



2008-2009 Annual Report

Office of the County Assessor
Lawrence E. Stone, Assessor



To go on-line, go to: www.sccassessor.org

Alfredo Semene Andy Wu Anita Badger Annabelle Alquiza Annie Wai-Foong Leung Anthony Rao Antonio Sanchez Arika Owens Ashok Gupta Barry Eng Benjamin Victorino Bertha Legorreta Besilda Mascardo Beverly Brown Bien Abordo Bordon Chin Brenda Cantrell Brian Lombard Brian O'Neill Bruce Glenday Carlos Cansino Jr. Carmen Cortes Carol Callahan Carol Rivas Celerina Celeste Charles Mirrasoul Charles Steed Charmaine Cabuag Cheryl McCloskey Ching-Fu Lan Chi-Peng Lee Christine Swensen Christopher Hughes Chuong Tran Clint Nottingham Clyde Wong Conrad Chen Craig Cooper Craig Davies Cristina Thomas Cristina Torio Curt Kendall Cynthia Bartolino Dae-Sun Kang Daniel Collins Darleen Yamaki David Bethel David Ginsborg David King David Liu David Shank David Wierzba Dayle Murphy Deborah Chavez Deborah Dini Debra Ross Delia Rivas Denise Barry Diane Paskert Edward Palacio Eleanor Parker Elizabeth Samaro Eric Matsuda Eric Zamudio Fe Escalante Federico Baltazar Florinda Gonzales Ford Sandberg Francisco Diaz Frank Giordano Fraser Louie Geemin Fong Gemma Foster Generoso Almerido George Beckner George Miller Gilbert Lee Gloria Brown Grace Quilty Grace Tolentino Gregory Monteverde Guillermo Young Gumersindo Zavala Heather Hong Tran Helen Silva Hemlata Khiani Hollis Holladay Huang Thi Dinh Hyung Song Imelda Pea Indira Ebenezer Ing-Ning Lin Jackie Ventimiglia Jacquelyn Cantu Jae Ryoung Choe James Abe James DiTomaso James Fredrickson Jamie Hill Janene Pratt Jared Gregory Jeanette Tonini Jeffrey Barlow Jeffrey Kwan Jenny Huynh Jocelyn Champlin Joey Kimpo John Maag John Recchio John Bredeson John Sleeman Jon Joseph Garcia Joseph Machado Joseph Schiappacasse Joy Tsai Juan Judy Epstein Judyotirmayee Jyotirmayee McPherson Karen Pendse Karen Green Kevin Tanner Khanh Kathleen LeGrande Kenneth Tran Kimberly Starrett Kimhong Tang Kristen Leglu LarrySteven Suehiro Laura Colunga Laura Scott Lawrence Stone Laynette Blackfield Lesley Pak Leslie Kennedy Lilia Yalong Linda Aguilera Linda Brown Lisa Cortez Lisa Wong Lisette Rodriguez Lorna Gabon Lydia Paquiz Madan Ganti Mai Bang Manuel Mandapat Manuela Gonzalez Manuela Rosalez Maria Manesis Maria Sarabia Maria Theresa Trinidad Marian Shank Marian Stewart Marianne Suriaga Marie Fuentes Martin Reinders Mary Dam Nguyen Mary Fasching Mary Solseng Matt Moore Matthew Leslie Maureen Cowan Medel Angel Mei Chou Melissa Kong Melody Luong Michael Bautista Michelle Zaffa Mohit Sabherwal Monique Hackett Murray Hartmann Naren Shah Natalie Tran Neeraj Bhardwaj Ngoc Tan Huynh Nicole Tran Nora Galvez Oscar Amaya Pamela Hopkins Pamela Umeda Patricia Murrieta-Santillanez Patricia Barber Patrick Tisdale Pauline Coleman Peter van der Pas Phu Van Phan Ramon De La Cruz Raphael Thomas Raymond Bramlette Rebecca Ross Renee Rodriguez Rey Eugenio Rhonda Armstrong Richard Fisher Richard Cloyd Richard Leong Richard Mendoza Richard Xavier Cayol Rita Richelle Feldan-Molina Robert Kinderlehrer Robert Madrid II Robert Robert Wellner Roger Yamat McKibbin Robert Norman Rosalyn McLain Rosita Dones Roland Child Romeo Rodriguez Rudy Baya Salvador Gutierrez Jr Sandra Emerson Sang Au Sean Cooper Selu Sataraka Shalini Agrawal Shannon Rice Stephanie Perez Stephen Buckley Sue-ee Lai Susan Murphy Susan Vasconcelos Susan Vigilante Susie Wang Suzanne Lambrecht Sylvia Pedraza Tara Thomas Teresa Gonzalez Theresa Cisneros Theresa Montenegro Thida Lim-Santos Tiffany Ming Tommy Shing Tony Duong Tracy Martinez Tri Huynh Trinh Hoai Luu-Nguyen Trong-Quyen Nguyen Tuan Au Tuan Le Vanessa Barkin Victoria Byrd Virginia Hale Xuan Huong Thi Pham Yichern Shiah Yvette Briddell Li Zhao



Table of Contents

Message from the Assessor1

Factors Causing Change to the Assessment Roll3

Largest Taxpayers/How Tax Bills are Calculated & Allocated5

Assessment Roll6

Supplemental Assessments8

Assessment Information by City9

Summary of Bay Area Counties Roll Comparison12

Exemptions13

Proposition 814

Proposition 1316

Department Overview18

Assessment Information by Property Type20

Change in Ownership/New Construction by City/Property Type ..22

Major New Construction/Changes in Ownership23

Assessed Value by City/School District/Property Type24

Assessment Appeals28

Performance Counts30

Frequently Asked Questions/Directions to Office 32

Explanation of Terms33

Above are all the permanent employees that contributed to the closing of the 2008-2009 Assessment Roll. The pictured employees are, clockwise, Dayle Murphy, Laura Colunga, Melissa Kong, Sue-ee Lai and Fraser Louie

Message from the Assessor

Lawrence E. Stone



Santa Clara County's 2008-09 assessment roll contains clear evidence that Silicon Valley is not immune to the national recession and the economic "meltdown" in the residential real estate market. The difference, however, is the degree of impact. Overall, Santa Clara County has fared far better than most counties. Similarly within the County, assessed values in cities with new, entry-level housing and few technology companies did not grow as fast as cities with expensive housing and/or a solid commercial/industrial base.

The Assessor's Annual Report provides one view of the real estate economy of the nation's 13th most populous county. It contains narrative, detailed tables and summary charts of the 2008-09 assessment roll for Santa Clara County as of the lien (valuation) date, January 1, 2008. The report, in its 10th year, has become a popular document for finance officials, corporate and community leaders.

The annual assessment roll, delivered to the County Finance Agency Director on July 1, 2008, 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 including exemptions that are reimbursed by the State. Declines in value (Proposition 8) are reported by city and unincorporated area, and are then compared to prior years. Detailed value information is also provided by property type, city and school district.

General information regarding trends of assessment appeals as well as office performance data is also included. Assessments of public utilities are the responsibility of the California State Board of Equalization, and therefore, are not included in the report.

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 562,624 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.

Assessment Growth

The assessed value of property in Santa Clara County increased by \$19.8 billion, nearly \$2 billion less than either of the last two years. The total assessed value, net of non-reimbursable institutional exemptions (e.g., qualifying church and welfare organizations), was \$303.31 billion, an increase of 6.98 percent over the previous year. This is substantially below the apex of the "dot-com boom" in 2001 when the annual assessment roll growth exceeded 15 percent.

Just as major parts of the residential market have cooled during the last three years, the commercial and industrial market has experienced a modest resurgence. Just a few years ago a robust residential real estate market bolstered the County's assessment roll growth.

The current commercial and industrial "mini-boom" is led by construction of selected retail "power centers" and the development of Class A office buildings from either the ground up, or major renovations to older properties. Companies like Adobe, Facebook, Oracle, Google, e-Bay and Apple are expanding, while other companies like Sun, Yahoo and HP are consolidating their facilities. Despite the national recession, Silicon Valley's economy appears healthy as many high-profile, high-tech companies are expanding locally. The assessment roll also underscores the Valley's successful transition from high-tech manufacturing, to an internet, software and biotechnology based economy.

Following the national housing foreclosure crisis, the residential sector, particularly construction and sales of entry-level housing, has declined substantially. The number of transactions recorded declined 15 percent over the prior year. In addition, the number of residential properties in which market value declined below the factored base year value, more than doubled to 41,000. This trend is especially pronounced in the condominium sector and the lower end of the residential marketplace. More than 20 percent of all condominiums are assessed below their purchase price. The only variation from this trend is high-end, residential properties, which have generally retained their value.

Current Year Roll Growth*

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

2008-2009 Valuation Changes

Assessment Roll Value Change:	2008-2009	2007-2008	Dollar Change	% Change
Local Roll before exemptions	\$316.51	\$295.78	20.74	7.01%
Less: Nonreimbursable exemptions	(13.20)	(12.27)		
NET LOCAL ROLL VALUE	\$303.31	\$283.51	19.80	6.98%

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

The other major contributor to assessment roll growth is the unsecured assessment roll, comprised primarily of business personal property, machinery and equipment. This sector—so vital to Silicon Valley—recorded growth of 9.96 percent, to \$21.5 billion. The rate of growth was nearly twice the growth of recent years.

Overall however, this is the third year of gradual decline in assessment roll growth from 9.6 percent in 2006; 8.3 percent last year and 6.98 percent this year. While the County is vulnerable to the downturn in the national economy, the decline in the growth rate was more gradual than experienced by most counties in California, and has been buoyed by Silicon Valley's strong technology sector. While this may be the third year of declining roll growth in Santa Clara County, it is a far cry from the crisis facing other counties where both the residential and commercial sectors are in financial turmoil.

In neighboring Stanislaus County, the assessment roll actually went negative, dropping 6.87 percent. The assessment roll in San Benito, San Joaquin and Solano Counties were also negative. This perilous decline is especially remarkable when you consider that Proposition 13 provides for an automatic 2 percent increase in the assessed value for all real property that did not change ownership or complete new construction during the prior calendar year. To put this in perspective, in the past 75 years, the Santa Clara County assessment roll was negative only four times: immediately following Proposition 13 in 1978, and in 1932, 1933, and 1936, during the great depression. Numerous other counties also experienced steep declines this year. Fresno and Contra Costa Counties reported roll growth less than 1 percent; Sacramento and Riverside Counties between 1 percent and 2 percent; all following several years of double-digit increases. What a roller coaster. These declines will further reduce property tax revenue and exacerbate the state budget crisis.

Within Santa Clara County there are dramatic differences in property values defined by property type and/or geographic area. In communities with substantial development of entry-level homes, especially condominiums and townhouses, such as east San Jose or Milpitas, there is clear evidence that the mortgage crisis has made its way to Santa Clara County. In those cities, the rate of growth in assessed value was between 4 percent and 5 percent. In four of the seven elementary schools districts that comprise the East Side Union High School District, total assessed value increased less than 3 percent.

By contrast the San Jose Redevelopment Agency area, primarily composed of commercial and office properties, experienced 8 percent growth; nearly double that of the City of San Jose.

Reflecting the improving commercial and industrial sectors, assessment roll growth in redevelopment agency areas (RDA) increased in seven of the nine municipal jurisdictions (Campbell, Cupertino, Los Gatos, Milpitas, San Jose, Santa Clara and Sunnyvale), and declined in two jurisdictions (Mountain View and Morgan Hill). Due to recent purchase/sale transactions and development of major commercial centers, RDA's in Cupertino and Sunnyvale saw extraordinary assessed value increases of 46 percent and 57 percent respectively.

Communities composed primarily of mid to high-end residential properties, also fared relatively well. In Sunnyvale, Los Altos and Los Altos Hills assessed value increases exceeded 8 percent. The Fremont Union High School District saw assessed values increase

9.41 percent. Cities that performed the best were Palo Alto with 11 percent growth, followed closely by Cupertino and Santa Clara, both over 10 percent. These cities did well precisely because of the nature of the housing market and the strong presence of technology companies.

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 school district.

The 12 basic aid school districts in Santa Clara County for 2007-08 are: Campbell Union High School District (5.62%); Fremont Union High School District (9.41%); Lakeside Joint Elementary School District (5.76%); Loma Prieta Joint Union Elementary (5.46%); Los Gatos Elementary School District (7.28%); Los Gatos-Saratoga High School District (6.88%); Montebello School District (3.15%); Mountain View-Los Altos High School District (7.50%); Palo Alto Unified School District (11.08%); Santa Clara Unified School District (9.38%); Saratoga Elementary School District (6.51%); and Sunnyvale Elementary School District (9.85%). Twelve of California's 87 basic aid school districts are located in Santa Clara County.

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 newly established value is referred to as the "base year value." 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. Proposition 13 limits the increase in assessed value to no more than 2 percent annually or the California CPI, whichever is lower, unless there is a change of ownership or new construction. The indexed value of the property is referred to as the "factored base year value." Consequently, assessed values are significantly less than the total fair market value of property in Santa Clara County.

