



PHONG LA
ASSESSOR

2021-2022

ANNUAL REPORT

OFFICE OF ASSESSOR



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2021-2022

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ABOUT ALAMEDA COUNTY

MISSION

To enrich the lives of Alameda County residents through visionary policies and accessible, responsive, and effective services.

VISION

Alameda County is recognized as one of the best counties in which to live, work and do business.

ASSESSOR 'S OFFICE VALUES

- To improve services and increase productivity.
- To provide a cohesive and unified organization.
- To maintain a professional and knowledgeable staff.
- To develop and maintain an effective communication system.
- To be dedicated to leadership in the field of assessment administration.
- To be dedicated to leadership in the field of taxpayer services and taxpayer information.
- To provide fair and professional treatment to the public while performing these functions with quality and efficiency.
- To maintain a staff of knowledgeable professionals who demonstrate integrity, honesty and courtesy towards the Office of Assessor, its employees, and the general public.



WELCOME MESSAGE

Dear Alameda County Residents,

The COVID-19 pandemic continues to impact our daily lives. Throughout the last two years of the pandemic, the dedicated staff at the Alameda County Assessor's Office continued to provide professional service and once again submit a timely assessment roll of about \$358 billion. This roll reflected \$15.5 billion or a 4.52% increase above last year's assessment roll. This covers the period of time between January 1, 2021 to January 1, 2022 and reflects assessments of more than 501,124 taxable properties/accounts.

In Alameda County there is still a rise in residential real property values at historic rates. In this report you will see those values reflected. Unfortunately, we have also seen a steady impact to small businesses in the past two years, mainly driven by COVID-19 economies. Make no mistake, some small businesses have been devastated by COVID and many did not survive at all. To help offset some of these fiscal impacts to small business, we reduced the Business Personal Property (BPP) of more than 6,000 impacted businesses. This reduction equals almost \$200 million in savings to Alameda County small businesses.

Property tax revenue for Alameda County is vital, particularly during the COVID-19 pandemic. Funding for schools, hospitals, public safety, streets and parks are all supported by the work at the Assessor's Office. I am proud of the work that we do here.

Along with the essential duties of the Assessor's Office, we continue to find new ways to educate the public about the services the Assessor's Office offers. If you are interested in having the Assessor's Office speak to your organization, please let us know at: allassessorpru@acgov.org

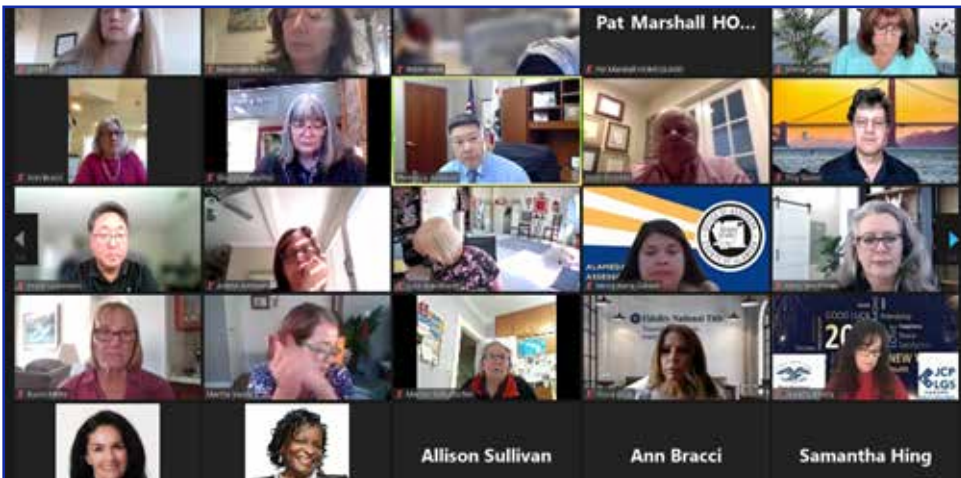
Sincerely,

Phong La, Alameda County Assessor

ASSESSOR IN THE COMMUNITY



6/28/21 - Assessor La with Auditor-Controller/Clerk-Recorder Melissa Wilk and Treasurer-Tax Collector Henry C. Levy dropping off food drive donations with members of Trybe, Inc. in Oakland.



3/8/22 - Assessor La virtually presenting to the Bay East Association of Realtors on the programs and services offered by the Alameda County Assessor's Office, along with the changes associated to property transfers due to Proposition 19.



3/25/21 - Assessor La volunteering with SOS Meals on Wheels to provide meals to seniors in Oakland and Central Alameda County.



10/25/21 - Assessor La attending the Hayward Rotary Club meeting as the featured guest speaker. After his presentation he answered questions with members in attendance.



BOARD OF SUPERVISORS & COUNTY ADMINISTRATOR

**THE ALAMEDA COUNTY ASSESSOR'S OFFICE THANKS THE BOARD OF
SUPERVISORS AND THE COUNTY ADMINISTRATOR FOR THEIR
CONTINUED SUPPORT.**



**David Haubert
District 1**



**Richard Valle
District 2**



**David Brown
District 3**



**Nate Miley
District 4**



**Keith Carson
District 5**



**Susan Muranishi
County Administrator**



**Wilma Chan
District 3 (2021)**

REMEMBERING SUPERVISOR WILMA CHAN (1949-2021)



Supervisor Wilma Chan was a true trailblazer. She was the first Asian American elected to the Oakland Board of Education, where she fought for Oakland students. After her service on the Oakland Board of Education, Supervisor Chan became the first Asian American elected to the Alameda County Board of Supervisors. After her time on the Alameda County Board of Supervisors, she was elected to represent the 16th Assembly District. While in the Assembly, she became the first woman and Asian American to be Majority Leader. Luckily for Alameda County, Supervisor Chan returned to the Board of Supervisors in 2010, where she served until her untimely passing.

Throughout her entire career, Supervisor Chan was a steadfast advocate for the underserved and uninsured. Passion drove her work in support of children, families and seniors, pursuing goals such as early childhood education, economic development, and healthcare for all. Supervisor Chan championed many issues, including her vital work to save San Leandro Hospital from closure. She also created ALL IN Alameda County, an innovative resource to fight poverty in Alameda County, and ALL IN Eats, supporting the circular food economy in Alameda County. She was a fearless, kind and tenacious leader.

Supervisor Chan was also a friend. She paved the way for many of us, and she also took care of us. I will always remember Supervisor Chan reaching out when my daughter was born, even with her busy schedule. Her thoughtfulness was touching and reminded me that her compassion guided the work she did.

Supervisor Chan leaves a lasting legacy, not just in her career of public service, but as a loving Mother and Grandmother. She is survived by her son, daughter, and grandsons. The Alameda County Assessor's Office offers our deepest condolences to the Chan Family.

ASSESSMENT ROLL SUMMARY

\$358,515,848,349

IN GROSS ASSESSED VALUE

\$15.5 BILLION
OR 4.58%

INCREASE ABOVE
LAST YEAR'S ROLL

501,124

TAXABLE PROPERTIES
IN ALAMEDA COUNTY

■ \$8.95 BILLION

ADDED FROM SALES/
TRANSFERS OF REAL
ESTATE

■ \$3.44 BILLION

ADDED FROM NEW
CONSTRUCTION

■ \$3.15 BILLION

INCLUSIVE OF THE 2% INFLATION FACTOR, ROLL
CORRECTIONS, BASE VALUE RESTORATIONS, AND
OTHER MISCELLANEOUS FACTORS

ALAMEDA COUNTY PROPERTY TAX DISTRIBUTION

42%
SCHOOLS

18%
CITIES

15%
COUNTY

13%
SPECIAL
DISTRICTS

12%*
REDEVELOPMENT &
SUCCESSOR AGENCIES



*OVER TIME, REDEVELOPMENT AGENCIES' SHARE OF PROPERTY TAXES SHOULD BE DISTRIBUTED TO OTHER AGENCIES

DUBLIN OFFICE OPENING

In 2021, the Alameda County Assessor's Office established a satellite office in Dublin so that we can better serve Alameda County residents who live in the Dublin and the Tri-Valley region. The new office is easily accessible, located at 7600 Dublin Blvd. #160, next to the BART station.



