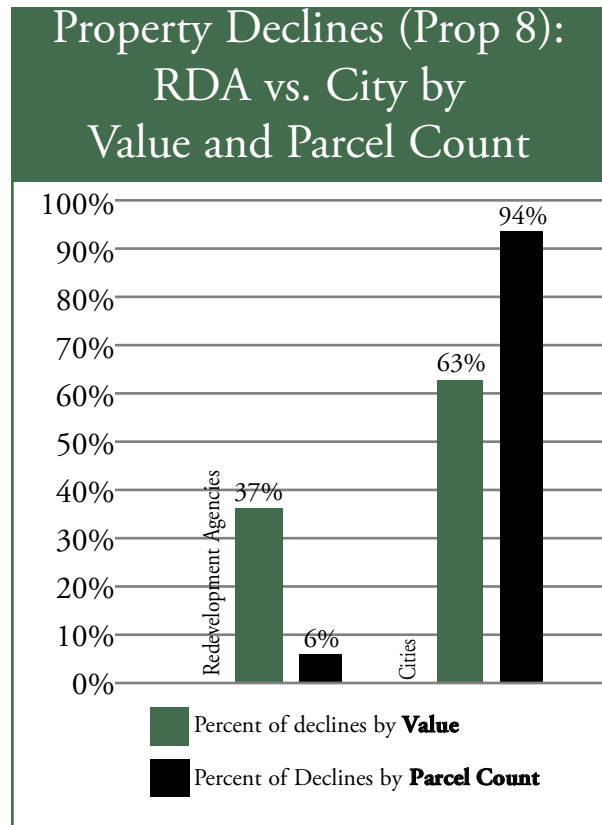


# Redevelopment Agencies—37% of all Proposition 8 Reductions in Value

In Santa Clara County there are 8 Redevelopment Agencies (RDA). These RDA's accounted for 6 percent of all Proposition 8 parcels for a total of 982. Yet, those properties accounted for a total reduction in assessed value of \$1.8 billion, just under 37 percent of the total decline. Over 95 percent occurred in just 3 RDAs: San Jose (\$1.1 billion), Milpitas (\$448 million), and Santa Clara (\$142 million). The remaining RDA's with temporary reductions were Campbell (\$847 thousand), Los Gatos (\$5.9 million), Morgan Hill (\$45 million), Mountain View (\$27.7 million), and Sunnyvale (\$8.2 million).



*...As the residential market has cooled the Assessor's Office has responded and the number of residential parcels with Proposition 8 reductions increased three fold from 5,246 to 16,894. In contrast non residential parcels, which account for less than 5 percent of all Proposition 8 properties, account for 79 percent of all value reductions....*



### 2007-2008 Properties with Temporary Declines, Property Type

(Value in Billions)

Property Type	Number of Properties	Values Declined*	Percent Decline**
Residential	16,894	\$1.06	7.42%
Apartments	52	0.04	13.43
Commercial & Industrial	549	2.68	33.56
Office	179	1.00	30.07
Retail and Hotels	71	0.15	19.36
Agricultural	13	0.01	52.79
<b>TOTAL</b>	<b>17,758</b>	<b>\$4.94</b>	<b>18.50%</b>

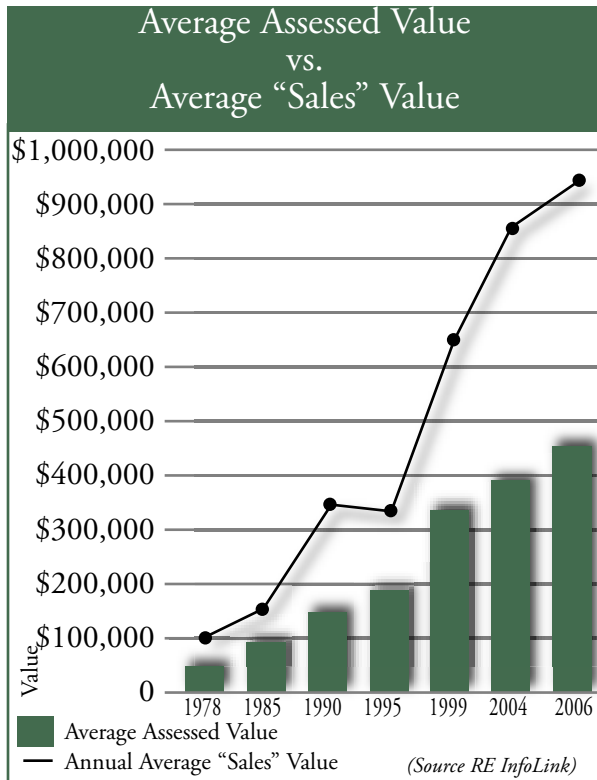
\* Represents decline in assessed value had the market value exceeded the Proposition 13 protected factored base year value  
 \*\* Percentages based on non-rounded values

# Proposition 13

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 percent 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 real property is limited to no more than 2 percent 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.



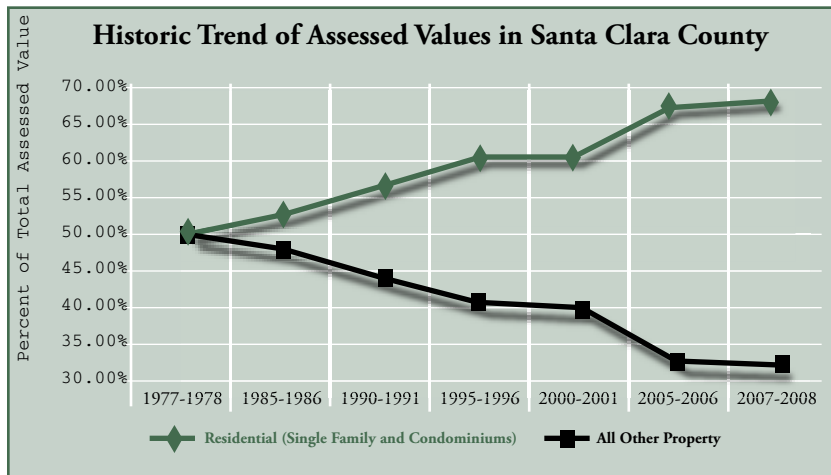
Historically, the market value of real property has increased at a significantly greater rate than the assessed value, which is limited to no more than 2 percent per year, unless there is a change in ownership or new construction.

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 that can be as much as ten times greater than that of a comparable property held by a long-time owner.

Since the passage of Proposition 13, the average assessed value compared to average sale prices of single family residences in Santa Clara County has ranged from 40 percent in 1978, to 57 percent in 1995. In 2007, it is 49 percent.

## Historical trend of assessed values in Santa Clara County

The chart compares the contribution by homeowners versus all other real property, such as commercial and industrial properties, to the County's total net assessed value. Since passage of Proposition 13 in 1978, the contribution of commercial and industrial secured properties assessed value have declined an astounding 17 percent in proportion to residential properties, a trend consistent with data from other California counties.

