

PHONG LA

ASSESSOR



2024-2025 ANNUAL REPORT

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2024-2025

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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,

I am honored to share the 2024-2025 Annual Report. As always, I am grateful for the hardworking staff of the Alameda County Assessor's Office who once again worked diligently to produce a timely and accurate roll. The Alameda County Assessor's staff continued to work through the ups and downs of the real estate market this year, which was particularly impacted by changes in the commercial real estate market.

After another unpredictable year in the real estate market, my office completed the 2024-2025 local Assessment Roll, totaling \$435,849,413,497. This represents an increase of 5.06% or almost \$21 billion from last year. The 2024-2025 Assessment Roll consists of 470,994 real estate parcels and 50,313 business personal property accounts. Along with valuing all taxable property in the County, my office is also tasked with processing and applying property exemptions for affordable housing, churches, schools, homeowners, disabled veterans, museums, and more. This year's exemptions equaled \$16,164,247,074 in property tax assessments for these important groups.

Property assessment appeals are on the rise, particularly for commercial offices, shopping malls, and some apartment buildings. The outcome of these appeals may have significant impacts on local services.

2024 Jurisdiction Highlights:

Highest gross percentage increase from prior year:

City of Newark: 7.240% increase equal to \$1,056,694,027

Second-highest gross percentage increase from prior year:

City of Berkeley: 6.557% increase equal to \$1,896,734,780

The work done in the Assessor's Office is vital to fund public services like schools, public safety, roads, and much more. I look forward to continuing to serve the people of Alameda County.

Sincerely,

Phong La,

Alameda County Assessor

ASSESSOR IN THE COMMUNITY



Assessor Phong La with Oakland leaders and community members at the 2024 Oakland Chinatown Lunar New Year's Celebration – January 28, 2024



Assessor Phong La and staff participated in the Alameda Independence Day Parade—the longest parade route west of the Mississippi— July 4, 2024



Assessor staff at the 2024 Homeowners Resource Fair in Dublin – April 27, 2024



Assessor Phong La (left) and Chief Deputy Assessor Mika Hankins (right) presenting at the 2024 Homeowners Fair in Dublin – April 27, 2024



Assessor Phong La at the Vietnamese Heritage and Freedom Flag Raising Ceremony with Assemblymember Ash Kalra (left), Assemblymember Stephanie Nguyen, Sacramento County District Attorney Thien Ho, and Assemblymember Evan Low (right) – August 3, 2024



Assessor staff Mona Barra-Gibson (right) with Alameda County District 5 Supervisor Keith Carson and Alameda County Administrator Susan Muranishi at the the Oakland Metro Chamber 119th Annual Meeting and Celebration in Oakland – June 26, 2024



Assessor staff member Mona Barra-Gibson and intern Benjamin Leong at Dublin's 40th St. Patrick's Day Celebration – March 15, 2024



Assessor Phong La receiving an award for his community work at the California AAPI Legislative Caucus' Asian American Pacific Islander Heritage Month Celebration with Assemblymember James Gallagher (left), Assemblymember Member Phil Ting, former SF Assessor and Speaker of the assembly, Robert Rivas (far right) in Sacramento – May 13, 2024



Assessor Phong La presenting at the Alameda County Mayors' Conference in Dublin – June 12, 2024



Assessor Phong La at Las Positas College's President Scholars Leadership Panel in Livermore- March 8, 2024



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**



**Elisa Marquez
District 2**



**Lena Tam
District 3**



**Nate Miley
District 4**



**Keith Carson
District 5**



**Nikki Fortunato Bas
Elected Nov 2024**



**Susan Muranishi
County Administrator**

ASSESSMENT ROLL SUMMARY

\$435,849,413,497

IN GROSS ASSESSED VALUE

\$21 BILLION
OR 5.06%

INCREASE ABOVE
LAST YEAR'S ROLL

521,307

TAXABLE PROPERTIES
IN ALAMEDA COUNTY

\$8,281,543,010

ADDED FROM SALES/
TRANSFERS OF REAL
ESTATE

\$3,120,454,290

ADDED FROM NEW
CONSTRUCTION

\$1,666,856,414

INCREASE IN BUSINESS
PERSONAL PROPERTY

\$7,922,239,392

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

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 470,000 parcels of real estate and over 58,000 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 require reassessment 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 more than 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 per year in accordance with Proposition 13. The basic principles of Proposition 13 are covered on page 20 of this report.

Other functions of the Assessor include the mapping of all parcels of real estate within Alameda County, as well as the 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 58,000 business personal property accounts including boats, aircraft, 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 10 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 19.

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 Unit 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.

NEW DUBLIN SATELLITE OFFICE

(510) 272-3787

All Assessor services for the convenience of those in the East County.

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 changed 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/ and www.boe.ca.gov/prop19/**

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 co-tenants.

