



PROPERTY TAX HIGHLIGHTS

SAN MATEO COUNTY CONTROLLER'S OFFICE

FISCAL YEAR 2023-24



Devil's Slide at Pedro Point, Photo courtesy of County of San Mateo

Published by
Juan Raigoza, San Mateo County Controller

Message from the Controller

To the Residents of San Mateo County,

This publication is intended to provide an overview of the administration of property taxes and of the different types that are collected and distributed in San Mateo County. Property taxes are an important source of funding for local governments, enabling them to provide services to their communities such as fire protection, public safety, health services, and education.

In fiscal year 2023-24, the total tax levy was \$3.9 billion, an increase of \$286 million (or 8%) when compared to the prior year. The tax levy includes \$3.1 billion for the 1% General Tax, \$379 million for debt service payments on bonds, and \$401 million in special charges.

To view or download copies of this and other financial reports, visit our website at controller.smcgov.org.

Sincerely,

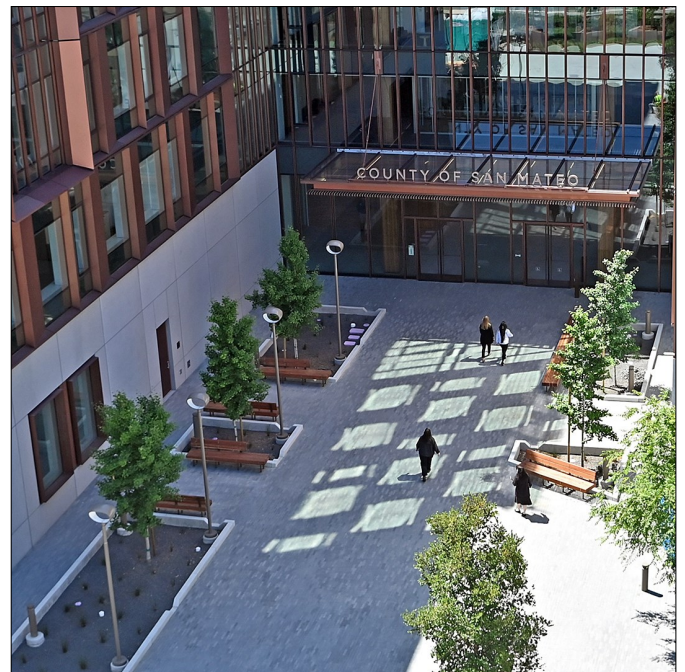


Juan Raigoza
San Mateo County Controller

Fiscal Year 2023-24 Tax Levy	
1% General Tax	\$3,108,285,652
Debt Service	379,400,993
Special Charges	401,012,541
Total Tax Levy	\$3,888,699,186

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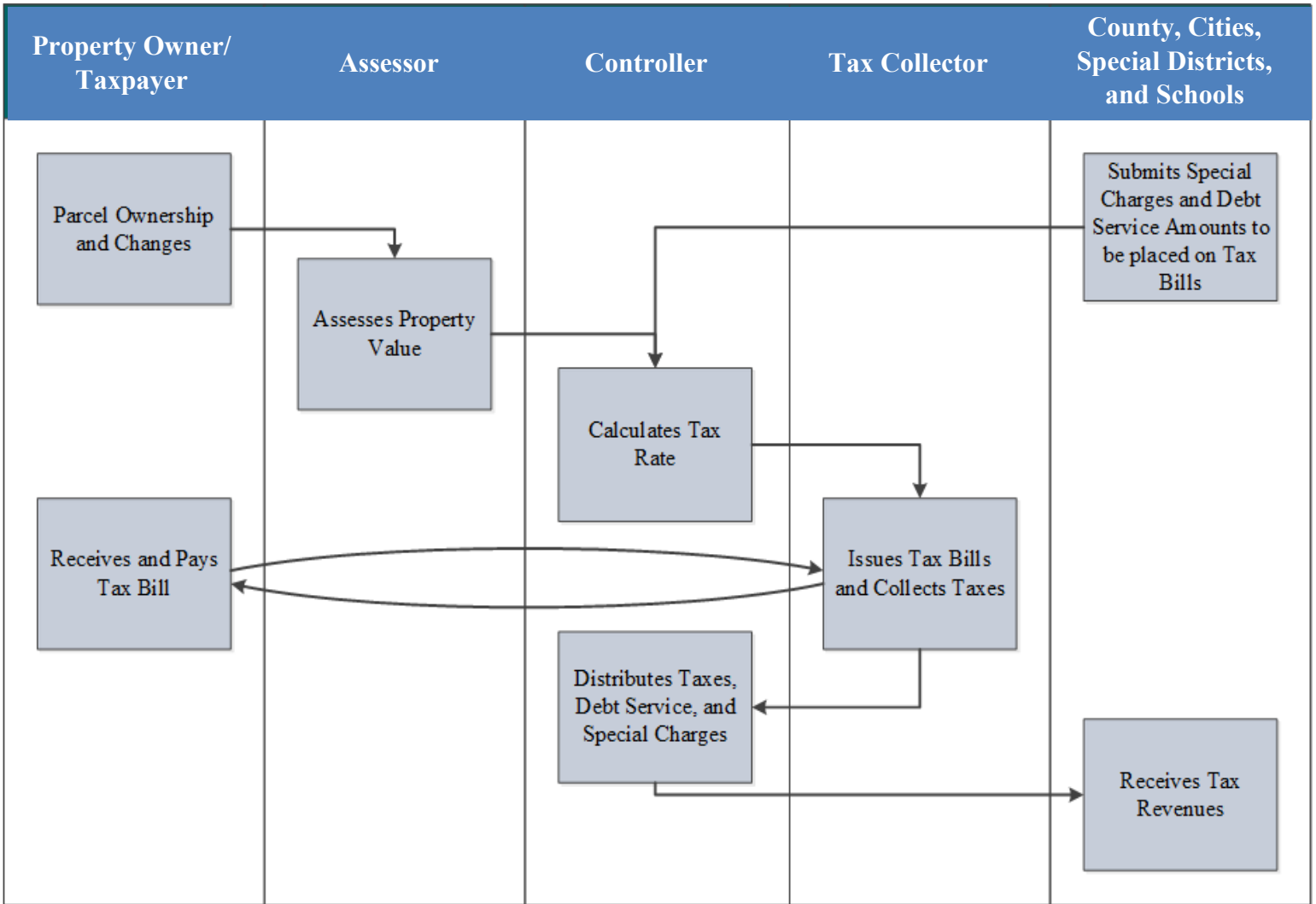


County Office Building 3, Redwood City
Photo courtesy of County of San Mateo

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 new construction. New acquired properties are assessed at fair market value (usually the purchase price) while 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

smcacre.org

Juan Raigoza

Controller

controller.smcgov.org

Sandie Arnott

Treasurer-Tax Collector

tax.smcgov.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, 2023 lien date values were used to calculate the taxes due for fiscal year July 1, 2023 through June 30, 2024.

