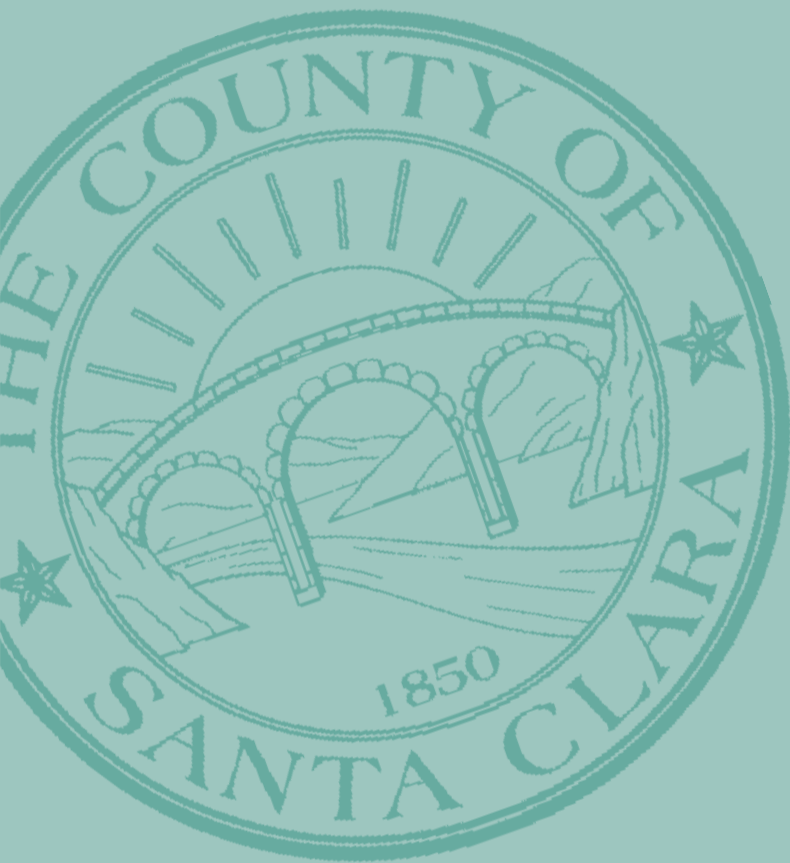




# 1999-2000 Annual Report

Office of the County Assessor  
Lawrence E. Stone, Assessor



# 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. Assessed values on this lien date are the basis for the property tax bills that are due in December and the following April.
February 15	Deadline to timely 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, equipment, improvements 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.
May	Annual mailing of assessment notices to all Santa Clara County real property owners stating the taxable value of the property in the month of May. Real property owners who disagree with the Assessor's valuation may present any pertinent factual information to determine the market value of the property before June 15 to the Assessor's Office. If the Assessor agrees that a reduction is appropriate, a new notice will be sent to the property owner.
May 7	Last day to timely file a property statement without a 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 property within the County assessed by the Assessor.
July 2	First day to file application for assessment reduction with the Clerk of the Board of Supervisors.
August 31	Regular roll unsecured tax bills due.
September 15	Last day to file an application for assessment reduction 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.

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# Message from the Assessor

Lawrence E. Stone

**T**he official close of the 1999-2000 Assessment Roll for all real and business personal property in Santa Clara County marked the second largest gain in assessed property value in the County's history, following the record increase set the prior year.

Last year, the assessed value of property in Santa Clara County increased by more than \$13 billion for a total of \$157.6 billion, an increase of 9.03 percent over the prior year. This followed a record 10.47 percent increase for 1998-99. During the past three years, the total assessed value of property in Santa Clara County has increased nearly 30 percent, reflecting the continuation of Silicon Valley's remarkable economic growth.

Increased demand for real estate has driven up the market value of real property of all types, including homes, condominiums and apartment complexes, along with office buildings, industrial parks and shopping centers. The "hot" real estate market in turn has created an extraordinarily high volume of new construction and property transfer transactions. In addition, Silicon Valley's business and industry continue to grow and make investments in their physical facilities including land, new construction, machinery and equipment.

Although the increase in assessed values affects all communities in the County, the average net increase ranged from 13 percent in Morgan Hill to 5 percent in Sunnyvale. This year southern Santa Clara County led the extraordinary property value growth rates that were first reflected in northern Santa Clara County beginning in 1996.



The growth in the assessment roll also has enabled two more local school districts to become "basic aid" districts, which allows them to receive their funding from local property taxes rather than from the State. Basic aid school districts have greater local resources and discretion as a result of strong local property assessments, compared to other school districts funded almost entirely from State revenues. The six basic aid districts in Santa Clara County now include Palo Alto Unified, Mountain View/Los Altos Union, Sunnyvale Elementary, Fremont Union, Santa Clara Unified, and the Los Gatos/Saratoga High School Districts.

## Santa Clara County Leads the State

A measure of the magnitude of assessment growth is the fact that Santa Clara County alone has accounted for nearly 20 percent of the increase in assessed values for the

entire State of California in each of the past three years. Although the fourth largest county in the State in terms of population, Santa Clara leads major urban California counties in assessed valuation per capita, and is second in the State for the value of its unsecured roll, composed primarily of business personal property.

This is the fourth straight year of record assessment roll growth following a five-year sustained decline in market values which devastated the California and Silicon Valley economy in the early 1990s. The major beneficiary of the growth in assessed values is the State of California, which receives nearly two-thirds of the property tax revenue generated by property assessments in Santa Clara County to fund public education Statewide. The balance of property tax revenues collected in Santa Clara County supports the wide range of public services provided by our cities, County government, and other local public agencies.

### Role of the County Assessor's Office

The Assessor's Office is responsible for the annual assessed valuation of all real and business personal property within Santa Clara County. Every year the professional staff of the County Assessor's Office compiles the fair and accurate assessments of all secured and unsecured property, which together include more than a half million parcels and business roll units. These assessments become the basis upon which property taxes are levied. Property taxes, in turn, provide an essential source of revenue to help support the basic public services provided by schools and local governments that are the foundation of our region's quality of life.

This Annual Report presents a summary of the 1999-2000 annual assessment roll based on the January 1, 1999 lien date. The annual assessment roll, delivered by the Assessor to the County Auditor on July 1, 1999, is valuable for budgeting and financial planning by local

governmental agencies including cities, school districts, redevelopment agencies and special districts. Information in this report reflects all locally assessed property, both secured and unsecured, and the data distinguishes between business personal property and real property. The report summarizes the distribution of assessments among the various cities and unincorporated areas. The report displays the Santa Clara County assessment roll in terms of growth over prior years, and illustrates the trends in assessment appeals. Public utility assessments, which are determined by the California State Board of Equalization, are not included in this report.

### Factors in Assessment Growth

Assessment roll growth is a result of several major components.

"Real property," is reassessed whenever there is a change in ownership or new construction. Increased assessed values reflect the Silicon Valley economy and the resulting market values derived from property transfers and building permit activity. The increases in assessed values of individual properties reflect the net difference between the prior assessed value and the new value resulting from the change in ownership or new construction. New assessments established as a result of new construction reflect only the value added by the new construction.

Additionally, the dramatic decline in market values experienced during the early 1990s required the Assessor to temporarily reduce assessed values for properties whose market values decreased below the original assessment or purchase price (as adjusted for the annual inflation factor of no more than two percent under Proposition 13). These reductions in assessments were initiated by Proposition 8, passed by the voters in 1978. Appraisal reviews of all properties in which the assessed value was temporarily reduced are conducted each year to determine

the appropriate level of assessment restoration based on current market conditions.

Once the assessed value is fully restored to its factored base year value, annual increases are limited to an amount not to exceed two percent as provided by Proposition 13. Assessed values may be partially or fully restored as market conditions improve. For the 1999-2000 assessment roll, nearly 25,000 parcels were restored to their factored base year value pursuant to Proposition 8, leaving 6,000 properties remaining in this category. Beginning in 1991 and continuing until the bottom of the local real estate market was reached in 1995, assessments were proactively reduced by the Assessor for over 98,000 parcels to reflect declining market values.

All “business personal property” including computers, machinery, equipment and fixtures are assessed each year. Assessed values are determined from the business property statements filed annually by more than 60,000 businesses in Silicon Valley. As high tech and related businesses continue to expand, the assessed value of business personal property continues to stay high.

### Accomplishments

During this recent period of rapid growth in the local economy, the challenge for the Assessor’s Office is to continue to meet our obligation to provide timely and accurate assessments of complex real and business personal property, while increasing productivity and improving efficiency of the Assessor’s operations. We have been successful in both areas over the past three years.

- The assessment roll has grown by nearly 30 percent, and the number of parcels and assessment activities have steadily increased. At the same time the Assessor’s Office has continued to operate with no increase in staffing. Since 1995 the Assessor has returned \$3.5 million unspent to the County General Fund.

- As property values declined during the early 1990s and assessment appeals skyrocketed, a backlog of over 16,000 activities relating to new construction and change of ownership were created. The backlog of building permits in 1995 represented an estimated \$2 billion in new construction values. The backlog has been entirely eliminated so that taxpayers receive their assessments and local governments receive accurate and current revenues, all in a timely manner.