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 changed 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: \$20,622,254,033

Parcels and Accounts: 26,533

The City of Alameda, California is a unique island community of approximately 80,000 residents in the San Francisco Bay Area. With connections to the East Bay mainland by four bridges, two underwater tubes, and three ferry terminals to Oakland, San Francisco, and South San Francisco, we are within minutes of numerous cultural activities in San Francisco, Oakland, and Berkeley. People are drawn to Alameda for our safe and inviting residential communities with distinguished neighborhood schools, boutique shopping, and a broad mix of destination restaurants. Alameda takes pride in being a vibrant community with a rich maritime history and small-town charm.



ALBANY

Assessment Roll: \$3,889,502,798

Parcels and Accounts: 6,423

ALBANY combines a small-town ambience with its central location in a major metropolitan region. Albany prides itself on being a safe, community-oriented city, with strong services and programs for youth, families and the elderly. It is a city made up largely of single-family homes and small businesses. Albany's small-town character is exemplified by its "Main Street," Solano Avenue, a pedestrian friendly business district composed primarily of small "mom and pop" shops, and home to some of the Bay area's best restaurants. Albany's public schools have an outstanding reputation with student test scores at the elementary, middle, and high school levels among the highest in the state.



BERKELEY

Assessment Roll: \$30,825,209,074

Parcels and Accounts: 33,424

BERKELEY is a vibrant and spirited city that has grown and evolved from its counterculture roots to become a hub of intellectual and cultural diversity, with a thriving arts scene and outsized culinary influence. Across Berkeley's 18 square miles, visitors can hear a symphony, rock concert or jazz quartet, take in a Broadway-bound play or first-run film, wander through a redwood forest or a rose garden, shop for handmade jewelry or organic sportswear, play a round of golf or take a yoga class, listen to a poetry reading or dine where California cuisine began. Consummately Californian in setting but international in character, Berkeley is home to the University of California, Berkeley, which lends an energy and vibe to the entire city. With its wealth of cultural and social diversity, culinary and shopping opportunities and recreational pursuits, Berkeley has all the amenities of a modern city in the intimate setting of a college town.



DUBLIN

Assessment Roll: \$23,859,687,732

Parcels and Accounts: 24,542

The City of Dublin has long been known as a crossroads of the San Francisco Bay Area. Dublin is located at the crossroads of two major highways: Interstate 580 and Interstate 680. The significance of crossroads grew over time to include Spanish explorers; early Mexican and mission trails; gold rush travelers; early ranchers and farmers; stagecoaches; freight wagons; and later, bicycles, cars, trucks, and motorcycles. With Dublin at the center, important road connections led north to Martinez, south to San Jose, east to Stockton and the East Coast, and west to Hayward, Oakland, and San Francisco. Through the years, Dublin has seen Native American hunters and traders; migrating families looking for new homes; gold seekers; farmers; ranchers; military convoys on the way to war; and many, many cars on their commute.



EMERYVILLE

Assessment Roll: \$8,152,203,758

Parcels and Accounts: 6,981

The City of Emeryville lies on the east shore of San Francisco Bay between Oakland and Berkeley, directly opposite the Golden Gate and San Francisco. The city is small, just over one square mile, but its strategic location in the center of the Bay Area urban core at the confluence of several major freeways, one of the world's busiest bridges, and transcontinental rail lines with service to Seattle, Los Angeles, and Chicago, makes it a highly desirable place to live, work, and shop.



FREMONT

Assessment Roll: \$76,593,284,722

Parcels and Accounts: 73,602

The fourth largest city in Silicon Valley, **FREMONT** has a storied past and a bright future. Back in 1956, five individual townships came together to form the City of Fremont. Now recognized as districts, Centerville, Niles, Irvington, Warm Springs, and Mission San Jose represent the different characters of Fremont. Fremont's strength is found in the diversity of our community. More than 98 languages are spoken in Fremont homes, and you can find almost any kind of delicious international cuisine you desire in our family-owned restaurants. Fremont's nationally recognized high-ranking public schools, stunning parks, and hiking vistas attract many residents.



HAYWARD

Assessment Roll: \$31,857,414,495

Parcels and Accounts: 44,937

With 150,000 residents, today the **City of Hayward** is the sixth-largest city in the Bay Area and a thriving regional center of commerce, manufacturing activity and trade. Hayward has capitalized on its unparalleled location to become one of the most desirable business locations for companies in advanced industries. The city continues to plan for the future, maintaining a balance between the needs of our diverse residents and a growing business community. Hayward works hard to balance the needs of its growing population with the preservation of open space and an aggressive economic development strategy.



LIVERMORE

Assessment Roll: \$27,408,558,978

Parcels and Accounts: 34,951

LIVERMORE boasts a proud history as an important hub connecting the San Francisco Bay Area and California's Central Valley. Cattle, gold rush travelers, and vineyard growers staked their claim to the lands and the Livermore Valley has preserved its stories, landmarks, and love for the beauty of its open space. If you walk around locally you can see many historic buildings and learn about Livermore rich history.



