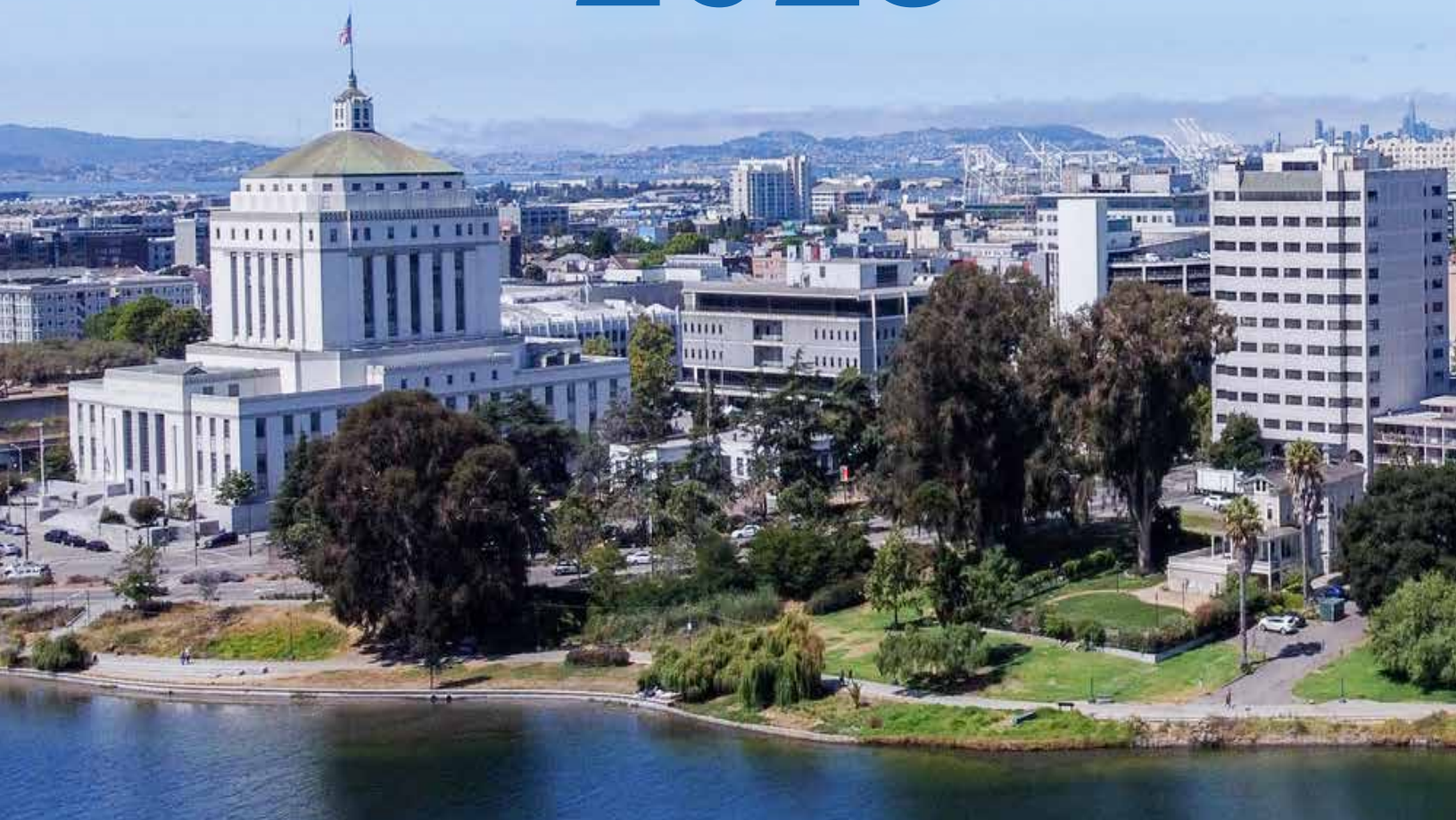




ALAMEDA COUNTY
OFFICE OF THE ASSESSOR
ANNUAL REPORT
2025



PHONG LA
ASSESSOR

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WHAT'S INSIDE THE 2025 ANNUAL REPORT?

The Annual Report includes information for all real and business property, legal exemptions and assessment appeals through June 30, 2025. The report is an important source of information for public finance officials, real estate professionals, tax experts, academics and taxpayers, as well as business, government and community leaders, seeking insights into real estate trends in Alameda County.



ABOUT ALAMEDA COUNTY

MISSION

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

ASSESSOR'S OFFICE VISION AND CORE VALUES

We are committed to excellence through:

- Improving services and increasing productivity
- Providing a cohesive and unified organization
- Maintaining a professional and knowledgeable staff
- Developing and maintaining an effective communication system
- Demonstrating leadership in the field of assessment administration
- Demonstrating leadership in the field of taxpayer services and taxpayer information
- Providing fair and professional treatment to the public while performing all functions with quality and efficiency
- Maintaining a staff of knowledgeable professionals who demonstrate integrity, honesty, and courtesy toward the Office of the Assessor, its employees, and the general public





WELCOME MESSAGE

Dear Alameda County Residents,

I am honored to share the **2025 Annual Report** of the Alameda County Assessor's Office. This year, as always, I extend my deepest appreciation to our dedicated staff whose commitment and expertise ensured the timely and accurate completion of the local Assessment Roll. Their resilience and professionalism were essential as we navigated another year of volatility in the real estate market, particularly in the commercial sector.

Despite ongoing challenges in the real estate market, my office completed the 2025-2026 local Assessment Roll. This year's Assessment Roll totals **\$451,670,638,504**, a **3.63% (nearly \$16 billion) increase over last year**. It includes:

- **472,690 real estate parcels**
- **55,548 business personal property accounts**

Along with valuing all taxable property in the County, my office is also tasked with processing and applying property exemptions. Our office processed \$16,630,980,185 in property tax exemptions, supporting:

- Affordable housing
- Schools
- Museums, hospitals, religious and other vital organizations

2025 Jurisdiction Highlights

Highest gross percentage increase from prior year:

City of Albany: **5.627%** increase equal to \$218,872,138

Second-highest gross percentage increase from prior year:

City of Hayward: **5.036%** increase equal to \$1,604,351,141

The work of the Assessor's Office is essential to funding 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

ASSESSMENT ROLL SUMMARY

\$451,670,638,504

IN GROSS ASSESSED VALUE

\$15,821,225,007
OR 3.63%

INCREASE ABOVE
LAST YEAR'S ROLL

522,717

TAXABLE PROPERTIES
IN ALAMEDA COUNTY

▶ **\$8,281,543,010**

ADDED FROM SALES/TRANSFERS
OF REAL ESTATE

▶ **\$1,512,850,696**

ADDED FROM NEW CONSTRUCTION

▶ **\$798,799,623**

INCREASE IN BUSINESS
PERSONAL PROPERTY

▶ **\$6,096,684,630**

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

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*

ASSESSOR IN THE COMMUNITY



Assessor Phong La at the Lunar New Year Celebration at Lincoln Community Center, Oakland – February 11, 2025



Assessor Phong La with fellow department heads celebrating the renaming ceremony of the Susan S. Muranishi Administration Building, Oakland – January 6, 2025