- We have improved systems, streamlined processes, and increased training in order to enhance the skills and tools available to our exceptional team of professional employees. We have expended more than \$4 million for new computers, network and system upgrades, new telephone systems, and an extensive physical renovation of the entire office facility. These enhancements now enable the Assessor’s staff to provide improved service to both taxpayers and public agencies.

- Over the past two years, the staff of the Assessor’s Office has been reprogramming and testing its equipment and systems to prepare for the Y2K “millennium bug” to assure continuity and accuracy of property assessment operations. Most of the electronic equipment now in use by the Assessor’s office has been installed in the last three

A Measure of the magnitude of Assessment Growth is the fact that Santa Clara County alone has accounted for nearly 20 percent of the increase in assessed values for the entire State of California in each of the past three years.

years. Substantial progress has been made for older systems, and it is anticipated that the entire operation will be Y2K compliant well before the end of 1999.

- Much of the funding for both the physical improvements and technology enhancements was obtained from the State of California rather than from the County's own general fund through the "performance-based loan" provision of the creative AB 818 and AB 719 State-County Property Tax Administration programs.

- Santa Clara County was the first Assessor's Office in California to provide for the electronic disc submission of business personal property tax statements. This service has saved thousands of hours of staff time, reduced processing errors and the number of assessment appeals filed, and at the same time simplified the filing process for Silicon Valley businesses.

- The County accepted my recommendation and established a "low value assessment ordinance" to exempt business personal property valued at less than \$5,000 from assessment. The costs to produce the assessments and collect the taxes on such low values were greater than the tax revenue they generated. This common sense exemption has benefited 2,000 small businesses in Santa Clara County while saving the County the costs of administration and collection.

- Over the past three years, our appeals process has been streamlined by eliminating 25 percent of the procedures and completing fundamental structural reforms in our processes. This has allowed us to more than double the clearance rate of assessment appeals. Today, nearly 80 percent of all assessment appeals are resolved within 12 months – less than half the time allowed by law.

### Audit Reviews Commend Assessor's Office

Over the past two years, the Assessor's Office was reviewed and audited on three separate occasions and was found to provide exemplary quality of service. The State Board of Equalization completed its regularly scheduled comprehensive audit of Santa Clara County assessment

practices in 1997 and declared that the Assessor's Office was one of the best managed in California. The State Board found that Santa Clara County was in full compliance with assessment standards and had achieved an assessment ratio of 98.6 percent. This means that properties are neither over-nor underassessed, which is the fundamental responsibility of the Assessor's Office.

The Santa Clara County Grand Jury in 1998 also gave the Assessor a strong vote of confidence, indicating that the office is accurately assessing the value of property pursuant to all State laws. Finally, an audit commissioned by the County Board of Supervisors in 1998 provided a range of useful administrative suggestions for enhancing the effectiveness of the County Assessor's Office, but otherwise the Board found no substantive issues of concern regarding the Assessor's operations.

### Trends and Future Goals

As we look ahead, the Silicon Valley economy undoubtedly will continue to undergo dramatic change. Although the Assessor's Office cannot predict the economic future of Silicon Valley, we do anticipate the continuing challenge of improving the efficiency and productivity of the Assessor's operations in order to keep pace with this dynamic region.

To this end, we will be installing additional electronic systems such as Internet access and equipment to scan and create documents and databases to achieve better service for taxpayers, more accessible records and data for local government financial planning, and greater efficiency and productivity for our operations.

We will also emphasize the goals and systems of good government practices that are based on the values of service, innovation, accountability, and partnership. I believe the staff of the Santa Clara County Assessor's Office are among the most talented public employees you can find anywhere. They are extraordinarily committed to our mission to serve taxpayers and local government fairly, objectively, and efficiently.

## County of Santa Clara Office of the County Assessor Organization Chart

Assessor					
Assistant Assessor					
Exemptions	Real Property	Personal Property	Assessment Standards & Services	Information Services	Administration
Homeowner	Land	Business Equipment (owned & leased) & Fixtures	Property ownership & address	Systems, operations & programming	Budget
Disabled Veteran	Improvements (existing & new)	Aircraft	Change in ownership determination	Local Area Network	Human Resources
Other legally exempt organizations (i.e. churches & welfare)		Boats	Assessment Maps	Technology Support	Procurement
		Mobile Homes	Quality Control		Public/Government Affairs
			Public Information		

## Santa Clara County Assessor Department Overview

	1999/2000	1998/1999
Budget	\$15,656,494	\$15,407,866
Employees	246	246
Real Property Parcels (secured; taxable)	433,141	429,087
Mobile Home Parcels	7,589	6,933
Permits Processed	31,063	23,626
New Construction Appraised	17,072	15,112
Proposition 8 Parcels (temporary reductions)	6,176	30,026
Ownership Title Documents Received	88,879	74,309
Change in Ownership, Reassessable Events	38,256	42,687
Parcel Number Changes (split & combinations)	5,069	4,587
Parcels with Homeowners' Exemptions	287,433	285,118
Business Personal Property (BPP) Assessments Processed	122,805	121,807
Total Business Personal Property Appraisals Enrolled	82,781	80,392
BPP Enrolled on the Secured Roll	10,631	11,321
Santa Clara County Budget	\$2,171,714,527	2,062,541,908
Santa Clara County Employees	14,077	13,950
<p>* The 1999/2000 assessment roll was created during the 1998/99 fiscal year and the 1998/99 roll was created during the 1997/98 fiscal year. The information shown in this table reflects statistics and activities for the fiscal year during which the roll was created. Assessor's Office budget does not include proceeds from AB 818 Performance Loan Program.</p>		

# The Assessment Roll

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

Exemption values are identified as homeowner exemptions (reimbursable by the State), or as other exemptions allowed by law; for example, churches, welfare institutions, colleges, hospitals, charitable properties (not reimbursed by the State).

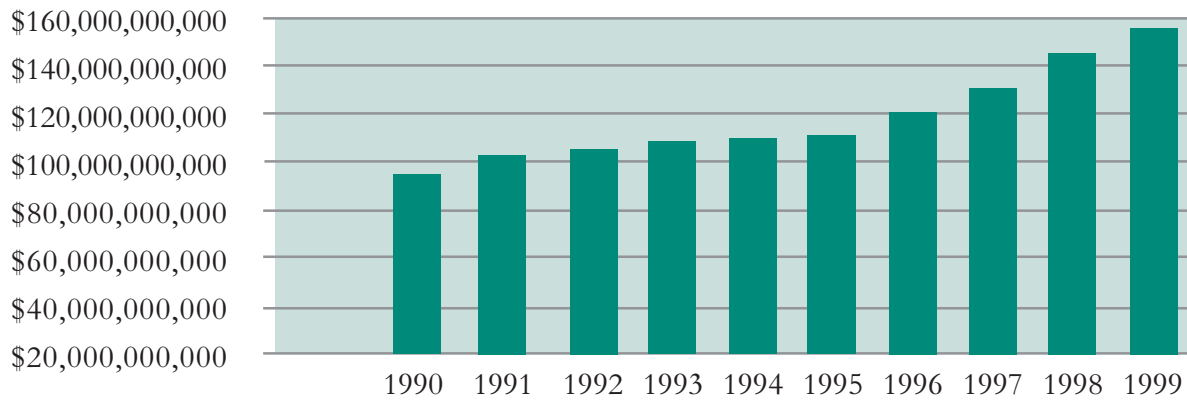
Improvements (the value of buildings or structures existing on the land), as shown below, reflect improvement value assessed by the Real Property Division, and improvements assessed by the Business Division.

Over the past ten years, Santa Clara County's annual roll growth has ranged from more than 11 percent to less than one percent. The local economy has significantly affected property transfer transactions and permit activity, but as the total roll increases, it is less likely that the percentage growth will continue at the same rate. Change in ownership contributed to 54 percent of the increase in value over the 1998-1999 assessment roll. Under Proposition 13, once the real property's base value is established as a result of a change in ownership or new construction, the values can increase by no more than two percent annually to reflect an inflation factor, subject to the California Consumer Price Index (CPI). Since the implementation of Proposition 13 in 1978, the CPI has been less than two percent only four times: in 1983, 1995, 1996, and 1999.

