PROPERTY TAX HIGHLIGHTS
SAN MATEO COUNTY CONTROLLER'S OFFICE
FISCAL YEAR 2024-25

Green Valley Trail - Pacifica @ County of San Matep

Published by
Juan Raigoza, San Mateo County Controller

INTRODUCTION

To the Residents of 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.

The tax levy for fiscal year 2024-25 includes $3.3 billion for the 1% General Tax, $399 million for debt service payments on bonds, and $438 million in special charges.

Fiscal Year 2024-25 Tax Levy	
1% General Tax	$3,289,367,128
Debt Service	398,752,802
Special Charges	438,461,341
Total Tax Levy	$4,126,581,271

This publication provides an overview of the administration of property taxes, including the different types that are collected and distributed in San Mateo County.

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

Sincerely,

Juan Raigoza

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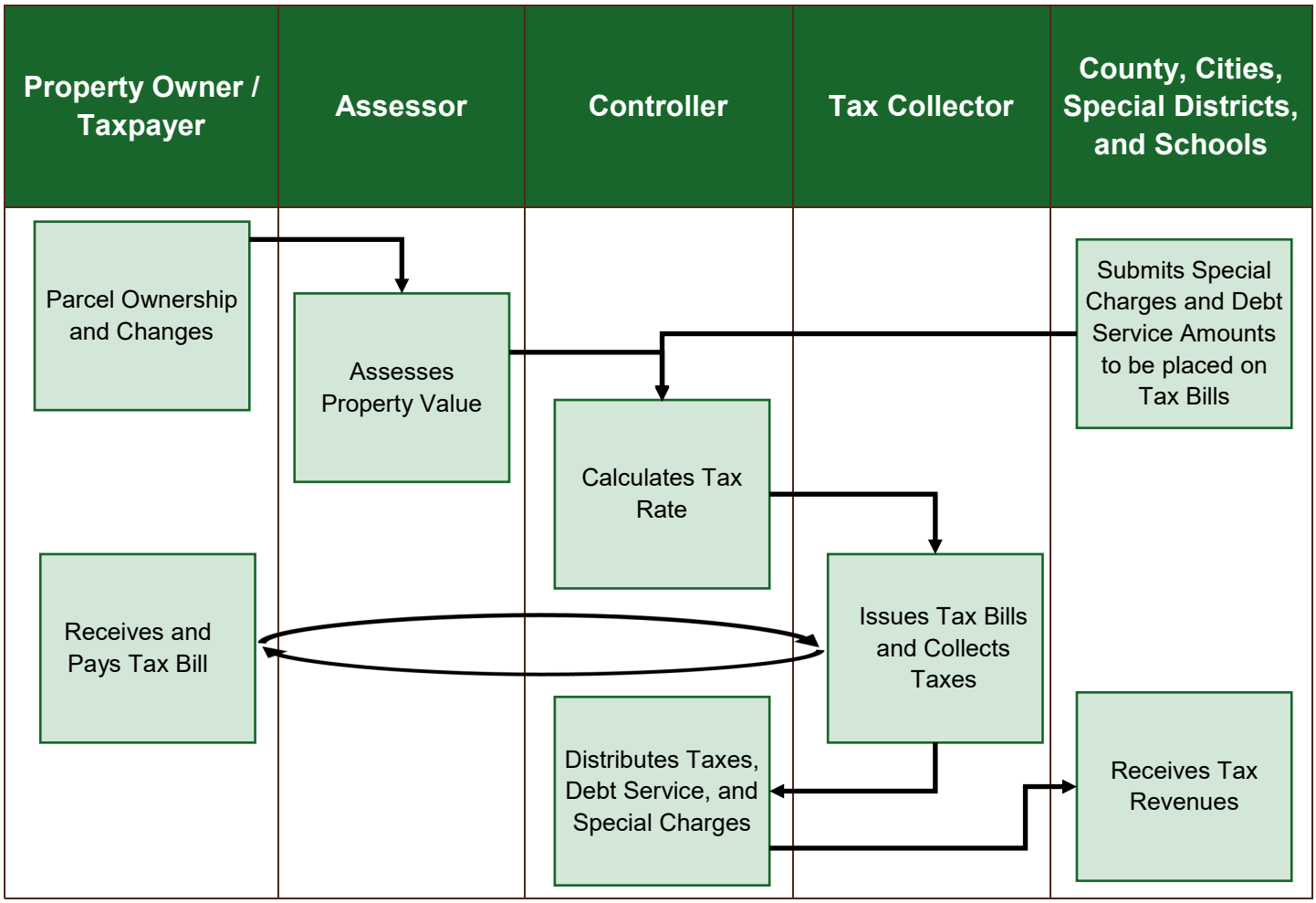
County Office Building 3, Redwood City @ County of San Mateo

PROPERTY TAX PROCESS

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. Newly acquired properties are assessed at fair market value (usually the purchase price) and the value of new construction is added to the existing base value of a parcel.

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



THREE ELECTED COUNTY OFFICIALS ADMINISTER THE PROPERTY TAX PROCESS

Mark Church	Juan Raigoza	Sandie Arnott
Assessor-Clerk-Recorder-Elections	Controller	Treasurer-Tax Collector
smcacre.org	controller.smcgov.org	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, 2024 lien date values were used to calculate the taxes due for fiscal year July 1, 2024 through June 30, 2025.

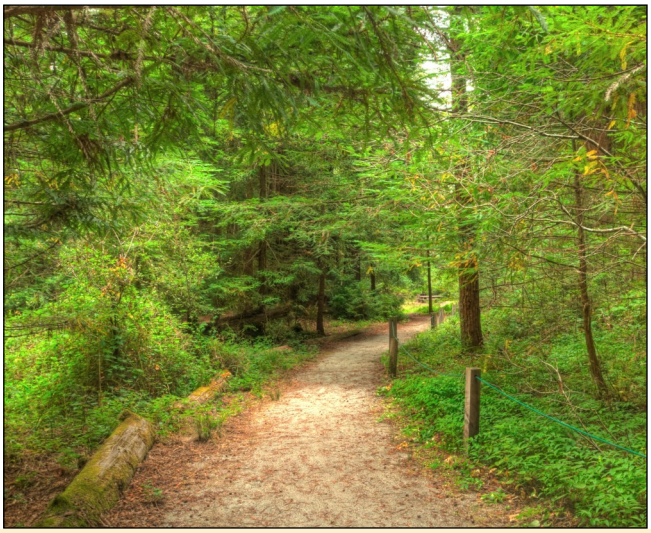
Once the property has been assessed, the taxes levied become a lien on the property (secured), or the assessee/owner (unsecured), for which the owner is liable. Property owners are responsible for the timely payments of taxes. Late payments are subject to significant penalties under State law.