Assessor Phong La delivered remarks at the 50th Anniversary Commemoration of the End of the Vietnam War aboard the USS Hornet, Alameda – March 29, 2025



Assessor Phong La at Alameda's 48th Annual 4th of July Parade—the longest parade route west of the Mississippi River, Alameda – January 6, 2025



Assessor staff member Maggy Chan at the Citizens for Better Community Celebration honoring Michiko Yee for decades of community Service – April 13, 2005



Assessor Phong La was recognized by City Council President, Kevin Jenkins at Oakland City Hall for his service to the community, Oakland – May 20, 2025



Assessor Phong La spoke to the Oakland Rotary, sharing updates on assessment services, Oakland – March 6, 2025



Assessor Phong La with NBA legend Tim Hardaway celebrating NBA All-Star Weekend with the Urban League of the Greater Bay, Oakland – February 14, 2025



Chief Deputy Assessor Mika Hankins joined honorees and community leaders at the Women's Hall of Fame Reception, Pleasanton – April 11, 2025



Assessor Phong La speaking at the Central County Marketing Group, Castro Valley – October 8, 2025



Assessor Phong La spoke at the East Bay Trusts and Estate Spring Symposium, engaging professionals on assessment topics, Oakland – May 15, 2025



Assessor staff Azer Moore and Mimi Chau at the Oakland Pride Festival, Oakland – September 8, 2024



BOARD OF SUPERVISORS & COUNTY ADMINISTRATOR

The Alameda County Board of Supervisors is the county’s main governing body, responsible for setting policies, approving the annual budget, and ensuring that public services are delivered effectively. Each of the five supervisors represents a district within the county and works to meet the needs of local communities. The Board makes important decisions about housing, public safety, land use, and economic development.



David Haubert
District 1



Elisa Marquez
District 2



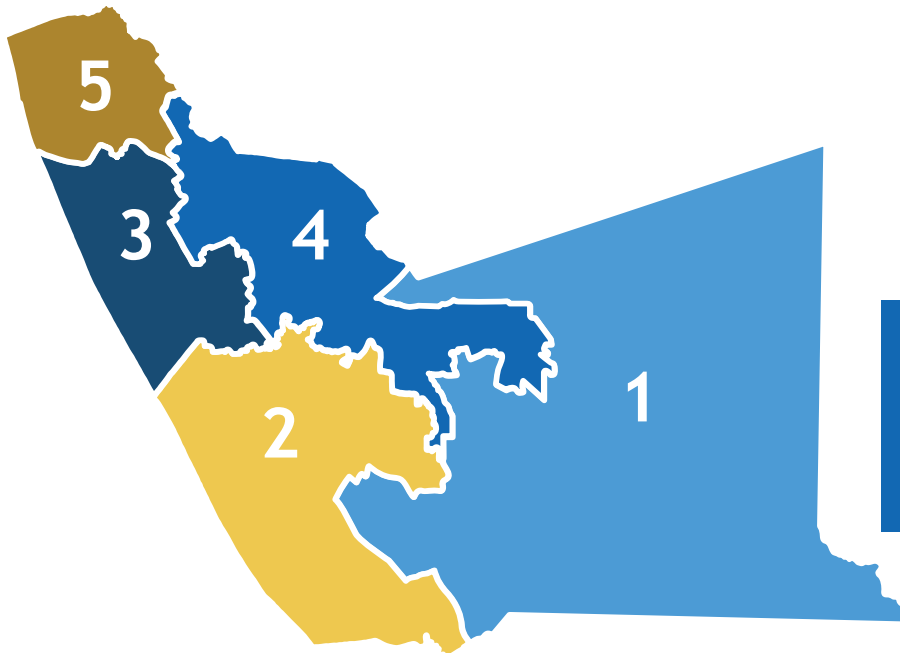
Lena Tam
District 3



Nate Miley
District 4



Nikki Fortunato Bas
District 5



Susan Muranishi
County Administrator

COUNTY ADMINISTRATION BUILDING
1221 Oak Street, Room 536,
Oakland CA, 94612
Phone: (510) 208-4949

KEY:

1 Dublin Fremont Livermore Pleasanton Sunol	2 Hayward Fremont Newark Sunol Union City	3 Alameda Oakland San Leandro San Lorenzo	4 Ashland Castro Valley Cherryland Fairview Oakland Pleasanton	5 Albany Berkeley Emeryville Oakland Piedmont
-------------------------------------------------------------------	-----------------------------------------------------------------	--------------------------------------------------------------	-----------------------------------------------------------------------------------------	---------------------------------------------------------------------

HOW THE PROPERTY TAX SYSTEM WORKS

1
2
3
4
5



CLERK-RECORDER

Provides copies of all deeds and recorded documents



CITY & COUNTY

Provides copies of all building permits issued and business licenses



ASSESSOR'S OFFICE

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



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 refund



TREASURER-TAX COLLECTOR

Mails property tax bills and collects taxes



AUDITOR-CONTROLLER

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

RESPONSIBILITY 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 472,000 parcels of real estate and over 55,000 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 39,000 recorded documents affecting title to real estate and more than 30,000 building permits annually. These events typically require the Assessor's staff to reappraise more than 17,000 parcels of real estate that have changed ownership and more than 6,000 new construction activities per year in accordance with Proposition 13. The basic principles of

Proposition 13 are covered on page 17 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 55,000 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, religious organizations, schools, and hospitals. Available exemptions are explained on page 12 of this report.

The Assessor must complete all assessments before July 1st each year. In addition to assessing all property, the Assessor defends any assessment appeals before the Assessment Appeals Board. Information regarding the appeals process is found on page 24.



MAJOR SERVICE AREAS

REAL PROPERTY

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

☎ (510) 272-3787

BUSINESS PERSONAL PROPERTY

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

☎ (510) 272-3836

ASSESSEE SERVICES

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

☎ (510) 272-3787

ASSESSMENT ROLL

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

☎ (510) 272-3800

MAPPING

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

☎ (510) 208-4878

EXEMPTIONS

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

☎ (510) 272-3770 Homeowners' and Disabled Veterans' Exemptions

☎ (510) 272-6587 Institutional Exemptions

DUBLIN SATELLITE OFFICE

All Assessor services for the convenience of those in the East and Southern parts of Alameda County.

☎ (510) 272-3787

ASSESSOR'S OFFICE EMAIL

Feel free to email us anytime at AssessorWebResponse@acgov.org

For Business Personal Property questions, email AssessorBPP@acgov.org for a prompt response.



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 [510-272-3770](tel:510-272-3770) or email exemptions@acgov.org to obtain claims and detailed requirements for these exemptions.



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.



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.



EXCLUSIONS



The Assessment Roll Unit examines, verifies information, and processes all changes in ownership of properties within the County. While some changes in ownership are appraised, some are afforded exclusions under the California Revenue and Taxation Code. Several of the most common exclusions filed include parent-child and grandparent/

grandchild exclusion claims, as well as intercounty and intra-county base year value transfers.

This unit also maintains all mailing addresses for properties in the County and provides other clerical assistance to the community.



EXCLUSIONS



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.