Each year, the Assessor is required to enroll the lower of the market value as of January 1, or the factored base year value of the property. Therefore, when economic conditions cause a decline in market values, the Assessor is required by law (Proposition 8) to reduce the assessment to reflect the lower market value. If the market value of a property, as of the lien (valuation) date, January 1, 2008, was less than the factored base year value, the impacted property owner is entitled to a temporary adjustment of the property assessment. When market conditions improve, the value may increase up to the factored base year value that would have been enrolled had no temporary reduction been applied or, to market value as of January 1, whichever is lower. The rate of this restoration can exceed the 2 percent limit required by Proposition 13, but only until the market value is equal to the factored base year value.

In 2008, the Assessor's Office proactively reduced the assessed values of 41,866 properties, representing a total reduction of \$5.05 billion from the assessment roll. While the overall number of properties in a decline status increased 136 percent, the total amount of

Factors Causing Change to the 2008-2009 Assessment Roll

(in billions)

	Dollar Change	% of Change		Dollar Change	% of Change
Exemptions	\$-0.92	53.1%	Change in ownership**	\$12.10	56.2%
Proposition 8 net change+	-0.82	46.9	CPI inflation factor (2%)	4.58	21.2
Subtotal, declines in values	-\$1.74	100.0%	New construction**	2.31	10.7
			Business Personal Property	2.02	9.4
			Corrections / Board / Other	0.53	2.4
			Subtotal, increases in value	\$21.54	100.0%

Grand Total of Changes to Assessment Roll **\$19.80**

** 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.

the value reduction increased by only 2 percent over the prior year. To put this in perspective, in 2005-06 at the bottom of the commercial and industrial downturn, there were 4,442 properties in Proposition 8 decline status reflecting a total reduction of \$9.48 billion. One of four properties in that year was non-residential. The average reduction, without regard to property type was \$2.1 million. This year 41,866 properties received an assessed value reduction totaling \$5.05 billion, for an average value reduction of just over \$150,000 per parcel. This surprising decrease in the average reduction and increase in the number of parcels is caused by the fact that over 95 percent of the reductions are residential properties, compared to less than 10 percent in the prior year.

Finally, unsecured business personal property, including computers, machinery, equipment and fixtures, increased 9.96 percent. The assessed value of business personal property is calculated from property statements filed annually by nearly 51,000 businesses in Santa Clara County. Of the nearly \$2 billion increase in unsecured business personal property, nearly half was the result of new Assessment accounting discovery procedures designed to increase compliance and reduce the number of businesses that routinely fail to file their annual business property statements mandated by law, thereby evading payment of taxes on business personal property. The other half of the increase is attributed to acquisitions of new equipment and fixtures.

Like the Internal Revenue Service and other taxing authorities, when a business fails to return a property statement, the Assessor has the authority and responsibility to both determine the assessed value of a company's assets and equipment using the best information available, and levy a 10 percent penalty. On the 2008-09 assessment roll, 14,000 businesses out of a total of 50,791, failed to return a property statement to the Assessor's Office by the May 7 deadline. Businesses are required to disclose the cost of the assets they own such as machinery, equipment and fixtures which is used to determine the assessed value. Absent this information the Assessor must estimate the value and levy a 10 percent penalty.

Challenges and Accomplishments

The assessment roll closed on July 1 was the most difficult in my 14 years as County Assessor. During the prior year, my staff was reduced by 32 positions, and other positions were left unfilled in anticipation of an additional reduction of seven positions this fiscal year. In total, my office has 2 percent fewer employees today than in 1995 when I took office, yet the assessment roll has increased 163 percent. In contrast, other County departments have grown at

or faster than the County's growth in population of 16 percent during the past 14 years. In addition, the Assessor's 30-year-old legacy information system has begun to show signs of collapse as the manufacturer has cancelled its support, and the senior information system staff members most familiar with the legacy system have retired.

Despite the demanding times, I am more optimistic than ever about our long-term ability to provide the highest level of quality service and productivity. In particular, the completion of the new computer system is no longer just a concept as components have been completed and are operational, and others are actively in progress. Accountability, productivity and performance will continue to be the hallmark of the Assessor's Office. 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 \$38,998 of the Assessor's budget to the county general fund, including large, unbudgeted retiree payouts.
- Reduced the department's 2008-09 budget by \$598,560.
- Completed 95.5 percent of real property assessments. This marks the third year of declining performance from the 99.1 percent completion rate in 2005.
- Completed 99.98 percent of business personal property assessments.
- Completed 100 percent of eligible exemptions.
- Continued to enhance the on-line property "look-up" feature on the Assessor's web site (sccassessor.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. Other enhancements included additional content in Vietnamese and expanded channels for seniors and disabled taxpayers.
- Audited 99.6 percent of the 1,072 businesses required by the California Revenue and Taxation Code.
- Processed 100 percent of recorded deeds.
- Processed 77,673 title documents, a decrease of 15 percent over the prior year; 32 percent over the past two years.
- Completed 99.6 percent of Proposition 8 appraisals identified for review.
- Processed all title documents recorded in 2007 a full 40 days prior to the close of the assessment roll; a first in the Assessor's history.
- Field inspections by the exemption staff continued to result in the discovery of properties, receiving but not eligible for an

exemption from property taxes. Total additional assessed value discovered was \$180 million.

- Continued to offer cross training opportunities throughout the organization to increase staff's ability to assist other units during periods of heavy workload.
- Expanded effort 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 annual exemption benefit.
- Provided 1,833 hours of training on new or upgraded software applications.
- Reduced the assessed values of 41,866 properties as mandated by law (Proposition 8).
- Assisted 169,316 taxpayers who telephoned with questions.
- Published the request for proposal (RFP) to replace the major components of computer information system. When completed, all of the existing functionality currently operating on main-frame, mini-computer, and server platforms will be replaced with a simple, more flexible and modern environment based on relational database architecture, with a modern user interface. Implementation is expected to commence in 2009.
- Successfully defended assessed values at the Assessment Appeals Board, retaining 95 percent of the value at risk, a four percent increase over the 2006-07.
- Increased by 23 percent to over 10,000, the number of small businesses that electronically file their business property statements on-line. This is nearly double the number of companies who e-filed just two years ago. Continued to provide specialized electronic services so that major corporate taxpayers can file business property statements electronically.
- Processed nearly 100 percent of all property statements filed via U.S. Mail using paperless processing, resulting in a reduction of both filing and retrieval time.
- Businesses that filed property statements by April 1 were provided a summary of their extended values within two weeks of submission, a full 10 weeks sooner than last year. This data is used by businesses to project their property tax liability.
- Continued the Assessor's on-going commitment to a first class work environment by upgrading desktop computers, software, laptops, servers, and printers.
- During peak production, both the Business Division and Information System Division implemented the first phase of new process management software that will become the backbone of the new comprehensive computer system under development.
- Implemented a new Mobilehome appraisal system that reduces the number of on-sight inspections.
- Facilitated State Board of Equalization (SBE) training classes for a total of 4,708 training hours.
- Developed an electronic customer service and call tracking system to allow better management of incoming customer issues in the Real Property Division.
- Worked cooperatively with the SBE auditors in their comprehensive compliance audit and survey of the Assessor's Office. Results, which will be published this fall, will exceed all previous standards, once again confirming Santa Clara County's status as one of the best managed assessor's offices in California.
- Substantially enhanced procedures for managing assessments of business that fail to timely file property statements. Implementation of new procedures is expected to result in improved compliance in future years.
- Developed a new on-line form to allow taxpayers to apply for

Proposition 8 tax relief, eliminating the need to mail or fax a form and enabling staff to electronically manage requests for reductions in a more timely manner.

- Implemented new procedures to substantially increase discovery of unrecorded changes in ownership by legal entities. The program resulted in identifying corporate changes in ownership including mergers and acquisitions that had escaped reassessment.
- Implemented a comprehensive, department wide style guide to improve the overall quality and consistency of correspondence from the Assessor's Office.
- Implemented new electronic reporting tools to enable managers to gain more timely, user driven reports of assessment roll data.

Trends and Future Goals

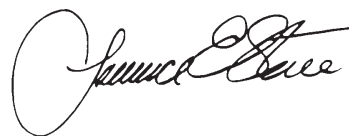
The Assessor's Office continues to focus on developing and implementing creative and innovative solutions to improve efficiency and productivity while reducing costs. Some of the major challenges/opportunities ahead include:

- Complete a \$28.1 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.
- Manage an increase in workload with decreasing staff. Continue to focus on the quality of 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 corrections.

For the first time in 14 years, the Assessor's Office has a backlog of unprocessed assessments. This situation is due to a severe reduction in staff required to meet the County's budget deficit. The impact on taxpayers resulting from our inability to timely assess property will not be fully known until the end of the current fiscal year. 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 14 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 2007-2008*

Taxpayer	Taxes Paid*	Taxpayer	Taxes Paid*
1 Pacific Gas & Electric Co.	\$21,371,484	6 AT&T	\$11,883,573
2 Blackhawk Development	\$16,097,603	7 Berg & Berg Developers	\$11,365,830
3 Cisco Technology Inc.	\$15,394,214	8 Silicon Valley Developers	\$9,374,417
4 Sobrato Development	\$15,193,185	9 Applied Materials Company	\$8,827,663
5 Intel Corporation	\$12,828,717	10 Westfield Corporation Inc.	\$8,362,792

* Ten largest taxpayers on the 2007-2008 secured tax roll, includes local and state assessees
Source: Santa Clara County Tax Collector, August 2008

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 percent 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.

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 2007-2008*



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

*Data provided by the Santa Clara County Controller's Office

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).

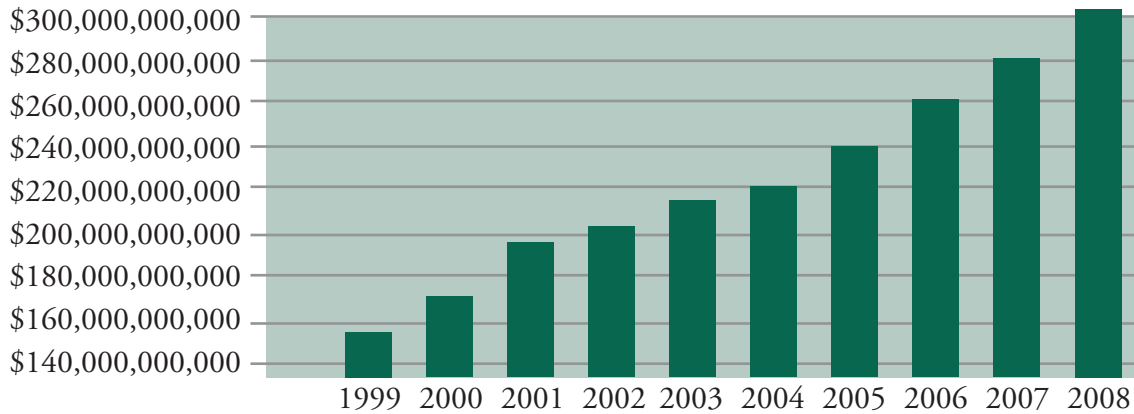
Exemption values include homeowner exemptions (reimbursed by the state) and other exemptions for non-profit organizations, including churches, charitable institutions, colleges, hospitals and private and parochial schools (not reimbursed by the state).

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

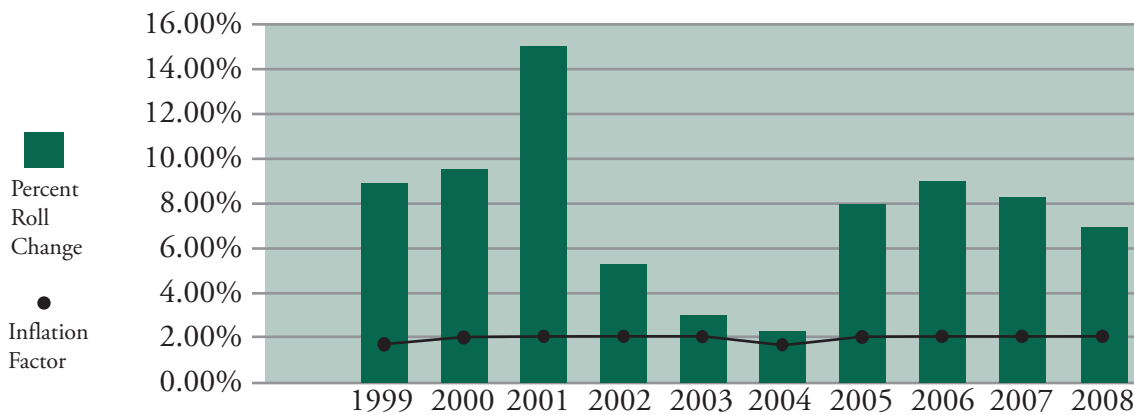
Since Proposition 13's passage in 1978, Santa Clara County's annual roll growth has ranged from more than 17 percent to less than 1 percent. The local economy has a significant impact on property transfer transactions and building permit activity. This year, changes in property ownership accounted for 56 percent 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 percent 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 percent five times: in 1983, 1995, 1996, 1999 and 2004.