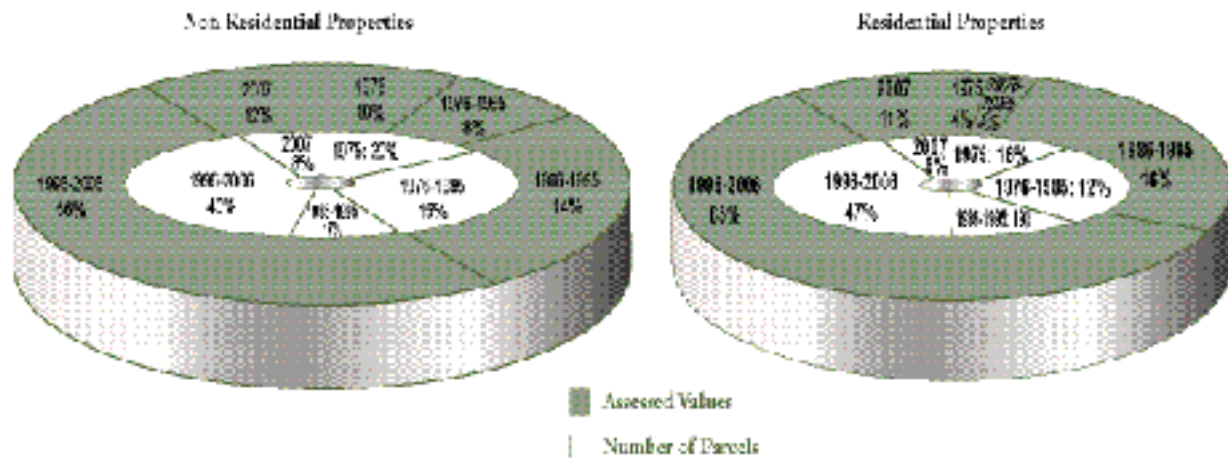


# Who benefits?

Do I benefit from Proposition 13? It is a frequent question; the answer is, every property owner benefits from Proposition 13. However, property owners that have owned their property longer benefit more than recent buyers. For example, 17 percent of today's property owners have not had their property reassessed to market value since 1975; the total of those 1975 base year values equals 5.7 percent of the total assessed value of all the land and improvements in Santa Clara County. By contrast, property owners who acquired a property during the last two years account for 15 percent of all properties, yet their assessed values account for 23 percent of the total assessment roll.

The charts and table below provide a snapshot as of January 1, 2007, of properties assessed as of 1975 (all property owned since prior to March 1, 1975) and for each subsequent year of acquisition for the current roll. It also shows the 2007 assessed value, which is based upon market value as of March 1, 1975, or as of the date of acquisition, plus the inflation rate not to exceed 2 percent per year. For example, of the 456,981 properties in the County, 30,387 were reassessed at market value in 2007 and account for \$30 billion in assessed value out of a total County assessment roll of \$267.2 billion.

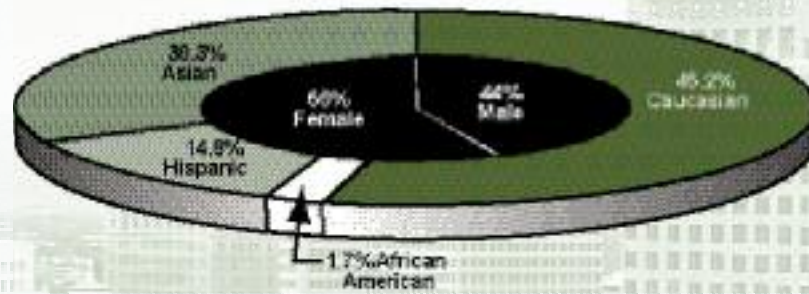
Base Year Lien Date	Parcels	Assessed Value (Land & Imp.)	Base Year Lien Date	Parcels	Assessed Value (Land & Imp.)
1975	75,951	\$15,284,075,500	1992	7,934	\$3,973,467,143
1976	5,433	826,898,547	1993	9,033	4,621,368,103
1977	7,178	1,188,839,107	1994	9,353	5,003,121,040
1978	6,848	1,536,381,940	1995	10,204	5,556,406,882
1979	5,941	1,324,809,568	1996	10,227	6,342,277,434
1980	6,344	1,500,654,326	1997	11,411	7,014,677,793
1981	4,169	1,364,601,283	1998	14,685	9,082,967,029
1982	3,427	1,263,206,220	1999	16,133	12,413,113,380
1983	3,236	1,246,171,664	2000	18,185	13,181,318,581
1984	5,710	2,122,405,541	2001	16,214	15,266,179,449
1985	6,757	3,252,010,682	2002	12,820	12,691,492,227
1986	7,467	2,637,016,663	2003	18,752	14,574,156,886
1987	9,115	3,632,684,226	2004	23,392	18,014,315,003
1988	8,931	3,500,427,074	2005	31,907	24,635,784,305
1989	10,539	4,657,581,494	2006	35,047	31,856,441,726
1990	7,915	4,115,453,050	2007	30,387	30,130,634,678
1991	6,336	\$3,420,497,011	<b>TOTAL</b>	<b>456,981</b>	<b>\$267,231,435,555</b>



The above pie charts show the percentage of either residential or non residential parcels compared to assessed values based upon when they were acquired and valued.

# Organizational Overview of

**Staff Composition**



**Asse**  
**Assistant**

## Assessment Standards, Services, and Exemptions

### Division Description

Responsible for locating and identifying ownership and reappraisability on all taxable real property as well as approving and enrolling all legal property tax exemptions. 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 62 staff members of the Assessment, Standards, Services and Exemption Division possess expert knowledge in exemption law, cartography and/or the legal complexities of property transfers. In addition, two staff members are certified by the State Board of Equalization (SBE), one as an appraiser and another as an advanced appraiser.

### Major Accomplishments

	2007/2008	2006/2007
Ownership Title Documents Processed	91,818	110,424
Change in Ownership Reviewed (reassessable events)	33,090	40,456
Parcel Number Changes (split & combinations)	5,607	9,500

## 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

Sixty-nine of the ninety-two staff positions are professional appraisers certified by the State Board of Equalization (SBE) Forty-six of those appraisers hold advanced certificates issued by the SBE.

### Major Accomplishments

	2007/2008	2006/2007
Real Property Parcels (secured; taxable)	456,981	452,728
Permits Processed	27,623	27,031
Proposition 8 Parcels (temporary reductions)	17,758	6,503
Parcels with New Construction	9,028	9,447
Change in Ownership Assessed (reassessable events)	32,394	39,803



# the County Assessor's Office

Assessor

Assessor

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

## Administration Division

### Division Description

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

### Staff Composition

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

Assessor's Budget	<b>2007/2008</b>	<b>2006/2007</b>
	\$25,189,101	\$24,283,116
Employees In the Assessor's Office	243	242
Staff Funded by state	49	49
Performance Grant (PTAP)		

## 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 13 member staff has a broad knowledge of advanced computer systems.

## 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, equipment and fixtures as well as mobilehomes, airplanes and boats. Last year the Division completed 1,004 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 90% of all personal property in the County.

### Staff Composition

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

<b>Major Accomplishments</b>	<b>2007/2008</b>	<b>2006/2007</b>
Business Assessments on Secured Roll*	2,764	2,603
Mobilehome Parcels Assessed*	9,724	9,503
Business Personal Property (BPP) Appraisals Enrolled*	73,533	75,232
Total Business Personal Property Assessment Activities	105,949	104,090

\* Note: Subset of Total Activities

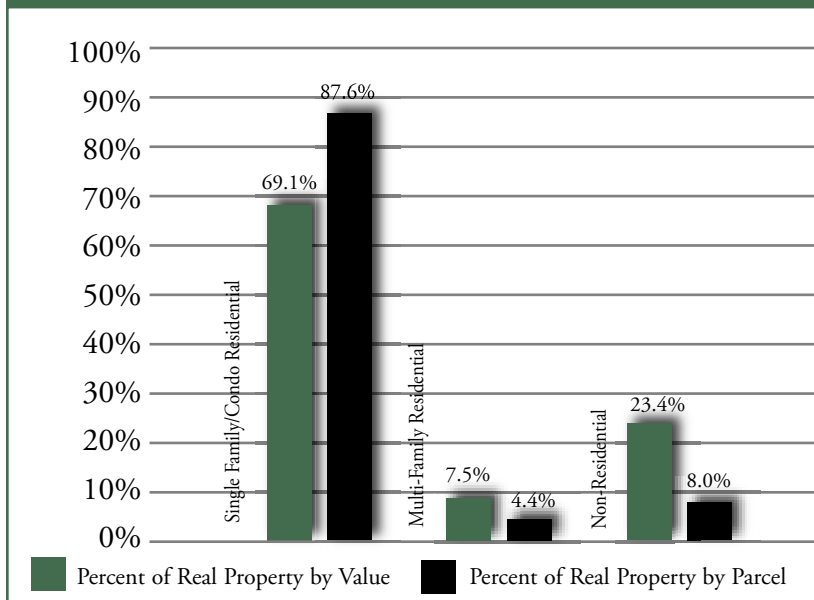
## 2007-2008 Real Property Distribution of Value by Property Type

