

Santa Clara County 2020-2021 Annual Report



**CAUTION
UNCERTAINTY
AHEAD**

**OBJECTS IN MIRROR
HAVE EXCEEDED EXPECTATIONS**



**Lawrence E. Stone
Assessor**

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Santa Clara County Assessor’s Mission Statement

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

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. The assessments allow the County of Santa Clara to collect and allocate property tax revenue, which supports essential public services provided by the County, local schools, cities, and special districts.

Artwork by Lila Gemellos



ANNUAL REPORT MESSAGE FROM LAWRENCE E. STONE



While this year will be remembered for Covid-19, the 2020 assessment roll will also be remembered as the apex of 10 consecutive years of economic prosperity, the longest economic boom in history. In 2020 the total net assessed value of all real and business property

grew by \$35.5 billion to a total of \$551.5 billion, a 6.87% increase over the prior year. The assessment roll reflects

the total net assessed value of all real and business property in Santa Clara County as of January 1, 2020.

Since property assessments are based upon market value of property as of January 1, I anticipate 2021 will be a significant transition year, as my office will consider the full economic impact of Covid-19 on real estate values.

What's Inside the Annual Report?

In addition to the use of charts to provide valuable insights about the 2020 assessment roll, the Assessor's Annual Report offers comprehensive statistics, along with narrative information, comparing geographic and historical data of all locally assessed property. The statistical data distinguishes business personal property (unsecured) from real property (secured), in addition to exemptions and assessment appeals. Property value information is provided by property type, city, and school district. Assessed values and the property tax revenue generated are critical components for budget decisions made by school districts, cities, and other governmental agencies.

The report remains a vital document for public finance officials, academics, tax experts, and real estate professionals, as well as business, government, and community leaders interested in real estate market trends and property values in Santa Clara County and throughout California.

Role of the County Assessor's Office

The Assessor's Office is responsible for annually determining the assessed value of all real and business property. The assessment roll is comprised of 528,705 assessable roll units, and is the basis upon which property taxes are levied. Property taxes are an essential source of revenue supporting basic public services provided by schools, special districts and local governments. These public jurisdictions form the foundation of our region's long term vitality. Property tax revenue is also a critical source of funding, essential to first-responders and healthcare workers in their effort to defeat Covid-19.

Assessment Roll Growth

The annual increase (or decline) in the assessment roll is due to a combination of factors, including changes in ownership, new construction, business property, exemptions, the California Consumer Price Index (CCPI) and increases in the assessment of properties that were previously reduced during a recession. Assessment of public utilities and railroads are the responsibility of the California State Board of Equalization (BOE) and are not included.

The change in the assessed value of individual properties is the difference between the prior assessed value and the new market value. When a change in ownership or new construction occurs, the real property is assessed at fair market value. This newly established value is referred to as the "base year value" and cannot increase more than two percent per year, unless there is a change of ownership or new construction.

Property sales and new construction were principal contributors to assessment roll growth this year. Nearly 50 percent of the \$35.4 billion increase in assessed value was attributable to re-assessable changes in ownership. Remarkably, \$8.5 billion came from new construction, an increase of \$2.7 billion over the prior year. Ten years ago new construction added just \$1.3 billion to the assessment roll.

There were, however, two indicators that the economy had started to slow before the January 1, 2020 valuation

Factors Causing Changes to the 2020-2021 Roll Compared to the Prior Year			
Reductions		Increases	
Factors	Net Change	Factors	Net Change
Proposition 8 Net Changes	(\$953,536,437)	Corrections/Board/Other	\$1,189,924,231
Exemptions	(\$876,597,986)	Change in Ownership	\$17,138,546,269
		New Construction	\$8,513,219,601
		Business Personal Property	\$775,459,850
		CCPI Inflation Factor (2.00%)	\$9,686,889,024
Subtotal, Decreases in Value	(\$1,830,134,423)	Subtotal, Increases in Value	\$37,304,038,975
Grand Total of Changes to Assessment Roll \$35,473,904,552			

date. There was a noteworthy decline in the assessment of business property, i.e. machinery, equipment, computers, and fixtures, which grew by a meager \$775 million, \$1 billion less than the prior year. In addition, for the first time in several years, the assessed value of more than 8,000 single-family homes and condominiums dropped below their market value. All other properties remained below their purchase price, adjusted by two percent mandated by Proposition 13.

Ten-Year Economic Boom Comes to a Close

During the past ten years, the assessment roll increased 84 percent, driven primarily by changes in ownership and new construction. Ten years ago, new construction added just \$1.3 billion to the assessment roll, contrasted with \$8.5 billion in 2020, a 700 percent increase. This increase was driven by the development of major high technology headquarters and high-rise, multi-family housing projects.

In the past ten years it has been major high technology companies, the same entities that have driven the stock market to record levels, who have been acquiring land in Silicon Valley and developing significant, sometimes iconic, buildings and campuses.

Just as married couples will often rent before purchasing, emerging high technology companies followed a similar pattern. Silicon Valley has been a major beneficiary as major companies have planted deep roots in the Valley with plans for continued expansion.

Unlike the dot-com boom when technology companies were primarily tenants of office and industrial property, the economic boom of the past ten years has been characterized by mega office and commercial developments of tech companies, including Apple, Google, LinkedIn, Adobe and Nvidia.

Geographic Differences

Once again, development of new office projects in Sunnyvale and Mountain View triggered strong year-over-year assessment roll growth of 10.4 percent and 8.9 percent respectfully. Santa Clara, Palo Alto, and six other local jurisdictions, recorded assessment growth greater than the county average. In contrast, unincorporated portions of the county and heavily residential communities, like Saratoga and Los Altos Hills, experienced roll growth less than five percent.

Challenges and Accomplishments

Without question the health and humanitarian crisis of Covid-19, and the restrictions imposed by the Shelter-in-Place Order have been the greatest challenge of my 26 years as assessor. My executive management team immediately set into motion actions designed to protect our employees and taxpaying customers, while continuing our commitment to provide quality public service, and successfully performing our essential functions. Through it all, my office has continued to provide on-line and telephone customer service to taxpayers, along with limited in-person appointments.

Despite these challenges, I continue to receive countless letters, emails, and personal anecdotal stories from property owners and taxpayers complimenting my staff on their professionalism and knowledge, promptness in responding, politeness, and willingness to listen and take time to explain complex assessment issues.

The results of our efforts are noteworthy, and the following are a few of our most significant accomplishments in 2020.

Accomplishments

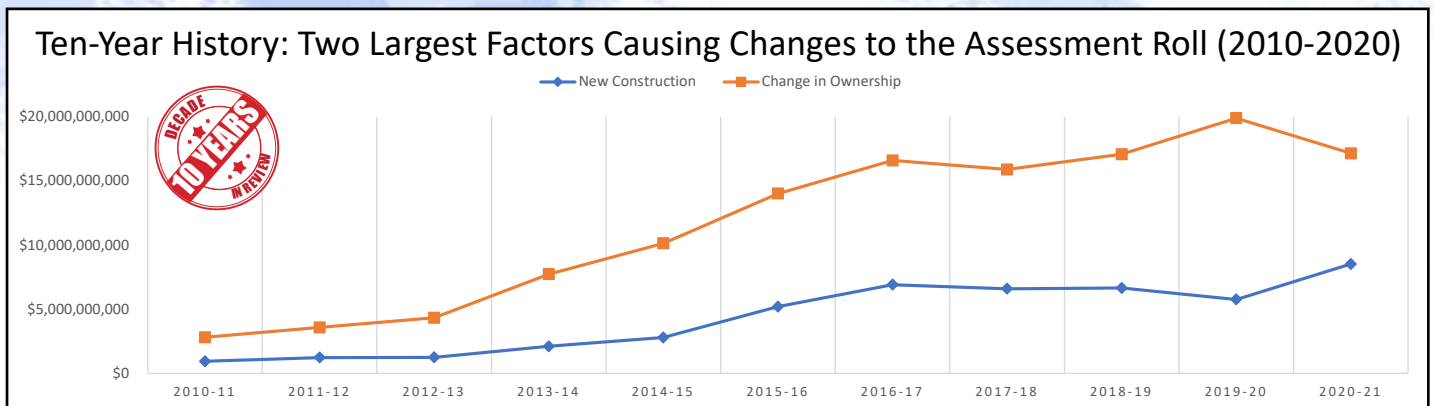
For the 25th consecutive year, completed the annual assessment roll by the state-mandated July 1, 2020 deadline.

- Completed 99.6 percent of real property assessments.
- Completed 99 percent of business personal property assessments.
- Completed 805 audits of companies mandated by state law.
- Processed 100 percent of recorded deeds.
- Completed all exemption claims filed by eligible non-profit organizations, homeowners and veterans.
- Processed 66,010 business accounts.
- Processed 65,397 title documents.
- Successfully defended assessed values before the Assessment Appeals Board, retaining 91 percent of the assessed value in dispute.
- Resolved 1,786 assessment appeals.

Fiscal Management and Customer Service

In response to the Covid-19 crisis, we quickly transitioned to a remote working environment, utilizing telecommunication tools to maximize productivity:

- Deployed a myriad of protocols to ensure the assessor’s workplace is safe for employees and taxpayers



- Returned \$2.6 million of the assessor’s budget to the County General Fund. During my nearly 26-year tenure as Assessor, I have returned, unspent, \$20.2 million to the County General Fund. During this same period, the assessment roll has more than quadrupled and staffing has increased by just 10 percent.
- Administered an annual budget based entirely on service levels, including measurable increases in productivity.
- Assisted 12,103 taxpayers who contacted the office by telephone, and an additional 14,861 taxpayers who visited the public service counter.
- Completed 4,438 hours of professional training, including 3045 hours of State Board of Equalization (BOE) training, in addition to County initiated leadership classes.
- Achieved a department-wide customer satisfaction rating of 96% percent from an independent survey of taxpayers who contacted the Assessor’s Office for assistance.
- Continued our commitment to a first-class work environment, upgrading office facilities, desktop computers, software, laptops, servers, and printers.
- Scanned 405,745 documents into our document management system consistent with our commitment to a paperless work environment.
- Over 532,427 “visitors” accessed the assessor’s website, totaling 1.47 million page views.
- Continued major upgrades and streamlining initiatives to improve customer service and increase efficiency.
- Levied penalties totaling \$286,869 businesses with unrecorded changes of ownership, and recovered an additional \$97 million from businesses who had failed to file their annual business property statement.
- Utilizing business license information, discovered more than 1,484 businesses not on the assessment roll, resulting in over \$100 million in new value added to the assessment roll.

Leadership and Legislative

Together, with the California Assessors’ Association, we continue to provide leadership on critical State legislation and Board of Equalization rules and regulations.

Challenges Ahead

In the short term, maintaining high productivity in the era of Covid-19 remains our greatest challenge. In addition, we anticipate that the economic fallout from Covid-19 will require a significant redeployment of staff to provide, where warranted, reductions in assessed value to reflect declining real estate market values.

Long term, our biggest challenge is the replacement of our aging legacy computer system, especially as the volume and complexity of our work increases. We continue to make significant strides toward mitigating our technical and staffing risks related to our antiquated system, eliminating the risk of catastrophic hardware failure.

Like companies in Silicon Valley, identifying and retaining

professional talent is a serious challenge. As the appraisal profession continues to contract since the early 1990’s, recruiting experienced, qualified appraisers has been increasingly difficult. In the coming year, we will aggressively pursue new channels of communication directed toward related real estate professions to attract qualified candidates to apply for available appraiser and auditor positions.

Trends and Future Goals

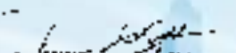
The Assessor’s Office continues to be a model for accountability, strong management controls, transparency, and high ethical standards. We continue to focus on developing creative solutions to improve efficiency, enhance productivity, and increase performance.

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

The Assessor’s Office employs a group of people I believe are among the most talented, ethical, 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 26 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 managing an important county function that renders fair and accurate assessments, and provides the highest level of public service.

The work of dedicated assessment professionals is critical not only for schools and cities, but also for funding essential first-responders and healthcare workers in their effort to defeat Covid-19.


Lawrence E. Stone
Assessor



How Tax Bills Are Calculated

After the Assessor determines the assessed value of each assessable property in the County, the Finance Agency calculates and issues property tax bills in early October. The property tax bill includes a one percent property tax rate and the amount necessary to pay a city or school's annual payment on general obligation bonds, special fees, and other bonded indebtedness imposed by public agencies and approved by the voters. Property tax revenue supports K-12 school and community college districts, as well as local government agencies, including cities, the county, and special districts. Property tax revenue is divided among the taxing agencies. The Redevelopment Successor Agencies continue to receive a portion of property taxes to pay outstanding debt. The accurate, consistent, and fair valuation of property creates the foundation that supports the delivery of vital public services provided by local governments. The Assessor's Office does not calculate or collect taxes, nor does the Assessor forecast or allocate tax revenues. For information regarding the collection and allocation of property taxes, please contact the Department of Tax and Collections (DTAC), formally the Tax Collector, at (408) 808-7900, the Controller at (408) 299-5200, or online at www.scctax.org.

Largest Taxpayers *	
Taxpayer	Property Taxes Paid
Google Inc.	\$97,106,543
Apple Computer Inc.	\$66,038,439
Pacific Gas & Electric Co.	\$62,177,596
Cisco Technology Inc.	\$18,094,468
Westfield Malls	\$14,729,678
Applied Materials Inc.	\$12,642,015
Intel Corporation	\$12,133,857
Jay Paul Company	\$11,752,181
Lockheed Martin	\$10,893,328
Essex Portfolio LP	\$10,529,060

*Largest taxpayers on the 2019-20 secured tax roll, includes local and state assessees. Source: Santa Clara County Tax Collector, July 2020

“Total collected for the 1% general property tax plus all other special assessments for fiscal year 2019-2020 is \$5,556,683,784.”

“Following acquisition of multiple properties in San Jose and development in Mountain View in 2018, Google soared to the top of the list of the County’s largest property taxpayers.”

Santa Clara County Average Property Tax Revenue Allocation 2020-2021

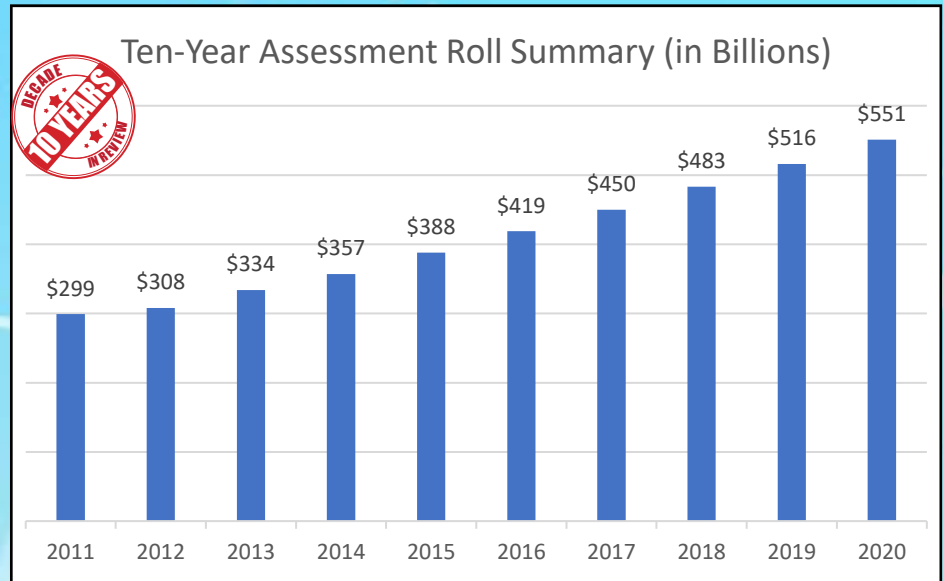
*The County Assessor's Office does not calculate taxes or allocate tax revenues.



The Assessment Roll

The assessment roll is divided into the secured roll (property subject to a lien) and the unsecured roll (property on which property taxes are not a lien against the real estate improvements on leased land). Exemption values are divided between homeowner exemptions and all other exemptions, including non-profit organizations, churches, charitable institutions, colleges, hospitals, affordable housing, and private schools. While authorized by the State Legislature, only five percent of the \$32.56 billion in exempted assessed value, and the commensurate reduction in revenue, is back filled by the State for the homeowner exemptions; the remainder is absorbed by cities, special districts, and the County.