Once the property has been assessed, the taxes levied become a lien on the property (secured), or the assessee/owner (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 who pay 8.01% 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 2023-24	Type of Business	Property Taxes Billed* (millions)	% of Total Taxes Billed*
Pacific Gas & Electric	Utility	\$ 52.0	1.41%
Genentech Inc.	Biotechnology	36.3	0.98%
Gilead Sciences Inc.	Biopharmaceutical	33.4	0.91%
ARE	Real Estate	31.2	0.85%
HCP Oyster Point	Real Estate	29.2	0.79%
United Airlines Inc	Airline	25.5	0.69%
Hibiscus Properties LLC	Real Estate	25.1	0.68%
Google, Inc.	Software	23.4	0.64%
Facebook Inc.	Social Media	19.9	0.54%
Slough BTC LLC	Real Estate	19.3	0.52%
Total		\$ 295.3	8.01%

*Based on the general tax and debt service on secured, unsecured, unitary, and railroad properties as of June 30, 2024



Magnolia Plaza—South San Francisco—630 Baden Avenue
Photo courtesy of County of San Mateo



Onetta Harris Community Center, Menlo Park
Photo courtesy of County of San Mateo

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 2023-24, the County's secured roll included 222,530 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 2023-24, the County's unsecured roll included 12,814 unsecured accounts, 2,039 vessels accounts, and 319 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 values 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 (ending June 30 of the following 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 the 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.



Biking in Half Moon Bay
Photo courtesy of County of San Mateo

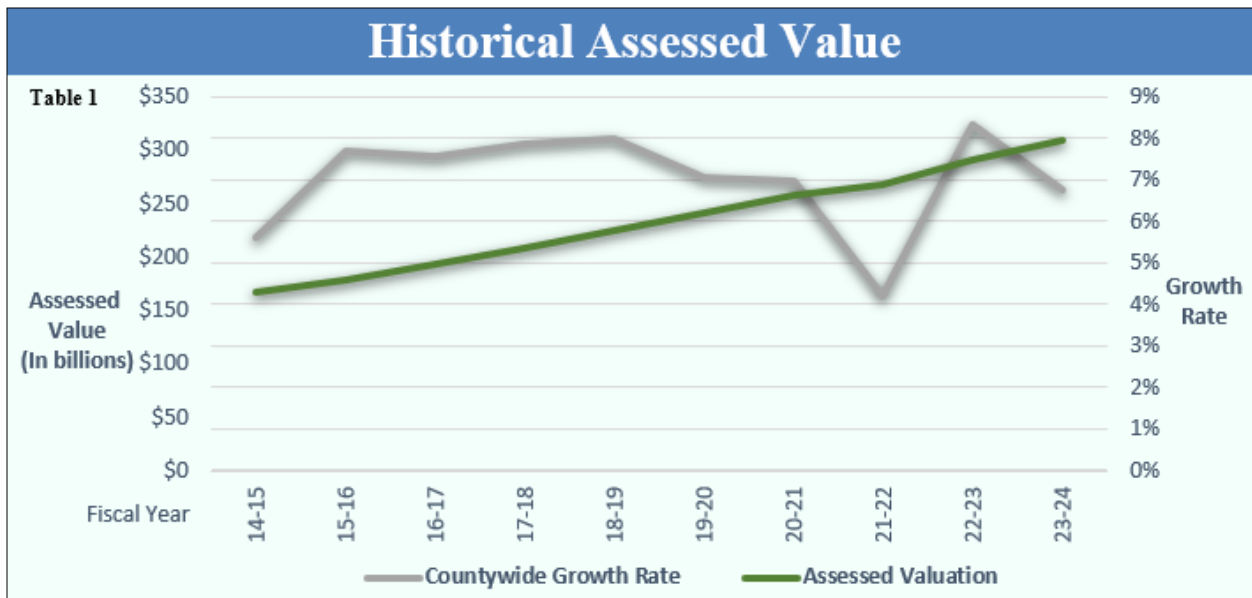
Assessor Values Property

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 2023-24, the County had 418 utility, unitary, and railroad properties.

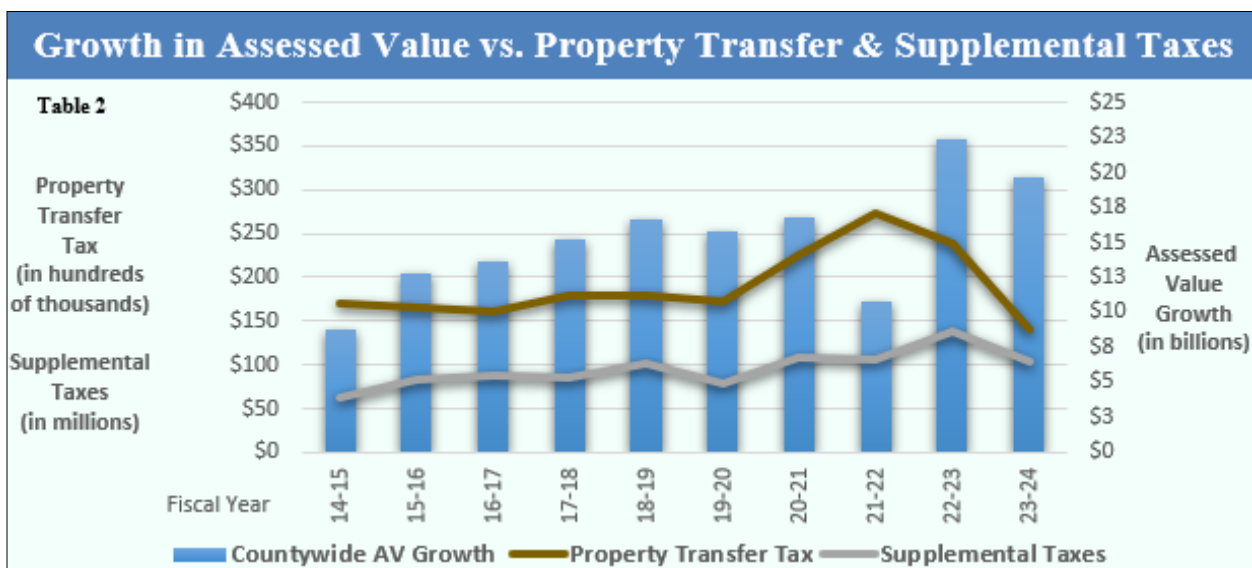
Trends in Assessed Values

Based on the January 1, 2023 lien date, countywide assessed values (net of exemptions) grew by \$19.6 billion, an increase of 6.7%, in fiscal year 2023-24. Table 1 shows a 10 year trend of the County's assessed values. Over these years assessed values have increased 86% from \$167 billion to \$310 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 2023-24 both of these types of taxes decreased compared to the prior year.