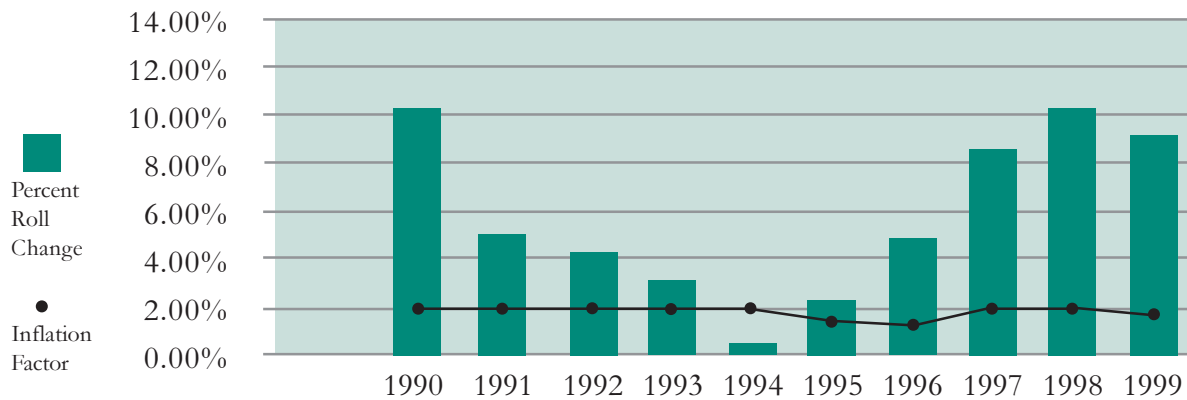
Assessment Roll Summary				
1999-2000 Assessment Roll Compared to 1998-1999 (Exclusive of Public Utility Valuations)				
	1999-2000	1998-1999	Difference	Change
Land	\$57,331,067,998	\$51,548,871,230	\$5,782,196,768	11.22%
Improvements (Real Property)	80,171,091,932	72,859,791,314	7,311,300,618	10.03%
Improvements (Business Div)	1,316,125,158	1,285,703,225	30,421,933	2.37%
Subtotal	\$138,818,285,088	\$125,694,365,769	\$13,123,919,319	10.44%
Personal Property	\$4,811,293,176	\$4,806,607,927	\$4,685,249	0.10%
Mobilehomes	291,263,006	254,303,456	36,959,550	14.53%
Subtotal	\$5,102,556,182	\$5,060,911,383	\$41,644,799	0.82%
TOTAL Gross Secured	\$143,920,841,270	\$130,755,277,152	\$13,165,564,118	10.07%
Less: Other Exemptions (sec)	(4,416,481,121)	(4,166,075,669)	(250,405,452)	6.01%
NET SECURED	\$139,504,360,149	\$126,589,201,483	\$12,915,158,666	10.20%
TOTAL Gross Unsecured	\$19,611,935,986	\$19,470,964,297	\$140,971,689	0.72%
Less: Other Exemptions (unsec)	(1,546,329,574)	(1,539,251,455)	(7,078,119)	0.46%
NET UNSECURED	\$18,065,606,412	\$17,931,712,842	\$133,893,570	0.75%
TOTAL Local Roll	\$157,569,966,561	\$144,520,914,325	\$13,049,052,236	9.03%
Homeowners Exemption	\$2,015,010,511	\$1,999,985,191	\$15,025,320	0.75%



## Ten-Year Assessment Roll Summary



## Percent Change with Inflation Factor



## Ten-Year Assessment Roll Summary

### Santa Clara County History Summary

(Exclusive of public utility valuation, and non-reimbursable exemptions)

Year	Net Local Roll	Change in Value	Percent Change	Inflation Factor*
1999-2000	\$157,569,966,561	\$13,049,052,236	9.03%	1.85%
1998-99	\$144,520,914,325	\$13,703,074,492	10.47%	2.00%
1997-98	\$130,817,839,833	\$10,204,162,100	8.46%	2.00%
1996-97	\$120,613,677,733	\$5,308,809,929	4.60%	1.11%
1995-96	\$115,304,867,804	\$2,798,635,195	2.49%	1.19%
1994-95	\$112,506,232,609	\$423,634,649	0.38%	2.00%
1993-94	\$112,082,597,960	\$3,936,516,243	3.64%	2.00%
1992-93	\$108,146,081,717	\$4,546,177,730	4.39%	2.00%
1991-92	\$103,599,903,987	\$5,381,594,784	5.48%	2.00%
1990-91	\$98,218,309,203	\$9,239,953,476	10.38%	2.00%

\*Proposition 13 limits the inflation factor for property values to not exceed 2% per year based on the California Consumer Price Index.

## Valuation Growth Factors

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

### 1999-2000 Valuation Changes

Assessment Roll Value Change:	1999-2000	1998-99	Dollar Change	% Change
Local Roll before exemptions	\$163.53	\$150.23	\$13.31	8.86%
Less: Non-reimbursable exemptions	5.96	5.71		
<b>NET LOCAL ROLL VALUE</b>	<b>\$157.57</b>	<b>\$144.52</b>	<b>\$13.05</b>	<b>9.03%</b>

### Factors Causing Change

	Dollar Change	% Change
Change in ownership (net of CPI)*	\$7.08	54.22%
New construction (net of CPI)	2.92	22.35%
Proposition 8 restoration	0.65	4.99%
Other Real Property valuations**	2.19	16.81%
Business personal property	0.21	1.63%
<b>Total Changes to the Assessment Roll</b>	<b>\$13.05</b>	<b>100.00%</b>

\*A limited portion of new construction is reflected in the change in ownership figures.

\*\*Includes CPI inflation factor under Proposition 13, Williamson Act properties, Misfortune & Calamity assessments, and other changes.

### Factors Causing Change to the 1999-2000 Assessment Roll

- Change in Ownership 54%
- New Construction 22%
- Other Real Property Valuations 17%
- Prop 8 Restoration 5%
- Business Personal Property 2%

2%  
↓  
5%

# How Tax Bills Are Calculated

After the County Assessor's Office completes its annual valuation of properties, the County Finance Agency calculates and issues specific tax bills for each property. Under Proposition 13, the maximum ad valorem (on the value) property tax rate is one percent of the property's net taxable value. In addition, the rate will include an amount necessary to make the annual payment on general obligation bonds or other indebtedness approved by the voters for a wide variety of purposes. Each parcel of property is subject to a variety of tax factors depending on the unique combination of public services, bonded indebtedness, and specific taxes by taxing agencies that affect that parcel.

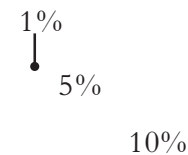
The property tax revenue collected by the County Tax Collector in the Finance Agency

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 various 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, contact the Santa Clara County Controller at (408) 299-2541.

## Santa Clara County 1998-99 Property Tax Revenue Allocation\*

- Schools 60%
- County 14%
- Redevelopment Agencies 10%
- Cities 10%
- Special Districts 5%
- County Library 1%



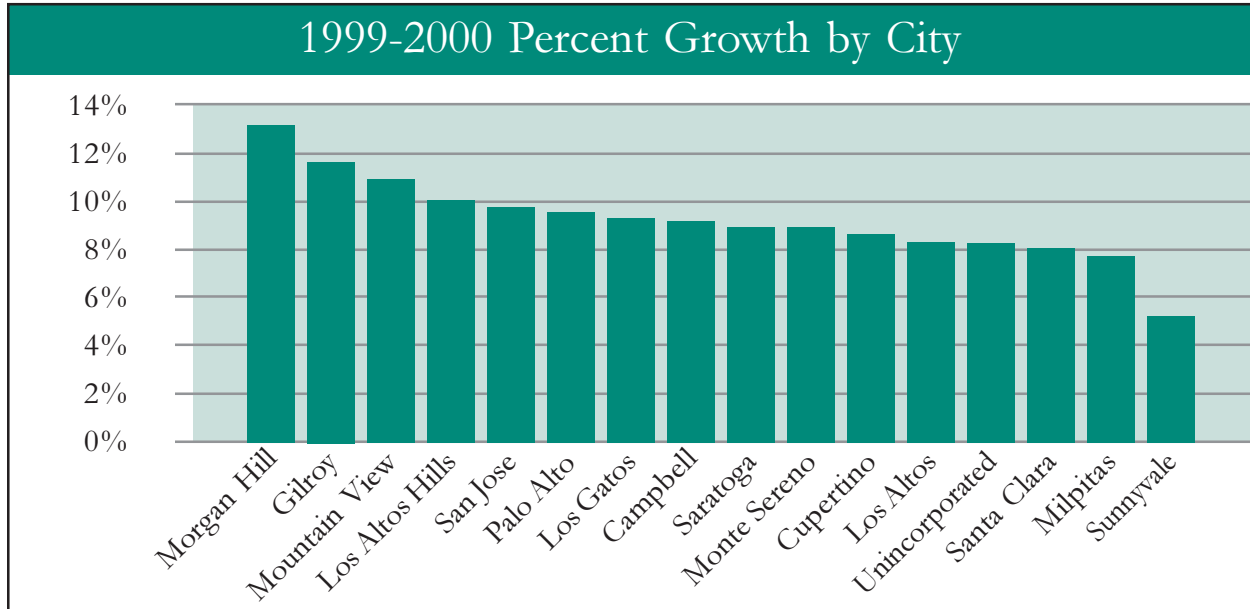
\*Source: Santa Clara County Controller's Office

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

# Assessment Information by City

Although property values throughout Santa Clara County continued to grow as a result of the expanding local economy, the rate of growth varied widely from community to community. The South County cities of Morgan Hill and Gilroy experienced assessed valuations that aver-

aged a net increase by approximately 13 and 12 percent respectively, compared to the average in the County of 9 percent. Although Sunnyvale's assessed value increased by less than 5 percent this year, the year before it led the cities in the County with an increase over 15 percent.