The table below shows the top ten taxpayers who pay 8.07% 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 2024-25	Type of Business	Property Taxes Billed* (millions)	% of Total Taxes Billed*
Pacific Gas & Electric	Utility	$ 59.9	1.55%
Genentech Inc.	Biotechnology	35.1	0.91%
ARE	Real Estate	33.2	0.86%
Gilead Sciences Inc.	Biopharmaceutical	33.0	0.85%
BMR	Real Estate	30.0	0.78%
United Airlines Inc	Airline	27.6	0.72%
HCP Oyster Point	Real Estate	27.0	0.70%
Hibiscus Properties LLC	Real Estate	25.3	0.65%
Google, Inc.	Technology	24.3	0.63%
Facebook Inc.	Social Media	16.3	0.42%
Total		$ **311.7**	**8.07%**

*Based on the general tax and debt service on secured, unsecured, unitary, and railroad properties as of June 30, 2025

Nugent Square Apartments—East Palo Alto @ County of San Mateo



Tan Oak Trail—Memorial Park @ County of San Mateo

Locally Assessed Properties

The County Assessor is responsible for assessing 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 2024-25, the County's secured roll included 222,591 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 2024-25, the County's unsecured roll included 11,755 unsecured accounts, 1,570 vessels accounts, and 312 non-commercial general aircraft accounts.

San Carlos Airport @ County of San Mateo

Supplemental Roll

The completion of new construction or a change in ownership results in a re-assessment of property. The supplemental tax bill that is in addition to the annual secured tax bill. The supplemental assessment roll captures the difference between the initial and new assessed value based on the property transfer or construction completion date. This roll captures 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 (June 30th of the following year).

City Center Plaza—Redwood City @ County of San Mateo

Exemptions

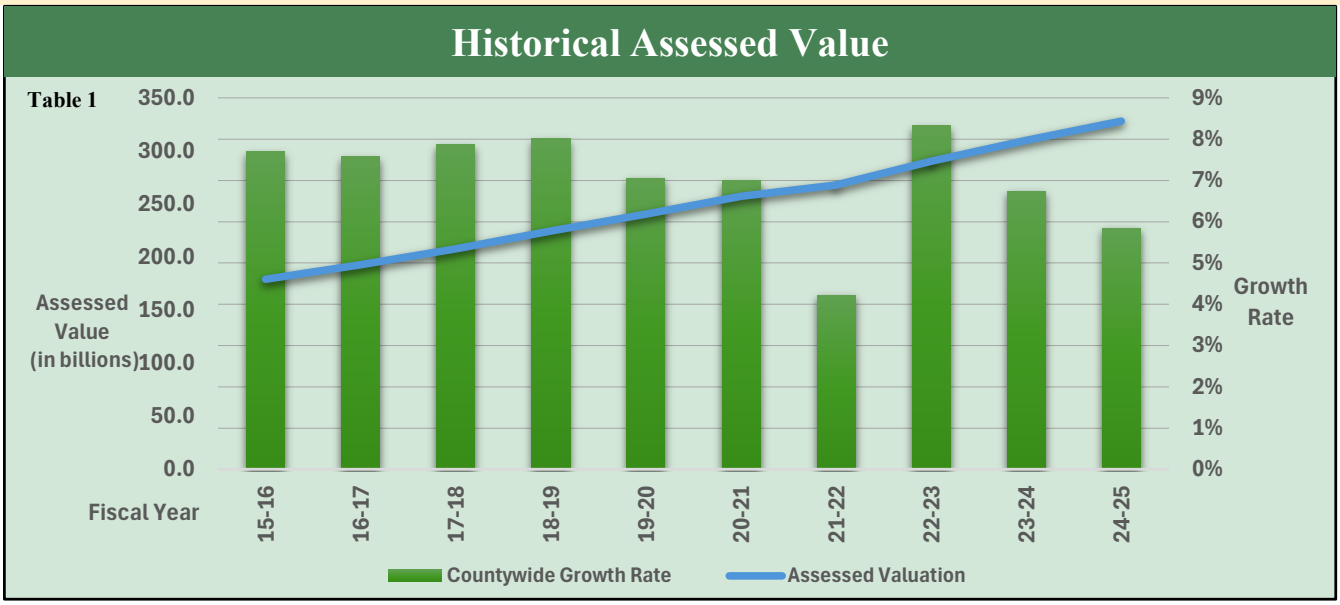
There are numerous full and partial exemptions provided by the State Constitution and the legislature that exclude certain property from taxation. Eligibility for such exemptions depends on the characteristics of the owners and the property (e.g. disabled, elderly, charitable organization, etc.).

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.