Assessment Roll Summary				
2008-2009 Assessment Roll Compared to 2007-2008 (Exclusive of Public Utility Valuations)				
	2008/2009	2007/2008	Difference	Change
Land	\$139,348,057,034	\$129,652,799,589	\$9,695,257,445	7.48%
Improvements (Real Property)	\$146,593,536,189	\$137,578,635,966	\$9,014,900,223	6.55
Improvements (BusinessDiv)	\$1,244,681,984	\$1,293,620,185	(\$48,938,201)	-3.78
Subtotal	\$287,186,275,207	\$268,525,055,740	\$18,661,219,467	6.95%
Personal Property	\$4,662,647,598	\$4,695,140,833	(\$32,493,235)	-0.69%
Mobilehomes	\$612,757,510	\$606,980,358	\$5,777,152	0.95
Subtotal	\$5,275,405,108	\$5,302,121,191	(\$26,716,083)	-0.50%
TOTAL Gross Secured	\$292,461,680,315	\$273,827,176,931	\$18,634,503,384	6.81%
Less: Other Exemptions (sec)	(\$10,689,440,963)	(\$9,904,231,272)	(\$785,209,691)	7.93
NET SECURED	\$281,772,239,352	\$263,922,945,659	\$17,849,293,693	6.76%
TOTAL Gross Unsecured	\$24,054,233,943	\$21,951,735,282	\$2,102,498,661	9.58%
Less: Other Exemptions (unsec)	(\$2,512,242,367)	(\$2,361,761,466)	(\$150,480,901)	6.37
NET UNSECURED	\$21,541,991,576	\$19,589,973,816	\$1,952,017,760	9.96%
TOTAL Local Roll	\$303,314,230,928	\$283,512,919,475	\$19,801,311,453	6.98%
Homeowners' Exemption	\$2,005,180,794	\$1,992,840,265	\$12,340,529	0.62%

Ten-Year Assessment Roll Summary



Percentage 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*
2008-09	\$ 303,314,230,928	\$19,801,311,453	6.98%	2.00%
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	\$15,347,394,561	9.74%	2.00%
1999-2000	\$157,569,966,561	\$13,049,052,236	9.03%	1.85%

* 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

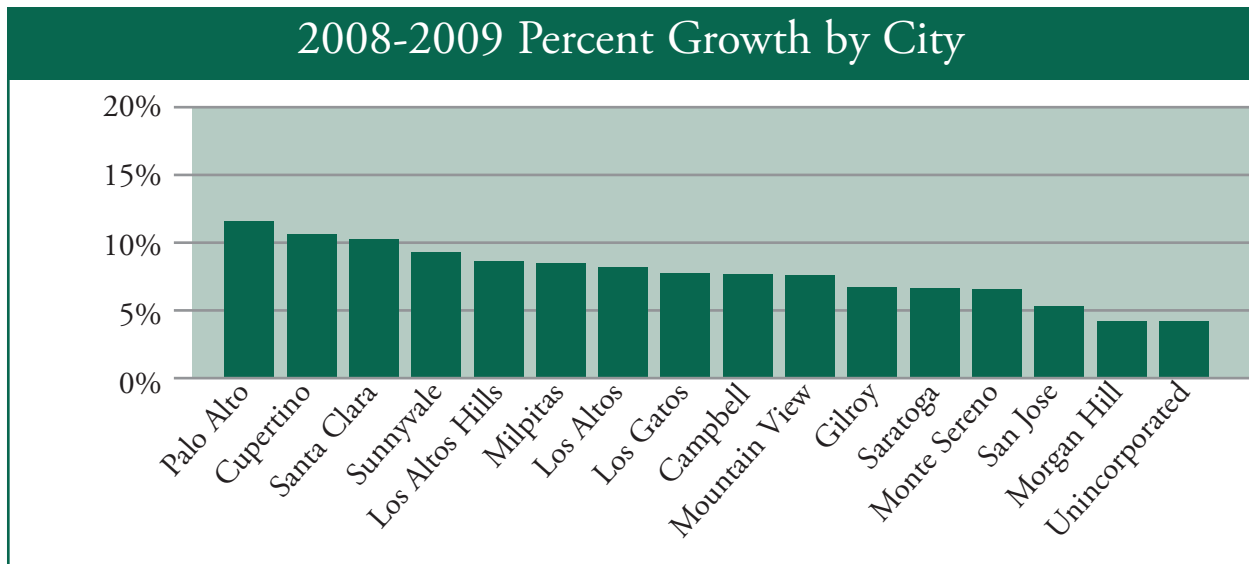
In 2007, the Assessor’s Office processed 33,221 supplemental assessments due to new construction and changes in ownership with a total net increase in assessed value of \$12.8 billion prorated into supplemental tax bills by the Tax Collector.

Assessment Information by City

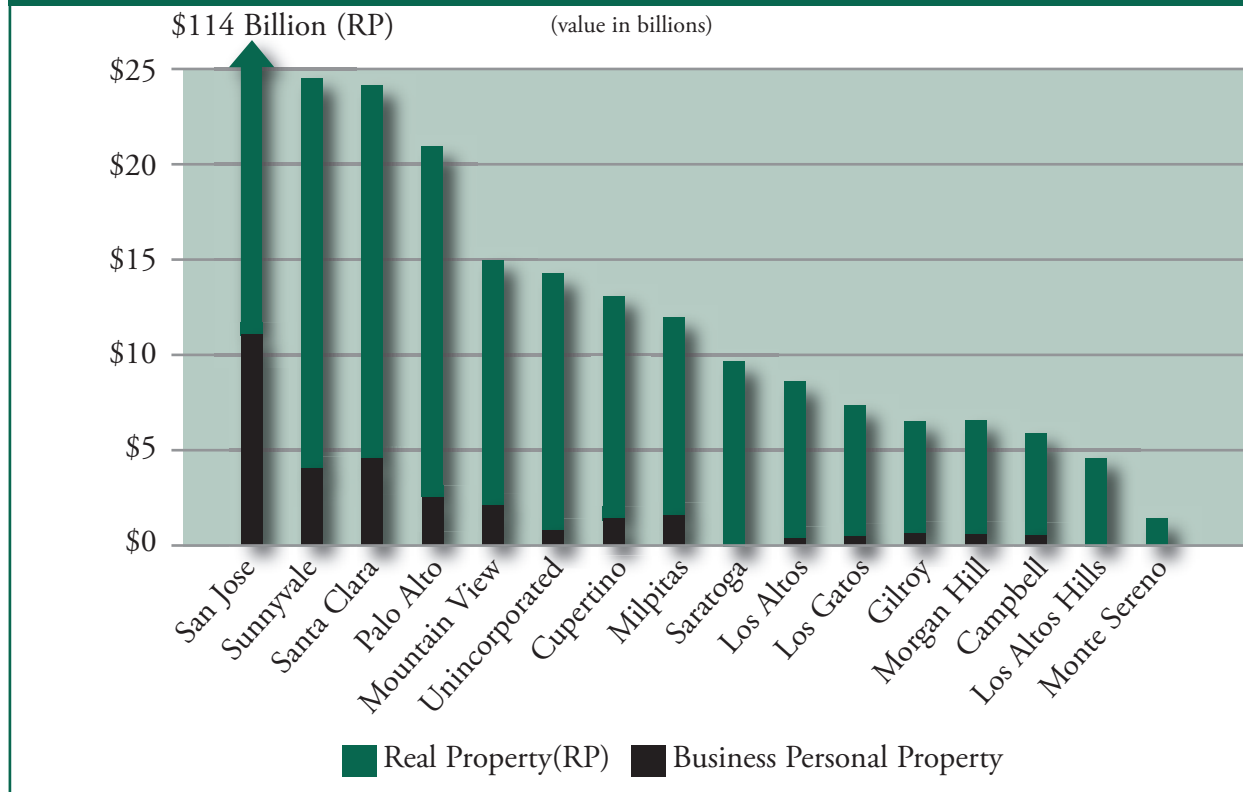
Assessment Roll Growth by City				
(Values in billions, per capita in thousands)				
	Total* Roll 2008	Total* Roll 2007	Percent Growth**	Value Per Capita+
Campbell	\$6.43	\$5.98	7.52%	160.19
Cupertino	13.17	11.93	10.41%	237.12
Gilroy	6.77	6.35	6.52%	132.23
Los Altos	9.06	8.39	8.00%	320.39
Los Altos Hills	4.76	4.38	8.45%	538.12
Los Gatos	8.17	7.59	7.58%	269.52
Milpitas	12.03	11.11	8.26%	173.24
Monte Sereno	1.45	1.36	6.41%	405.20
Morgan Hill	6.76	6.49	4.07%	172.29
Mountain View	15.28	14.22	7.45%	206.63
Palo Alto	21.13	18.97	11.40%	333.51
San Jose	124.83	118.70	5.17%	126.16
Santa Clara	24.48	22.24	10.05%	211.91
Saratoga	9.93	9.33	6.48%	314.46
Sunnyvale	24.73	22.67	9.08%	179.77
Unincorporated	14.34	13.79	4.02%	144.71
TOTAL	\$303.31	\$283.51	6.98%	165.11

* Net of nonreimbursable exemptions
 ** Percentages based on non-rounded values
 + California Department of Finance, County population est., May 2008

Roll growth varied depending upon the type of housing and commercial properties. In communities with large numbers of entry-level homes, especially condominiums, growth slowed compared to communities with composed primarily of mid to high-end residential properties and/or expanding high tech industries. Palo Alto saw the largest percentage increase in assessed value at 11.40 percent.



2008-2009 Net Assessment Roll by City



2008-2009 Net Assessment Roll by City

(value in billions)

	Secured CITY	Secured RDA*	Unsecured CITY	Unsecured RDA*	Total Roll**	Percent of Roll+
Campbell	\$5.48	\$0.66	\$0.20	\$0.10	\$6.43	2.12%
Cupertino	12.47	0.17	0.51	0.02	13.17	4.34%
Gilroy	6.49	-	0.28	-	6.77	2.23%
Los Altos	8.96	-	0.10	-	9.06	2.99%
Los Altos Hills	4.75	-	0.00	-	4.76	1.57%
Los Gatos	6.85	1.10	0.16	0.06	8.17	2.69%
Milpitas	6.35	4.25	0.67	0.75	12.03	3.96%
Monte Sereno	1.45	-	0.00	-	1.45	0.48%
Morgan Hill	4.49	1.99	0.02	0.26	6.76	2.23%
Mountain View	11.88	1.85	0.83	0.73	15.28	5.04%
Palo Alto	19.38	-	1.75	-	21.13	6.97%
San Jose	100.92	15.26	4.41	4.25	124.83	41.16%
Santa Clara	18.80	1.87	2.80	1.01	24.48	8.07%
Saratoga	9.89	-	0.04	-	9.93	3.28%
Sunnyvale	21.69	0.71	2.25	0.07	24.73	8.15%
Unincorporated	14.09	0.00	0.26	-	14.34	4.73%
TOTAL	\$253.93	\$27.84	\$14.29	\$7.25	\$303.31	100.00%

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

2008-2009 Real Property Distribution by City

(value in billions)

	Land Value	Improvement Value	Total Value	Exemptions*	Net Total	Parcel Count
Campbell	\$3.16	\$3.04	\$6.20	\$0.08	\$6.12	11,440
Cupertino	6.58	5.90	12.49	0.09	12.39	16,293
Gilroy	2.76	3.81	6.57	0.17	6.41	12,717
Los Altos	5.61	3.42	9.03	0.08	8.95	10,836
Los Altos Hills	2.81	1.97	4.78	0.03	4.75	3,111
Los Gatos	4.30	3.80	8.10	0.18	7.92	10,468
Milpitas	4.64	5.98	10.62	0.20	10.42	16,928
Monte Sereno	0.85	0.61	1.45	0.00	1.45	1,252
Morgan Hill	2.71	3.87	6.59	0.16	6.43	11,035
Mountain View	6.77	7.06	13.83	0.28	13.55	18,348
Palo Alto	10.42	10.47	20.89	1.72	19.16	19,919
San Jose	54.93	62.41	117.33	3.25	114.08	229,078
Santa Clara	9.23	11.54	20.77	1.17	19.60	28,203
Saratoga	5.97	4.08	10.04	0.15	9.89	11,040
Sunnyvale	10.82	10.38	21.20	0.18	21.02	30,745
Unincorporated	7.78	8.28	16.06	2.19	13.87	30,464
TOTAL	\$139.35	\$146.59	\$285.94	\$9.94	\$276.00	461,877

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

2008-2009 Business Personal Property Distribution by City

(value in billions)

	Gross Secured*	Gross Unsecured**	Exemptions+	Net Total	Percent of Value	Value Growth
Campbell	\$0.02	\$0.31	\$0.01	\$0.31	1.15%	12.22%
Cupertino	0.25	0.54	0.01	0.78	2.86%	16.10%
Gilroy	0.09	0.29	0.02	0.36	1.32%	14.04%
Los Altos	0.02	0.11	0.01	0.11	0.41%	13.03%
Los Altos Hills	0.00	0.01	0.01	0.00	0.01%	-70.25%
Los Gatos	0.05	0.23	0.03	0.25	0.90%	12.12%
Milpitas	0.19	1.44	0.02	1.61	5.90%	7.41%
Monte Sereno	0.00	0.00	0.00	0.00	0.00%	-78.63%
Morgan Hill	0.05	0.28	0.01	0.33	1.20%	5.56%
Mountain View	0.22	1.61	0.10	1.73	6.34%	-3.62%
Palo Alto	0.36	2.86	1.25	1.97	7.21%	9.83%
San Jose	2.24	8.94	0.43	10.75	39.36%	5.05%
Santa Clara	1.38	3.91	0.42	4.87	17.85%	13.85%
Saratoga	0.01	0.04	0.01	0.04	0.16%	19.08%
Sunnyvale	1.42	2.36	0.06	3.71	13.58%	2.23%
Unincorporated	0.23	1.12	0.87	0.48	1.74%	15.66%
Grand Total	\$6.52	\$24.05	\$3.26	\$27.31	100.00%	6.71%

* 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.