### Assessment Roll Growth by City

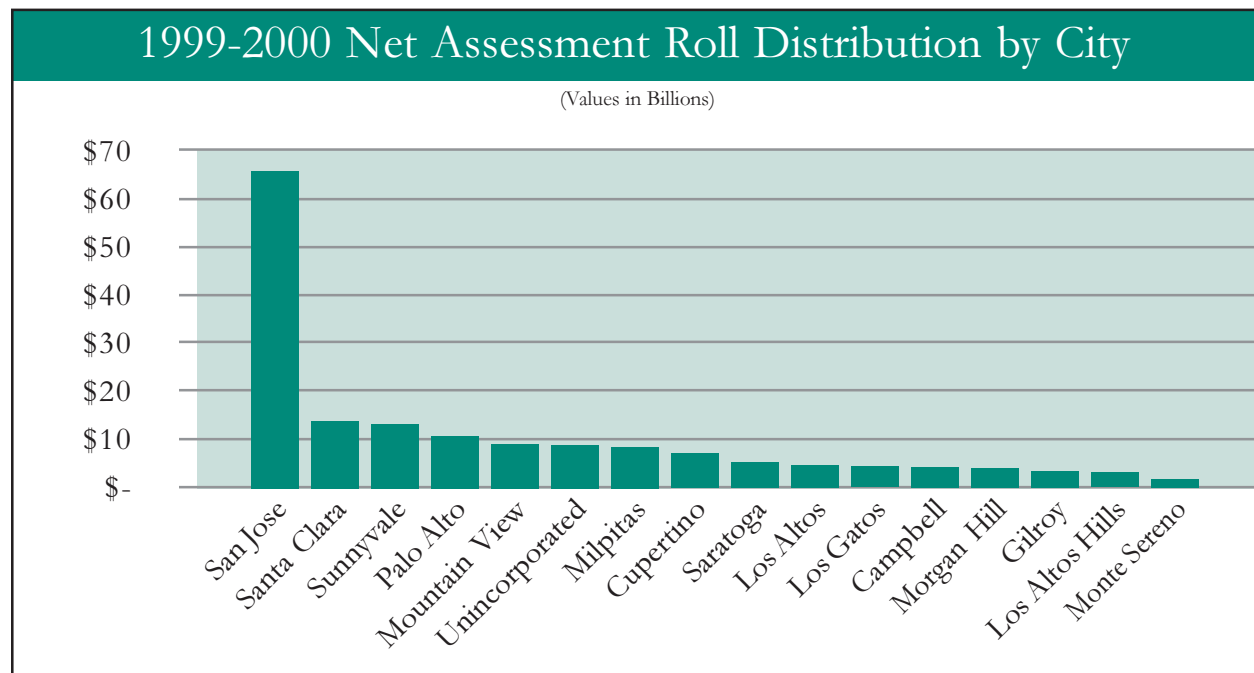
(Secured and Unsecured Values in Billions\*)

	Total Roll 1999	Total Roll 1998	Percent Growth
San Jose	\$64.15	\$58.38	9.88%
Santa Clara	14.32	13.25	8.01%
Sunnyvale	13.90	13.25	4.94%
Palo Alto	10.56	9.65	9.47%
Mountain View	8.55	7.70	10.97%
Unincorporated	7.83	7.24	8.24%
Milpitas	7.45	6.91	7.81%
Cupertino	6.55	6.03	8.49%
Saratoga	4.82	4.43	8.85%
Los Altos	4.06	3.75	8.29%
Los Gatos	3.88	3.55	9.19%
Campbell	3.25	2.98	9.10%
Morgan Hill	2.90	2.56	13.15%
Gilroy	2.62	2.35	11.84%
Los Altos Hills	2.06	1.87	9.95%
Monte Sereno	0.67	0.62	8.83%
<b>TOTALS</b>	<b>\$157.57</b>	<b>\$144.52</b>	<b>9.03%</b>

\* Net of non-reimbursable exemptions

Another perspective on the growth in overall property values is that the total roll increase of \$13 billion in Santa Clara County is almost equivalent to the entire assessed valuation for

either Santa Clara or Sunnyvale, or to the total of the five cities of Los Gatos, Campbell, Morgan Hill, Gilroy, and Monte Sereno.



### 1999-2000 Net Assessment Roll by City

(Values in Billions)

	Secured CITY	Secured RDA*	Unsecured CITY	Unsecured RDA*	Total Roll**	% of Roll
San Jose	\$48.19	\$9.31	\$3.59	\$3.06	\$64.15	40.7%
Santa Clara	9.99	1.00	2.70	0.63	14.32	9.1%
Sunnyvale	11.77	0.22	1.88	0.03	13.90	8.8%
Palo Alto	9.11	-	1.45	-	10.56	6.7%
Mountain View	6.06	1.00	0.80	0.69	8.55	5.4%
Unincorporated	7.60	0.01	0.22	-	7.83	5.0%
Milpitas	4.06	1.80	0.98	0.61	7.45	4.7%
Cupertino	6.05	-	0.50	-	6.55	4.1%
Saratoga	4.78	-	0.04	-	4.82	3.1%
Los Altos	4.00	-	0.06	-	4.06	2.6%
Los Gatos	3.27	0.47	0.11	0.03	3.88	2.5%
Campbell	2.61	0.33	0.23	0.08	3.25	2.1%
Morgan Hill	1.63	1.13	0.01	0.13	2.90	1.8%
Gilroy	2.38	-	0.24	-	2.62	1.7%
Los Altos Hills	2.06	-	-	-	2.06	1.3%
Monte Sereno	0.67	-	-	-	0.67	0.4%
<b>TOTALS</b>	<b>\$124.23</b>	<b>\$15.27</b>	<b>\$12.81</b>	<b>\$5.26</b>	<b>\$157.57</b>	<b>100.0%</b>

Secured: Taxes which are a lien on Real Property to secure payment of the taxes.  
 Unsecured: Taxes which are not a lien on Real Property.  
 \*RDA: Redevelopment Agency    \*\*Net of Non-reimbursable Exemptions

## 1999-2000 Real Property Distribution by City

(Values in Billions)

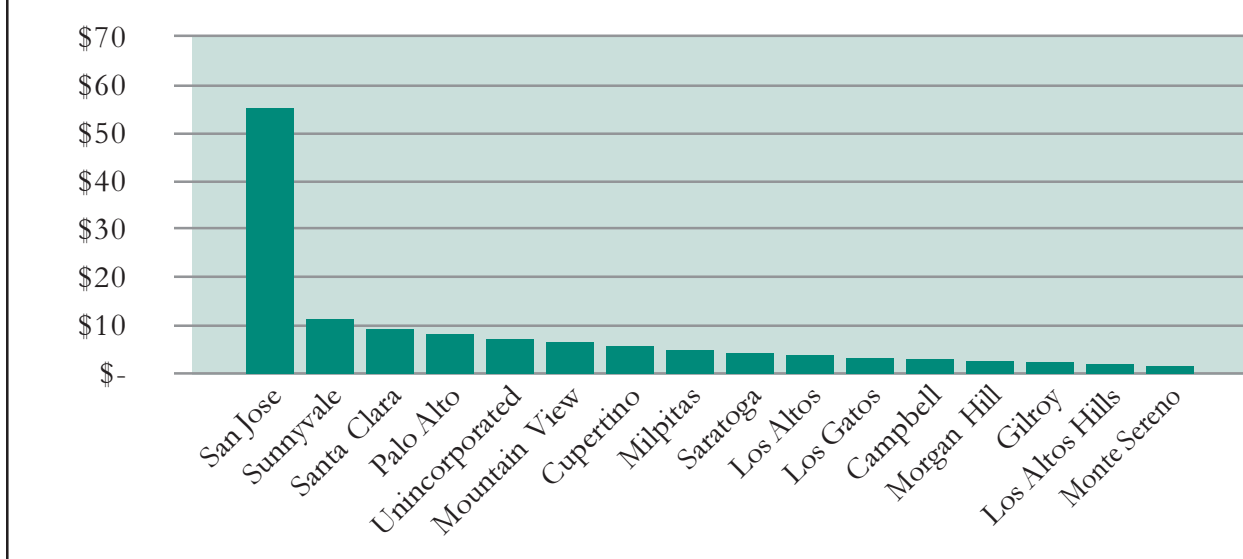
	Land	Improvements	Total Value	Exemptions*	Net Total**
San Jose	\$22.28	\$34.23	\$56.51	\$1.17	\$55.34
Sunnyvale	4.83	6.22	11.06	0.07	10.99
Santa Clara	3.66	5.97	9.64	0.26	9.38
Palo Alto	4.17	5.24	9.41	0.76	8.65
Unincorporated	3.87	4.96	8.83	1.37	7.46
Mountain View	2.91	4.06	6.97	0.10	6.87
Cupertino	2.52	3.32	5.85	0.06	5.79
Milpitas	2.18	3.56	5.74	0.07	5.68
Saratoga	2.41	2.41	4.82	0.03	4.78
Los Altos	2.19	1.84	4.03	0.04	3.99
Los Gatos	1.73	2.08	3.80	0.10	3.70
Campbell	1.31	1.68	2.99	0.05	2.94
Morgan Hill	1.02	1.72	2.75	0.02	2.73
Gilroy	0.86	1.52	2.38	0.05	2.33
Los Altos Hills	1.05	1.02	2.07	0.02	2.05
Monte Sereno	0.33	0.34	0.67	-	0.67
<b>TOTALS**</b>	<b>\$57.33</b>	<b>\$80.17</b>	<b>\$137.50</b>	<b>\$4.17</b>	<b>\$133.33</b>

\*Non-reimbursable Exemptions; Does not include Mobilehomes; Does not include Possessory Interest assessments which are billed as unsecured assessments.