Property Type	Value* (in Billions)	Value Growth	Value % Percentage	Parcel Count	Parcel Percentage+
Single Family Detached	\$152.03	7.61%	58.94%	328,370	71.86%
Condominiums	26.12	11.55	10.12	73,991	16.19
Office	13.78	13.52	5.34	4,869	1.07
Apartments 5+ units	13.30	7.45	5.16	4,764	1.04
Other Industrial					
Non-Manufacturing	9.15	9.90	3.55	3,770	0.82
R&D Industrial	8.90	17.53	3.45	710	0.16
Specialty Retail & Hotels	8.51	10.47	3.30	5,870	1.28
Single Family 2-4 units	6.10	8.15	2.37	15,280	3.34
Other Urban	5.17	5.77	2.01	8,664	1.90
Major Shopping Centers	4.74	4.40	1.84	838	0.18
Electronic & Machinery Mfg.	4.11	6.32	1.59	393	0.09
Other Industrial					
Manufacturing	3.04	3.14	1.18	1,909	0.42
Agricultural	1.79	7.43	0.69	6,107	1.34
Public & Quasi-Public	1.11	0.93	0.43	1,241	0.27
Residential Misc.	0.07	6.11	0.03	205	0.04
<b>TOTAL</b>	<b>\$257.92</b>	<b>8.58%</b>	<b>100.00%</b>	<b>456,981</b>	<b>100.00%</b>

+ Percentages based on non-rounded values

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

## 2007-2008 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 just over two-thirds of the total assessed value of all real property. Non-residential real property, including commercial, industrial, retail and agricultural properties, account for just over 30 percent of the assessed values while constituting 12 percent of all parcels.

# Business Personal Property

Assessed values of business personal property are determined from the business property statements filed with the Assessor annually by 51,000 businesses in Silicon Valley. Consistent with the gradual improvement in the marketplace, many of the County's high-technology businesses are investing in their physical plants. This year's growth of 5.04 percent builds upon last year's slower growth of 1 percent which followed three year's of negative growth. In Santa Clara County, the assessed value of business property represents 10 percent of the entire assessment roll. Statewide, unsecured business property accounts for approximately 6 percent of the total assessment roll. While Santa Clara County ranks sixth in population, and has historically ranked fourth in total assessed value, it is second only to Los Angeles in unsecured assessed value.

## 2007-2008 Business Personal Property Distribution of Value by Type

(Value in Billions)

Property Type	Secured*	Unsecured**	Total***	% of Value+	Value % Growth
Professional Services	\$0.66	\$6.14	\$6.80	26.55%	12.75%
Electronic Manufacturing	1.76	3.08	4.84	18.90	-3.71
Computer Manufacturing	0.85	2.28	3.13	12.23	5.35
Other Manufacturing	0.58	2.30	2.88	11.23	3.54
Semiconductor Manufacturing	1.38	0.69	2.07	8.11	6.43
Retail	0.08	1.74	1.82	7.13	-2.31
Other	0.02	1.31	1.33	5.22	-12.09
Aircraft	-	1.01	1.01	3.95	71.44
Leased Equipment	-	0.81	0.81	3.17	-6.67
Mobile Homes	0.61	-	0.61	2.37	3.98
Financial Institutions	-	0.15	0.15	0.61	38.88
Apartments	0.06	0.01	0.07	0.29	27.75
Boats	-	0.06	0.06	0.22	-8.43
Audit Escapes	-	0.01	0.01	0.02	-47.25
<b>TOTAL</b>	<b>\$6.00</b>	<b>\$19.59</b>	<b>\$25.59</b>	<b>100.00%</b>	<b>4.96%</b>

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

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

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

+ Percentages based on non-rounded values.

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

Below are the top 25 companies in Santa Clara County as of the lien date, January 1, 2007, ranked by the gross assessed taxable value of their "business property" which includes personal property, machinery, equipment and fixtures. Ranging in size from over \$100 million to just under \$2 billion dollars, the "business property" of the top 25 companies is assessed annually. [Note: The ranking does not include the assessed value of real property.]

## 2007-2008 Top 25 Companies\*

(parenthesis indicate last year's ranking)

1 Cisco Systems (1)	10 Spansion (12)	19 Symantec (NR)
2 Intel (2)	11 Sun Microsystems (8)	20 Southwest Airlines (17)
3 Lockheed Martin (4)	12 Apple Computer (16)	21 Comcast of California II (20)
4 Google (7)	13 Network Appliance (NR)	22 Xilinx (NR)
5 Applied Materials (3)	14 Maxim Integrated Products (19)	23 Novellus Systems (22)
6 Hitachi Global Storage (6)	15 IBM (14)	24 Headway Technologies (23)
7 eBay (18)	16 Alza (13)	25 Hanson Permanente (NR)
8 Hewlett Packard (5)	17 Juniper Networks (15)	
9 Yahoo (10)	18 KLA Tencor (11)	

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

*...the largest home in Santa Clara County is 19,951 square feet and the net assessed value is \$9.4 million. In contrast, the home with the highest net assessed value is \$17 million and is 14,855 square feet...*

Major New Construction* 2007-2008			
(Assessed Value in Millions)			
Company (Assessee)	Property Type	City	Net Value+
Irvine Community Devel. Co	Apartments	San Jose	\$99.40
Palo Alto Medical Foundation	Medical Building	Mt. View	\$80.97
4th Avenue LLC	Apartments	San Jose	\$57.12
Sobrato Development	Apartments	Santa Clara	\$55.99
Kaiser Foundation	Hospital	Santa Clara	\$47.08
City Heights Development	High Rise Condos	San Jose	\$46.70
Irvine Community Dev Co	Apartments	San Jose	\$46.60
Almaden Family Housing LP	Apartments	San Jose	\$42.00
Charleston Plaza LLC	Retail	Mt. View	\$38.50
Sobrato Land Holdings	Apartments	Los Gatos	\$27.59

\* Includes partial or completed construction.  
+ Assessed Value of New Construction only (Net Change in Assessed Value).

Major Changes in Ownership* 2007-2008			
(Assessed Value in Millions)			
Company (Assessee)	Property Type	City	Net Value+
W2005 RPS Realty LLC	R & D	Sunnyvale	\$93.50
Irvine Company LLC	Land Sale	San Jose	\$88.00
WB Montague Park LLC	R & D/Office	San Jose	\$83.00
Google Inc.	R & D/Office	Mountain View	\$82.50
Symantec Corporation	Office	Cupertino	\$82.11
Arches Apartment Homes	Apartments	Sunnyvale	\$82.09
Bixby Technology Ctr LLC	R & D	San Jose	\$70.50
Campbell Technology Pk LLC	R & D	Campbell	\$69.36
Cognac Great America LLC	R & D/Office	Santa Clara	\$68.89

\* Income generating properties only.  
+ Includes only properties with 100% change in ownership.

