

SAN MATEO COUNTY CONTROLLER'S OFFICE PROPERTY TAX HIGHLIGHTS FISCAL YEAR 2016-17



Published by Juan Raigoza, San Mateo County Controller

Message from the Controller

To the Residents of San Mateo County

For the sixth 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 2016-17 (July 1, 2016 through June 30, 2017), a total of \$2.4 billion was levied from the 1% General Tax (\$1.9 billion), debt service payments for bonds (\$231.2 million), and special charges (\$244.2 million). This is a \$163.2 million (7.3%) increase compared to the prior year.

Fiscal Year 2016-17 Tax Levy	
1% General Tax	\$1,936,533,098
Debt Service	231,231,509
Special Charges	244,207,123
Total Tax Levy	\$2,411,971,730

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



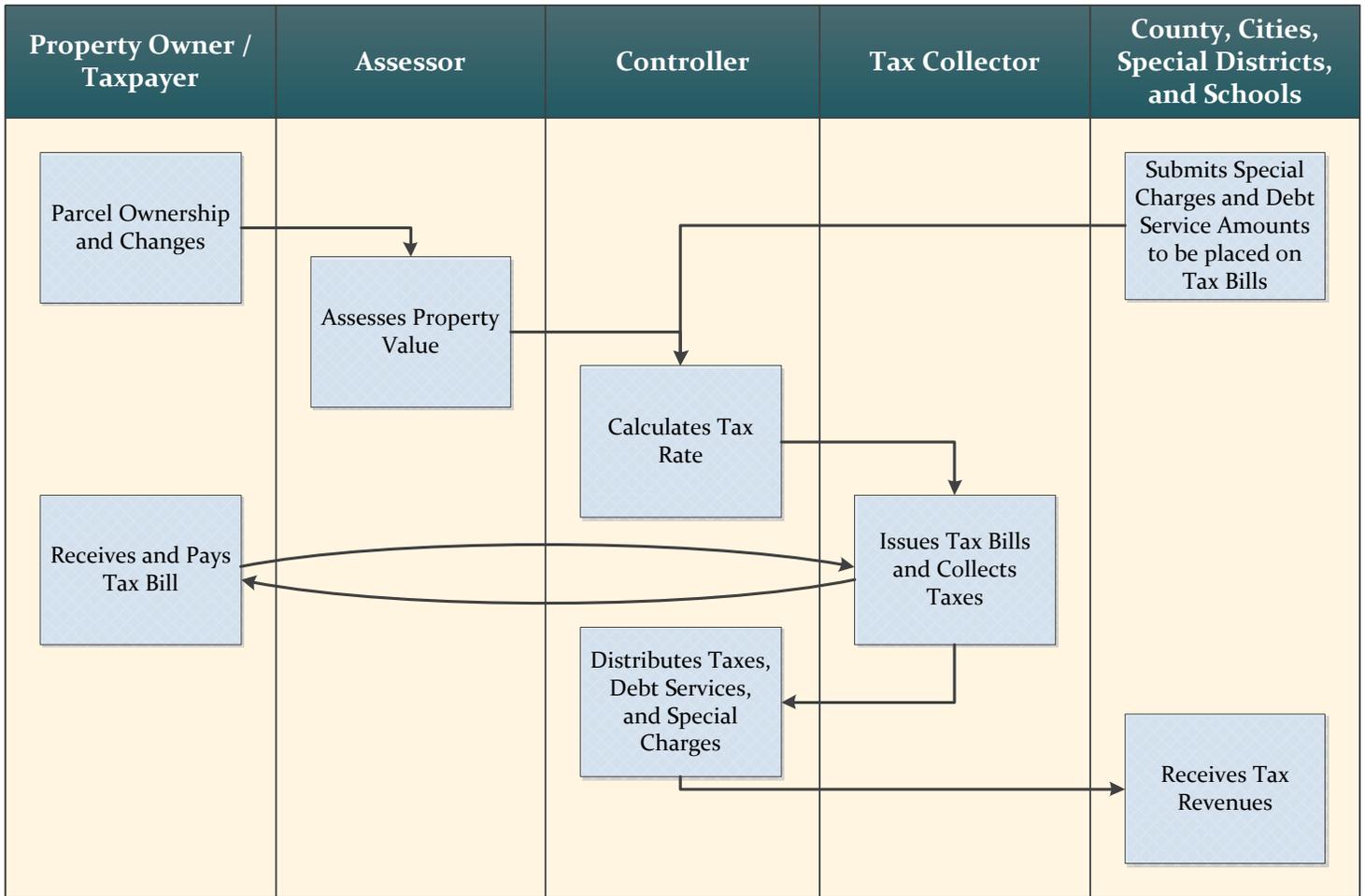
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Introduction

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

<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) 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, 2016 lien date values were used to calculate the taxes due for fiscal year July 1, 2016 through June 30, 2017.

Once the property has been assessed, the taxes levied 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 under State law.

The table below shows the top ten taxpayers that make up 5.21% 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 2016-17	Type of Business	Property Taxes Billed* (millions)	% of Total Taxes Billed*
Pacific Gas & Electric	Utility	\$ 22.1	1.02%
Genentech	Biotechnology	21.0	0.97%
Gilead Sciences Inc	Biopharmaceutical	16.9	0.78%
United Airlines	Airline	15.7	0.73%
Google, Inc.	Software	10.3	0.48%
Oracle Corporation	Software	7.3	0.34%
Slough BTC LLC	Lessor	6.4	0.29%
Peninsula Innovation Partners	Real Estate	4.5	0.21%
Giant Properties LLC	Real Estate	4.2	0.20%
American Airlines	Airline	4.2	0.19%
Total		\$ 112.6	5.21%

*Based on the general tax and debt service on secured, unsecured, unitary, and railroad properties as of June 30, 2017



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 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 2016-17, the County's secured roll included 220,875 parcels.