SUPPLEMENTAL ASSESSMENT

When the Assessor's Office reappraises your property due to a change in ownership or completion of new construction, you will be notified by mail of the new assessed value. This notification is known as a "Notice of Supplemental Assessment." If the new value (Base Year Value) is greater than the taxable value on the roll, the supplemental assessment will result in a bill. The supplemental tax bill is issued only on the added value, and unlike the regular tax bill which covers the entire fiscal year (July through June), the supplemental bill is prorated to cover the period from the date

of ownership change or completion of new construction to the end of the fiscal year.

It is important to understand that supplemental tax bills are in addition to the regular annual tax bill (that is, supplemental to) and as required by law, are mailed directly to the owner of the property. Unlike the annual property tax bills that are mailed in October, lenders do not receive the supplemental tax bill. These bills are the responsibility of the owner even if the regular annual property taxes are normally paid by a lender through an impound account.

ESCAPE ASSESSMENTS

An escape assessment is issued when a property's assessed value was understated in a prior year. This can occur when new construction or a change in ownership was not reported in a timely manner, or when other assessment information was incomplete or inaccurate. The escape assessment corrects the property's assessed value for the affected period. Property owners have the right to appeal an escape assessment; however, an appeal must be filed within 60 days from the date the notice is mailed.



VALUE REDUCTIONS

The Assessee Services Unit operates as the customer service section of the Assessor's Office. They correspond with the Tax Collector and Auditor-Controller to process 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)

A decline-in-value reassessment applies when the current market value of your property is less than its assessed value as of the January 1 lien date. In this situation, your property may qualify for a temporary reduction in its assessed value for the current tax year.

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

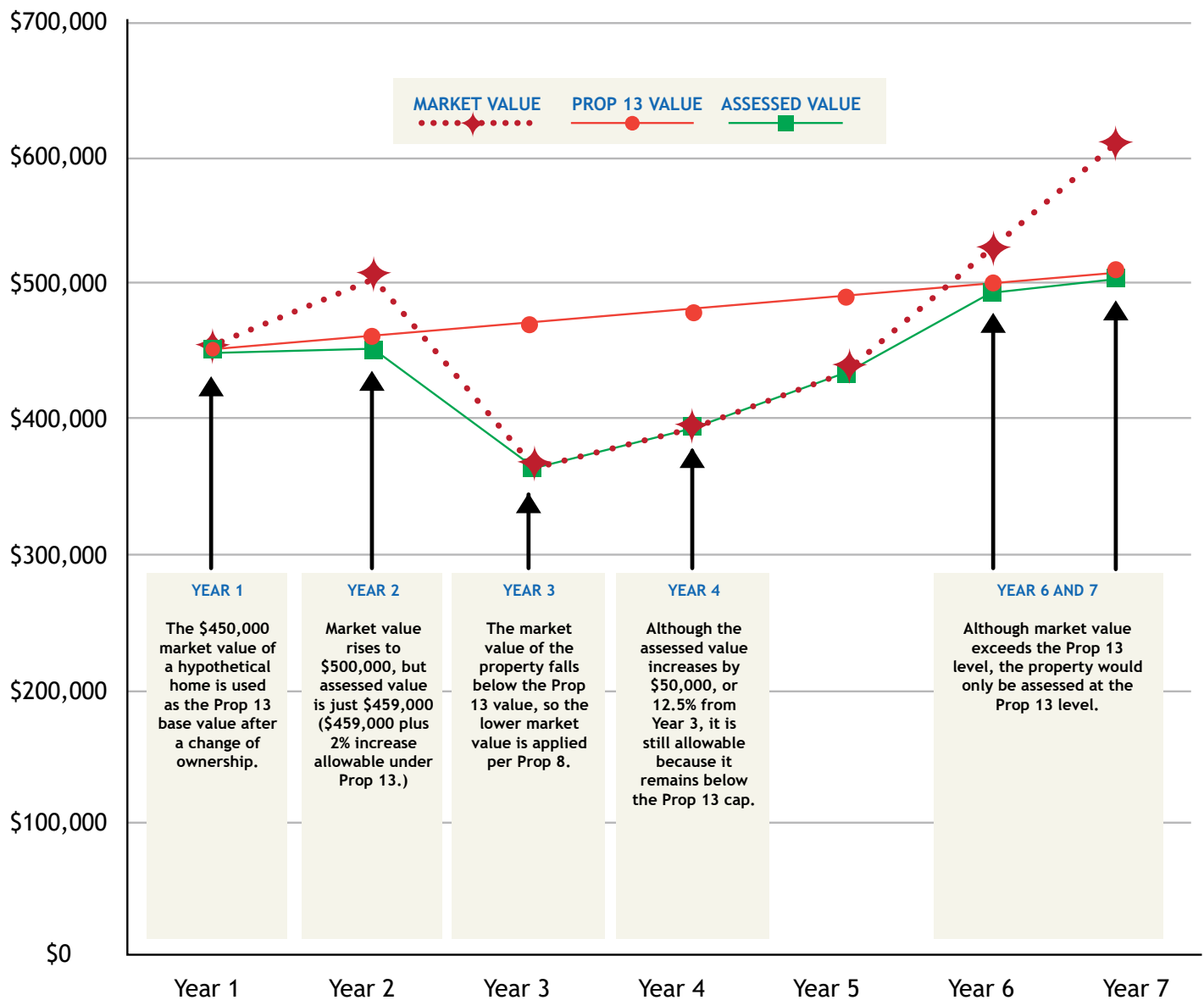
A homeowner's primary residence may be eligible for an exemption. The Homeowners' Exemption can reduce a property's taxable value by \$7,000, resulting in a property tax savings of approximately \$70 to \$80 annually.



HOW PROPOSITIONS 13 & 8 AFFECT 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 actual inflation rate 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 example.*



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 of the transfer.

	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 PERSONS 55 YEARS OR OLDER, SEVERELY DISABLED AND VICTIMS OF NATURAL DISASTERS

