

SAN MATEO COUNTY CONTROLLER'S OFFICE PROPERTY TAX HIGHLIGHTS FISCAL YEAR 2015-16



Published by Juan Raigoza, Controller

Message from the Controller

To the Citizens of San Mateo County

For the fifth consecutive year property taxes have increased. This was primarily due to sales of properties and new construction, both of which result in increases to properties' assessed values. During fiscal year 2015-16 (July 1, 2015 to June 30, 2016), \$1.8 billion was collected from the 1% General Tax, compared to \$1.7 billion in fiscal year 2014-15. Total taxes collected, including voter approved bonds and special charges, equaled \$2.25 billion.

Fiscal Year 2015-16	
1% General Tax	\$ 1,800,795,090
Voter Approved Debt (Bonds)	207,898,904
Special Charges	240,126,343
Total Tax Levy	\$ 2,248,820,337

This publication is intended to highlight property tax amounts and information from the prior fiscal year. It is our hope this report will help you better understand how and what types of property taxes are generated and distributed to local government agencies in the County of San Mateo.

To view or download copies of the *Property Tax Highlights* and other publications, visit the Controller's Office website at <http://controller.smcgov.org>. If you have any comments or questions, please email them to me at controller@smcgov.org.

Sincerely,



Juan Raigoza
County of San Mateo Controller

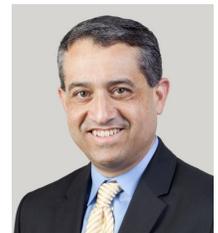


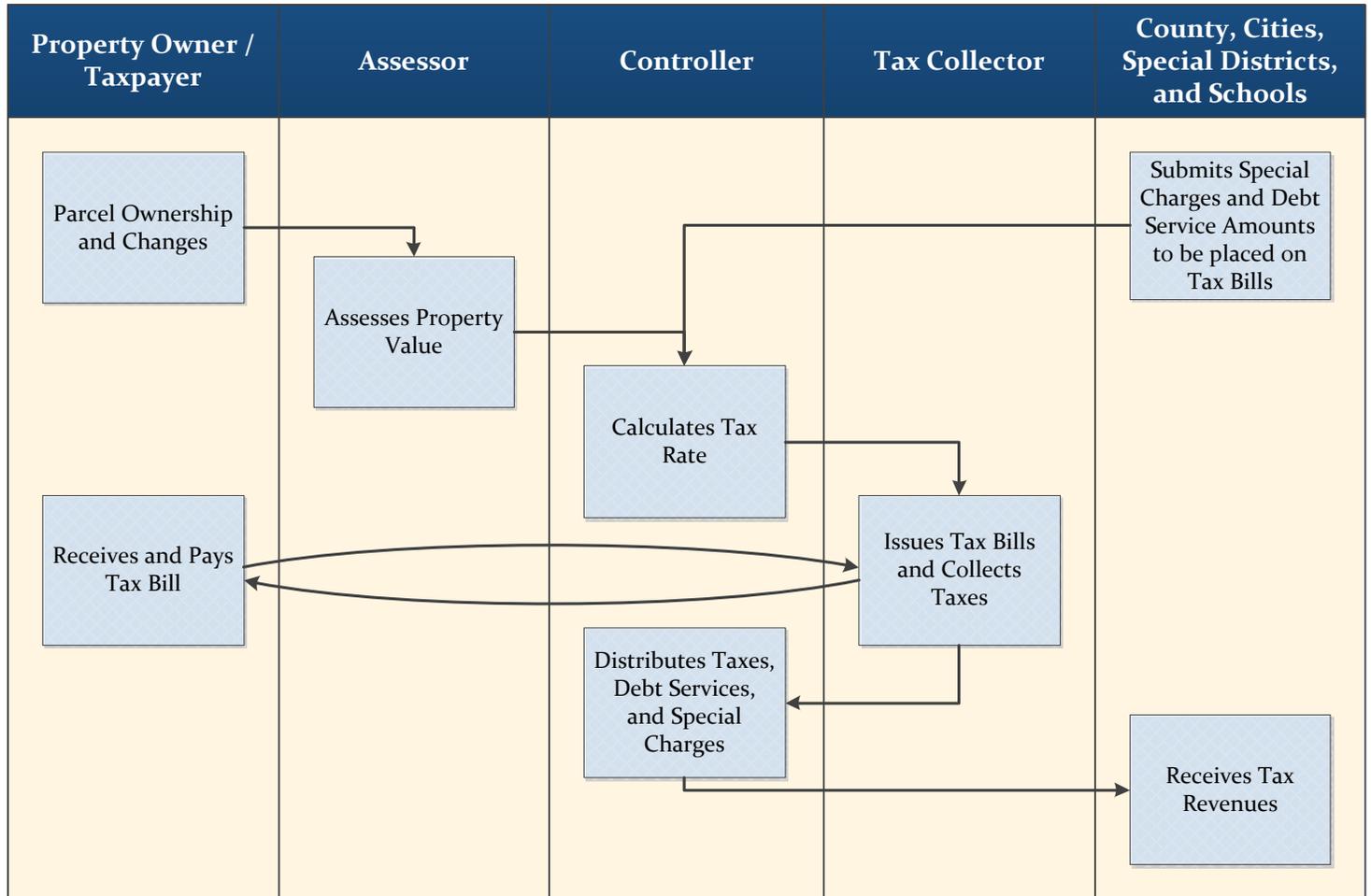
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Introduction

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 fund 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 process from the assessment of properties to the distribution of property taxes to local government agencies.



THREE ELECTED COUNTY OFFICIALS ADMINISTER THE PROPERTY TAX PROCESS

<p>Mark Church Assessor-Clerk-Recorder-Elections www.smcare.org</p>	<p>Juan Raigoza Controller controller.smcgov.org</p>	<p>Sandie Arnott Treasurer-Tax Collector www.sanmateocountytaxcollector.org</p>
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Property Owner / Taxpayer

Each year, taxable property is assessed (valued) on January 1 (the lien date) and the values are used to calculate the taxes due for the fiscal year July 1 through June 30. For example, the January 1, 2015 lien date values were used to calculate the taxes due for fiscal year July 1, 2015 through June 30, 2016.

Once the property has been assessed, taxes are levied and become a lien on both real (secured) and personal property (unsecured) for which the owner is liable. Property owners are responsible for the timely payments of taxes. Late payments are subject to significant penalties.

As shown in the table below, the top ten taxpayers make up only 5.19% of the total taxes billed.