Business and personal property (e.g. machinery, equipment, office tools and supplies), vessels, and aircraft are considered unsecured property. In fiscal year 2016-17, the County's unsecured roll included 15,499 unsecured accounts, 2,234 boat accounts, and 437 aircraft accounts.



Supplemental Roll

The completion of new construction or a change in ownership results in a re-assessment. 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 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

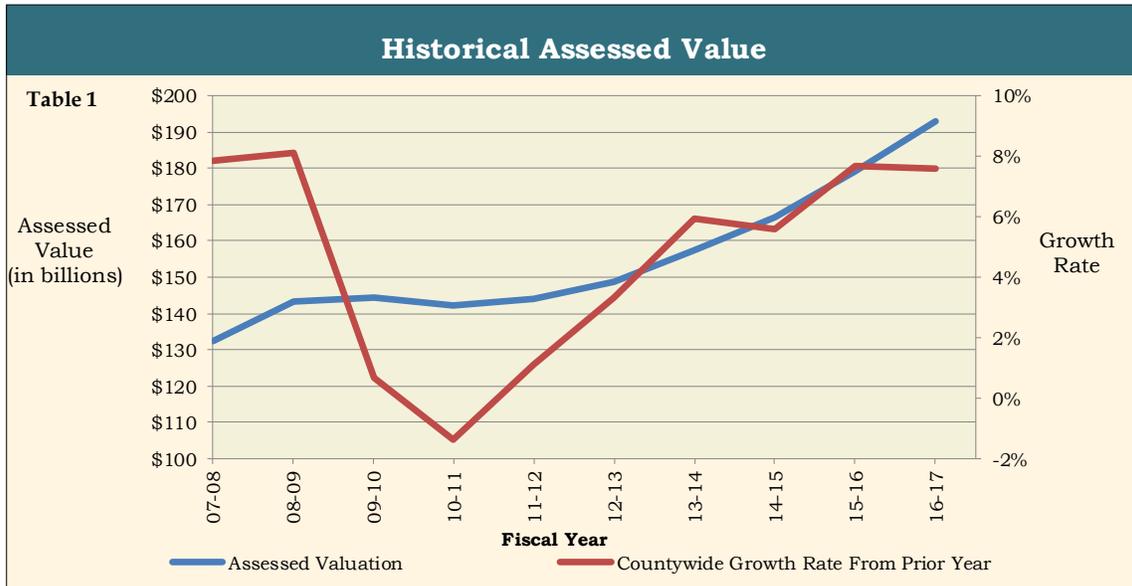
The Assessment Appeals Board (AAB) allows taxpayers to dispute assessed values through administrative processes. The Assessor can also make corrections to the assessed values throughout the year. When changes in assessed value modify the original tax levy amount, it results in either a refund or new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

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 2016-17, the County had 517 utility, unitary, and railroad properties.

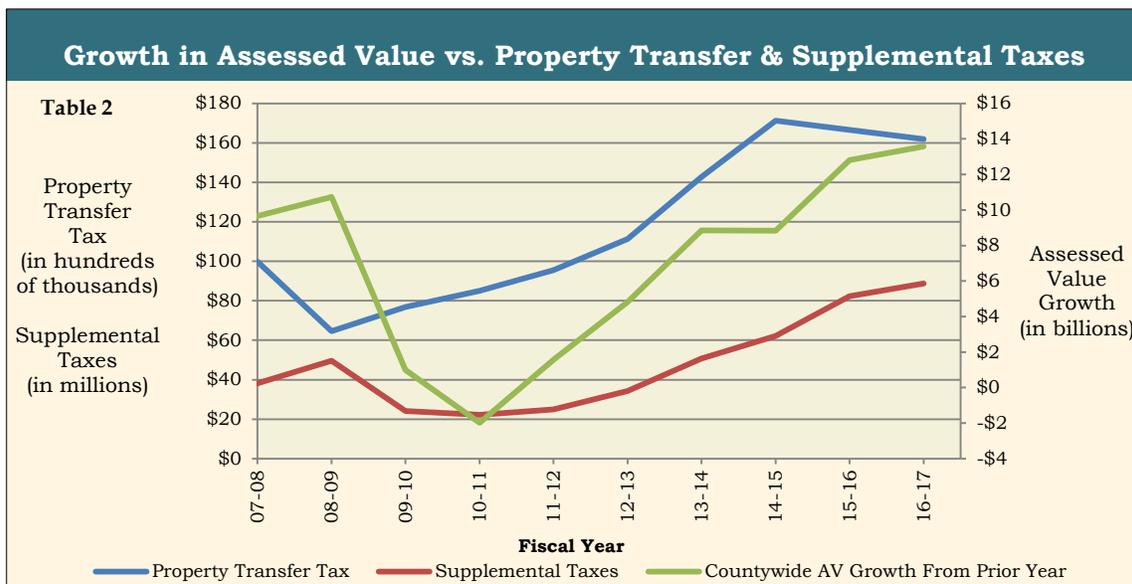
Trends in Assessed Values

Based on the January 1, 2016 lien date, the growth in assessed value (net of exemptions) in fiscal year 2016-17 is \$13.6 billion or 7.6%. Table 1 shows a 10 year trend of the County's assessed values. Over these years assessed values have increased from \$132.6 billion to \$192.8 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 2016-17 supplemental taxes are trending upward and transfer taxes are slightly down.