The satellite office is open Tuesday through Thursday from 8:30 A.M. to 4:30 P.M. You can always request an in-person appointment by visiting:

<https://www.acassessor.org/request-for-appointment/>

We look forward to announcing the official grand opening of this office soon!

HOW THE PROPERTY TAX SYSTEM WORKS



CLERK-RECORDER

Provides copies of all deeds and recorded documents

1



CITY & COUNTY

Provides copies of all building permits issued



ASSESSOR'S OFFICE

Assesses property values in accordance with Proposition 13 and applies all legal exemptions

2



CLERK OF THE BOARD

Receives and processes assessment appeal applications; schedules hearings in accordance with legal requirements; provides administrative support to Assessment Appeal Board Members and Hearing Officers.



AUDITOR-CONTROLLER

Calculates taxes and applicable refunds

3



TREASURER-TAX COLLECTOR

Mails property tax bills and collects taxes

4



AUDITOR-CONTROLLER

Allocates the money to the County, Cities, Schools, and Special Districts

5

RESPONSIBILITIES OF THE ASSESSOR

Your County Assessor is committed to providing timely and accurate assessment services in a manner resulting in accurate, fair, equitable, and courteous treatment for all Alameda County property and business owners. As mandated by State law, your Assessor locates and identifies the ownership of more than 460,000 parcels of real estate and more than 30,000 business personal property accounts. The taxability of these properties is then determined. All tangible property is taxable unless constitutionally exempt.

Another function of your Assessor is to determine if real estate parcels are required to be reassessed upon a change in ownership or the completion of new construction in accordance with the provisions of Proposition 13. To accomplish this task, the Assessor's staff analyzes over 57,000 recorded documents affecting title to real estate and more than 33,000 building permits annually. These events typically require the Assessor's staff to reappraise more than 22,000 parcels of real estate that have changed ownership and more than 10,000 new construction activities on an annual basis in accordance with Proposition 13. The basic principles of Proposition 13 are covered on page 21 of this report.

Other functions of the Assessor include the mapping of all parcels of real estate within Alameda County and assessing and auditing of business personal property owners.

The Business Personal Property section of the Assessor's Office is required to annually assess all business personal property located in Alameda County as of January 1st at its fair market value. The Assessor assesses more than 30,000 business personal property accounts including boats, aircrafts, and all business machinery and equipment.

The Assessor next processes and applies all legal exemptions, reducing the tax liability on every property that qualifies. The most common exemptions are the homeowners' exemption, nonprofits, churches, schools, and hospitals. Available exemptions are explained on page 11 of this report.

The Assessor must complete all assessments before July 1st each year. In addition to assessing all property, the Assessor justifies before the Assessment Appeals Board any assessment appealed. Information regarding the appeals process is found on page 20.

MAJOR SERVICE AREAS

REAL PROPERTY

(510) 272-3787

The Real Property Section assesses single and multi-family residential, rural, and commercial/industrial properties in Alameda County.

BUSINESS PERSONAL PROPERTY

(510) 272-3836

The Business Personal Property Unit assesses all taxable business personal property including equipment, fixtures, boats, and aircraft.

ASSESSEE SERVICES

(510) 272-3787

The Assessee Services staff responds to all public inquiries regarding real property ownership and assessment and processes homeowners' exemption claims.

ASSESSMENT ROLL

(510) 272-3800

The Assessment Roll Unit researches, verifies, and processes all changes of ownership for properties within the County.

MAPPING

(510) 208-4878

The Mapping Unit maintains a mapping system that inventories all real property within the County using a discrete parcel numbering system.

EXEMPTIONS

(510) 272-6587

The Exemptions Unit researches and processes all requests for institutional and veterans' exemptions.

ASSESSOR'S OFFICE EMAIL

Feel free to email us anytime at AssessorWebResponse@acgov.org. If your questions are specific to Business Personal Property, please email AssessorBPP@acgov.org. We will respond to you in a timely manner.

EXEMPTIONS

The Exemptions Unit at the Assessor's Office researches, processes, and applies a wide range of institutional exemptions for properties owned and used exclusively for exempt purposes by religious organizations, non-profit organizations, cemeteries, hospitals, public and non-profit private schools, free public libraries, 100% disabled veterans, and others. Please contact our Exemptions' customer service line at 510-272-6587 or email exemptions@acgov.org to obtain claims and detailed requirements regarding these exemptions.

DISABLED VETERANS' EXEMPTION

If you are a veteran who is certified 100% disabled, blind, or paraplegic due to a service connected disability while in the armed forces (or if you are the unmarried widow of such a veteran), you may be eligible for a Disabled Veterans' Exemption. The Veterans Administration must certify 100% disabled.

CHURCH / RELIGIOUS EXEMPTION

Land, buildings, and personal property owned, leased, or rented by a religious organization and used exclusively for religious worship may be exempt. The exemption does not include excess property or property used for purposes other than religious worship. This exemption requires an annual filing.



WELFARE EXEMPTION

The Welfare Exemption includes property owned, irrevocably dedicated to, and used for religious, hospital, scientific, and/or charitable purposes. The Welfare Exemption is unique in that it is co-administered by the county assessors and the State Board of Equalization (BOE). The BOE determines whether the organization itself is eligible for the exemption. The Exemptions Unit at the Assessor's Office determines annually whether an organization's specific property qualifies for the exemption based on the property's use.

EXCLUSIONS



The Assessment Roll Unit researches, verifies, and processes all changes in ownership of properties within the County; maintains all mailing addresses for properties; processes all parent/child and grandparent/grandchild exclusion applications; base value transfers; and provides other clerical assistance as needed by the department. Please contact our customer service line at 510-272-3800 for more information.

PARENT-TO-CHILD AND GRANDPARENT-TO-GRANDCHILD EXCLUSION

Also known as Propositions 58 and 193. The principal residence and other real property may be excluded from reappraisal when transferred between parent and child or grandparent and grandchild, provided specific criteria are met. **Please note that Proposition 19 passed by voters on November 3rd, 2020. This changes some of these parameters starting February 15th, 2021. For more information about Proposition 19's changes to the law governing parent-to-child transfers please visit www.acassessor.org/proposition-19/**

CO-TENANCY EXCLUSION

Transfers of a co-tenancy interest from one co-tenant to another that occurs due to the death of one co-tenant on or after January 1, 2013 may be excluded from reassessment if certain conditions are met. These conditions include but are not limited to:

- Two co-tenants must together own 100 percent of the property as tenants in common or joint tenants.
- The two co-tenants must be owners of record for the one-year period immediately preceding the death of one of the cotenants.

BASE VALUE TRANSFER



BASE VALUE TRANSFER

Prior to April 2021, Proposition 60 allows persons 55 and older to transfer their protected Proposition 13 tax base from an existing property to a replacement property within the same county.

Proposition 90 allows for the transfer of a base year value from one county to another county in California (intercounty) if the county has authorized such a transfer by an ordinance. The following ten counties in California have an ordinance enabling the intercounty base year value transfer:

Alameda, Los Angeles, Orange, Riverside, San Bernardino, San Diego, San Mateo, Santa Clara, Tuolumne, and Ventura.

Proposition 110 extends the Prop 60/90 provisions to any severely and permanently disabled person.

In addition to the Prop 60/90 and 110 base transfer, Proposition 3 provides property tax relief, under certain conditions, to a person whose property has been taken by eminent domain proceedings, acquisition by a public entity, or governmental action resulting in a judgment of inverse condemnation. **Please note that Proposition 19 passed by voters on November 3rd, 2020. This changes some of these parameters starting April 2021. For more information please visit www.acassessor.org/proposition-19/ and www.boe.ca.gov/prop19/.**

Also, see page 22 in this report for more information on Proposition 19.