Top 10 Taxpayers in FY 2015-16	Type of Business	Property Taxes Billed* (millions)	% of Total Taxes Billed*
Pacific Gas & Electric	Utility	\$ 20.3	1.02%
Genentech	Biotechnology	18.8	0.94%
United Airlines	Airline	17.0	0.85%
Gilead Sciences Inc	Biopharmaceutical	12.3	0.62%
Google, Inc.	Software	9.2	0.46%
Oracle Corporation	Software	7.3	0.37%
Slough BTC LLC	Lessor	6.3	0.31%
Slough SSF LLC DE	Lessor	5.3	0.27%
Wells Real Estate Investment Trust II	Real Estate	3.7	0.18%
Virgin America	Airline	3.4	0.17%
Total		\$ 103.6	5.19%

*Based on the general tax and debt service on secured, unsecured, unitary, and railroad properties as of June 30, 2016



Photo courtesy of Robert Adler

Assessor Values Property

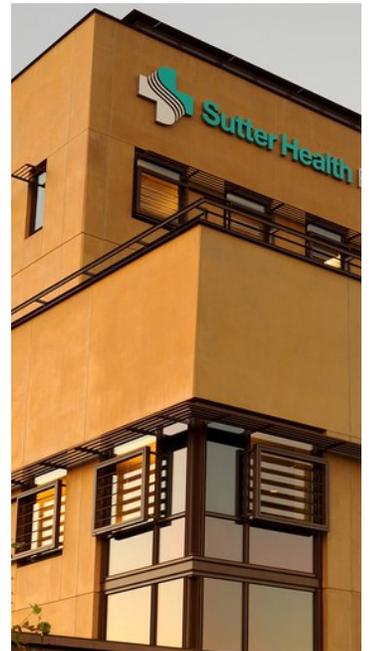
Locally Assessed Properties

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 in the "local property assessment rolls".

Secured and Unsecured Rolls

The main categories of taxable property include real property, business 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 2015-16, the County's secured roll included 220,642 parcels.

Business personal property (e.g. machinery, equipment, office tools and supplies), vessels, and aircraft, are considered unsecured property. In fiscal year 2015-16, the County's unsecured roll included 16,000 personal business properties, which are taxed where they have established "permanent status", 2,219 vessels (boats), which are taxed where they are moored, and numerous aircraft, the majority of which are taxed based on their flight activity in California.



Supplemental Roll

The completion of new construction or a change in ownership results in a reassessment. These changes are placed on a supplemental assessment roll to capture the difference between the initial and new assessed value (based on the transfer or construction completion date). Changes in ownership or completed new construction result in supplemental tax bills that are in addition to the annual secured property tax bill.

Exemptions

There are numerous full and partial exclusions and exemptions provided by the State Constitution and legislation 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 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.

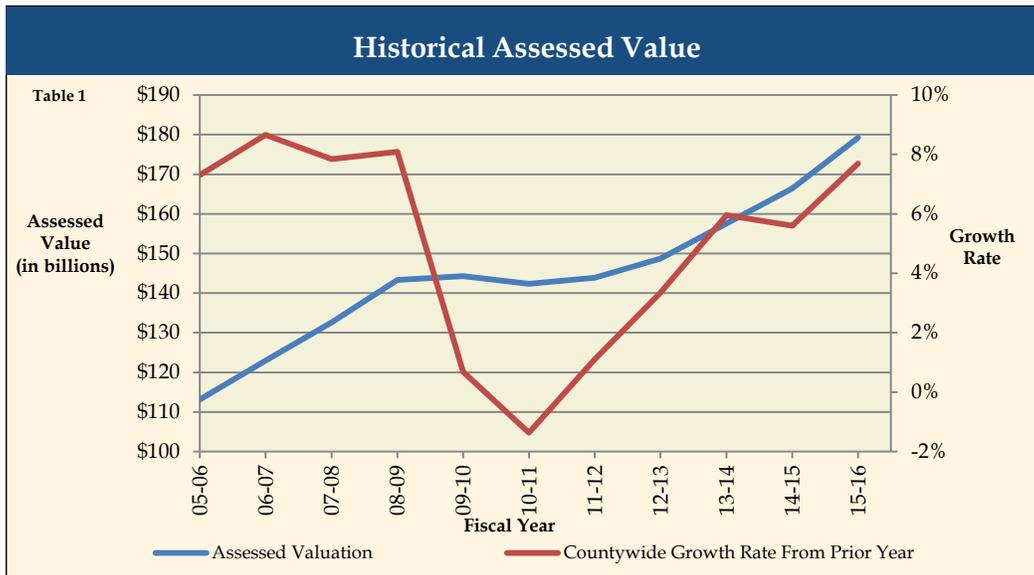
Assessor Values Property

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 2015-16, the County had 533 utility, unitary, and railroad properties.

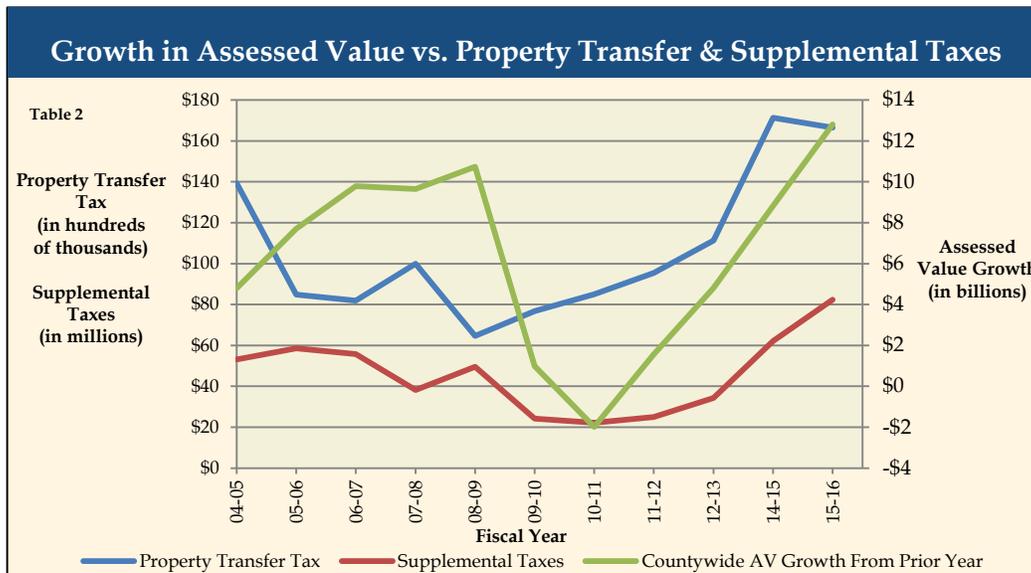
Trends in Assessed Values

Based on the January 1, 2015 lien date, the growth in assessed value in fiscal year 2015-16 is \$12.8 billion or 7.7%. Table 1 illustrates a 10 year historical trend on the County's assessed values. Over the past 10 years the County's assessed values have steadily increased from \$113 billion to \$179 billion. The annual growth rates for assessed values have been more volatile, a reflection of the local real estate economy.



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

The leading indicators of property tax growth are increases in property transfer taxes and supplemental property taxes. See Table 2 below for recent trends.