* 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 assessed values of local properties from the Assessor no later than July 1, and the local state assessed values from the State Board of Equalization. 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 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 refund 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. Refunds between \$10,000 and \$50,000 must be approved by the County Attorney and refunds of \$50,000 or greater must be approved by the County Board of Supervisors.

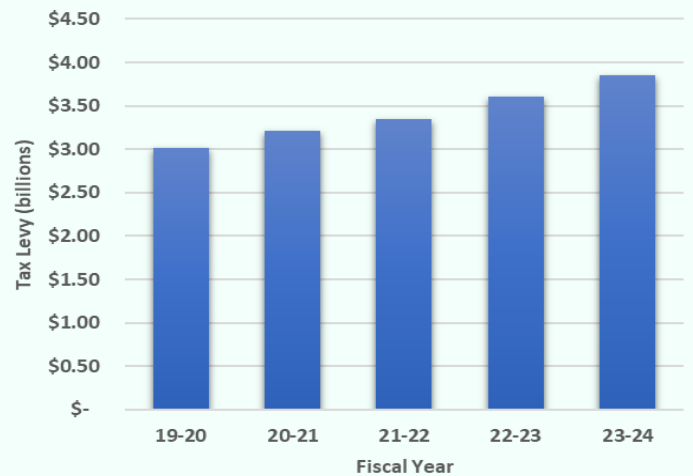
Fiscal Year 2023-24 Based on the January 1 Lien Date

Secured Value	\$	295,358,532,236
Unsecured Value		12,019,866,960
Unitary, Railroad, and State Utility ¹		2,647,997,299
Taxable Value (Before exemption)		310,026,396,495
Homeowners' Exemptions		802,168,691
Total Taxable Value		310,828,565,186
1% General Tax Rate		x 1%
Property Tax		3,108,285,652
Add: Voter Approved Debt (Bonds) ²		379,400,993
Add: Special Charges		401,012,541
Total Tax Levy	\$	3,888,699,186

¹Unitary, Railroad, and State Utility properties are assessed annually by the State Board of Equalization.

²Includes debt service for cities, schools, and special districts.

Annual Total Tax Levy Based on the January 1 Lien Date



Secured taxes are approximately 95% of the total 1% General Taxes levied.

Refunds Revenue Reductions to Tax Agencies

Fiscal Year	Amount
2019-20	\$13,483,282
2020-21	\$23,175,255
2021-22	\$22,417,726
2022-23	\$22,333,190
2023-24	\$22,790,693



Airplanes at San Carlos Airport
Photo courtesy of County of San Mateo

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.

Fiscal Year	Number of Tax Bills Issued			
	Secured	Unsecured	Supplemental	Total
2019-20	222,582	14,695	13,817	251,094
2020-21	222,709	14,502	15,306	252,517
2021-22	223,695	13,756	22,482	259,933
2022-23	223,593	13,928	15,586	253,107
2023-24	223,647	13,779	11,321	248,747

Supplemental taxes are billed when there is a change in ownership or new construction. 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 following the date the first installment is delinquent.

Current Year Delinquent Secured Taxes		
As of	Amount	Rate
June 30, 2020	\$ 24,456,457	0.85%
June 30, 2021	\$ 14,633,355	0.54%
June 30, 2022	\$ 9,815,380	0.35%
June 30, 2023	\$ 21,303,077	0.69%
June 30, 2024	\$ 22,635,260	0.68%

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 is consistently less than 1%.



Pacific Ocean
Photo courtesy of County of San Mateo

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	BILL NUMBER
012-345-100	006001	2023-123123

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

ASSESSMENT INFORMATION	VALUES
Land	\$2,003,042
Improvements	\$824,780
Fixtures	\$0
Personal Property	\$0
Taxable Value	\$2,827,822
Exemptions	\$0
Value After Exemptions	\$2,827,822
Tax Saved Due to Exemptions	\$0.00

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

2023-2024
SAN MATEO COUNTY SECURED TAX BILL
2023-2024

FOR FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024

PARCEL NUMBER	TAX RATE AREA	BILL NUMBER	ASSESSMENT INFORMATION	VALUES
012-345-100	006001	2023-123123	Land	\$2,003,042
			Improvements	\$824,780
			Fixtures	\$0
			Personal Property	\$0
			Taxable Value	\$2,827,822
			Exemptions	\$0
			Value After Exemptions	\$2,827,822
			Tax Saved Due to Exemptions	\$0.00

TAXING AGENCY	RATE	AMOUNT
Countywide Tax (Secured)	1.00000000%	\$28,278.22
Hillsborough ESD Bond	0.05830000%	\$1,648.62
San Mateo UHSD Bond	0.04760000%	\$1,346.04
SMCCD Bond	0.01900000%	\$537.28
General Tax Total	1.12490000%	\$31,810.16
FEDCA&NPDES STORM FEE	650-363-4100	\$7.82
HLSBRGH WD ABTMNT	650-558-7615	\$6.50
HILLSBRGH SEWER SVC	650-375-7400	\$3,985.00
HILLSBOROUGH GARBAGE SVC	650-375-7400	\$346.56
SFBRA MEASURE AA	800-676-7516	\$12.00
HILLSB FIRE & POLICE TAX	650-375-7400	\$570.00
SMC MOSQ ABMNT DIST	800-273-5167	\$3.74
HILLSBRGH SCHL TAX	650-342-5193	\$734.24
HLSBR STORM DRAIN CHG	650-375-7400	\$7.34

Total Tax Payable		\$37,483.36
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1 DUE NOVEMBER 1, 2023 AFTER December 11, 2023 ADD 10% PENALTY TO YOUR PAYMENT \$18,741.68	2 DUE FEBRUARY 1, 2024 AFTER April 10, 2024 ADD 10% PENALTY AND \$40 COST TO YOUR PAYMENT \$18,741.68
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LEGAL DESCRIPTION
LOT 20 HOMEPLACE RSM 45/8 TOWN OF REDWOOD CITY