Improvements (the value of buildings or structures situated on land) reflect values assessed by both the Real Property and Business Divisions. Pursuant to Proposition 13, once a base year value is established as a result of a change in ownership or new construction, the base year value can increase by no more than two percent annually, or the California Consumer Price Index (CCPI), whichever is lower. The CCPI has been less than two percent in three of the last ten years, and ten times since the passage of Proposition 13 in 1978. Santa Clara County's annual roll growth has ranged from over 17 percent (1982) to -2.43 percent (2010). Property sales and new construction were the primary sources of increase to the assessment roll. Combined, these two factors accounted for 72 percent of the \$35.47 billion increase in the 2020 assessment roll.



Summary Report: 2020-2021 Assessment Roll Totals

	2020-2021	2019-2020	Dollar Change	Percent Change
Land	\$272,285,752,426	\$254,886,439,948	\$17,399,312,478	6.83%
Improvements (Real Property)	\$264,749,213,763	\$246,573,483,553	\$18,175,730,210	7.37%
Improvements (Business Div)	\$2,889,051,702	\$3,093,424,863	\$(204,373,161)	-6.61%
Total Improvements	\$267,638,265,465	\$249,666,908,416	\$17,971,357,049	7.20%
Subtotal	\$539,924,017,891	\$504,553,348,364	\$35,370,669,527	7.01%
Personal Property	\$5,948,789,766	\$5,638,925,124	\$309,864,642	5.50%
Mobile Homes	\$798,587,758	\$776,134,655	\$22,453,103	2.89%
Subtotal	\$6,747,377,524	\$6,415,059,779	\$332,317,745	5.18%
Total Gross Secured	\$546,671,395,415	\$510,968,408,143	\$35,702,987,272	6.99%
Less: Non-Reimbursable Secured Other Exemption	\$27,063,856,359	\$24,927,572,214	\$2,136,284,145	8.57%
NET SECURED	\$519,607,539,056	\$486,040,835,929	\$33,566,703,127	6.91%
Total Gross Unsecured	\$35,694,613,881	\$35,047,098,615	\$647,515,266	1.85%
Less: Non-Reimbursable Unsecured Other Exemption	\$3,759,444,771	\$5,019,130,930	\$(1,259,686,159)	-25.10%
NET UNSECURED	\$31,935,169,110	\$30,027,967,685	\$1,907,201,425	6.35%
TOTAL LOCAL ROLL*	\$551,542,708,166	\$516,068,803,614	\$35,473,904,552	6.87%
Homeowners exemption:	\$1,770,130,021	\$1,791,435,235	\$(21,305,214)	-1.19%
*Net of Other Exemptions				



What Are Supplemental Assessments?

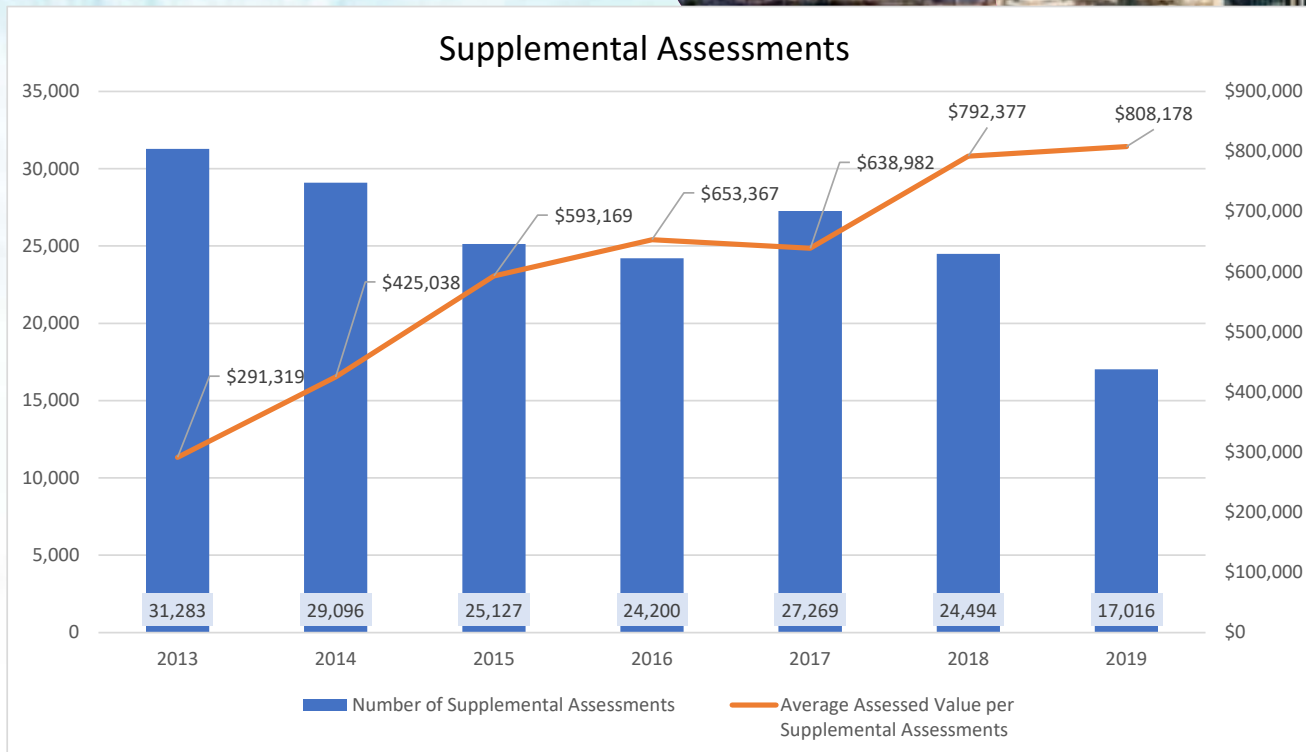
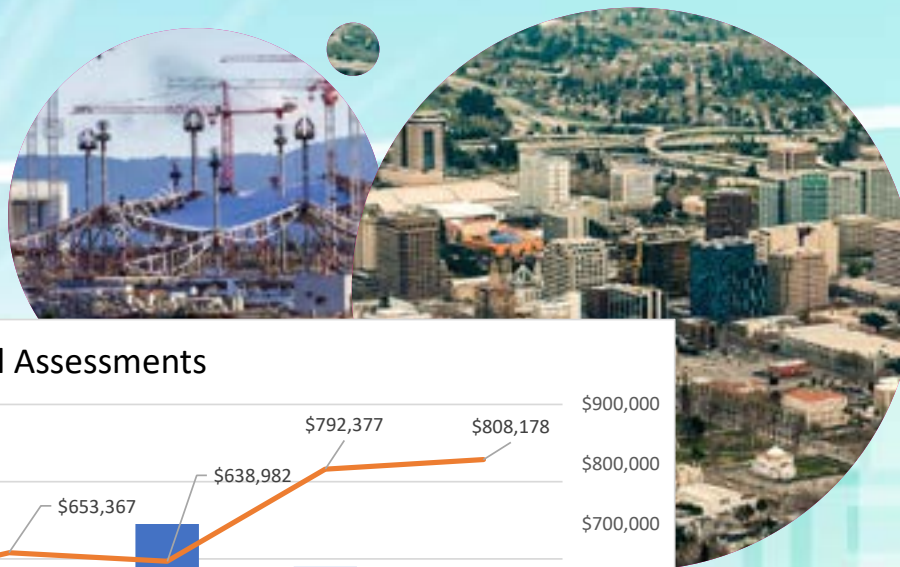
Supplemental assessments were created by Senate Bill 813 in 1983 to close what were perceived as loopholes and inequities in Proposition 13. Prior to the creation of supplemental assessments, changes in assessed value due to a change in ownership or completion of new construction would not result in 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. It also created a substantial amount of new revenue for schools and local government. Supplemental assessments are designed to identify changes in assessed value (either increases or decreases) that occur during the fiscal year, including changes in ownership and new construction. They are in addition to the traditional annual assessment and property tax bill. A tax bill is issued only on the added value, and is prorated for the remaining portion of the fiscal year. For the next fiscal year, the entire new assessed value of the real property is added to the regular assessment roll. The increase in value is taxed from the first day of the month following the date of completion of new construction or change in ownership.

“ Total supplemental taxes collected in 2019-20 was \$143.73 million; a 15 percent decline and an early indicator that the economy was in flux.”

The Assessor’s Office produces a supplemental roll that generates significant revenue not part of the annual assessment roll. The assessed value of all supplemental assessments for the calendar year 2019 totaled \$13.7 billion, a dramatic decline from the prior year total of \$19.4 billion. Similarly the number of transactions also declined 43 percent.

Supplemental assessments are processed daily, unlike the annual assessment roll. Supplemental assessment data is a useful indicator of current trends in the real estate market. During the first six months of 2020, compared to the same period last year, the number of transactions and total supplemental assessed value increased 34 percent and 36 percent respectively, yet the average value per supplemental assessment increased 2 percent. While supplemental assessments were processed during the Covid-19 shelter in place order, the actual transactions likely occurred months earlier.

The chart below reflects the number of supplemental assessments processed, and the average assessed value per transaction for each calendar year.



“While San Diego’s population is more than one-third larger than Santa Clara County, the difference in assessed value is negligible, just 6 percent and has continued to shrink every year...”

Bay Area Counties Assessed (AV) 2020-2021 Unsecured, Secured, and Total Net Assessment Roll					
County	Net Unsecured Roll	Net Secured Roll	Total Net Roll	Percent Increase Over Prior Year	Avg. Per Capita
Alameda	\$16,999,272,929	\$314,647,881,380	\$331,647,154,309	6.80%	\$198,492
Contra Costa	\$6,074,586,469	\$219,774,451,290	\$225,849,037,759	4.88%	\$195,784
Marin	\$1,739,799,191	\$84,247,410,458	\$85,987,209,649	4.64%	\$329,666
Monterey	\$2,873,936,960	\$71,026,319,011	\$73,900,255,971	5.00%	\$167,520
Napa	\$1,616,521,091	\$42,466,438,699	\$44,082,959,790	5.30%	\$316,943
San Benito	\$442,306,079	\$9,300,282,704	\$9,742,588,783	7.56%	\$156,249
San Francisco	\$17,175,432,622	\$280,818,331,421	\$297,993,764,043	7.63%	\$331,913
San Mateo	\$11,067,394,350	\$244,119,553,117	\$255,186,947,467	7.02%	\$330,021
Santa Clara	\$31,935,169,110	\$519,607,539,056	\$551,542,708,166	6.87%	\$281,117
Santa Cruz	\$1,032,834,114	\$49,411,043,808	\$50,443,877,922	4.62%	\$185,980
Solano	\$2,663,272,568	\$58,224,780,511	\$60,888,053,079	4.94%	\$138,312
Sonoma	\$3,279,818,419	\$95,833,554,821	\$99,113,373,240	4.60%	\$201,049

California’s Most Populous Counties 2020-2021 Unsecured, Secured and Total Net Assessment Roll					
County*	Net Unsecured Roll	Net Secured Roll	Total Net Roll	Percent Increase Over Prior Year	Avg. Per Capita
Los Angeles	\$58,381,306,326	\$1,641,766,832,849	\$1,700,148,139,175	5.97%	\$167,124
San Diego	\$18,454,319,461	\$566,452,257,734	\$584,906,577,195	5.25%	\$174,946
Orange	\$22,177,383,323	\$633,119,512,369	\$655,296,895,692	4.72%	\$205,144
Riverside	\$9,445,285,458	\$303,184,565,008	\$312,629,850,466	6.00%	\$128,006
San Bernadino	\$12,676,443,690	\$235,287,125,898	\$247,963,569,588	5.70%	\$113,717
Santa Clara	\$31,935,169,110	\$519,607,539,056	\$551,542,708,166	6.87%	\$281,117
Alameda	\$16,999,272,929	\$314,647,881,380	\$331,647,154,309	6.80%	\$198,492
Sacramento	\$6,676,330,570	\$175,155,995,978	\$181,832,326,548	5.83%	\$116,907
Contra Costa	\$6,074,586,469	\$219,774,451,290	\$225,849,037,759	4.88%	\$195,784
Fresno	\$4,130,034,508	\$82,457,410,197	\$86,587,444,705	5.55%	\$84,611
Kern	\$8,267,939,149	\$89,852,851,320	\$98,120,790,469	3.00%	\$108,325
San Francisco	\$17,175,432,622	\$280,818,331,421	\$297,993,764,043	7.63%	\$331,913
Ventura	\$4,745,170,944	\$141,050,652,484	\$145,795,823,428	3.95%	\$172,972
San Mateo	\$11,067,394,350	\$244,119,553,117	\$255,186,947,467	7.02%	\$330,021
San Joaquin	\$4,381,166,821	\$80,575,401,375	\$84,956,568,196	7.39%	\$109,815

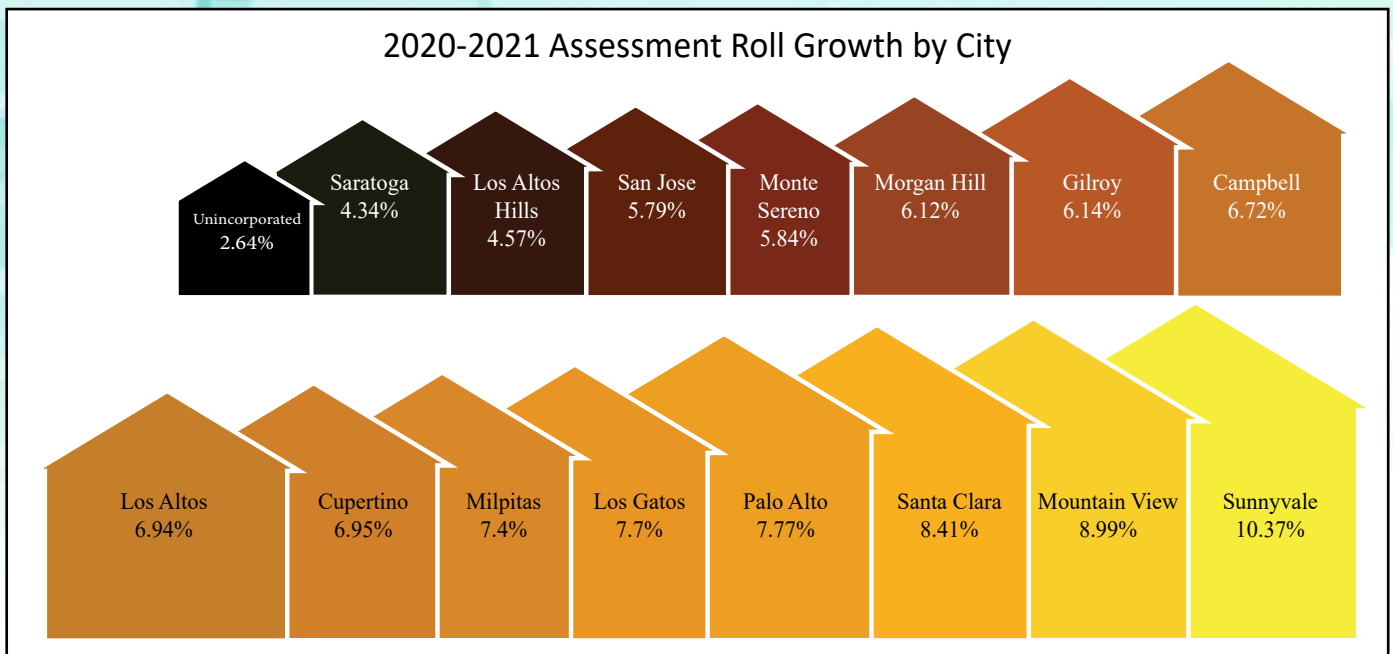
*sorted by population

Assessment Information by City

While assessment roll growth was strong in most communities, Sunnyvale, Mountain View and Santa Clara grew faster than the County average—a direct result of major commercial and industrial construction projects by Google, Jay Paul, Nvidia and Westfield Valley Fair.