\*\*Minor discrepancies may occur due to rounding calculations.

## 1999-2000 Real Property Distribution by City

(Values in Billions)



## 1999-2000 Business Personal Property Distribution by City

(Values in Billions)

	Secured*	Unsecured**	Total***+	Percent of Value
San Jose	\$2.15	\$6.66	\$8.80	36.3%
Santa Clara	1.61	3.33	4.94	20.4%
Sunnyvale	1.00	1.91	2.92	12.0%
Palo Alto	0.46	1.45	1.91	7.9%
Milpitas	0.19	1.58	1.77	7.3%
Mountain View	0.19	1.49	1.68	6.9%
Cupertino	0.26	0.50	0.76	3.1%
Unincorporated	0.16	0.22	0.38	1.6%
Campbell	0.01	0.30	0.31	1.3%
Gilroy	0.05	0.24	0.29	1.2%
Los Gatos	0.04	0.14	0.18	0.7%
Morgan Hill	0.04	0.14	0.18	0.7%
Los Altos	0.01	0.06	0.07	0.3%
Saratoga	-	0.03	0.04	0.2%
Los Altos Hills	-	-	-	-
Monte Sereno	-	-	-	-
<b>TOTALS***</b>	<b>\$6.17</b>	<b>\$18.07</b>	<b>\$24.24</b>	<b>100.0%</b>

\*Secured: Taxes which are a lien on real property to secure payment of the taxes

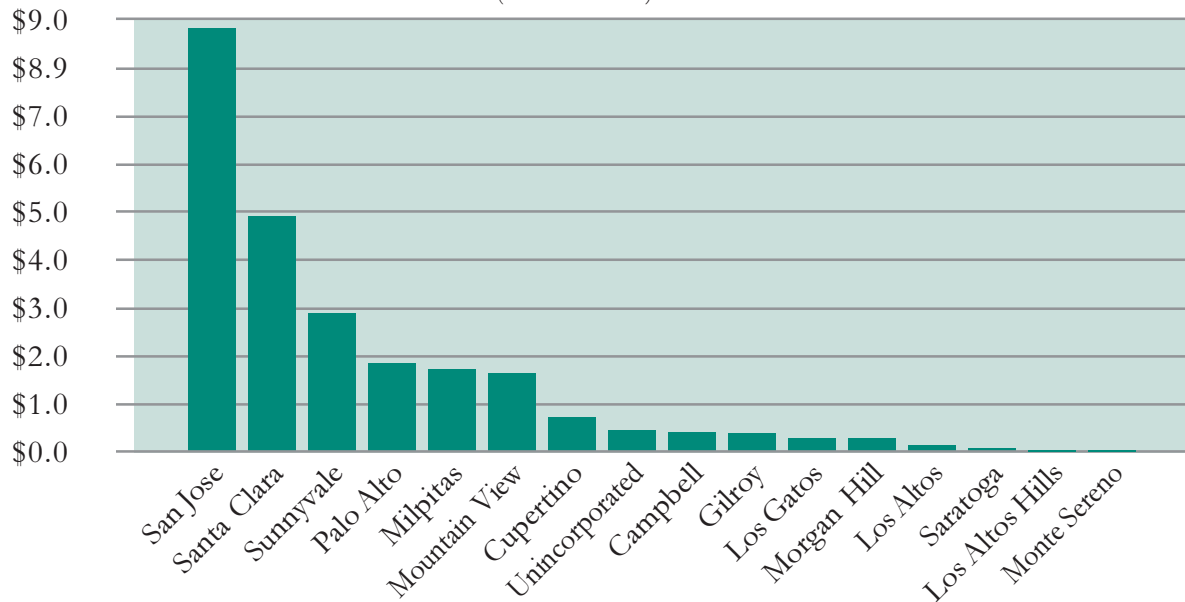
\*\*Unsecured: Taxes which are not a lien on 'real' property

\*\*\*Minor discrepancies may occur due to rounding calculations.

+Net of Non-reimbursable Exemptions; Includes Mobilehomes and Possessory Interest Assessments

## 1999-2000 Business Personal Property Distribution by City

(Values in Billions)

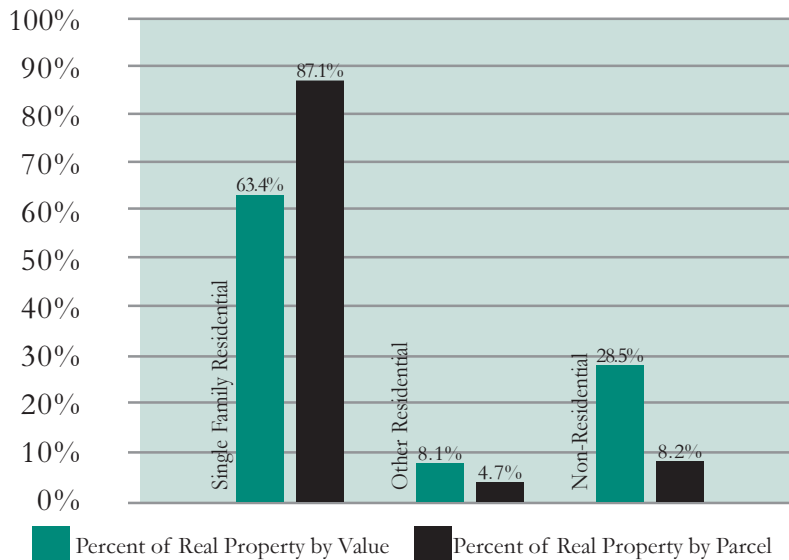


## 1999-2000 Real Property Distribution of Value by Property Type

Property Type	Value (In Billions)	Value Percentage	Parcel Count	Parcel Percentage
Single Family Detached	\$ 73.57	55.2%	315,931	72.9%
Condominiums	11.00	8.2%	61,349	14.2%
Office	7.99	6.0%	4,236	1.0%
Apartments 5+ units	7.52	5.6%	4,549	1.1%
Other Industrial Non-Manufacturing	6.64	5.0%	3,747	0.9%
Specialty Retail & Hotels	5.13	3.9%	6,008	1.4%
R&D Industrial	4.82	3.6%	500	0.1%
Other Urban	3.33	2.5%	10,086	2.3%
Electronic & Machinery Mfg.	3.29	2.5%	491	0.1%
Single Family 2-4 units	3.23	2.4%	15,363	3.5%
Other Industrial Manufacturing	2.51	1.9%	1,761	0.4%
Major Shopping Centers	2.38	1.8%	813	0.2%
Agricultural	1.24	0.9%	6,791	1.6%
Public & Quasi-Public	0.62	0.5%	1,270	0.3%
Residential Misc.	0.06	0.0%	246	0.1%
<b>TOTALS</b>	<b>\$133.33</b>	<b>100.0%</b>	<b>433,141</b>	<b>100.0%</b>

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

## 1999-2000 Real Property Types by Value and Parcel Count



Although nearly nine out of ten real property parcels in Santa Clara County are single family residences, they represent less than two-thirds of the total assessed value of real property. Non-residential real property, including commercial, industrial and agricultural uses, accounts for nearly 30 percent of assessed values while making up less than ten percent of the number of parcels.



## 1999-2000 Personal Property Distribution of Value by Type

(Values in Billions)

Property Type	Secured**		Total***+	Percent of Value
Electronic Manufacturing	\$1.29	\$4.08	\$8.80	36.3%
Professional Services	0.27	3.84		
Computer Manufacturing	1.60	1.97	4.94	20.4%
Other Manufacturing	0.97	2.16		
Semiconductor Manufacturing	1.60	1.02	2.92	12.0%
Leased Equipment	-	1.48		
Retail	0.06	1.26	1.77	7.3%
Other <sup>+</sup>	0.06	1.20		
Audit Escapes	-	0.67	0.76	3.1%
Mobilehomes	0.29	-		
Aircraft	-	0.27	0.31	1.3%
Financial Institutions	-	0.07		
Boats	-	0.05	0.18	0.7%
Apartments	0.03	-		
TOTAL***	\$6.17	\$18.07	0.04	0.2%
			-	-
			-	-
			\$24.24	100.0%

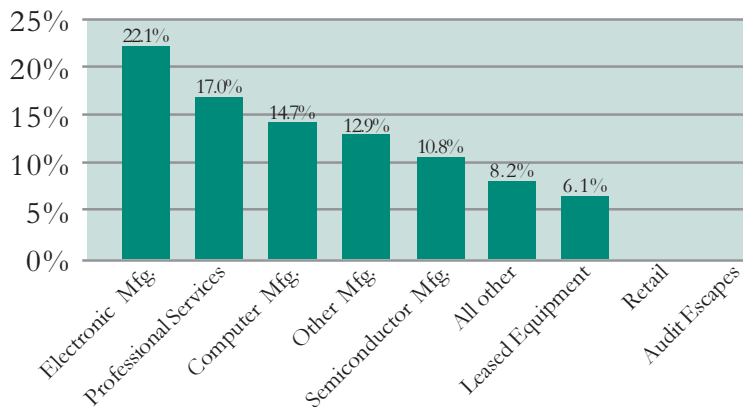
\* Unsecured: Taxes that are not a lien on real property.