State Assessed Properties

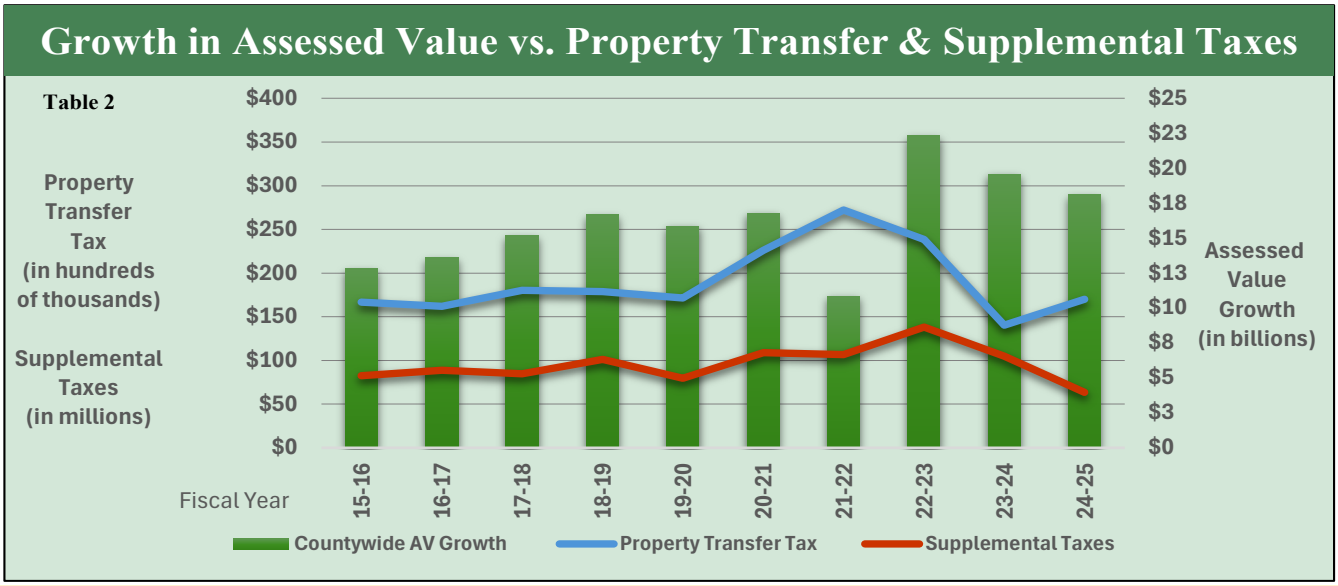
The California Board of Equalization maintains the assessed values for **utility** (e.g. AT&T), **unitary** (e.g. PG&E), and **railroad** properties. The State provides these assessed values to the County annually. In fiscal year 2024-25, the County had 445 utility, unitary, and railroad properties.



Trends in Assessed Values

Based on the January 1, 2024 lien date, countywide assessed values (net of exemptions) grew in fiscal year 2024-25 by $18.1 billion, an increase of 5.8%. Table 1 shows a 10 year trend of the County's assessed values. Over these years assessed values have increased 83% from $179 billion to $328 billion. For FY 2025-26, the current in-progress year, countywide assessed property values increased by 4.9%. For the next fiscal year, FY 2026-27, total locally assessed property values based on a lien date of January 1, 2026, increased by 4.3%.

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 below shows that in fiscal year 2024-25 transfer taxes increased while supplemental taxes decreased, compared to the prior year.



Note—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 necessary tax rate to make annual debt service payments 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.

Fiscal Year 2024-25		
Secured Value	$	312,073,228,706
Unsecured Value		13,145,189,791
Unitary, Railroad, and State Utility[1]		2,924,128,020
Taxable Value (Before exemption)		328,142,546,517
Homeowners' Exemptions		794,166,291
Total Taxable Value		328,936,712,808
1% General Tax Rate		x 1%
Property Tax		3,289,367,128
Add: Voter Approved Debt (Bonds)[2]		398,752,802
Add: Special Charges		438,461,341
Total Tax Levy	$	**4,126,581,271**

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

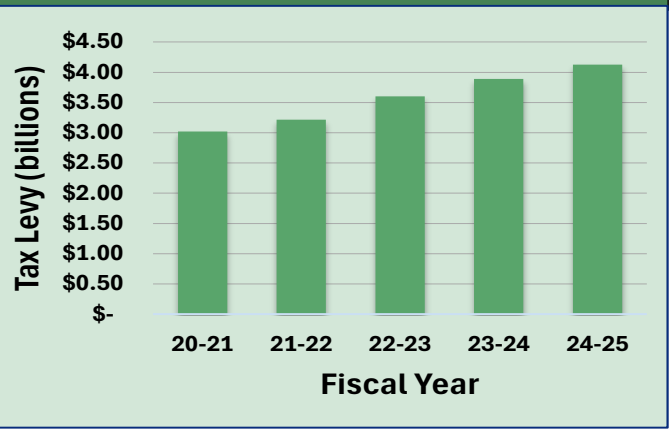
[2]Includes debt service for cities, schools, and special districts.

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 that total $10,000 to $50,000 must be approved by the County Attorney while refunds greater than $50,000 must be approved by the County Board of Supervisors.

Refunds
Revenue Reductions to Tax Agencies

Fiscal Year	Amount
2020-21	$23,175,255
2021-22	$22,417,726
2022-23	$22,333,190
2023-24	$22,790,693
2024-25	$45,101,668

Annual Total Tax Levy
Based on the January 1 Lien Date



SECURED TAXES ARE APPROXIMATELY 95% OF THE TOTAL 1% GENERAL TAXES LEVIED.

TAX COLLECTOR SENDS BILLS AND COLLECTS TAXES

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

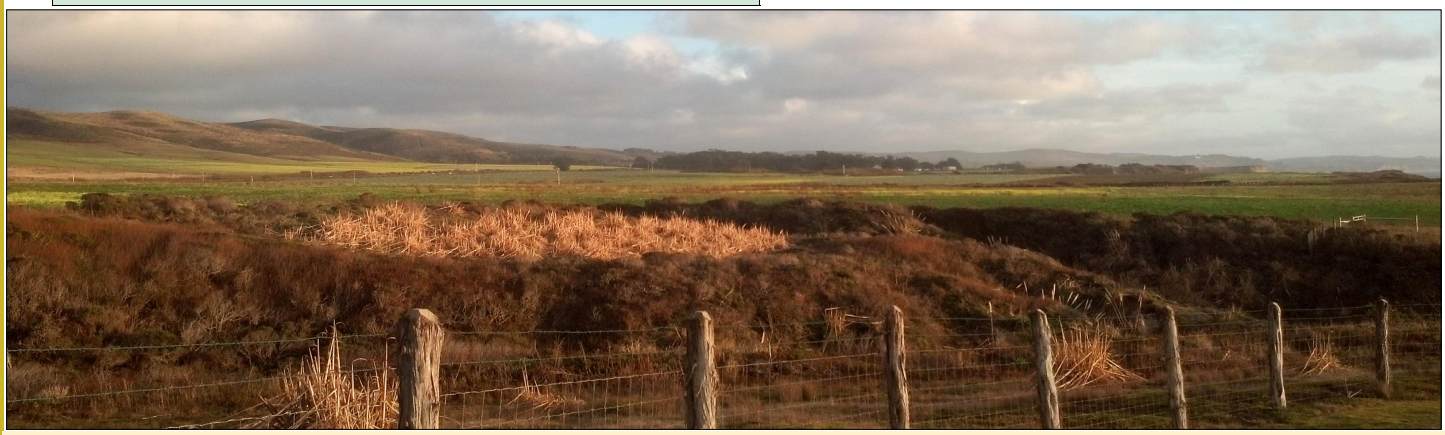
Number of Tax Bills Issued				
Fiscal Year	Secured	Unsecured	Supplemental	Total
2020-21	222,709	14,502	15,306	252,517
2021-22	223,695	13,756	22,482	259,933
2022-23	223,593	13,928	15,586	253,107
2023-24	223,647	13,779	11,321	248,747
2024-25	223,954	12,722	14,138	250,814

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

Supplemental taxes are billed when there is a change in ownership or 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.