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

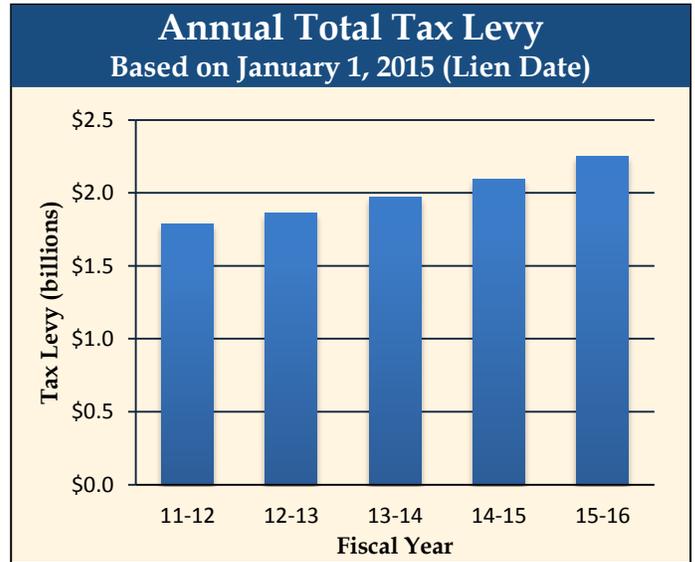
Controller Calculates the Property Taxes Due

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 on voter approved debt. In addition, numerous special charges approved by voters or permitted by legislation are included in the taxes to be collected (e.g. sewer, flood control, and lighting charges).

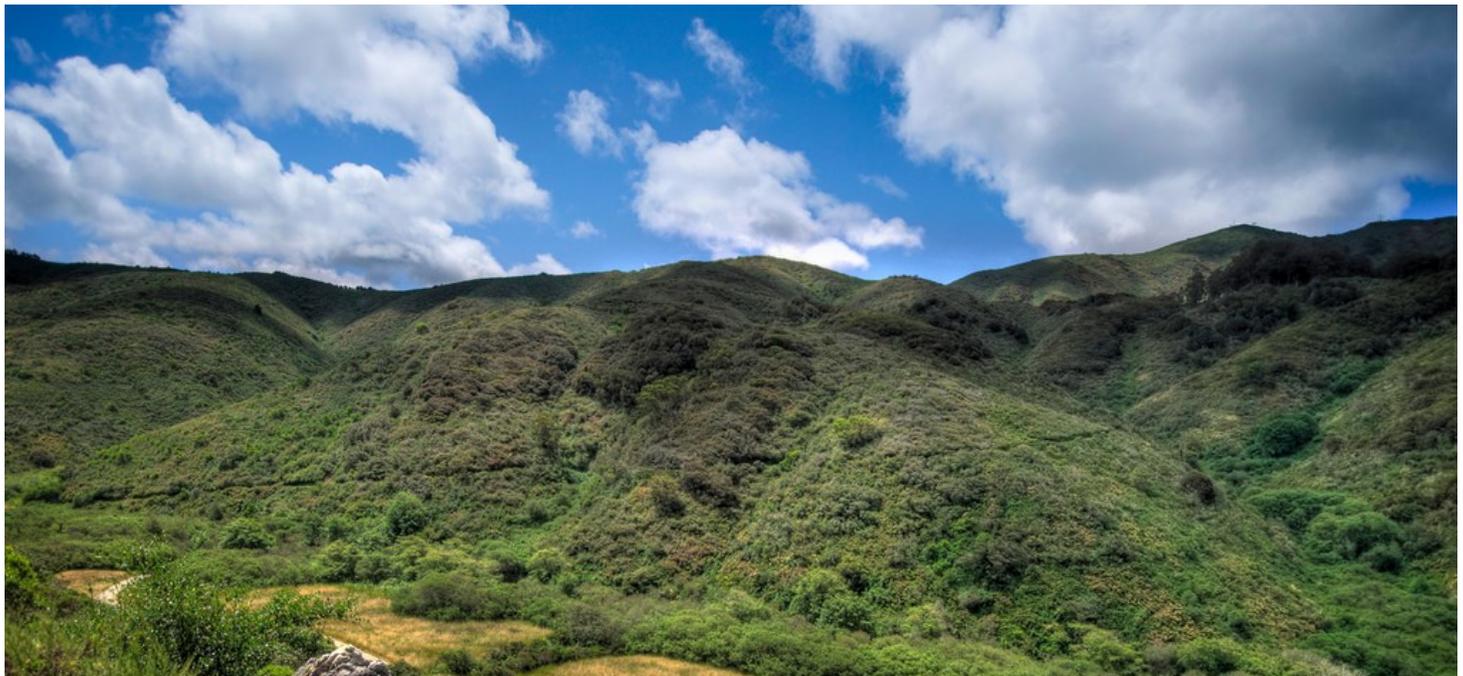
As described on page 4, re-assessments after the January 1 lien date may result in additional taxes owed by or refunds due to the taxpayer. The 1% General Tax, debt service payments for bonds, and special charges for each parcel is the liability to the property owner. These amounts are provided to the Tax Collector by September 30 and placed on the tax bills.

Fiscal Year 2015-16	
Based on January 1, 2015 (Lien Date)	
Secured Value	\$ 168,237,749,176
Unsecured Value	9,249,005,335
Unitary, Railroad, and State Utility ¹	1,722,734,793
Taxable Value (Before exemption)	179,209,489,304
Homeowners' Exemptions	870,019,699
Total Taxable Value	180,079,509,003
1% General Tax Rate	x 1%
Property Tax	1,800,795,090
Voter Approved Debt (Bonds) ²	207,898,904
Special Charges	240,126,343
Total Tax Levy	\$ 2,248,820,337

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



Secured taxes are approximately 93% of the total 1% General Taxes collected.



Tax Collector Issues Bills and Collects Taxes

The Tax Collector sends annual secured tax statements (bills) 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. Supplemental taxes may be billed when there is a change in ownership or when new construction is completed.

Fiscal Year	Number of Tax Bills Issued			Total
	Secured	Unsecured	Supplemental	
2011-12	220,527	17,066	10,949	248,542
2012-13	220,901	16,580	13,058	250,539
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

Penalties for late payments are 10% for the first installment delinquency, 10% plus \$40 for the second installment delinquency, and an additional 1.5% per month beginning the following July 1. 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 is among the lowest in the State.

Delinquent Secured Taxes as of June 30th		
Fiscal Year	Amount	Rate
2011-12	\$ 17,670,170	1.15%
2012-13	13,041,922	0.81%
2013-14	11,461,727	0.66%
2014-15	11,208,136	0.61%
2015-16	11,302,762	0.58%



Tax Collector Issues 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 parcel's assessed value of land, improvements, and exemptions is presented.

2015 - 2016 SAN MATEO COUNTY SECURED TAX BILL 2015 - 2016
FOR FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016

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

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

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

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

1 DUE NOVEMBER 1, 2015 AFTER DECEMBER 10, 2015 ADD 10% PENALTY TO YOUR PAYMENT \$3,433.61	2 DUE FEBRUARY 1, 2016 AFTER APRIL 10, 2015 ADD 10% PENALTY +\$40.00 COST TO YOUR PAYMENT \$3,433.61
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* 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 2016-17. Contact the District Office at (650)312-7777 X-7936. The deadline to apply is June 12, 2016.
 * Pay Online at www.sanmateocountytaxcollector.org
 * Please do not fold, staple, or otherwise mutilate the attached payment coupons.

STATEMENT PORTION FOR YOUR RECORDS

This section reports your tax amount due, due dates for each installment, and the additional penalty for late payments.