VALUE REDUCTIONS

The Assessee Services Unit operates as the customer service section of the Assessor's Office. They process Homeowners' Exemptions, correspond with the Tax Collector and Auditor for bill corrections, input requests for review of property characteristics, calamities, decline in market value reassessments, and appraiser-initiated reviews. Please contact our customer service line at 510-272-3787 for more information.

DECLINE-IN-VALUE (PROPOSITION 8)

Allows for a temporary reduction in a property's assessed value for the current tax year. If a property's assessed value is higher than its market value on the lien date, January 1st, your property may qualify for a reduced assessment.

DISASTER RELIEF

A property that is damaged in a fire, flood, or earthquake may qualify for a temporary reduction in taxable value. The property must experience a minimum of \$10,000 in damage. A claim for property tax relief must be filed within one year of the calamity date.



HOMEOWNERS' EXEMPTION

A homeowner's primary residence may be eligible for an exemption. The Homeowners' Exemption can reduce a property's taxable value by \$7,000 resulting in a property tax savings of approximately \$70 to \$80 annually.

THE CITIES IN ALAMEDA COUNTY



ALAMEDA

Assessment Roll: \$16,340,378,445
Parcels and Accounts: 24,418

ALAMEDA offers a charming, small-town working environment with an exceptional public school system, waterfront vistas, and its own municipal utility company. New residential development is occurring along key waterfront sites along the estuary and bay. A growing list of premium companies, including North Face, Celera Diagnostics, Donsuemor, Semifreddi's, and Perforce are located in Alameda to take advantage of easy access to transportation and a skilled labor force.



ALBANY

Assessment Roll: \$3,273,860,107
Parcels and Accounts: 6,047

ALBANY combines a small-town ambiance with its central location in a major metropolitan area. Albany prides itself on being a community-oriented city, with strong programs for youth, families and seniors, and an emphasis on sustainability. Albany's public schools have an outstanding reputation. The commercial sector includes a pedestrian-friendly small business district, the annual "Solano Stroll", the high visibility San Pablo Avenue, including service, retail and mixed use development, and a redevelopment zone abutting I-80/I-580 which houses large retail and light industry.



BERKELEY

Assessment Roll: \$24,293,920,374
Parcels and Accounts: 32,151

BERKELEY, on the San Francisco Bay, is well known for its environmental policies, disaster preparedness efforts, maintaining affordable housing, preventing homelessness, and promoting healthy families and youth. Committed to building a sustainable community nurtured with economic diversity and a rich cultural environment, Berkeley works in partnership with the community to encourage innovative, creative ideas to maintain a healthy city. Berkeley's economic base includes government, academic, manufacturing, and retail and service sectors, Berkeley also has a multitude of cultural events, parks, and recreational facilities.



DUBLIN

Assessment Roll: \$20,145,826,973

Parcels and Accounts: 23,325

DUBLIN, located in the desirable Tri-Valley region, has emerged as an outstanding community for families. Known as the “New American Backyard”, Dublin is an attractive destination for businesses and residents alike who want access to transportation (two major freeways and two BART stations), excellent schools, beautiful parks and public facilities, safe neighborhoods, and a wide variety of housing types. Dublin has progressive policies that promote quality growth in office, retail and residential development. Dublin continues to work to expand and enhance the quality of life for all members of our community.



EMERYVILLE

Assessment Roll: \$6,894,098,441

Parcels and Accounts: 6,547

EMERYVILLE accommodates 12,000 residents and over 20,000 jobs in an area of only 1.2 square miles. Emeryville is home to both small and large businesses that make Emeryville a center of art and innovation. Well known for its corporate leaders—Grifols, Clif Bar, Peets Coffee, Pixar Animation Studios and many more—Emeryville is also a magnet for biotechnology enterprises and arts/creative businesses from gaming to video production. Emeryville has over 4.0 million square feet of office space, an estimated 1 million square feet of space for laboratory research and development, and over 1.4 million square feet of retail space.



FREMONT

Assessment Roll: \$61,795,881,732

Parcels and Accounts: 70,760

FREMONT is the fourth largest city in the Bay Area, with an estimated population of 235,439, and is home to advanced manufacturing, clean tech and life sciences—just a few of the leading-edge industry clusters. Fremont values its many companies, excellent schools, wide range of housing options, and acres of parks and open space, all of which provide a strong and diverse economic base and high quality of life. Fremont continues to develop the Innovation District in Warm Springs/South Fremont. With the opening of the new Warm Springs/South Fremont BART station and planned future openings further south, Fremont has strengthened its connection to the rest of Silicon Valley.



HAYWARD

Assessment Roll: \$26,289,551,401

Parcels and Accounts: 43,428

HAYWARD is characterized by its strong and growing advanced industries sector, unparalleled regional connectivity and commitment to sustainable development. Each day, more than 45,000 people go to work in the City's industrial corridor alone, where some of the country's most innovative firms are hard at work developing tomorrow's technologies. The City's economy—one of the most diversified in America—mirrors its population, which is one of the most diverse in California. With a warm and inviting climate, easy access to three international airports, affordable real estate, superior water resources, strong higher education institutions, and a wide range of outdoor recreation opportunities from the hills to the shoreline, Hayward occupies a unique position within the region.



LIVERMORE

Assessment Roll: \$22,672,150,224

Parcels and Accounts: 33,780

LIVERMORE is a community that reflects an eclectic blend of science, arts, western culture, and award-winning wineries and breweries. The City's renowned reputation in science, technology, and innovation is showcased by the Lawrence Livermore and Sandia National Laboratories, and its regional i-GATE Innovation Hub and "Switch" facility. The San Francisco Premium Outlets and the vibrant downtown highlight a wide-range of shopping, dining, and entertainment opportunities for Livermore's 89,000 residents and visitors. Livermore's diverse community amenities, business friendly atmosphere, and strong public schools make it the perfect location for entrepreneurs and businesses of all sizes including new arrivals Tesla Motors and the Gillig Bus Company.



NEWARK

Assessment Roll: \$11,947,762,154

Parcels and Accounts: 16,590

NEWARK is a pleasant community with a "small town" atmosphere that offers quiet residential areas, a plethora of recreation and open space options, convenient retail, and a varied industrial base. Strategically located for businesses, Newark is home to one of the largest retail malls in the East Bay—the NewPark Mall. The city continues to experience growth in both the high-tech and commercial industries.



OAKLAND

Assessment Roll: \$79,175,682,301

Parcels and Accounts: 119,222

OAKLAND, Alameda County's largest city and the 8th largest in the state, is the region's air, rail, and sea gateway. Long a center for industrial and food manufacturing, Oakland has a thriving dining, arts scene, growing green industry and tech sectors. Vacancy rates for commercial, industrial, and residential properties are at historic lows with rents and property values continuing to rise. Oakland remains an affordable choice among large Bay Area cities, notably San Francisco. Projects under construction are adding thousands of housing units and significant amounts of commercial space. The nation's most diverse large city, Oakland has received accolades ranging from its walkability to being among the top places to score dream jobs.



PIEDMONT

Assessment Roll: \$5,199,308,593

Parcels and Accounts: 4,076

PIEDMONT is a charter city of approximately 11,000 residents located in the beautiful Oakland Hills, overlooking the San Francisco Bay. The city, which is virtually built out, consists of established, high-quality single-family homes on quiet tree-lined streets. Piedmont is centrally located within a few minutes from Oakland and San Francisco on the West, and Concord and Walnut Creek on the East. Within Piedmont's 1.8 square-mile area there are five city parks and numerous landscaped areas which offer wooded paths, tennis courts, children's playgrounds and picnic facilities.