\*\* Secured: Taxes that are a lien on real property to secure payment of the taxes.

\*\*\*Minor discrepancies may occur due to rounding calculations.

+ Net of Non-reimbursable Exemptions, includes Possessory Interest Assessments valued by Real Property Division.

## Value Percentage by Types



# Number of Assessment Appeals Continues to Drop

An outcome of the market decline in property values in the mid-1990s was the increase of assessment appeal filings. Despite the proactive mass reductions of assessed values on residential properties, the number of appeal filings increased nearly fourfold in 1996 over the level in 1990. The complexity of valuation issues and the amount of dollars in dispute (or at risk) in the high technology economy of Silicon Valley is significant in appeals of values for Business Personal Property and commercial/industrial properties.

In general terms, virtually half of all appeals either are withdrawn by applicants or the applicants fail to appear for the scheduled hearing. Nearly half of all appeals are resolved by written stipulation, and only four percent go to an assessment appeal board hearing. Overall, nearly

90 percent of the roll value is retained on properties that are appealed.

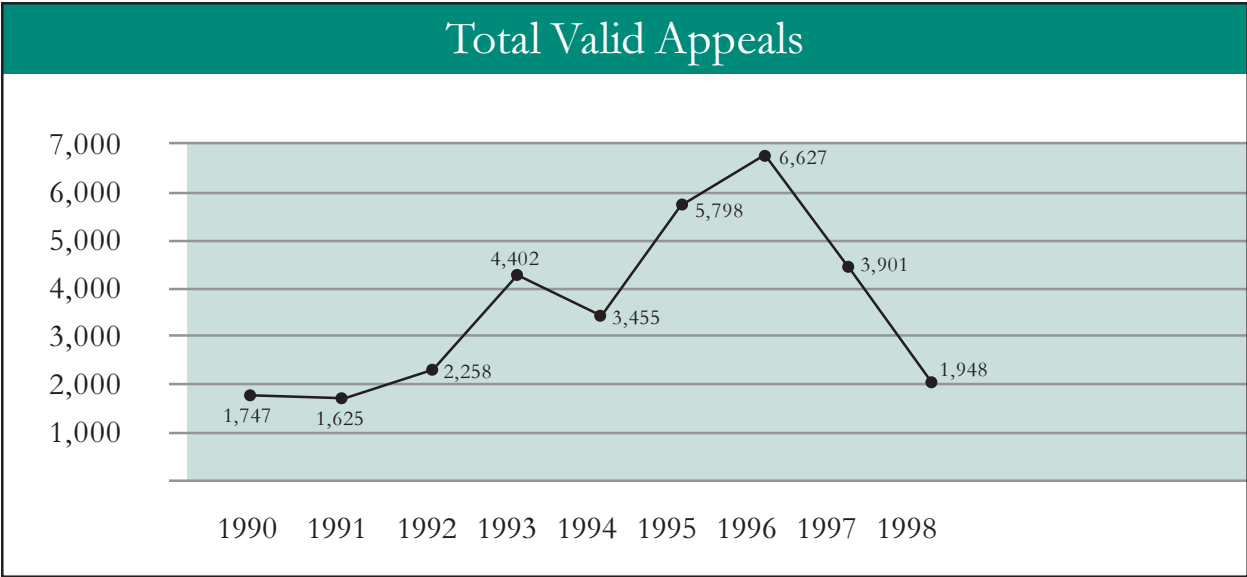
The most frequent reasons for filing an assessment appeal include:

- Market value falls below a property's factored base year value.
- Disagreement about the market value of the property at the time of a change in ownership.
- Disagreement about the value added by the new construction.

The vast majority of appeals shown here are for temporary reductions under Proposition 8 due to the decline in market value. The table clearly depicts the economy's impact on the assessment appeals process.

Assessment Appeals				
(Values in Billions)				
Year	Valid Appeals	Total Local Roll **	Value at Risk *	Percent of Roll at Risk
1998	1,948	\$144.521	\$8.974	6.2%
1997	3,901	130.818	10.211	7.8%
1996	6,627	120.614	11.290	9.4%
1995	5,798	115.305	10.467	9.1%
1994	3,455	112.506	9.293	8.3%
1993	4,402	112.083	8.887	7.9%
1992	2,258	108.146	7.297	6.7%
1991	1,625	103.600	7.068	6.8%
1990	1,747	98.218	6.583	6.7%

\* Value at Risk: The difference of value between the assessed roll value and applicants' opinion  
 \*\* Local Roll Value: Net of non-reimbursable exemptions



### Assessment Appeals Process

Assessment notices are mailed annually in May to property owners stating the taxable value of the property. Notices are mailed to the property owner's address as shown in the Assessor's records. A taxpayer who disagrees with the Assessor's valuation of the property may present 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, a new notice will be sent before July 1.

If a difference of opinion still exists after July 1, the taxpayer may file an application for reduction in value to be heard by the Assessment Appeals Board. For the regular tax bill, an application must be filed between July 2, and September 15, with the Clerk of the Appeals Board (Clerk of the County Board of Supervisors). For a supplemental assessment or roll

correction, the application must be filed within 60 days of the date of the notice.

If the Appeals Board orders a decline in value below the property's factored base value (its upper limit), the reduction in value, and corresponding reduction in taxes, applies only to the tax bill for the year in which the application was filed.

If the Board orders a change in the base year value as set by the Assessor for new construction or change in ownership, the reduction in value applies to the tax bill(s) for the year the application was filed, and it establishes the base value for future years. It applies to supplemental or corrected tax bills only if the application was filed within 60 days of the notice of supplemental assessment or notice of roll correction. Contested changes in ownership are heard by the legal hearing officer.

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

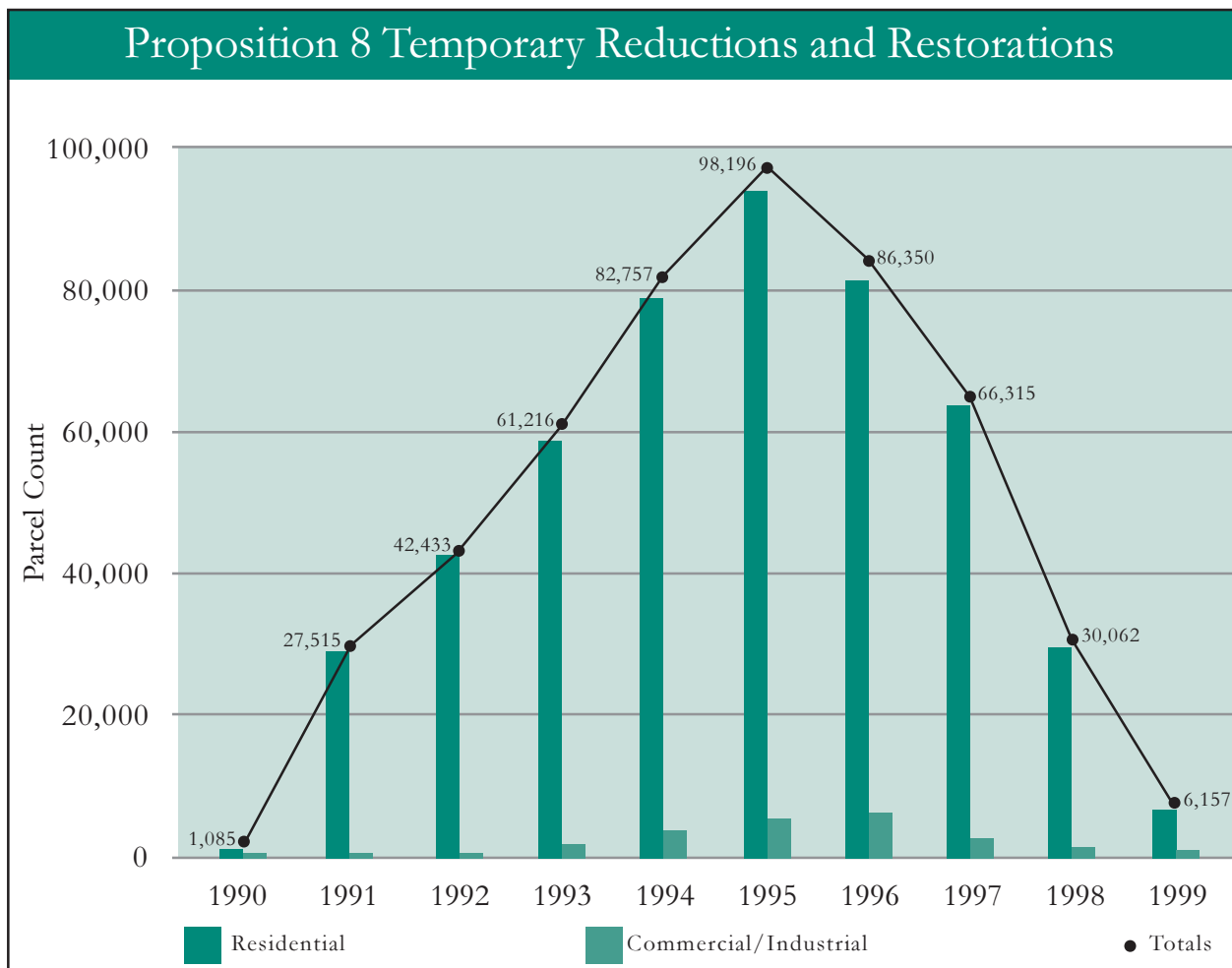
# Improved Economy Allows Restoration of Reduced Values

The market value of Santa Clara County properties reached their peak in 1989-90 and then began a dramatic decline.