1 DUE NOVEMBER 1, 2015 AFTER DECEMBER 10, 2015 ADD 10% PENALTY TO YOUR PAYMENT \$3,433.61

2 DUE FEBRUARY 1, 2016 AFTER APRIL 10, 2015 ADD 10% PENALTY +\$40.00 COST TO YOUR PAYMENT \$3,433.61
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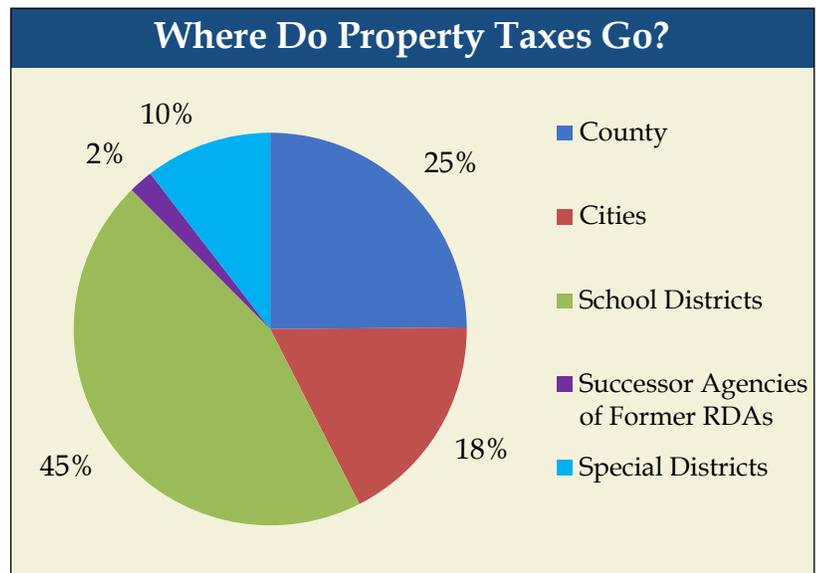
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Tax Payable		6,867.22

The general tax rate, voter approved debt rate, and any special charges levied on the parcel are reported in this section. Contact information for the districts imposing special charges are also included.

Controller Distributes Property Taxes

Assembly Bill 8, effective in fiscal year 1979-80, and many subsequent amendments govern the tax allocation process. Each taxing agency was assigned a base amount of property tax determined by fiscal year 1978-79 revenues. Each year the taxing agency is then allocated an amount equal to the total received in the previous year plus a percentage of 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 County 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. Therefore, taxing agencies should budget conservatively and maintain an appropriate amount of reserves.



Refunds	
Revenue Reductions to Tax Agencies	
Fiscal Year	Amount
2011-12	\$ 41,645,347
2012-13	28,074,067
2013-14	33,160,749
2014-15	22,892,132
2015-16	16,385,955

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) and use these monies to reduce the State's obligation to fund non-basic aid schools up to the State guaranteed funding level. A Non-Basic Aid School is a school district whose property tax revenues are less than the minimum

State guaranteed funding level. The difference between a school's State guaranteed funding level and the local property tax revenues it receives is the maximum amount a school can receive from ERAF. Only Non-Basic Aid Schools can receive ERAF monies. Any monies remaining in ERAF after distributing the required funds to schools are distributed back to local taxing agencies in the same proportion as their contributions and are referred to as "Excess ERAF".



Photo courtesy of Robert Adler

Controller Distributes Property Taxes

Adding to the tax allocation process, Senate Bill 1096 was enacted in fiscal year 2004-05 to secure a revenue source for State Deficit Bonds. This legislation required cities and counties to permanently swap Vehicle License Fee revenue for property taxes (the "VLF Swap") and temporarily exchange sales tax revenues ("Triple Flip") for property taxes. Triple Flip expires in fiscal year 2015-16 as the State Deficit Bonds will be retired, but the County expects to see adjustments (true-ups) in fiscal year 2016-17. The legislation specifies that the property tax revenues necessary for the VLF Swap and Triple Flip are to be taken from the County ERAF. If there are insufficient funds in ERAF to fund the VLF Swap, legislation requires it to be funded by Non-Basic Aid Schools. This has no net fiscal impact to the schools since any monies taken from Non-Basic Aid Schools to fund the VLF Swap are paid back to the schools by the State. For fiscal year 2015-16 the total VLF Swap was \$155 million and Triple Flip was \$31 million.

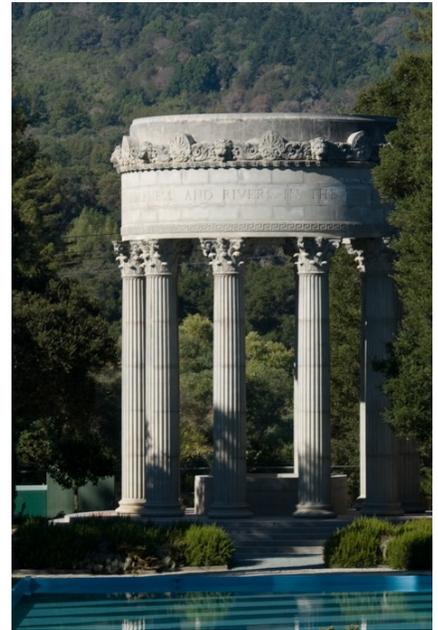


Photo courtesy of Robert Adler

For fiscal year 2015-16, the countywide locally assessed property taxes increased by \$126 million (or 7.62%) compared to the prior year. Property tax revenue growth rates will vary between taxing agencies because of differences in growth percentages in different regions within the County. For fiscal year 2015-16, these differences ranged from 1.24% in Colma to 11.36% in Menlo Park.

In fiscal year 2015-16, \$2.25 billion was collected from the 1% General Tax (\$1.80 billion), debt service payments for bonds (\$207.9 million), and special charges (\$240.1 million). In total, this is \$155.7 million (7.44%) more compared to the prior year.

Redevelopment Agencies

There are 13 Redevelopment Agencies (RDAs) in the County (listed in the table on page 14). In 2011, a State law was passed that required RDAs to dissolve. According to this legislation, monies (from the 1% general tax) previously transferred to former RDAs are now transferred to trust funds (called Redevelopment Property Tax Trust Funds - "RPTTF"). Monies from RPTTFs are required to be allocated to taxing agencies for pass-through payments, and to Successor Agencies for outstanding liabilities/obligations incurred by the former RDAs. Any residual monies remaining in the RPTTF are distributed to local taxing agencies. During fiscal year 2015-16, \$156.7 million of property tax revenues were deposited into the RPTTFs and distributed as follows: \$36.8 million to successor agencies for outstanding liabilities/obligations, and \$119.9 million to taxing agencies for pass-through payments and remaining residual balances.

Distribution of Former RDA Assets Unencumbered Cash	
	2015-16
County	\$ 2,363,146
Cities	2,559,334
Schools ¹	4,941,892
Special Districts	408,544
	<u>\$ 10,272,916</u>
1) Includes k-12, community college district, and county office of education	

Starting in fiscal year 2012-13, the former RDAs began to turn over any unencumbered cash, which is distributed directly to the taxing agencies that financed the former RDAs. During fiscal year 2015-16, \$10 million of unencumbered cash was distributed to taxing agencies (see table to the left). Since the dissolution of the RDAs, \$107.5 million of unencumbered cash has been distributed.