PLEASANTON

Assessment Roll: \$27,668,887,612

Parcels and Accounts: 27,001

PLEASANTON carries a small town ambiance with a metropolitan edge that contributed to its inclusion as the only Bay Area city on Money Magazine's 2010 list of America's 100 Best Small Cities. This city of 70,000 supports a thriving business community of more than 4,000 companies, from Fortune 500 to home-grown innovation firms. Pleasanton's highly educated population and workforce reflect a community that values education and has a preeminent school system. Downtown Pleasanton is a charming historic destination with a mix of unique shops, services, and restaurants. Nearby Stoneridge Shopping Center features more than 165 specialty stores.



SAN LEANDRO
Assessment Roll: \$16,658,504,019
Parcels and Accounts: 27,171

SAN LEANDRO is a dynamic and diverse community of more than 89,000 that is known for its small-town feel while offering a wide range of shopping, dining, recreation, miles of shoreline, and easy access to regional parks and nature areas. Local businesses enjoy many advantages including close proximity to Oakland International Airport and the Port of Oakland, two major freeways, two BART stations, and access to a large, well-educated workforce. Through a public-private partnership known as Lit San Leandro (www.LitSanLeandro.com), a fiber optic network circles the city's industrial and commercial core offering potential limitless internet connectivity.



UNION CITY
Assessment Roll: \$12,267,662,481
Parcels and Accounts: 19,973

UNION CITY, located at the center of the San Francisco Bay Area, is a hub for commerce, providing convenient access to major regional transportation links that will be further enhanced by a visionary transportation intermodal center. Union City's strong economy balances professional, business, and retail services with manufacturing, transportation, warehousing new-economy firms. Mixed-use development around the Union City BART station will include retail, housing, office, and community facilities. The City's well-maintained neighborhoods provide housing opportunities for both executives and middle-income families.



UNINCORPORATED ALAMEDA COUNTY
Assessment Roll: \$23,193,995,417
Parcels and Accounts: 45,798

UNINCORPORATED ALAMEDA COUNTY encompasses over 375 square miles and has a diverse population in excess of 139,000 residents. Municipal services are provided by County departments under the policy direction of the Board of Supervisors. The Eastern portion of the unincorporated area is mainly agricultural while the Western portion is home to a thriving business community that includes light industrial, retail and other sectors providing goods and services throughout the Bay Area.

The area has six distinct communities:

Ashland, Castro Valley, Cherryland, Fairview, San Lorenzo, and Sunol.

ASSESSMENT APPEALS



Picture of the Board of Supervisors Chambers where Assessment Appeal Board hearings take place.

In Alameda County, a Notification of Assessed Value indicating the taxable value of each property is mailed in July to all secured property owners. A taxpayer who disagrees with this assessed value, believing it to be above the January 1 lien date market value, may request an informal review by the Assessor. Property owners should present to the Assessor's Office pertinent factual information important to the determination of the property's market value as of January 1 of the current calendar year. If the Assessor agrees that a reduction is warranted the property owner need not file a formal assessment appeal with the Clerk of the Board of Supervisors if they agree with the new assessed value.

If a difference of opinion still exists, the taxpayer may file a formal appeal application for reduction in the assessed value with the local Assessment Appeals Board by September 15. Once an appeal application reaches the Assessor's Office, a dialogue starts that historically results in almost 74% of filed cases being resolved with no change in assessed value. Nearly 24% of all cases result in stipulations (agreements) to reduce the assessed value. These cases are forwarded to the Appeals Board and rarely require the appearance of the property owner at a hearing. Less than 2% of filed cases are contested and decided by the Assessment Appeals Board.

The appeal application filing period is July 2 through September 15 with the Assessment Appeals section of the Clerk of the Board of Supervisors, a separate agency from the Assessor's Office. To appeal a roll correction or supplemental assessment, the application must be filed within 60 days of the date of notice of enrollment of that assessment.

The Assessment Appeal process may result in a Proposition 8 reduction indicating a temporary reduction in value due to a decline in market value below the property's factored base year value (its upper limit). The reduction in assessed value and corresponding reduction in taxes applies only to the year for which the application was filed.

If the Assessment Appeal process results in a change in the base year value set by the Assessor for new construction or a change in ownership, the reduction in value applies to the assessment for the year the application was filed and establishes a new base year value for subsequent years.

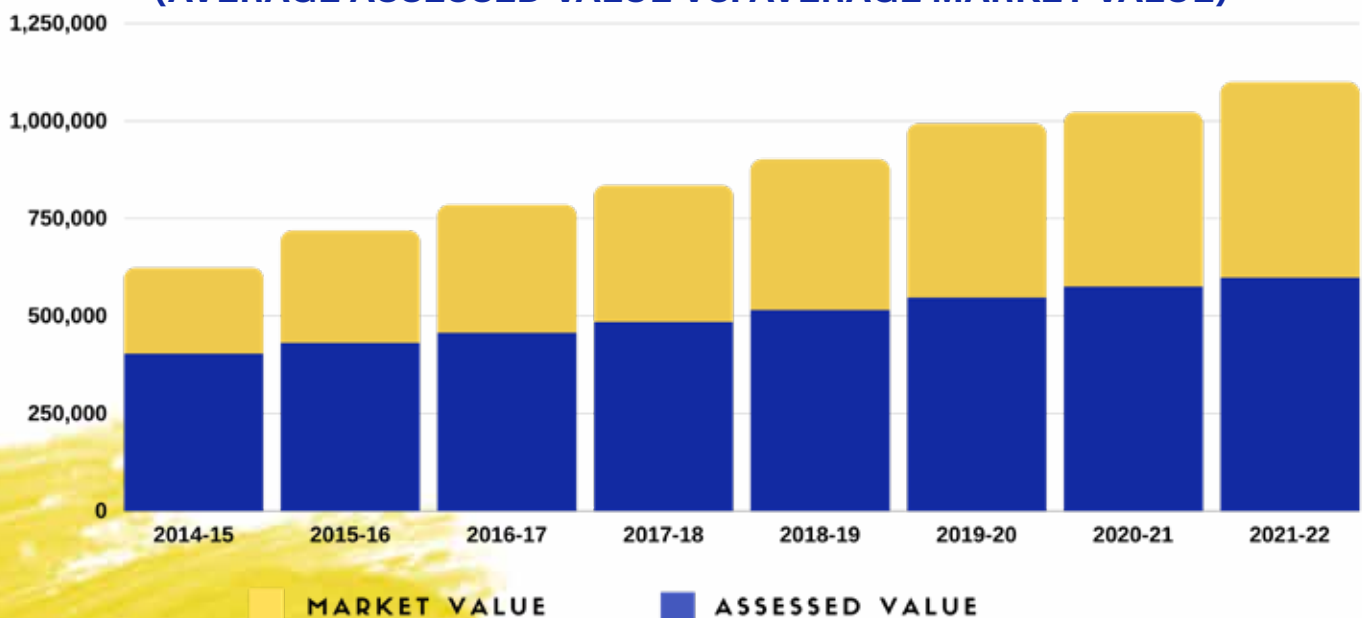
When a taxpayer appeals the Assessor's determination that a change in ownership occurred, the legal issue is heard and adjudicated by an independently appointed legal hearing officer.

PROPOSITION 13

California voters passed Proposition 13 on June 6, 1978, amending the State Constitution to limit the assessment and taxation of property in California. Except in certain instances, real property is assessed at its 1975-76 base year level and cannot be increased by more than 2 percent annually. Whenever there is a change in ownership, real property is reassessed at its fair market value to establish a new base year. Similarly, the market value of any new construction is also added to assessments as of its completion date, changing the base year. With the passage of Proposition 8, also in 1978, the Assessor is required to assess real property at the lesser of its Proposition 13 level, indexed by no more than 2 percent per year, or its current market value as of January 1st. If a property is assessed at its lower market value, the Assessor is required to restore the Proposition 13 assessment in subsequent years if the market value increases to that level or above. (Business personal property is assessed at its fair market value as of January 1st each year.)