SITUS: 123 SAN MATEO COUNTY DR REDWOOD CITY

TAXPAYER JOE
TAXPAYER JANE

ASSESSED TO: 123 SAN MATEO COUNTY DR
REDWOOD CITY, CA 11555-2345

STATEMENT PORTION FOR YOUR RECORDS

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

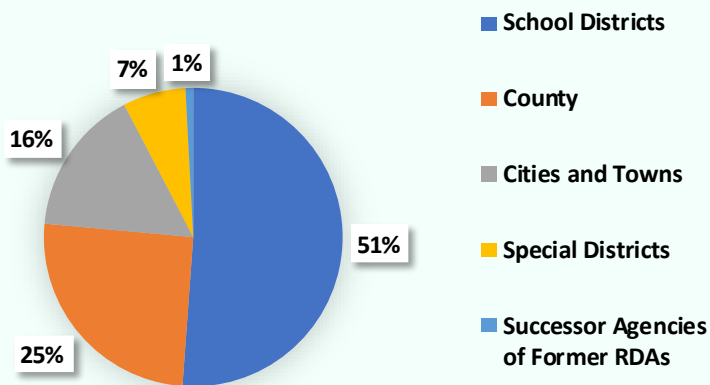
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The general tax rate, voter approved debt rates, and any special charges levied on the parcel are reported in this section. Contact information is also included for the taxing entities imposing the special charges.

TAXING AGENCY	RATE	AMOUNT
Countywide Tax (Secured)	1.00000000%	\$28,278.22
Hillsborough ESD Bond	0.05830000%	\$1,648.62
San Mateo UHSD Bond	0.04760000%	\$1,346.04
SMCCD Bond	0.01900000%	\$537.28
General Tax Total	1.12490000%	\$31,810.16
FEDCA&NPDES STORM FEE	650-363-4100	\$7.82
HLSBRGH WD ABTMNT	650-558-7615	\$6.50
HILLSBRGH SEWER SVC	650-375-7400	\$3,985.00
HILLSBOROUGH GARBAGE SVC	650-375-7400	\$346.56
SFBRA MEASURE AA	800-676-7516	\$12.00
HILLSB FIRE & POLICE TAX	650-375-7400	\$570.00
SMC MOSQ ABMNT DIST	800-273-5167	\$3.74
HILLSBRGH SCHL TAX	650-342-5193	\$734.24
HLSBR STORM DRAIN CHG	650-375-7400	\$7.34

Controller Distributes Property Taxes

Where Did the 1% General Tax Go?



*This chart reflects pre-Vehicle License Fee (VLF) Swap transfers of property taxes to pay for the State's VLF obligations. Any transfers from non-basic aid (LCFF) school districts are paid back to the districts by the State.

For fiscal year 2023-24, a total of \$3.9 billion was levied from the 1% General Tax (\$3.1 billion), debt service payments for bonds (\$379 million), and special charges (\$401 million). This is a \$286 million (or 8%) increase compared to the prior year.

For fiscal year 2023-24, the countywide 1% general property tax levy increased by \$196 million (or 6.7%) compared to the prior year. Property tax revenue growth rates vary between taxing agencies due to differences in the growth rate of assessed values within their jurisdictional areas.

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.

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 meet the school districts' minimum guaranteed funding level referred to as the "Local Control Funding Formula" (LCFF).

The difference between a school's LCFF amount and the local property tax revenues it receives is the maximum amount a school district can receive from ERAF. Only LCFF (non-basic aid) school districts can receive ERAF monies. Any monies remaining in ERAF after distributing the required funds to school districts 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 the legislation, Vehicle License Fees (VLF) 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 pay the replacement in-lieu VLF amounts owed to the cities and counties, the legislation specified that property taxes of non-basic aid (LCFF) school districts would be used to pay for the State's in-lieu VLF obligations. This process is commonly referred to as the "VLF Swap".

Controller Distributes Property Taxes

If ERAF funds of non-basic aid (LCFF) school districts are insufficient, then their general property taxes are used to fund the VLF Swap. Any monies used from LCFF school districts to fund the VLF Swap are paid back to the schools by the State. In fiscal year 2023-24, the total VLF due was \$268 million while available funds were \$154 million resulting in a VLF shortfall of \$114 million. Funds were insufficient due to a fewer number of LCFF school districts and their available property tax revenue. The County and cities are seeking payment for the \$114 million VLF shortfall from the State via its fiscal year 2025-26 budget.



Fitzgerald Marine Reserve—Crashing Waves
Photo courtesy of County of San Mateo

Redevelopment Agencies

Prior to 2011, counties and cities were authorized by State law to create Redevelopment Agencies (RDAs), which received certain property tax revenues in order to revitalize blighted areas of the community. Effective October 1, 2011, Assembly Bill 26 requires RDAs to dissolve and establish 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). There were 13 such RDAs (now Successor Agencies) established and agreed amounts to the local taxing agencies (pass-through payments), monies from RPTTFs are required to fund 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. When all the liabilities of the former RDA are paid off or retired and all statutory conditions are met, the Successor Agency will apply for dissolution with the State. The State approved the dissolution of the Successor Agency to the former Belmont RDA in May 2022.



Main Street Park, Half Moon Bay
Photo courtesy of County of San Mateo

In the fiscal year 2023-24, \$355 million of property tax revenues were deposited into the RPTTFs and distributed as follows: \$27 million to successor agencies for outstanding liabilities/obligations, and \$328 million to taxing agencies for pass-through payments and residuals.

In addition, any unencumbered cash and proceeds from sales of assets are distributed to the taxing agencies that funded the former RDAs. Since the dissolution of the RDAs, over \$134 million of unencumbered cash and proceeds from the sale of assets have been distributed.

Fiscal Year 2023-24 Distributions - 1% General Tax

The Controller distributes the taxes collected by the Tax Collector to the local taxing agencies within the County. California law requires the distribution to be in accordance with specified formulas and procedures. The tables presented on pages 11 through 15 show the 1% General Tax amounts distributed for fiscal year 2023-24, totaling \$3.2 billion.