Fiscal Year 2015-16 Distributions—1% General Tax

The Tax Collector forwards the taxes collected to the County Controller for distribution to taxing agencies within the County. California law requires the County Controller's Office to distribute property tax revenues in accordance with specified formulas and procedures. The tables presented on pages 11 through 14 show the 1% General Tax amounts that were distributed during fiscal year 2015-16.

Taxing Agency	Current Year Taxes ¹	Vehicle Licensing Fee Swap	Triple Flip	Excess ERAF and Non-Basic Aid School Deficits ²	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
County of San Mateo	\$ 217,074,957	\$ 91,866,210	\$ 4,687,356	\$ 109,653,525	\$ 30,107,474	\$ 453,389,522	24.86%
Dependent Districts (County)							
County Free Library	19,255,898	-	-	3,341,941	1,173,126	23,770,965	1.30%
County Fire Protection	5,883,310	-	-	-	-	5,883,310	0.32%
County Service Area #1	2,686,015	-	-	-	-	2,686,015	0.15%
County Service Area #6	62,055	-	-	4,820	-	66,875	0.00%
County Service Area #8	849,259	-	-	-	-	849,259	0.05%
Burlingame Hills Sewer	67,061	-	-	28,730	-	95,791	0.01%
Emerald Lake Heights Sewer	18,461	-	-	7,619	-	26,080	0.00%
Fair Oaks Sewer	463,373	-	-	196,051	7,478	666,902	0.04%
Harbor Industrial Sewer	8,865	-	-	3,875	566	13,306	0.00%
Kensington Square Sewer	12,506	-	-	5,234	-	17,740	0.00%
Oak Knoll Sewer	4,227	-	-	1,799	-	6,026	0.00%
Crystal Springs Sanitary	62,512	-	-	26,663	-	89,175	0.01%
Devonshire County Sanitary	30,609	-	-	12,936	-	43,545	0.00%
Scenic Heights Sanitary	1,335	-	-	584	-	1,919	0.00%
Campo Bello University Park Drive	3,575	-	-	782	-	4,357	0.00%
Colma Creek Flood Control	571,860	-	-	72,686	95,039	739,585	0.04%
Colma Creek Flood Control Zone 3	1,436,121	-	-	95,229	36,400	1,567,750	0.09%
Colma Creek Flood Control Zone 2	575,839	-	-	45,112	469,397	1,090,348	0.06%
Colma Creek Flood Control Zone 1	121,075	-	-	13,541	30,577	165,193	0.01%
San Bruno Creek Zone 2	220,448	-	-	16,586	48,512	285,546	0.02%
San Francisquito Zone 2	285,011	-	-	34,799	1	319,811	0.02%
Ravenswood Slough Flood Zone	5,686	-	-	2,094	2,062	9,842	0.00%
Enchanted Hills Drainage	1,969	-	-	245	-	2,214	0.00%
Highlands Drainage	552	-	-	236	-	788	0.00%
Sequoia Drainage	1,974	-	-	1,477	-	3,451	0.00%
University Heights Drainage	19,203	-	-	2,782	-	21,985	0.00%
Bel Aire Lighting	50,817	-	-	31,137	-	81,954	0.00%
Belmont Lighting	6,202	-	-	3,346	-	9,548	0.00%
Colma Lighting	102,672	-	-	51,847	-	154,519	0.01%
El Granada Lighting	59,011	-	-	6,753	-	65,764	0.00%
Emerald Lake Lighting	201,644	-	-	103,481	-	305,125	0.02%
Enchanted Hills Lighting	10,003	-	-	5,046	-	15,049	0.00%
La Honda Lighting	10,273	-	-	6,061	-	16,334	0.00%
Menlo Park Lighting	254,120	-	-	152,231	-	406,351	0.02%
Montara Lighting	86,892	-	-	57,083	-	143,975	0.01%
Pescadero Lighting	9,446	-	-	6,434	-	15,880	0.00%
Highlands Landscape	9,170	-	-	588	-	9,758	0.00%
Total Dependent Districts (County)	\$ 33,449,049	\$ -	\$ -	\$ 4,339,828	\$ 1,863,158	\$ 39,652,035	2.18%

¹Current Year Taxes - Includes actual distributions of unsecured and homeowner exemption taxes and the estimated secured levy amounts.

²Non Basic Aid School Deficits - Pursuant to California law, Triple Flip and VLF Swap amounts are funded by the ERAF. If there are insufficient funds in ERAF to pay the VLF Swap amounts, the law requires these amounts to be funded by Non-Basic Aid Schools. This has no net fiscal impact to the schools since any monies taken from Non-Basic Aid Schools to fund the VLF Swap are paid back to the schools by the State.