Net Assessment Roll Growth By City							
City	Secured City	Secured RPTTF*	Unsecured City	Unsecured RPTTF*	Total Roll**	Growth %	Percent of Roll
Campbell	\$10,158,560,150	\$1,330,731,865	\$227,484,186	\$90,682,519	\$11,807,458,720	6.72%	2.14%
Cupertino	\$25,397,331,860		\$2,423,984,683		\$27,821,316,543	6.95%	5.04%
Gilroy	\$9,557,360,668		\$270,771,776		\$9,828,132,444	6.14%	1.78%
Los Altos	\$17,847,899,767		\$127,343,780		\$17,975,243,547	6.94%	3.26%
Los Altos Hills	\$8,903,036,390		\$3,318,142		\$8,906,354,532	4.57%	1.61%
Los Gatos	\$12,788,298,594	\$1,809,729,058	\$257,325,647	\$51,445,385	\$14,906,798,684	7.70%	2.70%
Milpitas	\$10,552,941,208	\$9,040,104,461	\$762,162,183	\$1,121,518,526	\$21,476,726,378	7.40%	3.89%
Monte Sereno	\$2,428,509,217		\$524,421		\$2,429,033,638	5.84%	0.44%
Morgan Hill	\$6,995,714,762	\$3,519,132,530	\$184,240,761	\$156,610,048	\$10,855,698,101	6.12%	1.97%
Mountain View	\$28,710,265,104	\$3,958,374,199	\$1,376,516,097	\$732,224,692	\$34,777,380,092	8.99%	6.31%
Palo Alto	\$40,152,306,303		\$2,242,525,115		\$42,394,831,418	7.77%	7.69%
San Jose	\$165,353,197,527	\$32,063,025,107	\$4,837,599,810	\$4,743,348,743	\$206,997,171,187	5.79%	37.53%
Santa Clara	\$37,552,165,659	\$4,593,425,681	\$6,759,532,784	\$1,212,989,573	\$50,118,113,697	8.41%	9.09%
Saratoga	\$16,822,562,559		\$46,429,808		\$16,868,992,367	4.34%	3.06%
Sunnyvale	\$48,872,361,884	\$1,914,964,407	\$3,962,253,621	\$79,325,519	\$54,828,905,431	10.37%	9.94%
Unincorporated	\$19,285,537,875	\$2,221	\$265,011,291		\$19,550,551,387	2.64%	3.54%
Total	\$461,378,049,527	\$58,229,489,529	\$23,747,024,105	\$8,188,145,005	\$551,542,708,166	6.87%	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
 *RPTTF: Redevelopment Property Tax Trust Fund **Net of non reimbursable exemptions
 (+)Percentages based on non-rounded





2020-2021 Real Property Distribution By City

City Name	Total Value	Exemptions	Net Total	Parcel Count
Campbell	\$11,637,168,059	\$204,996,196	\$11,432,171,863	12,206
Cupertino	\$24,921,606,401	\$134,300,441	\$24,787,305,960	16,596
Gilroy	\$9,794,189,505	\$349,987,759	\$9,444,201,746	14,493
Los Altos	\$18,244,382,162	\$408,814,094	\$17,835,568,068	11,134
Los Altos Hills	\$8,938,016,028	\$35,540,296	\$8,902,475,732	3,199
Los Gatos	\$14,905,264,255	\$329,379,467	\$14,575,884,788	11,040
Milpitas	\$19,463,620,818	\$309,449,307	\$19,154,171,511	19,818
Monte Sereno	\$2,429,397,223	\$888,006	\$2,428,509,217	1,286
Morgan Hill	\$10,774,870,443	\$351,570,693	\$10,423,299,750	13,077
Mountain View	\$32,888,409,380	\$700,080,782	\$32,188,328,598	19,667
Palo Alto	\$46,586,140,581	\$6,711,588,496	\$39,874,552,085	20,676
San Jose	\$200,847,203,591	\$6,081,773,731	\$194,765,429,860	240,510
Santa Clara	\$42,201,516,129	\$2,143,259,786	\$40,058,256,343	29,542
Saratoga	\$17,049,694,314	\$232,535,899	\$16,817,158,415	11,143
Sunnyvale	\$49,732,089,517	\$597,388,637	\$49,134,700,880	32,988
Unincorporated	\$26,621,397,783	\$7,611,268,566	\$19,010,129,217	25,423
Total	\$537,034,966,189	\$26,202,822,156	\$510,832,144,033	482,798

2020-2021 Net Real Property Distribution of Value * by Type

Property Type	Property Value	Value Growth %	Percent of Total Value +	Parcel Count	Parcel Percentage +
Single Family Detached	\$274,473,774,075	5%	54%	337,839	70%
Condominiums	\$53,200,066,611	7%	10%	90,698	19%
Office	\$48,879,253,610	14%	10%	5,291	1%
Apartments 5+ Units	\$39,942,458,087	10%	8%	5,843	1%
R&D Industrial	\$21,635,463,541	7%	4%	784	-
Other Industrial Non-Manufacturing	\$16,036,200,114	8%	3%	3,425	1%
Specialty Retail and Hotels	\$15,711,547,576	7%	3%	5,714	1%
Single Family 2-4 Units	\$10,020,241,318	6%	2%	15,048	3%
Major Shopping Centers	\$9,400,617,719	5%	2%	869	-
Other Urban	\$7,714,147,766	4%	2%	6,851	1%
Public & Quasi-Public	\$5,119,976,763	18%	1%	2,636	1%
Other Industrial Manufacturing	\$3,826,647,294	5%	1%	2,087	-
Electronics & Machinery Manufacturing	\$2,443,674,875	8%	-	180	-
Agricultural	\$2,354,885,100	2%	-	5,377	1%
Residential Misc.	\$73,189,584	5%	-	156	-
Total	\$510,832,144,033	7%	100%	482,798	100%

*Net of non-reimbursable exemptions; does not include mobile homes;
 includes possessory interest assessments which, until 2014-15 were on the unsecured roll
 (+) Percentages based on non-rounded values

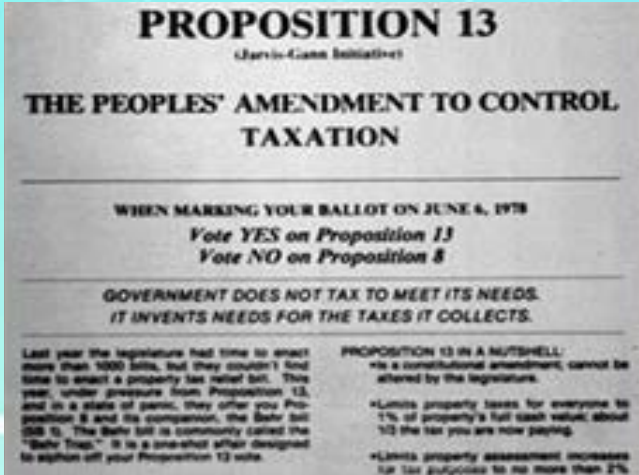
Proposition 13

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 annual increase of assessed value as follows:

- The property tax cannot exceed 1 percent of a property’s taxable value (plus service fees, improvement bonds, and special assessments, many of which require voter approval).
- A property’s original base value is its 1975-76 market value. A new base year value is established by reappraisal whenever there is a change in ownership or new construction. An increase in the assessed value of real property is limited to no more than two percent per year.
- The adjusted (factored) base year value of real property is the upper limit of value for property tax purposes.
- Business property, boats, airplanes, and certain restricted properties are subject to annual reappraisal and assessment.

During a recession, the gap between the market value and assessed value of single family homes declines. However, as the economy recovers, the gap widens.

The chart below provides a snapshot as of December 31, 2019, based upon market value as of March 1, 1975, or the subsequent date of acquisition, plus the inflation rate not to exceed two percent per year for properties in Santa Clara County. For example, 21 percent of all current single family homeowners purchased their property before 1989; however, they only account for 6 percent of all property taxes paid by homeowners. In contrast, homes purchased in the last ten years account for 58 percent of the total property taxes paid by homeowners. The disparity is even greater among owners of commercial and multifamily properties.



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 protections and benefits of Proposition 13, whether a property was purchased last year or in 1975. A base year value is established at the time of purchase or new construction, and increases in the assessed value are limited to an inflation factor of no more than 2 percent annually.



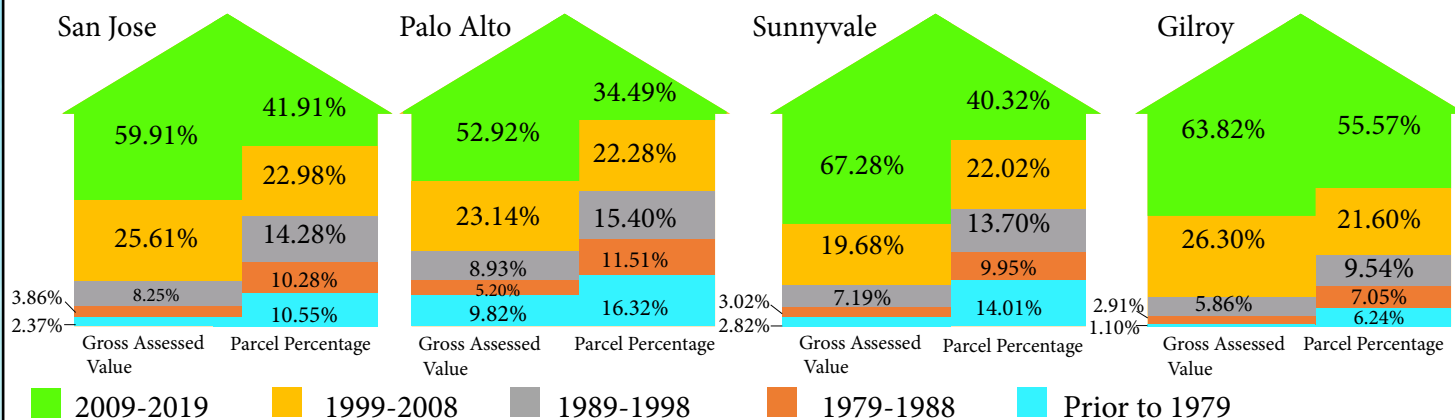
Distribution of Secured Assessment Roll by Base Year and Property Type (Gross AV)

Base Year Lien Date	Single Family/Condominium				Multifamily Housing				Commercial, Industrial, Other			
	Assessed Value	Assessed Value %	Parcel	Parcel %	Assessed Value	Assessed Value %	Parcel	Parcel %	Assessed Value	Assessed Value %	Parcel	Parcel %
Prior to 1979	\$6,224,835,663	2%	48,366	11%	\$1,478,623,018	3%	3,143	15%	\$14,799,930,524	10%	4,828	14%
1979-1988	\$13,062,317,402	4%	42,351	10%	\$2,734,133,631	5%	2,957	14%	\$6,503,976,555	4%	3,288	10%
1989-1998	\$32,090,099,758	10%	61,905	14%	\$3,521,828,572	6%	2,745	13%	\$9,322,001,612	6%	3,705	11%
1999-2008	\$87,422,176,264	27%	98,272	23%	\$12,414,143,648	22%	4,697	22%	\$25,404,258,535	17%	6,751	20%
2009-2019	\$189,312,671,427	58%	177,649	42%	\$35,640,103,342	64%	7,505	36%	\$97,103,866,238	63%	15,251	45%
Total	\$328,112,100,514	100%	428,543	100%	\$55,788,832,211	100%	21,047	100%	\$153,134,033,464	100%	33,823	100%

Who benefits from Proposition 13?

Every property owner benefits from Proposition 13. However, the longer a property is owned, the greater the property tax benefit. For example, 21 percent of all single family properties purchased before 1989 have not had their assessed value adjusted beyond the Proposition 13 two percent cap or the CPI (whichever is lower). However, these properties only comprise six percent of the total assessed value for all single family properties. In contrast, of the 428,543 residential properties in the County, 177,649 were purchased between 2009 and 2019, accounting for 42 percent of the total number of residential properties. These property owners are paying a greater share of the total property taxes. The assessed value of these residential properties was \$189.3 billion, 58 percent of the total. The chart below provides a snapshot as of December 31, 2019, based upon market value as of March 1, 1975, or the subsequent date of acquisition, plus the inflation rate not to exceed two percent per year for properties in each of the four cities. For example, in Sunnyvale, 40 percent of the properties were acquired in the last ten years and are paying 67 percent of the total property taxes.

Distribution of Assessment Roll by Year



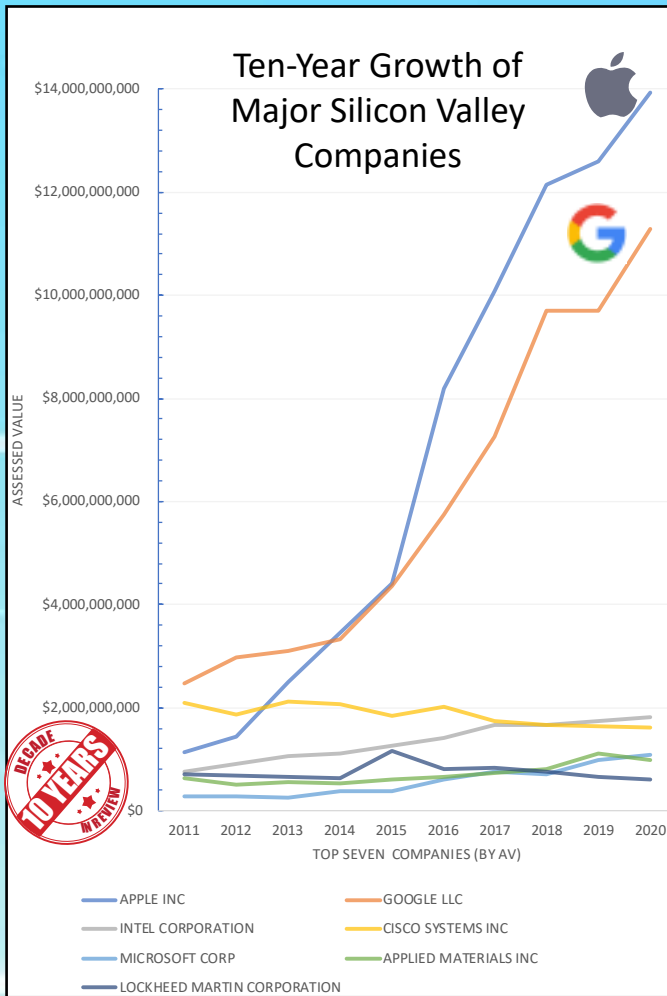
FAQ

Q. What happens when a property transfers ownership?

A. The Assessor determines if a reappraisal is required under State law. If required, an appraisal is made to determine the new base value of the property. The sales price, if known, is a strong indicator, but not the sole factor in setting the Assessment. The property owner is notified of the new assessment and has the right to appeal both the value and the reappraisal decision. The reappraisal of property acquired by inheritance from an estate or living trust occurs as of the date of the death of the former owner, not on the date of distribution to the beneficiary. An assessment will be made in the name of the estate even if the property is sold rather than distributed to the heirs.