County led the way by being the first in the State to recognize the declining market's affect with mass reductions in assessed value.

In response to this change in market conditions, the Santa Clara County Assessor's Office temporarily reduced the assessed values of more than 27,500 residential properties in 1991, some by as much as 16%. By 1995, the number of properties that received a temporary reduction under Proposition 8 had grown to over 98,000 and represented 23.37% of the County's 420,000 real property parcels. Santa Clara

County led the way by being the first in the State to recognize the declining market's affect with mass reductions in assessed value. Increasing residential market values is more pronounced in certain geographic areas of the County than in others. In Santa Clara County, high school districts are one of the most reliable and recognizable geographic indicators of a home's market value. With an improving economy over the last several years, Santa Clara County has been able to restore most of the previously reduced assessed values.



## Largest 25 California Counties by Population and Roll Units and Roll Value Per Capita

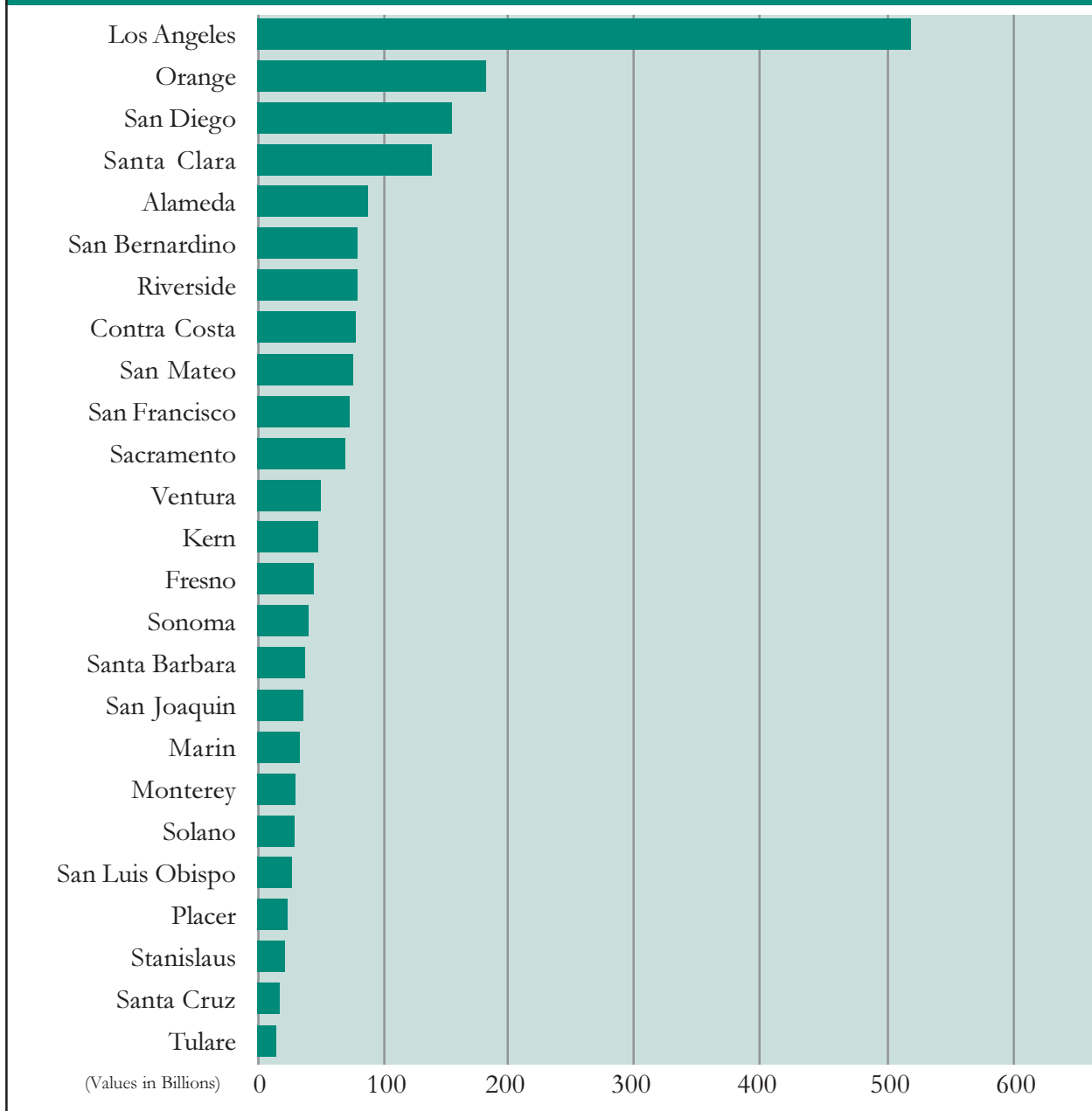
County	Population	County	Total Roll Units*	County	Total Roll Per Capita**
Los Angeles	9,603,300	Los Angeles	2,600,199	Marin	101,837
San Diego	2,794,800	Orange	915,721	San Mateo	87,921
Orange	2,722,300	San Diego	903,788	Placer	85,295
Santa Clara	1,689,900	San Bernardino	753,039	San Luis Obispo	80,027
San Bernardino	1,621,900	Riverside	664,081	Santa Clara	79,156
Riverside	1,441,200	Santa Clara	517,769	Contra Costa	78,076
Alameda	1,408,100	Sacramento	464,693	San Francisco	75,056
Sacramento	1,159,800	Alameda	448,823	Sonoma	68,503
Contra Costa	900,700	Kern	373,375	Orange	67,010
San Francisco	789,600	Contra Costa	360,401	Santa Barbara	66,906
Fresno	786,800	Fresno	277,247	Ventura	64,990
Ventura	730,800	Ventura	273,569	Santa Cruz	64,484
San Mateo	715,400	San Mateo	237,327	Alameda	62,316
Kern	639,800	San Francisco	228,866	Kern	60,873
San Joaquin	545,200	Sonoma	193,241	Monterey	58,863
Sonoma	437,100	San Joaquin	184,845	San Diego	54,930
Stanislaus	427,600	San Luis Obispo	153,692	Los Angeles	53,085
Santa Barbara	405,500	Stanislaus	153,112	Riverside	52,067
Monterey	386,200	Tulare	148,380	Solano	50,287
Solano	383,600	Santa Barbara	142,660	Sacramento	47,339
Tulare	360,400	Monterey	131,958	San Bernardino	46,859
Santa Cruz	250,200	Solano	130,560	San Joaquin	46,282
Marin	245,900	Placer	128,363	Stanislaus	43,385
San Luis Obispo	239,000	El Dorado	114,423	Fresno	40,865
Placer	217,900	Marin	103,993	Tulare	39,067

\* A Roll Unit is a separate parcel of real property or a business personal property statement.

Source: California State Board of Equalization: "A Report on Budgets, Workloads, and Assessment Appeals Activities in California Assessors' Offices 1997-98," June 1999.

\*\*Total Roll Per Capita calculated from SBE Table.

## 1997-1998 Total Assessed Roll Value by Top 25 Largest Counties



## 1997 California Assessment Roll Growth In Billions

- All Other Counties Combined \$42.758
- Santa Clara County \$10.657

Roll growth in Santa Clara County in recent years has out-paced almost all, other counties in California. This is most recently evident in the chart below which compares Santa Clara County roll growth for 1997-98 compared to that of all the remaining counties combined. Nearly 25 percent of the State's total growth occurred in Santa Clara County.

