



**SAN MATEO COUNTY  
CONTROLLER'S OFFICE**

**PROPERTY TAX  
HIGHLIGHTS  
FY 2017-18**

Juan Raigoza, San Mateo County Controller

# Message from the Controller

To the Residents of San Mateo County,

For the seventh consecutive year, property taxes collected countywide have increased. This was primarily due to sale of properties and new construction, both of which result in increases to properties' assessed values. Values are expected to continue to increase in the short term because of current and pending residential, mixed-use, and commercial construction. In fiscal year 2017-18 (July 1, 2017 through June 30, 2018), a total of \$2.6 billion was levied from the 1% General Tax (\$2.1 billion), debt service payments for bonds (\$246.1 million), and special charges (\$263.4 million). This is a \$185.7 million, or 7.7%, increase compared to the prior year.

Fiscal Year 2017-18 Tax Levy	
1% General Tax	\$ 2,088,094,281
Debt Service	246,099,663
Special Charges	263,440,147
<b>Total Tax Levy</b>	<b>\$ 2,597,634,091</b>

This publication is intended to provide an overview on the administration of property taxes and the different types of property taxes that are collected and distributed to local government agencies in San Mateo County.

To view or download copies of the *Property Tax Highlights* and other publications, visit our website at <http://controller.smcgov.org>.

Sincerely,



Juan Raigoza  
San Mateo County Controller



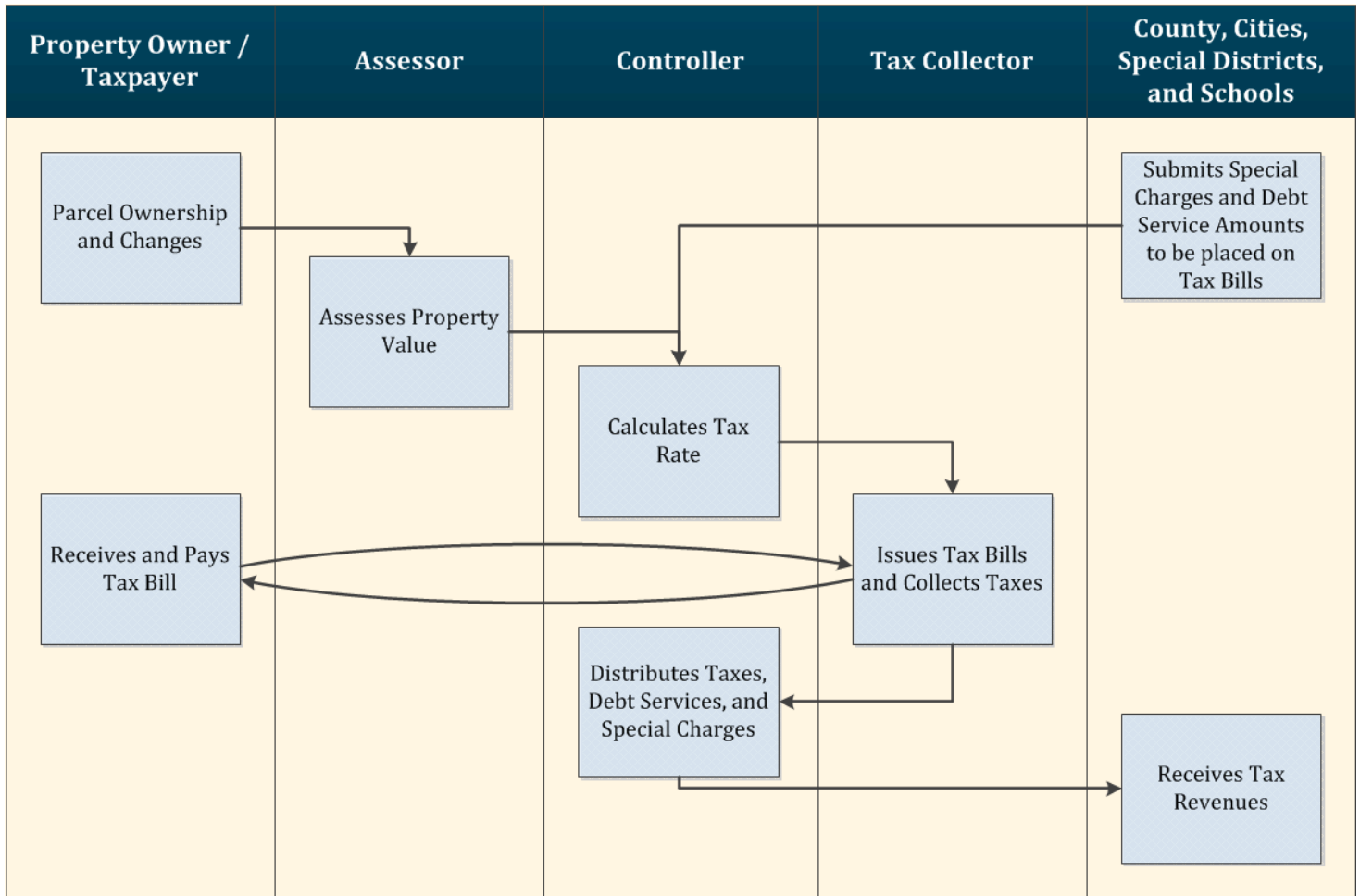
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# Introduction

Proposition 13, approved by California voters in 1978, is the basis of the current property tax process. It limits the property tax rate to 1% of assessed values plus the rate necessary to service the debt on local voter-approved bonds. It also limits assessed value increases to a maximum 2% per year on properties that were not involved in a change of ownership or construction. Newly acquired properties are assessed at fair market value (usually the purchase price) and the value of new construction is added to the existing base value of a parcel.

The diagram below depicts the property tax process from the assessment of properties to the calculation of tax amounts, collection of taxes due, and finally, the distribution of property taxes to local government agencies.



## THREE ELECTED COUNTY OFFICIALS ADMINISTER THE PROPERTY TAX PROCESS

**Mark Church**  
 Assessor-Clerk-Recorder-Elections  
[www.smcare.org](http://www.smcare.org)

**Juan Raigoza**  
 Controller  
[controller.smcgov.org](http://controller.smcgov.org)

**Sandie Arnott**  
 Treasurer-Tax Collector  
[www.sanmateocountytaxcollector.org](http://www.sanmateocountytaxcollector.org)

## Property Owner / Taxpayer

Each year, taxable property is assessed (valued) as of January 1 (the lien date) and the values are used to calculate the taxes due for the fiscal year of July 1 through June 30. For example, the January 1, 2017 lien date values were used to calculate the taxes due for fiscal year July 1, 2017 through June 30, 2018.

Once the property has been assessed, the taxes levied become a lien on the property (secured), or the assessee (unsecured), for which the owner is liable. Property owners are responsible for the timely payments of taxes. Late payments are subject to significant penalties under State law.

The table below shows the top ten taxpayers, which make up 5.72% of the total taxes billed. This shows that the County's tax base is broad and does not rely on a limited number of taxpayers or industries.