Proposition 13 also limits the amount of taxes that can be charged to an owner of locally assessed property to 1 percent of the property's taxable value, plus any voter approved bonded indebtedness, service fees, improvement bonds, and special assessments.

SINGLE FAMILY HOMES (AVERAGE ASSESSED VALUE VS. AVERAGE MARKET VALUE)



NOTE: Proposition 13 limits real estate assessments to a maximum 2% increase per year unless the property changes ownership, has new construction added, or has had a Proposition 8 reduction in the prior year.

PROPOSITION 19

On November 3, 2020, California voters approved Proposition 19, which made changes to property tax benefits for inherited family property while creating additional benefits for some homeowners when transferring a property tax base.

Provided below are a few important changes effected by the passage of Prop. 19. This information reflects the Board of Equalization's interpretation of Prop. 19's provisions.

For more information please consult boe.ca.gov/prop19.

Parent-Child and Grandparent-Grandchild Exclusion CHANGES EFFECTIVE FEBRUARY 16, 2021

Prop. 19 imposed new limits on property tax benefits for inherited family property. Under Prop. 19, a child or children may keep the lower property tax base of the parent(s) ONLY if the property is the principal residence of the parent(s) and the child or children make it their principal residence within one year.

	Proposition 58/193 (Former Law)	Proposition 19 (Current Law)
Principal Residence	<ul style="list-style-type: none">→ Principal residence of transferor→ No value limit→ Residence and homesite (excess land may be excluded as "other property")	<ul style="list-style-type: none">→ Principal residence of transferor and transferee→ Value limit of current taxable value plus \$1,000,000 (as biennially adjusted)→ Family homes and farms
Other Real Property	<ul style="list-style-type: none">→ Transferor lifetime limit of \$1,000,000 of factored base year value	<ul style="list-style-type: none">→ Eliminates exclusion for other real property other than the principal residence
Grandparent-Grandchild Middle Generation Limit	<ul style="list-style-type: none">→ Parent(s) of grandchild, who qualifies as child(ren) of grandparent, must be deceased on date of transfer	<ul style="list-style-type: none">→ No change: parent(s) of grandchild, who qualifies as child(ren) of grandparent, must be deceased on date of transfer
Filing Period	<ul style="list-style-type: none">→ File claim within 3 years or before transfer to third party	<ul style="list-style-type: none">→ File for homeowners' exemption within 1 year of transfer→ File claim for exclusion within 3 years or before transfer to third party
Implementing Statute	<ul style="list-style-type: none">→ Revenue & Taxation Code section 63.1 (implements Propositions 58/193)	<ul style="list-style-type: none">→ Revenue and Taxation Code section 63.2 (implements Proposition 19)
Important Dates	<ul style="list-style-type: none">→ Through February 15, 2021	<ul style="list-style-type: none">→ Effective February 16, 2021

PROPOSITION 19

Transfers of Tax Bases for Seniors, Severely Disabled, and Victims of Natural Disasters CHANGES EFFECTIVE APRIL 1, 2021

Prop. 19 imposed new limits on property tax benefits for inherited family property. Under Prop. 19, a child or children may keep the lower property tax base of the parent(s) **ONLY** if the property is the principal residence of the parent(s) and the child or children make it their principal residence within one year.

	Propositions 60/90/110 (RTC Section 69.5)	Proposition 19 (RTC Section 69.6)
Type of Property	→ Principal residence	→ Principal residence
Timing	→ Purchase or newly construct residence within 2 years of sale	→ Purchase or newly construct residence within 2 years of sale
Location of Replacement Home	→ Same county → County with intercounty ordinance (10 counties)	→ Anywhere in California
Value Limit	→ Equal or lesser value → 100% if replacement purchased/newly constructed prior to sale → 105% if replacement purchased/newly constructed in first year after sale → 110% if replacement purchased/newly constructed in second year after sale	→ Any value → No adjustment to transferred base year value if the replacement property is of equal or lesser value than the original property's market value. "Equal or lesser value" means: → 100% if replacement purchased/newly constructed prior to sale → 105% if replacement purchased/newly constructed in first year after sale → 110% if replacement purchased/newly constructed in second year after sale → Amount above "equal or lesser value" is added to transferred value
How many transfers?	→ One time → Exception: After using once for age, second time for subsequent disability	→ Three times
Implementing Statute	→ Revenue & Taxation Code section 69.5 (implements Propositions 60/90/110)	→ Revenue and Taxation Code section 69.6 (implements Proposition 19)
Important Dates	→ Replaced by Proposition 19 (Revenue and Taxation Code section 69.6)	→ Effective April 1, 2021

SECURED LOCAL ROLL DISTRIBUTION BY PROPERTY AND VALUE

Property Type	Number of Parcels	Percent of Total Parcels	Assessed Value	Percent of Total Assessed Value
Single Family Residential	382,320	81.85%	\$213,565,938,411	62.80%
Multi-Family Residential	34,745	7.44%	\$40,452,109,595	11.90%
Commercial and Industrial	21,163	4.53%	\$71,852,060,916	21.10%
Agricultural	3,492	0.75%	\$2,087,024,166	0.60%
Vacant Land	11,363	2.43%	\$8,455,554,726	2.50%
Institutional	2,082	0.45%	\$3,847,831,899	1.10%
Exempt and Utility	11,928	2.55%	\$0	0.00%
Total	467,093	100%	\$340,260,519,713	100%

UNSECURED LOCAL ROLL DISTRIBUTION BY PROPERTY & VALUE

Type of Account	Number of Accounts	Percent of Total Accounts	Assessed Value	Percent of Unsecured Value
General Business	19,731	57.98%	\$11,531,784,631	63.17%
Leased Business Property	5,993	17.60%	\$1,033,873,136	5.66%
Cable TV	28	0.08%	\$314,432,334	1.72%
Commercial Aircraft	29	0.09%	\$713,317,739	3.91%
Other Aircraft	832	2.44%	\$694,058,120	3.80%
Documented Boats	1,591	4.68%	\$195,209,512	1.07%
Other Boats	3,277	9.63%	\$89,888,889	0.49%
Possessory Interests	2,415	7.10%	\$3,578,575,785	19.60%
Improvements on Leased Land	135	0.40%	\$104,188,490	0.57%
Total	34,031	100%	\$18,255,328,636	100%

TOTAL LOCAL ROLL 2021-2022

<u>Roll Category</u>	<u>Number of Parcels or Accounts</u>	<u>Percent of Total Parcels or Accounts</u>	<u>Assessed Value</u>	<u>Percent of Assessed Value</u>
Secured	467,093	93.21%	\$340,260,519,713	94.91%
Unsecured	34,031	6.79%	\$18,255,328,636	5.09%
Total Local Roll Value	501,124	100%	\$358,515,848,349	100%

10-YEAR HISTORY OF LOCAL ASSESSMENT ROLLS

<u>Roll Year</u>	<u>Gross Local Roll</u>	<u>Amount of Change</u>	<u>Percent Change</u>
2011-12	\$200,415,501,016	\$729,340,581	0.37%
2012-13	\$204,700,974,963	\$4,285,473,947	2.14%
2013-14	\$215,286,632,022	\$10,585,657,059	5.17%
2014-15	\$229,217,121,786	\$13,930,489,764	6.47%
2015-16	\$245,456,517,353	\$16,239,395,567	7.08%
2016-17	\$262,619,888,727	\$17,163,371,374	6.99%
2017-18	\$280,185,632,039	\$17,565,743,312	6.69%
2018-19	\$300,108,516,261	\$19,922,884,222	7.11%
2019-20	\$321,499,353,615	\$21,390,837,354	7.13%
2020-21	\$343,017,160,248	\$21,517,783,973	6.69%
2021-22	\$358,515,848,349	\$15,502,963,771	4.52%