CHANGES EFFECTIVE APRIL 1, 2021

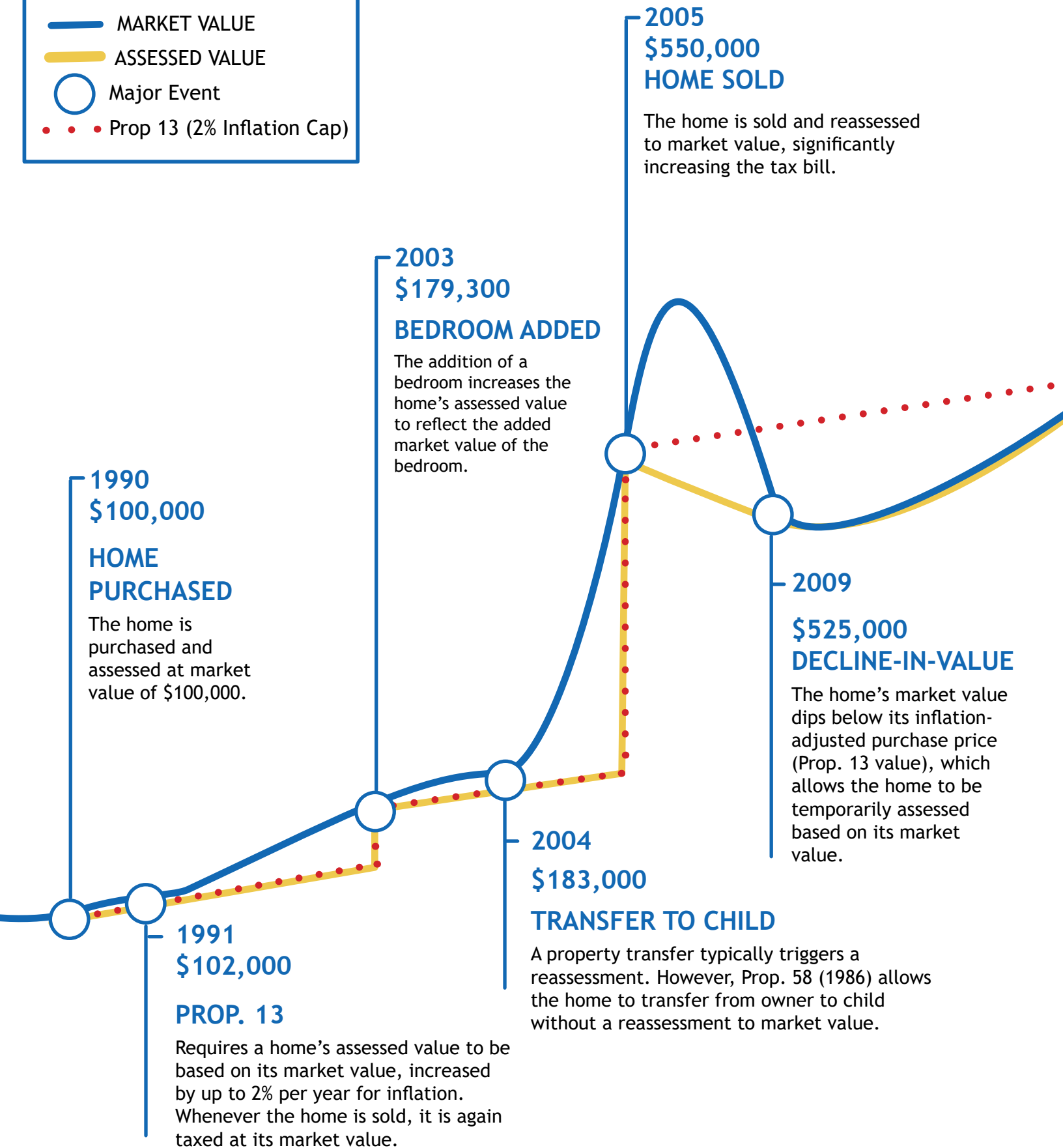
Prop 19 allows homeowners who are age 55 or older, or severely and permanently disabled of any age, or victims of a wildfire or natural disaster to transfer the taxable value of their principal residence to a replacement property anywhere in the state.

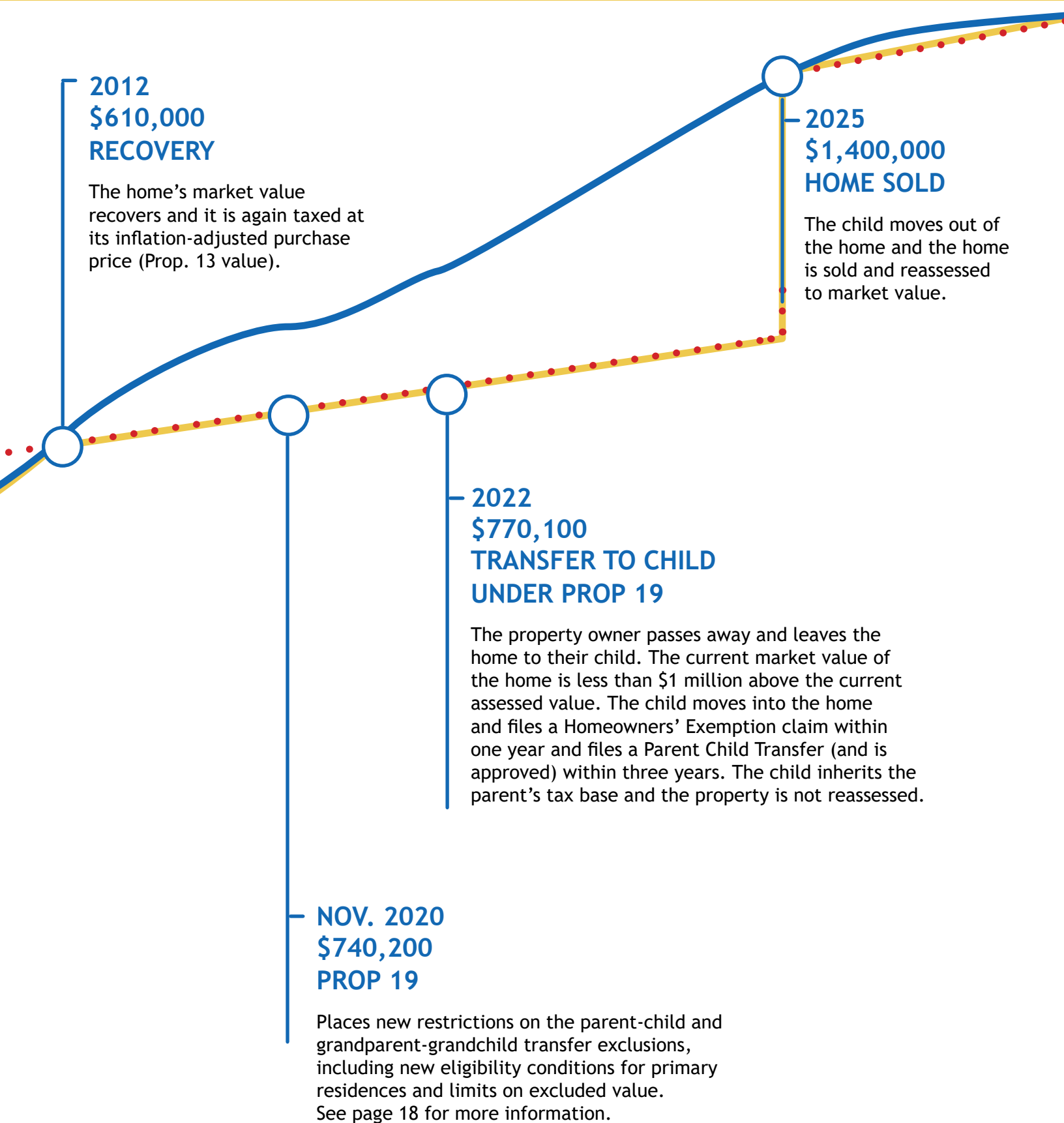
	Propositions 60/90/110 (RTC Section 69.5)	Proposition 19 (RTC Section 69.6)
Type of Property	<ul style="list-style-type: none"> Principal residence 	<ul style="list-style-type: none"> Principal residence
Timing	<ul style="list-style-type: none"> Purchase or newly construct residence within 2 years of sale 	<ul style="list-style-type: none"> Purchase or newly construct residence within 2 years of sale
Location of Replacement Home	<ul style="list-style-type: none"> Same County County with intercounty ordinance (10 counties) 	<ul style="list-style-type: none"> Anywhere in California
Value Limit	<ul style="list-style-type: none"> Equal or lesser value <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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?	<ul style="list-style-type: none"> One time Exception: After using once for age, second time for subsequent disability 	<ul style="list-style-type: none"> Three times
Implementing Statute	<ul style="list-style-type: none"> Revenue & Taxation Code section 69.5 (implements Propositions 60/90/110) 	<ul style="list-style-type: none"> Revenue and Taxation Code section 69.6 (implements Proposition 19)
Important Dates	<ul style="list-style-type: none"> Replaced by Proposition 19 (Revenue and Taxation Code section 69.6) 	<ul style="list-style-type: none"> Effective April 1, 2021