## Appraising and Assessing: Is There a Difference?

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

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



## Bay Area Counties 2007-2008 Secured, Unsecured and Total Assessment Roll

County	Unsecured roll	Secured roll	Total gross roll	Percent increase over prior year
Alameda	\$11,332,803,668	\$186,257,009,805	\$197,589,813,473	8.08%
Contra Costa	\$4,723,601,018	\$155,108,728,455	\$159,832,329,473	8.99%
Marin	\$1,415,645,473	\$52,435,558,671	\$53,851,204,144	6.69%
Monterey	\$2,035,085,897	\$50,081,276,201	\$52,116,362,098	8.20%
Napa	\$1,039,885,863	\$25,060,288,569	\$26,100,174,432	9.40%
San Benito	\$216,029,175	\$6,573,680,422	\$6,789,709,597	6.27%
San Francisco	\$7,721,465,207	\$125,319,139,041	\$133,382,922,836	8.65%
San Mateo	\$8,916,465,232	\$126,428,527,686	\$135,344,992,918	7.65%
<b>Santa Clara</b>	<b>\$21,951,735,282</b>	<b>\$273,827,176,931</b>	<b>\$295,778,912,213</b>	<b>8.31%</b>
Santa Cruz	\$843,036,933	\$32,498,100,230	\$33,341,137,163	7.41%
Solano	\$1,940,449,367	\$45,751,600,906	\$47,692,050,273	10.50%
Sonoma	\$2,460,246,972	\$66,355,786,434	\$68,816,033,406	7.88%

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

## Most Populous 15 California Counties (ranked by population) 2007-2008 Gross Secured, Unsecured and Total Assessment Roll

County	Unsecured roll	Secured roll	Total gross roll	Percent increase over 2006-2007
1 Los Angeles	\$69,053,293,259	\$968,828,419,021	\$1,037,881,712,280	9.30%
2 San Diego	\$14,457,447,741	\$376,969,133,689	\$391,426,581,430	9.36%
3 Orange	\$20,318,430,056	\$406,690,085,539	\$427,008,515,595	8.14%
4 Riverside	\$7,512,014,613	\$231,996,185,097	\$239,508,199,710	16.63%
5 San Bernardino	\$9,131,465,440	\$163,804,951,657	\$172,936,417,097	15.90%
<b>6 Santa Clara</b>	<b>\$21,951,735,282</b>	<b>\$273,827,176,931</b>	<b>\$295,778,912,213</b>	<b>8.31%</b>
7 Alameda	\$11,332,803,668	\$186,257,009,805	\$197,589,813,473	8.08%
8 Sacramento	\$5,148,271,945	\$128,605,705,431	\$133,753,977,376	9.40%
9 Contra Costa	\$4,723,601,018	\$155,108,728,455	\$159,832,329,473	8.99%
10 Fresno	\$3,321,867,811	\$58,738,981,143	\$62,060,848,954	12.95%
11 Ventura	\$4,217,078,911	\$101,255,234,927	\$105,472,313,838	8.04%
12 San Francisco	\$7,721,465,207	\$125,319,139,041	\$133,382,922,836	8.65%
13 Kern	\$3,044,123,794	\$74,903,695,432	\$77,947,819,226	12.45%
14 San Mateo	\$8,916,465,232	\$126,428,527,686	\$135,344,992,918	7.65%
15 San Joaquin	\$3,114,087,380	\$61,801,385,661	\$64,915,473,041	9.26%

# 2007-2008 Net Secured Assessed Value (AV) and Number of Parcels (APN) by City, Redevelopment Agency (RDA) and Major Property Type (Value in Millions)

	Single Family Housing	Mobilehome	Multifamily Housing	Industrial & Manufacturing	Retail	Office	Agricultural/ Misc.	Total Gross Secured*	Other Exemptions	Homeowner Exemption
<b>Campbell</b>										
City	Val	\$3,540.26	\$4.37	\$609.84	\$218.71	\$364.49	\$312.10	\$5,100.93	\$71.26	\$45.65
	APN	9,393	57	735	130	181	147	10,772	75	6,518
RDA	Val	\$101.58	\$0.08	\$73.82	\$190.47	\$73.00	\$167.87	\$614.09	\$8.25	\$0.93
	APN	235	1	19	194	74	71	617	23	133
Total	Val	\$3,641.84	\$4.46	\$683.66	\$409.18	\$437.49	\$479.98	\$5,715.03	\$79.51	\$46.58
	APN	9,628	58	754	324	255	218	11,389	98	6,651
<b>Cupertino</b>										
City	Val	\$8,237.84	\$0.00	\$764.20	\$796.58	\$357.17	\$1,092.42	\$11,394.03	\$96.69	\$77.86
	APN	14,964	0	597	79	146	207	16,217	67	11,133
RDA	Val	\$0.00	\$0.00	\$0.00	\$102.45	\$16.47	\$0.00	\$118.92	\$0.00	\$0.00
	APN	0	0	0	13	2	0	15	0	0
Total	Val	\$8,237.84	\$0.00	\$764.20	\$796.58	\$459.63	\$1,108.89	\$11,512.95	\$96.69	\$77.86
	APN	14,964	0	597	79	159	209	16,232	67	11,133
<b>Gilroy</b>										
City	Val	\$4,326.23	\$8.45	\$313.14	\$323.63	\$607.38	\$80.88	\$6,109.15	\$162.87	\$46.07
	APN	10,400	125	529	206	317	101	12,736	91	6,596
RDA	Val	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	APN	0	0	0	0	0	0	0	0	0
Total	Val	\$4,326.23	\$8.45	\$313.14	\$323.63	\$607.38	\$80.88	\$6,109.15	\$162.87	\$46.07
	APN	10,400	125	529	206	317	101	12,736	91	6,596
<b>Los Altos</b>										
City	Val	\$7,584.05	\$0.00	\$114.44	\$6.49	\$228.94	\$300.74	\$8,300.58	\$80.36	\$56.21
	APN	10,044	0	95	34	197	291	10,803	60	8,041
RDA	Val	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	APN	0	0	0	0	0	0	0	0	0
Total	Val	\$7,584.05	\$0.00	\$114.44	\$6.49	\$228.94	\$300.74	\$8,300.58	\$80.36	\$56.21
	APN	10,044	0	95	34	197	291	10,803	60	8,041
<b>Los Altos Hills</b>										
City	Val	\$4,226.07	\$0.03	\$0.00	\$1.69	\$0.00	\$0.00	\$4,372.54	\$26.90	\$15.30
	APN	2,824	1	0	15	0	0	3,046	13	2,188
RDA	Val	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	APN	0	0	0	0	0	0	0	0	0
Total	Val	\$4,226.07	\$0.03	\$0.00	\$1.69	\$0.00	\$0.00	\$4,372.54	\$26.90	\$15.30
	APN	2,824	1	0	15	0	0	3,046	13	2,188
<b>Los Gatos</b>										
City	Val	\$5,220.06	\$2.64	\$332.50	\$91.06	\$165.89	\$309.76	\$6,362.08	\$173.82	\$41.74
	APN	8,076	45	367	57	80	212	9,181	53	5,973
RDA	Val	\$658.82	\$0.00	\$81.39	\$8.85	\$187.31	\$76.06	\$1,030.88	\$9.46	\$4.13
	APN	944	0	107	8	149	61	1,323	14	592
Total	Val	\$5,878.88	\$2.64	\$413.89	\$99.91	\$353.20	\$385.82	\$7,392.96	\$183.28	\$45.87
	APN	9,020	45	474	65	229	273	10,504	67	6,565
<b>Milpitas</b>										
City	Val	\$4,173.43	\$21.77	\$307.54	\$1,042.73	\$268.36	\$128.14	\$6,055.20	\$65.39	\$55.65
	APN	11,692	334	340	197	63	107	12,886	66	7,967
RDA	Val	\$1,377.93	\$0.00	\$96.63	\$1,313.03	\$680.93	\$94.07	\$3,727.33	\$77.57	\$14.27
	APN	3,052	0	10	206	132	32	3,526	17	2,042
Total	Val	\$5,551.36	\$21.77	\$404.17	\$2,355.76	\$949.29	\$222.21	\$9,782.53	\$142.96	\$69.92
	APN	14,744	334	350	403	195	139	16,412	83	10,009
<b>Monte Sereno</b>										
City	Val	\$1,334.13	\$0.00	\$0.00	\$0.69	\$0.00	\$0.00	\$1,359.73	\$3.38	\$6.49
	APN	1,210	0	0	2	0	0	1,252	2	928
RDA	Val	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	APN	0	0	0	0	0	0	0	0	0
Total	Val	\$1,334.13	\$0.00	\$0.00	\$0.69	\$0.00	\$0.00	\$1,359.73	\$3.38	\$6.49
	APN	1,210	0	0	2	0	0	1,252	2	928