INTERESTING ALAMEDA COUNTY FACTS

Five Highest Valued Residential Assessments

Location	Assessment	Zip Code
Oakland	\$14,545,278	94603
Fremont	\$12,614,040	94539
Piedmont	\$10,758,981	94611
Piedmont	\$9,006,230	94610
Piedmont	\$8,520,391	94611

Five Largest Homes by Square Footage

Location	Square Footage	Zip Code
Pleasanton	19,541	94566
Berkeley	18,000	94707
Fremont	16,791	94539
Piedmont	15,650	94611
Pleasanton	15,177	94566

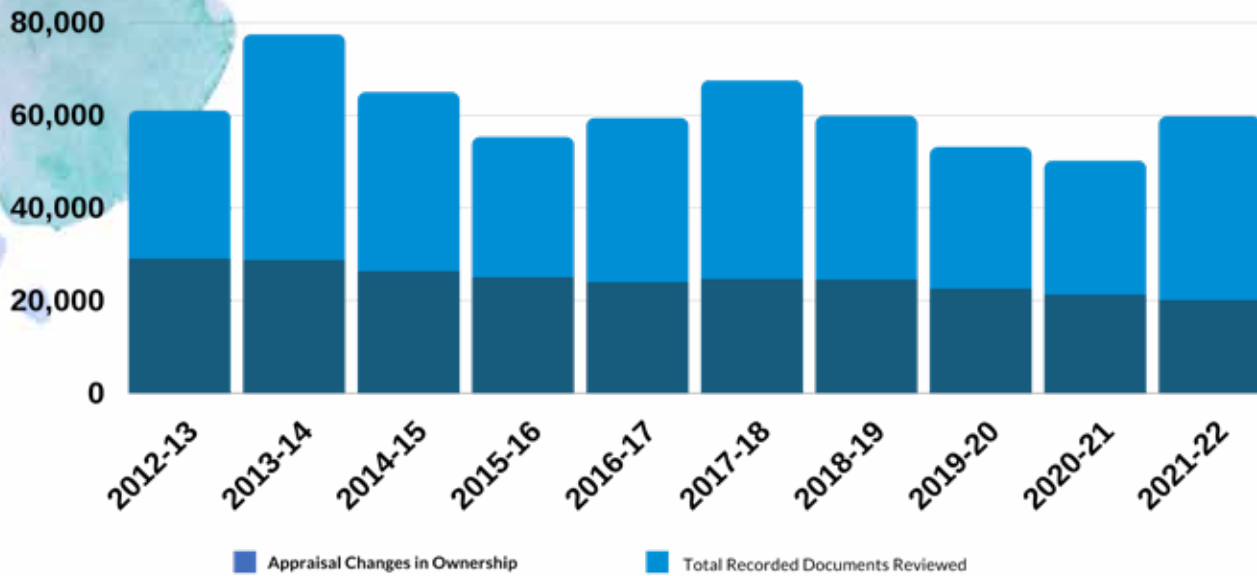
Qualifying Exemptions

Exemption Type	Quantity	Total Value
Homeowners	243,998	\$1,710,409,200
Veterans	1055	\$142,969,753
Religious & Church*	512	\$644,843,662
Charities (including some churches)	1,357	\$6,904,532,701
Schools & Colleges	77	\$866,807,742
Hospitals	53	\$3,134,940,376
Historical Aircraft	58	\$5,303,280

* "Church" is a term used generically to represent places of worship such as Mosques, Temples, Synagogues, etc.

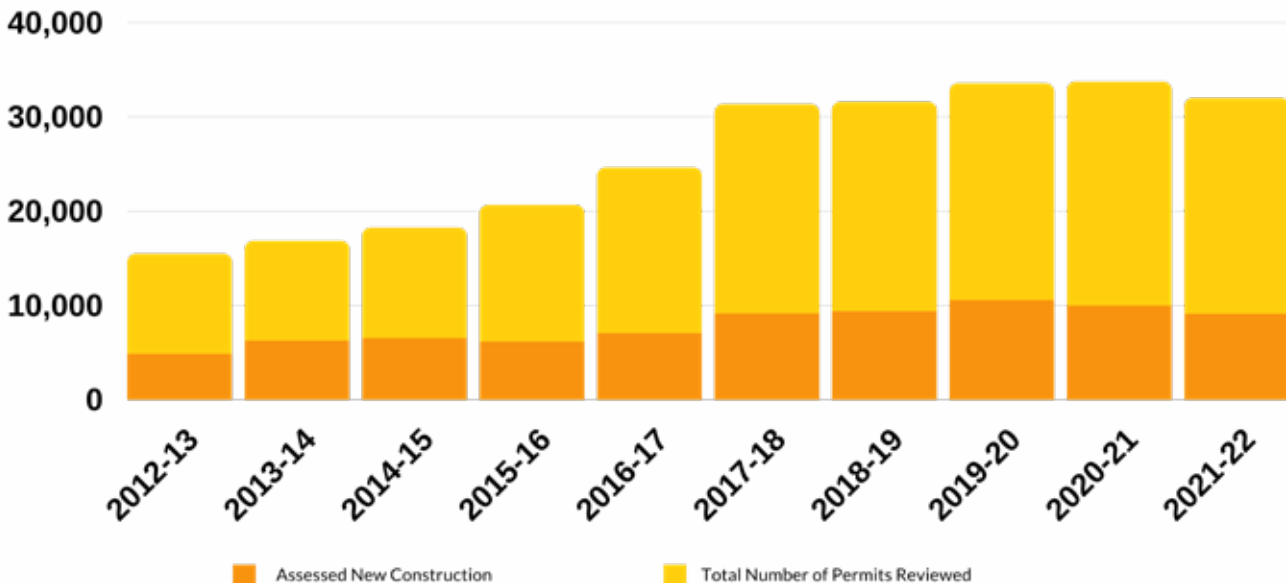
REAL ESTATE RELATED PRODUCTION

Changes In Ownership vs. Recorded Documents



NOTE: The Assessment Roll Unit reviews all real estate related recorded documents each year. When fully researched, many real estate transactions do not lead to appraisable events under Proposition 13.

Assessed New Construction vs. Building Permits



NOTE: Appraisal staff investigates all building permits each year to determine which projects result in assessable new construction such as added building area. Many permits are found to relate to normal repairs and replacements, which in accord with Proposition 13, often do not amount to assessable new construction. Real estate appraisers determine the market value of all assessed new construction.

VALUING NEW CONSTRUCTION

HOW DOES THE ADDED VALUE FOR NEW CONSTRUCTION AFFECT YOUR TAXES?

New construction triggers a supplemental tax bill from the date of completion based on the assessed value of the new improvements. In the following year, the additional assessment for new construction combines with the existing assessment and becomes part of the annual tax bill due in December and April. Construction in progress beyond any January 1 lien date results in an estimate of value of the portion completed.

HOW DOES THE ASSESSOR ARRIVE AT THE ADDED VALUE FOR NEW CONSTRUCTION?

The Assessor is obligated to enroll the market value of assessable new construction. When valuing additions to a property, partial completion of new construction, new and "like new" projects, the Assessor uses the sales comparison and/or cost approach. New construction associated with income producing properties may be appraised using the income approach. Appraisers typically utilize standardized cost tables, provided by the State Board of Equalization, based on annual surveys of construction professionals. These costs vary by the size of the addition and the quality of the new construction.