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

Controller Calculates Property Taxes Due

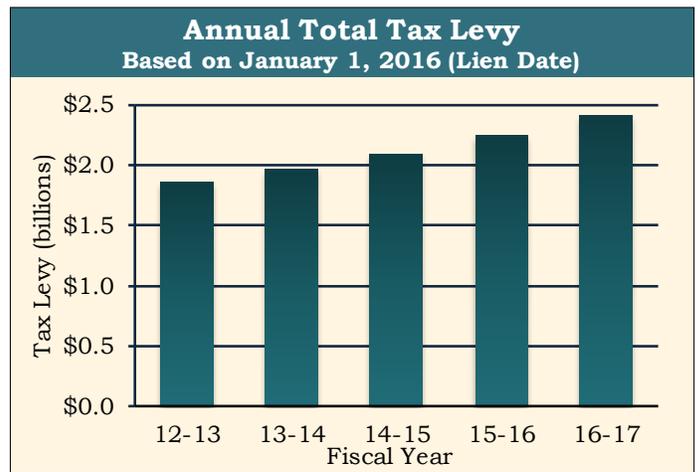
Every year the Controller’s Office receives the assessed values of local properties from the Assessor no later than July 1. The Controller’s Office then calculates, by parcel, the 1% General Tax amount (by multiplying the taxable assessed values by 1%) and the amount necessary to make annual payments 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 2016-17 Based on January 1, 2016 (Lien Date)	
Secured Value	\$181,312,842,744
Unsecured Value	9,693,016,419
Unitary, Railroad, and State Utility ¹	1,787,490,227
Taxable Value (Before exemption)	192,793,349,390
Homeowners' Exemptions	859,960,364
Total Taxable Value	193,653,309,754
1% General Tax Rate	x 1%
Property Tax	1,936,533,098
Voter Approved Debt (Bonds) ²	231,231,509
Special Charges	244,207,123
Total Tax Levy	\$ 2,411,971,730

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 94% of the total 1% General Taxes levied.



Tax Collector Issues 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.

Fiscal Year	Number of Tax Bills Issued			Total
	Secured	Unsecured	Supplemental	
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
2016-17	221,603	15,946	8,970	246,519

Most unsecured 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 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 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.

Delinquent Secured Taxes as of June 30th		
Date	Amount	Rate
June 30, 2013	13,041,922	0.81%
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%

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.



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.

2016 - 2017 SAN MATEO COUNTY SECURED TAX BILL 2016 - 2017
FOR FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017

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 RSMB 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	2
DUE NOVEMBER 1, 2016 <small>AFTER DECEMBER 10, 2016 ADD 10% PENALTY TO YOUR PAYMENT</small> \$3,433.61	DUE FEBRUARY 1, 2017 <small>AFTER APRIL 10, 2017 ADD 10% PENALTY - \$40.00 COST TO YOUR PAYMENT</small> \$3,433.61

* 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, 2017.
 * 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, 2016 <small>AFTER DECEMBER 10, 2016 ADD 10% PENALTY TO YOUR PAYMENT</small> \$3,433.61
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2	DUE FEBRUARY 1, 2017 <small>AFTER APRIL 10, 2017 ADD 10% PENALTY - \$40.00 COST TO YOUR PAYMENT</small> \$3,433.61
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TAXING AGENCY	RATE	AMOUNT
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Tax Payable		6,867.22

The general tax rate, voter approved debt rates, 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 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.

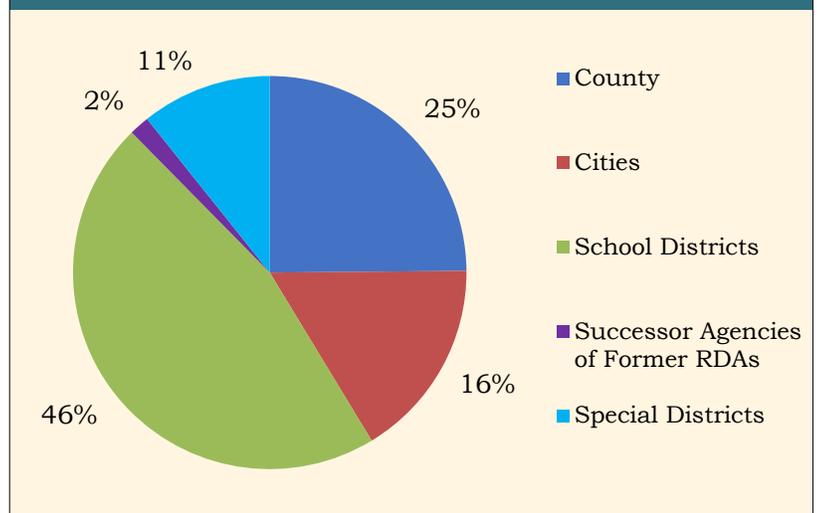
Refunds		
Fiscal Year	Revenue Reductions to Tax Agencies	Amount
2012-13	\$	28,074,067
2013-14		33,160,749
2014-15		22,892,132
2015-16		16,385,955
2016-17		11,319,911

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 based on the Local Control Funding Formula. These school districts are referred to as LCFF school districts (formerly Revenue Limit or Non-Basic Aid school districts).

The difference between a school's State guaranteed funding level 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 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, legislation (SB 1096) was enacted in fiscal year 2004-05. Prior

Where Does the 1% General Tax Go?



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 based on the Local Control Funding Formula. These school districts are referred to as LCFF school districts (formerly Revenue Limit or Non-Basic Aid school districts).