<b>Morgan Hill</b>													
City	Val	\$3,257.26	\$11.96	\$30.65	\$5.79	\$67.44	\$19.56	\$235.02	\$3,627.70	\$10.51	\$33.64		
	APN	6,244	141	22	3	23	6	425	6,864	24	4,666		
RDA	Val	\$1,271.33	\$12.50	\$233.71	\$584.09	\$248.72	\$89.91	\$157.42	\$2,597.68	\$102.93	\$14.51		
	APN	2,992	257	285	223	175	88	298	4,318	39	2,075		
Total	Val	\$4,528.59	\$24.46	\$264.37	\$589.88	\$316.16	\$109.47	\$392.44	\$6,225.37	\$113.44	\$48.15		
	APN	9,236	398	307	226	198	94	723	11,182	63	6,741		
<b>Mountain View</b>													
City	Val	\$6,283.95	\$26.17	\$1,772.13	\$1,234.11	\$718.60	\$665.34	\$160.95	\$10,861.25	\$325.47	\$75.47		
	APN	14,915	414	1,523	362	387	343	335	18,279	89	10,784		
RDA	Val	\$81.15	\$10.96	\$25.77	\$1,058.94	\$79.84	\$463.92	\$27.88	\$1,748.46	\$29.52	\$1.41		
	APN	139	172	19	66	79	66	13	554	2	202		
Total	Val	\$6,365.11	\$37.13	\$1,797.89	\$2,293.06	\$798.44	\$1,129.25	\$188.82	\$12,609.71	\$354.99	\$76.89		
	APN	15,054	586	1,542	428	466	409	348	18,833	91	10,986		
<b>Palo Alto</b>													
City	Val	\$11,137.44	\$0.08	\$945.18	\$1,944.08	\$1,034.66	\$1,798.46	\$522.83	\$17,382.73	\$1,797.33	\$88.82		
	APN	17,289	7	889	220	455	460	391	19,711	231	12,710		
RDA	Val	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	APN	0	0	0	0	0	0	0	0	0	0		
Total	Val	\$11,137.44	\$0.08	\$945.18	\$1,944.08	\$1,034.66	\$1,798.46	\$522.83	\$17,382.73	\$1,797.33	\$88.82		
	APN	17,289	7	889	220	455	460	391	19,711	231	12,710		
<b>San Jose</b>													
City	Val	\$76,140.14	\$293.76	\$7,550.91	\$3,752.95	\$4,665.46	\$2,014.85	\$2,170.07	\$96,588.13	\$2,810.57	\$970.31		
	APN	201,934	5,143	9,945	1,737	2,618	1,486	3,636	226,499	1,140	138,493		
RDA	Val	\$1,142.36	\$39.01	\$1,294.23	\$6,662.70	\$1,082.10	\$3,091.10	\$631.92	\$13,943.41	\$343.34	\$14.75		
	APN	2,628	738	107	1,015	374	404	329	5,595	48	2,110		
Total	Val	\$77,282.50	\$332.77	\$8,845.14	\$10,415.64	\$5,747.56	\$5,105.95	\$2,801.99	\$110,531.55	\$3,153.91	\$985.06		
	APN	204,562	5,881	10,052	2,752	2,992	1,890	3,965	232,094	1,188	140,603		
<b>Santa Clara</b>													
City	Val	\$8,161.94	\$0.14	\$2,203.93	\$4,895.98	\$948.25	\$1,104.84	\$412.13	\$17,727.22	\$1,240.83	\$116.07		
	APN	24,076	1	2,036	932	469	230	241	27,985	185	16,605		
RDA	Val	\$0.00	\$0.00	\$18.22	\$182.48	\$220.56	\$1,090.34	\$25.72	\$1,537.32	\$17.70	\$0.00		
	APN	0	0	1	19	22	78	12	132	5	0		
Total	Val	\$8,161.94	\$0.14	\$2,222.16	\$5,078.46	\$1,168.81	\$2,195.18	\$437.85	\$19,264.54	\$1,258.53	\$116.07		
	APN	24,076	1	2,037	951	491	308	253	28,117	190	16,605		
<b>Saratoga</b>													
City	Val	\$8,936.06	\$0.05	\$8.59	\$20.77	\$102.13	\$104.74	\$123.52	\$9,295.85	\$157.70	\$57.19		
	APN	10,489	1	23	46	71	84	329	11,043	49	8,180		
RDA	Val	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	APN	0	0	0	0	0	0	0	0	0	0		
Total	Val	\$8,936.06	\$0.05	\$8.59	\$20.77	\$102.13	\$104.74	\$123.52	\$9,295.85	\$157.70	\$57.19		
	APN	10,489	1	23	46	71	84	329	11,043	49	8,180		
<b>Sunnyvale</b>													
City	Val	\$9,998.08	\$172.92	\$2,537.20	\$4,989.58	\$909.61	\$1,191.02	\$244.60	\$20,042.99	\$186.34	\$145.35		
	APN	26,404	2,241	2,071	681	363	271	269	32,300	108	20,781		
RDA	Val	\$90.59	\$0.00	\$38.64	\$0.00	\$184.08	\$136.64	\$1.94	\$451.89	\$13.07	\$0.96		
	APN	249	0	34	0	78	51	3	415	3	138		
Total	Val	\$10,088.66	\$172.92	\$2,575.84	\$4,989.58	\$1,093.70	\$1,327.66	\$246.54	\$20,494.88	\$199.41	\$146.31		
	APN	26,653	2,241	2,105	681	441	322	272	32,715	111	20,919		
<b>Unincorporated</b>													
City	Val	\$10,899.50	\$1.20	\$183.23	\$162.06	\$103.08	\$46.84	\$2,175.55	\$13,571.46	\$2,092.94	\$110.04		
	APN	22,168	46	495	350	242	71	7,260	30,632	208	15,743		
RDA	Val	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.40	\$1.40	\$0.00	\$0.00		
	APN	0	0	0	0	0	0	4	4	0	0		
Total	Val	\$10,899.50	\$1.20	\$183.23	\$162.06	\$103.08	\$46.84	\$2,176.95	\$13,572.86	\$2,092.94	\$110.04		
	APN	22,168	46	495	350	242	71	7,264	30,636	208	15,743		
<b>Santa Clara County</b>													
City	Val	\$173,456.45	\$543.54	\$17,673.49	\$19,486.89	\$10,541.47	\$9,169.70	\$7,280.03	\$238,151.56	\$9,302.35	\$1,941.87		
	APN	392,122	8,556	19,667	5,051	5,612	4,016	15,182	450,206	2,461	277,306		
RDA	Val	\$4,723.76	\$62.55	\$1,862.40	\$10,000.56	\$2,859.00	\$5,226.38	\$1,036.74	\$25,771.38	\$601.84	\$50.96		
	APN	10,239	1,168	582	1,731	1,096	853	830	16,499	151	7,292		
Grand Total	Val	\$178,180.20	\$606.10	\$19,535.88	\$29,487.45	\$13,400.47	\$14,396.07	\$8,316.77	\$263,922.95	\$9,904.18	\$1,992.83		
	APN	402,361	9,724	20,249	6,782	6,708	4,869	16,012	466,705	2,612	284,598		

# 2007-2008 Net Secured Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts (ESD) and by Major Property Type (Value in Millions)