Fiscal Year 2015-16 Distributions—1% General Tax

Taxing Agency	Current Year Taxes	Vehicle Licensing Fee Swap	Triple Flip	Excess ERAF and Non-Basic Aid School Deficits	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
Cities							
Town of Atherton	\$ 7,318,675	\$ 943,472	\$ 167,566	\$ 1,066,958	\$ -	\$ 9,496,671	0.52%
City of Belmont	3,418,476	2,425,420	661,621	718,850	743,002	7,967,369	0.44%
City of Brisbane	2,090,868	283,554	616,364	264,582	329,072	3,584,440	0.20%
City of Burlingame	12,836,763	2,849,279	2,475,469	1,461,327	-	19,622,838	1.08%
Town of Colma	425,372	117,817	2,100,713	6,645	-	2,650,547	0.15%
City of Daly City	17,877,500	9,105,121	2,105,057	3,097,858	1,596,165	33,781,701	1.85%
City of East Palo Alto	4,720,368	3,012,501	799,207	349,165	2,104,451	10,985,692	0.60%
City of Half Moon Bay	1,547,119	1,093,783	495,918	203,028	-	3,339,848	0.18%
Town of Hillsborough	13,350,686	1,098,141	24,596	1,432,614	-	15,906,037	0.87%
City of Menlo Park	11,375,170	3,221,593	789,488	1,655,263	644,917	17,686,431	0.97%
City of Millbrae	4,829,082	2,237,080	483,141	684,247	1,245,544	9,479,094	0.52%
City of Pacifica	10,096,753	3,528,398	383,256	1,637,477	43,048	15,688,932	0.86%
Town of Portola Valley	1,873,179	465,546	(23,851)	148,765	-	2,463,639	0.14%
Redwood City Area #1	21,707,081	7,248,980	4,819,874	4,178,507	2,896,854	40,851,296	2.24%
Redwood City Area #3	9,266,617	-	-	595,917	502,191	10,364,725	0.57%
Redwood City Parking #1	23,878	-	-	1,186	115,042	140,106	0.01%
Redwood City Improvement District	761,514	-	-	38,828	-	800,342	0.04%
City of San Bruno	6,183,934	3,998,653	1,298,962	823,649	1,553,737	13,858,935	0.76%
City of San Carlos	8,547,328	2,732,794	1,770,537	1,242,698	850,459	15,143,816	0.83%
City of San Mateo	29,657,351	9,038,544	3,661,445	3,212,372	3,981,876	49,551,588	2.72%
City of South San Francisco	15,737,682	5,770,060	2,927,949	2,233,926	5,587,321	32,256,938	1.77%
Town of Woodside	3,276,077	572,592	172,047	290,191	-	4,310,907	0.24%
Total Cities	\$ 186,921,473	\$ 59,743,328	\$ 25,729,359	\$ 25,344,053	\$ 22,193,679	\$ 319,931,892	17.56%
Dependent Districts (Cities)							
East Palo Alto Drainage Maintenance	65,655	-	-	5,144	7,416	78,215	0.00%
Ravenswood Lighting	172,369	-	-	103,655	156,653	432,677	0.02%
Daly City Sanitary District	1,629,496	-	-	-	54,246	1,683,742	0.09%
Portola Valley Ranch Road	619	-	-	-	-	619	0.00%
Woodside Highland Road Maintenance	31,745	-	-	-	-	31,745	0.00%
Town Center Sewer Maintenance	42,842	-	-	1,923	-	44,765	0.00%
Guadalupe Valley Improvement	28,657	-	-	107	138	28,902	0.00%
Estero Municipal Improvement	19,757,034	3,096,879	492,454	1,392,082	114,956	24,853,405	1.36%
Belmont Fire	7,759,985	-	-	-	1,245,692	9,005,677	0.49%
Belmont Special Fire Zone-1	51,729	-	-	-	65,394	117,123	0.01%
Belmont Special Fire Zone-2	2,798	-	-	-	-	2,798	0.00%
Belmont Special Fire Zone-3	59,627	-	-	-	-	59,627	0.00%
Atherton Channel Drainage	101,269	-	-	7,764	-	109,033	0.01%
West Park Parks and Parkways	469,770	-	-	17,047	-	486,817	0.03%
Stonegate Park and Parkways	243,706	-	-	24,565	-	268,271	0.01%
West Park 3 Park and Parkway	745,711	-	-	16,720	-	762,431	0.04%
Willow Gardens Park and Parkways	36,472	-	-	4,014	44,259	84,745	0.01%
Wayside Road Maintenance Zone 2	18,573	-	-	1,867	-	20,440	0.00%
Crescent Ave Maintenance Zone A	1,779	-	-	-	-	1,779	0.00%
Crescent Ave Maintenance Zone B	6,985	-	-	-	-	6,985	0.00%
Crescent Ave Maintenance Zone C	795	-	-	-	-	795	0.00%
Crescent Ave Maintenance Zone D	241	-	-	-	-	241	0.00%
Total Dependent Districts (Cities)	\$ 31,227,857	\$ 3,096,879	\$ 492,454	\$ 1,574,888	\$ 1,688,754	\$ 38,080,832	2.07%



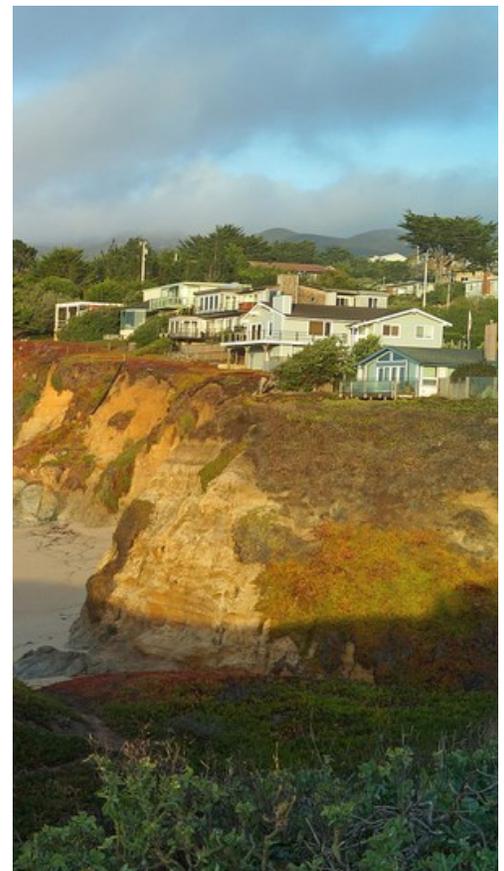
Fiscal Year 2015-16 Distributions—1% General Tax

Taxing Agency	Current Year Taxes	Vehicle Licensing Fee Swap	Triple Flip	Excess ERAF and Non-Basic Aid School Deficits	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
School Districts							
Bayshore Elementary	\$ 735,406	\$ -	\$ -	\$ (561,728)	\$ 1,032,472	\$ 1,206,150	0.07%
Belmont Elementary	23,329,193	-	-	(6,643,449)	1,966,539	18,652,283	1.02%
Brisbane Elementary	4,285,529	-	-	-	203,472	4,489,001	0.25%
Burlingame Elementary	16,149,128	-	-	(4,202,809)	-	11,946,319	0.66%
Hillsborough Elementary	16,620,604	-	-	-	-	16,620,604	0.91%
Jefferson Elementary	22,886,774	-	-	(6,225,537)	860,902	17,522,139	0.96%
Pacifica	13,385,988	-	-	(3,511,646)	46,311	9,920,653	0.54%
Las Lomas Elementary	15,379,408	-	-	-	-	15,379,408	0.84%
Menlo Park Elementary	25,447,705	-	-	-	292,308	25,740,013	1.41%
Millbrae Elementary	11,443,022	-	-	(3,414,359)	1,546,562	9,575,225	0.53%
Portola Valley Elementary	9,817,623	-	-	-	-	9,817,623	0.54%
Ravenswood Elementary	6,661,713	-	-	(3,219,785)	3,374,869	6,816,797	0.37%
Redwood City Elementary	46,083,832	-	-	(13,351,193)	3,760,641	36,493,280	2.00%
San Bruno Elementary	15,186,286	-	-	(4,703,626)	2,540,962	13,023,622	0.71%
San Carlos Elementary	15,162,176	-	-	(4,314,477)	1,188,133	12,035,832	0.66%
San Mateo-Foster City Elementary	70,571,750	-	-	(19,321,245)	2,311,558	53,562,063	2.94%
Woodside Elementary	6,259,364	-	-	-	-	6,259,364	0.34%
Jefferson High	33,989,308	-	-	(9,561,220)	1,836,254	26,264,342	1.44%
San Mateo High	110,360,524	-	-	-	5,427,563	115,788,087	6.35%
Sequoia High	108,180,329	-	-	-	6,598,479	114,778,808	6.29%
Cabrillo Unified	21,369,860	-	-	(5,566,522)	-	15,803,338	0.87%
La Honda-Pescadero	3,547,144	-	-	-	-	3,547,144	0.19%
South San Francisco Unified	56,396,265	-	-	-	14,681,301	71,077,566	3.90%
San Mateo Community College	113,296,392	-	-	-	7,988,234	121,284,626	6.65%
County Office of Education	58,960,579	-	-	20,429,914	4,262,059	83,652,552	4.59%
ERAF	233,699,905	(154,706,417)	(11,268,776)	(67,724,712)	-	-	0.00%
Total School Districts	\$ 1,059,205,807	\$ (154,706,417)	\$ (11,268,776)	\$ (131,892,394)	\$ 59,918,619	\$ 821,256,839	45.03%
Independent Districts							
Coastside Fire Protection	8,431,535	-	-	796,184	-	9,227,719	0.51%
Bayshore Sanitary	67,343	-	-	30,106	160,366	257,815	0.01%
Granada Community Service District	600,688	-	-	249,414	-	850,102	0.05%
Montara Sanitary	446,913	-	-	191,294	-	638,207	0.03%
Mid-Peninsula Water	167,923	-	-	71,901	30,801	270,625	0.01%
Canada County Water	32,383	-	-	-	-	32,383	0.00%
Coastside County Water	758,628	-	-	325,710	-	1,084,338	0.06%
Los Trancos County Water	262,715	-	-	61,789	-	324,504	0.02%
North Coast County Water	542,276	-	-	232,171	3,127	777,574	0.04%
Westborough County Water	277,987	-	-	118,723	-	396,710	0.02%
Midpeninsula Regional Open Space	11,771,318	-	-	-	567,224	12,338,542	0.68%
Bay Area Air Quality Management	3,490,932	-	-	-	235,651	3,726,583	0.20%
San Mateo County Harbor	4,432,489	-	-	926,720	399,083	5,758,292	0.32%
Peninsula Hospital	5,399,792	-	-	-	276,091	5,675,883	0.31%
Sequoia Hospital	10,201,672	-	-	-	432,187	10,633,859	0.58%
Resource Conservation	52,364	-	-	4,244	1,490	58,098	0.00%
Broadmoor Police	1,140,683	-	-	267,490	-	1,408,173	0.08%
Colma Fire	719,183	-	-	-	-	719,183	0.04%
Menlo Park Fire	35,402,547	-	-	2,989,544	1,640,168	40,032,259	2.20%
Woodside Fire	15,188,544	-	-	1,407,912	-	16,596,456	0.91%
East Palot Alto Sanitary	357,271	-	-	154,419	247,384	759,074	0.04%
Highlands Recreation	385,278	-	-	80,032	-	465,310	0.03%
Ladera Recreation	150,571	-	-	39,663	-	190,234	0.01%
San Mateo County Mosquito Abatement	2,025,906	-	-	266,645	121,999	2,414,550	0.13%
Total Independent Districts	\$ 102,306,941	\$ -	\$ -	\$ 8,213,961	\$ 4,115,571	\$ 114,636,473	6.28%