NEWARK

Assessment Roll: \$15,652,204,305

Parcels and Accounts: 17,443

NEWARK is a city in Alameda County that was incorporated in 1955. Located 35 miles south of San Francisco and next to many high-tech hubs, including easy access to highways 880, 580, 680, and the Dumbarton Corridor places Newark in an ideal location. Newark has evolved throughout the years from its days enriched in agriculture, manufacturing, and railroad to today's expansion of high-tech, bio-tech, and the health sciences. Although Newark has grown significantly, it still manages to keep that small, hometown charm of the community. Newark is currently in the midst of some very exciting projects right now including new housing developments and many retail and commercial businesses.



OAKLAND

Assessment Roll: \$95,280,235,600

Parcels and Accounts: 123,542

OAKLAND is conveniently located near three major airports and can be easily accessed via railway, bus, or ferry. Situated on the east side of the Northern California Bay Area, Oakland is bordered by 19 miles of coastline to the west and rolling hills to the east. Oakland celebrates its diverse community, artistic vibe, beautiful scenery, locally owned shops, civic pride, and award winning multi-cultural cuisine. Oakland, also known as The Town, is home to numerous parks, the Oakland Zoo, Lake Merritt, the Oakland Museum of California, live music venues, Children's Fairyland, theaters, the Chabot Space & Science Center.



PIEDMONT

Assessment Roll: \$6,157,372,018

Parcels and Accounts: 4,152

The City of Piedmont is a primarily residential 1.7 square mile Charter City with approximately 11,000 residents, located in the beautiful Oakland Hills, overlooking the San Francisco Bay. Aptly named "Piedmont," or "foot of the mountain," its most distinct features are gardens, bridges, parks, and schools that create a special sense of place. Today, ambitious efforts are underway to usher in Piedmont's vision for the future. Practicing good governance, advancing Piedmont's quality of life, becoming a more diverse, inclusive, welcoming community and addressing the regional housing crisis are priorities.



PLEASANTON

Assessment Roll: \$32,457,495,551

Parcels and Accounts: 28,246

PLEASANTON was incorporated on June 18, 1894, and named for Major General Alfred Pleasanton of the Union Army. A typographical error by the U.S. Post Office is believed to be responsible for the current spelling of the city's name. Pleasanton enjoys a strong equestrian heritage as home to the nation's oldest one-mile racetrack, built in 1858 by the Bernal family. During the 1990s and 2000s, the city grew its employment base, leveraging access to BART services, along with attracting high-value employers and a skilled talent pool. Over time, Pleasanton has developed a solid economic base with large employers like Workday, Oracle, Kaiser Permanente, Roche Molecular Systems, Thermo Fisher and 10x Genomics establishing facilities and investing in the community. Today, Pleasanton enjoys a rich blend of historic turn-of-the-century charm and a high quality of life and economic well-being desired by both residents and businesses.



SAN LEANDRO

Assessment Roll: \$19,711,551,496

Parcels and Accounts: 28,052

SAN LEANDRO is one of the nation's most diverse cities, located at the center of the dynamic San Francisco Bay Area. With a vibrant community of more than 91,008 residents, San Leandro is proud of its well-maintained neighborhoods, excellent public libraries, twenty-one public parks, quality local schools, and a wide range of shopping, dining, and entertainment options. San Leandro also encompasses a large industrial area home to the thriving advanced manufacturing industry.



UNION CITY

Assessment Roll: \$14,714,775,090

Parcels and Accounts: 20,599

Incorporated in January of 1959, **Union City** maintains a small-town feel while living in the center of the Bay Area, with San Francisco and Silicon Valley just minutes away. The city has grown into an ethnically diverse community of about 67,000 residents, and their highly regarded New Haven Unified School District serves about 13,000 K-12 students. Eighteen square miles in area, Union City offers a variety of housing, with affordable and upscale homes available in many charming neighborhoods throughout the city. Their transit-oriented Station District, located around the Union City BART station, boasts housing and business development opportunities with easy, convenient access to major public transit running throughout the Bay Area.



UNINCORPORATED ALAMEDA COUNTY

Assessment Roll: \$27,506,964,815

Parcels and Accounts: 46,971

Alameda County's unincorporated areas encompass a diverse range of communities and landscapes, each with its own unique character. Ashland features a predominantly residential and diverse population, while Cherryland offers a suburban feel with a mix of homes and local businesses. Fairview combines suburban living with access to nearby parks and the Hayward Hills, and San Lorenzo is known for its historical roots and community-centric atmosphere. Sunol provides a rural setting with scenic beauty and proximity to the Sunol Regional Wilderness. Managed by the Alameda County Board of Supervisors, these areas contribute to the county's rich diversity and offer a variety of living environments.

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 Appeals 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 prior to 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.