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%.

Current Year Delinquent Secured Taxes			
As of		Amount	Rate
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%
June 30, 2025	$	26,930,858	0.77%



Coast side View @ County of San Mateo

TAX COLLECTOR SENDS BILLS AND COLLECTS TAXES

This sample bill from a prior tax year shows key 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
012-345-100	006001	2023-123123

LEGAL DESCRIPTION
LOT 20 HOMEPLACE RSM 45/8 TOWN OF REDWOOD CITY

SITUS: 123 SAN MATEO COUNTY DR REDWOOD CITY

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

* For Home banking- Use the Parcel Number 012-345-100 and pay the full installment due. Partial payments and overpayments will be returned.
* Failure to pay the full amount due on time will result in penalties and costs.
* Pay Online at https://smcgov.org/tax or by scanning below.
* 65 or older may qualify for a school parcel tax exemption on a primary residence in next fiscal year. Contact the District Office at 650-342-5193.

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

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

STATEMENT PORTION FOR YOUR RECORDS

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

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

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

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
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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
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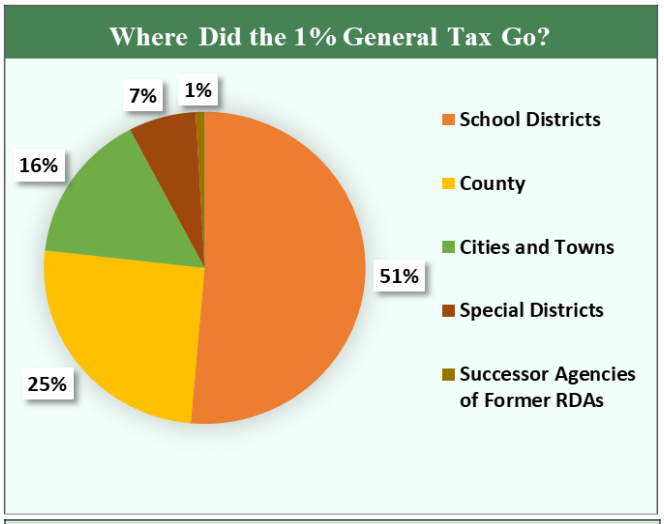
HILLSBOROUGH GARBAGE SVC	650-375-7400	$346.56
SFBRA MEASURE AA	800-676-7516	$12.00
HILLSB FIRE & POLICE TAX	650-375-7400	$570.00
SMC MOSQ ABMNT DIST	800-273-5167	$3.74
HILLSBRGH SCHL TAX	650-342-5193	$734.24
HLSBR STORM DRAIN CHG	650-375-7400	$7.34

CONTROLLER DISTRIBUTES PROPERTY TAXES

For fiscal year 2024-25, a total of $4.1 billion was levied from the 1% General Tax ($3.3 billion), debt service payments for bonds ($399 million), and special charges ($438 million). This is a $238 million (or 6%) increase compared to the prior year.

For fiscal year 2024-25, the countywide 1% general property tax levy increased by $181 million (or 5.8%) 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.



*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.

South San Francisco Airplane Taking Off @ County of San Mateo

CONTROLLER DISTRIBUTES PROPERTY TAXES

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 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".

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 (non basic aid) school districts to fund the VLF Swap are paid back to the schools by the State.

In the current in-progress fiscal year, 2025-26, the State remitted two-thirds of the $114 million claim for the FY 2023-24 shortfall - $38 million is still outstanding. For fiscal year 2024-25, of the total $238 million VLF Swap amount due to the County and cities only $119 million was funded due to insufficient funds. The County and cities are seeking full payment from the State for all VLF Swap amounts due.

Student at Skyline College @ County of San Mateo

104 Cedar St. Redwood City @ 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 required 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 by cities in the County (see page 17). After distributing mandated and agreed-upon amounts (pass-through payments) to local taxing agencies, monies from RPTTFs are required to fund outstanding liabilities incurred by the former RDAs. Any remaining monies in the RTTPF are distributed as residuals to the local taxing agencies that funded the former RDAs with property tax revenues. When all the liabilities of a former RDA are paid off or retired and all statutory conditions are met, the Successor Agency must apply for dissolution with the State. The State approved the dissolution of the Successor Agency to the former Belmont RDA in May 2022.

In the fiscal year 2024-25, $369 million of property tax revenues were deposited into the RPTTFs and distributed as follows: $29.9 million to successor agencies for outstanding liabilities/obligations, and $339 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.

South San Francisco Town Clock
@ County of San Mateo

FISCAL YEAR 2024-25 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 13 through 17 show the 1% General Tax amounts distributed for fiscal year 2024-25, totaling $3.3 billion.