Taxing Agency	Vehicle License Fee Swap and LCFF Funded School Deficits			Redevelopment Property Tax Trust Fund Distributions		Total Taxes	Percent to Total
	Current Year Taxes ¹	LCFF Funded School Deficits	Excess ERAF	Trust Fund Distributions	Total Taxes		
County of San Mateo	\$ 385,435,203	\$ 91,168,887	\$ 262,368,485	\$ 104,292,064	\$ 843,264,638	26.22%	
Dependent Special Districts (County)							
County Free Library ²	\$ 32,620,153	\$ -	\$ 7,797,711	\$ 2,632,335	\$ 43,050,199	1.34%	
County Fire Protection	7,414,057	-	-	-	7,414,057	0.23%	
County Service Area #1	4,540,161	-	-	-	4,540,161	0.14%	
County Service Area #6	93,412	-	9,691	-	103,102	0.00%	
County Service Area #8	1,482,944	-	-	-	1,482,944	0.05%	
Burlingame Hills Sewer	109,064	-	64,313	-	173,376	0.01%	
Emerald Lake Heights Sewer	33,387	-	19,532	-	52,919	0.00%	
Fair Oaks Sewer	824,042	-	480,205	17,502	1,321,749	0.04%	
Harbor Industrial Sewer	21,082	-	11,747	2,002	34,831	0.00%	
Kensington Square Sewer	18,983	-	11,087	-	30,070	0.00%	
Oak Knoll Sewer	7,110	-	4,231	-	11,341	0.00%	
Crystal Springs Sanitary	107,186	-	63,196	-	170,382	0.01%	
Devonshire County Sanitary	53,820	-	31,511	-	85,332	0.00%	
Scenic Heights Sanitary	2,372	-	1,387	-	3,758	0.00%	
Campo Bello University Park Drive	5,851	-	1,752	-	7,602	0.00%	
Enchanted Hills Drainage	3,185	-	547	-	3,732	0.00%	
Highlands Drainage	933	-	560	-	1,493	0.00%	
Sequoia Drainage	3,136	-	3,253	-	6,389	0.00%	
University Heights Drainage	35,461	-	7,145	-	42,607	0.00%	
Bel Aire Lighting	85,457	-	72,405	-	157,863	0.00%	
Belmont Lighting	14,268	-	10,284	-	24,552	0.00%	
Colma Lighting	152,403	-	104,022	-	256,425	0.01%	
El Granada Lighting	92,890	-	14,511	-	107,401	0.00%	
Emerald Lake Lighting	349,734	-	247,134	-	596,868	0.02%	
Enchanted Hills Lighting	17,199	-	12,324	-	29,522	0.00%	
La Honda Lighting	15,485	-	12,050	-	27,535	0.00%	
Menlo Park Lighting	447,960	-	370,671	-	818,631	0.03%	
Montara Lighting	141,453	-	126,555	-	268,008	0.01%	
Pescadero Lighting	15,200	-	13,463	-	28,663	0.00%	
Highlands Landscape	15,296	-	1,331	-	16,627	0.00%	
Los Trancos County Maintenance	292,818	-	119,940	-	412,758	0.01%	
Total Dependent Special Districts (County)	\$ 49,016,499	\$ -	\$ 9,612,559	\$ 2,651,839	\$ 61,280,898	1.91%	

¹ Current Year Taxes includes actual distributions of secured, unsecured, homeowner exemption, supplemental, and other miscellaneous property taxes.

² The County Free library belongs to a Joint Powers Authority that include libraries from other cities within the County.



Central Lake, Foster City
Photo courtesy of County of San Mateo



Belmont hills looking toward San Francisco
Photo courtesy of County of San Mateo

Fiscal Year 2023-24 Distributions - 1% General Tax

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
Cities						
Town of Atherton	\$ 13,122,503	\$ 946,774	\$ 2,663,605	\$ -	\$ 16,732,882	0.52%
City of Belmont	7,268,514	2,336,606	2,087,190	-	11,692,311	0.36%
City of Brisbane	3,570,824	337,496	614,710	2,309,249	6,832,279	0.21%
City of Burlingame	24,276,977	2,966,122	3,771,416	-	31,014,516	0.96%
Town of Colma	588,028	91,214	12,324	-	691,566	0.02%
City of Daly City	28,844,656	8,212,374	6,838,540	2,913,104	46,808,674	1.46%
City of East Palo Alto	8,828,109	3,273,404	896,667	3,500,881	16,499,061	0.51%
City of Half Moon Bay	2,371,172	931,566	426,794	-	3,729,532	0.12%
Town of Hillsborough	21,599,011	987,080	3,233,269	-	25,819,361	0.80%
City of Menlo Park	22,802,714	3,790,924	4,673,333	2,726,706	33,993,677	1.06%
City of Millbrae	22,810,960	2,093,355	1,553,460	1,528,754	27,986,529	0.87%
City of Pacifica	16,034,174	3,140,942	3,584,647	81,613	22,841,376	0.71%
Town of Portola Valley	2,864,431	404,706	326,594	-	3,595,731	0.11%
Redwood City Area #1	36,444,948	7,061,856	9,784,559	6,906,073	60,197,436	1.87%
Redwood City Area #3	14,582,090	-	1,271,788	742,177	16,596,055	0.52%
Redwood City Parking #1	42,444	-	1,657	470,982	515,083	0.02%
Redwood City Improvement District	1,137,305	-	79,478	-	1,216,783	0.04%
City of San Bruno	10,509,800	3,812,773	1,878,471	2,564,660	18,765,705	0.58%
City of San Carlos	16,579,777	3,011,169	3,239,544	1,466,123	24,296,613	0.76%
City of San Mateo	52,832,187	8,940,067	7,973,339	6,811,259	76,556,851	2.38%
City of South San Francisco	28,709,202	6,579,108	5,408,501	15,649,088	56,345,899	1.75%
Town of Woodside	5,230,027	518,058	651,231	-	6,399,316	0.20%
Total Cities	\$ 341,049,854	\$ 59,435,594	\$ 60,971,118	\$ 47,670,670	\$ 509,127,236	15.83%
Dependent Special Districts (Cities)						
Town Center Sewer Maintenance	\$ 56,858	\$ -	\$ 3,640	\$ -	\$ 60,498	0.00%
Daly City Sanitary District	2,616,448	-	-	83,296	2,699,744	0.08%
Portola Valley Ranch Road	978	-	-	-	978	0.00%
Woodside Highlands Road Maintenance	49,342	-	-	-	49,342	0.00%
East Palo Alto Drainage Maintenance	148,140	-	16,816	14,811	179,766	0.01%
Ravenswood Lighting	317,170	-	256,061	307,243	880,473	0.03%
Guadalupe Valley Improvement	30,154	-	150	3,932	34,236	0.00%
Estero Municipal Improvement	35,073,957	3,069,828	3,466,253	168,791	41,778,829	1.30%
Belmont Fire	16,494,781	-	-	-	16,494,781	0.51%
Belmont Special Fire Zone-1	273,107	-	-	-	273,107	0.01%
Belmont Special Fire Zone-2	6,340	-	-	-	6,340	0.00%
Belmont Special Fire Zone-3	100,297	-	-	-	100,297	0.00%
Atherton Channel Drainage	179,845	-	19,330	-	199,175	0.01%
West Park Parks and Parkways	704,222	-	35,725	-	739,947	0.02%
Stonegate Park and Parkways	363,474	-	51,538	-	415,012	0.01%
West Park 3 Park and Parkway	1,114,362	-	34,413	-	1,148,775	0.04%
Willow Gardens Park and Parkways	40,779	-	5,609	142,779	189,167	0.01%
Crescent Ave Maintenance Zone A	2,191	-	-	-	2,191	0.00%
Crescent Ave Maintenance Zone B	13,129	-	-	-	13,129	0.00%
Crescent Ave Maintenance Zone C	1,372	-	-	-	1,372	0.00%
Crescent Ave Maintenance Zone D	288	-	-	-	288	0.00%
Wayside Road Maintenance Zone 2	29,913	-	4,175	-	34,089	0.00%
Total Dependent Special Districts (Cities)	\$ 57,617,146	\$ 3,069,828	\$ 3,893,709	\$ 720,852	\$ 65,301,536	2.03%