Appeal applications must be filed between July 2 and 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.

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.



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

<u>Property Type</u>	<u>Number of Parcels</u>	<u>Percent of Total Parcels</u>	<u>Assessed Value</u>	<u>Percent of Total Assessed Value</u>
Single Family Residential	385,953	81.94%	\$256,091,747,442	62.29%
Multi-Family Residential	36,324	7.71%	\$54,302,262,665	13.21%
Commercial and Industrial	21,119	4.48%	\$85,629,087,430	20.83%
Agricultural	3,486	0.74%	\$2,424,380,698	0.59%
Vacant Land	9,876	2.10%	\$8,296,079,512	2.02%
Institutional	2,082	0.44%	\$4,411,885,002	1.07%
Exempt and Utility	12,154	2.58%	\$0	0.00%
Total	470,994	100%	\$411,155,442,749	100%

UNSECURED LOCAL ROLL DISTRIBUTION BY PROPERTY & VALUE

<u>Type of Account</u>	<u>Number of Accounts</u>	<u>Percent of Total Accounts</u>	<u>Assessed Value</u>	<u>Percent of Unsecured Value</u>
General Business	27,993	55.64%	\$17,154,664,095	69.47%
Leased Business Property	9,073	18.03%	\$1,112,554,102	4.51%
Cable TV	29	0.06%	\$426,243,818	1.73%
Commercial Aircraft	43	0.09%	\$724,592,230	2.93%
Other Aircraft	903	1.79%	\$1,155,994,524	4.68%
Documented Boats	1,713	3.40%	\$205,816,780	0.83%
Other Boats	7,866	15.63%	\$94,946,180	0.38%
Possessory Interests	2,585	5.14%	\$3,729,076,687	15.10%
Land	108	0.21%	\$90,082,332	0.36%
Total	50,313	100%	\$24,693,970,748	100%

TOTAL LOCAL ROLL

<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	470,994	90.35%	\$411,155,442,749	94.33%
Unsecured	50,313	9.65%	\$24,693,970,748	5.67%
Total Local Roll Value	521,307	100%	\$435,849,413,497	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>
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	4.58%
2022-23	\$386,726,248,322	\$28,210,399,973	7.87%
2023-24	\$414,858,320,391	\$28,132,072,069	7.27%
2024-25	\$435,849,413,497	\$20,991,093,108	5.06%

INTERESTING ALAMEDA COUNTY FACTS

Five Highest Valued Residential Assessments

Location	Assessment	Zip Code
Piedmont	\$21,828,000	94611
Oakland	\$15,435,447	94603
Fremont	\$13,386,000	94539
Piedmont	\$12,484,800	94611
Piedmont	\$11,417,398	94611

Five Largest Homes by Square Footage

Location	Square Footage	Zip Code
Pleasanton	19,541	94566
Fremont	16,791	94539
Pleasanton	15,177	94566
Fremont	15,119	94539
Piedmont	14,705	94611