HOW LIFE EVENTS AFFECT THE FAMILY HOME

KEY:

- MARKET VALUE
- ASSESSED VALUE
- Major Event
- Prop 13 (2% Inflation Cap)





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 571-L)

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	\$3,465,029,225
META PLATFORMS INC.	\$1,183,384,183
LAM RESEARCH CORP	\$945,671,389
BAYER HEALTHCARE LLC	\$513,603,921
BOEHRINGER INGELHEIM FREMONT INC	\$475,563,385
AMAZON DATA SERVICES INC	\$456,159,082
FEDERAL EXPRESS CORP	\$405,100,624
COMCAST OF ALAMEDA INC	\$396,626,461
SOUTHWEST AIRLINES	\$270,961,908
GOOGLE LLC	\$252,432,598



POSSESSORY INTEREST

A possessory interest is a taxable right created when a private individual or business has exclusive use of real property owned by a public or tax-exempt agency. While government-owned land and buildings are not taxed, private parties who lease or use these properties for their own benefit – such as concession stands at airports, private operators at public golf courses, or boat slips in public marinas – must pay property taxes on the value of their use.

To be taxable, a possessory interest must be independent, durable, and exclusive. This means the user must have control of the property apart from the public owner, hold the right for a set period of time, and be able to use the property without interference from others.

Possessory interests are assessed by the County Assessor to ensure fairness. Since public agencies do not pay property taxes, their rental charges do not include tax costs. However, private users still receive the same public services—such as police and fire protection—as other taxpayers. The possessory interest tax ensures they contribute their fair share toward these services.

The Assessor’s Office identifies and values all taxable possessory interests each year by reviewing leases and agreements from public agencies. These interests are appraised based only on the rights held by the private user, not the government’s ownership rights. Because of this, possessory interest assessments are usually lower than property taxes on privately owned land. They are listed on the Unsecured Tax Roll, since the taxpayer does not own the property itself, but are still protected under Proposition 13, limiting annual increases to two percent unless ownership or use changes.

TOP FIVE POSSESSORY INTEREST ASSESSMENTS

BUSINESS NAME	AGENCY	TOTAL VALUE
SSA TERMINALS LLC	PORT OF OAKLAND	\$328,827,000
WORKDAY INC	BAY AREA RAPID TRANSIT	\$296,998,440
AMERICAN CAMPUS COMMUNITIES	UNIVERSITY OF CALIFORNIA REGENTS	\$220,700,941
UPTOWN HOUSING PARTNERS	CITY OF OAKLAND	\$184,596,594
PROLOGIS	OAKLAND ARMY BASE PROJECT	\$146,307,464



ASSESSMENT APPEALS



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.

THE CITIES IN ALAMEDA COUNTY



The City of Alameda 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 its 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.

ASSESSMENT ROLL:

\$21,394,481,616

PARCELS AND ACCOUNTS:

26,720



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.

ASSESSMENT ROLL:

\$4,270,454,936

PARCELS AND ACCOUNTS:

6,388



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

THE CITIES IN ALAMEDA COUNTY

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.

ASSESSMENT ROLL:

\$32,212,622,875

PARCELS AND ACCOUNTS:

33,380



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.

ASSESSMENT ROLL:

\$25,001,237,500

PARCELS AND ACCOUNTS:

25,149



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

THE CITIES IN ALAMEDA COUNTY

Angeles, and Chicago, makes it a highly desirable place to live, work, and shop.

ASSESSMENT ROLL:

\$8,160,434,095

PARCELS AND ACCOUNTS:

7,032



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.

ASSESSMENT ROLL:

\$80,390,577,975

PARCELS AND ACCOUNTS:

73,489



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 serve the needs of its growing population while preserving open spaces and pursuing an aggressive economic development strategy.

ASSESSMENT ROLL:

\$33,461,765,636

PARCELS AND ACCOUNTS:

45,268

THE CITIES IN ALAMEDA COUNTY



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

ASSESSMENT ROLL:

\$28,587,040,086

PARCELS AND ACCOUNTS:

35,490



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 over the years from its agricultural, manufacturing, and railroad roots into a growing center for high-tech, biotech, and health science industries. Although Newark has grown significantly, it still manages to keep that small, hometown charm of the community. Newark is currently experiencing a wave of exciting projects, from new housing developments to expanding retail and commercial ventures.

ASSESSMENT ROLL:

\$16,424,125,028

PARCELS AND ACCOUNTS:

17,561



CITY OF OAKLAND

Oakland is conveniently located near three major airports and can be easily accessed via railway, bus, or ferry. Oakland celebrates its diverse community, artistic vibe, beautiful scenery, locally owned shops, and award-winning multicultural 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 and the Chabot Space & Science Center.

ASSESSMENT ROLL:

\$96,214,690,831

PARCELS AND ACCOUNTS:

123,438

THE CITIES IN ALAMEDA COUNTY



The City of Piedmont is a primarily residential, 1.7-square-mile charter city of about 11,000 residents, located in the Oakland Hills overlooking the San Francisco Bay. Named “Piedmont,” meaning “foot of the mountain,” the city is known for its gardens, bridges, parks, and schools, which create a unique 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.

ASSESSMENT ROLL:

\$6,408,267,557

PARCELS AND ACCOUNTS:

4,150



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.

ASSESSMENT ROLL:

\$33,335,376,698

PARCELS AND ACCOUNTS:

28,199



San Leandro is one of the nation’s most diverse cities, located at the center of the dynamic San Francisco Bay Area. Home to more than 85,000 residents, it features well-maintained neighborhoods, excellent public libraries, twenty-one public parks, strong local schools, and a wide range of shopping, dining, and entertainment options. The city

THE CITIES IN ALAMEDA COUNTY

also includes a significant industrial district that supports a thriving advanced manufacturing sector.

ASSESSMENT ROLL:

\$20,535,462,858

PARCELS AND ACCOUNTS:

28,011



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 65,000 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.

ASSESSMENT ROLL:

\$15,336,126,554

PARCELS AND ACCOUNTS:

20,549



Alameda County's unincorporated areas feature diverse communities and landscapes. 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. Hayward Acres, a small unincorporated area adjacent to the City of Hayward, is primarily residential in character. Managed by the Alameda County Board of Supervisors, these areas reflect the county's diversity. The area has six distinct communities: Ashland, Castro Valley, Cherryland, Fairview, San Lorenzo, Hayward Acres, and Sunol.