Top 10 Taxpayers in FY 2017-18	Type of Business	Property Taxes Billed* (millions)	% of Total Taxes Billed*
Pacific Gas & Electric	Utility	\$ 25.0	1.08%
Genentech	Biotechnology	22.8	0.98%
United Airlines	Airline	19.8	0.85%
Gilead Sciences Inc	Biopharmaceutical	18.3	0.78%
Google, Inc.	Software	11.7	0.50%
Facebook Inc	Social Media	8.8	0.38%
Oracle Corporation	Software	7.8	0.34%
American Airlines	Airline	7.6	0.32%
Slough BTC LLC	Lessor	6.6	0.28%
Peninsula Innovation Partners	Real Estate	4.8	0.21%
<b>Total</b>		<b>\$ 133.2</b>	<b>5.72%</b>

\*Based on the general tax and debt service on secured, unsecured, unitary, and railroad properties as of June 30, 2018





# Assessor Values Property

## Locally Assessed Properties

The primary responsibility of the County Assessor is to assess each property's value so that the owner pays the correct amount of property tax in accordance with State law. For most properties, except in the case of new construction or a change in ownership, the assessed value is the prior year's assessed value adjusted for inflation up to 2%. However, Proposition 8 amended Proposition 13 to recognize declines in market value for property tax purposes and allows for a temporary reduction to the assessed value when market value is less than the current assessed value. The assessed values of properties are recorded on the "local property assessment rolls".

### *Secured and Unsecured Rolls*

The main categories of taxable property include real property, business and personal property, vessels, and aircraft. Real property, which includes both residential (homes, condos, and apartments) and non-residential (business, hotels, retail, etc.), is considered secured property. In fiscal year 2017-18, the County's secured roll included 221,082 properties (aka "parcels").

Business and personal property (e.g. machinery, equipment, office tools and supplies), vessels, and aircraft are considered unsecured property. In fiscal year 2017-18, the County's unsecured roll included 15,501 unsecured accounts, 3,177 boat accounts, and 347 non-commercial general aircraft accounts.

### *Supplemental Roll*

The completion of new construction or a change in ownership results in a re-assessment of property and a supplemental tax bill that is in addition to the annual secured tax bill. The supplemental assessment roll captures the difference between the initial and new assessed value (based on the transfer or construction completion date). This roll is intended to capture changes to assessed value resulting from activities after the January 1 lien date, and the associated tax effect for the remainder of the tax year.



### *Exemptions*

There are numerous full and partial exemptions provided by the State Constitution and the legislature that exclude certain property from taxation. Eligibility for such exemptions depends on the characteristics of the owners and property (e.g. disabled, elderly, charitable organization, etc.).

### *Appeals and Corrections to Assessed Values*

The Assessment Appeals Board (AAB) allows taxpayers to dispute assessed values through administrative processes. The Assessor can also make corrections to the assessed values throughout the year. When changes in assessed value modify the original tax levy amount, it results in either a refund or new tax bill.

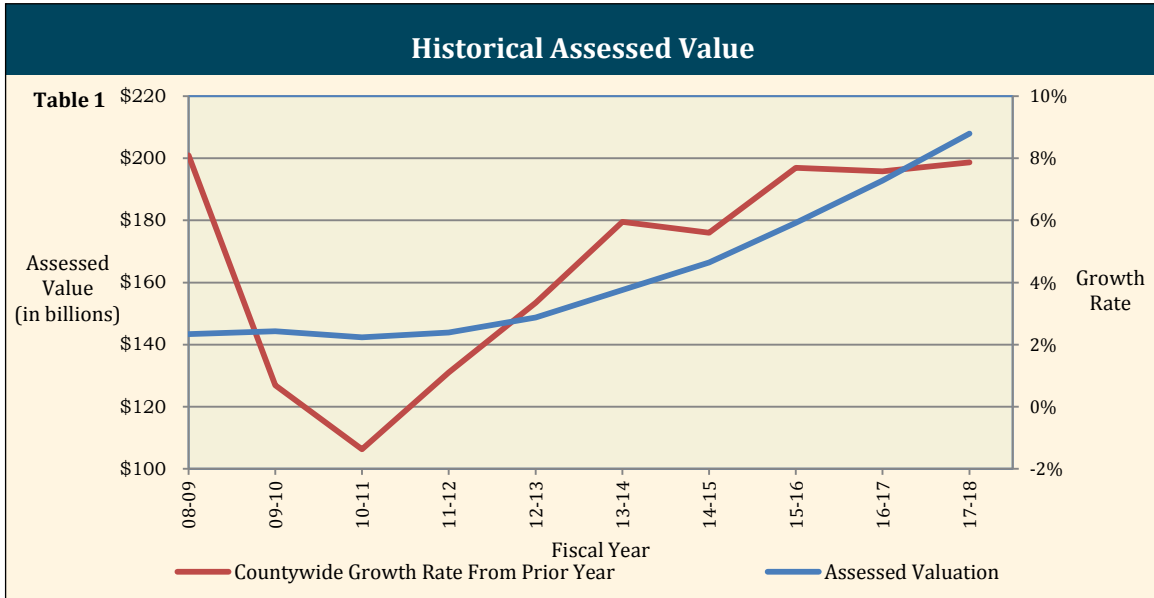
# Assessor Values Property

## State Assessed Properties

The California Board of Equalization maintains the assessed values for **utility** (e.g. AT&T), **unitary** (e.g. PG&E), and **railroad** properties. The State submits these assessed values to the County annually. In fiscal year 2017-18, the County had 586 utility, unitary, and railroad properties.

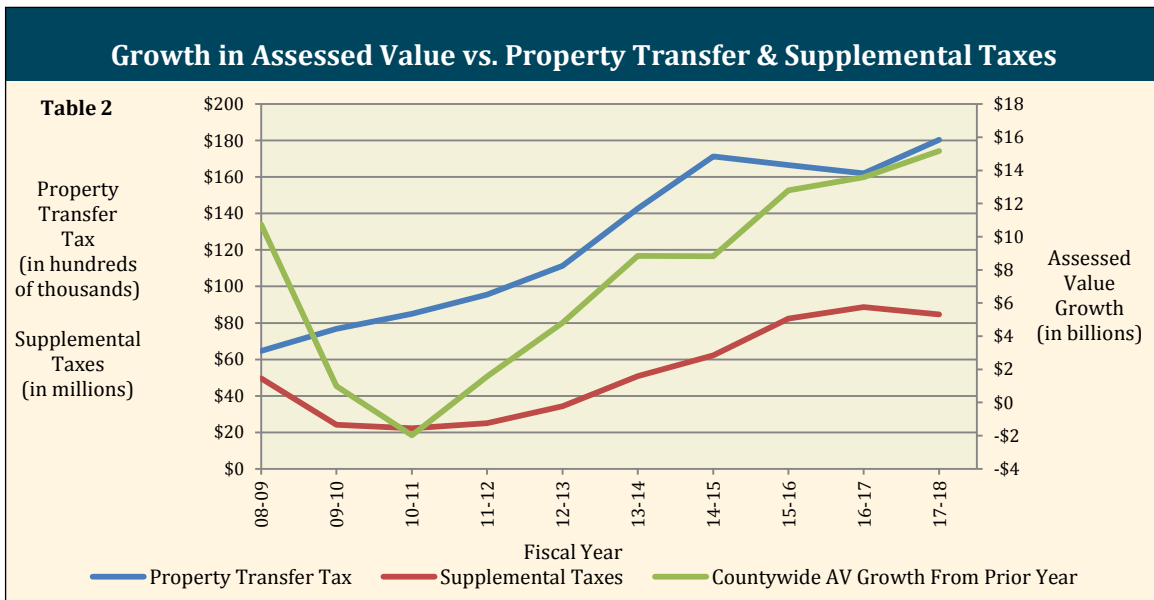
## Trends in Assessed Values

Based on the January 1, 2017 lien date, countywide assessed values (net of exemptions) grew in fiscal year 2017-18 to \$15.2 billion an increase of 7.9%. Table 1 shows a 10 year trend of the County's assessed values. Over these years assessed values have increased from \$143.3 billion to \$208.0 billion.