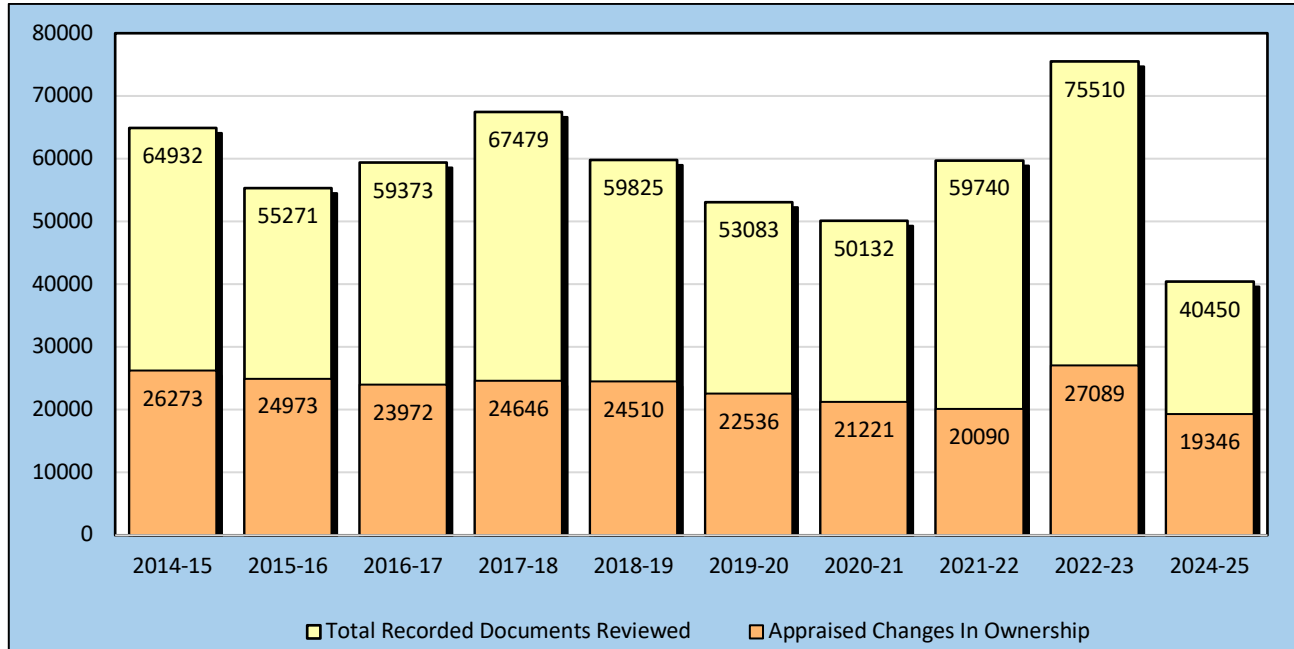
Qualifying Exemptions

Exemption Type	Quantity	Total Value
Homeowners	239,937	\$1,679,462,400
Veterans	1,216	\$191,214,640
Religious & Church*	584	\$725,354,741
Charities (including some churches)	1,571	\$8,329,381,788
Schools & Colleges	71	\$1,222,448,879
Hospitals	66	\$3,970,725,126
Historical Aircraft	59	\$6,069,945

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

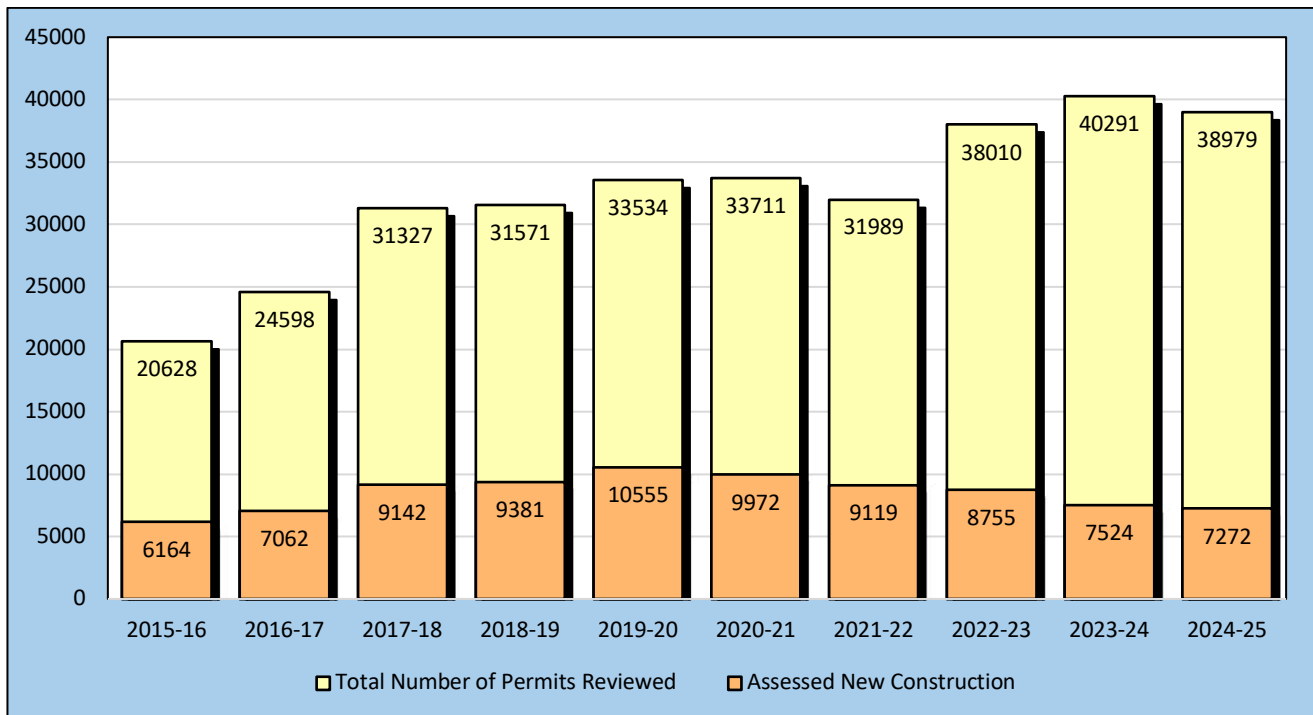
REAL ESTATE-RELATED PRODUCTION

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 accordance 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**