Fiscal Year 2015-16 Distributions—1% General Tax

Taxing Agency	Current Year Taxes	Vehicle Licensing Fee Swap	Triple Flip	Excess ERAF and Non-Basic Aid School Deficits	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
<u>RPTTFs and Successor Agencies</u>							
Belmont RPTTF	\$ 11,407,789	\$ -	\$ -	\$ -	\$ (11,407,789)	\$ -	0.00%
Brisbane RPTTF	4,515,495	-	-	-	(4,515,495)	-	0.00%
Daly City RPTTF	8,469,192	-	-	-	(8,469,192)	-	0.00%
East Palo Alto RPTTF	8,445,818	-	-	-	(8,445,818)	-	0.00%
Foster City RPTTF	1,047,730	-	-	-	(1,047,730)	-	0.00%
Menlo Park RPTTF	14,515,922	-	-	-	(14,515,922)	-	0.00%
Millbrae RPTTF	9,074,063	-	-	-	(9,074,063)	-	0.00%
Pacifica RPTTF	445,721	-	-	-	(445,721)	-	0.00%
Redwood City RPTTF	21,541,285	-	-	-	(21,541,285)	-	0.00%
San Bruno RPTTF	12,628,178	-	-	-	(12,628,178)	-	0.00%
San Carlos RPTTF	9,565,266	-	-	-	(9,565,266)	-	0.00%
San Mateo RPTTF	17,742,129	-	-	-	(17,742,129)	-	0.00%
South San Francisco RPTTF	37,278,869	-	-	-	(37,278,869)	-	0.00%
Belmont Successor Agency	-	-	-	-	1,962,637	1,962,637	0.11%
Brisbane Successor Agency	-	-	-	-	2,824,337	2,824,337	0.15%
Daly City Successor Agency	-	-	-	-	1,527,725	1,527,725	0.08%
East Palo Alto Successor Agency	-	-	-	-	2,164,994	2,164,994	0.12%
Foster City Successor Agency	-	-	-	-	506,594	506,594	0.03%
Menlo Park Successor Agency	-	-	-	-	7,056,896	7,056,896	0.39%
Millbrae Successor Agency	-	-	-	-	820,210	820,210	0.04%
Pacifica Successor Agency	-	-	-	-	263,820	263,820	0.01%
Redwood City Successor Agency	-	-	-	-	5,394,262	5,394,262	0.30%
San Bruno Successor Agency	-	-	-	-	1,986,759	1,986,759	0.11%
San Carlos Successor Agency	-	-	-	-	1,736,952	1,736,952	0.10%
San Mateo Successor Agency	-	-	-	-	6,714,757	6,714,757	0.37%
South San Francisco Successor Agency	-	-	-	-	3,830,259	3,830,259	0.21%
Total RPPTFs and Successor Agencies	\$ 156,677,457	\$ -	\$ -	\$ -	\$ (119,887,255)	\$ 36,790,202	2.02%
Countywide Totals	\$ 1,786,863,541	\$ -	\$ 19,640,393	\$ 17,233,861	\$ -	\$ 1,823,737,795	100.00%

- The Total Current Year Taxes reported differ from the total current year 1% General Tax amount reported on page 6, which is based on the January 1 lien date assessed values.
- \$11.3 million of Triple Flip was funded from ERAF in fiscal year 2015-16. An additional \$19.6 million was received directly from the State and distributed by the Controller.
- The Excess ERAF distributions for fiscal year 2015-16 were funded by current year revenues and prior year revenues held in ERAF.



Fiscal Year 2015-16 Distributions—Special Charges

The tables presented on pages 15 through 16 show the amounts totaling \$240 million, that were distributed during fiscal year 2015-16 for special charges. Cities and special districts may charge fees directly to taxpayers in lieu of placing them on the secured tax bills.