	Single Family Housing	Mobilehome	Multifamily Housing	Industrial & Manufacturing	Retail	Office	Agricultural/ Misc.	Total Gross Secured*	Other Exemptions	Homeowner Exemption
<b>Campbell Union High School District</b>										
Burbank ESD	AV	\$163.11	\$0.09	\$79.63	\$0.57	\$22.79	\$16.81	\$287.11	\$7.67	\$2.16
	APN	588	1	184	1	75	27	903	2	309
Cambrian ESD	AV	\$3,000.92	\$0.23	\$409.91	\$173.67	\$253.93	\$144.38	\$4,153.96	\$65.61	\$40.47
	APN	8,267	4	474	127	179	98	9,227	43	5,778
Campbell ESD	AV	\$8,087.17	\$5.72	\$1,919.75	\$304.03	\$1,379.57	\$989.45	\$12,938.82	\$380.71	\$97.44
	APN	20,330	81	1,991	224	518	519	23,989	155	13,933
Moreland ESD	AV	\$3,964.89	\$0.03	\$788.93	\$12.00	\$390.99	\$197.47	\$5,398.24	\$96.76	\$55.01
	APN	10,623	1	1,091	11	115	98	12,030	63	7,864
Union ESD	AV	\$5,264.50	\$0.04	\$243.13	\$267.51	\$109.20	\$107.84	\$6,108.43	\$57.45	\$69.53
	APN	13,364	1	380	16	47	64	14,122	61	9,947
Total	AV	\$20,480.59	\$6.10	\$3,441.36	\$757.77	\$2,156.48	\$1,455.95	\$28,886.56	\$608.19	\$264.61
	APN	53,172	88	4,120	379	934	806	60,271	324	37,831
<b>East Side Union High School District</b>										
Alum Rock ESD	AV	\$5,712.72	\$3.55	\$468.00	\$107.87	\$317.30	\$70.37	\$6,948.62	\$403.18	\$80.27
	APN	18,969	117	859	65	246	128	20,924	145	11,162
Berryessa ESD	AV	\$7,392.22	\$0.19	\$134.76	\$352.24	\$143.23	\$29.20	\$8,198.50	\$101.13	\$99.89
	APN	21,313	3	91	148	62	14	21,984	77	14,294
Evergreen ESD	AV	\$12,514.65	\$31.21	\$148.98	\$98.55	\$524.84	\$44.11	\$13,663.64	\$134.57	\$122.55
	APN	25,076	535	73	23	196	27	26,301	86	17,540
Franklin McK ESD	AV	\$4,862.20	\$103.80	\$657.08	\$800.63	\$438.87	\$70.17	\$7,075.11	\$430.23	\$64.54
	APN	14,222	1,959	716	588	215	80	18,216	94	9,240
Mt Plsnt ESD	AV	\$1,753.76	\$0.00	\$9.48	\$5.32	\$32.76	\$1.89	\$1,866.69	\$9.30	\$21.74
	APN	4,960	-	28	12	11	9	5,179	29	3,111
Oak Grove ESD	AV	\$8,561.57	\$78.24	\$699.35	\$1,508.44	\$262.57	\$150.33	\$11,475.48	\$334.90	\$119.30
	APN	25,007	1,170	407	183	89	106	27,154	89	17,071
Orchard ESD	AV	\$834.86	\$44.14	\$703.96	\$2,768.56	\$239.36	\$1,379.00	\$6,202.77	\$70.61	\$11.42
	APN	1,844	820	29	759	60	216	3,836	22	1,634
Total	AV	\$41,631.98	\$261.12	\$2,821.60	\$5,641.61	\$1,958.93	\$1,745.08	\$55,430.81	\$1,483.91	\$519.71
	APN	111,391	4,604	2,203	1,778	879	580	123,594	542	74,052
<b>Fremont Union High School District</b>										
Cupertino ESD	AV	\$17,966.84	\$0.02	\$1,581.64	\$692.90	\$867.83	\$1,235.16	\$22,743.51	\$198.38	\$191.47
	APN	35,607	1	1,584	111	330	329	38,412	141	27,383
Montebello ESD	AV	\$95.39	\$0.00	\$0.26	\$1.98	\$0.02	\$0.00	\$137.09	\$0.00	\$0.54
	APN	112	-	2	3	1	-	221	-	77
Sunnyvale ESD	AV	\$5,405.31	\$40.07	\$1,794.77	\$4,648.14	\$824.69	\$1,120.19	\$13,989.58	\$139.10	\$75.68
	APN	15,048	561	1,332	628	343	272	18,345	77	10,821
Total	AV	\$23,467.54	\$40.09	\$3,376.67	\$5,343.02	\$1,692.54	\$2,355.35	\$36,870.17	\$337.48	\$267.69
	APN	50,767	562	2,918	742	674	601	56,978	218	38,281
<b>Gilroy Unified School District</b>										
Total	AV	\$5,182.11	\$8.76	\$316.03	\$346.99	\$608.63	\$81.24	\$7,574.63	\$164.25	\$55.42
	APN	11,885	138	553	231	322	102	16,073	98	7,933

<b>Los Gatos-Saratoga Joint Union High School District</b>													
Lakeside ESD	AV	\$82.56	\$0.00	\$0.39	\$0.74	\$0.00	\$0.00	\$16.25	\$99.94	\$1.23	\$0.87		
	APN	170	-	1	14	-	-	121	306	2	124		
Loma Prieta ESD	AV	\$152.58	\$0.00	\$2.35	\$5.07	\$0.00	\$0.00	\$19.58	\$179.58	\$0.83	\$1.63		
	APN	324	-	3	33	-	-	236	596	2	234		
<b>Los Gatos Union School District</b>													
Los Gatos ESD	AV	\$6,110.50	\$2.65	\$253.34	\$88.68	\$327.51	\$282.48	\$251.17	\$7,316.34	\$179.28	\$42.96		
	APN	8,489	47	264	142	224	180	1,024	10,370	56	6,149		
Saratoga ESD	AV	\$6,896.69	\$0.05	\$8.03	\$9.83	\$62.38	\$29.25	\$179.85	\$7,186.09	\$147.98	\$36.73		
	APN	6,767	1	18	37	57	27	467	7,374	29	5,253		
Total	AV	\$13,242.34	\$2.70	\$264.12	\$104.32	\$389.89	\$311.74	\$466.84	\$14,781.95	\$329.32	\$82.19		
	APN	15,750	48	286	226	281	207	1,848	18,646	89	11,760		
<b>Milpitas Unified School District</b>													
Total	AV	\$5,588.06	\$21.82	\$404.17	\$2,256.01	\$946.94	\$220.38	\$343.15	\$9,780.52	\$142.96	\$70.55		
	APN	14,805	335	350	386	192	138	556	16,762	83	10,098		
<b>Morgan Hill Unified School District</b>													
Total	AV	\$7,113.94	\$24.88	\$276.81	\$790.05	\$346.29	\$115.70	\$1,379.22	\$10,046.89	\$125.81	\$75.81		
	APN	14,844	418	288	240	100	3,060	19,289	91	10,697			
<b>Mountain View-Los Altos Union High School District</b>													
Los Altos ESD	AV	\$11,214.35	\$0.03	\$253.59	\$9.97	\$368.23	\$424.76	\$213.31	\$12,484.24	\$110.26	\$73.11		
	APN	13,439	1	145	60	250	323	353	14,571	82	10,454		
<b>Mountain View-Los Altos Union High School District</b>													
Mountain View ESD	AV	\$5,221.58	\$37.13	\$1,611.11	\$2,282.01	\$642.45	\$1,171.57	\$205.70	\$11,171.55	\$366.35	\$64.04		
	APN	12,560	586	1,439	466	412	386	328	16,177	84	9,152		
Total	AV	\$16,435.93	\$37.16	\$1,864.70	\$2,291.97	\$1,010.67	\$1,596.34	\$419.01	\$23,655.79	\$476.60	\$137.15		
	APN	25,999	587	1,584	526	662	709	681	30,748	166	19,606		
<b>North (San Benito) County Joint Union School District</b>													
Total	AV	\$13,175.28	\$0.09	\$945.21	\$1,877.69	\$1,030.93	\$1,783.13	\$611.96	\$19,424.29	\$3,805.28	\$98.98		
	APN	19,101	8	908	175	449	453	532	21,626	333	14,164		
<b>Palo Alto Unified School District</b>													
Total	AV	\$0.41	\$0.07	\$0.00	\$0.00	\$0.00	\$0.00	\$13.71	\$14.18	\$0.00	\$0.15		
	APN	1	1	-	-	-	-	437	439	1	21		
<b>Patterson Joint High School District</b>													
Total	AV	\$0.00	\$0.11	\$0.00	\$0.00	\$0.26	\$0.00	\$27.15	\$27.52	\$0.00	\$0.04		
	APN	-	2	-	-	2	-	211	215	-	6		
<b>San Jose Unified High School District</b>													
Total	AV	\$22,264.37	\$26.92	\$2,947.08	\$1,128.85	\$2,007.57	\$2,092.81	\$741.87	\$31,209.46	\$1,084.62	\$276.54		
	APN	57,065	440	4,804	826	1,576	862	1,724	67,297	462	39,553		
<b>Santa Clara Unified High School District</b>													
Total	AV	\$9,597.66	\$176.28	\$2,878.12	\$8,949.17	\$1,251.34	\$2,638.37	\$729.23	\$26,220.17	\$1,345.84	\$143.99		
	APN	27,581	2,493	2,184	1,225	497	311	476	34,767	206	20,596		
<b>Santa Clara County High School District</b>													
Grand Total	AV	\$178,180.20	\$606.10	\$19,535.88	\$29,487.45	\$13,400.47	\$14,396.07	\$8,316.77	\$263,922.95	\$9,904.28	\$1,992.83		
	APN	402,361	9,724	20,249	6,782	6,708	4,869	16,012	466,705	2,613	284,598		