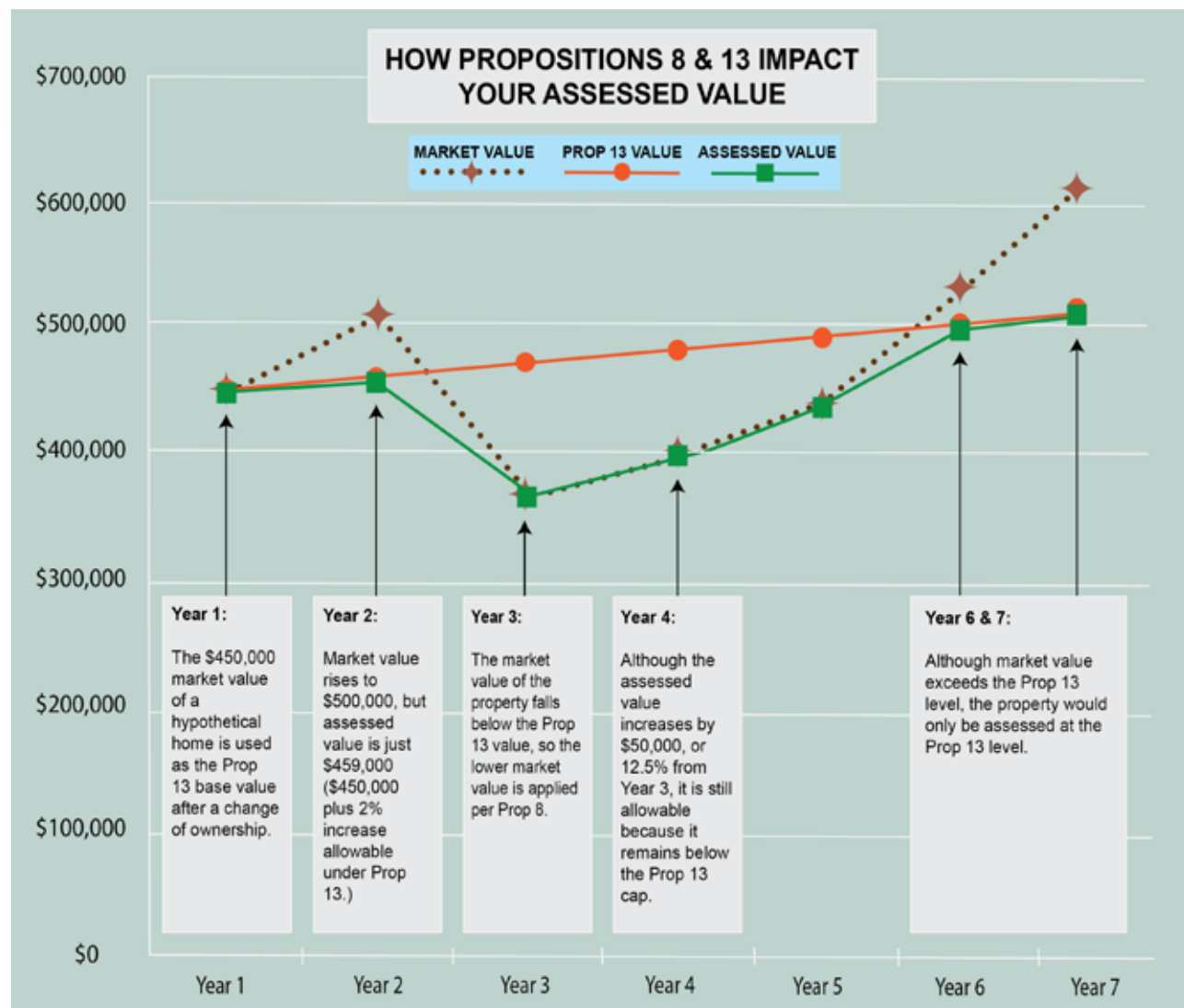


**New
Additions**

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 PROPERTY STATEMENTS (FORM 571L)

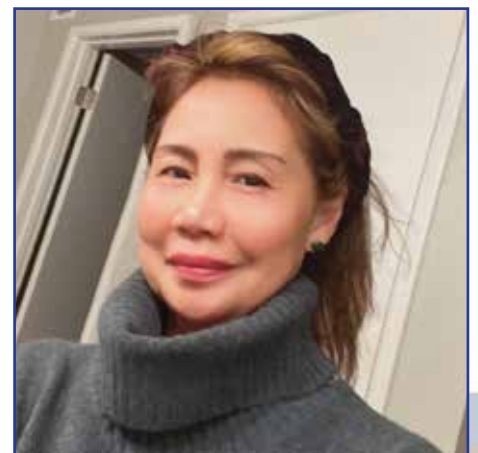
All business owners must fill out and turn in their mandatory business personal property statements to the Assessor's Office (unless otherwise notified by the Assessor's Office). Filing can be done by mailing the paper statement or, preferably, by filing electronically at calbpsfile.org.