Taxing Agency	Current Year Taxes[1]	Vehicle License Fee Swap and LCFF Funded School Deficits	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
County of San Mateo	**$ 401,187,063**	**$ 97,860,249**	**$ 269,553,588**	**$ 106,536,665**	**$ 875,137,564**	**26.39%**
Dependent Special Districts (County)						
County Free Library[2]	$ 34,029,759	$ 0	$ 8,030,392	$ 2,950,073	$ 45,010,224	1.36%
County Fire Protection	8,459,115	0	0	0	8,459,115	0.26%
County Service Area # 1	4,696,978	0	0	0	4,696,978	0.14%
County Service Area #8	94,561	0	9,728	0	104,289	0.00%
County Service Area #7	1,550,919	0	0	0	1,550,919	0.05%
Burlingame Hills Sewer District	111,274	0	65,131	0	176,405	0.01%
Emerald Lake Heights Sewer District	34,232	0	19,924	0	54,156	0.00%
Fair Oaks Sewer District	861,150	0	496,180	20,413	1,377,742	0.04%
Harbor Industrial Sewer District	21,220	0	11,663	1,917	34,800	0.00%
Kensington Square Sewer District	20,298	0	11,603	0	31,900	0.00%
Oak Knoll Sewer District	7,150	0	4,235	0	11,385	0.00%
Crystal Springs Sanitary District	110,995	0	64,528	0	175,523	0.01%
Devonshire Sanitary District	55,570	0	32,206	0	87,777	0.00%
Scenic Heights Sanitary District	2,571	0	1,453	0	4,024	0.00%
Campo Bell Univ Heights Dr District	6,031	0	1,777	0	7,808	0.00%
Enchanted Hills Drainage District	3,231	0	555	0	3,786	0.00%
Highlands Drainage District	986	0	578	0	1,565	0.00%
Sequoia Drainage District	3,152	0	3,231	0	6,383	0.00%
University Heights Drainage Dt	36,988	0	7,361	0	44,349	0.00%
BelAire Lighting District	88,616	0	73,879	0	162,494	0.00%
Belmont Lighting District	14,381	0	10,227	0	24,608	0.00%
Colma Lighting District	156,395	0	105,012	0	261,407	0.01%
El Granada Lighting District	95,336	0	14,820	0	110,156	0.00%
Emerald Lake Lighting District	359,754	0	252,035	0	611,789	0.02%
Enchanted Hills Lighting District	17,536	0	12,225	0	29,761	0.00%
La Honda Lighting District	15,590	0	12,192	0	27,781	0.00%
Menlo Park Lighting District	461,036	0	378,838	0	839,873	0.03%
Montara Lighting District	144,410	0	128,866	0	273,275	0.01%
Pescadero Lighting District	15,947	0	13,858	0	29,805	0.00%
Highlands Landscape Maint District	16,122	0	1,381	0	17,503	0.00%
Los Trancos County Maint Fund	306,853	0	122,286	0	429,139	0.01%
Total Dependent Special Districts (County)	**$ 51,798,155**	**$ 0**	**$ 9,886,162**	**$ 2,972,403**	**$ 64,656,720**	**1.95%**

[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 includes libraries from other cities within the County.

Little Library at County Center @ County of San Mateo

Fox Theatre Marquee @ County of San Mateo

FISCAL YEAR 2024-25 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	$ 13,776,243	$ 1,023,656	$ 2,771,578	$ 0	$ 17,571,478	0.53%
City of Belmont	7,607,206	2,519,642	2,145,963	0	12,272,811	0.37%
City of Brisbane	3,875,357	390,420	620,723	3,062,790	7,949,290	0.24%
City of Burlingame	25,960,920	3,263,013	3,949,546	0	33,173,479	1.00%
Town of Colma	602,513	96,042	12,383	0	710,937	0.02%
City of Daly City	30,568,399	8,997,257	7,050,785	2,871,362	49,487,803	1.49%
City of East Palo Alto	7,929,068	3,402,470	902,429	4,039,465	16,273,431	0.49%
City of Half Moon Bay	2,422,302	980,203	431,595	0	3,834,100	0.12%
City of Hillsborough	22,349,840	1,051,700	3,312,334	0	26,713,874	0.81%
City of Menlo Park	23,409,184	3,995,190	4,757,424	2,707,113	34,868,911	1.05%
City of Millbrae	8,259,907	2,270,978	1,578,964	1,718,381	13,828,229	0.42%
City of Pacifica	16,446,669	3,321,129	3,635,596	67,301	23,470,695	0.71%
Town of Portola Valley	2,960,193	421,788	332,807	0	3,714,788	0.11%
Redwood City Area #1	37,465,012	7,437,400	9,940,132	6,179,681	61,022,225	1.84%
Redwood City Area #3	14,713,029	0	1,284,822	582,335	16,580,185	0.50%
Redwood City Parking #1	32,465	0	1,608	431,081	465,155	0.01%
Redwood City Improvement District	1,153,307	0	79,584	0	1,232,891	0.04%
City of San Bruno	10,958,364	4,093,614	1,950,520	2,538,289	19,540,788	0.59%
City of San Carlos	17,051,688	3,219,479	3,331,926	1,524,098	25,127,190	0.76%
City of San Mateo	53,984,319	9,509,346	8,084,088	7,803,959	79,381,712	2.39%
City of South San Francisco	30,349,044	7,181,966	5,615,902	15,944,307	59,091,219	1.78%
Town of Woodside	5,489,371	559,954	671,743	0	6,721,068	0.20%
Total Cities	**$ 337,364,400**	**$ 63,735,247**	**$ 62,462,451**	**$ 49,470,162**	**$ 513,032,260**	**15.47%**
Dependent Special Districts (Cities)						
Town Center Sewer Maintenance	$ 56,613	$ 0	$ 3,700	$ 0	$ 60,313	0.00%
Daly City Sanitary District	2,785,883	0	0	84,641	2,870,524	0.09%
East Palo Alto Sanitary District	690,496	0	208,624	519,107	1,418,226	0.04%
Portola Valley Ranch Road	997	0	0	0	997	0.00%
Woodside Highlands Road Maintenance	50,219	0	0	0	50,219	0.00%
East Palo Alto Drainage District	153,154	0	17,143	17,056	187,353	0.01%
Ravenswood Lighting	316,931	0	257,084	347,665	921,680	0.03%
Guadalupe Val Muni Improv	29,717	0	146	3,972	33,835	0.00%
Estero Muni Improv Dist	35,808,634	3,235,635	3,533,498	212,977	42,790,744	1.29%
Belmont Fire	17,266,514	0	0	0	17,266,514	0.52%
Belmont Spec Fire Zone 1	294,795	0	0	0	294,795	0.01%
Belmont Spec Fire Zone 2	6,373	0	0	0	6,373	0.00%
Belmont Spec Fire Zone 3	104,873	0	0	0	104,873	0.00%
Atherton Channel Drainage	187,617	0	19,940	0	207,557	0.01%
West Park Parks & Pkwys	718,521	0	35,845	0	754,366	0.02%
Stonegate Pk & Pkway Main	366,713	0	51,439	0	418,152	0.01%
West Park 3 Park & Pkwy Maint	1,138,122	0	34,817	0	1,172,938	0.04%
Willow Gardens Park and Parkways	38,555	0	5,443	130,550	174,548	0.01%
Crescent Av Maint-Zone A	2,206	0	0	0	2,206	0.00%
Crescent Av Maint-Zone B	12,601	0	0	0	12,601	0.00%
Crescent Av Maint-Zone C	1,383	0	0	0	1,383	0.00%
Crescent Av Maint-Zone D	290	0	0	0	290	0.00%
Wayside Road Maint Zone 2	33,034	0	4,345	0	37,379	0.00%
Total Dependent Special Districts (Cities)	**$ 60,064,242**	**$ 3,235,635**	**$ 4,172,024**	**$ 1,315,968**	**$ 68,787,869**	**2.07%**