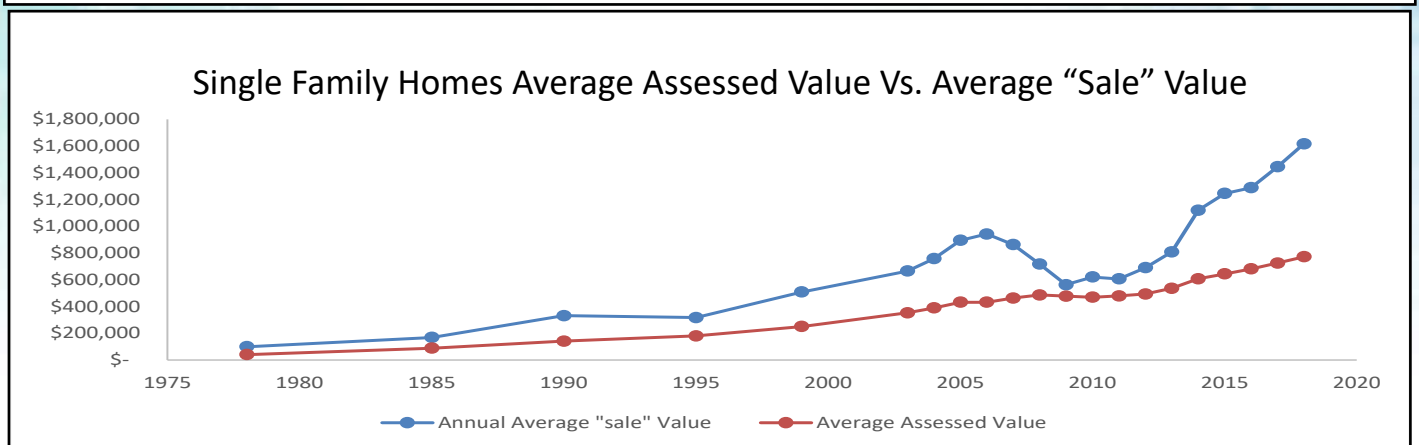
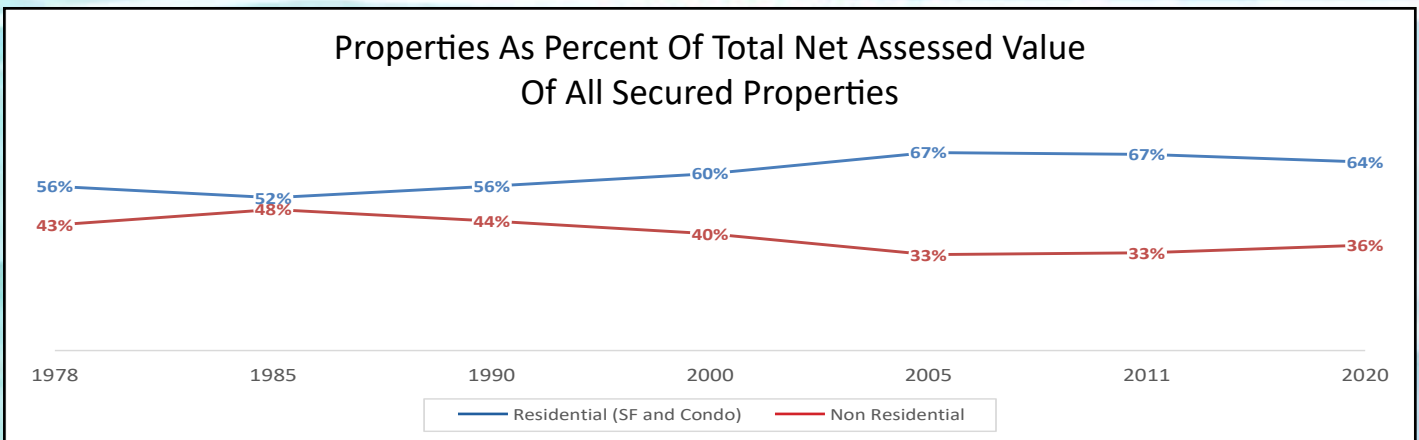


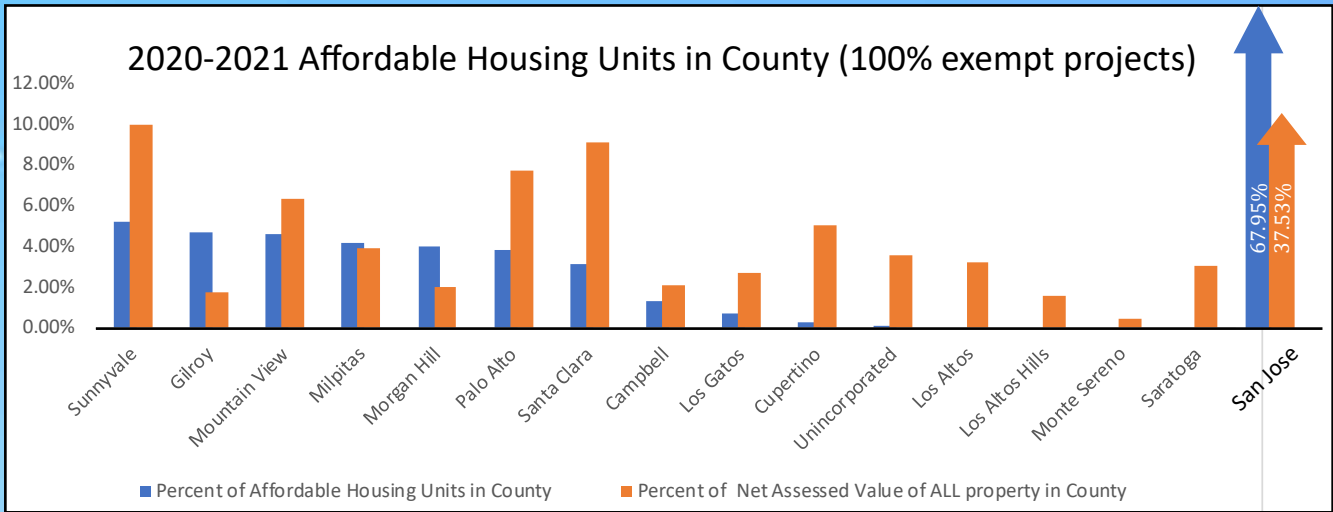
Historical Trends of Assessed Values in Santa Clara County



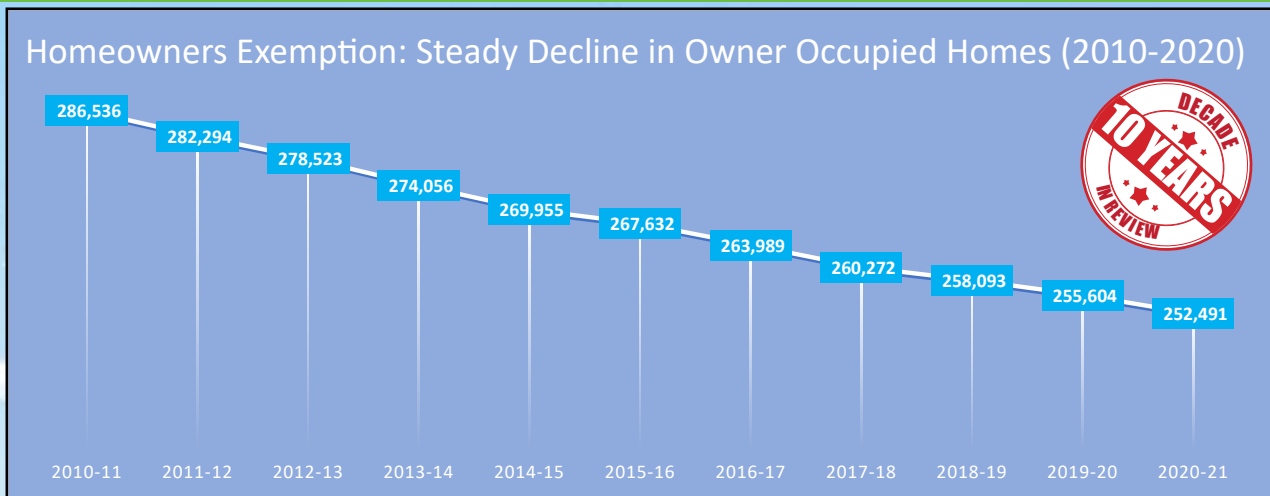
“ Since 2012, MDA Communications Holdings has owned a 24 acre light industrial property in Palo Alto; it had been assessed at \$62.5 Million. In 2019, Alexandria Real Estate Equities purchased the property triggering reassessment. In 2020, upon completion of a comprehensive market appraisal it was assessed at \$291 million, a 357 percent increase.”

The chart below compares the total net assessed value of residential properties to other property, including commercial and industrial properties. Since Proposition 13 passed in 1978, the portion of the net secured assessment roll of commercial and industrial properties has declined 8 percent, a trend consistent with data from other counties. The reason for this shift is likely the growth of residential properties. Between 1978 and 2020, the number of residential parcels grew 49%, while the number of nonresidential actually shrunk by 8%. Between 1980 and 2019 the population grew 49%.





“Driven by the ‘Great Recession’ and a trend by Millennials to rent rather than buy, the total number of property owners claiming their residency as their primary home, and thus eligible for an exemption, has dropped to the lowest levels in more than two decades. In the past ten years, it has fallen by 34,045 homes.”



Exemptions

The homeowners exemption familiar to most homeowners, typically provides a \$70 reduction in property taxes for owner occupied homes. Driven by the “Great Recession” and a trend by Millennials to rent rather than buy, the total number of property owners claiming their residency as their primary home, and thus eligible for an exemption, has dropped to the lowest levels in more than two decades. In the past ten years, it has fallen by 34,045 homes.

Other exemptions are available to qualifying non-profits that own property, including properties owned by charitable non-profit organizations, religious institutions, and private and non-profit colleges. While these entities reduced the amount of property tax revenue available to cities and schools by nearly \$300 million, the vital services they provide, and the additional charitable support they attract, is intended by the legislature to offset the loss in market revenue.

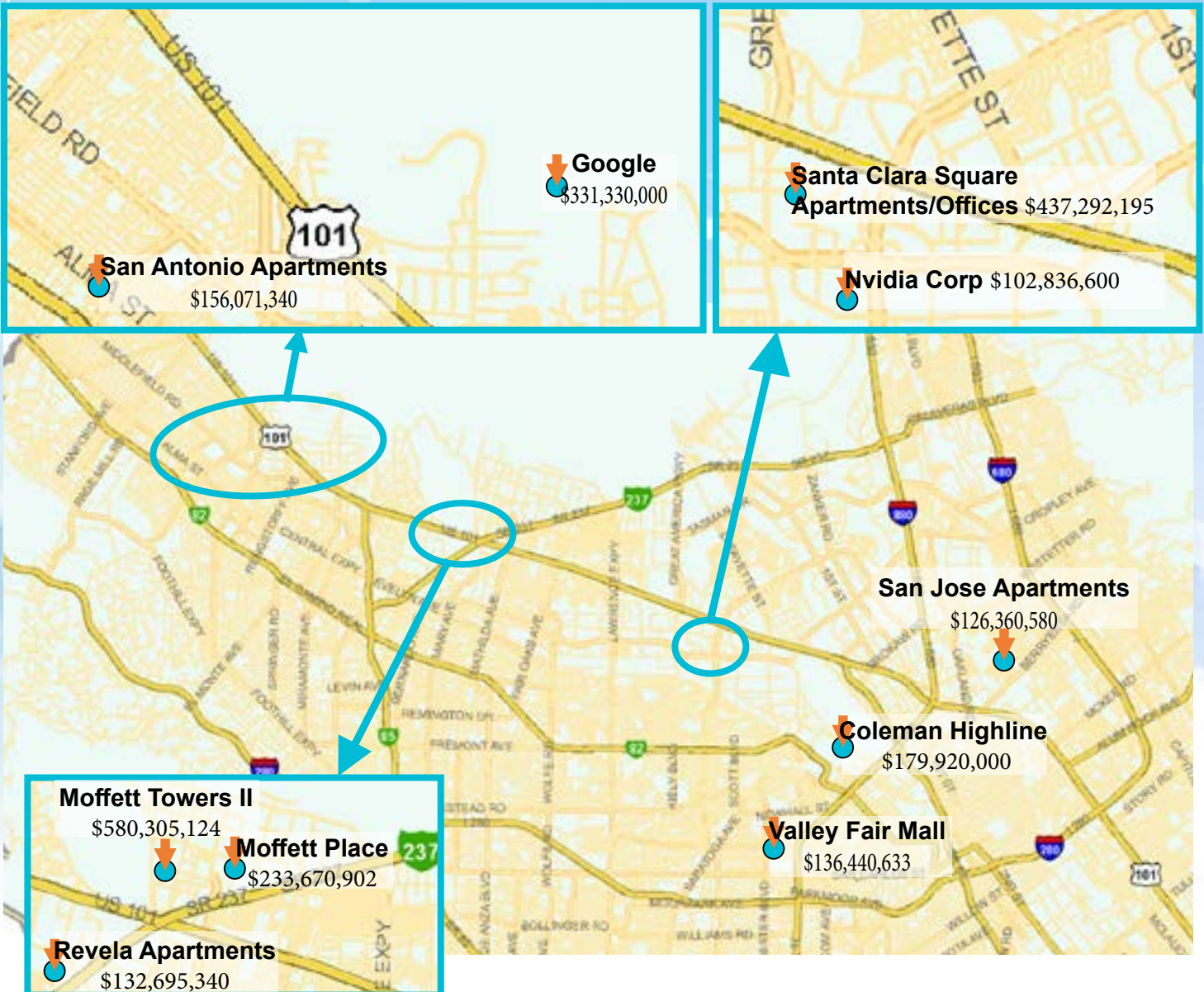
Qualifying Exemptions 2020-2021

Exemption	Roll Unit	Total Value	Percent Value Increase
Non-Profit College	497	\$16,876,531,333	0.1%
Homeowner	252,491	\$1,770,130,021	-1%
Low Income Housing	398	\$5,385,876,025	14%
Charitable Non Profit	1,242	\$3,751,001,940	-1%
Religious	735	\$993,591,317	-0.3%
Hospital	37	\$2,257,079,979	9%
Cemeteries	42	\$180,935,673	2%
Private School	173	\$1,049,380,114	5%
Misc.	56	\$179,407,746	-1%
Disabled Veterans	1,034	\$137,253,083	5%
Museum/Library	7	\$11,343,743	10%
Historical Aircraft	11	\$900,177	-13%
Total	256,723	\$32,593,431,151	3%
Exemptions not Reimbursed by the State	4,232	\$30,823,301,130	

Major New Construction

Major New Construction 2020-2021: Value Added Over Prior Year

Assessee	Property Type	City	Value Added
MT2 B1, B2, B5 LLC (Jay Paul - Moffett Towers II)	Office	Sunnyvale	\$580,305,124
PLANETARY VENTURES LLC (Bay View Project/Google)	Office	Mountain View	\$331,330,000
IRVINE CO (Santa Clara Square Apartments)	Multifamily Housing	Santa Clara	\$316,838,940
MP B3, B4 LLC (Jay Paul - Moffett Place)	Office	Sunnyvale	\$233,670,902
CAP PHASE 1 LLC (Coleman Highline)	Office	San Jose	\$179,920,000
SAN ANTONIO APARTMENTS LLC (Prometheus Group - The Dean Apartments)	Multifamily Housing	Mountain View	\$156,071,340
VF MALL LLC (Valley Fair Mall)	Retail	San Jose	\$136,440,633
EFL DEVELOPMENT COMPANY (Revela Apartments)	Multifamily Housing	Mountain View	\$132,695,340
SAN JOSE APARTMENT OWNER SPE (Market Park Project)	Multifamily Housing	San Jose	\$126,360,580
IRVINE CO (Santa Clara Square Office)	Office	Santa Clara	\$120,453,255





Q. I am remodeling my home, will the improvements be reassessed?

A. Remodeling that does not involve adding to the size of the structure or to the amenities provided within the structure is generally not considered new construction and is not subject to reassessment. The exception is those situations where the remodeling is so extensive as to constitute the “substantial equivalent” of a new structure. If a remodeling project is extensive, the property owner is encouraged to contact the Assessor’s staff in advance by email at rp@asr.sccgov.org or (408) 299-5300, to obtain a better understanding of how the project will be treated for assessment purposes.