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

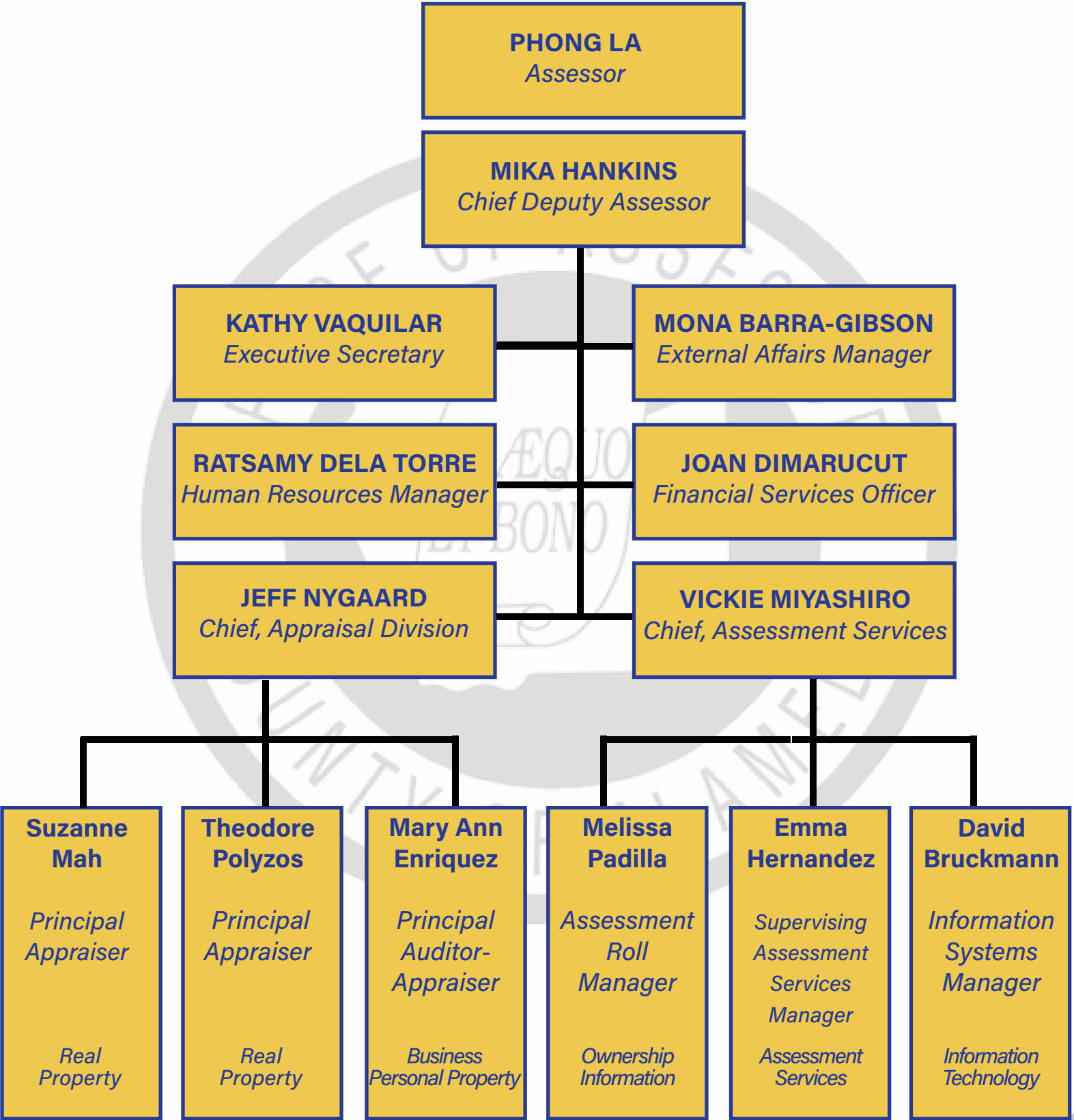
Top Ten Business Personal Property Assessments	
Business Name	Fixture & BPP Value
TESLA INC	\$3,789,626,415
META PLATFORMS INC.	\$963,369,142
LAM RESEARCH CORP	\$772,699,123
SSA TERMINALS LLC	\$445,252,813
WORKDAY INC	\$426,243,818
BAYER HEALTHCARE LLC	\$404,767,609
SOUTHWEST AIRLINES	\$297,375,906
FEDERAL EXPRESS CORP	\$254,639,005
UNITED PARCEL SERVICE INC	\$238,829,959
BLOOM ENERGY CORPORATION	\$238,145,931

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.



OFFICE LEADERSHIP



ACKNOWLEDGEMENTS

I want to express my sincere gratitude to the Alameda County Assessor employees for their exceptional dedication and hard work in bringing the 2024-25 Assessment Roll close to a successful completion.