South San Francisco View Towards Bay from Ridge Trail @ County of San Mateo

FISCAL YEAR 2024-25 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
Independent Special Districts						
Menlo Park Fire	$ 69,148,257	$ 0	$ 8,122,163	$ 6,875,083	$ 84,145,503	2.54%
Bayshore Sanitary District	109,542	0	57,468	364,170	531,179	0.02%
Granada Community Service District	909,547	0	528,756	0	1,438,303	0.04%
Montara Sanitary District	734,855	0	427,880	0	1,162,735	0.04%
Colma Creek Fld Ctrl Zone	976,287	0	165,340	295,050	1,436,677	0.04%
Co Creek Fld Ctrl Sub Zone 1	196,479	0	27,126	84,648	308,253	0.01%
Co Creek Fld Ctrl Sub Zone 2	1,228,029	0	117,998	1,504,751	2,850,778	0.09%
Co Creek Fld Ctrl Sub Zone 3	2,331,684	0	210,997	93,733	2,636,414	0.08%
San Franqto Crk Fld Zone 2	489,863	0	82,671	1	572,535	0.02%
San Bruno Crk Fld Zone 2	407,578	0	41,513	88,884	537,976	0.02%
Ravenswood Slough Fld Z Fd 2	10,786	0	5,495	8,904	25,185	0.00%
Mid-Peninsula Water District	363,897	0	209,137	1,152	574,187	0.02%
Canada County Water District	52,465	0	0	0	52,465	0.00%
Coastside Co Water District	1,197,437	0	698,690	0	1,896,127	0.06%
North Coast County Water	887,230	0	517,399	5,832	1,410,460	0.04%
Westborough County Water	437,558	0	255,792	0	693,350	0.02%
Ladera Recreation	280,704	0	100,565	0	381,268	0.01%
Midpeninsula Regional Open Space	21,448,675	0	0	1,654,803	23,103,478	0.70%
San Mateo Co Harbor District	8,009,512	0	2,277,588	1,103,448	11,390,547	0.34%
Peninsula Hospital	9,701,101	0	0	592,909	10,294,009	0.31%
Sequoia Hospital[1]	18,414,868	0	0	858,788	19,273,656	0.58%
Resource Conservation	93,687	0	9,407	1,829	104,923	0.00%
Broadmoor Police	1,851,765	0	585,558	0	2,437,323	0.07%
Colma Fire	1,088,222	0	0	0	1,088,222	0.03%
Coastside Fire Protection	13,325,036	0	1,718,213	0	15,043,250	0.45%
Woodside Fire	25,720,959	0	3,256,740	0	28,977,699	0.87%
East Palo Alto Sanitary District	346	0	198,806	0	199,151	0.01%
Highlands Recreation	676,322	0	192,030	0	868,352	0.03%
Bay Area Air Quality Management	6,279,909	0	0	637,637	6,917,546	0.21%
San Mateo County Mosquito Abatement	3,691,484	0	665,536	279,879	4,636,899	0.14%
Total Independent Special Districts	**$ 190,064,082**	**$ 0**	**$ 20,472,867**	**$ 14,451,502**	**$ 224,988,451**	**6.79%**

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

Greenhouse Interior Half Moon Bay @ County of San Mateo

FISCAL YEAR 2024-25 DISTRIBUTIONS - 1% GENERAL TAX

Taxing Agency	Current Year Taxes	Vehicle License Fee Swap and LCFF Funded School[1] Deficits	Excess ERAF	Redevelopment Property Tax Trust Fund Distributions	Total Taxes	Percent to Total
School Districts						
Bayshore Elementary	$ 1,476,912	$ (3,432,773)	$ 0	$ 2,330,390	$ 374,530	0.01%
Belmont-Redwood Shores Elementary	43,012,132	0	0	281,614	43,293,746	1.31%
Brisbane Elementary	8,690,361	0	0	3,049,588	11,739,948	0.35%
Burlingame Elementary	33,711,143	(33,711,143)	0	0	0	0.00%
Hillsborough Elementary	27,655,642	0	0	0	27,655,642	0.83%
Jefferson Elementary	46,719,798	(48,063,081)	0	1,343,283	0	0.00%
Pacifica	25,100,132	(25,167,845)	0	86,374	18,662	0.00%
Las Lomitas Elementary	28,152,164	0	0	0	28,152,164	0.85%
Menlo Park Elementary	45,981,036	0	0	607,480	46,588,516	1.41%
Millbrae Elementary	20,625,956	0	0	2,521,208	23,147,164	0.70%
Portola Valley Elementary	15,978,884	0	0	0	15,978,884	0.48%
Ravenswood Elementary	19,375,977	0	0	10,537,114	29,913,091	0.90%
Redwood City Elementary	82,274,340	0	0	10,911,157	93,185,497	2.81%
San Bruno Elementary	25,310,403	0	0	4,755,545	30,065,948	0.91%
San Carlos Elementary	31,337,843	(33,357,323)	0	3,206,352	1,186,872	0.04%
San Mateo-Foster City Elementary	127,863,284	0	0	4,351,951	132,215,236	3.99%
Woodside Elementary	10,765,877	0	0	0	10,765,877	0.32%
Jefferson High	58,565,463	0	0	7,055,463	65,620,926	1.98%
San Mateo High	196,260,454	0	0	16,840,873	213,101,327	6.43%
Sequoia High	198,334,577	0	0	15,851,188	214,185,764	6.46%
Cabrillo Unified	34,598,201	0	0	0	34,598,201	1.04%
South San Francisco Unified	100,935,034	0	0	44,174,252	145,109,287	4.38%
LaHonda-Pescadero	5,206,702	0	0	0	5,206,702	0.16%
San Mateo Community College	205,738,687	0	0	21,990,271	227,728,958	6.87%
County Office of Education	107,069,734	0	17,584,502	14,768,569	139,422,805	4.20%
ERAF	387,629,012	(21,081,920)	(366,547,092)		0	0.00%
Total School Districts	**$ 1,888,369,749**	**$ (164,814,084)**	**$ (348,962,590)**	**$ 164,662,672**	**$ 1,539,255,747**	**46.42%**