+Nonreimbursable Exemptions

Net of nonreimbursable exemptions; includes mobilehomes and possessory interest assessments

Bay Area Counties 2008-2009 Secured, Unsecured and Total Assessment Roll

County	Unsecured roll	Secured roll	Total gross roll	Percent increase over prior year
Alameda	\$12,015,146,152	\$195,197,515,172	\$207,212,661,324	4.87%
Contra Costa	\$5,164,766,412	\$155,509,726,416	\$160,674,492,828	0.53%
Marin	\$1,452,739,800	\$55,497,969,974	\$56,950,709,774	5.75%
Monterey	\$2,234,085,805	\$51,095,955,117	\$53,330,040,922	2.60%
Napa	\$1,203,081,443	\$26,469,301,609	\$27,672,383,052	6.02%
San Benito	\$252,683,063	\$6,466,349,648	\$6,719,032,711	-1.05%
San Francisco	\$9,622,316,941	\$135,947,330,250	\$145,569,647,191	9.14%
San Mateo	\$10,388,871,202	\$135,878,026,823	\$146,266,898,025	8.07%
Santa Clara	\$24,054,233,943	\$292,461,680,315	\$316,515,914,258	7.01%
Santa Cruz	\$861,576,085	\$33,580,381,167	\$34,441,957,252	3.30%
Solano	\$1,948,949,721	\$45,626,911,462	\$47,575,861,183	-0.24%
Sonoma	\$2,607,708,466	\$68,182,503,151	\$70,790,211,617	2.87%

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) 2008-2009 Gross Secured, Unsecured and Total Assessment Roll

County	Unsecured roll	Secured roll	Total gross roll	Percent increase over 2007-2008
1 Los Angeles	\$72,729,178,644	\$1,036,284,271,861	\$1,109,013,450,505	6.90%
2 San Diego	\$15,277,453,469	\$394,108,136,157	\$409,385,589,626	4.59%
3 Orange	\$21,026,521,882	\$423,700,777,981	\$444,727,299,863	4.15%
4 Riverside	\$8,400,933,944	\$234,579,455,547	\$242,980,389,491	1.45%
5 San Bernardino	\$10,576,812,960	\$175,588,453,535	\$186,165,266,495	5.31%
6 Santa Clara	\$24,054,233,943	\$292,461,680,315	\$316,515,914,258	7.01%
7 Alameda	\$12,015,146,152	\$195,197,515,172	\$207,212,661,324	4.87%
8 Sacramento	\$5,892,766,165	\$134,737,596,104	\$140,630,362,269	2.12%
9 Contra Costa	\$5,164,766,412	\$155,509,726,416	\$160,674,492,828	0.53%
10 Fresno	\$2,562,933,461	\$60,075,002,273	\$62,637,935,734	0.93%
11 Ventura	\$4,460,560,694	\$104,574,164,516	\$109,034,725,210	3.38%
12 San Francisco	\$9,622,316,941	\$135,947,330,250	\$145,569,647,191	9.14%
13 Kern	\$3,244,102,477	\$79,334,828,918	\$82,578,931,395	5.94%
14 San Mateo	\$10,388,871,202	\$135,878,026,823	\$146,266,898,025	8.07%
15 San Joaquin	\$3,724,225,964	\$60,735,966,145	\$64,460,192,109	-0.99%

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 one-half of one percent.

Qualifying Exemptions				
(value in billions)				
Exemption	Roll Units	Total Value	Percent Value Increase	Percent Exempt Value+
Non-Profit Colleges	315	\$5.96	7.52%	39.17%
Qualifying Low Income Housing	302	2.63	10.65%	17.30%
Charitable Non-Profit Org.	1,170	2.07	1.16%	13.59%
Homeowners' Exemption*	286,086	2.01	0.70%	13.20%
Hospitals	29	1.05	11.65%	6.88%
Religious Org.	699	0.72	-0.34%	4.73%
Private Schools	133	0.39	7.63%	2.57%
Cemeteries	33	0.14	2.59%	0.91%
Museums / Libraries	16	0.13	202.30%	0.83%
Disabled Veterans	653	0.06	8.26%	0.42%
Misc.	28	0.06	28.68%	0.37%
Historical Aircraft	36	-	39.46%	0.02%
TOTAL	289,500	\$15.21	6.65%	100.00%
Exemptions not reimbursed by the state	3,414	13.20	7.62%	

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 7.6 percent. Despite the slowdown in the market rate housing sector, affordable housing continued to grow to 10.6 percent, greater than the overall growth in housing.

Due to internal changes in systems, libraries were reclassified and moved from the miscellaneous category thereby increasing the assessed values of the category museums/libraries by 202 percent.

Kaiser Foundation Hospitals Inc. qualified for a \$951 million exemption...and Stanford received an exemption of \$4.57 billion in assessed value...the second largest exemption in California...

Proposition 8

The assessed values of 41,866 properties were reduced by the Assessor's Office as of the lien date, January 1, 2008, to reflect changes in market conditions for a total reduction of \$5.05 billion. This represents a 13 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, 2008, or the assessed value as determined at the time of purchase or construction, and increased by no more than 2 percent annually.

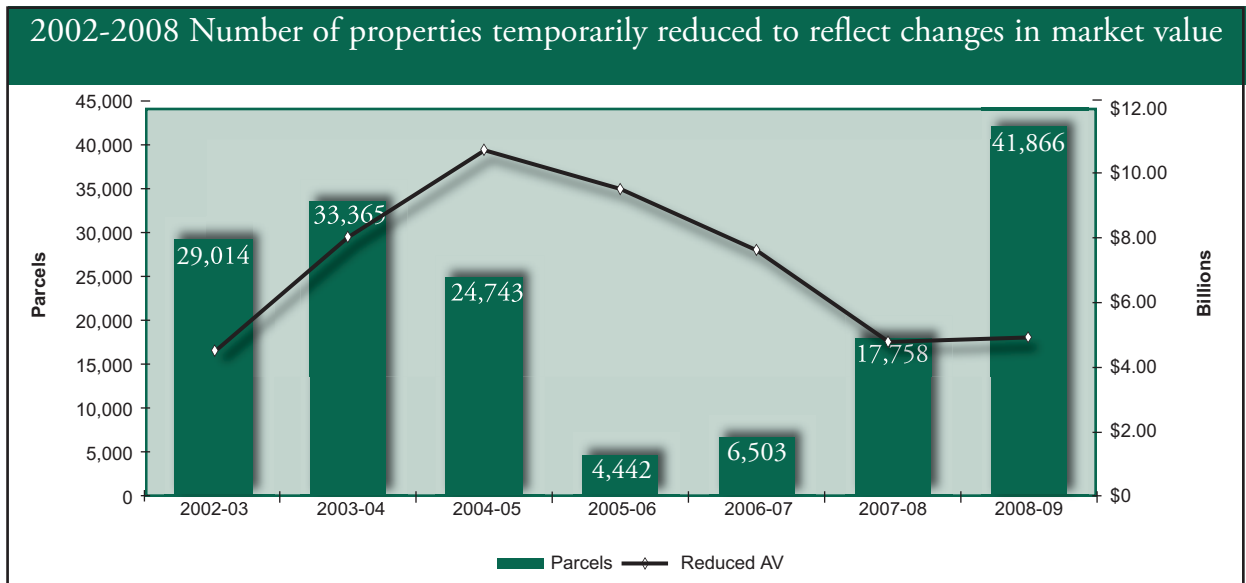
The overwhelming majority of reductions are for properties that were purchased or newly constructed at the "top of the market." Properties where the market value exceeds the assessed value as of January 1, 2008, are not eligible for an adjustment.

2008-2009 Properties with Temporary Declines by City

(value in billions)

City	Number of Properties	Values Declined*	Percent Decline**
Campbell	1,057	\$0.05	7.13%
Cupertino	1,415	0.10	6.71%
Gilroy	1,430	0.23	21.90%
Los Altos	186	0.05	13.22%
Los Altos Hills	93	0.13	27.43%
Los Gatos	536	0.07	10.24%
Milpitas	2,310	0.47	18.90%
Monte Sereno	33	0.02	17.50%
Morgan Hill	1,089	0.17	16.39%
Mt. View	215	0.16	24.67%
Palo Alto	229	0.11	18.92%
San Jose	25,467	2.56	13.09%
Santa Clara	2,973	0.22	9.12%
Saratoga	605	0.16	13.02%
Sunnyvale	2,876	0.39	11.55%
Unincorporated	1,352	0.16	12.44%
TOTAL	41,866	\$5.05	13.45%

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



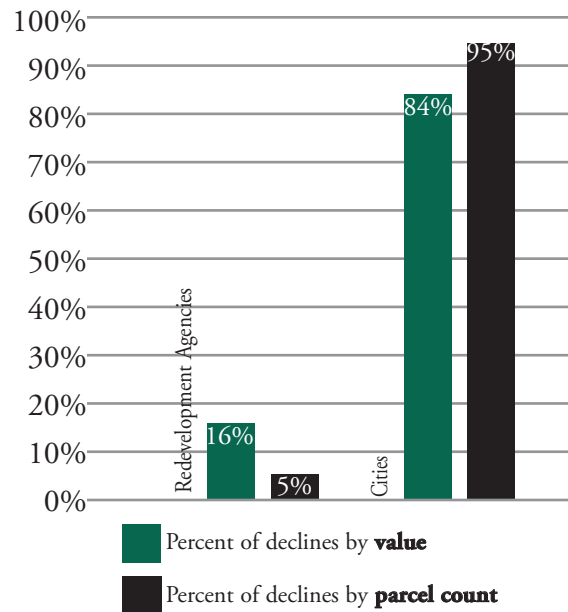
Redevelopment Agencies—just 16 Percent of all Proposition 8 Reductions in Value

In Santa Clara County there are 8 Redevelopment Agencies (RDA) which accounted for 5 percent of all Proposition 8 parcels. The 2,196 properties accounted for a total reduction in assessed value of \$797 million, or 16 percent of the total value decline. Over 94 percent occurred in just 3 RDA's: San Jose (\$394 million), Milpitas (\$306 million), and Morgan Hill (\$52 million). The remaining RDA's with temporary reductions were Campbell (\$2.6 million), Los Gatos (\$3.2 million), Santa Clara (\$24 million), Mountain View (\$12.3 million), and Sunnyvale (\$2 million). Two years ago RDA's accounted for 45 percent of all Proposition 8 reductions.



...As the residential market has followed the national mortgage crisis, the Assessor's Office has responded and the number of residential parcels with Proposition 8 reductions increased from 16,894 to 41,866. In contrast, non residential parcels, which account for less than 2 percent of all Proposition 8 properties, account for 36 percent of all value reductions....