Maurice Taylor, Brian Hitomi, Edith Ednalaga, Judith Ibalio, Marceal McMillian, Rachel Garcia, Norman Mallillin, Elvia Diaz, Vitalis Ugochukwu, Leticia Flores, Emma Fleming, Tsu-Loong Wu, James Johnson, 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, Mel Ednalaga, Kamal Bello, Versie McGee, Tserha Yishak, Arcelia Garcia, Mary Ann Enriquez, Sylvia Wright, Amy Wong, Sylvia Craig, Johann Navarro, Mimi Chau, Lesley Semmel, Flora Yuen, Eileen Lee, Henry Ruelos, Cheryl Jean DeCastro, Emma Hernandez, Jeffrey Nygaard, Rebecca Li, Chau Pham, 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, Linh Dang, Maggie Lee, Kenneth Wong, David Gramlich, Melissa Padilla, Mary Ann Shivers, Buendalene Lozada, Fidelito Ibalio, Oscar Ortiz, Michael Young, Herbert Javier, 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, Charles Ludwig, Cynthia Clifton, Gabriela Hernandez Beltran, Heidi Blackmon, Felicia Walker, Joshua Frumin, Rebecca Richardson, Natasha Zamula, Buenaflor Poblete, Connie Liang, Ratsamy Dela Torre, Nathaniel Stubblefield, Nguyen Ha, Becky Thieu, Azer Moore, Ronald Gutierrez Aguilar, Theodore Polyzos, Joel Wong, Joshua Johnson, Jobelle Macaraeg, Pauline Fong, Carlos Toscano, Ruth Noguera, Julie Ann Payopay, Jeannie Fredrickson, Mia Lo, Sheldon Kwong, Jessica Cherry, Warren Yee, Stacey Lynch, Sarah Chen, Michael Greenlees, Christine Lei, Princess Alforque, Candice Chang, Wanda Winquist, Deborah Calvo, Michael Gabriel, Pamela Boyle, Shayla Bohanon, Victoria Rubio, Julia Sarkis-Kelly, Masayoshi Ken Kakazu, Bolortuya Erdenebat, Jaime Baile, Shane Nand, Ruella Cayabyab, Nghia Huynh, Lydia D'Angelo, Vanessa Bradley, Jessica Stroube, Cijie Kuang, Seher Khan, Alonso Aguilera, Candice Li, David Bruckmann, Mona Barra-Gibson, Candice Roberts, Liberty Ilag-Zayas, Yong Lin, Dalia Zarkin, Enjie Kuang, Joseph Lafreniere, Casandra Duong, Samantha Hing, Ngoc Nguyen, Shamaya Cooper, Lauren Miller, Kim Shaw, Ronnie Chu, Maria Sassenberg, Greg Seff, Alysa Huynh, Rick Le, Vinh Tran, Mira Mickler, Corey Souza, Evan Frater, Kathy Chao, Emilia Ordaz-Salto, Kimberley Daniels, Valisha Owens, Rosario "Joy" Medellin, Lanetta Seibert, Maria "Suzette" Morgado, Jasmine Chairez, Jonathan Mamuri, Nicholas Halper, Jeffrey Kawahara, Xavier Flores, Maggy Zhang, James Pineda, Amanda Callihan, Jane Fong, Yuen Guffain, Harrison Craig, Sasha Durst, Val Galvan, Rafael Guerrero, Patrick O'Dwyer, John Russell, Kyle Desmond, Bahar Ghiassy, Jennifer Liu, Varsha Karandikar, Kyle Desmond, Nathan Ednalaga.

TEMPORARY ASSIGNMENT POOL STAFF AND INTERNS

Thank you to the TAP staff for your invaluable support and dedication in successfully submitting the 2024-25 Assessment Roll close

Jacob Nagel, Salim Hashimi, Caroline Lu, Krystal Li, Jacob Lee, Justin Wu, Chloe Tse, Isaac Lu, Jaylen Lau, Jonathan Raffel, Lucas Huang, Jenny Ma, Benjamin Leong, Alexis Nguyen, Blake McMahon, Logan McMahon, Caitlin Hu, Damian Quach, Diego Tran.



Retired Supervisor Keith Carson

*With gratitude for your 32 years of service
to the people of Alameda County.*

First elected to represent District 5 in 1993, Supervisor Carson has been a champion for equity, justice, and inclusion. His leadership reflects a deep understanding of the needs of diverse communities and a determination to bridge gaps in opportunity and access. Whether addressing affordable housing, health equity, criminal justice reform, or economic empowerment, Supervisor Carson has consistently worked with integrity and purpose to uplift those in need.

As a true collaborator, he has united stakeholders from all walks of life—community organizations, business leaders, faith groups, and policymakers—fostering partnerships that yield tangible results. Under his guidance, Alameda County has made significant strides in tackling homelessness, enhancing public health, and creating pathways to education and jobs.

Supervisor Carson's visionary leadership has also driven Alameda County toward an ambitious innovation journey, embracing technological advancements to shape a forward-thinking future.

I would like to thank County Administrator Susan S. Muranishi, Human Resources Director Margarita Zamora, 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, General Service Agency Director Kimberly Gasaway, 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

2024-2025

OFFICE OF 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