\*Assessed values for secured, unsecured, utility, unitary, and railroad properties net of exemptions.

Leading indicators of tax growth are increases in property transfer taxes (fees for the transfer of ownership in property) and supplemental property taxes. Table 2 shows that in fiscal year 2017-18 supplemental taxes are trending slightly down and transfer taxes are on the rise.



\*Assessed values for secured, unsecured, utility, unitary, and railroad properties net of exemptions.

# Controller Calculates Property Taxes Due

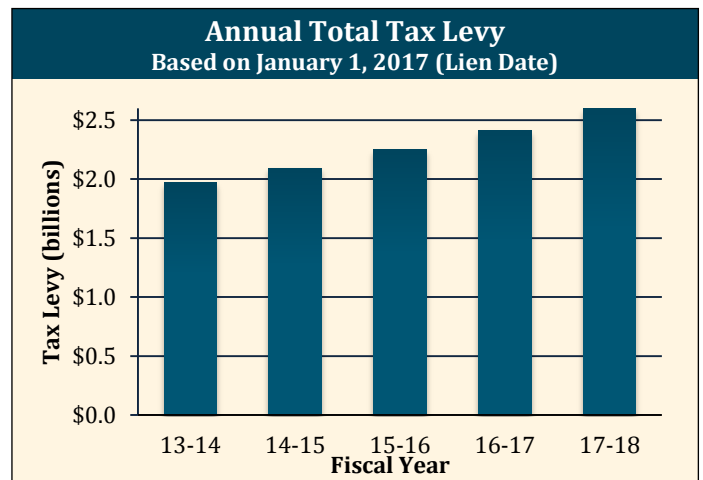
Every year the Controller's Office receives the assessed values of local properties from the Assessor no later than July 1. The Controller's Office then calculates, by parcel, the 1% General Tax amount (by multiplying the taxable assessed values by 1%) and the amount necessary to make annual payments to service the debt on voter approved bonds. In addition, numerous special charges permitted by legislation are included in the taxes to be collected (e.g. sewer, flood control, and lighting charges). Once completed, these amounts are passed to the Tax Collector by September 30 and placed on the tax bills.

The Controller also performs similar calculations on any re-assessments after the January 1 lien date, which may result in additional taxes owed by or refunds due to the taxpayer. Any additional amounts due are passed to the Tax Collector and billed throughout the year. Any refunds due are issued by the Controller.

In addition, the Controller calculates the amount of foregone taxes for the homeowners property tax exemptions and submits a claim for reimbursement to the State.

Fiscal Year 2017-18	
Based on January 1, 2017 (Lien Date)	
Secured Value	\$ 195,233,183,923
Unsecured Value	10,838,318,872
Unitary, Railroad, and State Utility <sup>1</sup>	1,887,725,646
<b>Taxable Value (Before exemption)</b>	<b>207,959,228,441</b>
Homeowners' Exemptions	850,199,628
<b>Total Taxable Value</b>	<b>208,809,428,069</b>
1% General Tax Rate	x 1%
Property Tax	2,088,094,281
Voter Approved Debt (Bonds) <sup>2</sup>	246,099,663
Special Charges	263,440,147
<b>Total Tax Levy</b>	<b>\$ 2,597,634,091</b>

<sup>1</sup>Unitary, Railroad, and State Utility properties are assessed annually by the State Board of Equalization.  
<sup>2</sup>Includes debt service for cities, schools, and special districts.



*Secured taxes are approximately 94% of the total 1% General Taxes levied.*





## Tax Collector Sends Bills and Collects Taxes

The Tax Collector sends annual secured tax statements (bills) to taxpayers each year by November 1. The bill can be paid in two installments, with the first due November 1 and delinquent after December 10, and the second due February 1 and delinquent after April 10.

Most unsecured tax bills are mailed before July 31

and must be paid on or before August 31. If the bill is mailed after July 31, the bill must be paid by the end of the month following the bill's issuance.

Supplemental taxes are billed when there is a change in ownership or when new construction is completed and have similar due dates as the secured tax bills. For supplemental tax bills mailed between July and October, the first installment must be paid on or before December 10 and the second installment must be paid on or before April 10. For supplemental tax bills mailed between November and June, the first installment must be paid by the end of the month following the bill's issuance and the second installment is due no later than four months later.

Fiscal Year	Number of Tax Bills Issued			Total
	Secured	Unsecured	Supplemental	
2013-14	220,979	16,553	16,330	253,862
2014-15	221,216	16,084	14,107	251,407
2015-16	221,389	16,469	14,458	252,316
2016-17	221,603	15,946	8,970	246,519
2017-18	221,883	15,654	14,773	252,310

Delinquent Secured Taxes as of June 30th		
Date	Amount	Rate
June 30, 2014	\$ 11,461,727	0.66%
June 30, 2015	\$ 11,208,136	0.61%
June 30, 2016	\$ 11,302,762	0.58%
June 30, 2017	\$ 12,591,368	0.60%
June 30, 2018	\$ 14,078,129	0.58%

Penalties for late payments on the first installment are 10% of the taxes due. Penalties for late payments on the second installment are 10% of the taxes due plus \$40. Beginning the following July 1, there is an additional 1.5% penalty per month on any outstanding taxes due. After 5 years of taxes being delinquent, the property can be sold at a tax sale to pay the past due balances. The delinquency rate in San Mateo County has been less than 1% for the past 5 years.





# Tax Collector Sends Bills and Collects Taxes

Below is an example of the information presented on a property tax bill.

PARCEL NUMBER	TAX RATE AREA	PIN NUMBER	
028-292-990	12-001	Bill# 999999	987654

Parcel number and Tax Rate Area (TRA). All parcels in your TRA have the same composite tax rate.

ASSESSMENT INFORMATION	VALUES
Land	277,297
Improvements	291,166
Fixtures	
Personal Property	
Full Cash	568,463
Exemption	
Value after Exemption	568,463

The bill provides details of the parcel's assessed value (land, improvements, fixtures, personal property, and exemptions).