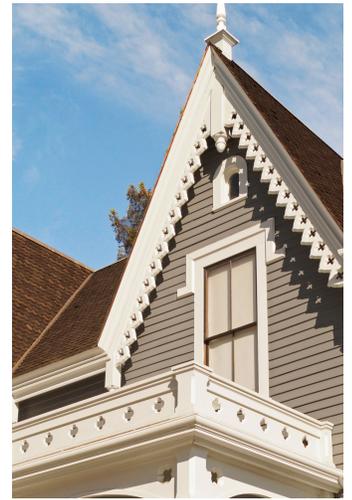
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Adding to the tax allocation process, legislation (SB 1096) was enacted in fiscal year 2004-05. Prior



Controller Distributes Property Taxes

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 2016-17 the total VLF Swap was \$166 million.

For fiscal year 2016-17, a total of \$2.4 billion was levied from the 1% General Tax (\$1.9 billion), debt service payments for bonds (\$231.2 million), and special charges (\$244.2 million). This is \$163.2 million (7.3%) increase compared to the prior year.

For fiscal year 2016-17, the countywide 1% general property tax levy increased by \$135.7 million (or 7.5%) 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 2016-17, these differences ranged from 2.18% in Colma to 12.52% in Menlo Park.

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 that required RDAs to dissolve, effective October 1, 2011, 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 accounting for property taxes to which the RDAs were not entitled, monies from RPTTFs are required to be allocated to Successor Agencies for outstanding liabilities incurred by the former RDAs. Any residual monies remaining in the RPTTF are distributed to the local taxing agencies that funded the former RDAs with property tax revenues. In fiscal year 2016-17, \$178.8 million of property tax revenues were deposited into the RPTTFs and distributed as follows: \$31.8 million to successor agencies for outstanding liabilities/obligations, and \$147.0 million to taxing agencies for pass-through payments and remaining residual balances.

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

2016-17	
County	\$1,090,795
Cities	782,154
Schools ¹	2,337,309
Special Districts	97,947
	<u>\$4,308,205</u>

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

In addition, the former RDAs are required to turn over any unencumbered cash, which is distributed directly to the taxing agencies that funded the former RDAs. During fiscal year 2016-17, \$4.3 million in unencumbered cash (\$312,432) and proceeds from the sale of assets (\$3,995,773) was distributed to taxing agencies (see table to the left). Since the dissolution of the RDAs, \$111.8 million of unencumbered cash and proceeds from the sale of assets has been distributed.

Fiscal Year 2016-17 Distributions—1% General Tax (County)

The Tax Collector forwards the taxes collected to the Controller for distribution to 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 \$1.9 billion, distributed to taxing agencies during fiscal year 2016-17.

Taxing Agency	Current Year Taxes ¹	Vehicle License Fee Swap	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
County of San Mateo	\$ 232,481,308	\$ 98,814,628	\$ 111,796,381	\$ 35,691,775	\$ 478,784,092	24.86%
Dependent Special Districts (County)						
County Free Library	20,502,659	-	3,398,836	1,315,189	25,216,684	1.31%
County Fire Protection	6,123,832	-	-	-	6,123,832	0.32%
County Service Area #1	2,897,903	-	-	-	2,897,903	0.15%
County Service Area #6	66,647	-	4,833	-	71,480	0.00%
County Service Area #8	927,065	-	-	-	927,065	0.05%
Burlingame Hills Sewer	72,646	-	29,229	-	101,875	0.01%
Emerald Lake Heights Sewer	20,502	-	8,082	-	28,584	0.00%
Fair Oaks Sewer	500,503	-	201,521	12,117	714,141	0.04%
Harbor Industrial Sewer	9,090	-	3,804	641	13,535	0.00%
Kensington Square Sewer	13,185	-	5,351	-	18,536	0.00%
Oak Knoll Sewer	4,886	-	1,896	-	6,782	0.00%
Crystal Springs Sanitary	67,630	-	27,207	-	94,837	0.01%
Devonshire County Sanitary	31,962	-	13,079	-	45,041	0.00%
Scenic Heights Sanitary	1,492	-	593	-	2,085	0.00%
Campo Bello University Park Drive	3,763	-	794	-	4,557	0.00%
Colma Creek Flood Control	602,584	-	72,927	105,609	781,120	0.04%
Colma Creek Flood Control Zone 3	1,514,656	-	95,788	43,362	1,653,806	0.09%
Colma Creek Flood Control Zone 2	603,450	-	44,643	513,310	1,161,403	0.06%
Colma Creek Flood Control Zone 1	128,246	-	13,644	37,200	179,090	0.01%
San Bruno Creek Zone 2	237,304	-	16,917	54,329	308,550	0.02%
San Francisquito Zone 2	302,582	-	35,607	1	338,190	0.02%
Ravenswood Slough Flood Zone	6,613	-	2,277	5,267	14,157	0.00%
Enchanted Hills Drainage	2,138	-	250	-	2,388	0.00%
Highlands Drainage	598	-	244	-	842	0.00%
Sequoia Drainage	2,161	-	1,505	-	3,666	0.00%
University Heights Drainage	20,475	-	2,844	-	23,319	0.00%
Bel Aire Lighting	54,128	-	31,582	-	85,710	0.00%
Belmont Lighting	6,372	-	3,291	-	9,663	0.00%
Colma Lighting	106,129	-	50,755	-	156,884	0.01%
El Granada Lighting	62,278	-	6,771	-	69,049	0.00%
Emerald Lake Lighting	219,707	-	105,880	-	325,587	0.02%
Enchanted Hills Lighting	11,289	-	5,260	-	16,549	0.00%
La Honda Lighting	10,902	-	6,156	-	17,058	0.00%
Menlo Park Lighting	273,257	-	155,853	-	429,110	0.02%
Montara Lighting	91,061	-	57,304	-	148,365	0.01%
Pescadero Lighting	10,032	-	6,430	-	16,462	0.00%
Highlands Landscape	9,952	-	602	-	10,554	0.00%
Los Trancos County Maintenance	188,341	-	58,020	-	246,361	0.01%
Total Dependent Special Districts (County)	\$ 35,708,020	\$ -	\$ 4,469,775	\$ 2,087,025	\$ 42,264,820	2.20%