ASSESSMENT ROLL:

\$28,746,982,449

PARCELS AND ACCOUNTS:

47,002

LOCAL ROLL

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	386,720	81.81%	\$267,929,839,133	62.96%
Multi-Family Residential	36,895	7.81%	\$56,155,834,700	13.20%
Commercial and Industrial	21,103	4.46%	\$87,240,018,590	20.50%
Agricultural	3,483	0.74%	\$2,512,751,982	0.59%
Vacant Land	10,190	2.16%	\$7,158,589,667	1.68%
Institutional	2,081	0.44%	\$4,580,622,737	1.08%
Exempt and Utility	12,218	2.58%	\$0	0.00%
Total	472,690	100%	\$425,577,656,809	100%

UNSECURED LOCAL ROLL DISTRIBUTION BY PROPERTY AND VALUE

TYPE OF ACCOUNT	NUMBER OF ACCOUNTS	PERCENT OF TOTAL ACCOUNTS	ASSESSED VALUE	PERCENT OF UNSECURED VALUE
General Business	27,694	55.36%	\$18,331,688,018	70.26%
Leased Business Property	8,999	17.99%	\$998,298,172	3.83%
Cable TV	29	0.06%	\$396,626,461	1.52%
Commercial Aircraft	44	0.09%	\$840,245,493	3.22%
Other Aircraft	885	1.77%	\$1,186,295,198	4.55%
Documented Boats	1,795	3.59%	\$196,673,054	0.75%
Other Boats	7,971	15.93%	\$86,120,365	0.33%
Possessory Interests	2,502	5.00%	\$3,964,767,643	15.19%
Land	108	0.22%	\$92,267,291	0.35%
Total	50,027	100.00%	\$26,092,981,695	100%

LOCAL ROLL

TOTAL LOCAL ROLL

ROLL CATEGORY	NUMBER OF PARCELS OR ACCOUNTS	PERCENT OF TOTAL PARCELS OR ACCOUNTS	ASSESSED VALUE	PERCENT OF ASSESSED VALUE
Secured	472,690	90.43%	\$425,577,656,809	94.22%
Unsecured	50,027	9.57%	\$26,092,981,695	5.78%
Total Local Roll Value	522,717	100%	\$451,670,638,504	100%

10-YEAR HISTORY OF LOCAL ASSESSMENT ROLLS

ROLL YEAR	GROSS LOCAL ROLL	PERCENT CHANGE	PERCENT OF ASSESSED VALUE
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%
2025-26	\$451,670,638,504	\$15,821,225,007	3.63%



INTERESTING ASSESSMENT FACTS

FIVE HIGHEST RESIDENTIAL ASSESSED VALUES		
LOCATION	ASSESSMENT	ZIP CODE
Piedmont	\$22,264,560	94611
Oakland	\$15,744,140	94603
Fremont	\$13,653,720	94539
Piedmont	\$12,734,400	94611
Piedmont	\$11,645,691	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

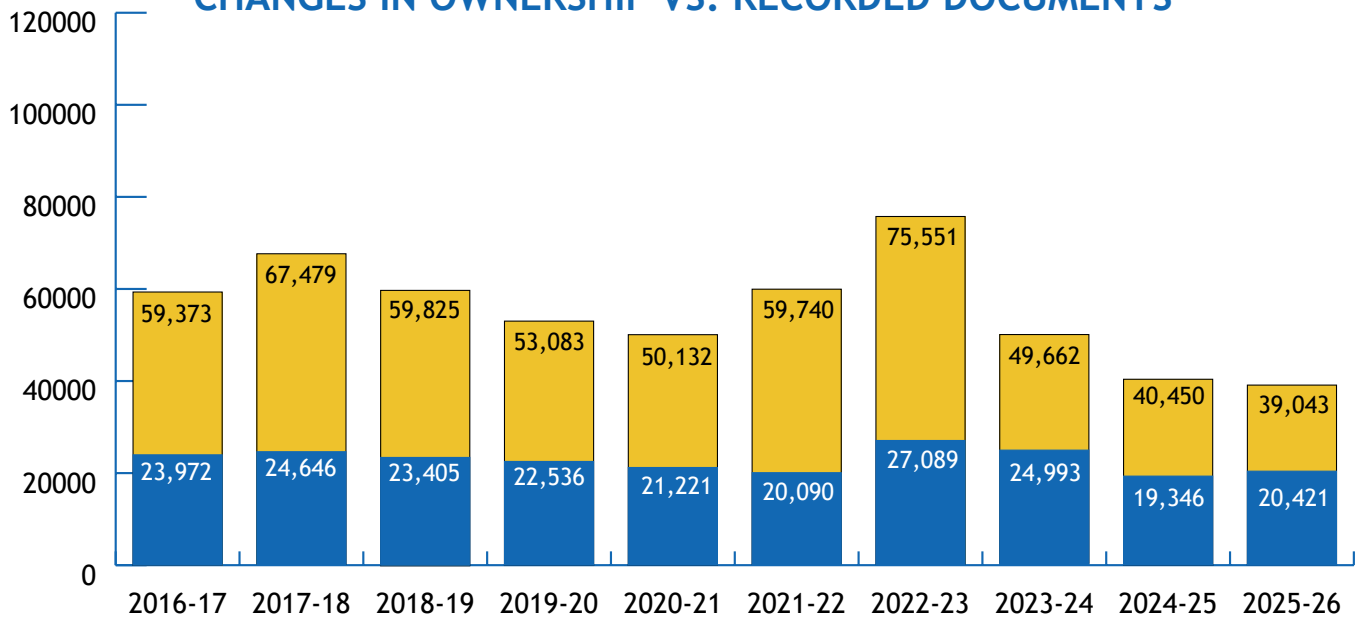
QUALIFYING EXEMPTIONS		
EXEMPTION TYPE	QUANTITY	TOTAL VALUE
Homeowners	239,937	\$1,679,462,400
Veterans	1,216	\$191,214,640
Religious & Church*	584	\$725,354,741
Charities (including some churches)	1,571	\$8,329,381,788
Schools & Colleges	71	\$1,222,448,879
Hospitals	66	\$3,970,725,126
Historical Aircraft	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