**2017 - 2018 SAN MATEO COUNTY SECURED TAX BILL 2017 - 2018**  
 FOR FISCAL YEAR BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018

PARCEL NUMBER	TAX RATE AREA	PIN NUMBER		ASSESSMENT INFORMATION	VALUES
028-292-990	12-001	Bill# 999999	987654	Land	277,297
				Improvements	291,166
				Fixtures	
				Personal Property	
				Full Cash	568,463
				Exemption	
				Value after Exemption	568,463

LEGAL DESCRIPTION  
 LOT 99 BLOCK 1 REDWOOD CITY NO 12 RSM B 83

SITUS: 900 BRIGHTSIDE AVE SAN MATEO

ASSESSED TO: TAXPAYER JOE  
 TAXPAYER JANE  
 123 SAN MATEO COUNTY DR  
 REDWOOD CITY, CA 55555-1234

TAXING AGENCY	RATE	AMOUNT
GENERAL TAX RATE	1.0000	5,684.63
S M CTY DEBT-LIB.	0.0105	59.70
SM FOSTER CITY 20	0.0388	220.56
SAN MATEO HIGH BD	0.0475	270.01
SM JR COLL BOND S	0.0190	108.00
GENERAL TAX TOT	1.1158	6,342.90
NPDES Storm Drain Fee (650)363-4100		3.44
SMC Mosq Abmnt Dist (650)344-8592		3.74
SMFCSD Measure A 2010 (650)312-7269		198.06
SMFCSD Measure B 1991 (650)312-7269		98.52
City of SM Sewer (650)676-7516		220.56
Tax Payable		6,867.22

<b>1</b>	<b>DUE NOVEMBER 1, 2017</b> AFTER DECEMBER 10, 2017 ADD 10% PENALTY TO YOUR PAYMENT <b>\$3,433.61</b>	<b>2</b>	<b>DUE FEBRUARY 1, 2018</b> AFTER APRIL 10, 2018 ADD 10% PENALTY +\$40.00 COST TO YOUR PAYMENT <b>\$3,433.61</b>
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STATEMENT PORTION FOR YOUR RECORDS

\* FOR HOME BANKING, USE YOUR PARCEL NUMBER (028-292-990) AND PAY THE FULL INSTALLMENT DUE. PARTIAL PAYMENTS WILL BE RETURNED. FAILURE TO PAY THE FULL AMOUNT DUE ON TIME WILL RESULT IN PENALTIES AND COSTS.  
 \* 65 or older may qualify for a school parcel tax exemption on a primary residence in FY 2017-18. Contact the District Office at (650)312-7777 X-7936. The deadline to apply is June 12, 2017.  
 \* Pay Online at [www.sanmateocountytaxcollector.org](http://www.sanmateocountytaxcollector.org)  
 \* Please do not fold, staple, or otherwise mutilate the attached payment coupons.

<b>1</b>	<b>DUE NOVEMBER 1, 2017</b> AFTER DECEMBER 10, 2017 ADD 10% PENALTY TO YOUR PAYMENT <b>\$3,433.61</b>
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This section reports your tax amount due, due dates for each installment, and the additional penalty for late payments.

<b>2</b>	<b>DUE FEBRUARY 1, 2018</b> AFTER APRIL 10, 2018 ADD 10% PENALTY +\$40.00 COST TO YOUR PAYMENT <b>\$3,433.61</b>
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TAXING AGENCY	RATE	AMOUNT
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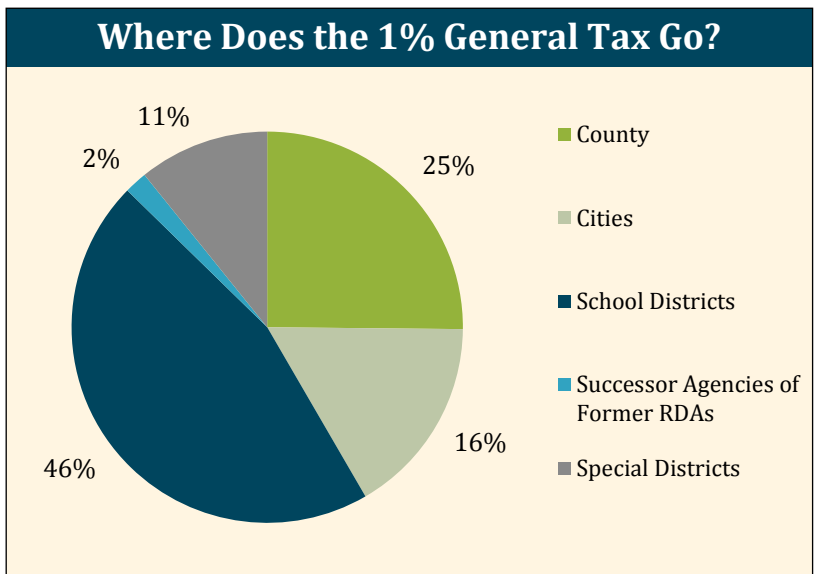
The general tax rate, voter approved debt rates, and any special charges levied on the parcel are reported in this section. Contact information is also included for the districts imposing the special charges.

# Controller Distributes Property Taxes

For fiscal year 2017-18, a total of \$2.6 billion was levied from the 1% General Tax (\$2.1 billion), debt service payments for bonds (\$246.1 million), and special charges (\$263.4 million). This is a \$185.7 million (7.7%) increase compared to the prior year.

For fiscal year 2017-18, the countywide 1% general property tax levy increased by \$151.6 million (or 7.8%) compared to the prior year. Property tax revenue growth rates between taxing agencies will vary because of differences in growth percentages in different regions within the County. For fiscal year 2017-18, these differences ranged from 2.51% in Colma to 19.75% in East Palo Alto.

Assembly Bill 8, effective in fiscal year 1979-80, and many subsequent amendments govern the tax distribution process. Each year taxing agencies are allocated an amount equal to the total received in the previous year plus a percentage of any tax growth within the area in which the agency provides services. The law also allows jurisdictional changes, which are transfers of properties and their corresponding property tax revenues, when boundary changes or transfer of service responsibilities occur. In October of each year, the Controller provides each taxing agency an estimate of its property tax revenues. These estimates are based on the assessed values provided by the Assessor. During the year, the Assessor and the Assessment Appeals Board make changes in assessed values that change the original levy, which sometimes result in refunds to taxpayers. Due to changing economic conditions, as well as misfortunes and calamities, total refunds fluctuate substantially from year to year.



Refunds	
Revenue Reductions to Tax Agencies	
Fiscal Year	Amount
2013-14	\$ 33,160,749
2014-15	22,892,132
2015-16	16,385,955
2016-17	11,319,911
2017-18	10,643,109

Since fiscal year 1992-93, cities, special districts, and the County are mandated to shift a portion of their property tax dollars to the Educational Revenue Augmentation Fund (ERAF). These monies are used to reduce the State’s obligation to fund school districts that do not receive sufficient property tax revenues to meet their minimum guaranteed funding level referred to as the “Local Control Funding Formula” (LCFF).



# Controller Distributes Property Taxes

The difference between a school's LCFF and the local property tax revenues it receives is the maximum amount a school district can receive from ERAF. Only LCFF school districts can receive ERAF monies. Any monies remaining in ERAF after distributing the required funds to schools and special education is returned to local taxing agencies in the same proportion as their contributions and is referred to as Excess ERAF.

Adding to the tax allocation process, Senate Bill 1096 was enacted in fiscal year 2004-05. Prior to this legislation, Motor Vehicle License Fees (MVLFF) collected by the Department of Motor Vehicles were distributed to cities and counties. SB 1096 redirected these revenues, giving them instead to the State. To make the cities and counties whole, the legislation specifies that property taxes deposited into ERAF would be used to replenish the foregone revenues. This process is commonly referred to as the "VLF Swap".

If there are insufficient funds in ERAF to fund the VLF Swap, legislation requires it to be funded by LCFF school districts. Any monies taken from LCFF school districts to fund the VLF Swap are paid back to the schools by the State. For fiscal year 2017-18 the total VLF Swap was \$179 million.