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



Fiscal Year 2016-17 Distributions—1% General Tax (Cities)

Taxing Agency	Current Year Taxes	Vehicle License Fee Swap	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
Cities						
Town of Atherton	\$ 7,912,969	\$ 1,020,888	\$ 1,103,185	\$ -	\$ 10,037,042	0.52%
City of Belmont	3,666,407	2,603,830	729,386	900,609	7,900,232	0.41%
City of Brisbane	2,207,882	298,019	266,981	392,069	3,164,951	0.16%
City of Burlingame	13,830,994	3,067,794	1,490,294	-	18,389,082	0.95%
Town of Colma	434,374	120,344	6,333	-	561,051	0.03%
City of Daly City	18,867,735	9,611,453	3,106,938	1,879,153	33,465,279	1.74%
City of East Palo Alto	5,054,402	3,235,329	354,092	2,497,732	11,141,555	0.58%
City of Half Moon Bay	1,600,932	1,132,146	201,350	-	2,934,428	0.15%
Town of Hillsborough	14,397,712	1,183,481	1,470,846	-	17,052,039	0.89%
City of Menlo Park	12,386,393	3,623,645	1,723,448	1,717,831	19,451,317	1.01%
City of Millbrae	5,144,269	2,370,594	690,520	1,377,461	9,582,844	0.50%
City of Pacifica	10,658,445	3,729,560	1,648,047	47,761	16,083,813	0.84%
Town of Portola Valley	1,956,254	486,565	149,759	-	2,592,578	0.13%
Redwood City Area #1	23,252,907	7,960,213	4,302,446	4,089,641	39,605,207	2.06%
Redwood City Area #3	10,106,965	-	604,091	596,234	11,307,290	0.59%
Redwood City Parking #1	23,722	-	1,125	181,330	206,177	0.01%
Redwood City Improvement District	831,873	-	39,223	-	871,096	0.05%
City of San Bruno	6,602,763	4,301,809	832,115	1,704,227	13,440,914	0.70%
City of San Carlos	9,048,977	2,920,882	1,265,089	916,891	14,151,839	0.73%
City of San Mateo	31,967,772	9,730,030	3,298,681	4,069,040	49,065,523	2.55%
City of South San Francisco	16,792,703	6,133,230	2,240,713	6,587,882	31,754,528	1.65%
Town of Woodside	3,501,345	612,129	294,896	-	4,408,370	0.23%
Total Cities	\$ 200,247,795	\$ 64,141,941	\$ 25,819,558	\$ 26,957,861	\$ 317,167,155	16.48%
Dependent Special Districts (Cities)						
East Palo Alto Drainage Maintenance	71,824	-	5,454	8,721	85,999	0.00%
Ravenswood Lighting	183,511	-	105,155	186,062	474,728	0.02%
Daly City Sanitary District	1,722,030	-	-	62,783	1,784,813	0.09%
Portola Valley Ranch Road	630	-	-	-	630	0.00%
Woodside Highland Road Maintenance	32,816	-	-	-	32,816	0.00%
Town Center Sewer Maintenance	42,868	-	1,960	-	44,828	0.00%
Guadalupe Valley Improvement	28,658	-	102	165	28,925	0.00%
Esterro Municipal Improvement	21,575,863	3,381,141	1,450,624	96,943	26,504,571	1.38%
Belmont Fire	8,310,740	-	-	1,501,367	9,812,107	0.51%
Belmont Special Fire Zone-1	53,420	-	-	78,511	131,931	0.01%
Belmont Special Fire Zone-2	2,840	-	-	-	2,840	0.00%
Belmont Special Fire Zone-3	67,239	-	-	-	67,239	0.00%
Atherton Channel Drainage	108,603	-	7,993	-	116,596	0.01%
West Park Parks and Parkways	494,739	-	17,075	-	511,814	0.03%
Stonegate Park and Parkways	261,226	-	25,008	-	286,234	0.01%
West Park 3 Park and Parkway	776,980	-	16,622	-	793,602	0.04%
Willow Gardens Park and Parkways	36,446	-	3,809	51,159	91,414	0.01%
Wayside Road Maintenance Zone 2	20,043	-	1,889	-	21,932	0.00%
Crescent Ave Maintenance Zone A	1,812	-	-	-	1,812	0.00%
Crescent Ave Maintenance Zone B	7,280	-	-	-	7,280	0.00%
Crescent Ave Maintenance Zone C	807	-	-	-	807	0.00%
Crescent Ave Maintenance Zone D	245	-	-	-	245	0.00%
Total Dependent Special Districts (Cities)	\$ 33,800,620	\$ 3,381,141	\$ 1,635,691	\$ 1,985,711	\$ 40,803,163	2.11%



Fiscal Year 2016-17 Distributions—1% General Tax (Special Districts)