Foster City
Photo Courtesy of County of San Mateo

Fiscal Year 2023-24 Distributions - 1% General Tax

Taxing Agency	Current Year Taxes	Vehicle License Fee Swap and LCFE Funded School Deficits	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
Independent Special Districts						
Menlo Park Fire	\$ 66,698,830	\$ -	\$ 7,917,847	\$ 6,708,509	\$ 81,325,187	2.53%
Bayshore Sanitary	114,360	-	57,369	371,619	543,348	0.02%
Granada Community Service District	880,779	-	517,181	-	1,397,960	0.04%
Montara Sanitary	719,201	-	421,458	-	1,140,659	0.04%
Colma Creek Fld Ctrl Zone	937,746	-	161,968	270,830	1,370,544	0.04%
Co Creek Fld Ctrl Sub Zone 1	190,207	-	26,064	97,592	313,863	0.01%
Co Creek Fld Ctrl Sub Zone 2	1,116,896	-	112,820	1,376,593	2,606,309	0.08%
Co Creek Fld Ctrl Sub Zone 3	2,267,138	-	207,943	81,951	2,557,032	0.08%
San Franqto Crk Fld Zone 2	471,183	-	80,725	1	551,910	0.02%
San Bruno Crk Fld Zone 2	388,785	-	39,745	89,644	518,173	0.02%
Ravenswood Slough Fld Zone	10,593	-	5,389	9,025	25,007	0.00%
Mid-Peninsula Water	344,472	-	201,081	1,203	546,756	0.02%
Canada County Water	48,811	-	-	-	48,811	0.00%
Coastside County Water	1,169,964	-	689,608	-	1,859,572	0.06%
North Coast County Water	864,995	-	510,032	6,834	1,381,861	0.04%
Westborough County Water	429,091	-	253,419	-	682,510	0.02%
Ladera Recreation	269,595	-	97,539	-	367,134	0.01%
Midpeninsula Regional Open Space	20,754,007	-	-	1,693,299	22,447,306	0.70%
San Mateo County Harbor	7,699,203	-	2,217,374	1,068,676	10,985,252	0.34%
Peninsula Hospital	9,234,603	-	-	542,070	9,776,672	0.30%
Sequoia Hospital ¹	17,802,577	-	-	901,363	18,703,939	0.58%
Resource Conservation	90,531	-	9,239	1,900	101,670	0.00%
Broadmoor Police	1,795,697	-	575,970	-	2,371,667	0.07%
Colma Fire	1,057,019	-	-	-	1,057,019	0.03%
Coastside Fire Protection	13,040,602	-	1,694,362	-	14,734,964	0.46%
Woodside Fire	24,688,890	-	3,169,712	-	27,858,602	0.87%
East Palo Alto Sanitary	684,669	-	403,534	456,756	1,544,959	0.05%
Highlands Recreation	649,145	-	188,803	-	837,948	0.03%
Bay Area Air Quality Management	6,031,369	-	-	616,986	6,648,355	0.21%
San Mateo County Mosquito Abatement	3,551,548	-	648,090	273,185	4,472,823	0.14%
Total Independent Special Districts	\$ 184,002,505	\$ -	\$ 20,207,273	\$ 14,568,035	\$ 218,777,813	6.80%

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



636 El Camino - South San Francisco—Affordable Housing
Photo courtesy of County of San Mateo

Fiscal Year 2023-24 Distributions - 1% General Tax

Taxing Agency	Vehicle License Fee Swap and LCFF Funded School ¹ Deficits			Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
	Current Year Taxes	LCFF Funded School ¹ Deficits	Excess ERAF			
School Districts						
Bayshore Elementary	\$ 1,629,693	\$ (3,639,528)	\$ -	2,378,534	\$ 368,700	0.01%
Belmont-Redwood Shores Elementary	43,470,515	-	-	290,970	43,761,485	1.36%
Brisbane Elementary	8,529,911	-	-	2,240,240	10,770,150	0.33%
Burlingame Elementary	34,575,148	-	-	-	34,575,148	1.08%
Hillsborough Elementary	26,426,376	-	-	-	26,426,376	0.82%
Jefferson Elementary	46,708,902	(48,030,849)	-	1,321,946	-	0.00%
Pacifica	25,537,589	(25,620,812)	-	101,221	17,998	0.00%
Las Lomas Elementary	26,940,487	-	-	-	26,940,487	0.84%
Menlo Park Elementary	43,655,117	-	-	582,243	44,237,361	1.38%
Millbrae Elementary	19,156,474	(21,083,577)	-	2,291,859	364,757	0.01%
Portola Valley Elementary	15,261,255	-	-	-	15,261,255	0.47%
Ravenswood Elementary	20,561,631	-	-	10,324,963	30,886,593	0.96%
Redwood City Elementary	79,020,750	-	-	11,755,461	90,776,211	2.82%
San Bruno Elementary	23,862,486	-	-	4,795,208	28,657,694	0.89%
San Carlos Elementary	28,560,950	(30,460,635)	-	3,013,230	1,113,545	0.03%
San Mateo-Foster City Elementary	123,518,243	-	-	3,810,715	127,328,958	3.96%
Woodside Elementary	10,101,026	-	-	-	10,101,026	0.31%
Jefferson High	55,698,254	-	-	6,032,300	61,730,554	1.92%
San Mateo High	185,302,347	-	-	15,318,820	200,621,167	6.24%
Sequoia High	189,683,803	-	-	16,141,624	205,825,427	6.40%
Cabrillo Unified	34,705,841	-	-	-	34,705,841	1.08%
La Honda-Pescadero	5,121,049	-	-	-	5,121,049	0.16%
South San Francisco Unified	93,960,847	-	-	42,876,649	136,837,496	4.25%
San Mateo Community College	197,519,595	-	-	21,181,261	218,700,856	6.80%
County Office of Education	102,792,379	-	19,359,563	14,147,235	136,299,178	4.24%
ERAF	381,926,872	(24,873,728)	(337,053,144)	-	-	0.00%
Total School Districts	\$ 1,824,227,541	\$ (153,709,129)	\$ (337,693,581)	\$ 158,604,480	\$ 1,491,429,311	46.37%

¹LCFF Funded School Districts are 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. 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.