## Redevelopment Agencies

Prior to 2011, counties and cities were authorized by State law to create Redevelopment Agencies (RDAs) which transferred certain property tax revenues in order to revitalize blighted areas of the community. There were 13 such RDAs established by cities in the County (see page 15). Then, a State law passed effective October 1, 2011 that required RDAs to dissolve and established Successor Agencies to wind-down the affairs of the former RDAs. According to this legislation, monies previously transferred to former RDAs are now transferred to trust funds called Redevelopment Property Tax Trust Funds (RPTTF). After distributing mandated and agreed upon amounts to the local taxing agencies (pass-through payments), monies from RPTTFs are required to be allocated to Successor Agencies for outstanding liabilities incurred by the former RDAs. Any remaining monies in the RPTTF are distributed to the local taxing agencies that funded the former RDAs with property tax revenues (residuals). In fiscal year 2017-18, \$201.1 million of property tax revenues were deposited into the RPTTFs and distributed as follows: \$40.4 million to successor agencies for outstanding liabilities/obligations, and \$160.7 million to taxing agencies for pass-through payments and residuals.

### Distribution of Unencumbered Cash and Proceeds from the Sale of Assets of Former RDAs

	2017-18
County	\$ 2,124,680
Cities	1,523,934
Schools <sup>1</sup>	4,714,406
Special Districts	213,014
	<u>\$ 8,576,034</u>

1) Includes k-12, community college district, and county office of education

In addition, any unencumbered cash and proceeds from sales of assets are distributed to the taxing agencies that funded the former RDAs. During fiscal year 2017-18, \$8.6 million in proceeds from the sale of assets was distributed to taxing agencies (see table to the left). Since the dissolution of the RDAs, \$120.4 million of unencumbered cash and proceeds from the sale of assets have been distributed.



# Fiscal Year 2017-18 Distributions—1% General Tax (County)

The Controller distributes the taxes collected by the Tax Collector to the local taxing agencies within the County. California law requires the Controller’s Office to distribute property tax revenues in accordance with specified formulas and procedures. The tables presented on pages 11 through 15 show the 1% General Tax amounts, totaling \$2.1 billion, distributed to taxing agencies during fiscal year 2017-18.

Taxing Agency	Current Year Taxes <sup>1</sup>	Vehicle License Fee Swap and LCFF Funded School Deficits	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
<b>County of San Mateo</b>	<b>\$ 264,216,866</b>	<b>\$ 106,363,690</b>	<b>\$ 128,919,065</b>	<b>\$ 38,891,467</b>	<b>\$ 538,391,088</b>	<b>25.15%</b>
<b>Dependent Special Districts (County)</b>						
County Free Library	22,914,912	183,164	3,921,633	1,427,006	28,446,715	1.33%
County Fire Protection	7,199,110	-	-	-	7,199,110	0.34%
County Service Area #1	3,197,120	-	-	-	3,197,120	0.15%
County Service Area #6	71,646	-	5,388	-	77,034	0.00%
County Service Area #8	996,317	-	-	-	996,317	0.05%
Burlingame Hills Sewer	78,808	-	33,623	-	112,431	0.01%
Emerald Lake Heights Sewer	22,885	-	9,535	-	32,420	0.00%
Fair Oaks Sewer	551,948	-	232,589	14,469	799,006	0.04%
Harbor Industrial Sewer	11,228	-	4,304	706	16,238	0.00%
Kensington Square Sewer	14,069	-	6,045	-	20,114	0.00%
Oak Knoll Sewer	5,304	-	2,254	-	7,558	0.00%
Crystal Springs Sanitary	74,311	-	31,478	-	105,789	0.00%
Devonshire County Sanitary	34,639	-	14,764	-	49,403	0.00%
Scenic Heights Sanitary	1,592	-	682	-	2,274	0.00%
Campo Bello University Park Drive	4,270	-	907	-	5,177	0.00%
Colma Creek Flood Control	662,397	-	82,673	90,211	835,281	0.04%
Colma Creek Flood Control Zone 3	1,647,136	-	108,705	36,335	1,792,176	0.08%
Colma Creek Flood Control Zone 2	691,934	-	50,468	440,694	1,183,096	0.06%
Colma Creek Flood Control Zone 1	149,452	-	15,176	30,705	195,333	0.01%
San Bruno Creek Zone 2	272,639	-	19,487	55,303	347,429	0.02%
San Francisquito Zone 2	335,063	-	40,983	1	376,047	0.02%
Ravenswood Slough Flood Zone	7,519	-	2,697	6,351	16,567	0.00%
Enchanted Hills Drainage	2,332	-	289	-	2,621	0.00%
Highlands Drainage	637	-	279	-	916	0.00%
Sequoia Drainage	2,274	-	1,717	-	3,991	0.00%
University Heights Drainage	22,803	-	3,290	-	26,093	0.00%
Bel Aire Lighting	59,827	-	36,414	-	96,241	0.00%
Belmont Lighting	7,318	-	3,739	-	11,057	0.00%
Colma Lighting	114,198	-	56,834	-	171,032	0.01%
El Granada Lighting	67,465	-	7,662	-	75,127	0.00%
Emerald Lake Lighting	239,279	-	122,448	-	361,727	0.02%
Enchanted Hills Lighting	12,337	-	6,178	-	18,515	0.00%
La Honda Lighting	11,824	-	6,826	-	18,650	0.00%
Menlo Park Lighting	298,880	-	179,336	-	478,216	0.02%
Montara Lighting	99,486	-	64,937	-	164,423	0.01%
Pescadero Lighting	10,901	-	7,146	-	18,047	0.00%
Highlands Landscape	10,940	-	689	-	11,629	0.00%
Los Trancos County Maintenance	207,839	-	61,578	-	269,417	0.01%
<b>Total Dependent Special Districts (County)</b>	<b>\$ 40,112,639</b>	<b>\$ 183,164</b>	<b>\$ 5,142,753</b>	<b>\$ 2,101,781</b>	<b>\$ 47,540,337</b>	<b>2.22%</b>

<sup>1</sup>Current Year Taxes - Includes actual distributions of secured, unsecured, homeowner exemption, supplemental, and other miscellaneous property taxes.