ASSESSABLE (TAXABLE) NEW CONSTRUCTION MAY BE ANY OF THE FOLLOWING:



**Land
Development**



**New
Construction**



**Physical
Alterations**

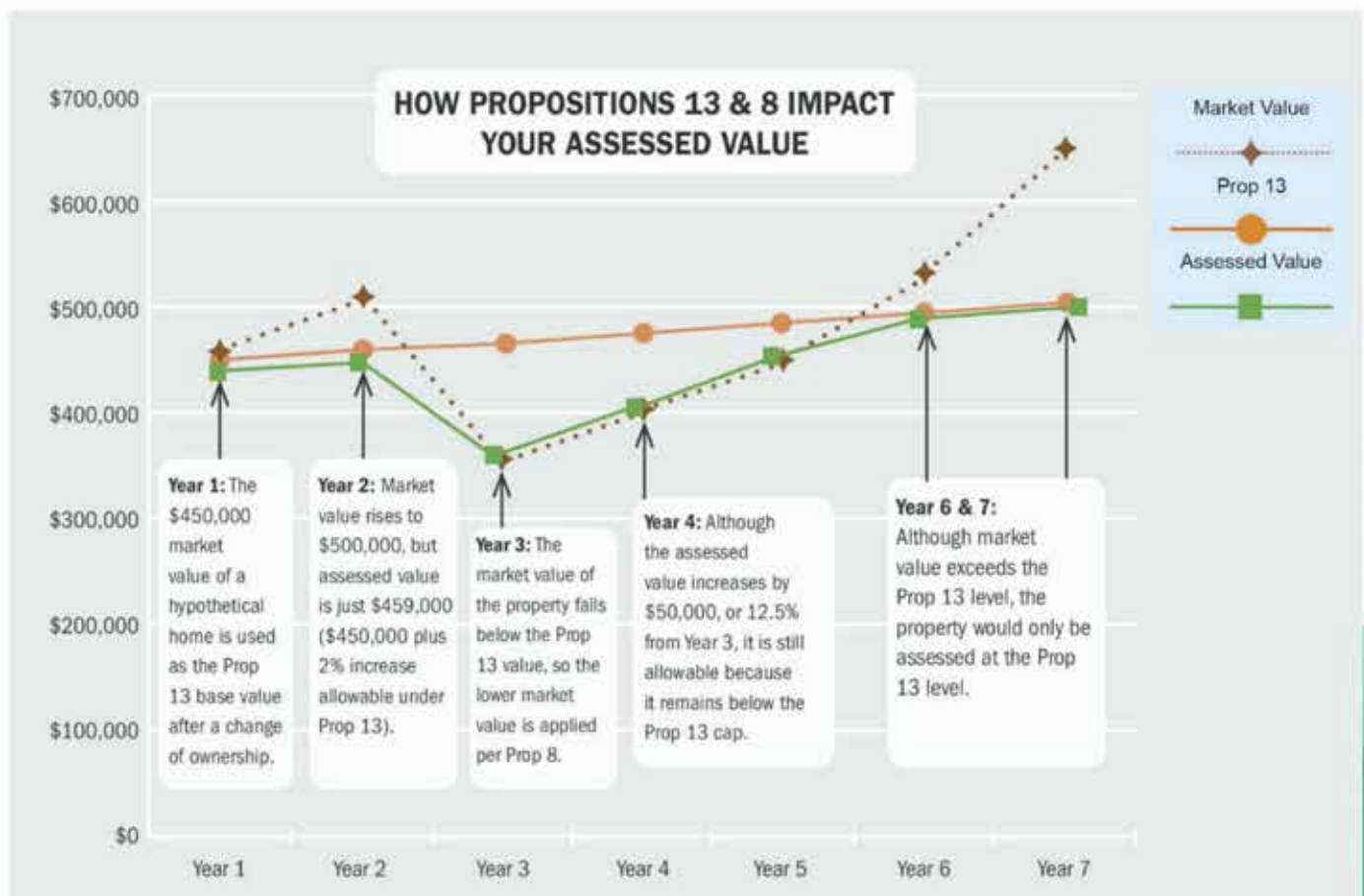


**New
Additions**

HOW PROPOSITIONS 13 & 8 IMPACT YOUR ASSESSED VALUE

Under Proposition 13, property taxes increase each year based on an inflation factor that is capped at 2% a year. In most years, the inflation factor is above 2%, but due to Prop 13 it must be capped at 2%.

Please see the graphic below for a more detailed explanation of how the increase in real estate market values may affect your assessed value and how Propositions 13 and 8 affect your assessed value.



This chart is for illustrative purposes only. The 2% indexing was not compounded in the examples.

BUSINESS PERSONAL PROPERTY



The Business Personal Property Unit is responsible for the discovery and valuation of taxable personal property for assessment purposes. They conduct property tax audits to determine taxability, value, and to verify an assessee's reported costs and other information that may influence the assessment of all taxable property. Please contact our customer service line at 510-272-3836 for more information.

BUSINESS PERSONAL STATEMENTS (FORM 571)

All business owners must fill out and turn in their mandatory business personal property statements to the Assessor's Office (unless otherwise notified by the Assessor's Office). Filing can be done by mailing the paper statement or by filing electronically at calbpsfile.org.

571 Filing Deadlines: Statements are mailed out in mid-January and must be filed by April 1st.

Top Ten Business Personal Property Assessments	
Business Name	Fixture & BPP Value
Tesla Inc	\$2,372,432,434
Workday Inc	\$340,437,045
Lam Research Corp	\$278,246,609
Bayer US LLC	\$264,932,866
Boehringer Ingelheim Fremont Inc	\$216,805,509
Southwest Airlines	\$210,294,345
Board Trustees Leland Stanford Junior UN	\$208,262,186
Federal Express Corp	\$201,873,384
Western Digital (Fremont) LLC	\$185,426,537
SSA Terminal	\$184,234,337

COVID-19 REDUCTIONS ON BUSINESSES

The Alameda County Assessor's Office proactively reduced almost \$200 million in assessed value for Business Personal Property (BPP) accounts.

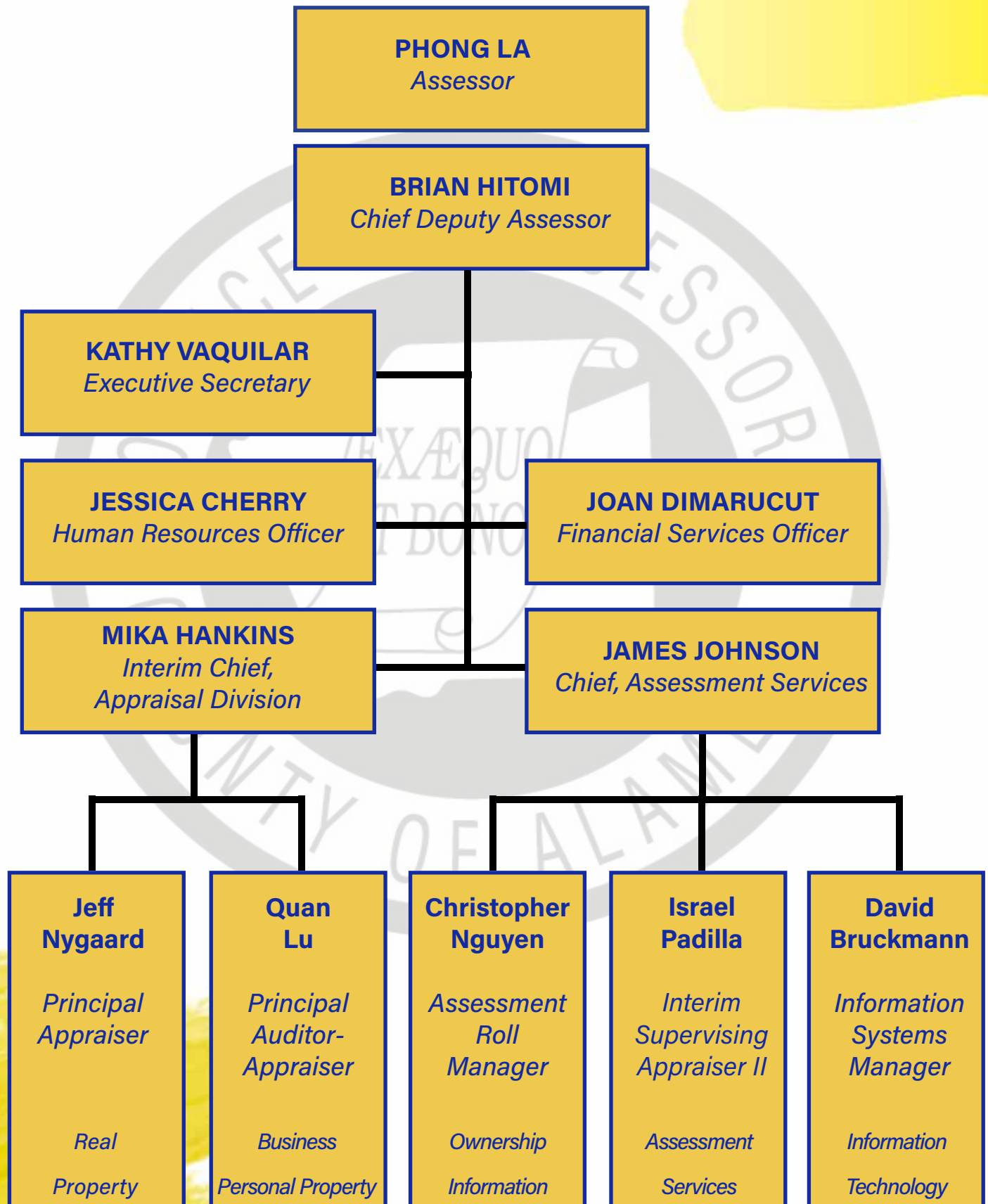
Some of these businesses included bars, beauty salons, dance studios, movie theaters, restaurants, retail stores, and more.