Property Declines (Prop 8): RDA vs. City by Value and Parcel Count



2008-2009 Properties with Temporary Declines, Property Type

(value in billions)

Property Type	Number of Properties	Value Decline*	Percent Decline**
Residential	41,328	\$3.23	10.47%
Apartments	34	0.03	15.67%
Commercial and Industrial	362	1.45	29.20%
Office	81	0.28	21.71%
Retail and Hotels	43	0.05	20.83%
Agricultural	18	0.02	40.57%
TOTAL	41,866	\$5.05	13.45%

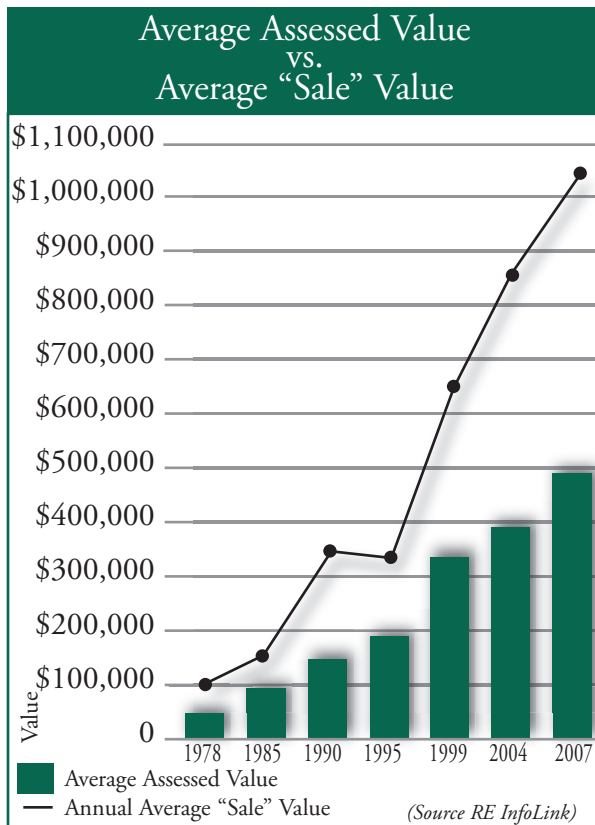
* Represents decline in assessed value had the market value exceeded the Proposition 13 protected factored base year value
** Percentages based on non-rounded values

Proposition 13

Passed by the voters in June 1978, Proposition 13 amended the California Constitution limiting 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 service fees, improvement bonds and special assessments, many which require voter approval.

- A property's original base value is its 1975-76 market value. A new base year value is established by reappraisal whenever there is a change in ownership or new construction. 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.



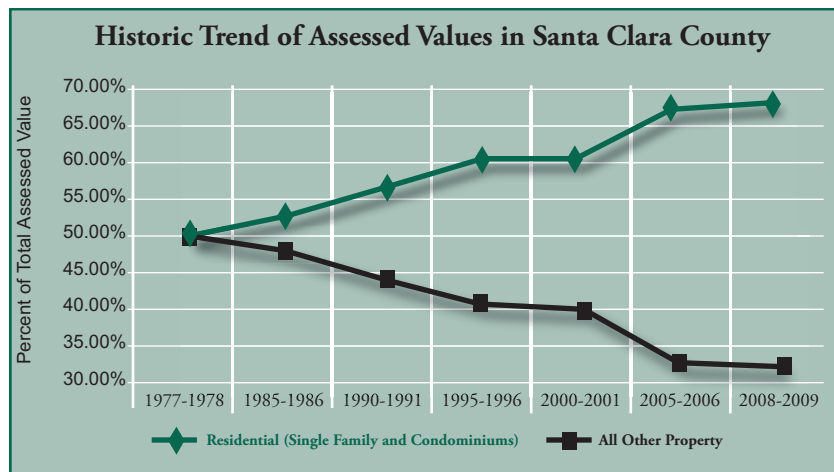
Historically, the market value of real property has increased at a significantly greater rate than the assessed value, which is limited to no more than 2 percent per year, unless there is a change in ownership or new construction.

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, and was 46 percent in 2008

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 secured assessed value of commercial and industrial properties relative to the total has declined 17 percent, a trend consistent with data from other California counties.



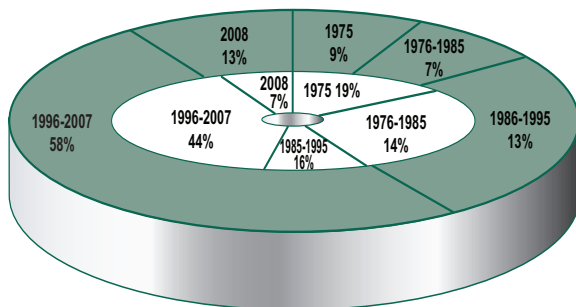
Who benefits?

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, 16 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 5.4 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 11 percent of all properties, yet their combined assessed values account for 20 percent of the total assessment roll.

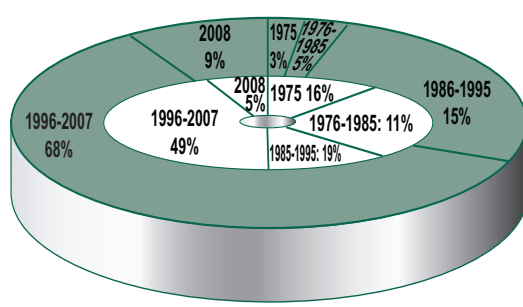
The charts and table below provide a snapshot as of January 1, 2008, of properties assessed as of 1975 (all property owned prior to March 1, 1975) and for each subsequent year of acquisition for the current roll. It also shows the 2008 assessed value, based upon market value as of March 1, 1975, or as of the date of acquisition, plus the inflation rate not to exceed 2 percent per year. For example, of the 461,877 properties in the County, 24,875 were reassessed at market value in 2008 and account for \$29 billion in assessed value out of a total County assessment roll of \$285.9 billion.

Base Year Lien Date	Parcels	Assessed Value (Land & Imp.)	Base Year Lien Date	Parcels	Assessed Value (Land & Imp.)
1975	73,663	\$15,435,961,463	1992	7,704	\$3,835,713,071
1976	5,305	\$828,566,402	1993	8,798	\$4,558,590,411
1977	6,983	\$1,176,886,829	1994	9,083	\$5,017,471,023
1978	6,691	\$1,523,502,360	1995	9,922	\$5,512,650,511
1979	5,805	\$1,317,200,215	1996	9,857	\$6,303,764,632
1980	6,174	\$1,498,515,048	1997	10,994	\$6,740,648,078
1981	4,074	\$1,375,140,469	1998	14,109	\$8,747,795,273
1982	3,339	\$1,259,504,349	1999	15,466	\$12,275,570,078
1983	3,160	\$1,278,026,160	2000	17,416	\$13,053,805,955
1984	5,583	\$2,089,976,977	2001	15,275	\$14,346,273,769
1985	6,557	\$3,066,994,824	2002	12,083	\$11,590,658,396
1986	7,325	\$2,639,835,402	2003	17,626	\$14,347,087,606
1987	8,898	\$3,613,506,684	2004	22,198	\$17,340,349,378
1988	8,729	\$3,404,995,970	2005	29,598	\$23,328,003,678
1989	10,255	\$4,521,306,139	2006	32,375	\$28,765,797,096
1990	7,666	\$4,027,884,771	2007	28,126	\$28,560,615,076
1991	6,165	\$3,318,399,321	2008	24,875	\$29,240,595,809
			TOTAL	461,877	\$285,941,593,223

Non Residential Properties



Residential Properties

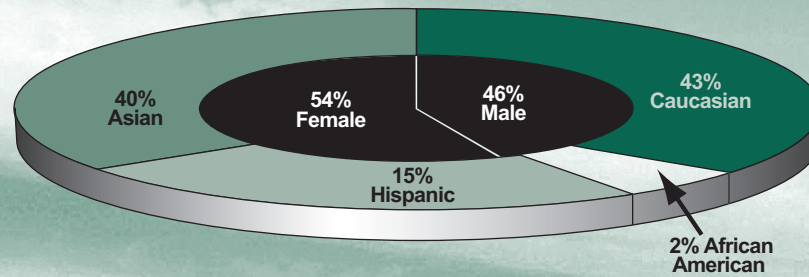


■ Assessed Values
□ Number of Parcels

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 of 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, document imaging center and oversee quality control.

Staff Composition

A majority of the sixty-two 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

	2008/2009	2007/2008
Ownership Title Documents Processed	77,673	91,818
Change in Ownership Reviewed (reassessable events)	27,475	33,090
Parcel Number Changes (split & combinations)	6,109	5,607

Real Property

Division Description

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

Staff Composition

Seventy of the eighty-seven staff positions are professional appraisers certified by the State Board of Equalization (SBE) Fifty-three of those appraisers hold advanced certificates issued by the SBE.

Major Accomplishments

	2008/2009	2007/2008
Real Property Parcels (secured; taxable)	461,877	456,981
Permits Processed	28,246	27,623
Proposition 8 Parcels (temporary reductions)	41,866	17,758
Parcels with New Construction	7,723	9,028
Change in Ownership Assessed (reassessable events)	26,242	32,394

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 ten, 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.

	2008/2009*	2007/2008*
Assessor's Budget	\$26,165,831	\$25,189,101
Employees in the Assessor's Office	237	243
Staff Funded by state	10	49
Performance Grant (PTAP)		* assessment year

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 thirteen 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 1,068 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 percent of all personal property in the County.

Staff Composition

Forty-three of the sixty-five staff members are certified as auditor-appraisers including thirty-eight staff members who have advanced certification awarded by the SBE. The staff is comprised of accountants and experts skilled in assessing and auditing high-tech businesses.

Major Accomplishments	2008/2009	2007/2008
Business Assessments on Secured Roll*	2,771	2,764
Mobilehome Parcels Assessed*	9,983	9,724
Business Personal Property (BPP) Appraisals Enrolled*	71,979	75,533
Total Business Personal Property Assessment Activities	104,227	105,949

* Note: Subset of Total Activities

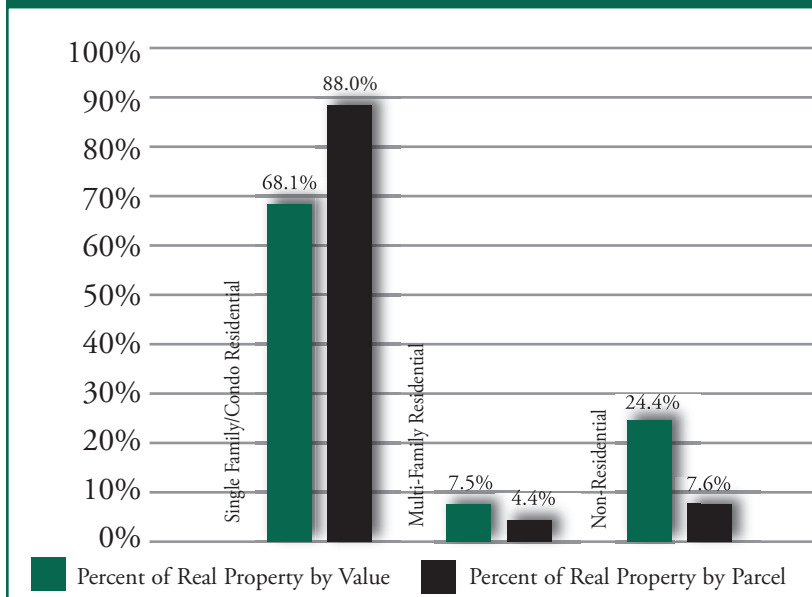
2008-2009 Real Property Distribution of Value by Property Type

Property Type	Value* (in Billions)	Value Growth	Value % Percentage	Parcel Count	Parcel Percentage+
Single Family Detached	\$159.86	5.14%	57.92%	329,123	71.26%
Condominiums	28.04	7.32%	10.16%	77,322	16.74%
Office	16.33	18.51%	5.92%	5,001	1.08%
Apartments 5+ Units	14.27	7.26%	5.17%	4,750	1.03%
Other Industrial					
Non-Manufacturing	9.97	8.99%	3.61%	3,735	0.81%
R&D Industrial	9.86	10.70%	3.57%	695	0.15%
Specialty Retail and Hotels	9.32	9.60%	3.38%	5,852	1.27%
Single Family 2-4 units	6.40	4.93%	2.32%	15,228	3.30%
Other Urban	5.76	11.27%	2.09%	9,403	2.04%
Major Shopping Centers	5.35	12.92%	1.94%	855	0.19%
Electronic & Machinery Mfg.	4.47	8.83%	1.62%	382	0.08%
Other Industrial					
Manufacturing	3.26	7.47%	1.18%	2,070	0.45%
Agricultural	1.84	2.98%	0.67%	6,027	1.30%
Public & Quasi-Public	1.23	10.34%	0.45%	1,231	0.27%
Residential Misc.	0.06	-15.80%	0.02%	203	0.04%
TOTAL	\$276.00	7.01%	100.00%	461,877	100.00%

+ Percentages based on non-rounded values

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

2008-2009 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 two-thirds of the total assessed value of all real property. Non-residential real property, including commercial, industrial, retail and agricultural properties, account for 32 percent of the assessed values while constituting only 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. This year's growth of 6.71 percent, in the secured and unsecured business personal property, is similar to last year's growth of 5.04 percent, which followed three years of negative growth. In Santa Clara County, the gross assessed value of unsecured business property represents 7 percent of the entire assessment roll. Statewide, unsecured values account for approximately 5 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 the assessed value of unsecured property.