# Fiscal Year 2017-18 Distributions—1% General Tax (Cities)

Taxing Agency	Current Year Taxes	Vehicle License Fee Swap and LCFF Funded School Deficits	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
<b>Cities</b>						
Town of Atherton	\$ 8,738,201	\$ 1,096,821	\$ 1,280,172	\$ -	\$ 11,115,194	0.52%
City of Belmont	4,052,133	2,771,779	836,805	1,114,190	8,774,907	0.41%
City of Brisbane	2,524,829	319,945	309,023	428,303	3,582,100	0.17%
City of Burlingame	15,403,365	3,272,197	1,720,433	-	20,395,995	0.95%
Town of Colma	458,342	123,361	6,987	-	588,690	0.03%
City of Daly City	20,724,748	10,151,300	3,526,667	1,979,238	36,381,953	1.70%
City of East Palo Alto	6,484,605	3,870,132	437,063	2,642,060	13,433,860	0.63%
City of Half Moon Bay	1,748,351	1,195,229	226,480	-	3,170,060	0.15%
Town of Hillsborough	15,719,863	1,254,908	1,693,630	-	18,668,401	0.87%
City of Menlo Park	13,991,885	4,076,275	2,018,175	2,189,283	22,275,618	1.04%
City of Millbrae	5,695,061	2,502,729	788,899	1,302,627	10,289,316	0.48%
City of Pacifica	11,735,122	3,973,622	1,878,922	48,974	17,636,640	0.82%
Town of Portola Valley	2,067,540	515,876	170,152	-	2,753,568	0.13%
Redwood City Area #1	25,962,834	8,635,595	4,947,471	6,188,040	45,733,940	2.14%
Redwood City Area #3	10,973,034	-	692,008	707,929	12,372,971	0.58%
Redwood City Parking #1	45,684	-	1,207	284,464	331,355	0.02%
Redwood City Improvement District	888,329	-	44,722	-	933,051	0.04%
City of San Bruno	7,576,846	4,552,440	951,768	1,778,564	14,859,618	0.69%
City of San Carlos	10,435,173	3,187,381	1,457,561	919,520	15,999,635	0.75%
City of San Mateo	35,969,904	10,544,667	3,836,794	5,292,584	55,643,949	2.60%
City of South San Francisco	18,523,207	6,438,199	2,549,591	5,437,930	32,948,927	1.54%
Town of Woodside	3,747,327	650,242	337,884	-	4,735,453	0.22%
<b>Total Cities</b>	<b>\$ 223,466,383</b>	<b>\$ 69,132,698</b>	<b>\$ 29,712,414</b>	<b>\$ 30,313,706</b>	<b>\$ 352,625,201</b>	<b>16.47%</b>
<b>Dependent Special Districts (Cities)</b>						
East Palo Alto Drainage Maintenance	96,783	-	7,088	9,688	113,559	0.01%
Ravenswood Lighting	235,416	-	128,174	196,739	560,329	0.03%
Daly City Sanitary District	1,878,808	-	-	65,202	1,944,010	0.09%
Portola Valley Ranch Road	694	-	-	-	694	0.00%
Woodside Highland Road Maintenance	37,322	-	-	-	37,322	0.00%
Town Center Sewer Maintenance	44,011	-	2,110	-	46,121	0.00%
Guadalupe Valley Improvement	30,018	-	109	168	30,295	0.00%
Estero Municipal Improvement	24,113,237	3,666,087	1,694,876	127,777	29,601,977	1.38%
Belmont Fire	9,183,115	-	-	1,851,355	11,034,470	0.52%
Belmont Special Fire Zone-1	63,595	-	-	96,858	160,453	0.01%
Belmont Special Fire Zone-2	2,996	-	-	-	2,996	0.00%
Belmont Special Fire Zone-3	74,818	-	-	-	74,818	0.00%
Atherton Channel Drainage	119,137	-	9,208	-	128,345	0.01%
West Park Parks and Parkways	545,126	-	19,589	-	564,715	0.03%
Stonegate Park and Parkways	284,935	-	28,733	-	313,668	0.01%
West Park 3 Park and Parkway	842,005	-	18,756	-	860,761	0.04%
Willow Gardens Park and Parkways	39,507	-	4,085	42,218	85,810	0.00%
Wayside Road Maintenance Zone 2	21,232	-	2,134	-	23,366	0.00%
Crescent Ave Maintenance Zone A	1,971	-	-	-	1,971	0.00%
Crescent Ave Maintenance Zone B	7,685	-	-	-	7,685	0.00%
Crescent Ave Maintenance Zone C	846	-	-	-	846	0.00%
Crescent Ave Maintenance Zone D	259	-	-	-	259	0.00%
<b>Total Dependent Special Districts (Cities)</b>	<b>\$ 37,623,516</b>	<b>\$ 3,666,087</b>	<b>\$ 1,914,862</b>	<b>\$ 2,390,005</b>	<b>\$ 45,594,470</b>	<b>2.13%</b>





# Fiscal Year 2017-18 Distributions—1% General Tax (Special Districts)

Taxing Agency	Current Year Taxes	Vehicle License Fee Swap and LCFF Funded School Deficits	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
<b><u>Independent Special Districts</u></b>						
Coastside Fire Protection	\$ 9,593,066	\$ -	\$ 898,713	\$ -	\$ 10,491,779	0.49%
Bayshore Sanitary	89,400	-	32,020	204,446	325,866	0.02%
Granada Community Service District	637,919	-	273,905	-	911,824	0.04%
Montara Sanitary	516,476	-	219,133	-	735,609	0.03%
Mid-Peninsula Water	197,442	-	83,756	46,151	327,349	0.02%
Canada County Water	39,268	-	-	-	39,268	0.00%
Coastside County Water	856,715	-	366,651	-	1,223,366	0.06%
North Coast County Water	628,071	-	266,927	3,557	898,555	0.04%
Westborough County Water	316,818	-	135,439	-	452,257	0.02%
Midpeninsula Regional Open Space	14,075,009	-	-	1,084,369	15,159,378	0.71%
Bay Area Air Quality Management	4,161,610	-	-	314,774	4,476,384	0.21%
San Mateo County Harbor	5,285,190	-	1,090,380	532,471	6,908,041	0.32%
Peninsula Healthcare	6,543,533	-	-	325,812	6,869,345	0.32%
Sequoia Hospital <sup>1</sup>	12,070,793	-	-	719,376	12,790,169	0.60%
San Mateo County Resource Conservation	67,344	-	4,831	1,382	73,557	0.00%
Broadmoor Police	1,300,497	-	302,068	-	1,602,565	0.07%
Colma Fire	802,736	-	-	-	802,736	0.04%
Menlo Park Fire	42,975,696	-	3,618,237	3,146,907	49,740,840	2.32%
Woodside Fire	17,727,084	-	1,638,072	-	19,365,156	0.90%
East Palo Alto Sanitary	495,296	-	195,525	310,727	1,001,548	0.05%
Highlands Recreation	460,286	-	94,562	-	554,848	0.03%
Ladera Recreation	187,273	-	47,785	-	235,058	0.01%
San Mateo County Mosquito Abatement	2,430,374	-	316,576	183,082	2,930,032	0.14%
<b>Total Independent Special Districts</b>	<b>\$ 121,457,896</b>	<b>\$ -</b>	<b>\$ 9,584,580</b>	<b>\$ 6,873,054</b>	<b>\$ 137,915,530</b>	<b>6.44%</b>

<sup>1</sup>Distributions are made to the special district known as Sequoia Healthcare District. Sequoia Hospital is the name used by the State Board of Equalization.