Taxing Entity	Special Charges	Description
Cities		
Atherton	\$ 1,870,405	Municipal Services
Belmont	958,448	Library CFD
	12,206,939	Sewer
	415,620	Storm Drainage
	13,581,007	
Brisbane	53,896	Storm Drainage
	556,662	Northeast Ridge Assessment Bond
	591,776	Sierra Pt. Landscaping
	1,202,334	
Burlingame	294,199	Burlingame Ave. Streetscape
	2,715,811	Storm Drainage
	3,010,010	
Colma	837,045	Sewer
Daly City	465,166	Storm Drainage
	14,596	Abatement of Public Nuisance
	44,380	Linda Vista Storm Drainage
	84,101	Unpaid Business License Tax
	16,633,980	Sewer
	17,242,223	
East Palo Alto	2,053,340	Garbage
	127,637	Storm Drainage
	703,937	Violence and Crime Prevention
	2,884,914	
Half Moon Bay	4,319,119	Sewer
Hillsborough	2,242,334	Fire and Police
	1,166,100	Garbage
	9,037,275	Sewer
	29,455	Storm Drainage
	37,258	Weed Abatement
	12,512,422	
Menlo Park	345,430	Storm Drainage
	755,577	Tree Maintenance
	1,101,007	
Millbrae	1,556,423	Fire
	253,216	Storm Drainage
	1,809,639	

Taxing Entity	Special Charges	Description
Cities—continued		
Pacifica	\$ 177,618	Storm Drainage
	12,914,978	Sewer
	13,092,596	
Portola Valley	21,750	Woodside Highlands Rd Maintenance
	20,900	Wayside Road Maintenance
	42,650	
Redwood City	880,513	Downtown CBID
	890,478	Pacific Shore CFD
	535,558	One Marina CFD
	187,000	Seaport Center Maintenance
	235,145	Redwood Shores Landscaping
	212,500	Seaport Blvd Landscaping
763,446	Redwood Shores Traffic Imp. CFD	
	3,704,640	
San Bruno	578,616	Storm Drainage
San Carlos	32,365	Pulgas Creek Levee Improvement
	15,520,939	Sewer
	2,924	Sidewalk Repair
	425,418	Storm Drainage
	15,981,646	
San Mateo	28,429,362	Sewer
	4,957,497	Bay Meadows CFD
	547,323	S. Bayfront Levee and Flood Control
	2,000	Code Enforcement
	15,779	Sidewalk Repair
	33,951,961	
South San Francisco	426,963	Storm Drainage
	19,105,802	Sewer
	19,532,765	
Woodside	295,691	Sewer
	136,923	Woodside Rd/Whiskey Hill Bond
	27,846	Sewer
	460,460	
Total Cities		\$ 147,715,459

Special Charges continued on next page

Acronyms

CFD - Community Facilities District
 CDA - Community Development Authority

CBID - Community Benefit Improvement District
 EIF - Energy Improvement Financing



Fiscal Year 2015-16 Distributions—Special Charges & Debt Service

Debt Service Levies

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 presented below shows the amounts totaling \$207.9 million, that were levied during fiscal year 2015-16 for voter approved debt service.



Taxing Entity	Special Charges	Description
School Districts		
Bayshore Elementary	\$ 159,454	Parcel Tax
Belmont Elementary	2,099,136	Parcel Tax
Brisbane Elementary	902,000	Parcel Tax
Burlingame Elementary	2,117,120	Parcel Tax
Hillsborough Elementary	2,156,544	Parcel Tax
Las Lomas Elementary	1,204,192	Parcel Tax
Menlo Park Elementary	6,741,801	Parcel Tax
Pacifica Elementary	1,315,582	Parcel Tax
Portola Valley Elementary	1,190,469	Parcel Tax
Ravenswood Elementary	1,164,632	Parcel Tax
Redwood City Elementary	1,550,112	Parcel Tax
San Carlos Elementary	2,251,458	Parcel Tax
San Mateo Elementary	3,441,233	Parcel Tax
San Mateo Elementary	6,918,178	Parcel Tax
Woodside Elementary	294,604	Parcel Tax
Jefferson High	365,582	Maintenance
Jefferson High	1,694,544	Parcel Tax
Sequoia High	935,927	Maintenance
Cabrillo Unified	1,671,450	Parcel Tax
La Honda-Pescadero Unified	199,500	Parcel Tax
Total School Districts	\$ 38,373,518	
Special Districts		
Westborough County Water	2,188,365	Sewer
San Mateo County Mosquito Abatement	1,985,187	Mosquito Abatement
West Bay Sanitary	23,209,491	Sewer
Montara Water And Sanitary	2,113,879	Sewer
East Palo Alto Sanitary	4,516,821	Sewer
Bayshore Sanitary	962,957	Sewer
Granada Community Service District	526,942	Sewer Bond
Granada Community Service District	18,324	Garbage
Granada Community Service District	1,292,376	Sewer
Broadmoor Police	622,214	Police
Colma Fire	557,750	Fire
Coastside Fire Protection	24,787	Weed Abatement
Coastside Fire Protection	74,032	Fire CFD
Coastside Fire Protection	278,740	Fire
Menlo Park Fire	5,294	Weed Abatement
Point Montara Fire	77,424	Fire
San Mateo County Flood Control	1,449,413	Storm Drainage
CA Statewide CDA	483,786	State Bonds
CA Statewide CDA	228,311	Los Trancos Sewer Bond
CA Statewide CDA	115,067	EIF
Western Riverside Council of Gov'ts	4,500	EIF
Burlingame Hills Sewer	698,610	Sewer
Crystal Spring Sanitary	2,061,468	Sewer
Devonshire Sanitary	321,342	Sewer
Edgewood Sewer Maintenance	18,750	Sewer
Emerald Lake Heights Sewer	1,697,494	Sewer
Fair Oaks Sewer	6,475,921	Sewer
Gordon Ave Street Lighting	510	Lighting
Harbor Industrial Sewer	74,017	Sewer
Kensington Square Sewer	83,990	Sewer
Oak Knoll Sewer	138,924	Sewer
Scenic Heights Sanitary	66,690	Sewer
Alameda Tree Maintenance	7,529	Tree Maintenance
La Honda Landslide Assessment Project	164,918	Landslide Assessment
County Service Area No. 8	1,294,822	Garbage
County Service Area No. 1	93,860	Police and Fire
Total Special Districts	\$ 53,934,505	
Grand Total Special Charges	\$ 240,023,482	

Taxing Entity	Debt Service Levy
Cities	
Menlo Park	\$ 1,453,633
Millbrae	610,742
San Carlos	420,664
San Mateo	2,565,802
Total Cities	5,050,841
School Districts	
Bayshore Elementary	237,471
Belmont Elementary	7,330,600
Brisbane Elementary	617,363
Burlingame Elementary	6,680,883
Hillsborough Elementary	2,323,740
Jefferson Elementary	6,231,381
Pacifica Elementary	1,987,847
Las Lomas Elementary	3,032,735
Menlo Park Elementary	5,537,059
Millbrae Elementary	3,660,570
Portola Valley Elementary	1,393,670
Ravenswood Elementary	1,384,013
Redwood City Elementary	4,933,832
San Bruno Elementary	2,072,850
San Carlos Elementary	6,031,815
San Mateo-Foster City Elementary	12,708,877
Woodside Elementary	1,644,952
Jefferson High	10,597,497
San Mateo High	30,303,373
Sequoia High	33,074,416
Cabrillo Unified	5,421,834
La Honda-Pescadero Unified	379,376
South San Francisco Unified	8,286,947
San Mateo County Community College	45,258,593
Total School Districts	201,131,694
Special Districts	
Mid-Peninsula Regional Open Space	536,009
Montara Water and Sanitary	1,180,360
Total Special Districts	1,716,369
Grand Total Debt Service	\$ 207,898,904

*The special charges reported in this table include changes processed after the secured tax bills were issued.



Photo courtesy of Robert Adler



*We welcome your comments, questions, and suggestions.
Email us at controller@smcgov.org.*