\* Includes Other Exemptions, Excludes Homeowner Exemption.



# Assessment Appeals Process

In Santa Clara County, a Notification of Assessed Value indicating the taxable value of each property is mailed in May to all property owners on the secured roll. A taxpayer who disagrees with the 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.

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

must be filed between July 2 and September 15 with the Clerk of the Assessment Appeals Board (Clerk of the County Board of Supervisors). To appeal a roll correction or supplemental assessment, typically triggered by a change in ownership, audit 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 assessed 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 for which the application was filed.

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

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

Assessment Appeals Filed				
(Value in Billions)				
Year	Appeals	Total Local Roll **	Value at Risk *	Percent of Roll at Risk+
2006	2,995	\$261.92	\$28.96	11.1%
2005	3,315	\$240.14	\$14.64	6.1%
2004	3,736	\$222.38	\$17.75	8.0%
2003	3,337	\$217.52	\$18.43	8.5%
2002	2,382	\$210.85	\$20.50	9.7%

\* 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 2006, 5 appeal applications are pending and have not been validated. Value at risk may change as Applications are validated.

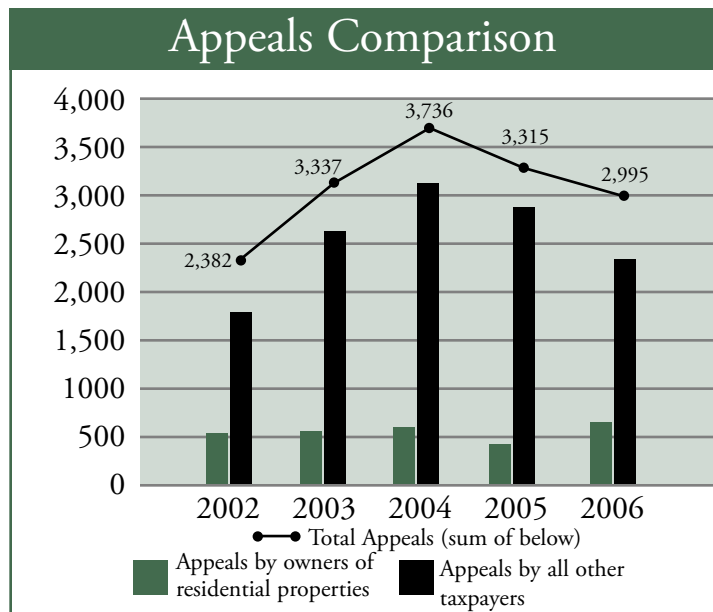
**...virtually half of all appeals are  
withdrawn by Applicants...**

# Homeowners, Business Property Owners Contest Fewer Assessments Appeals

With the residential market cooling over the last two years, the number of appeals filed by homeowners (624) commensurately increased 51 percent over the prior year. However, appeals filed by business property owners (2,371) declined 18 percent reflecting improvements in the local economy. Overall appeals declined 10 percent.

While there has been an overall decline in appeals filed, the more complex assessment appeals filed by business and commercial and industrial property owners and major corporations account for 79 percent of assessment appeals. 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, computers and fixtures.

Between July 1, 2006 and June 30, 2007, the Appeals Board resolved 2,973 appeals. The Board provided an adjustment—an increase or decrease in assessed value—to 718 applicants and heard 71 appeals. Additionally, the Board retained 94 percent of the Assessor's originally enrolled assessed value disputed by appellants.



## Frequently Asked Questions

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

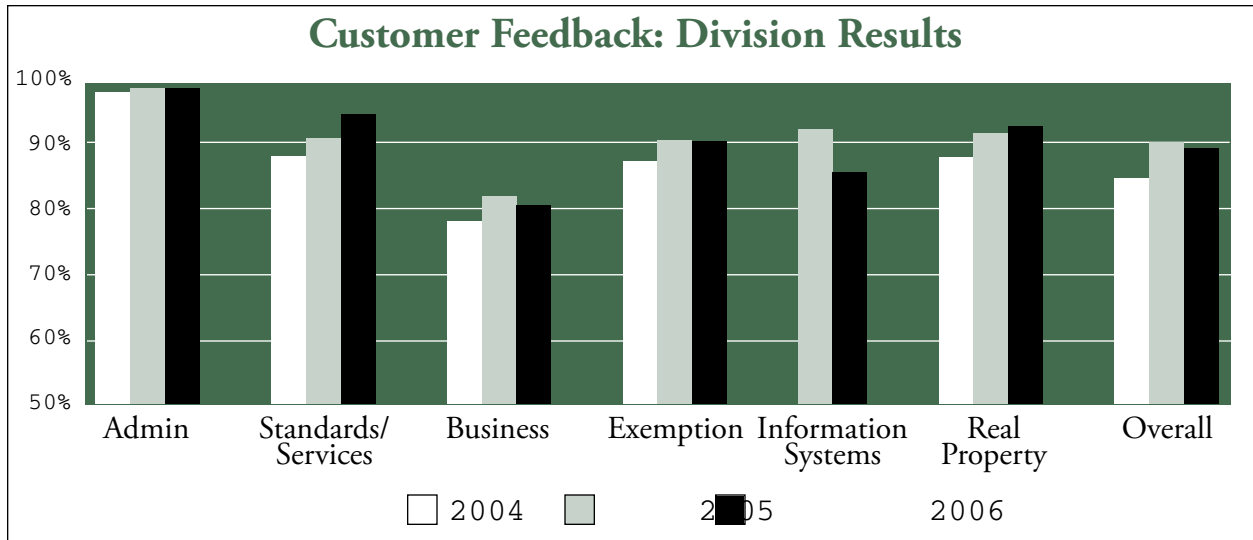
*A.* Yes, under Proposition 60, if you are age 55 or older and qualify. When a senior citizen sells an existing residence and purchases or constructs a replacement residence valued **the same or less** than the residence sold, the Assessor can transfer the assessment (factored base year value) of the original residence, to the replacement residence anywhere in Santa Clara County. Additionally, Santa Clara and 6 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, go to [www.scc-assessor.org](http://www.scc-assessor.org).

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

# 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.



Last year, 520 customers responded to our request to complete an anonymous customer satisfaction questionnaire. While tailored to the unique services provided by the different Divisions, each single-page survey asks customers to rate the services received in the following categories: Courtesy, Professionalism, Helpfulness, Promptness, Clarity of Information, and Overall Service. Above is

the data summed for each Division for last year, and where available, the prior years.