# Fiscal Year 2017-18 Distributions—1% General Tax (School Districts)

Taxing Agency	Current Year Taxes	Vehicle License Fee Swap and LCFF Funded School Deficits	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
<b>School Districts</b>						0.00%
Bayshore Elementary <sup>1</sup>	\$ 978,636	\$ (1,146,524)	\$ -	\$ 1,316,132	\$ 1,148,244	0.05%
Belmont Elementary <sup>1</sup>	28,193,647	(13,943,995)	-	2,473,205	16,722,857	0.78%
Brisbane Elementary	5,076,491	-	-	266,713	5,343,204	0.25%
Burlingame Elementary <sup>1</sup>	20,316,332	(8,973,126)	-	-	11,343,206	0.53%
Hillsborough Elementary	19,150,329	-	-	-	19,150,329	0.89%
Jefferson Elementary <sup>1</sup>	28,658,731	(12,787,494)	-	1,034,775	16,906,012	0.79%
Pacifica Elementary <sup>1</sup>	16,548,459	(7,319,164)	-	52,686	9,281,981	0.43%
Las Lomas Elementary	17,904,841	-	-	-	17,904,841	0.84%
Menlo Park Elementary	29,491,296	-	-	584,116	30,075,412	1.41%
Millbrae Elementary <sup>1</sup>	14,841,663	(7,487,519)	-	1,634,913	8,989,057	0.42%
Portola Valley Elementary	10,940,582	-	-	-	10,940,582	0.51%
Ravenswood Elementary <sup>1</sup>	11,555,819	(9,336,298)	-	7,699,836	9,919,357	0.46%
Redwood City Elementary <sup>1</sup>	57,602,927	(29,701,827)	-	7,310,748	35,211,848	1.65%
San Bruno Elementary	19,715,352	-	-	2,921,224	22,636,576	1.06%
San Carlos Elementary <sup>1</sup>	19,369,054	(9,393,677)	-	1,327,169	11,302,546	0.53%
San Mateo-Foster City Elementary	88,544,403	-	-	3,144,915	91,689,318	4.28%
Woodside Elementary	7,312,796	-	-	-	7,312,796	0.34%
Jefferson High	40,627,387	-	-	2,297,278	42,924,665	2.01%
San Mateo High	130,730,111	-	-	6,527,931	137,258,042	6.41%
Sequoia High	126,032,004	-	-	11,329,491	137,361,495	6.42%
Cabrillo Unified <sup>1</sup>	25,182,239	(11,367,034)	-	-	13,815,205	0.65%
La Honda-Pescadero Unified	3,936,720	-	-	-	3,936,720	0.18%
South San Francisco Unified	63,280,361	-	-	14,293,438	77,573,799	3.62%
San Mateo Community College	136,017,108	-	-	10,400,692	146,417,800	6.84%
County Office of Education	70,785,490	-	16,454,919	5,587,351	92,827,760	4.34%
Educational Revenue Augmentation Fund (ERAF)	278,277,219	(67,888,981)	(210,388,238)	-	-	0.00%
<b>Total School Districts</b>	<b>\$ 1,271,069,997</b>	<b>\$ (179,345,639)</b>	<b>\$ (193,933,319)</b>	<b>\$ 80,202,613</b>	<b>\$ 977,993,652</b>	<b>45.69%</b>

**LCFF School Districts** - School districts that do not receive sufficient property tax revenues to meet their minimum guaranteed funding level for the fiscal year based on the Local Control Funding Formula are considered LCFF school districts. Pursuant to California law, VLF Swap amounts are funded by the ERAF available to fund the LCFF districts. If there are insufficient funds in ERAF to pay the VLF Swap amounts, the law requires these amounts to be funded by property taxes of the LCFF school districts (deficits). These deficit amounts are included in the Vehicle License Fee Swap and LCFF Funded School Deficits column. Any deficits of the LCFF school districts to fund the VLF Swap are reimbursed by the State. Such reimbursements are not comprised of property tax revenues and are not included in this table.



# Fiscal Year 2017-18 Distributions—1% General Tax (Former RDAs)

Taxing Agency	Current Year Taxes	Vehicle License Fee Swap and LCFF Funded School Deficits	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
<b>RPTTFs and Successor Agencies</b>						
Belmont RPTTF	\$ 13,225,967	\$ -	\$ -	\$ (13,225,967)	\$ -	0.00%
Brisbane RPTTF	4,801,025	-	-	(4,801,025)	-	0.00%
Daly City RPTTF	9,395,815	-	-	(9,395,815)	-	0.00%
East Palo Alto RPTTF	10,573,336	-	-	(10,573,336)	-	0.00%
Foster City RPTTF	1,096,044	-	-	(1,096,044)	-	0.00%
Menlo Park RPTTF	26,786,202	-	-	(26,786,202)	-	0.00%
Millbrae RPTTF	9,482,757	-	-	(9,482,757)	-	0.00%
Pacifica RPTTF	428,950	-	-	(428,950)	-	0.00%
Redwood City RPTTF	35,186,007	-	-	(35,186,007)	-	0.00%
San Bruno RPTTF	14,592,958	-	-	(14,592,958)	-	0.00%
San Carlos RPTTF	11,032,656	-	-	(11,032,656)	-	0.00%
San Mateo RPTTF	21,021,502	-	-	(21,021,502)	-	0.00%
South San Francisco RPTTF	43,499,626	-	-	(43,499,626)	-	0.00%
Belmont Successor Agency	-	-	-	1,089,348	1,089,348	0.05%
Brisbane Successor Agency	-	-	-	2,601,377	2,601,377	0.12%
Daly City Successor Agency	-	-	-	788,741	788,741	0.04%
East Palo Alto Successor Agency	-	-	-	2,600,565	2,600,565	0.12%
Foster City Successor Agency	-	-	-	494,626	494,626	0.02%
Menlo Park Successor Agency	-	-	-	5,681,765	5,681,765	0.27%
Millbrae Successor Agency	-	-	-	854,723	854,723	0.04%
Pacifica Successor Agency	-	-	-	222,011	222,011	0.01%
Redwood City Successor Agency	-	-	-	5,092,138	5,092,138	0.24%
San Bruno Successor Agency	-	-	-	2,097,344	2,097,344	0.10%
San Carlos Successor Agency	-	-	-	2,260,585	2,260,585	0.11%
San Mateo Successor Agency	-	-	-	6,271,409	6,271,409	0.29%
South San Francisco Successor Agency	-	-	-	10,295,587	10,295,587	0.48%
<b>Total RPPTFs and Successor Agencies</b>	<b>\$ 201,122,845</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (160,772,626)</b>	<b>\$ 40,350,219</b>	<b>1.89%</b>
<b>Countywide Totals</b>	<b>\$ 2,159,070,142</b>	<b>\$ -</b>	<b>\$ (18,659,645)</b>	<b>\$ -</b>	<b>\$ 2,140,410,497</b>	<b>100.00%</b>

- The total countywide current year taxes reported above differs from the total current year 1% General Tax amount reported on page 6, which is based on the January 1 lien date assessed values, and does not include supplemental and other miscellaneous property taxes.
- The Excess ERAF distributions for fiscal year 2017-18 were funded by current year revenues and prior year revenues held in ERAF.





# Fiscal Year 2017-18 Distributions—Debt Service

## Debt Service

The majority of outstanding bonds in the County are for schools. Since 1978, all bonds have required a two-thirds majority vote. However, effective January 1, 2001 certain bonds for schools can be approved by 55% of the voters. The table to the right shows that amounts totaling \$253.8 million were distributed for voter approved debt service. The amounts include debt service from secured, unsecured, homeowner's exemption, supplemental, and other miscellaneous property tax distributions.



Taxing Entity	Debt Service	
<b>Cities</b>		
Menlo Park	\$	1,500,498
Millbrae		641,520
San Carlos		445,331
San Mateo		2,493,382
<b>Total Cities</b>	<b>\$</b>	<b>5,080,731</b>
<b>School Districts</b>		
Bayshore Elementary		498,904
Belmont Elementary		3,021,321
Belmont-Redwood Shores		4,855,185
Brisbane Elementary		664,439
Burlingame Elementary		9,140,567
Hillsborough Elementary		2,790,592
Jefferson Elementary		6,963,964
Pacifica Elementary		2,937,257
Las Lomas Elementary		3,146,897
Menlo Park Elementary		6,450,192
Millbrae Elementary		3,577,711
Portola Valley Elementary		1,320,976
Ravenswood Elementary		2,515,040
Redwood City Elementary		13,574,432
San Bruno Elementary		2,703,920
San Carlos Elementary		6,362,235
San Mateo-Foster City Elementary		20,764,352
Woodside Elementary		1,619,042
Jefferson High		16,969,886
San Mateo High		33,740,212
Sequoia High		35,783,188
Cabrillo Unified		7,149,334
La Honda-Pescadero Unified		392,715
South San Francisco Unified		7,662,163
San Mateo County Community College		52,208,570
<b>Total School Districts</b>	<b>\$</b>	<b>246,813,094</b>
<b>Special Districts</b>		
Mid-Peninsula Regional Open Space		758,990
Montara Water and Sanitary		1,190,532
<b>Total Special Districts</b>	<b>\$</b>	<b>1,949,522</b>
<b>Grand Total Debt Service</b>	<b>\$</b>	<b>253,843,347</b>





# Fiscal Year 2017-18 Distributions—Special Charges

## Special Charges

The tables on the pages 17 and 18 show the amounts, totaling \$262.1 million, distributed during fiscal year 2017-18 for special charges. Cities and special districts may charge certain fees directly to taxpayers in lieu of placing them on the secured tax bills. The amounts shown in the tables include changes and refunds processed after the original secured bills were issued.