[1]LCFF 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 first funded by the ERAF funds used to fund the LCFF districts. If these funds are insufficient 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 that are used 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.

Pillar Point Harbor @ County of San Mateo

Farming in Pescadero @ County of San Mateo

FISCAL YEAR 20245-25 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
RPTTFs and Successor Agencies						
Brisbane RPTTF	$ 20,663,084	$ 0	$ 0	$ (20,663,084)	$ 0	0.00%
Daly City RPTTF	15,029,901	0	0	(15,029,901)	0	0.00%
East Palo Alto RPTTF	17,244,280	0	0	(17,244,280)	0	0.00%
Foster City RPTTF	1,708,154	0	0	(1,708,154)	0	0.00%
Menlo Park RPTTF	38,438,686	0	0	(38,438,686)	0	0.00%
Millbrae RPTTF	19,156,533	0	0	(19,156,533)	0	0.00%
Pacifica RPTTF	729,164	0	0	(729,164)	0	0.00%
Redwood City RPTTF	57,305,874	0	0	(57,305,874)	0	0.00%
San Bruno RPTTF	23,947,780	0	0	(23,947,780)	0	0.00%
San Carlos RPTTF	24,766,798	0	0	(24,766,798)	0	0.00%
San Mateo RPTTF	34,120,598	0	0	(34,120,598)	0	0.00%
South San Francisco RPTTF	116,185,755	0	0	(116,185,755)	0	0.00%
Brisbane Successor Agency	0	0	0	2,490,879	2,490,879	0.08%
Daly City Successor Agency	0	0	0	1,462,283	1,462,283	0.04%
East Palo Alto Successor Agency	0	0	0	2,096,586	2,096,586	0.06%
Foster City Successor Agency	0	0	0	481,394	481,394	0.01%
Menlo Park Successor Agency	0	0	0	5,314,166	5,314,166	0.16%
Millbrae Successor Agency	0	0	0	658,872	658,872	0.02%
Pacifica Successor Agency	0	0	0	245,072	245,072	0.01%
Redwood City Successor Agency	0	0	0	7,522,012	7,522,012	0.23%
San Bruno Successor Agency	0	0	0	882,285	882,285	0.03%
San Carlos Successor Agency	0	0	0	1,475,341	1,475,341	0.04%
San Mateo Successor Agency	0	0	0	6,279,784	6,279,784	0.19%
South San Francisco Successor Agency	0	0	0	978,562	978,562	0.03%
Total RPTTFs and Successor Agencies	**$ 369,296,607**	**$ 0**	**$ 0**	**$ (339,409,371)**	**$ 29,887,236**	**0.90%**
Countywide Totals	**$ 3,298,144,298**	**$ 0**	**$ 17,584,502**	**$ 0**	**$ 3,315,745,847**	**100.00%**

The total countywide current year taxes reported above differs from the total current year 1% General Tax amount reported on page 7, 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 2024-25 were funded by current year revenues and prior year revenues held in ERAF.

Devils Slide Trail @ County of San Mateo

FISCAL YEAR 20245-25 DISTRIBUTIONS - DEBT SERVICE

Debt Service

The majority of outstanding bonds in the County are for schools. Since 1978, all bonds have required a two-thirds majority vote. However, effective January 1, 2001, certain bonds for schools can be approved by 55% of the voters. The table to the right shows that debt service amounts totaling $406.5 million were distributed for voter approved bonds. Debt services taxes are levied on secured, unsecured, and supplemental property tax bills.

Taxing Entity		Debt Service
Cities		
Foster City	$	4,447,464
City of Menlo Park		2,186,091
City of Millbrae		818,310
City of San Carlos		500,026
City of San Mateo		1,527,967
Total Cities	**$**	**9,479,857**
School Districts		
Bayshore Elementary	$	474,704
Belmont-Redwood Shores Elementary		9,067,330
Brisbane Elementary		1,963,832
Burlingame Elementary		11,199,950
Hillsborough Elementary		8,080,084
Jefferson Elementary		9,311,651
Las Lomitas Elementary		6,292,727
Menlo Park Elementary		6,356,895
Millbrae Elementary		3,667,394
Pacifica Elementary		7,049,921
Portola Valley Elementary		3,005,167
Ravenswood Elementary		7,085,039
Redwood City Elementary		20,199,815
San Bruno Park Elementary		7,195,669
San Carlos Elementary		11,544,786
San Mateo-Foster City Elementary		34,236,949
Woodside Elementary		3,261,112
Jefferson High		27,628,874
San Mateo High		58,228,348
Sequoia High		56,706,212
Cabrillo Unified		8,178,067
La Honda-Pescadero Unified		1,203,339
South San Francisco Unified		25,931,158
San Mateo County Community College		66,238,902
Total School Districts	**$**	**394,107,924**
Special Districts		
Mid-Peninsula Regional Open Space	$	1,928,008
Montara Water and Sanitary		994,638
Total Special Districts	**$**	**2,922,646**
Grand Total Debt Service	**$**	**406,510,427**

Memorial Park @ County of San Mateo

Crystal Springs Reservoir @ County of San Mateo

FISCAL YEAR 20245-25 DISTRIBUTIONS - SPECIAL CHARGES

Special Charges

The tables on pages 19 and 20 show the amounts, totaling $437 million, distributed during fiscal year 2024-25 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