2008-2009 Business Personal Property Distribution of Value by Type

(value in billions)

Property Type	Secured*	Unsecured**	Exemptions	Net Total	Percent of Value+	Value Growth+	Entity Count
Professional Services	\$0.77	\$7.66	\$0.76	\$7.67	28.08%	12.79%	16,511
Electronic Manufacturers	1.65	3.36	0.00	5.02	18.37%	3.73%	1,071
Computer Manufacturers	0.83	2.54	0.00	3.37	12.33%	7.55%	15
Other Manufacturing	0.60	2.55	0.00	3.16	11.56%	9.85%	3,532
Retail	0.09	2.06	0.01	2.14	7.84%	17.47%	6,809
Semiconductor Manufacturing	1.17	0.63	0.00	1.80	6.60%	-13.11%	36
Other	0.70	3.02	2.48	1.24	4.53%	-7.84%	1,753
Aircraft	0.00	1.16	0.00	1.15	4.22%	14.02%	872
Leased Equipment	0.00	0.85	0.00	0.85	3.12%	5.02%	535
Mobilehomes	0.61	0.00	0.00	0.61	2.24%	0.81%	9,795
Financial Institutions	0.01	0.16	0.00	0.16	0.59%	4.66%	104
Apartments	0.08	0.01	0.01	0.08	0.29%	8.66%	971
Boats	0.00	0.06	0.00	0.06	0.22%	5.01%	3,738
TOTAL	\$6.52	\$24.05	\$3.26	\$27.31	100.00%	6.71%	45,742

* 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.

0 or - 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, 2008, ranked by the net assessed taxable value of their "business property," which includes personal property, computers, machinery, equipment and fixtures. Ranging in size from over \$125 million to just over \$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.]

2008-2009 Top 25 Companies*

(parenthesis indicate last year's ranking)

1 Cisco Systems (1)	10 Google (4)	19 eBay (7)
2 Intel (2)	11 Microsoft (NR)	20 Sun Microsystems (11)
3 Lockheed Martin (3)	12 Juniper Network (17)	21 Hanson Permanente (25)
4 Hitachi Global Storage (6)	13 Marvell Semi Conductor (NR)	22 Alza (16)
5 Hewlett Packard (8)	14 Nor Flash Electronic (NR)	23 VMware (NR)
6 Applied Materials (5)	15 Kla Tencor (18)	24 NVIDIA (NR)
7 Apple Computer (12)	16 Southwest Airlines (20)	25 Space Systems Loral (NR)
8 Yahoo (9)	17 Air Products & Chemicals (NR)	
9 Spansion (10)	18 Maxim Integrated Products (14)	

* Ranked by gross assessed value of their business personal property. Excludes Exempt entities.

Assessor Parcels and the "added" assessed value resulting from Changes in Ownership (CIO) and New Construction (NC) by City and Major Property Type: 2008-09

		Agricultural & misc.	Industrial & Mfg	Multifamily Housing	Office	Retail	Townhouses/ Condos	Single Family Homes	Total
Campbell	CIO	\$4,325,448	\$26,208,912	\$16,801,585	\$44,500,104	\$69,316,319	\$44,099,203	\$111,429,291	\$316,680,862
		17	24	37	17	22	222	376	715
	NC	\$524,495	\$506,968	\$264,302	\$1,684,700	\$2,375,971	\$280,479	\$22,136,615	\$27,773,530
		49	32	52	65	71	111	576	956
Cupertino	CIO	\$21,521,785	\$55,920,296	\$33,385,034	\$188,270,687	\$133,910,925	\$120,216,311	\$275,429,278	\$828,654,316
		37	27	45	28	22	420	520	1,099
	NC	\$1,942,104	\$0	\$47,542	\$8,792,000	\$24,622,695	\$3,531,551	\$34,882,109	\$73,818,001
		39	48	76	64	90	303	745	1,365
Gilroy	CIO	\$35,666,166	\$13,957,441	\$4,802,249	\$2,329,176	\$108,239,496	\$7,548,182	\$99,699,401	\$272,242,111
		40	19	36	8	52	50	538	743
	NC	\$30,950,754	\$4,243,780	\$618,193	\$2,472,389	\$32,100,815	\$6,984,644	\$91,447,276	\$168,817,851
		160	84	58	24	189	82	457	1,054
Los Altos	CIO	\$18,326,049	\$0	\$1,189,167	\$9,430,455	\$8,624,298	\$19,573,708	\$299,323,413	\$356,467,090
		13	0	4	12	17	76	410	532
	NC	\$221,776	\$0	\$0	(\$407,246)	\$53,462	\$2,784,873	\$119,365,591	\$122,018,456
		18	0	1	14	24	56	1,234	1,347
Los Altos Hills	CIO	\$13,539,585	\$0	\$0	\$0	\$0	\$0	\$142,691,472	\$156,231,057
		28	0	0	0	0	0	134	162
	NC	\$3,038,206	\$0	\$0	\$0	\$0	\$0	\$56,937,771	\$59,975,977
		25	0	0	0	0	0	426	451
Los Gatos	CIO	\$8,938,534	\$2,550,000	\$16,572,112	\$13,411,607	\$28,852,609	\$25,834,321	\$209,553,303	\$305,712,486
		17	1	19	8	12	142	352	551
	NC	\$537,000	\$0	\$39,572,200	\$18,227,216	\$425,727	\$8,910	\$25,234,266	\$84,005,319
		75	12	43	38	63	40	579	850
Milpitas	CIO	\$20,514,073	\$101,242,063	\$10,511,682	\$20,196,193	\$77,314,993	\$118,889,209	\$153,894,027	\$502,562,240
		19	76	23	26	27	507	556	1,234
	NC	\$4,717,672	\$37,922,786	\$2,300,000	\$2,803,523	\$15,218,400	\$66,302,558	\$13,117,786	\$142,382,725
		19	201	16	45	37	438	346	1,102
Monte Sereno	CIO	\$2,298,686	\$0	\$0	\$0	\$0	\$0	\$44,920,827	\$47,219,513
		6	0	0	0	0	0	53	59
	NC	\$1,020,539	\$0	\$0	\$0	\$0	\$0	\$9,355,066	\$10,375,605
		7	0	0	0	0	0	187	194
Morgan Hill	CIO	\$39,901,865	\$5,094,531	\$4,059,616	\$1,430,647	\$54,090,875	\$7,135,820	\$145,881,002	\$257,594,356
		192	15	13	11	10	61	504	806
	NC	\$17,087,646	\$1,873,494	\$1,179,120	\$3,827,656	\$1,005,696	\$0	\$13,314,700	\$38,288,312
		122	51	16	30	56	15	439	729
Mountain View	CIO	\$11,904,140	\$167,588,965	\$42,304,022	\$82,227,835	\$37,112,278	\$126,005,210	\$194,701,070	\$661,843,520
		29	56	67	93	29	526	444	1,244
	NC	\$5,179,817	\$22,544,000	\$3,018,194	\$8,351,796	\$2,329,920	\$14,539,031	\$22,090,534	\$78,053,292
		147	235	166	187	114	346	683	1,878
Palo Alto	CIO	\$54,824,438	\$9,932,946	\$52,169,057	\$212,789,831	\$20,505,364	\$94,170,190	\$551,959,817	\$996,351,643
		81	8	38	55	15	256	669	1,122
	NC	\$152,540,116	\$11,912,528	\$1,167,581	\$209,243,105	(\$5,095,519)	\$4,352,055	\$110,408,306	\$484,528,172
		198	71	67	148	79	127	1,079	1,769
San Jose	CIO	\$278,188,348	\$215,733,813	\$553,750,722	\$212,208,088	\$260,914,771	\$675,634,000	\$1,980,749,540	\$4,177,179,282
		312	243	538	235	160	3,935	7,061	12,484
	NC	\$103,079,945	\$53,753,959	\$104,969,317	\$48,916,243	\$51,286,704	\$67,148,777	\$154,514,257	\$583,669,202
		283	714	544	460	721	1,343	4,341	8,406
Santa Clara	CIO	\$10,713,411	\$303,350,060	\$50,077,508	\$350,905,703	\$74,723,858	\$172,006,929	\$236,780,867	\$1,198,558,336
		7	128	90	53	22	751	781	1,832
	NC	\$101,953,335	\$26,765,574	\$59,314,746	\$2,495,931	\$5,177,429	\$1,558,993	\$20,337,187	\$217,603,195
		39	452	535	233	102	133	632	2,126
Saratoga	CIO	\$8,159,921	\$0	\$0	\$2,384,194	\$0	\$14,705,515	\$313,367,773	\$338,617,403
		27	0	0	7	0	69	417	520
	NC	\$1,791,550	\$0	\$0	\$1,096,472	\$243,400	\$0	\$30,984,403	\$34,115,825
		22	2	3	5	16	11	557	616
Sunnyvale	CIO	\$32,323,383	\$288,891,391	\$63,336,292	\$313,929,330	\$61,850,733	\$153,435,730	\$364,215,329	\$1,277,982,188
		17	88	130	80	40	655	931	1,941
	NC	\$1,064,298	\$117,930,016	\$96,071	\$13,970,070	\$3,570,034	\$28,959,984	\$15,510,087	\$181,100,560
		120	769	306	193	156	806	1,072	3,422
Unincorporated	CIO	\$45,984,297	\$2,924,492	\$3,450,561	\$1,137,885	\$6,705,428	\$2,657,984	\$342,301,198	\$405,161,845
		218	6	20	6	7	22	897	1,176
	NC	(\$73,697,625)	\$0	\$101,076	\$0	\$66,000	\$0	\$75,373,110	\$1,842,561
		378	10	35	2	9	17	1,530	1,981
Total	CIO	\$607,130,129	\$1,193,394,910	\$852,409,607	\$1,455,151,735	\$942,161,947	\$1,581,912,312	\$5,466,897,608	\$12,099,058,248
		1,060	691	1,060	639	435	7,692	14,643	26,220
	NC	\$351,951,628	\$277,453,105	\$212,648,342	\$321,473,855	\$133,380,734	\$196,451,855	\$815,009,064	\$2,308,368,583
		1,701	2,681	1,918	1,508	1,727	3,828	14,883	28,246

Note: new construction with negative assessed value may be the result of a natural disaster or other circumstances that may trigger demolition and/or site preparation.

...the largest home in Santa Clara County is 19,951 square feet & the net assessed value is \$9.6 million.

Major Changes in Ownership* 2008-2009			
(assessed value in millions)			
Company (Assessee)	Property Type	City	Net Value+
Cupertino City Center Building	Office	Cupertino	\$208.00
Blackhawk Parent LLC	Office	Sunnyvale	\$180.74
Blackhawk Parent LLC	Office	Sunnyvale	\$139.08
Bea Systems Inc	Office	San Jose	\$135.86
Blackhawk Parent LLC	Office	Sunnyvale	\$124.03
SPF Mathilda LLC	Office	Sunnyvale	\$121.90
NOP 650 Page Mill LLC	Office	Palo Alto	\$117.30
Campus @ North 1St LP	Land Sale	San Jose	\$110.16
Arden Realty Limited Partnership	Office	Palo Alto	\$109.70
Santa Clara Towers II LP	Office	Santa Clara	\$109.61

* Includes partial or completed construction.
+ Assessed value of new construction only (net change in assessed value).

However, the home with the highest net assessed value is \$16.9 million & 10,338 square feet...

Major New Construction* 2008-2009			
(assessed value in millions)			
Company (Assessee)	Property Type	City	Net Value+
VMware, Inc	Office	Palo Alto	\$110.93
Fourth Avenue LLC	Apartment	Santa Clara	\$67.50
The Irvine Company LLC	Apartment	San Jose	\$63.26
Lockheed Martin	Industrial	Sunnyvale	\$45.77
Sobrato Land Holdings	Apartment	Los Gatos	\$39.31
eBay Inc	Office	San Jose	\$26.83
Roem Development Corp	Apartment	San Jose	\$25.70
Health Care Reit Inc	Res. Care Facility	Gilroy	\$23.60
Costco Wholesale Corp	Retail	San Jose	\$16.80
A & P Children Inv. LLC	Office	Palo Alto	\$15.28

* 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.