**Added Assessed Value due to Changes in New Construction
by City and Major Property Type, Value and Parcel Count: 2020-2021**

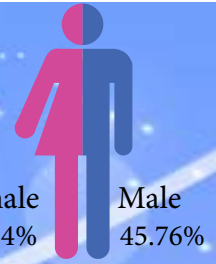
City	Agricultural & Misc.	Manufacturing Industrial &	Multifamily Housing	Office	Retail	Condominium Single Family & Housing	Total
Campbell	\$12,127	\$63,000	\$1,992,707	\$48,010,280		\$43,562,526	\$93,640,640
	1	1	5	2		237	246
Cupertino	-\$420,913	\$10,358,000	\$2,848,290	\$2,058,256	\$25,145,300	\$65,741,394	\$105,730,327
	2	3	2	8	3	260	278
Gilroy	\$771,420	\$29,448,231	\$28,224,225		\$4,613,446	\$93,377,138	\$156,434,460
	2	7	6		4	229	248
Los Altos	-\$2,165,541		\$1,823,831	\$7,714,394	\$1,082,016	\$133,517,651	\$141,972,351
	10		2	7	1	402	422
Los Altos Hills	-\$102,000					\$81,955,125	\$81,853,125
	1					144	145
Los Gatos	\$1,727,081		\$292,784		\$446,924	\$48,786,280	\$51,253,069
	3		4		3	279	289
Milpitas	\$43,213,040	\$82,378,330	\$260,846,480	\$6,200	\$34,657,904	\$46,441,132	\$467,543,086
	4	16	9	1	5	295	330
Monte Sereno						\$8,526,812	\$8,526,812
						52	52
Morgan Hill	\$28,608,299	\$3,214,200	\$50,153,673	\$1,934,400	\$1,945,004	\$44,751,542	\$130,607,118
	6	2	4	2	4	270	288
Mountain View	\$387,032,303	\$53,866,542	\$385,179,810	\$145,088,390	\$84,330,064	\$96,179,746	\$1,151,676,855
	7	9	22	9	7	372	426
Palo Alto	\$11,867,272	\$90,116,805	\$9,381,813	\$285,983,226	\$25,494,588	\$220,083,734	\$642,927,438
	14	4	8	10	1	522	559
San Jose	\$101,947,140	\$108,756,190	\$874,715,549	\$547,781,565	\$297,397,111	\$435,670,628	\$2,366,268,183
	27	40	68	44	56	2,943	3,178
Santa Clara	\$43,335,970	\$159,361,106	\$543,213,306	\$405,297,153	\$29,580,165	\$82,440,171	\$1,263,227,871
	29	19	19	28	11	550	656
Saratoga	\$44,042			\$405,642	\$60,000	\$65,679,695	\$66,189,379
	1			2	1	283	287
Sunnyvale	-\$27,675	\$290,037,949	\$87,281,423	\$1,068,003,911	\$179,644,952	\$69,627,393	\$1,694,567,953
	3	13	16	15	17	550	614
Unincorporated	\$3,356,072					\$87,444,862	\$90,800,934
	36					472	508
Total	\$619,198,637	\$827,600,353	\$2,245,953,891	\$2,512,283,417	\$684,397,474	\$1,623,785,829	\$8,513,219,601
	146	114	165	128	113	7,860	8,526

Top 10 Changes in Ownership 2020-2021

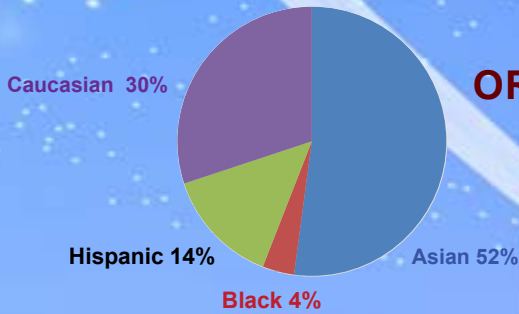
Assessee	Property Type	City	2020 Net Assessed Value	% Increase over Prior Year
Google LLC	Office	Sunnyvale	\$824,780,000	16%
MT Silicon Valley One LLC (Mori Trust Co.)	Office	San Jose	\$437,579,898	86%
Elan at River Oaks Borrower LLC (J.F. Shea Co.)	Multifamily Housing	San Jose	\$406,273,639	175%
ARE San Francisco No. 80 LLC (Alexandria Real Estate Equities)	Industrial & Manufacturing	Palo Alto	\$291,000,000	357%
BPREP Village Residences LLC (Brookfield Property Group)	Multifamily Housing	Mountain View	\$290,650,054	68%
Apple Inc.	Office	Cupertino	\$290,000,000	110%
Prime Vista Montana LLC (Prime Group)	Multifamily Housing	San Jose	\$259,442,100	24%
SJ 50 West SF LLC (Jay Paul Co.)	Office	San Jose	\$242,760,000	36%
Plaza Del Rey MHC LLC (Hometown America Communities)	Multifamily Housing	Sunnyvale	\$237,216,190	45%
Xeres Ventures LLC (Digital Realty Trust)	Industrial & Manufacturing	Santa Clara	\$228,072,326	21%

Added Assessed Value due to Changes in Ownership by City and Major Property Type, Value and Parcel Count: 2020-2021

City	Agriculture & Misc.	Industrial & Manufacturing	Multifamily Housing	Office	Retail	Single Family & Condominium Housing	Total
Campbell	\$4,314,526	\$6,216,884	\$46,122,127	\$39,558,236	\$95,191,438	\$248,042,725	\$439,445,936
	8	4	42	6	7	463	530
Cupertino	\$6,429,326	\$13,948,684	\$20,801,494	\$234,638,571	\$13,823,301	\$419,035,922	\$708,677,298
	6	2	16	10	6	434	474
Gilroy	\$8,169,956	\$74,240,231	\$34,349,824	\$2,175,010	\$13,674,986	\$153,142,344	\$285,752,351
	35	11	24	4	18	674	766
Los Altos	\$24,871,578		\$11,161,989	\$70,260,211	\$9,981,794	\$599,334,216	\$715,609,788
	4		5	24	4	366	403
Los Altos Hills	\$2,465,693					\$117,359,459	\$119,825,152
	5					61	66
Los Gatos	\$1,527,402	\$5,423,264	\$8,275,702	\$34,799,033	\$54,625,738	\$318,846,831	\$423,497,970
	6	2	8	11	14	420	461
Milpitas	\$44,654,169	\$58,875,263	\$37,895,520	\$25,237,961	\$7,575,944	\$523,653,224	\$697,892,081
	17	15	18	5	11	1,061	1,127
Monte Sereno						\$45,063,290	\$45,063,290
						49	49
Morgan Hill	\$56,954,925	\$14,773,563	\$2,493,221	\$2,483,411	\$10,205,457	\$285,657,215	\$372,567,792
	57	9	6	4	11	827	914
Mountain View	\$75,829,515	\$87,017,809	\$305,656,150	\$300,115,687	\$43,309,038	\$595,163,665	\$1,407,091,864
	9	6	58	9	11	706	799
Palo Alto	\$13,588,097	\$316,669,471	\$72,056,195	\$230,960,590	\$35,043,338	\$841,031,074	\$1,509,348,765
	11	9	35	24	6	560	645
San Jose	\$398,894,929	\$315,114,621	\$705,326,096	\$617,056,346	\$421,941,992	\$3,727,525,375	\$6,185,859,359
	174	193	578	132	168	8,488	9,733
Santa Clara	\$198,412,810	\$388,971,674	\$67,978,785	\$136,287,255	\$21,049,437	\$625,931,166	\$1,438,631,127
	18	36	58	14	9	1,013	1,148
Saratoga	\$4,294,218			\$500,546	\$4,751,340	\$406,026,702	\$415,572,806
	9			1	5	346	361
Sunnyvale	\$79,894,805	\$451,855,392	\$148,483,676	\$283,177,832	\$35,976,884	\$864,922,685	\$1,864,311,274
	18	34	62	21	20	1,185	1,340
Unincorporated	\$102,474,016		\$7,999,754	\$798,744	\$5,543,966	\$392,582,936	\$509,399,416
	233		14	2	6	657	912
Total	\$1,022,775,965	\$1,733,106,856	\$1,468,600,533	\$1,978,049,433	\$772,694,653	\$10,163,318,829	\$17,138,546,269
	610	321	924	267	296	17,310	19,728



ORGANIZATIONAL OVERVIEW



Between 2003 and 2020, the composition of the Assessor's Office shifted from 51% people of color to 70%. Services are routinely provided in Spanish, Chinese, Vietnamese, and many other languages.

Assessment Standards, Services, and Exemptions Division

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. Professional staff members monitor assessment appeal information; process legal appeals; maintain and update assessment maps; and manage the public service center, document imaging center and oversee quality control.

Staff Composition - A majority of the 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, sixteen employees are certified as Assessment Analysts and one staff member is a State Board of Equalization certified advanced appraiser.

Major Accomplishments	2020-2021	2019-2020
Ownership Title Documents Processed	65,112	62,075
Organizational Exemption Claims	4,232	4,195
Parcel Number Changes	2,106	2,924
Parent/Child Exclusions from Reassessment	2,866	3,425

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 mobile homes, airplanes and boats. Last year, the Division completed 805 business audits. The Division is responsible for the administration of assessment appeals involving business personal property. Once every four years, most businesses with personal property are subject to audit. Ninety-two percent of all personal property is owned by five percent of all business entities.

Staff Composition - In addition to clerical staff, there were forty-six staff members certified as auditor-appraisers including thirty-six employees who have advanced certification awarded by the State Board of Equalization. The staff is comprised of accountants and experts skilled in auditing and assessing high-tech businesses.

Major Accomplishments	2020-2021	2019-20
Business Assessments on Secured Roll	2,297	2,295
Mobile home Parcels Assessed (BPP) Appraisals Enrolled	11,452	11,364
Total Business Personal Property (BPP) Assessment Activities	61,078	61,905

Real Property Division

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 - In addition to clerical staff, there are eighty-five certified real property appraisers, including sixty-six appraisers who hold advanced certificates issued by the State Board of Equalization.

Major Accomplishments	2020-2021	2019-2020
Real Property Parcels	483,413	482,032
Reappraisable changes of ownership	18,641	22,140
Permits processed	24,870	27,169
Temporary decline in value parcels	10,617	1,843
Parcels with new construction	8,526	8105
Senior Citizen Exclusion	234	287
Historical Properties	347	321

Administration Division

Division Description - Provides executive leadership and policy development. Functions include operational oversight, policy analysis and legislative advocacy, strategic planning, performance management, and internal/external communications. Provides administrative support services including budget, accounting, personnel, payroll, purchasing, and facilities management.

Staff Composition - A staff of ten includes two certified appraisers and one advanced certified appraiser who are certified by the State Board of Equalization. Employees possess backgrounds in assessment operations, policy development, strategic planning, communications, fiscal and contract management, accounting, and personnel.

Assessor's Office (as of 6/30)	FY 2019-2020	FY 2018-19
Actual Expenses	\$41,223,606	\$40,583,316
Authorized Positions	274	266

Information Systems Division

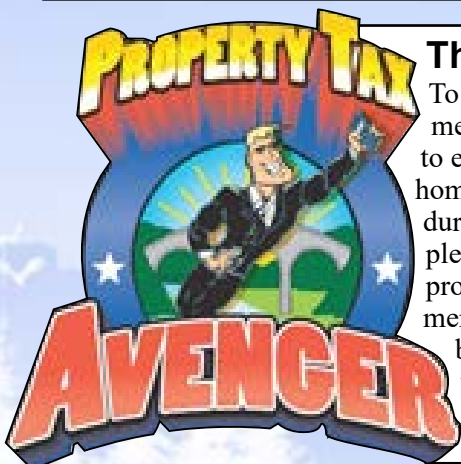
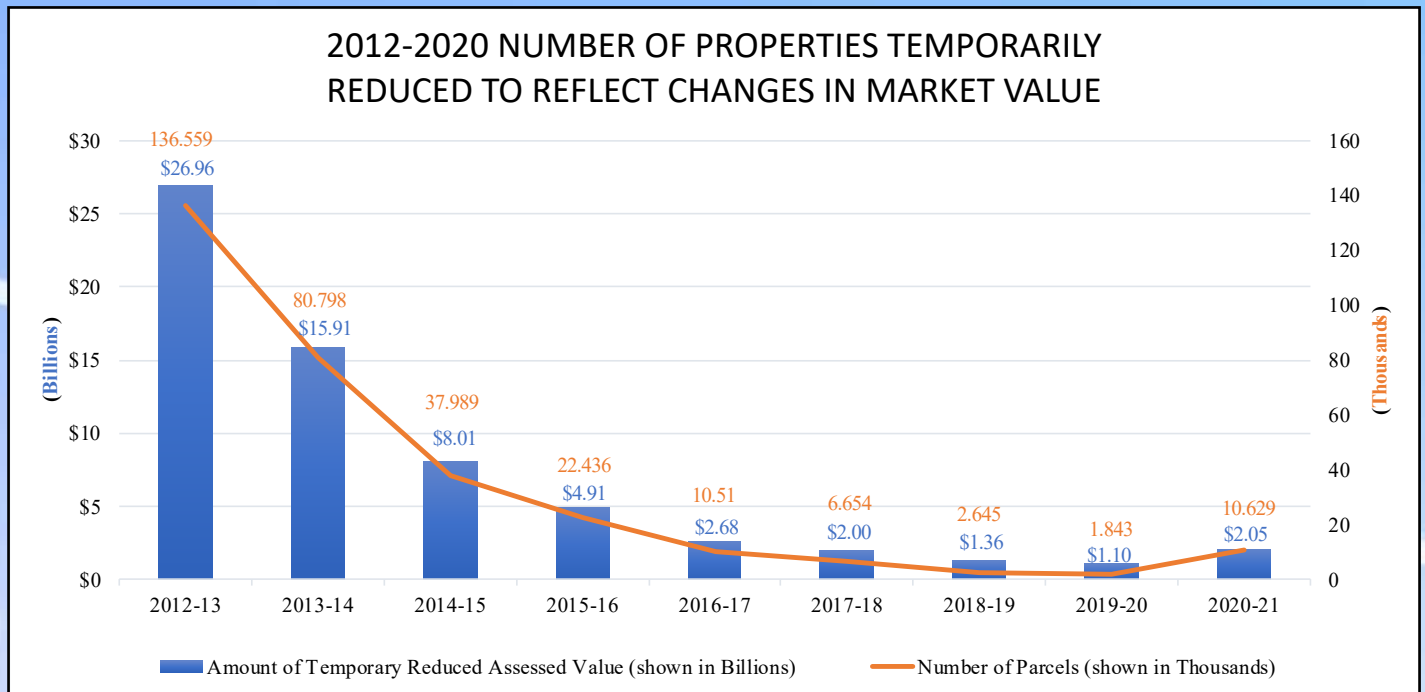
Division Description - Responsible for providing systems support to all other divisions in the pursuit of preparing and delivering the secured, unsecured and supplemental assessment rolls.

Staff Composition - The staff has a broad knowledge of advanced computer systems.

What is Proposition 8?

Proposition 8, passed by California voters in November 1978, entitles property owners to the lower of the fair market value of their property as of January 1, 2020 (lien date), or the factored base year value. The factored base year value is the assessed value as determined at the time of purchase or construction, increased each year by no more than two percent or the California Consumer Price Index (CCPI), whichever is lower. When the market value of a property declines below the factored base year value, the Assessor is required to proactively reduce the assessed value to reflect the lower fair market value of their property. Properties where the market value exceeds the assessed value as of January 1, 2020, are not eligible for an adjustment.

The Assessor's Office has a brief two-minute video that answers the question: Why assessed values for most properties have not declined during Covid-19? The video can be accessed at <https://youtu.be/kFC2X0cG-qY>.



The Property Tax Avenger is on your side

To help new and prospective homeowners better understand how supplemental assessments affect them, the Assessor's Office has created a funny and informative video to eliminate surprises about a confusing part of purchasing a new home. When a new homeowner buys a home, they often assume their property taxes were taken care of during escrow, or as part of the monthly mortgage payments, only to receive a supplemental assessment followed by a supplemental tax bill. The "Tax Avenger" video provides a collection of information on the Assessor's website, including a "Supplemental Estimator" that enables a new property owner to calculate the estimated taxes based upon the anticipated purchase price and month of acquisition. The "Estimator" assists taxpayers to better understand how supplemental assessments and taxes are calculated by the Assessor and the Tax Collector.



Q. Appraising and Assessing: Is There a Difference?

A. 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) sales comparison, (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.

Temporary Declines in Assessed Value Jump for the First Time in 8 Years

For the first time in 8 years, the market conditions for a significant number of residential properties declined over the prior year. The Assessor’s Office proactively responded in accordance with Proposition 8 to the changing market by reducing the assessed values of 10,629 properties, as of the January 1, 2020 lien date. The reductions in assessed value totaled \$2,050,409,497.