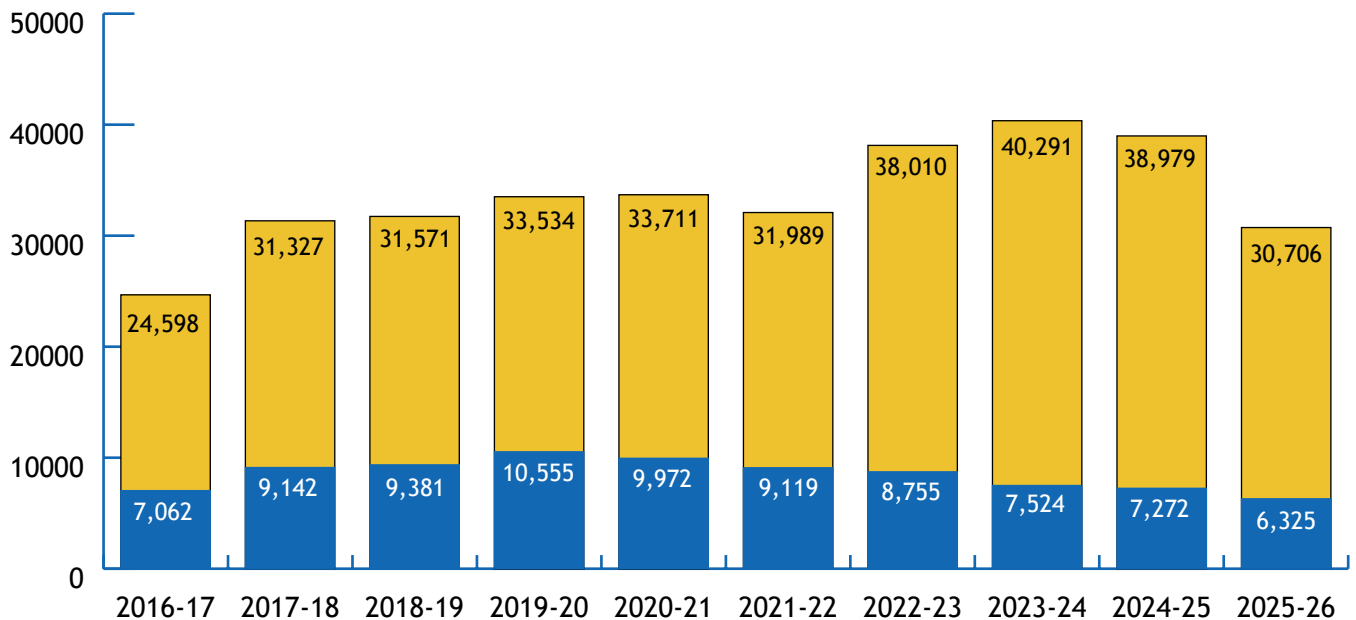
CHANGES IN OWNERSHIP VS. RECORDED DOCUMENTS



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 assessable 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

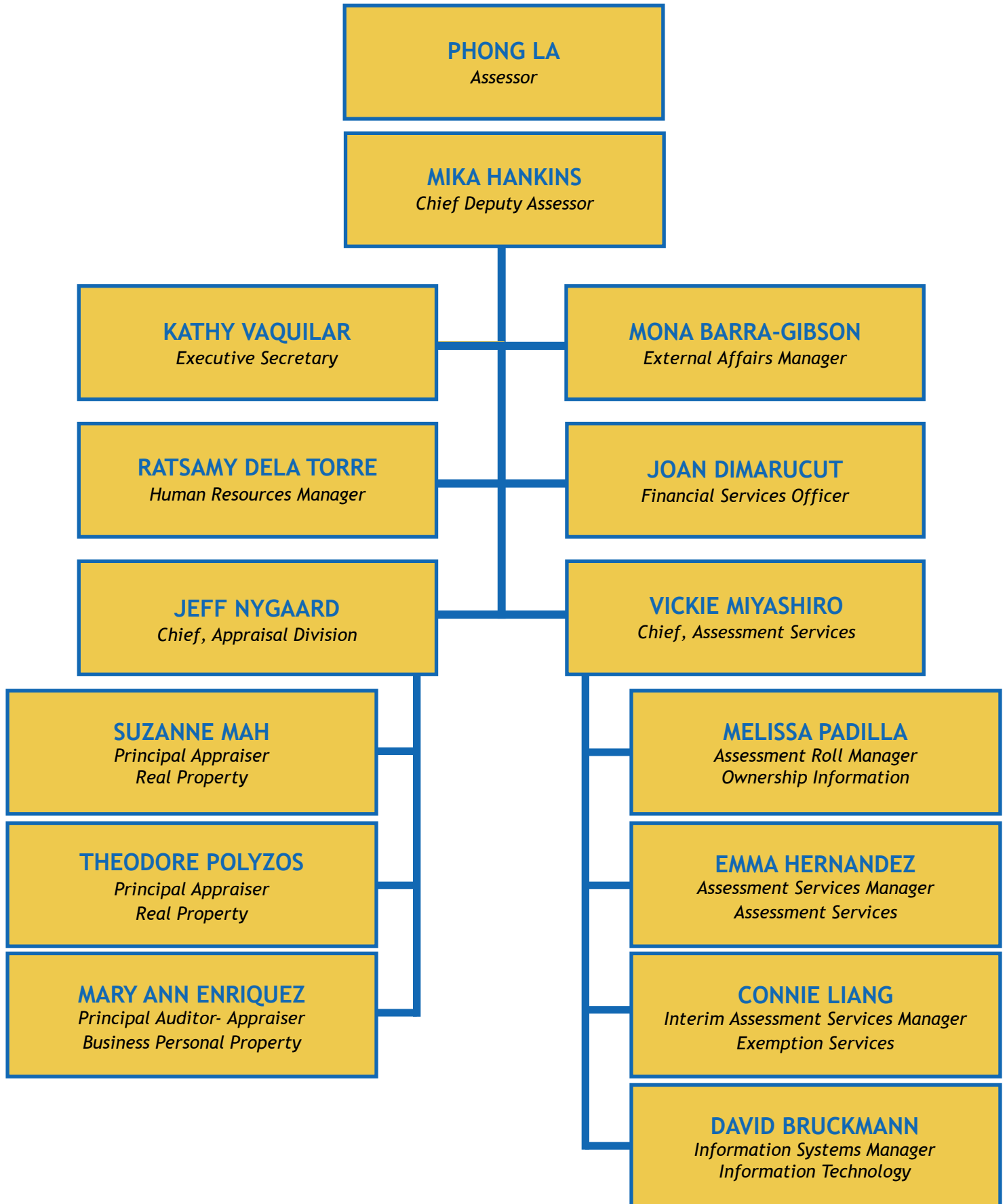
STAFF PHOTOS



STAFF PHOTOS



OFFICE LEADERSHIP



IMPORTANT DATES

JANUARY 01:

The assessment of property applies as of 12:01 a.m. on this day each year.

FEBRUARY 15:

- Legal deadline for filing exemption claims for welfare, cemetery, college and exhibitions.
- Legal deadline for filing exemption claims for churches. (Eff. 1-1-98)
- Legal deadline for filing an exemption claim for homeowners, veterans and disabled veterans.

APRIL 1:

Due date for filing Business Personal Property statements.

APRIL 10:

Last day to pay second installment of property taxes without penalty.

MAY 7:

Legal deadline for filing business personal property statements without penalty. If May 7 falls on a Saturday, Sunday or legal holiday, a property statement that is mailed and postmarked on the next business day shall be deemed to have been filed between the lien date and 5 p.m. May 7.

JULY 1:

Assessment Roll delivered by Assessor to County Auditor-Controller.

JULY 2:

Requests for hearings before the Assessment Appeals Board on regular fiscal year assessments must be filed in writing with the Clerk of the Board of Supervisors, Alameda County Administration Building, 1221 Oak Street, Room 536, Oakland, CA 94612.

MID-JULY:

Annual mailing of assessment notices to all Alameda County real property owners stating the taxable value of the property.

AUGUST 31:

Regular roll unsecured taxes due.

SEPTEMBER 15:

Filing deadline for Assessment Appeals. Must be filed in writing with the Clerk of the Board of Supervisors, Alameda County Administration Bldg. 1221 Oak Street, Room 536, Oakland CA 94612.