Overall, the Assessor's Office received a customer service grade of 88.9 percent, virtually the same rating as the prior year. To calculate the office's overall customer service grade, each Division's annualized data is aggregated, and weighted to reflect its relative size.

## What Our Customers are Saying

Each year, several hundred customers respond to customer surveys with comments about the office and the staff. Below is a small sample.

*"Pleasantly surprised not a bit of red tape. WOW!"*

*"The staff representative helped the recording process proceed very smoothly: there by saving me and the county money by being efficient."*

*"My appointment was brief. I was treated like a customer. The appraiser quickly grasped the problem and resolved the issue."*

*"This was almost a religious experience - contacting a government agency and getting real help - not 400 reasons why it wasn't their job. This is the first time in my life I received help and information from a government agency. A novel experience."*

*"I was pleasantly surprised that a county office could be so helpful and efficient."*

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 allow the Assessor to identify and record service levels from year to year, which are designed to achieve specific continuous improvement objectives. The data is 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.

## 2006-2007 Performance Measures

**1. 97.4% of assessments were completed by July 1, 2006.**

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

**2. 139 is the average number of days to deliver supplemental assessments to the Tax Collector.**

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

**3. 99.9% of assigned mandatory audits were completed by June 30, 2006.**

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

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

**5. Department's customer satisfaction rating from surveys is 88.9%**

*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 is 103.8.**

*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 2006.**

*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.

## More of What Our Customers are Saying

*"The person who assisted me treated me courteously and gave complete information, even going to others sources to double check her information."*

*"It was a pleasant experience dealing with your office; so different than dealing with a government agency. I wish all (or even some) agencies would respond with such knowledge and professionalism."*

## Frequently Asked Questions

*Q. My house was destroyed by a 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.

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

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

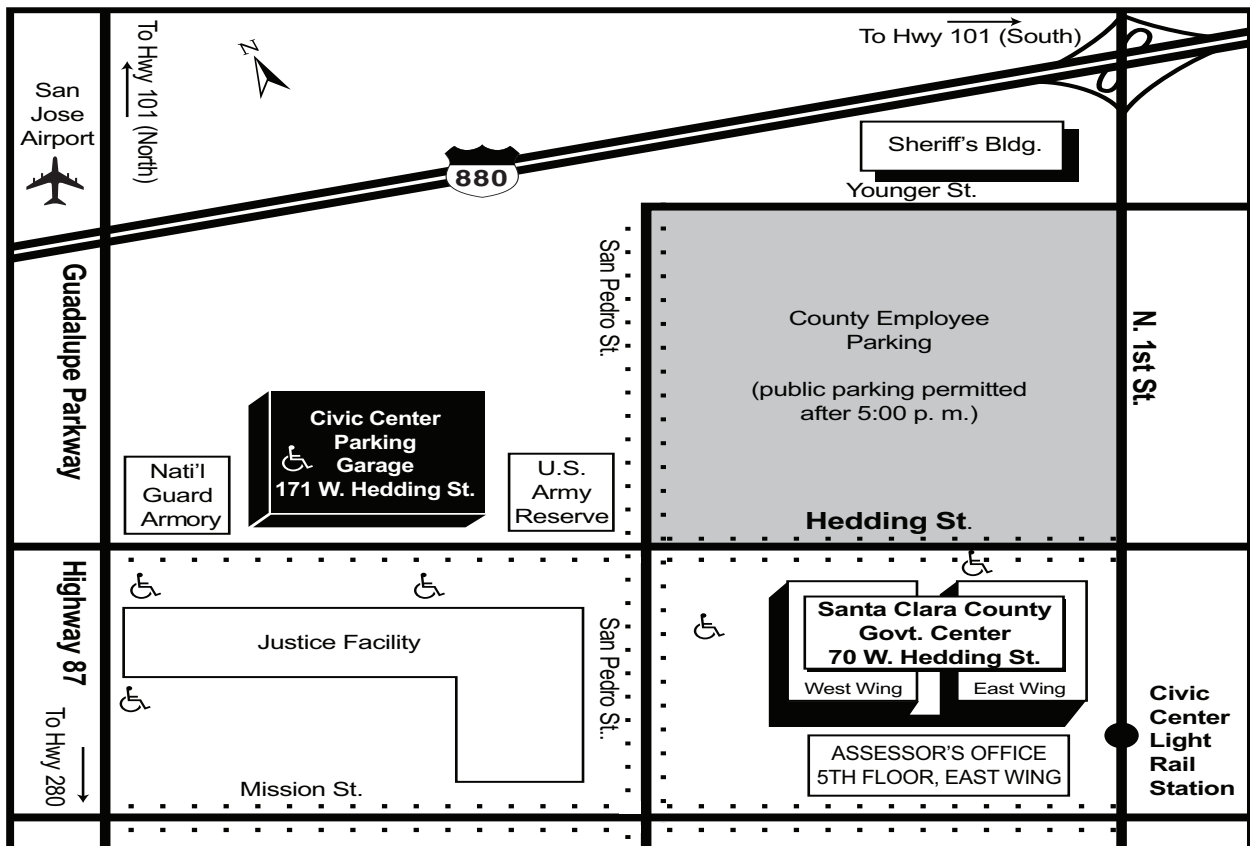
will be helpful in expediting a reduction if an adjustment is warranted. To file a *formal* appeal with the Assessment Appeals Board, contact the Clerk of the Board at [www.sccgov.org](http://www.sccgov.org) or (408) 299-5001.

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

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

For more information on Proposition 13, go to pages 16 and 17.

## Directions to the Office





# *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.
- 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.
- Escaped Assessments** When property that should have been assessed in a prior year is belatedly discovered and assessed, it is referred to as an "escape assessment" because it is an assessment that levied outside the normal assessment period for the lien date(s) in question.
- 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.

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

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

- Proposition 13** Passed by California voters in June, 1978, Proposition 13 is a Constitutional amendment that limits the taxation of property and creates a procedure for establishing the current taxable value of locally assessed real property, referencing a base year full cash value.
- Proposition 8** Passed by California voters in November 1978, Proposition 8 requires 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 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 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. For the 2005-06 FY there are 809 TRAs in Santa Clara County, each one identified by a unique number.
- Transfer** Change in the ownership of, or change in the manner which, property is held. Depending on the specific situation, a transfer may trigger a reassessment of the property.
- Unsecured Roll** Property on which the property taxes are not a lien against the real estate (real property) where they are situated, including personal property or improvements located on leased land.

## Property Assessment Calendar

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 property owners on the secured roll stating the taxable value of the property. Owners who disagree with the Assessor's valuation are encouraged to contact us prior to June 15 to request a review. Please provide any pertinent factual information concerning the market value of the property with the request. If the Assessor agrees that a reduction is appropriate, a new assessed value will be enrolled.
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	Last day to pay unsecured property taxes without penalty
September 15	Last day to file an assessment appeal application for reduced assessment on the regular roll 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.

# 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 assessed, or set property tax rates.

Santa Clara County contains more than 456,000 separate real property parcels. There were over 5,000 changes in parcel numbers, and there were over 91,000 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 214 Assessor's parcel map books. The office appraised more than 9,000 parcels with new construction activities, and processed more than 105,000 business personal property assessments.

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

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

For information about Santa Clara County Assessments:

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

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

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

For information about Recording documents, call:  
Santa Clara County Clerk/Recorder (408) 299-2481

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)

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(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 inglés? La Oficina del Tasador tiene empleados que hablan español. Llámenos al  
(408) 299-5500

Disclaimer: This document presents a distribution of the 2007-2008 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 August, 2007.



## Office of the County Assessor

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San Jose, California 95110-1771  
Website: [www.scc-assessor.org](http://www.scc-assessor.org)

## Santa Clara County

### Board of Supervisors

Don Gage, District I  
Blanca Alvarado, District II  
Pete McHugh, District III  
Ken Yeager, District IV  
Liz Kniss, District V

### 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.

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

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