The increase in residential properties was particularly dramatic. This year there were 10,306 homes and condominiums with market values below their Proposition 13 adjusted purchase price, a more than six-fold increase over the prior year. The sharp increase was even more pronounced in the condominium sector, which grew from 330 properties in decline to 4,562 with an average reduction of \$80,000 per unit, four times greater than the prior assessment roll. These changes were as of January 1, 2020, before Covid-19, and were an early indicator of a softening in the over-inflated residential market.

The changes were significantly greater in Gilroy in which 7 percent of all residential properties reached Proposition 8 status. By comparison, San Jose had 2.4 percent of all residential properties below market value. At the height of the Great Recession in 2012, fifty-one percent of all residential properties in Gilroy were in decline. The overwhelming majority of reductions are for properties that were purchased or newly constructed in prior years.

On January 1, 2021, the Assessor’s Office anticipates a significant increase in commercial properties eligible for proactive reductions to account for the full impacts of Covid-19. Properties that suffered vacancy or rent loss, such as on the hospitality and entertainment sectors, are expected to receive the greatest reductions in assessed value.

The picture is less clear for residential property, as the market value of single-family homes during Covid-19 has actually increased year-over-year. The culmination of fewer homes for sale and low interest rates have buoyed the residential market.

Properties with Temporary Decline by City and Property Type: 2020-21

City	Commercial Properties		Townhouse/Condo		Single Family and Condominium Housing		Total	
	Value	Parcel Count	Value	Parcel Count	Value	Parcel Count	Value	Parcel Count
Campbell	\$2,274,354	3	\$10,661,169	113	\$14,353,836	104	\$27,289,359	220
Cupertino	\$43,113,831	8	\$6,169,415	72	\$16,948,001	88	\$66,231,247	168
Gilroy	\$14,496,802	30	\$1,917,407	38	\$85,730,339	854	\$102,144,548	922
Los Altos	\$210,990	1	\$674,106	7	\$4,154,147	11	\$5,039,243	19
Los Altos Hills	\$604,834	1	-	-	\$46,847,211	19	\$47,452,045	20
Los Gatos	\$505,931	2	\$4,635,926	52	\$51,270,490	128	\$56,412,347	182
Milpitas	\$23,956,382	20	\$41,295,727	529	\$18,505,273	161	\$83,757,382	710
Monte Sereno	-	-	-	-	\$23,702,016	18	\$23,702,016	18
Morgan Hill	\$16,713,657	10	\$11,408,394	217	\$40,435,818	386	\$68,557,869	613
Mountain View	\$11,411,516	4	\$39,815,345	324	\$14,561,341	82	\$65,788,202	410
Palo Alto	\$12,496,947	1	\$3,276,666	20	\$19,083,794	25	\$34,857,407	46
San Jose	\$418,504,678	131	\$172,096,159	2528	\$319,648,841	2769	\$910,249,678	5428
Santa Clara	\$41,305,861	5	\$26,974,960	262	\$42,975,177	281	\$111,255,998	548
Saratoga	\$2,088,248	6	\$4,187,444	38	\$138,823,149	177	\$145,098,841	221
Sunnyvale	\$16,344,556	7	\$41,770,020	362	\$60,346,341	307	\$118,460,917	676
Unincorporated	\$73,729,294	94	-	-	\$110,383,104	334	\$184,112,398	428
Total	\$677,757,881	323	\$364,882,738	4,562	\$1,007,768,878	5,744	\$2,050,409,497	10,629

Note: Values represent decline in assessed value had the market value exceeded the Proposition 13 protected factored base year value. “-” indicates a value of \$0

Business Personal Property

Assessed value of business personal property is determined from over 42,000 business property statements filed by taxpayers annually, of which, 26,144 were filed electronically. Businesses who file their statement electronically help improve accuracy and reduce paperwork for both the taxpayers and the Assessor. In Santa Clara County, the gross assessed value of business properties represent nine percent of the assessment roll. While Santa Clara County ranks sixth in population and has historically ranked fourth in total assessed value, it is second in the value of business property.

“Over 17,000 business entities have personal property and fixtures assessed below \$10,000 in assessed value and are not taxed. There are nearly 30,000 additional business entities below \$500,000. The remaining 2,000 businesses account for over 90 percent of the total assessed value of machinery, equipment and fixtures.”

“The top 5 account for \$10 Billion in machinery and equipment.”



Q. Why are you taxing my business assets?

A. The State Constitution provides ALL property is subject to property tax. Most people are familiar with the property taxes on their home. Similarly, the assets of a business are subject to assessment. Assessable business assets include all machinery, office furniture and equipment, non-licensed vehicles, process or trade fixtures, and any inventory that is rented or leased on January 1.

2020-2021 Business and Personal Property Distribution by City

City	Gross Secured	Gross Unsecured	Gross Exemptions	Net Total	Percent of Value	Value of Growth
Campbell	\$62,135,450	\$331,169,870	\$18,018,463	\$375,286,857	1%	12%
Cupertino	\$617,491,221	\$2,427,863,574	\$11,344,212	\$3,034,010,583	7%	26%
Gilroy	\$116,615,462	\$274,947,664	\$7,632,428	\$383,930,698	1%	6%
Los Altos	\$26,123,829	\$135,183,258	\$21,631,608	\$139,675,479	-	-5%
Los Altos Hills	\$2,816,540	\$3,318,142	\$2,255,882	\$3,878,800	-	-20%
Los Gatos	\$58,515,382	\$353,462,014	\$81,063,500	\$330,913,896	1%	-7%
Milpitas	\$447,410,183	\$1,890,211,522	\$15,066,838	\$2,322,554,867	6%	1%
Monte Sereno	-	\$919,635	\$395,214	\$524,421	-	-10%
Morgan Hill	\$92,804,692	\$345,021,998	\$5,428,339	\$432,398,351	1%	-
Mountain View	\$529,639,203	\$2,971,212,350	\$911,800,059	\$2,589,051,494	6%	-1%
Palo Alto	\$347,288,971	\$3,572,989,230	\$1,399,998,868	\$2,520,279,333	6%	11%
San Jose	\$2,778,786,515	\$9,882,409,735	\$429,454,923	\$12,231,741,327	30%	1%
Santa Clara	\$2,543,990,985	\$8,063,065,739	\$547,199,370	\$10,059,857,354	25%	5%
Saratoga	\$16,407,063	\$49,305,723	\$13,878,834	\$51,833,952	-	4%
Sunnyvale	\$1,691,179,308	\$4,087,869,158	\$84,843,915	\$5,694,204,551	14%	10%
Unincorporated	\$305,224,422	\$1,305,664,269	\$1,070,466,521	\$540,422,170	1%	7%
Total	\$9,636,429,226	\$35,694,613,881	\$4,620,478,974	\$40,710,564,133	100%	3%

2020-2021 Top 25 Companies*

Just two percent of all businesses account for over three quarters of the assessed value of business personal property. Below are the top 25 companies in Santa Clara County as of the lien date, January 1, 2020, ranked by the gross assessed taxable value of business property, including computers, machinery, equipment, fixtures, and furniture, ranging from \$200 million to \$4.5 billion. All business property is assessed annually at market value. [Note: The ranking only includes business property and does not include the assessed value of real property or exempt value.]

- 1 APPLE COMPUTER INC (1)
- 2 CISCO SYSTEMS INC (2)
- 3 GOOGLE LLC (3)
- 4 INTEL CORPORATION (4)
- 5 MICROSOFT CORP(5)
- 6 APPLIED MATERIALS INC (6)
- 7 NVIDIA CORP (7)
- 8 INTUITIVE SURGICAL INC (15)
- 9 VANTAGE DATA CENTERS 4 LLC (8)
- 10 LOCKHEED MARTIN CORPORATION (9)
- 11 HGST INC (12)
- 12 EQUINIX LLC (11)
- 13 HP INC (38)
- 14 KLA CORPORATION (17)
- 15 XERES VENTURES LLC (10)
- 16 PALO ALTO NETWORKS INC (22)
- 17 A100 US LLC (14)
- 18 HEWLETT PACKARD ENTERPRISE COMPANY (34)
- 19 ADOBE INC (25)
- 20 WESTERN DIGITAL TECHNOLOGIES INC (16)
- 21 2016 ESA PROJECT COMPANY LLC (21)
- 22 FACEBOOK INC (54)
- 23 SOUTHWEST AIRLINE COMPANY (13)



TOP 5 COMPANIES IN 2010

1. CISCO SYSTEMS
2. LOCKHEED MARTIN
3. INTEL
4. GOOGLE
5. HITACHI GLOBAL STORAGE



- 24 FORTY NINERS SC STADIUM COMPANY LLC(18)
- 25 SYNOPSYS INC (36)

*Ranked by net assessed value of their business personal property. Excludes exempt entities. Parentheses indicate last year's ranking.

2020-2021 Business and Personal Property Distribution of Value by Type

Property Type	Gross Secured	Gross Unsecured	Exemptions	Net Total	Percent of Value	Value Growth	Number of Assessments
Aircraft	\$251,691	\$1,055,092,022	\$1,151,868	\$1,054,191,845	3%	5%	743
Apartments	\$165,049,431	\$24,080,317	\$13,927,164	\$175,202,584	0%	12%	990
Boats	-	\$44,470,704	-	\$44,470,704	0%	1%	1,792
Computer Manufacturers	\$1,301,827,280	\$5,175,883,646	-	\$6,477,710,926	16%	9%	231
Electronic Manufacturers	\$2,285,713,166	\$4,024,582,445	-	\$6,310,295,611	16%	4%	843
Financial Institutions	\$13,063,889	\$232,147,274	-	\$245,211,163	1%	8%	527
Leased Equipment	-	\$1,180,019,314	\$7,353,312	\$1,172,666,002	3%	-1%	6,326
Mobile Homes	\$798,587,758	-	\$1,390,992	\$797,196,766	2%	3%	11,452
Other	\$774,744,112	\$4,104,112,764	\$3,226,836,239	\$1,652,020,637	4%	5%	1,565
Other Manufacturing	\$890,386,715	\$2,205,783,706	\$5,637,623	\$3,090,532,798	8%	1%	2,365
Professional Services	\$2,592,689,037	\$13,911,469,661	\$1,320,324,157	\$15,183,834,541	37%	5%	11,984
Retail	\$159,386,190	\$2,645,973,829	\$43,857,619	\$2,761,502,400	7%	7%	7,003
Semiconductor Manufacturing	\$654,729,957	\$1,090,998,199	-	\$1,745,728,156	4%	7%	35
Total	\$9,636,429,226	\$35,694,613,881	\$4,620,478,974	\$40,710,564,133	100%	5%	45,856

Assessment Appeals Process

In Santa Clara County, a Notification of Assessed Value indicating the assessed (taxable) value of each property is mailed in June to all property owners on the secured roll. A taxpayer who disagrees with the assessed value is encouraged to take advantage of the Assessor’s “online tool,” available 24/7. Last year, over 360,000 property owners were able to review the comparable sales used to determine their assessment. Property owners can also request an informal review before August 1. If the Assessor agrees that a reduction is appropriate, an adjustment is made prior to the mailing of the property tax bill in October.

If a difference of opinion still exists, the taxpayer may file a free, formal assessment appeal online. The appeal is then set for hearing before the local, independent Assessment Appeals Board. In Santa Clara County, an appeal must be filed between July 2 and September 15 with the Clerk of the Board (Clerk to the County Board of Supervisors). State law requires that all assessment appeals be resolved within two years of filing, unless

the property owner signs a waiver of the statute. To appeal a roll change or supplemental assessment typically triggered by a change in ownership, audit, or completed new construction, the appeal must be filed within 60 days of the date of the notice of the supplemental assessment.

“Last year, 62 percent of all appeals were withdrawn by appellants; 16 percent were resolved prior to hearing; 13 percent were denied due to lack of appearance; and, 9 percent were resolved at an assessment appeals board hearing.”

Homeowners filing an appeal are encouraged to request a hearing before a Value Hearing Officer. This streamlined program was created with homeowners in mind and is designed to help process resolution of residential assessment appeals. Last year 254 appeals were resolved with this system. On average, all residential appeals are resolved within 13 months.

If the Assessment Appeals Board or Value Hearing Officer renders a decision granting a temporary reduction in value (Proposition 8), that value and the corresponding reduction in property taxes apply only to the property tax due for the year the application was filed.

Should the Assessment Appeals Board order a change in the base year value set by the Assessor for new construction or a change 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 disputes the Assessor’s decision to reassess a change in ownership, the matter is heard and adjudicated by an independently appointed, legal hearing officer.

Between July 1, 2019 and June 30, 2020, the Assessor’s Office resolved 1,786 appeals. Over 91 percent of enrolled assessed values, disputed by appellants, were preserved by the Assessment Appeals Board and the Value Hearing Officers. Due to Covid-19 the Assessment Appeal Boards cancelled all scheduled appeal hearings between March 16 and June 30 substantially reducing the number of appeals resolved.

Assessment Appeals Filed in 2019-2020

City	Non-Residential		Residential		Totals	
	Sum at Risk	Appeals	Sum at Risk	Appeals	Total Sum AT RISK	Total Appeals
Campbell	\$53,549,311	43	\$14,679,383	41	\$68,228,694	84
Cupertino	\$1,011,256,989	98	\$30,420,421	60	\$1,041,677,410	158
Gilroy	\$229,992,047	46	\$6,351,814	26	\$236,343,861	72
Los Altos	\$20,856,931	21	\$68,616,559	62	\$89,473,490	83
Los Altos Hills	\$2,088,000	2	\$85,620,558	70	\$87,708,558	72
Los Gatos	\$154,224,253	52	\$56,304,795	48	\$210,529,048	100
Milpitas	\$1,256,816,669	122	\$12,733,659	48	\$1,269,550,328	170
Monte Sereno	-	-	\$10,456,603	14	\$10,456,603	14
Morgan Hill	\$35,639,826	30	\$7,624,042	23	\$43,263,868	53
Mt. View	\$1,417,677,448	213	\$26,220,732	65	\$1,443,898,180	278
Palo Alto	\$2,791,430,557	118	\$156,158,507	126	\$2,947,589,064	244
San Jose	\$7,998,743,738	912	\$160,586,551	653	\$8,159,330,289	1,565
Santa Clara	\$5,956,065,337	274	\$29,724,764	113	\$5,985,790,101	387
Saratoga	\$4,950,617	13	\$73,777,957	86	\$78,728,574	99
Sunnyvale	\$2,919,001,972	267	\$46,239,925	141	\$2,965,241,897	408
Unincorporated	\$131,457,883	74	\$83,541,784	143	\$214,999,667	217
Location To Be Determined	\$40,104,678	42	-	-	\$40,104,678	42
Grand Total	\$24,023,856,256	2,327	\$869,058,054	1,719	\$24,892,914,310	4,046