Taxing Agency	Current Year Taxes	Vehicle License Fee Swap	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
Independent Special Districts						
Coastside Fire Protection	8,788,240	-	796,108	-	9,584,348	0.50%
Bayshore Sanitary	67,661	-	28,717	191,124	287,502	0.01%
Granada Community Service District	592,615	-	243,057	-	835,672	0.04%
Montara Sanitary	472,427	-	192,794	-	665,221	0.03%
Mid-Peninsula Water	179,135	-	73,364	38,082	290,581	0.02%
Canada County Water	33,113	-	-	-	33,113	0.00%
Coastside County Water	791,224	-	325,314	-	1,116,538	0.06%
North Coast County Water	572,339	-	234,104	3,469	809,912	0.04%
Westborough County Water	292,249	-	119,198	-	411,447	0.02%
Midpeninsula Regional Open Space	12,651,330	-	-	858,420	13,509,750	0.70%
Bay Area Air Quality Management	3,737,996	-	-	291,734	4,029,730	0.21%
San Mateo County Harbor	4,746,145	-	945,661	494,197	6,186,003	0.32%
Peninsula Hospital ¹	5,813,870	-	-	298,216	6,112,086	0.32%
Sequoia Hospital ²	10,910,792	-	-	545,534	11,456,326	0.59%
San Mateo County Resource Conservation	52,425	-	4,261	1,701	58,387	0.00%
Broadmoor Police	1,199,490	-	267,015	-	1,466,505	0.08%
Colma Fire	743,501	-	-	-	743,501	0.04%
Menlo Park Fire	38,332,004	-	3,099,176	2,691,658	44,122,838	2.29%
Woodside Fire	16,163,229	-	1,431,247	-	17,594,476	0.91%
East Palo Alto Sanitary	385,235	-	158,328	293,986	837,549	0.04%
Highlands Recreation	413,402	-	81,653	-	495,055	0.03%
Ladera Recreation	161,462	-	40,534	-	201,996	0.01%
San Mateo County Mosquito Abatement	2,177,067	-	273,345	151,595	2,602,007	0.14%
Total Independent Special Districts	\$ 109,276,951	\$ -	\$ 8,313,876	\$ 5,859,716	\$ 123,450,543	6.40%

¹Distributions are made to the special district known as Peninsula Health Care District. Peninsula Hospital is the name used by the State Board of Equalization.

²Distributions 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 2016-17 Distributions—1% General Tax (School Districts)

Taxing Agency	Current Year Taxes	Vehicle License Fee Swap	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
School Districts						
Bayshore Elementary ¹	\$ 43,835	\$ -	\$ -	\$ 1,230,704	\$ 1,274,539	0.07%
Belmont Elementary ¹	16,475,770	-	-	2,126,711	18,602,481	0.97%
Brisbane Elementary	4,654,274	-	-	244,663	4,898,937	0.25%
Burlingame Elementary ¹	11,931,942	-	-	-	11,931,942	0.62%
Hillsborough Elementary	17,932,223	-	-	-	17,932,223	0.93%
Jefferson Elementary ¹	16,177,188	-	-	996,384	17,173,572	0.89%
Pacifica Elementary ¹	9,657,780	-	-	51,381	9,709,161	0.50%
Las Lomas Elementary	16,590,553	-	-	-	16,590,553	0.86%
Menlo Park Elementary	27,150,267	-	-	615,594	27,765,861	1.44%
Millbrae Elementary ¹	7,711,348	-	-	1,703,170	9,414,518	0.49%
Portola Valley Elementary	10,279,906	-	-	-	10,279,906	0.53%
Ravenswood Elementary ¹	3,106,758	-	-	6,473,226	9,579,984	0.50%
Redwood City Elementary ¹	32,024,306	-	-	5,083,468	37,107,774	1.93%
San Bruno Elementary ¹	10,077,893	-	-	2,788,350	12,866,243	0.67%
San Carlos Elementary ¹	10,520,689	-	-	1,293,345	11,814,034	0.61%
San Mateo-Foster City Elementary	76,393,364	-	-	2,344,115	78,737,479	4.09%
Woodside Elementary	6,755,539	-	-	-	6,755,539	0.35%
Jefferson High ¹	23,766,436	-	-	2,165,337	25,931,773	1.35%
San Mateo High	118,704,115	-	-	6,033,500	124,737,615	6.48%
Sequoia High	116,227,764	-	-	9,040,986	125,268,750	6.50%
Cabrillo Unified ¹	15,287,081	-	-	-	15,287,081	0.79%
La Honda-Pescadero	3,663,759	-	-	-	3,663,759	0.19%
South San Francisco Unified	59,585,066	-	-	17,300,178	76,885,244	3.99%
San Mateo Community College	121,313,928	-	-	9,656,528	130,970,456	6.80%
County Office of Education	63,133,018	-	18,149,991	5,231,249	86,514,258	4.49%
Educational Revenue Augmentation Fund (ERAF)	335,110,903	(166,337,710)	(168,773,193)	-	-	0.00%
Total School Districts	\$ 1,134,275,705	\$(166,337,710)	\$(150,623,202)	\$ 74,378,889	\$ 891,693,682	46.29%

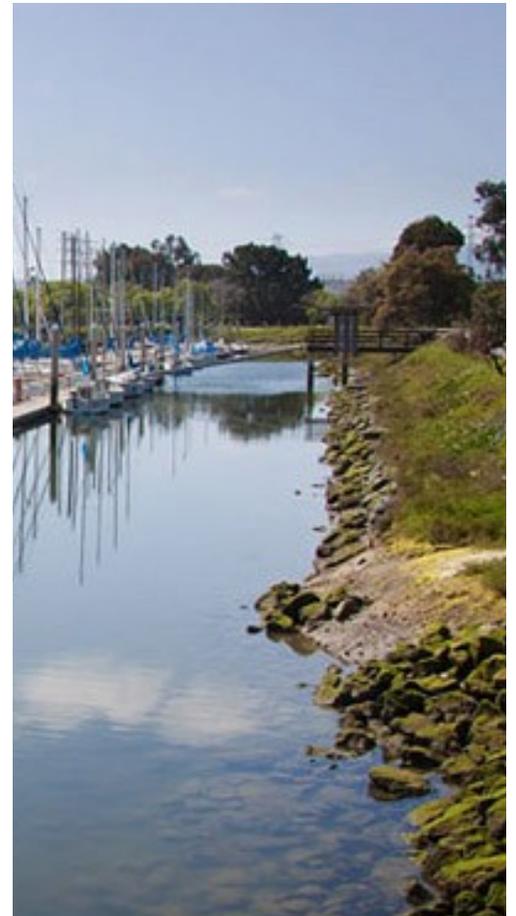
¹**LCFF School Districts** - School districts that do not receive sufficient property tax revenues to meet their minimum guaranteed funding level for the fiscal year based on the Local Control Funding Formula are considered LCFF school districts. Pursuant to California law, VLF Swap amounts are funded 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 Current Year Taxes 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 2016-17 Distributions—1% General Tax (Former RDAs)