Taxing Entity	Special Charges	Description
School Districts		
Bayshore Elementary	$ 220,312	Parcel Tax
Belmont Elementary	3,634,886	Parcel Tax
Brisbane Elementary	960,339	Parcel Tax
Burlingame Elementary	2,137,708	Parcel Tax
Hillsborough Elementary	2,597,341	Parcel Tax
Jefferson Elementary	1,228,934	Parcel Tax
Las Lomitas Elementary	1,203,001	Parcel Tax
Menlo Park Elementary	11,920,336	Parcel Tax
Millbrae ESD	806,977	Parcel Tax
Pacifica Elementary	1,282,380	Parcel Tax
Portola Valley Elementary	973,435	Parcel Tax
Ravenswood Elementary	1,418,748	Parcel Tax
Redwood City Elementary	1,935,044	Parcel Tax
San Carlos Elementary	3,033,271	Parcel Tax
San Mateo Elementary	16,577,647	Parcel Tax
Woodside Elementary	391,383	Parcel Tax
Jefferson High	349,568	Maintenance
Jefferson High	3,958,740	Parcel Tax
Cabrillo Unified	1,585,349	Parcel Tax
La Honda-Pescadero	253,817	Parcel Tax
Sequoia Unified	902,405	Maintenance
Total School Districts	**$ 57,371,620**	

Taxing Entity	Special Charges	Description
Special Districts		
Westborough County	$ 3,134,028	Sewer
San Mateo County	2,593,929	Mosquito
West Bay Sanitary	34,194,976	Sewer
Montara Water And	5,361,920	Sewer
East Palo Alto Sanitary	5,208,953	Sewer
Bayshore Sanitary	1,461,012	Sewer
Granada Community	73,218	Garbage
Granada Community	2,755,464	Sewer
Broadmoor Police	1,115,134	Police
Colma Fire	720,286	Fire
Coastside Fire Protection	14,113	Weed Abatement
Coastside Fire Protection	110,518	Fire CFD
Coastside Fire Protection	269,862	Fire
Point Montara Fire	75,001	Fire
Menlo Park Fire	10,320	Weed Abatement
County/City Assoc. of	1,607,792	Storm Drainage
CA Statewide CDA	1,254,703	State Bonds
CA Statewide CDA	576,320	EIF
Western Riverside Council	241,890	EIF
Burlingame Hills Sewer	917,119	Sewer
Crystal Spring Sanitary	2,893,859	Sewer
Devonshire Sanitary	507,415	Sewer
Edgewood Sewer	26,754	Sewer
Emerald Lake Heights	3,218,384	Sewer
Fair Oaks Sewer	12,211,503	Sewer
Harbor Industrial Sewer	153,277	Sewer
Kensington Square Sewer	153,645	Sewer
Oak Knoll Sewer	258,065	Sewer
Scenic Heights Sanitary	150,433	Sewer
Alameda Tree Maintenance	7,228	Tree Maintenance
County Service Area No. 8	1,992,216	Garbage
County Service Area No. 1	92,890	Police and Fire
Gordon Avenue	485	Lighting
San Francisco Bay	2,508,080	Flood Control
Total Special Districts	**$ 85,870,790**	

Public Parking Garage at Dusk - County Center @ County of San Mateo

FISCAL YEAR 20245-25 DISTRIBUTIONS - SPECIAL CHARGES

Taxing Entity	Special Charges	Description
Cities		
Belmont	$ 998,253	Library CFD
	18,622,225	Sewer
	407,517	Storm Drainage
	20,027,995	
Brisbane	49,078	Storm Drainage
	263,771	NPDES Comm. Property Fee
	591,692	Sierra Pt. Landscaping
	904,541	
Burlingame	294,136	Burlingame Ave. Streetscape
	3,228,853	Storm Drainage
	3,522,989	
Colma	1,015,874	Sewer
Daly City	445,545	Storm Drainage
	43,877	Linda Vista Storm Drainage
	103,019	Unpaid Business License Tax
	23,217,712	Sewer
	9,117	DC Code Line
	23,819,270	
East Palo Alto	1,677,259	Measure HH
	3,201,799	Garbage
	125,629	Storm Drainage
	5,004,687	
Half Moon Bay	6,925,371	Sewer
Hillsborough	2,241,828	Fire and Police
	1,415,250	Garbage
	16,176,536	Sewer
	27,983	Storm Drainage
	19,861,597	
Menlo Park	329,209	Storm Drainage
	1,186,790	Tree Maintenance
	1,515,999	
Millbrae	1,832,550	Fire
	15,551,655	Sewer
	269,748	Storm Drainage
	17,653,953	

Taxing Entity	Special Charges	Description
Cities—*continued*		
Pacifica	$ 169,103	Storm Drainage
	18,943,887	Sewer
	19,112,990	
Portola Valley	21,378	Woodside Highlands Rd
	21,817	Wayside Road Maint.
	43,195	
Redwood City	939,808	Downtown CBID
	16,081,803	RWC Sewer Service
	272,511	One Marina CFD
	306,157	Seaport Plaza CFD
	290,229	Redwood Shores Landscaping
	212,438	Seaport Blvd Landscaping
	743,526	Redwood Shores Traffic Imp.
	18,846,472	
San Bruno	563,004	Storm Drainage
	16,861,875	Sewer
	17,424,879	
San Carlos	28,592	Pulgas Creek Levee
	21,246,004	Sewer
	435,047	Storm Drainage
	21,709,643	
San Mateo	79,252,616	Sewer
	5,040,692	Bay Meadows CFD
	3,808,781	Flood & Storm Protection Fee
	536,435	S. Bayfront Levee and Flood
	88,638,524	
South San	413,895	Storm Drainage
	25,307,069	Sewer
	1,058,233	Oyster Point A1 Tax A
	203,006	Oyster Point A1 Tax B
	26,982,203	
Woodside	707,297	Sewer-Town & Canada
	44,013	Woodside Rd/Whiskey Hill
	751,310	
Total Cities	**$ 293,761,492**	
Grand Total	**$ 437,003,902**	

San Pedro Valley - Montara @ County of San Mateo

Martins Beach @ County of San Mateo

Oyster Point Fishing Pier @ County of San Mateo

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We welcome your comments, questions, and suggestions for future publications.