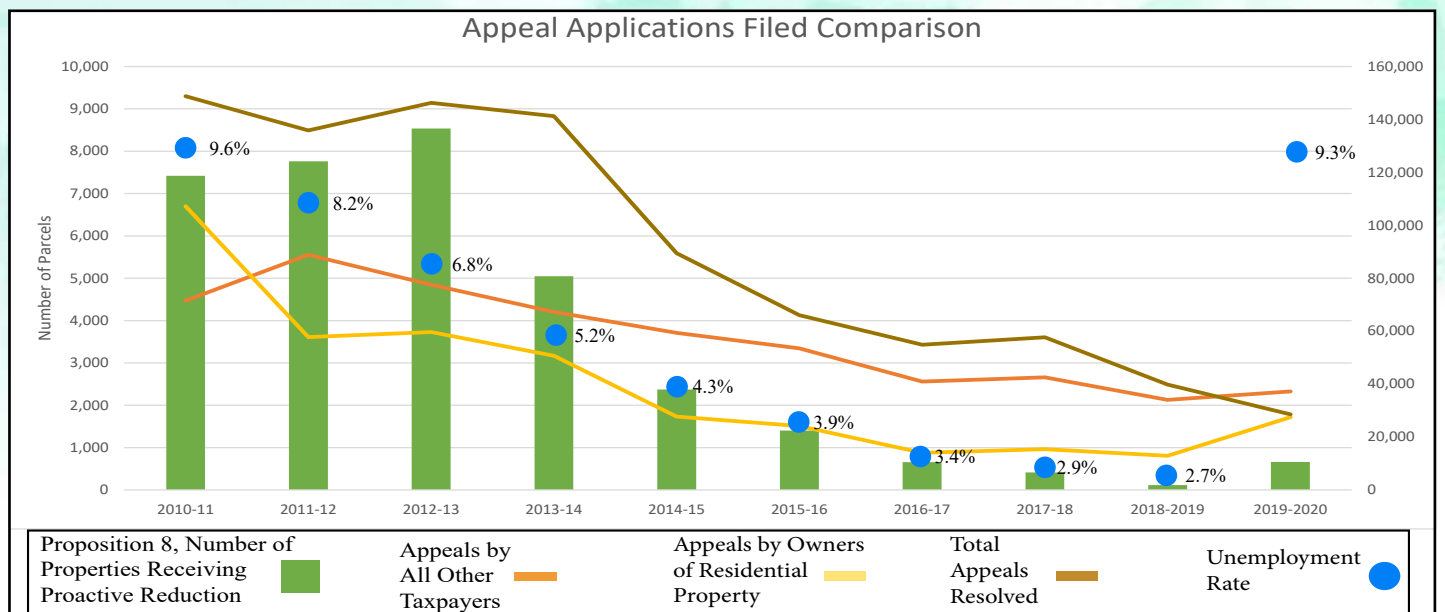
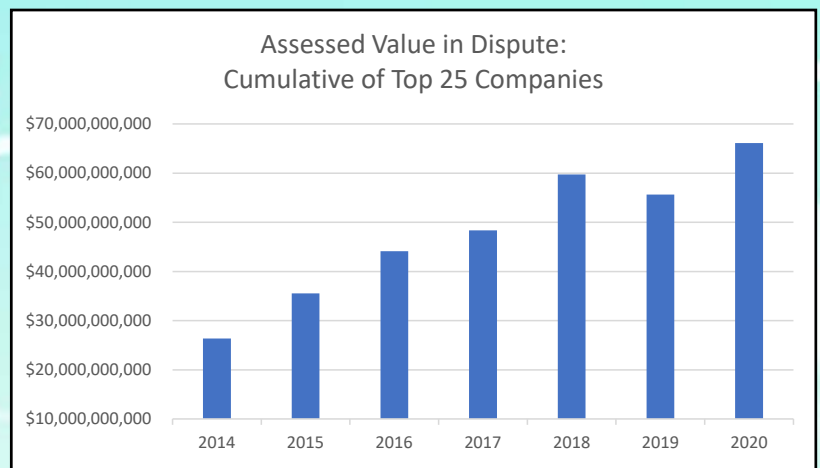
Appeals Filed on the Rise

Another indicator that the 2019 Silicon Valley's economic boom was receding, was a modest increase in the number of applications for a reduction in assessed value. The number of residential assessment appeals increased from a 10 year low of 808 appeals to 1,719 appeals in 2019-20. Sunnyvale, Mountain View and Santa Clara experienced the largest increases in appeals by residential property owners. Appeals of commercial and industrial property comprise 96.4 percent of the total assessed value in dispute. The assessed value of appeals filed by five companies—Apple, Hitachi, Juniper Networks, Applied Materials and SF Forty-Niners— totals just over \$38 billion in disputed value. Disputes typically concern unique properties like the San Francisco 49ers Levi Stadium or the value of highly valuable, complex machinery and equipment.

Valid Assessment Appeals Filed 2012-2019				
Year	Appeals	Total Local Roll	Value at Risk	Percent of Roll at Risk
2019	3,455	\$516,068,803,614	\$21,976,381,368	4.00%
2018	2,936	\$483,248,439,238	\$18,945,303,783	3.92%
2017	2,793	\$450,190,625,516	\$23,627,156,451	5.25%
2016	3,624	\$419,270,051,518	\$22,494,782,062	5.37%
2015	3,437	\$388,335,251,577	\$24,776,140,524	6.38%
2014	4,853	\$357,339,245,945	\$27,726,937,122	7.76%
2013	5,443	\$334,580,873,994	\$22,760,866,751	6.80%
2012	7,371	\$308,808,219,616	\$22,069,622,311	7.15%

****Note:** 2019 appeals are compared against the 2019-20 Local Roll. Last year 62 percent of all appeals were withdrawn by appellants; 16 percent were resolved prior to hearing; 13 percent were denied due to lack of appearance and 16 percent were resolved at an assessment appeals board hearing.

The total amount of assessed value in dispute filed by commercial property owners was \$24.0 billion in 2019-20. As appeals filed by major corporations can include multiple years and take longer to resolve, the total assessed value in dispute has continued to increase at a faster pace than the appeals resolved annually. In 2020, the top 25 companies with the highest assessed values in dispute totaled \$66 billion. Seven years ago, the total was \$27 billion. Ten companies account for 84 percent of the total value in dispute, ranging between \$1.9 billion and \$13.2 billion. In total, the amount in dispute as of July 1 was \$79.2 billion.



Customer Service

In 2020 the Assessor's Office shifted to electronic customer satisfaction surveys away from more costly and cumbersome paper and telephone tools. The surveys continue to measure clarity of information, courtesy, helpfulness, professionalism, promptness, and overall satisfaction. Between June 2020 and September 2020, 151 taxpayers participated in our new customer satisfaction survey.

What our Customers are Saying



fast Above & Beyond Expectations

Impressed with their support, especially with the current challenges...

respectful wonderful service

I expected a DMV experience got a Rolls Royce experience

clear excellent on all counts informative

Helpful

patient

Thank you for helping us

polite quick kind professional

...I was able to get all my questions swiftly answered over email

thoughtful diligent

efficient

Amazingly fast email response

“Mr. Larry Stone’s speech was very powerful, informative and helped a lot.”

Reaching Out to the Community

County Assessor Larry Stone enjoys speaking to neighborhood associations, realtors, business organizations, and civic groups like Rotary, Kiwanis, City Councils, School Boards, and Chambers of Commerce. Last year, he delivered over 50 speeches. To request the Assessor to speak, go to www.sccassessor.gov.



Performance Counts

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

Performance Measures

The following are the Assessor's comprehensive performance measures for Fiscal Year 2018-19. By reporting high-level quantitative and qualitative data that track levels of customer satisfaction, timeliness of product delivery, accuracy of assessments and overall efficiency, these measures allow the Assessor to identify and record service levels from year to year, 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 were developed in collaboration with both line staff and managers.

1. Completed 99.8 percent of assessments (99.1 percent in 2019)

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 assessment roll accurately reflects current market activity.

2. 171 was the average number of days to deliver supplemental assessments to the Tax Collector. (169 in 2019)

Supplemental assessments occur upon a "change in ownership" or "new construction" of real property. This performance measure ensures timely notification to those property owners who acquire or complete new construction on their property.

3. The average number of days to resolve an assessment appeal in 2020 was 685 (524 in 2019)

By statute, assessment appeals must be resolved within two years of filing, unless a waiver is executed by the taxpayer. This performance measure ensures a timely equalization of assessments for property owners. The average number of days to resolve a residential appeal was 380 days.

4. Customer satisfaction rating from all office surveys in 2019 was 95.8 percent. (87 percent in 2019)

This outcome measures cumulatively the satisfaction level of both our internal and external customers who rely on the Assessor for timely service and accurate information.

5. Total expenditures were 93.6 percent of the budget in FY 2020 (97 percent in 2019)

The budget/cost ratio compares the department's actual bottom line expenditures at the end of the fiscal year to the budget to ensure that costs do not exceed anticipated resources.

Cost Accounting

“What gets Measured gets Done”

A critical component of the Assessor's performance-based budget and management system is the comprehensive cost accounting system that allows the Assessor to financially account for nearly every task performed by office staff. The data captures the fully loaded cost, including compensation, benefits, overhead, etc., of activities such as the cost of a residential or commercial appraisal, or an audit of a major company.

Managers use the cost accounting data to measure performance and establish quality standards, allocate work assignments, and measure completion rates. Managers are able to review hours worked, essential for calculating the cost per unit. This information is critical for achieving increased productivity, and improving customer service to property owners, taxpayers, and public agencies that depend on property tax revenue.

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.

Assessment Appeal

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

Assessment Appeals Board (AAB)

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

Assessment Roll

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

Base Year Value (BYV)

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

Basic Aid

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

Business Personal Property

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

Change in Ownership

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

California Consumer Price Index (CCPI)

Determined annually by the California Bureau of Labor Statistics.

Escaped Assessments

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

Exclusions

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

Exemption

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

Factored Base Year Value (FBYV)

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

Fiscal Year

The period beginning July 1 and ending June 30.

Fixture

Tangible property securely affixed to real property.

Full Cash Value (FCV)

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

Improvements

Buildings or structures generally attached to the land.

Lien

The amount owed and created by the assessment of the property, or the amount levied against property by a taxing agency or revenue district.

Lien Date

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



New Construction

The construction of new buildings, additions to existing buildings, or alterations which convert the property to another use or extends the economic life of the improvement.

Personal Property

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

Possessory Interest (PI)

Interest of a lessee in government-owned property. Examples of a PI include the exclusive right to use public property at an airport, such as a car rental company's service counter or a concession stand at the county fair. In both cases, the vendors are subject to property taxes.

Proposition 13

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

Secured Roll

Assessment roll on which the taxes are secured by a lien against the real estate.

Special Assessments

Direct charges or flat fees against property which are included in the total tax bill, but are not based upon the Assessor's valuation of the property. Examples are sewer charges or school parcel taxes.

State Board of Equalization (BOE)

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

Supplemental Assessment

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

Tax Rate

The ratio of the tax to the tax base. The minimum ad valorem property tax rate is 1% of the net taxable value of the property. The total tax rate may be higher due to voter-approved general obligation bonds that are secured by property taxes for the annual payment of principle and interest.

Tax Roll

The official list of property subject to property tax, together with the amount of assessed value and the amount of taxes due, as applied and extended by the Auditor/Controller.

Tax Rate Area (TRA)

A geographic area having the same property tax allocation factors.

Transfer of Ownership

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

Unsecured Roll

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

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



2020-2021 Net Secured Assessed Value (AV) and Number of Parcels (APN) by City and Property Type

City	Agricultural & miscellaneous	Industrial & Manufacturing	Mobilehome	Multifamily Housing	Office	Retail	Single Family & Condominium Housing	Total Net Secured	Other Exemption	Homeowner Exemption
Campbell	Val	\$177,245,794	\$660,944,752	\$12,882,877	\$1,569,858,653	\$926,697,706	\$919,040,348	\$11,489,292,015	\$210,011,494	\$42,973,000
	APN	164	286	105	757	219	264	12,317	113	6,050
Cupertino	Val	\$155,469,020	\$904,915,899		\$1,342,532,857	\$6,209,441,966	\$1,349,888,594	\$25,397,331,860	\$141,765,762	\$67,214,000
	APN	231	57		579	226	149	16,613	81	9,604
Gilroy	Val	\$353,584,024	\$693,357,749	\$11,956,802	\$519,371,862	\$103,607,168	\$6,937,857,075	\$9,557,360,668	\$353,444,299	\$47,341,000
	APN	631	224	168	584	100	316	14,685	141	6,767
Los Altos	Val	\$110,375,889	\$15,863,844		\$277,392,555	\$610,202,218	\$16,408,593,136	\$17,847,899,767	\$422,606,224	\$48,400,800
	APN	157	30		138	281	179	11,144	72	6,918
Los Altos Hills	Val	\$255,894,697	\$2,770,533	\$41,744			\$8,644,329,416	\$8,903,036,390	\$37,796,178	\$13,603,800
	APN	207	21	1			2,991	3,220	15	1,944
Los Gatos	Val	\$318,546,770	\$283,620,038	\$4,504,207	\$703,580,363	\$1,048,545,273	\$11,662,398,782	\$14,598,027,652	\$365,751,985	\$41,832,000
	APN	370	57	58	455	273	213	11,108	72	5,980
Milpitas	Val	\$585,500,531	\$4,023,033,864	\$26,094,446	\$2,027,601,569	\$314,862,307	\$11,222,566,429	\$19,593,045,669	\$317,985,332	\$68,845,000
	APN	365	397	394	374	177	189	20,230	121	9,839
Monte Sereno	Val	\$50,293,758	\$2,337,743				\$2,375,877,716	\$2,428,509,217	\$888,006	\$5,733,000
	APN	61	2				1,223	1,286	1	819
Morgan Hill	Val	\$426,819,598	\$741,054,601	\$36,166,977	\$442,016,089	\$145,709,057	\$8,166,808,908	\$10,514,847,292	\$352,827,843	\$50,946,000
	APN	496	230	445	320	99	226	13,540	130	7,139
Mountain View	Val	\$1,453,082,332	\$4,579,234,973	\$66,728,189	\$5,226,547,743	\$5,374,549,729	\$14,478,521,808	\$32,668,639,303	\$749,409,280	\$69,893,600
	APN	280	346	825	1,515	415	393	16,725	118	9,982
Palo Alto	Val	\$441,326,384	\$2,316,468,669	\$114,938	\$2,334,939,705	\$6,841,166,457	\$26,466,024,142	\$40,152,306,303	\$6,781,123,249	\$78,763,414
	APN	485	180	8	839	565	372	20,690	314	11,256
San Jose	Val	\$5,236,881,763	\$15,665,932,307	\$394,849,955	\$22,871,711,009	\$12,712,482,790	\$128,849,167,336	\$197,416,222,634	\$6,209,767,472	\$876,475,607
	APN	3,891	2,826	6,644	11,015	2,164	3,255	247,336	1,647	125,017
Santa Clara	Val	\$2,244,163,533	\$9,364,513,335	\$158,278	\$5,918,242,424	\$7,020,907,342	\$15,755,832,257	\$42,145,591,340	\$2,599,915,774	\$97,825,000
	APN	465	940	1	2,011	298	427	29,585	255	13,981
Saratoga	Val	\$209,985,309	\$41,507,252	\$63,670	\$10,885,124	\$160,581,916	\$16,228,106,513	\$16,822,562,559	\$243,538,818	\$49,289,800
	APN	346	40	1	23	87	68	11,147	54	7,046
Sunnyvale	Val	\$808,836,798	\$9,814,757,937	\$241,895,943	\$6,780,876,086	\$8,910,850,752	\$21,993,381,671	\$50,787,326,291	\$635,942,534	\$133,161,000
	APN	345	561	2,762	2,125	357	415	35,762	149	19,027
Unincorporated	Val	\$2,918,738,696	\$202,631,762	\$1,738,740	\$165,415,279	\$24,788,351	\$15,837,910,545	\$19,285,540,096	\$7,641,082,109	\$77,833,000
	APN	6,936	317	40	312	30	122	25,703	336	11,122
Total	Val	\$15,746,744,896	\$49,312,945,258	\$797,196,766	\$50,190,971,318	\$50,404,393,032	\$327,685,081,143	\$519,607,539,056	\$27,063,856,359	\$1,770,130,021
	APN	15,430	6,514	11,452	21,047	5,291	6,588	428,543	3,619	252,491

2020-2021 Net Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts and by Major Property Type**