Mountain View

City	Val	\$6,800.23	\$26.86	\$1,855.12	\$1,468.93	\$763.16	\$807.07	\$155.30	\$11,876.67	\$291.30	\$76.57
	APN	15,066	434	1,518	362	387	343	270	18,380	81	10,935
RDA	Val	\$92.75	\$10.97	\$27.02	\$1,114.90	\$85.71	\$486.49	\$29.59	\$1,847.42	\$30.21	\$1.36
	APN	159	177	20	66	81	64	12	579	8	194
Total	Val	\$6,892.98	\$37.83	\$1,882.14	\$2,583.83	\$848.88	\$1,293.55	\$184.88	\$13,724.10	\$321.51	\$77.92
	APN	15,225	611	1,538	428	468	407	282	18,939	89	11,129

Palo Alto

Total	Val	\$12,152.83	\$0.07	\$1,009.08	\$1,964.29	\$1,069.06	\$2,286.66	\$898.16	\$19,380.15	\$1,871.29	\$89.63
	APN	17,427	7	871	216	451	468	486	19,926	231	12,806

San Jose

City	Val	\$79,126.27	\$294.16	\$8,174.73	\$3,983.78	\$4,989.70	\$2,252.85	\$2,095.26	\$100,916.74	\$3,053.31	\$974.53
	APN	203,846	5,260	9,937	1,774	2,599	1,550	3,734	228,700	1,243	138,936
RDA	Val	\$1,214.43	\$38.42	\$1,421.31	\$6,947.19	\$1,197.71	\$3,611.93	\$824.17	\$15,255.18	\$348.26	\$14.74
	APN	3,199	759	105	1,029	378	404	523	6,397	53	2,107
Total	Val	\$80,340.70	\$332.58	\$9,596.04	\$10,930.97	\$6,187.41	\$5,864.77	\$2,919.43	\$116,171.92	\$3,401.57	\$989.28
	APN	207,045	6,019	10,042	2,803	2,977	1,954	4,257	235,097	1,296	141,043

Santa Clara

City	Val	\$8,668.96	\$0.13	\$2,332.85	\$5,046.73	\$1,065.01	\$1,345.00	\$339.11	\$18,797.79	\$1,473.98	\$117.65
	APN	24,190	1	1,984	961	462	231	243	28,072	187	16,807
RDA	Val			\$18.76	\$212.97	\$226.65	\$1,376.97	\$30.31	\$1,865.67	\$18.05	\$0.00
	APN			1	20	22	76	13	132	5	0
Total	Val	\$8,668.96	\$0.13	\$2,351.61	\$5,259.70	\$1,291.65	\$2,721.97	\$369.42	\$20,663.45	\$1,492.02	\$117.65
	APN	24,190	1	1,985	981	484	307	256	28,204	192	16,807

Saratoga

Total	Val	\$9,506.97	\$0.05	\$11.28	\$22.68	\$104.09	\$110.59	\$137.80	\$9,893.47	\$158.45	\$56.98
	APN	10,485	1	23	46	71	85	330	11,041	48	8,144

Sunnyvale

City	Val	\$10,836.26	\$176.51	\$2,642.07	\$5,506.65	\$986.71	\$1,290.51	\$256.03	\$21,694.74	\$199.08	\$146.67
	APN	26,654	2,319	2,067	667	359	303	268	32,637	151	20,954
RDA	Val	\$97.48		\$40.82		\$211.63	\$357.47	\$1.98	\$709.37	\$13.52	\$0.91
	APN	250		34		91	49	3	427	5	130
Total	Val	\$10,933.74	\$176.51	\$2,682.90	\$5,506.65	\$1,198.34	\$1,647.97	\$258.01	\$22,404.11	\$212.60	\$147.58
	APN	26,904	2,319	2,101	667	450	352	271	33,064	156	21,084

Unincorporated

City	Val	\$11,281.39	\$1.13	\$188.91	\$163.86	\$108.84	\$44.61	\$2,298.78	\$14,087.51	\$2,203.18	\$109.10
	APN	22,061	40	493	341	242	69	7,256	30,502	221	15,588
RDA	Val							\$0.00	\$0.00	\$0.00	\$0.00
	APN							2	2	0	0
Total	Val	\$11,281.39	\$1.13	\$188.91	\$163.86	\$108.84	\$44.61	\$2,298.78	\$14,087.51	\$2,203.18	\$109.10
	APN	22,061	40	493	341	242	69	7,258	30,504	221	15,588

Santa Clara County Grand Total

City	Val	\$183,042.43	\$549.19	\$18,826.16	\$21,203.27	\$11,664.97	\$10,751.21	\$7,893.22	\$253,930.44	\$10,044.78	\$1,954.93
	APN	395,328	8,788	19,603	5,190	5,599	4,124	15,389	454,021	2,620	278,765
RDA	Val	\$4,858.45	\$61.80	\$1,974.88	\$10,265.42	\$3,173.96	\$6,303.59	\$1,203.70	\$27,841.80	\$644.66	\$50.24
	APN	11,117	1,195	578	1,692	1,108	877	1,272	17,839	167	7,177
TOTAL	Val	\$187,900.88	\$610.99	\$20,801.04	\$31,468.92	\$14,838.92	\$17,054.80	\$9,096.92	\$281,772.24	\$10,689.44	\$2,005.17
	APN	406,445	9,983	20,181	6,882	6,707	5,001	16,661	471,860	2,787	285,942

*Includes other exemptions, excludes homeowner exemption.

2008-2009 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 & Miscellaneous	Total Secured		Other Exemption	Home Owner Exemption
	Val	APN		Val	APN					Net AV**	Parcels		
Campbell Union High School District*													
Burbank ESD	Val	\$170.99	\$0.09	\$83.60	\$0.59	\$27.06	\$17.54	\$3.84	\$303.71	\$7.82	\$2.15		
	APN	590	1	183	1	76	27	25	903	2	308		
Cambrian ESD	Val	\$3,138.89	\$0.39	\$422.16	\$186.66	\$276.21	\$149.71	\$188.42	\$4,362.43	\$64.31	\$41.14		
	APN	8,272	6	472	130	179	101	98	9,258	44	5,780		
Campbell ESD	Val	\$8,567.74	\$6.74	\$2,113.30	\$356.29	\$1,496.35	\$1,102.74	\$266.30	\$13,909.46	\$396.22	\$98.37		
	APN	20,450	89	1,987	245	526	491	379	24,167	156	14,050		
Moreland ESD*	Val	\$4,177.27	\$0.03	\$830.33	\$14.18	\$405.35	\$206.73	\$43.05	\$5,676.93	\$107.55	\$54.93		
	APN	10,632	1	1,089	10	112	100	82	12,026	63	7,848		
Union ESD	Val	\$5,564.33	\$0.03	\$252.01	\$257.83	\$129.36	\$112.40	\$76.89	\$6,392.85	\$63.79	\$69.50		
	APN	13,569	1	380	15	47	64	156	14,232	62	9,933		
Total	Val	\$21,619.22	\$7.28	\$3,701.39	\$815.54	\$2,334.33	\$1,589.13	\$578.49	\$30,645.39	\$639.69	\$266.10		
	APN	53,513	98	4,111	401	940	783	740	60,586	327	37,919		
East Side Union High School District													
Alum Rock ESD	Val	\$5,808.31	\$3.39	\$526.29	\$113.64	\$373.53	\$175.73	\$201.58	\$7,202.49	\$399.03	\$79.54		
	APN	19,045	116	857	65	246	190	542	21,061	149	11,051		
Berryessa ESD	Val	\$7,579.21	\$0.25	\$214.40	\$355.24	\$187.23	\$30.72	\$129.33	\$8,496.39	\$112.99	\$100.47		
	APN	21,398	4	92	147	64	14	369	22,088	76	14,361		
Evergreen ESD	Val	\$12,793.20	\$30.51	\$161.66	\$108.33	\$569.80	\$54.40	\$289.94	\$14,007.84	\$156.27	\$122.11		
	APN	25,149	539	72	23	195	55	373	26,406	102	17,451		
Franklin McK ESD	Val	\$4,940.08	\$105.57	\$596.93	\$841.88	\$470.53	\$76.18	\$141.76	\$7,172.93	\$549.13	\$65.37		
	APN	14,226	2,014	717	620	217	81	415	18,290	128	9,343		
Mt Plsnt ESD	Val	\$1,801.37	\$0.04	\$9.67	\$6.26	\$33.41	\$2.77	\$43.49	\$1,897.03	\$30.41	\$21.56		
	APN	4,978	1	28	12	11	9	146	5,185	30	3,082		
Oak Grove ESD	Val	\$8,695.16	\$78.26	\$922.08	\$1,488.57	\$281.23	\$157.45	\$231.06	\$11,853.80	\$333.23	\$119.39		
	APN	25,007	1,202	407	176	90	106	189	27,177	99	17,061		
Orchard ESD	Val	\$943.81	\$42.94	\$782.77	\$3,052.24	\$260.79	\$1,620.39	\$319.60	\$7,022.53	\$79.28	\$12.42		
	APN	2,043	836	28	763	60	215	144	4,089	40	1,776		
Total	Val	\$42,561.14	\$260.96	\$3,213.81	\$5,966.16	\$2,176.52	\$2,117.65	\$1,356.76	\$57,653.01	\$1,660.35	\$520.85		
	APN	111,846	4,712	2,201	1,806	883	670	2,178	124,296	624	74,125		
Fremont Union High School District*													
Cupertino ESD	Val	\$19,213.77	\$0.02	\$1,643.46	\$842.20	\$1,118.30	\$1,466.14	\$454.71	\$24,738.60	\$203.35	\$192.23		
	APN	35,763	1	1,564	110	333	329	482	38,582	139	27,461		
Montebello ESD	Val	\$85.33	\$0.00	\$0.27	\$2.02	\$0.02	\$0.00	\$50.83	\$138.47	\$0.00	\$0.55		
	APN	111	-	2	3	1	-	103	220	0	78		
Sunnyvale ESD*	Val	\$5,829.11	\$42.11	\$1,860.27	\$5,155.97	\$905.30	\$1,422.36	\$173.74	\$15,388.85	\$151.63	\$76.70		
	APN	15,162	584	1,328	615	352	303	196	18,540	99	10,958		
Total	Val	\$25,128.21	\$42.13	\$3,504.00	\$6,000.19	\$2,023.62	\$2,888.50	\$679.28	\$40,265.92	\$354.97	\$269.48		
	APN	51,036	585	2,894	728	686	632	781	57,342	238	38,497		

Gilroy Unified School District														
Total	Val	\$5,325.62	\$9.20	\$327.15	\$381.82	\$771.58	\$89.86	\$1,080.44	\$7,985.68	\$171.19	\$55.69			
	APN	11,949	143	602	234	330	100	2,823	16,181	106	7,957			
Los Gatos-Saratoga Joint Union High School District*														
Lakeside ESD*	Val	\$87.42	\$0.00	\$0.40	\$0.79	\$0.00	\$0.00	\$17.09	\$105.70	\$1.25	\$0.90			
	APN	170	-	1	14	-	-	121	306	2	129			
Loma Prieta ESD*	Val	\$162.87	\$0.00	\$2.40	\$5.26	\$0.00	\$0.00	\$19.53	\$190.06	\$0.85	\$1.62			
	APN	325	-	3	33	-	-	236	597	2	232			
Los Gatos ESD*	Val	\$6,556.57	\$2.56	\$270.94	\$93.08	\$339.85	\$303.04	\$268.80	\$7,834.86	\$187.30	\$43.29			
	APN	8,509	47	259	143	223	183	1,007	10,371	56	6,187			
Saratoga ESD*	Val	\$7,335.65	\$0.05	\$8.19	\$11.14	\$63.45	\$33.50	\$199.42	\$7,651.41	\$151.06	\$36.52			
	APN	6,761	1	18	37	57	28	470	7,372	29	5,220			
Total	Val	\$14,142.51	\$2.61	\$281.94	\$110.27	\$403.31	\$336.55	\$504.84	\$15,782.03	\$340.47	\$82.34			
	APN	15,765	48	281	227	280	211	1,834	18,646	89	11,768			
Milpitas Unified School District														
Total	Val	\$5,906.76	\$21.38	\$368.67	\$2,570.03	\$1,063.20	\$238.47	\$382.78	\$10,551.29	\$196.67	\$72.58			
	APN	15,503	343	349	432	191	170	629	17,617	84	10,374			
Morgan Hill Unified School District														
Total	Val	\$7,313.35	\$25.30	\$254.58	\$785.73	\$417.46	\$125.56	\$1,353.07	\$10,275.06	\$173.99	\$76.39			
	APN	14,924	420	339	287	242	101	3,228	19,541	94	10,764			
Mt View-Los Altos Union High School District*														
Los Altos ESD	Val	\$12,079.40	\$0.05	\$260.77	\$110.91	\$367.00	\$486.38	\$269.33	\$13,473.83	\$117.49	\$72.72			
	APN	13,477	1	143	60	248	323	358	14,610	81	10,392			
Mountain View ESD	Val	\$5,672.18	\$37.83	\$1,688.74	\$2,556.29	\$709.43	\$1,304.69	\$197.00	\$12,166.17	\$333.54	\$65.07			
	APN	12,739	611	1,436	467	415	383	259	16,310	84	9,292			
Total	Val	\$17,751.57	\$37.88	\$1,949.52	\$2,567.20	\$1,076.43	\$1,791.07	\$466.34	\$25,640.00	\$451.03	\$137.79			
	APN	26,216	612	1,579	527	663	706	617	30,920	165	19,684			
Palo Alto Unified School District*														
Total	Val	\$14,294.23	\$0.07	\$1,009.15	\$1,893.82	\$1,061.82	\$2,269.98	\$1,077.65	\$21,606.73	\$3,978.99	\$99.84			
	APN	19,236	7	890	171	445	461	634	21,844	343	14,265			
Patterson Joint High School District														
Total	Val	\$0.42	\$0.07	\$0.00	\$0.00	\$0.00	\$0.00	\$13.96	\$14.45	\$0.00	\$0.15			
	APN	1	1	-	-	-	-	428	430	1	21			
North (San Benito) County Joint Union School District														
Total	Val	\$0.00	\$0.07	\$0.00	\$0.00	\$0.26	\$0.00	\$28.12	\$28.45	\$0.00	\$0.04			
	APN	-	1	-	-	2	-	215	218	0	6			
San Jose Unified High School District														
Total	Val	\$23,581.63	\$26.97	\$3,129.94	\$1,119.07	\$2,136.51	\$2,383.54	\$891.75	\$33,269.40	\$1,134.07	\$278.18			
	APN	58,721	444	4,805	821	1,553	856	2,100	69,300	476	39,740			
Santa Clara Unified High School District*														
Total	Val	\$10,276.21	\$177.08	\$3,060.90	\$9,258.85	\$1,373.89	\$3,224.49	\$683.43	\$28,054.84	\$1,588.03	\$145.74			
	APN	27,735	2,569	2,130	1,248	492	311	454	34,939	240	20,822			
Santa Clara County High School Districts Grand														
Total	Val	\$187,900.88	\$610.99	\$20,801.04	\$31,468.69	\$14,838.92	\$17,054.80	\$9,096.92	\$281,772.24	\$10,689.44	\$2,005.17			
	APN	406,445	9,983	20,181	6,882	6,707	5,001	16,661	471,860	2,787	285,942			

*Basic Aid School Districts

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 change 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.