Taxing Agency	Current Year Taxes	Vehicle License Fee Swap	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
<u>RPTTFs and Successor Agencies</u>						
Belmont RPTTF	\$ 11,948,951	\$ -	\$ -	\$ (11,948,951)	\$ -	0.00%
Brisbane RPTTF	4,691,446	-	-	(4,691,446)	-	0.00%
Daly City RPTTF	8,794,220	-	-	(8,794,220)	-	0.00%
East Palo Alto RPTTF	9,214,713	-	-	(9,214,713)	-	0.00%
Foster City RPTTF	1,064,893	-	-	(1,064,893)	-	0.00%
Menlo Park RPTTF	22,502,034	-	-	(22,502,034)	-	0.00%
Millbrae RPTTF	9,167,997	-	-	(9,167,997)	-	0.00%
Pacifica RPTTF	421,986	-	-	(421,986)	-	0.00%
Redwood City RPTTF	28,139,512	-	-	(28,139,512)	-	0.00%
San Bruno RPTTF	14,094,666	-	-	(14,094,666)	-	0.00%
San Carlos RPTTF	10,027,081	-	-	(10,027,081)	-	0.00%
San Mateo RPTTF	18,170,601	-	-	(18,170,601)	-	0.00%
South San Francisco RPTTF	40,537,716	-	-	(40,537,716)	-	0.00%
Belmont Successor Agency	-	-	-	1,600,924	1,600,924	0.08%
Brisbane Successor Agency	-	-	-	2,664,102	2,664,102	0.14%
Daly City Successor Agency	-	-	-	622,236	622,236	0.03%
East Palo Alto Successor Agency	-	-	-	1,645,288	1,645,288	0.09%
Foster City Successor Agency	-	-	-	588,969	588,969	0.03%
Menlo Park Successor Agency	-	-	-	5,941,346	5,941,346	0.31%
Millbrae Successor Agency	-	-	-	316,098	316,098	0.02%
Pacifica Successor Agency	-	-	-	220,171	220,171	0.01%
Redwood City Successor Agency	-	-	-	6,336,307	6,336,307	0.33%
San Bruno Successor Agency	-	-	-	2,306,554	2,306,554	0.12%
San Carlos Successor Agency	-	-	-	1,708,776	1,708,776	0.09%
San Mateo Successor Agency	-	-	-	6,711,645	6,711,645	0.35%
South San Francisco Successor Agency	-	-	-	1,152,423	1,152,423	0.06%
Total RPPTFs and Successor Agencies	\$ 178,775,816	\$ -	\$ -	\$ (146,960,977)	\$ 31,814,839	1.66%
Countywide Totals	\$ 1,924,566,215	\$ -	\$ 1,412,079	\$ -	\$ 1,925,978,294	100.00%

- 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.
- The Excess ERAF distributions for fiscal year 2016-17 were funded by current year revenues and prior year revenues held in ERAF.



Fiscal Year 2016-17 Distributions—Special Charges

The tables presented on pages 16 and 17 show the amounts, totaling \$243.3 million, distributed during fiscal year 2016-17 for special charges. Cities and special districts may charge certain fees directly to taxpayers in lieu of placing them on the secured tax bills.

Taxing Entity	Special Charges	Description
Cities		
Atherton	\$ 1,870,390	Municipal Services
Belmont	958,678	Library CFD
	12,451,407	Sewer
	415,567	Storm Drainage
	13,825,652	
Brisbane	53,660	Storm Drainage
	564,405	Northeast Ridge Assessment Bond
	591,776	Sierra Pt. Landscaping
	1,209,841	
Burlingame	452,208	Burlingame Ave. Streetscape
	2,769,772	Storm Drainage
	3,221,980	
Colma	741,797	Sewer
Daly City	465,650	Storm Drainage
	44,380	Linda Vista Storm Drainage
	140,997	Unpaid Business License Tax
	16,654,613	Sewer
	17,305,640	
East Palo Alto	2,073,888	Garbage
	127,106	Storm Drainage
	706,635	Violence and Crime Prevention
	2,907,629	
Half Moon Bay	4,007,628	Sewer
Hillsborough	2,242,686	Fire and Police
	1,166,400	Garbage
	9,948,062	Sewer
	29,455	Storm Drainage
	33,889	Weed Abatement
	13,420,492	
Menlo Park	353,771	Storm Drainage
	783,291	Tree Maintenance
	1,137,062	
Millbrae	1,556,878	Fire
	253,216	Storm Drainage
	1,810,094	

Taxing Entity	Special Charges	Description
Cities - continued		
Pacifica	\$ 177,674	Storm Drainage
	12,497,333	Sewer
	12,675,007	
Portola Valley	21,750	Woodside Highlands Rd Maint.
	19,000	Wayside Road Maintenance
	40,750	
Redwood City	899,314	Downtown CBID
	272,421	One Marina CFD
	187,000	Seaport Center Maintenance
	243,375	Redwood Shores Landscaping
	212,500	Seaport Blvd Landscaping
	766,519	Redwood Shores Traffic Imp. CFD
2,581,129		
San Bruno	579,078	Storm Drainage
San Carlos	33,393	Pulgas Creek Levee Improvement
	15,334,066	Sewer
	0	Sidewalk Repair
	425,156	Storm Drainage
15,792,615		
San Mateo	28,381,297	Sewer
	5,143,492	Bay Meadows CFD
	547,565	S. Bayfront Levee and Flood Ctrl.
	2,300	Code Enforcement
	34,074,654	
South San Francisco	425,743	Storm Drainage
	19,445,021	Sewer
	19,870,764	
Woodside	331,438	Sewer
	45,682	Woodside Rd/Whiskey Hill Bond
	32,682	Sewer
	409,802	
Total Cities \$147,482,004		

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 2016-17 Distributions—Special Charges & 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 below shows that amounts totaling \$231.2 million were levied for voter approved debt service.