Venice Beach in Half Moon Bay
Photo courtesy of County of San Mateo



Sheep and handlers at County Fair
Photo courtesy of County of San Mateo

Fiscal Year 2023-24 Distributions - 1% General Tax

Taxing Agency	Vehicle License Fee Swap and LCFF Funded School Deficits			Excess ERAF	Redevelopment Property Tax Trust Fund Distributions		Total Taxes	Percent to Total
	Current Year Taxes							
<u>RPTTFs and Successor Agencies</u>								
Brisbane RPTTF	\$ 16,194,334	\$ -		\$ -	(16,194,334)	\$ -	-	0.00%
Daly City RPTTF	15,123,001	-		-	(15,123,001)	-	-	0.00%
East Palo Alto RPTTF	17,217,418	-		-	(17,217,418)	-	-	0.00%
Foster City RPTTF	1,500,536	-		-	(1,500,536)	-	-	0.00%
Menlo Park RPTTF	38,838,904	-		-	(38,838,904)	-	-	0.00%
Millbrae RPTTF	17,122,301	-		-	(17,122,301)	-	-	0.00%
Pacifica RPTTF	722,969	-		-	(722,969)	-	-	0.00%
Redwood City RPTTF	57,532,632	-		-	(57,532,632)	-	-	0.00%
San Bruno RPTTF	23,371,706	-		-	(23,371,706)	-	-	0.00%
San Carlos RPTTF	23,885,447	-		-	(23,885,447)	-	-	0.00%
San Mateo RPTTF	30,267,840	-		-	(30,267,840)	-	-	0.00%
South San Francisco RPTTF	113,649,740	-		-	(113,649,740)	-	-	0.00%
Brisbane Successor Agency	-	-		-	2,442,042	2,442,042	0.08%	
Daly City Successor Agency	-	-		-	1,389,262	1,389,262	0.04%	
East Palo Alto Successor Agency	-	-		-	3,677,919	3,677,919	0.11%	
Foster City Successor Agency	-	-		-	503,002	503,002	0.02%	
Menlo Park Successor Agency	-	-		-	5,346,448	5,346,448	0.17%	
Millbrae Successor Agency	-	-		-	623,821	623,821	0.02%	
Pacifica Successor Agency	-	-		-	184,963	184,963	0.01%	
Redwood City Successor Agency	-	-		-	3,992,853	3,992,853	0.12%	
San Bruno Successor Agency	-	-		-	290,280	290,280	0.01%	
San Carlos Successor Agency	-	-		-	1,441,719	1,441,719	0.04%	
San Mateo Successor Agency	-	-		-	6,215,900	6,215,900	0.19%	
South San Francisco Successor Agency	-	-		-	810,678	810,678	0.03%	
Total RPTTFs and Successor Agencies	\$ 355,426,828	\$ -		\$ -	(328,507,941)	\$ 26,918,887	0.84%	
Countywide Totals	\$ 3,196,775,576	\$ -		\$ 19,359,563	\$ -	\$ 3,216,100,319	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, and does not include supplemental and other miscellaneous property taxes. The Excess ERAF distributions for fiscal year 2023-24 were funded by current year revenues and prior year revenues held in ERAF.



Coyote Point Bluff Trail
Photo courtesy of County of San Mateo

Fiscal Year 2023-24 Distributions - Debt Service

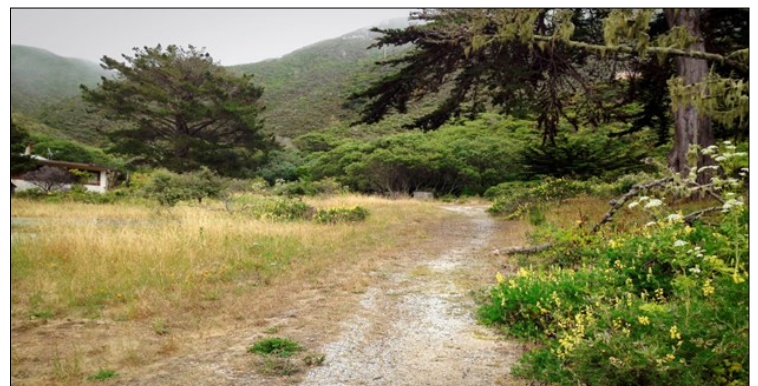
Debt Service

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 the debt service amount totaling \$388.9 million was distributed for voter approved debt service. The amounts include debt service from secured, unsecured, homeowner's exemption, supplemental, and other miscellaneous property tax distributions.



Mother and child at Hiller Aviation Museum
Photo courtesy of County of San Mateo

Taxing Entity	Debt Service	
Cities		
Foster City	\$	4,291,848
City of Menlo Park		2,193,566
City of Millbrae		766,872
City of San Carlos		489,056
City of San Mateo		2,728,189
Total Cities	\$	10,469,531
School Districts		
Bayshore Elementary	\$	519,754
Belmont-Redwood Shores Elementary		9,229,111
Brisbane Elementary		2,049,603
Burlingame Elementary		11,131,092
Hillsborough Elementary		7,987,432
Jefferson Elementary		9,838,681
Las Lomas Elementary		6,504,556
Menlo Park Elementary		6,233,505
Millbrae Elementary		3,762,142
Pacifica Elementary		5,211,619
Portola Valley Elementary		3,156,155
Ravenswood Elementary		7,389,597
Redwood City Elementary		20,229,153
San Bruno Park Elementary		6,562,868
San Carlos Elementary		7,402,548
San Mateo-Foster City Elementary		30,739,387
Woodside Elementary		2,127,226
Jefferson High		26,849,434
San Mateo High		57,027,086
Sequoia High		54,571,555
Cabrillo Unified		6,706,923
La Honda-Pescadero Unified		569,601
South San Francisco Unified		24,637,780
San Mateo County Community College		65,397,052
Total School Districts	\$	375,833,860
Special Districts		
Mid-Peninsula Regional Open Space	\$	1,702,207
Montara Water and Sanitary		991,679
Total Special Districts	\$	2,693,885
Grand Total Debt Service	\$	388,997,275



Green Valley Trail, Pacifica
Photo courtesy of County of San Mateo

Fiscal Year 2023-24 Distributions - Special Charges

Special Charges

The tables on pages 17 and 18 show the amounts, totaling \$399.1 million, distributed during fiscal year 2023-24 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