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.

When a taxpayer appeals the Assessor's determination of the reassessability 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+
2007	3,233	\$283.51	\$14.28	5.0%
2006	2,995	\$261.92	\$11.35	4.3%
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 2007, 14 appeal applications are pending and have not been validated. Value at risk may change as Applications are validated.

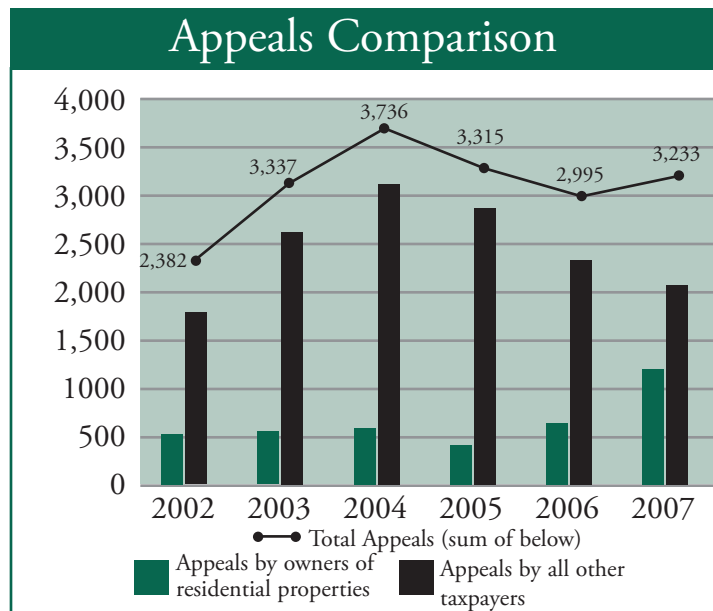
...Nearly two-thirds of all appeals are withdrawn by applicants...

Homeowners File More Assessment Appeals; Business Property Owners Contest Fewer Assessments

With the residential market reeling from the mortgage meltdown, the number of appeals filed by homeowners (1,186) has increased 90 percent over the prior year. However, appeals filed by business property owners (2,047) declined 14 percent reflecting improvements in the technology industry.

While the total number of appeals has increased 8 percent, the more complex assessment appeals filed by business, commercial and industrial property owners and major corporations still account for 63 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, 2007 and June 30, 2008, there were 2,953 appeals resolved. The Board provided an adjustment—an increase or decrease in assessed value—to 664 applicants and heard 72 appeals. Additionally, 95 percent of the Assessor's originally enrolled assessed values, disputed by appellants, were retained.



Frequently Asked Questions

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

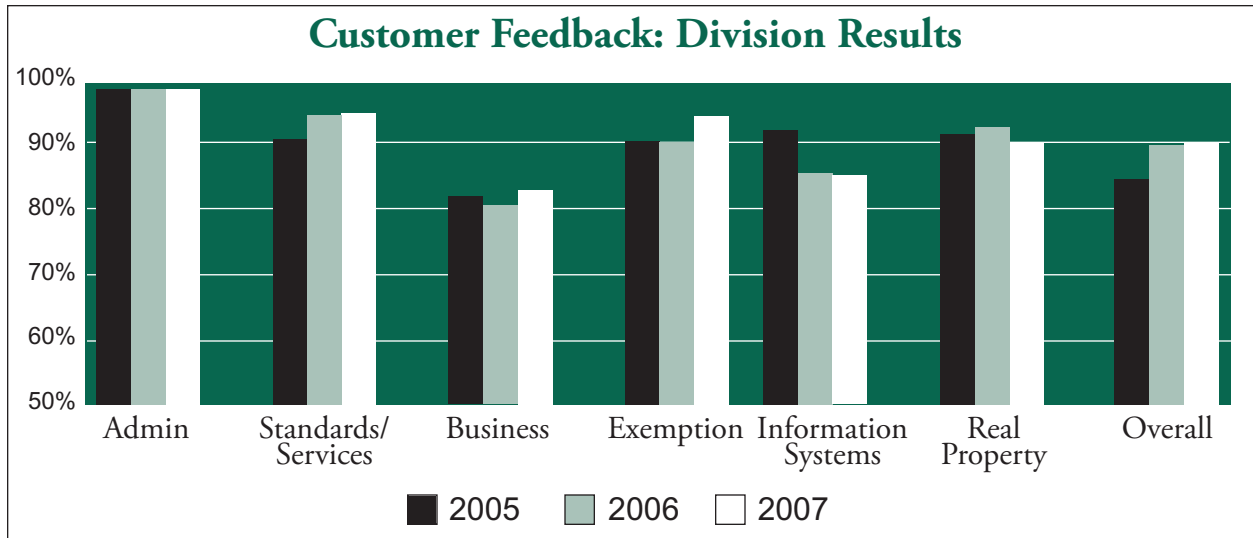
A. Yes, under Proposition 60, if you are age 55 or older and qualify. When a senior citizen sells an existing residence and purchases or constructs a replacement residence valued **the same or less** than the residence sold, the Assessor can transfer the assessment (factored base year value) of the original residence, to the replacement residence anywhere in Santa Clara County. Additionally, Santa Clara and six 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.sccassessor.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 directly to the budget.



Last year, 479 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 the prior two years.

Overall, the Assessor's Office received a customer service grade of 89.3 percent, virtually the same rating as the last year. To calculate the office's overall customer service grade, each Division's annualized data is aggregated, and weighted based on relative size.

What Our Customers are Saying

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

"The staff was excellent over the phone. Thank you."

"Staff was very, very helpful, courteous and more offices should be like this one. They care, are polite and great."

"We were very happy with the help we got, but unhappy with the results of our claim."

"A lot more helpful than I anticipated. Wait time very short."

"The appraiser quickly grasped the problem and resolved the issue."

"Made everything easier than I thought."

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. 97.3% 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. 154 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. 99.8% 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. 438 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 90.0%**
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 56**
Why is this important? The Cost Efficiency Index determines the cost efficiency of producing a product and/or work item compared to prior base year cost. As the measure does not account for inflation, a new, more accurate measure is being developed.
- 7. Total expenditures were 97% of the budget in FY 2007.**
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

"During this period of profound grief due to the loss of my husband, your staff made it very easy to work through this process."

"Actually, I was quite impressed with your professionalism and hospitality. The visit was very helpful and all staff were pleasant. Thank you. Keep up the good work."

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.sccassessor.org. Any supporting data (appraisals, comparables, multiple listings, etc.)

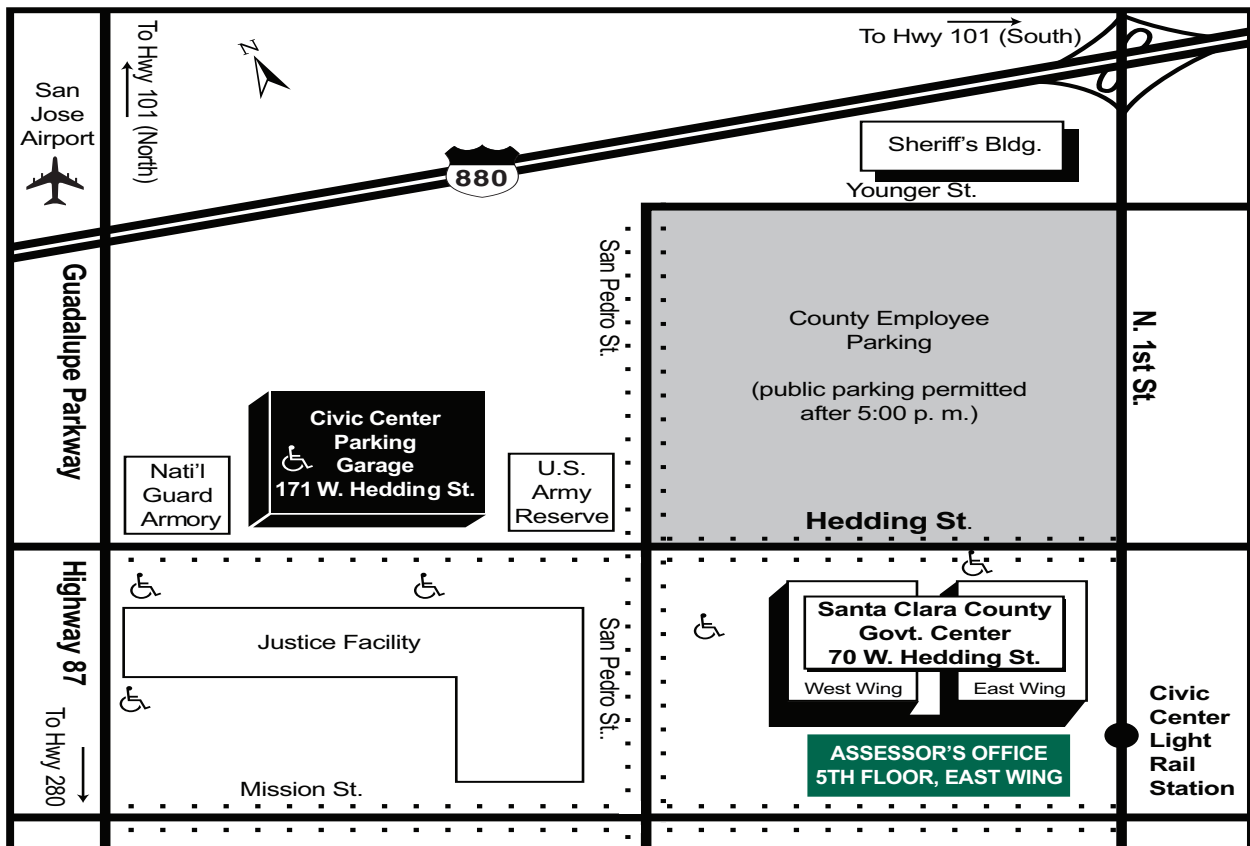
will be helpful in expediting a reduction if an adjustment is warranted. To file a *formal* appeal with the Assessment Appeals Board, contact the Clerk of the Board at www.sccgov.org or (408) 299-5001.

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 Assessor's 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 date of the notice.
- 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 homeowner's exemption (HOX) 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 percent. 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 years prior to 1997 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 percent 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 2008-09 FY there are 807 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 percent 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 460,000 separate real property parcels. There were over 6,000 changes in parcel numbers, and there were over 77,000 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 7,700 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 www.sccassessor.org

County Web Site www.sccgov.org

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

Santa Clara County Tax Collector (408) 808-7900

For information about filing assessment appeals, call:

Santa Clara County Assessment Appeals Board Clerk

(Clerk of the Board of Supervisors) (408) 299-5001

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

Acknowledgments

Editor: David K. Ginsborg, Deputy to the Assessor

Assistance provided by Michael Bernier and the staff of the Santa Clara County Assessor's Office

Layout Production: Kurigraphics

Printed by GSA Printing Services

Photographs provided by Bordon Chin, Legacy Partners,

San Jose RDA, Airport and Convention & Visitors Bureau

您需要任何語言方面的協助嗎?

我們財稅估價(估稅)部門的工作人員能流利地說你的語言來協助您的需要

請撥

與我們聯絡. 謝謝

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

¿No habla inglés? La Oficina del Tasador tiene empleados que hablan español. Llámenos al

(408) 299-5500

Disclaimer: This document presents a distribution of the 2008-2009 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. 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, 2008.

Office of the County Assessor

Lawrence E. Stone, Assessor
County of Santa Clara Government Center
70 West Hedding Street, 5th Floor, East Wing
San Jose, California 95110-1771
Website: www.sccassessor.org

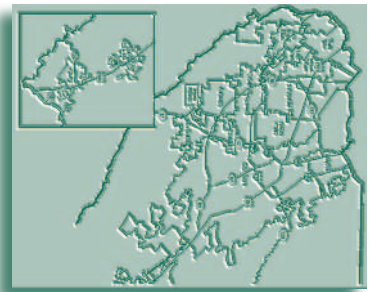
Santa Clara County

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

PRSRT STD
U.S. Postage
PAID
Permit # 1406
San Jose, CA