Taxing Entity	Special Charges	Description
School Districts		
Bayshore Elementary	\$ 156,984	Parcel Tax
Belmont Elementary	2,100,354	Parcel Tax
Brisbane Elementary	936,768	Parcel Tax
Burlingame Elementary	2,114,560	Parcel Tax
Hillsborough Elementary	2,234,542	Parcel Tax
Las Lomas Elementary	1,210,101	Parcel Tax
Menlo Park Elementary	6,874,042	Parcel Tax
Pacifica Elementary	1,308,148	Parcel Tax
Portola Valley Elementary	1,195,117	Parcel Tax
Ravenswood Elementary	1,158,556	Parcel Tax
Redwood City Elementary	1,558,487	Parcel Tax
San Carlos Elementary	2,242,580	Parcel Tax
San Mateo Elementary	3,558,320	Parcel Tax
San Mateo Elementary	7,153,444	Parcel Tax
Woodside Elementary	303,504	Parcel Tax
Jefferson High	366,544	Maintenance
Jefferson High	2,130,660	Parcel Tax
Sequoia High	937,508	Maintenance
Cabrillo Unified	1,667,400	Parcel Tax
La Honda-Pescadero Unified	199,100	Parcel Tax
Total School Districts \$ 39,406,719		
Special Districts		
Westborough County Water	2,204,570	Sewer
SMC Mosquito Abatement	1,988,193	Mosquito Abatement
West Bay Sanitary	24,487,763	Sewer
Montara Water And Sanitary	2,005,006	Sewer
East Palo Alto Sanitary	4,523,550	Sewer
Bayshore Sanitary	930,335	Sewer
Granada Community Service District	557,631	Sewer Bond
Granada Community Service District	32,761	Garbage
Granada Community Service District	1,274,938	Sewer
Broadmoor Police	622,214	Police
Colma Fire	599,032	Fire
Coastside Fire Protection	24,357	Weed Abatement
Coastside Fire Protection	81,190	Fire CFD
Coastside Fire Protection	279,030	Fire
Menlo Park Fire	2,972	Weed Abatement
Point Montara Fire	77,606	Fire
San Mateo County Flood Control	1,470,334	Storm Drainage
CA Statewide CDA	513,840	State Bonds
CA Statewide CDA	251,365	Los Trancos Sewer Bd.
CA Statewide CDA	589,430	EIF
Western Riverside Council of Govt's	318,107	EIF
Burlingame Hills Sewer	697,015	Sewer
Crystal Spring Sanitary	2,049,715	Sewer
Devonshire Sanitary	326,652	Sewer
Edgewood Sewer Maintenance	19,875	Sewer
Emerald Lake Heights Sewer	1,764,044	Sewer
Fair Oaks Sewer	6,769,801	Sewer
Gordon Ave Street Lighting	510	Lighting
Harbor Industrial Sewer	80,804	Sewer
Kensington Square Sewer	86,950	Sewer
Oak Knoll Sewer	147,332	Sewer
Scenic Heights Sanitary	68,400	Sewer
Alameda Tree Maintenance	7,551	Tree Maintenance
La Honda Landslide Assessment Proj.	164,918	Landslide Assessment
County Service Area No. 8	1,329,570	Garbage
County Service Area No. 1	94,185	Police and Fire
Total Special Districts \$ 56,441,546		
Grand Total Special Charges \$ 243,330,269		

Taxing Entity	Debt Service
Cities	
Menlo Park	\$ 1,454,444
Millbrae	612,260
San Carlos	408,859
San Mateo	2,389,742
Total Cities 4,865,305	
School Districts	
Bayshore Elementary	235,625
Belmont Elementary	6,934,934
Brisbane Elementary	633,734
Burlingame Elementary	6,372,959
Hillsborough Elementary	2,432,305
Jefferson Elementary	6,619,331
Pacifica Elementary	2,691,622
Las Lomas Elementary	3,883,915
Menlo Park Elementary	5,310,885
Millbrae Elementary	3,664,483
Portola Valley Elementary	1,243,547
Ravenswood Elementary	1,961,310
Redwood City Elementary	12,637,577
San Bruno Elementary	2,489,331
San Carlos Elementary	5,592,655
San Mateo-Foster City Elementary	18,300,276
Woodside Elementary	1,684,244
Jefferson High	15,148,288
San Mateo High	29,302,059
Sequoia High	32,473,608
Cabrillo Unified	6,876,210
La Honda-Pescadero Unified	521,743
South San Francisco Unified	8,785,581
San Mateo County Community College	48,934,302
Total School Districts 224,730,524	
Special Districts	
Mid-Peninsula Regional Open Space	458,564
Montara Water and Sanitary	1,177,116
Total Special Districts 1,635,680	
Grand Total Debt Service \$ 231,231,509	

*The special charges reported include changes and refunds processed after the secured tax bills were issued.





We welcome your comments, questions, and suggestions.

Email us at controller@smcgov.org.