According to California state law, businesses must pay tax on their business personal property and file a Business Property Statement (Form 571).

This helps businesses in Alameda County as California begins recovering from the Covid-19 pandemic.



OFFICE LEADERSHIP



ACKNOWLEDGEMENTS

I would like to thank my staff, listed here by length of service to the Assessor's Office, for their dedication and hard work in producing the 2021-22 Assessment Roll.

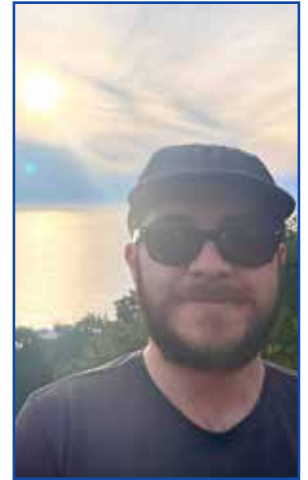
-Phong La, Assessor

Doug Takeda, Stephanie Brown, Maurice Taylor, Brian Hitomi, Mark Bluford, Virginia Francisco, Edith Ednalaga, Judith Ibalio, Marceal McMillian, Rachel Garcia, Norman Mallillin, Elvia Diaz, Lai Yee Wan, Vitalis Ugochukwu, Leonides Jesuitas, Leticia Flores, Emma Fleming, Quan Lu, Tsu-Loong Wu, James Johnson, Ester Camacho, Luviminda Lumibao, Mitos Del Rosario, Norayda Pollarca-Gambucci, Liza Akima, Mary Herrero, Kevin Lopez, Kathy Vaquilar, Joann Chau, Steven Liu, Monica Lantican, Kathy Chinn, Trang Nguyen, Maria Zelaya, Kamal Bello, Versie McGee, Tserha Yishak, Arcelia Garcia, Mary Ann Enriquez, Dolly Centeno, Anthony Grundy, Sylvia Wright, Amy Wong, Sylvia Craig, Eugene Mafnas, Johann Navarro, Mimi Chau, Lesley Semmel, Susan Wickson, Flora Yuen, Henry Ruelos, Jose Valentin, Cheryl Jean DeCastro, Emma Hernandez, Jeffrey Nygaard, Rebecca Li, Chau Pham, Rhian Pierce-Jones, Erick Mendoza, Mitra Aliabadi, Raymond Magtibay, Suzanne Mah, Eugene Ancheta, Rozel Perez, Leticia Briseno, Bonnie Lau-Darabian, Christyn Medina, Josephine Tang, Daisy Jew, Carol Clemons, Agnes Wu, Robert Peck, Eric Leung, Linh Dang, Maggie Lee, Kenneth Wong, David Gramlich, John Abbott II, Melissa Padilla, Mary Ann Shivers, Buendalene Lozada, Fidelito Ibalio, Oscar Ortiz, Michael Young, Kristi Martinez, Herbert Javier, Israel Padilla Villafuerte, Teri Davis, Joan Dimarucut, Neysan Soleiman, Tahisha Truehill, Christopher Nguyen, Mai-Ling Boujwa, Mika Hankins, Andrew Greenlees, Vickie Miyashiro, John Merlie, Elizabeth Bourland, Krista Jones, Matthew Lim, Evguenia Guilbert, Charles Ludwig, Cynthia Clifton, Gabriela Hernandez Beltran, Jonathan Lawton, Heidi Blackmon, Felicia Walker, Joshua Frumin, Rebecca Richardson, Natasha Zamula, Buenaflor Poblete, Rhonda Agers, Connie Liang, Ratsamy Dela Torre, Nathaniel Stubblefield, Nguyen Ha, Becky Thieu, Azer Moore, Ronald Gutierrez Aguilar, Theodore Polyzos, Joel Wong, Joshua Johnson, Jobelle Macaraeg, Wei Zhang, Pauline Fong, Carlos Toscano, Ruth Noguera, Julie Ann Payopay, Jeannie Fredrickson, Mia Lo, Sheldon Kwong, Jimmy Yu, Jessica Cherry, Warren Yee, Stacey Lynch, Sarah Chen, Sandra Espejo, Michael Greenlees, Christine Lei, Princess Alforque, Candice Chang, Jensen Novak, Stacy Zhang, Wanda Winqvist, Deborah Calvo, Michael Gabriel, Pamela Boyle, Gary Chan, Shayla Bohanon, Victoria Rubio, Julia Sarkis-Kelly, Masayoshi Ken Kakazu, Abel Kifle, Francis Lau, Jaime Baile, Kristina Molina, Montoya Naly, Shane Nand, Mark Williams, Nghia Huynh, Jason Wan, Lydia D'Angelo, Jessica Stroube, Cijie Kuang, Onaisa Khan, Mary Vanderbeck, Candice Li, David Bruckmann, Mona Barra-Gibson, Thanh Ngo, Candice Roberts, Yong Lin, Kamal Bello, Elaine Kan, Jordan Espinoza, Alicia Rossetti, Michiye Vella, Annie Wong, Enjie Kuang, Joseph Lafreniere, Casandra Duong, Eileen Lee, Jain Thapa, Jose Mari Galang, Joshua Henry, Hannah Lai, Sophie Jacques, Samantha Hing, and Kyle Hing

STAFF PHOTOS

The Assessor's Office remains committed to do our part to help slow the spread of COVID-19 by social distancing. This year we wanted to show a different side of our staff by having them submit pictures to be featured in the Annual Report.







2021-2022

I would like to thank County Administrator Susan S. Muranishi, Director of Human Resource Services Joe Angelo, Auditor-Controller/Clerk-Recorder Melissa Wilk, Treasurer-Tax Collector Henry C. Levy, Chief Information Officer/Registrar of Voters Tim Dupuis, County Counsel Donna Ziegler, Deputy County Counsel Andrew J. Massey, Deputy County Counsel Melissa Phung, the 57 other County Assessors throughout California, and the California State Board of Equalization for their continued support and cooperation to help our Office succeed.

- Phong La, Assessor

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City Photography provided by the Cities in Alameda County

JURISDICTIONAL MAP:

Michael Munk, Alameda County Community Development Agency

ALAMEDA COUNTY FLAG:

Benjamin W. Hazard

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