## Top 25 California Counties Secured, Unsecured and Total Assessment Roll

(Values in Billions)

County	Secured Roll	County	Unsecured Roll	County	Total Roll Value*
Los Angeles	\$477.1	Los Angeles	\$32.6	Los Angeles	\$509.8
Orange	169.9	Santa Clara	16.4	Orange	182.4
San Diego	145.6	Orange	12.6	San Diego	153.5
Santa Clara	117.4	San Diego	7.9	Santa Clara	133.8
Alameda	79.9	Alameda	7.8	Alameda	87.7
Riverside	72.3	San Mateo	6.7	San Bernardino	76.0
San Bernardino	70.7	San Bernardino	5.3	Riverside	75.0
Contra Costa	67.4	San Francisco	4.9	Contra Costa	70.3
San Mateo	56.2	Sacramento	3.3	San Mateo	62.9
San Francisco	54.3	Contra Costa	2.9	San Francisco	59.3
Sacramento	51.6	Riverside	2.8	Sacramento	54.9
Ventura	45.1	Ventura	2.4	Ventura	47.5
Kern	37.2	Fresno	1.8	Kern	38.9
Fresno	30.4	Santa Barbara	1.7	Fresno	32.2
Sonoma	28.7	Kern	1.7	Sonoma	29.9
Santa Barbara	25.4	San Joaquin	1.6	Santa Barbara	27.1
Marin	24.1	Sonoma	1.3	San Joaquin	25.2
San Joaquin	23.6	Monterey	1.2	Marin	25.0
Monterey	21.6	Marin	1.0	Monterey	22.7
San Luis Obispo	18.5	Stanislaus	0.9	Solano	19.3
Solano	18.5	Solano	0.8	San Luis Obispo	19.1
Placer	17.9	Tulare	0.7	Placer	18.6
Stanislaus	17.6	Placer	0.6	Stanislaus	18.6
Santa Cruz	15.5	Imperial	0.6	Santa Cruz	16.1
Tulare	13.4	Santa Cruz	0.6	Tulare	14.1

Source: California State Board of Equalization: "A Report on Budgets, Workloads, and Assessment Appeals Activities in California Assessors' Offices 1997-98," June 1999

\*Minor discrepancies may occur due to rounding calculations.

The California State Board of Equalization compared the secured roll and the unsecured roll among all the counties. Although the business personal property is partly enrolled on the secured roll (typically when the owner of the

real and personal property are the same), Santa Clara ranks second in the State with over 74% of the business personal property assessed on the unsecured roll for 1997-98.

# Explanation of Terms\*

Ad Valorem Property Tax	Taxes imposed on the basis of the property's assessed value.
Assessed Value	The taxable value of a property against which the tax rate is applied. Since 1981-82, the assessed value is 100% of the property's value pursuant to the provisions of the Revenue and Taxation Code. In prior years, the assessed value was 25% of the full cash value.
Assessee	The person to whom the property or a tax is being assessed.
Assessment Appeal	The assessee may file an appeal for reduction of the assessed value on the current local roll during the regular filing period for that year, between July 2 and September 15 with the Clerk of the Board. For supplemental or escape assessments, appeals must be filed within 60 days of the mailing of the tax bill or receipt of the notice, whichever is earlier.
Assessment Appeals Board	A three member panel appointed by the Board of Supervisors, operating under State law, to review and adjust assessments upon request of a taxpayer or his or her agent. (See "assessment appeal")
Assessment Roll	The official list of all property within the County assessed by the Assessor.
Assessment Roll Year	The year following the annual lien date and the regular assessment of property, beginning on July 1.
Audit Escape	The discovery of escape property resulting from an audit of the books and records of a profession, trade or business, for which an assessment is levied outside of the normal assessment period for the lien date in question.
Base Year (Value)	The 1975-76 regular roll value serves as the original base value. Thereafter, changes to the assessment on real property value, or a portion thereof, caused by new construction or changes in ownership create the base year value used in establishing the full cash value of such real property.
Basic Aid	"Basic aid" school districts rely principally on locally derived property tax revenues to fund school operations, rather than on Statewide reallocation formulas based on average daily attendance and other factors. School districts may choose one method or the other depending on the projected level of revenues provided by the State or local property taxes.
Business Personal Property	Business personal property is assessable, and includes computers, supplies, office furniture and equipment, tooling, machinery and equipment. Most business inventory is exempt. (see personal property)
Change in Ownership	When a transfer of ownership in Real Property occurs, the Assessor determines if a reappraisal is required under State law. If required, the reappraised value becomes the new base value of the property transferred, and a supplemental assessment is enrolled.
CPI	Consumer Price Index as determined annually by the California Bureau of Labor Statistics.
Exclusions from Reappraisal	Some changes in ownership may be excluded from reappraisal if a timely claim is filed with the Assessor's Office that meets the qualifications. Examples include the transfer of real property between parents and children, or senior citizens over age 55 who replace their principal residence.
Exemption	Allowance of a deduction from the taxable assessed value of the property as prescribed by law.



Exemptions: Homeowners	People who own and occupy a dwelling on the lien date as their principal place of residence are eligible to receive an exemption of up to \$7,000 of the dwelling's taxable value. The tax dollars reduced by the (HOX) homeowner's exemption are subvented by the State of California.
Exemptions: Other	All property in California, not exempt under the laws of the United States or of this State, is subject to taxation. Constitutional, or 'other', exemptions include religious and church exemptions, college, cemetery, hospital, museum, public schools, and welfare.
Factored Base Year Value	A property's base value is adjusted each year by the change in the California Consumer Price Index (CPI), not to exceed 2%. The adjusted 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 1st (effective January 1, 1997) preceding the fiscal year for which the taxes are collected. The lien date for prior years was March 1.
Mobilehomes	On July 1, 1980, the Department of Motor Vehicles transferred all mobilehome licensing and registration to the California Department of Housing and Community Development (HCD). The law requires that mobile homes 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.)
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 allows for the temporary reduction in the assessed value when there is a decline in market value below the property's factored base year value.
Real Property	Land and improvements to the land, which permits the possession of, claim to, ownership of, or right to possess.
Roll	A listing of all assessed property within the county. It identifies property, the owner, and the assessed value of the property.
Roll Unit	A parcel of property or a business personal property account that is assessed for annual valuation.
Roll Year	See "Assessment Roll Year."
SBE	See "State Board of Equalization."
Secured Roll	Property on which the property taxes are a lien against the real estate.
Special Assessments	Direct charges, or flat fees against property which are included in the total tax bill but are not based upon the Assessor's valuation of the property. Examples are a sewer charge or a school parcel tax.
State Board of Equalization	The State Board consists of four members elected by California voters by district, and the State Controller whose duties in the field of taxation are imposed by the State Constitution and the Legislature. The State Board regulates county assessment practices and administers a variety of State and local business tax programs.
Supplemental Assessment	When property is reappraised 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 in value for the remainder of the assessment year(s).
Supplemental Roll	The roll, prepared or amended, contains properties which a change in ownership or completed new construction occurred.
Tax Rates	The maximum ad valorem (on the value) basic property tax rate is 1% of the net taxable value of the property. The total tax rate may be higher for various properties because of voter-approved general obligation bonds that are secured by property taxes for the annual payment of principle and interest.
Tax Roll	The official list of property subject to property tax, together with the amount of assessed value and the amount of taxes due, as applied and extended by the Auditor/Controller.
TRA	The tax rate area (TRA) is a specific geographic area all of which is within the jurisdiction of the same combination of local agencies for the current fiscal year. There are over 3,200 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.

# 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, set rules by which property is appraised, or set property tax rates.

Santa Clara County contains more than 433,000 separate real property parcels. Every year there are approximately 12,000 changes in the legal description of these parcels, and there are more 80,000 changes in property ownership records annually, as reflected by deeds and maps filed in the County Recorder's Office. To keep track of the taxable parcels of real property, their location, and their value, the Assessor's professional staff maintains a comprehensive set of 208 Assessor's parcel map books, appraise over 17,000 new construction activities, and process more than 121,000 business personal property accounts each year.

Based on these property valuations, the County of Santa Clara and 204 local government taxing authorities set tax rates (as limited by Proposition 13 and other laws), collect and allocate property tax revenue to support 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) 299-2541

For information about Santa Clara County Assessments:

Public Information and Ownership	(408) 299-3227
Real Property (land and improvements)	(408) 299-2401
Personal Property, including Business, Mobilehomes, Boats and Airplanes	(408) 299-3821
Property Tax Exemptions	(408) 299-4125
Change in Ownership Issues	(408) 299-4781
Mapping	(408) 299-4231
Administration	(408) 299-4347
Administration Fax	(408) 297-9526
Web Site	<a href="http://www.scc-assessor.org">www.scc-assessor.org</a>

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

Santa Clara County Tax Collector (408) 299-2241

For information about filing assessment appeals, call:

Santa Clara County Assessment Appeals Board Clerk  
(Clerk of the Board of Supervisors) (408) 299-4321

For information about property tax allocations, call:

Santa Clara County Controller (408) 299-2541

## California State Board of Equalization

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

450 N Street  
PO Box 942879  
Sacramento, CA 94279-0001

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

# Acknowledgments

Editor: David Ginsborg/David Vossbrink  
Assistance provided by the staff of the Santa Clara County Assessor's Office: Diana Lackey, Michael Lavios.

Published November, 1999.

Disclaimer: This document presents a distribution of the 1999-2000 Santa Clara County property tax local assessment roll by City/Redevelopment Agency and major property types. It does not include State-assessed property (unitary roll). It is not the source document for deriving the property tax revenues to be received by any public entity. For example, the Controller's AB8 calculations do not include aircraft assessed valuation, which is incorporated into this report. Additionally, supplemental assessments are not depicted in the report. Numbers reported in tables and charts reflect up to 0.01 units. Items less than 0.01 units have been reported as a dash. Minor discrepancies may occur due to rounding calculations.

## 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

## Santa Clara County

### Board of Supervisors

Don Gage, District I

Blanca Alvarado, District II

Pete McHugh, District III

Jim Beall, District IV

Joe Simitian, District V

### County Executive

Richard Wittenberg

## 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.