### Acronyms

CFD	- Community Facilities District
CBID	- Community Benefit Improvement District
CDA	- Community Development Authority
EIF	- Energy Improvement Financing



Taxing Entity	Special Charges	Description
<b>School Districts</b>		
Bayshore Elementary	\$ 153,701	Parcel Tax
Belmont Elementary	2,078,381	Parcel Tax
Brisbane Elementary	929,563	Parcel Tax
Burlingame Elementary	2,087,301	Parcel Tax
Jefferson Elementary	1,262,690	Parcel Tax
Hillsborough Elementary	2,212,773	Parcel Tax
Las Lomas Elementary	1,205,195	Parcel Tax
Menlo Park Elementary	8,143,158	Parcel Tax
Pacifica Elementary	1,282,497	Parcel Tax
Portola Valley Elementary	1,202,624	Parcel Tax
Ravenswood Elementary	1,146,635	Parcel Tax
Redwood City Elementary	1,940,116	Parcel Tax
San Carlos Elementary	2,226,234	Parcel Tax
San Mateo Elementary	3,634,973	Parcel Tax
Woodside Elementary	299,700	Parcel Tax
Jefferson High	349,339	Maintenance
Jefferson High	2,060,493	Parcel Tax
Cabrillo Unified	1,641,065	Parcel Tax
La Honda-Pescadero Unified	223,309	Parcel Tax
Sequoia Unified	890,970	Parcel Tax
<b>Total School Districts</b>	<b>\$ 34,970,717</b>	
<b>Special Districts</b>		
Westborough County Water	2,335,097	Sewer
San Mateo County Mosquito Abatement	1,967,681	Mosquito Abatement
West Bay Sanitary	26,245,947	Sewer
Montara Water And Sanitary	2,089,647	Sewer
East Palo Alto Sanitary	4,504,320	Sewer
Bayshore Sanitary	945,233	Sewer
Granada Community Service District	610,753	Sewer Bond
Granada Community Service District	20,467	Garbage
Granada Community Service District	1,283,061	Sewer
Broadmoor Police	651,210	Police
Colma Fire	585,752	Fire
Coastside Fire Protection	21,300	Weed Abatement
Coastside Fire Protection	82,146	Fire CFD
Coastside Fire Protection	268,144	Fire
Point Montara Fire	74,290	Fire
Menlo Park Fire	11,467	Weed Abatement
San Mateo County Flood Control	1,417,753	Storm Drainage
CA Statewide CDA	873,449	State Bonds
CA Statewide CDA	1,042,618	EIF
Western Riverside Council of Govt's	706,043	EIF
Burlingame Hills Sewer	693,229	Sewer
Crystal Spring Sanitary	2,049,439	Sewer
Devonshire Sanitary	356,587	Sewer
Edgewood Sewer Maintenance	21,054	Sewer
Emerald Lake Heights Sewer	2,187,298	Sewer
Fair Oaks Sewer	7,444,057	Sewer
Harbor Industrial Sewer	92,691	Sewer
Kensington Square Sewer	90,915	Sewer
Oak Knoll Sewer	164,281	Sewer
Scenic Heights Sanitary	82,003	Sewer
Alameda Tree Maintenance	7,173	Tree Maintenance
La Honda Landslide Assessment Project	163,959	Landslide Assessment
County Service Area No. 8	1,392,109	Garbage
County Service Area No. 1	92,064	Police and Fire
Gordon Avenue	485	Lighting
San Francisco Bay Restoration	2,487,908	Flood Control
<b>Total Special Districts</b>	<b>\$ 63,052,910</b>	

*Special Charges continued on next page*

# Fiscal Year 2017-18 Distributions—Special Charges

Taxing Entity	Special Charges	Description
<b>Cities</b>		
Atherton	\$ 1,866,347	Municipal Services
Belmont	952,644	Library CFD
	13,471,729	Sewer
	403,031	Storm Drainage
	14,827,404	
Brisbane	50,744	Storm Drainage
	580,399	Northeast Ridge Assessment Bond
	591,750	Sierra Pt. Landscaping
	1,222,893	
Burlingame	294,136	Burlingame Ave. Streetscape
	3,086,235	Storm Drainage
	3,380,371	
Colma	741,035	Sewer
Daly City	442,843	Storm Drainage
	43,879	Linda Vista Storm Drainage
	119,571	Unpaid Business License Tax
	18,295,223	Sewer
	18,901,516	
East Palo Alto	2,193,703	Garbage
	123,064	Storm Drainage
	2,316,767	
Half Moon Bay	3,958,597	Sewer
Hillsborough	2,237,388	Fire and Police
	1,162,073	Garbage
	10,946,561	Sewer
	27,983	Storm Drainage
	34,139	Weed Abatement
	14,408,144	
Menlo Park	339,951	Storm Drainage
	798,471	Tree Maintenance
	1,138,422	
Millbrae	1,553,831	Fire
	243,857	Storm Drainage
	1,797,688	

Taxing Entity	Special Charges	Description
<b>Cities—continued</b>		
Pacifica	\$ 168,691	Storm Drainage
	13,538,809	Sewer
	13,707,500	
Portola Valley	21,626	Woodside Highlands Rd Maintenance
	19,920	Wayside Road Maintenance
	41,546	
Redwood City	898,392	Downtown CBID
	276,141	One Marina CFD
	186,949	Seaport Center Maintenance
	251,003	Redwood Shores Landscaping
	212,438	Seaport Blvd Landscaping
	769,327	Redwood Shores Traffic Imp. CFD
2,594,250		
San Bruno	560,655	Storm Drainage
San Carlos	34,551	Pulgas Creek Levee Improvement
	16,096,397	Sewer
	26,844	Sidewalk Repair
	421,978	Storm Drainage
16,579,770		
San Mateo	37,715,870	Sewer
	5,192,424	Bay Meadows CFD
	7,422	Sidewalk Repair
	3,289	Code Enforcement
	536,035	S. Bayfront Levee and Flood Control
	43,455,040	
South San Francisco	406,064	Storm Drainage
	21,816,295	Sewer
	22,222,359	
Woodside	348,682	Sewer
	44,028	Woodside Rd/Whiskey Hill Bond
	392,710	
<b>Total Cities</b>		<b>\$ 164,113,014</b>
<b>Grand Total Special Charges</b>		<b>\$ 262,136,641</b>





*We welcome your  
comments, questions,  
and suggestions.*



*Email us at  
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