School District	Mobile Home	Multifamily Housing	Single Family Housing	Non Residential	Total Net Secured	Total Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Campbell Union High School*										
Burbank	AV	\$129,209,979	\$264,538,728	\$74,403,204	\$468,151,911	\$3,733,090	\$471,885,001	\$9,641,224	\$1,848,000	8%
	APN	179	598	114	891			4	263	
Cambrian	AV	\$694,222,651	\$5,324,700,674	\$1,223,087,390	\$7,246,264,504	\$101,986,217	\$7,348,250,721	\$97,298,496	\$34,006,000	6%
	APN	472	8,323	498	9,316			48	4,771	
Campbell Union*	AV	\$4,080,214,643	\$15,242,056,501	\$6,019,770,873	\$25,355,948,230	\$683,969,940	\$26,039,918,170	\$712,578,038	\$84,371,000	6%
	APN	2,368	21,159	1,508	25,169			209	12,055	
Moreland	AV	\$1,456,907,910	\$7,527,049,179	\$1,146,275,413	\$10,130,232,502	\$123,172,665	\$10,253,405,167	\$188,579,602	\$46,394,600	5%
	APN	1,091	10,774	304	12,169			62	6,626	
Union Elementary*	AV	\$342,616,137	\$9,895,806,737	\$826,958,559	\$11,065,411,430	\$61,002,085	\$11,126,413,515	\$130,768,230	\$59,547,600	5%
	APN	1	378	263	14,287			76	8,511	
Total	AV	\$6,703,171,320	\$38,254,151,819	\$9,290,495,439	\$54,266,008,577	\$973,863,997	\$55,239,872,574	\$1,138,865,590	\$226,167,200	6%
	APN	4,488	54,499	2,687	61,832			399	32,226	
East Side High School										
Alum Rock Union	AV	\$5,516,906	\$793,516,380	\$1,414,400,553	\$10,352,594,298	\$164,645,159	\$10,517,239,457	\$998,701,310	\$72,367,407	1%
	APN	131	866	1,154	21,925			221	10,119	
Berrysa Union	AV	\$64,719	\$878,376,522	\$945,892,984	\$13,990,870,088	\$206,728,702	\$14,197,598,790	\$172,205,415	\$87,908,800	6%
	APN	1	98	479	23,399			132	12,563	
Evergreen	AV	\$34,507,452	\$202,235,285	\$1,577,400,389	\$19,740,604,033	\$162,130,144	\$19,902,734,177	\$250,845,038	\$107,728,600	4%
	APN	577	71	838	27,030			145	15,395	
Franklin McKinley	AV	\$122,943,623	\$962,671,516	\$2,689,972,295	\$10,759,651,398	\$418,025,762	\$11,177,677,160	\$811,097,174	\$59,082,800	6%
	APN	2,222	935	1,635	19,922			127	8,444	
Mount Pleasant	AV	\$90,112	\$14,545,990	\$170,291,728	\$2,639,800,743	\$8,580,290	\$2,648,381,033	\$24,528,800	\$18,851,000	5%
	APN	1	28	180	5,215			32	2,694	
Oak Grove	AV	\$90,575,951	\$2,021,884,745	\$3,188,349,799	\$18,649,168,687	\$1,085,461,804	\$19,734,630,491	\$570,486,418	\$103,971,000	5%
	APN	1,344	519	570	28,616			152	14,858	
Orchard	AV	\$48,388,469	\$1,337,166,817	\$8,406,772,864	\$11,437,523,939	\$1,433,173,063	\$12,870,697,002	\$138,829,634	\$11,926,600	5%
	APN	915	32	1,324	4,645			24	1,704	
Total	AV	\$302,087,232	\$6,210,397,255	\$18,393,080,612	\$87,570,213,186	\$3,478,744,924	\$91,048,958,110	\$2,966,693,789	\$461,856,207	5%
	APN	5,191	2,549	6,180	130,752			833	65,777	

2020-2021 Net Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts and by Major Property Type**

School District	Mobile Home	Multifamily Housing	Single Family Housing	Non Residential	Total Net Secured	Total Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Fremont Union High School*										
Cupertino Union	AV	\$2,966,785,775	\$34,791,301,981	\$7,914,490,132	\$45,672,577,888	\$1,682,578,667	\$47,355,156,555	\$308,467,836	\$163,958,200	6%
	APN	1,561	36,414	1,270	39,245			147	23,427	
Sunnyvale Elementary*	AV	\$4,835,388,636	\$12,290,017,572	\$18,405,834,363	\$35,615,460,430	\$3,460,968,087	\$39,076,428,517	\$441,603,605	\$72,325,400	10%
	APN	1,349	16,968	1,345	20,623			110	10,336	
Total	AV	\$7,802,174,411	\$47,081,319,553	\$26,320,324,495	\$81,288,038,318	\$5,143,546,754	\$86,431,585,072	\$750,071,441	\$236,283,600	8%
	APN	2,910	53,382	2,615	59,868			257	33,763	
Gilroy Unified High School										
Gilroy Unified	AV	\$12,445,172	\$523,671,780	\$2,942,995,654	\$11,617,739,339	\$339,531,256	\$11,957,270,595	\$365,771,591	\$55,654,200	6%
	APN	183	598	14,207	18,016			160	7,955	
Los Gatos - Saratoga Joint Union High School*										
Lakeside Union*	AV	\$1,273,448	\$143,391,859	\$24,751,577	\$169,416,884	\$62,177	\$169,479,061	\$1,503,734	\$763,000	3%
	APN	1	174	124	299			2	109	
Loma Prieta Union*	AV	\$202,394	\$240,366,058	\$52,140,926	\$292,709,378	\$874,719	\$293,584,097	\$1,026,458	\$1,484,000	2%
	APN	2	329	246	577			2	212	
Los Gatos Union*	AV	\$4,504,207	\$421,754,766	\$1,934,144,373	\$14,071,711,456	\$239,171,954	\$14,310,883,410	\$246,856,733	\$38,298,400	5%
	APN	58	245	1,428	10,565			49	5,474	
Saratoga*	AV	\$63,670	\$8,291,761	\$484,886,708	\$12,945,324,442	\$28,096,305	\$12,973,420,747	\$222,911,793	\$31,564,400	4%
	APN	1	17	593	7,489			37	4,512	
Total	AV	\$4,567,877	\$431,522,369	\$2,495,923,584	\$27,479,162,160	\$268,205,155	\$27,747,367,315	\$472,298,718	\$72,109,800	5%
	APN	59	265	2,391	18,930			90	10,307	
Milpitas Unified High School										
Milpitas Unified	AV	\$26,148,328	\$1,632,651,011	\$6,298,217,312	\$19,089,573,242	\$1,868,326,907	\$20,957,900,149	\$304,107,708	\$69,057,800	7%
	APN	395	369	18,204	20,366			124	9,869	
Morgan Hill Unified High School										
Morgan Hill Unified	AV	\$37,057,233	\$450,903,961	\$3,175,489,275	\$15,659,264,556	\$442,414,632	\$16,101,679,168	\$371,937,092	\$74,587,800	6%
	APN	463	339	17,405	21,618			172	10,518	

School District	Mobile Home	Multifamily Housing	Single Family Housing	Non Residential	Total Net Secured	Total Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Mountain View - Los Altos*										
Los Altos Elementary*	AV \$41,744	\$1,383,793,985	\$23,790,260,583	\$2,258,463,877	\$27,432,560,189	\$218,979,160	\$27,651,539,349	\$609,933,431	\$62,696,200	7%
	APN 1	194	13,868	946	15,009			106	8,960	
Mountain View Elementary*	AV \$66,728,189	\$4,040,374,316	\$12,106,678,854	\$14,190,458,053	\$30,404,239,412	\$2,328,396,711	\$32,732,636,123	\$723,531,127	\$59,162,600	11%
	APN 825	1,408	14,204	1,405	17,842			103	8,449	
Total	AV \$66,769,933	\$5,424,168,301	\$35,896,939,437	\$16,448,921,930	\$57,836,799,601	\$2,547,375,871	\$60,384,175,472	\$1,333,464,558	\$121,858,800	10%
	APN 826	1,602	28,072	2,351	32,851			209	17,409	
Palo Alto Unified High School*										
Palo Alto Unified*	AV \$114,938	\$2,334,939,705	\$30,451,876,042	\$11,291,208,502	\$44,078,139,187	\$2,244,409,102	\$46,322,548,289	\$14,291,685,341	\$87,981,014	8%
	APN 8	858	20,077	1,762	22,705			517	12,573	
Patterson Joint High School										
Patterson Joint	AV -		\$707,565	\$38,607,218	\$39,314,783	\$40,117	\$39,354,900	-	\$168,000	7%
	APN		3	429	432			0	24	
San Benito Joint Union High School										
North County Union Joint	AV -			\$43,731,253	\$43,731,253	\$922,225	\$44,653,478	-	\$42,000	6%
	APN			220	220			0	6	
San Jose Unified High School										
San Jose Unified	AV \$34,967,225	\$7,884,349,186	\$39,187,486,658	\$12,151,460,989	\$59,258,264,058	\$2,903,420,932	\$62,161,684,990	\$2,246,787,933	\$242,054,400	7%
	APN 471	4,883	60,412	4,640	70,406			573	34,582	
Santa Clara Unified High School*										
Santa Clara Unified *	AV \$210,628,970	\$10,793,022,019	\$18,333,806,261	\$32,043,833,566	\$61,381,290,816	\$11,724,367,238	\$73,105,658,054	\$2,822,172,598	\$122,329,200	9%
	APN 2,737	2,186	29,235	2,711	36,869			285	17,482	
Santa Clara County										
Grand Total	AV \$797,196,766	\$50,190,971,318	\$327,685,081,143	\$140,934,289,829	\$519,607,539,056	\$31,935,169,110	\$551,542,708,166	\$27,063,856,359	\$1,770,130,021	7%
	APN 11,452	21,047	428,543	33,823	494,865			3,619	252,491	
*Basic Aid School Districts **Includes other exemptions, excludes homeowner exemption										

Property Assessment Monthly 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 second property taxes without penalty. This tax payment is based on property values determined for the January 1 lien date 15 months earlier.

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.

May 7

Last day to file a business personal property statement without incurring a 10 percent penalty.

July 2

First day to file assessment appeal with the Clerk of the Board of Supervisors.

End of June

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, via the website, prior to August 1 to request a review.

August 1

Last day to request an informal Proposition 8 review.

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.

START OVER

The Assessor's Team Here to Help



James Abe, Raji Abraham, Shalini Agrawal, Linda Aguilar, Medel Angel, Norman Arias, Michael Arriola, Audrey Atkins, Tuan Au, Anita Badger, Jeffrey Barlow, Julie Barraza, Deborah Bathurst, Feliza Bautista, Melvin Bautista, John Belo, Neeraj Bhardwaj, Robert Binder, Matthew Boxberger, Jon Bredeson, Khoi Bui, Victoria Byrd, Phoebe Cabaluna, Charmaine Cabuag, Simon Calaanun, Carol Callahan, Mia Campana, Carlos Cansino, Jocelyn Champlin, Deborah Chavez, Joshua Chen, Win Chen, Min Cheng, Arthur Chien, Bordon Chin, Queenie Ching, Jae Choe, Jonathan Cholula, Jolene Chou, Michelle Chou, Lori Cichon, Dawn Cieslik, Daniel Cooper, Kent Corey, Melody Dejesus, David Del Real, Barry Delfin, Sourita Dey, Francisco Diaz, Deborah Dini, James DiTomaso, Tara Duncan, James Duong, Thy Duong, Tony Duong, Soman Easaw, James Egan, Gloria Elia, Sandra Emerson, Cathleen Espinoza, Rey Eugenio, Aaron Feldman, Cecilia Feng, Richard Fisher, Ibrahim Fofanah, Gemma Foster, Shayne Fulford, Nora Galvez, Gabriel Garcia, Joseph Garcia, Lizuarte Garcia, Maylina Garcia, David Ginsborg, Vipin Goel, Sally Gonzaga, Manuela Gonzalez, Teresa Gonzalez, James Gray, Jared Gregory, Maria-Salome Grepo, Kevin Gruidl, Xin Guo, Ashok Gupta, Brook G Haile, Ramya Rao, Murray Hartmann, Cara Heaney, Brenda Hidalgo, Julius Ho, Stella Hong, Joshua Howell, Mike Hsu, Christopher Hughes, Jenny Huynh, Nora Huynh, Tri Huynh, Yong Jin Im, Julie Jacobson-Gentry, Patricia Jadrich, Michelle Jergensen, David Johnston, Michael Kang, Darrell Kettner, Joey Kimpo, Karen Klein, Karen Kloster, Michael P Kofnovec, Meiyee Kong, Melissa Kong, James Kostmayer, Bhagawan Kotra, Jeffrey Kwan, Wei Jim Lai, Peter Lan, Arnold Lau, Young Lee, Kristen Leglu, Bertha Legorreta, Kathleen LeGrande, Amber Leon, Richard Leong, Matthew Leslie, Elizabeth Leyva, Jennifer Lim-Santos, Steve Lin, David Liu, Robert Logan, Brian Lombard, Carl Lombard, Vanessa Lopez, Visnja Lopez, Fraser Louie, Kari Luescher, Brett Lunceford, Melody Luong, David Luu, Trinh Luu-Nguyen, Teresa Macy, Maria Manesis, Amy Martinez, Eric Matsuda, Aden Mengistie, Nedra Millwood,

We Aim to Speak Your Language!

Since last year, answers to some of the most frequently asked questions have been translated into seven additional languages and provided on our website 24/7. Below are the languages with this new content:

Chinese	中文
Hindi	हिन्दी
Japanese	日本語
Korean	한국어
Spanish	Español
Tagalog	Tagalog
Vietnamese	Tiếng Việt

Tiffany Ming, Carol Mondino, Gregory Monteverde, Hazel Morales, Susan Murphy, Jeannette Murray, Patricia Murrieta-Santillanez, Quoc Ngo, Bao Nguyen, Caroline Nguyen, Loan Nguyen, Wayne Nguyen, Nguyen, Josefina Olivarez, Swathi Pathak, Imelda Pea, David Peak, Sylvia Pedraza, Phu Phan, Michelle Pine, Anthony Piscitelli Jr, Janene Pratt, Lynn Quan, Noe Quinanola, Michael Randle, Shashank Ranjan, John Recchio, Roy Rivas, Lisette Rodriguez, Rebecca Ross, Emilie Roy, Marie Rueda, Mohit Sabherwal, Maria Sarabia, Selu Sataraka, Sheryl Schenkman, Laura Scott, Kristina Seldal, Alfredo Semene, Chetan Shah, David Shank, Vijay Shankarappa, Mai Shearer, Tommy Shing, Anil Siddam, Esmeralda Silveira, John Sleeman, Hector Solorzano, Cheryl Soriano, Debra Spolski, Kim Starrett, Marian Stewart, Lawrence E Stone, Roopa Subramanian, Christine Swensen, Michael Swigart, Khadiza Tahera, Marcus Tai, Kim Tang, Kevin Tanner, Jasmine Ting, Saeed Torabi, Heather Tran, Khanh Tran, Natalie Tran, Nicole Tran, Peter Tran, Tran Tran-Galligan, Carmen Valles, Susan Vasconcelos, Malthi Venkateswaran, Jackie Ventimiglia, Athena Wang, Wendy Watson, Joseph White, David Wierzba, Mullissa Willette, Janie Williams, Yeongtyan Wong, Richard Xavier, Wendy Xia, Vanessa Yang, Guillermo Young, Michelle Zaffa, Eric Zamudio, Gumersindo Zavala, Jennifer Zenni, Diane Zertuche, Lynn Zhang, Lucia Zhao

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Disclaimer: This document presents a distribution of the 2020-2021 Santa Clara County property tax local assessment roll by City/Redevelopment Successor 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 ABS 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 September 2020.



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Questions? We have answers. Go to www.sccassessor.org

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

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
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Cần giúp? Văn Phòng Giám Định có nhân viên thông thạo ngôn ngữ của quý vị. Xin gọi cho chúng tôi tại (408) 299-5500.

General County financial information, including taxes by tax rate areas and methods of property tax revenue allocation:

Santa Clara County Finance Agency • (408) 299-5200

Santa Clara County assessments:

Public Information and Ownership • (408) 299-5500

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

Personal Property, including Businesses,
Mobilehomes, Boats and Airplanes
(408) 299-5400 • busdiv@asr.sccgov.org

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

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

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

Administration • (408) 299-5570 • Fax (408) 297-9526

Tax bills, payments, delinquency, or the phone number of the appropriate agency to contact about a special assessment:

Santa Clara County Tax Collector
(408) 808-7900 • www.scctax.org

Filing assessment appeals:

Santa Clara County Assessment Appeals Board Clerk
(Clerk of the Board of Supervisors)
(408) 299-5088 • www.sccgov.org/portal/site/cob

Recording documents:

Santa Clara County Clerk/Recorder
(408) 299-5688 • www.clerkrecorder.org

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 (916) 274-3400, or www.boe.ca.gov.

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