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



Serramonte Farmers Market
Photo courtesy of County of San Mateo

Taxing Entity	Special Charges	Description
School Districts		
Bayshore Elementary	\$ 212,873	Parcel Tax
Belmont Elementary	3,553,793	Parcel Tax
Brisbane Elementary	962,113	Parcel Tax
Burlingame Elementary	2,135,645	Parcel Tax
Cabrillo Unified	1,592,628	Parcel Tax
Hillsborough Elementary	2,512,840	Parcel Tax
Jefferson Elementary	1,235,725	Parcel Tax
Jefferson High	351,942	Maintenance
Jefferson High	3,951,370	Parcel Tax
La Honda-Pescadero Unified	253,946	Parcel Tax
Las Lomitas Elementary	1,209,219	Parcel Tax
Menlo Park Elementary	11,493,842	Parcel Tax
Millbrae ESD	812,909	Parcel Tax
Pacifica Elementary	1,282,380	Parcel Tax
Portola Valley Elementary	974,844	Parcel Tax
Ravenswood Elementary	1,376,378	Parcel Tax
Redwood City Elementary	1,939,557	Parcel Tax
San Carlos Elementary	3,041,600	Parcel Tax
San Mateo Elementary	16,184,512	Parcel Tax
Sequoia Unified	902,883	Maintenance
Woodside Elementary	380,860	Parcel Tax
Total School Districts	\$ 56,361,859	
Special Districts		
Alameda Tree Maintenance	\$ 7,228	Tree Maintenance
Bayshore Sanitary	1,402,975	Sewer
Broadmoor Police	793,918	Police
Burlingame Hills Sewer	873,460	Sewer
CA Statewide CDA	1,226,009	State Bonds
CA Statewide CDA	577,271	EIF
Coastside Fire Protection	60,304	Weed Abatement
Coastside Fire Protection	107,058	Fire CFD
Coastside Fire Protection	269,071	Fire
Colma Fire	679,054	Fire
County Service Area No. 1	92,763	Police and Fire
County Service Area No. 8	1,765,175	Garbage
County/City Assoc. of Gov'ts	1,591,138	Storm Drainage
Crystal Spring Sanitary	2,817,778	Sewer
Devonshire Sanitary	485,282	Sewer
East Palo Alto Sanitary	4,755,612	Sewer
Edgewood Sewer Maintenance	25,779	Sewer
Emerald Lake Heights Sewer	3,084,851	Sewer
Fair Oaks Sewer	11,812,780	Sewer
Gordon Avenue	485	Lighting
Granada Community Service District	29,811	Garbage
Granada Community Service District	2,435,515	Sewer
Harbor Industrial Sewer	139,948	Sewer
Kensington Square Sewer	136,795	Sewer
Menlo Park Fire	24,271	Weed Abatement
Montara Water And Sanitary	5,030,451	Sewer
Oak Knoll Sewer	241,622	Sewer
Point Montara Fire	74,985	Fire
San Francisco Bay Restoration	2,505,788	Flood Control
San Mateo County Mosquito Abatement	2,189,367	Mosquito Abatement
Scenic Heights Sanitary	136,438	Sewer
West Bay Sanitary	32,304,368	Sewer
Westborough County Water	3,037,931	Sewer
Western Riverside Council of Gov'ts	261,916	EIF
Total Special Districts	\$ 80,977,196	

Fiscal Year 2023-24 Distributions - Special Charges

Taxing Entity	Special Charges	Description
Cities		
Belmont	\$ 998,184	Library CFD
	17,964,543	Sewer
	<u>407,466</u>	Storm Drainage
	19,370,192	
Brisbane	49,078	Storm Drainage
	<u>591,692</u>	Sierra Pt. Landscaping
	640,770	
Burlingame	294,136	Burlingame Ave. Streetscape
	<u>3,157,408</u>	Storm Drainage
	3,451,544	
Colma	1,041,132	Sewer
Daly City	445,550	Storm Drainage
	43,877	Linda Vista Storm Drainage
	104,387	Unpaid Business License Tax
	<u>22,745,207</u>	Sewer
	23,339,022	
East Palo Alto	1,677,259	Measure HH
	2,868,319	Garbage
	<u>125,648</u>	Storm Drainage
	4,671,226	
Half Moon Bay	6,030,854	Sewer
Hillsborough	2,241,828	Fire and Police
	1,347,081	Garbage
	15,539,946	Sewer
	27,983	Storm Drainage
	<u>28,080</u>	Weed Abatement
	19,184,918	
Menlo Park	328,588	Storm Drainage
	<u>1,145,586</u>	Tree Maintenance
	1,474,175	
Millbrae	1,644,769	Fire
	14,778,468	Sewer
	<u>\$ 269,256</u>	Storm Drainage
	16,692,492	

Taxing Entity	Special Charges	Description
Cities—continued		
Pacifica	\$ 169,090	Storm Drainage
	<u>18,379,891</u>	Sewer
	18,548,980	
Portola Valley	21,378	Woodside Highlands Rd
	<u>21,817</u>	Wayside Road Maint.
	43,195	
Redwood City	932,769	Downtown Comm. Benefit
	14,600,401	RWC Sewer Service
	273,664	One Marina CFD
	223,419	Seaport Plaza CFD
	290,229	Redwood Shores Landscaping
	212,438	Seaport Blvd Landscaping
	<u>771,306</u>	Redwood Shores Traffic Imp.
	17,304,226	
San Bruno	562,958	Storm Drainage
San Carlos	8,171	Pulgas Creek Levee
	20,449,235	Sewer
	<u>422,093</u>	Storm Drainage
	20,879,500	
San Mateo	76,076,942	Sewer
	4,940,334	Bay Meadows CFD
	<u>536,479</u>	S. Bayfront Levee and Flood
	81,553,754	
South San Francisco	411,357	Storm Drainage
	24,710,524	Sewer
	1,036,213	Oyster Point A1 Tax A
	<u>199,016</u>	Oyster Point A1 Tax B
	26,357,110	
Woodside	663,005	Sewer
	<u>46,653</u>	Woodside Rd/Whiskey Hill
	709,658	
Total Cities	\$ <u>261,855,707</u>	
Grand Total	\$ <u>399,194,762</u>	



View from Montara Lighthouse
Photo courtesy of County of San Mateo



Crystal Springs Wedding Site
Photo courtesy of County of San Mateo



Pigeon Point Lighthouse in the distance, Pescadero
Photo courtesy of County of San Mateo

We welcome your comments, questions, and suggestions.

Email us at controller@smcgov.org