DECEMBER 10:

- Legal deadline for filing a late exemption claim for homeowners, veterans and disabled veterans.
- Last day to pay first installment of property taxes without penalty.

I WOULD LIKE TO THANK

COUNTY SUPERVISORS, **DAVID HAUBERT, ELISA MARQUEZ,
LENA TAM, NATE MILEY & NIKKI FORTUNATO BAS**

COUNTY ADMINISTRATOR, **SUSAN S. MURANISHI**

AUDITOR-CONTROLLER/CLERK-RECORDER, **MELISSA WILK**

COUNTY COUNSEL, **DONNA ZIEGLER**

GENERAL SERVICES AGENCY DIRECTOR, **KIMBERLY GASAWAY**

HUMAN RESOURCES DIRECTOR, **MARGARITA ZAMORA**

CHIEF INFORMATION OFFICER/REGISTRAR OF VOTERS, **TIM DUPUIS**

TREASURER-TAX COLLECTOR, **HENRY C. LEVY**

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.



ACKNOWLEDGEMENTS

I want to express my sincere gratitude to the Alameda County Assessor employees for their exceptional dedication and hard work in bringing the 2025 Assessment Roll close to a successful completion.

ALAMEDA ASSESSOR'S OFFICE STAFF

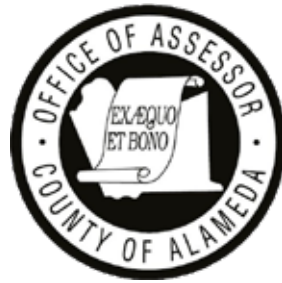
Maurice Taylor, Judith Ibalio, Marceal McMillian, Rachel Garcia, Norman Mallillin, Elvia Diaz, Vitalis Ugochukwu, Emma Fleming, Tsu-Loong Wu, James Johnson, Mito Del Rosario, Norayda Pollarca-Gambucci, Liza Akima, Mary Herrero, Kevin Lopez, Kathy Vaquilar, Joann Chau, Steven Liu, Monica Lantican, Kathy Chinn, Trang Nguyen, Mel Ednalaga, Kamal Bello, 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, Daisy Jew, Agnes Wu, Robert Peck, Linh Dang, Maggie Lee, 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, Warren Yee, Stacey Lynch, Sarah Chen, Michael Greenlees, Christine Lei, Princess Alforque, Candice Chang, Wanda Winqvist, Deborah Calvo, Michael Gabriel, Pamela Boyle, Victoria Rubio, Julia Sarkis-Kelly, Masayoshi Ken Kakazu, Bolortuya Erdenebat, Jaime Baile, Shane Nand, Ruella Cayabyab, Nghia Huynh, Lydia D'Angelo, Vanessa Bradley, Cijie Kuang, Seher "Onaisa" Khan, Alonso Aguilera, Candice Li, David Bruckmann, Mona Barra-Gibson, Candice Roberts, Liberty Ilag-Zayas, Yong Lin, Dalia Zatkan, Joseph Lafreniere, Casandra Duong, Samantha Hing, Ngoc "Gem" 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, Valisha Owens, Rosario "Joy" Medellin, Lanetta Seibert, Maria "Suzette" Morgado, Jasmine Chairez, Jonathan Mamuri, Nicholas Halper, Xavier Flores, Maggy Zhang, James Pineda, Amanda Callihan, Yuen Guffain, Harrison Craig, Sasha Durst, Val Galvan, Rafael Guerrero, Patrick O'Dwyer, John Russell, Kyle Desmond, Bahar Ghiassy, DJ San Pedro, John Torres, Jenny Ma, Christian Hipolito, Krystal Li, Jennifer Liu, Varsha Karandikar, Nathan Ednalaga, Andrew La, Josefina Ballesteros, Amber Quach, Brandon Hunter, Dawn Calvin, Howard Gonopolsky, Balendra Deo, Matthew Bross, Alex Gilbertson-Dobbs, Patrick Kearney, Eric Nelson, Arree Chung, Don Doan, Frankie Hartwelle, Eva Fehringer, Harrison Yuan.

TEMPORARY ASSIGNMENT POOL STAFF AND INTERNS

Thank you to the TAP staff for your invaluable support and dedication in successfully submitting the 2025-26 Assessment Roll close.

Nam Tran, Travis Yu, James La, Diego Tran, Eric Slez, Aleks Haynes, Brooklyn Smith, Mani Pirouzmand, Isabelle Lu, Jonathan Raffel, Jacob Lee, Marek Wilk, Jada Hairston.

ALAMEDA COUNTY ASSESSORS



PHONG LA	2019 - Present	HENRY P. DALTON	1895 - 1911
RON THOMSEN	2001 - 2019	ROBERT S. LECKIE	1891 - 1895
JOHN N. SCOTT	1991 - 2001	THOMAS MALLOY	1886 - 1891
DONALD L. KROGER	1983 - 1991	TOWNSHIP ASSESSORS	1875 - 1886
DONALD J. HUTCHINSON	1967 - 1983	L.C. MOREHOUSE	1873 - 1875
CLARENCE J. HEARN	1966 - 1967	EDWIN HUNT	1869 - 1873
DONALD E. FERAGEN	1963 - 1966	ISHAM CASE	1861 - 1869
RUSSELL C. HORSTMANN	1951 - 1963	M.G. HIGGINS	1859 - 1861
LOUIS J. KENNEDY	1921 - 1951	D.S. LACY	1857 - 1859
L.H. CLAY	1918 - 1921	C.C. BREYFOGLE	1855 - 1857
JOSEPH M. KELLEY	1916 - 1918	GEORGE W. GOUCHER	1853 - 1855
CHARLES F. HORNER	1911 - 1916		



WHAT THE PUBLIC IS SAYING

We recognize that many people come to the Alameda County Assessor’s Office during meaningful life events—whether it’s the excitement of purchasing a new home or business, or difficult loss of a loved one. Our staff is committed to serving the public with professionalism, warmth, and timely responses.

Customer service is a core value we hold in the highest regard. The quotes below are drawn directly from customer feedback surveys and help guide our ongoing efforts to improve public service. This feedback allows us to identify areas for growth, make thoughtful adjustments when needed, and celebrate the dedication and successes of our staff.

“Polite, professional, and reassuring.”

—Teresa C.

“Amazing—so helpful, knowledgeable, professional, and patient.”

—Deborah L.

“Pleasant, polite, and extremely helpful—the kind of employee everyone should be.”

—Jerica C.

“Thank you for amazing customer service”

—Deen M.

“Went out of the way to make sure everything was okay.”

—Joe C.

“So helpful in answering questions and addressing concerns—an experience I hadn’t had before.”

—Meryl G.

“Efficiency and kindness left a lasting, positive impression of the Alameda County Assessor’s Office.”

—Jim B.





OFFICE OF ASSESSOR

County Administration Building

1221 Oak Street, Rm 145

Oakland CA, 94612

Phone: (510) 272-3787

Email: AssessorWebResponse@acgov.org

Questions? Visit us at www.acassessor.org

Follow us:



DESIGN:
Arree Chung
Alameda County
Assessor's Office

