



Town of Atherton

FINANCE COMMITTEE STAFF REPORT

TO: FINANCE COMMITTEE

FROM: ROBERT BARRON III, FINANCE DIRECTOR

DATE: FEBRUARY 3, 2015

SUBJECT: REVIEW PRESENTATION OF ATHERTON PROPERTY TAXES FOR FISCAL YEAR 2014/15 BY PAULA CONE OF HDL COMPANIES

RECOMMENDATION

Review the Atherton Property Tax Analysis performed by HdL for Fiscal Year 2014/15.

BACKGROUND

Over the past several years HdL companies has provided the Town with property tax analysis. HdL is a company that specializes and provides analytical services to local governments to understand and maximize revenues in the areas of sales tax and property tax. Staff tasked HdL to provide the Town with a property tax analysis for FY 2014/15. Ms. Paula Cone is present to provide the overview for FY 2014/15.

In FY 2011/12 the assessed value for the Town was \$6,373,832,577. For FY 2014/15, that value is now \$8,057,517,997. Below is a chart reflecting the change in growth of property taxes.

Tax Year	Assessed Property Value	Growth Year over Year
2011/12	\$6,373,832,577	
2012/13	\$6,949,217,818	9.03%
2013/14	\$7,575,935,532	9.02%
2014/15	\$8,068,565,397	6.50%

The change from FY 2013/14 to 2014/15 is \$492,629,865. The net taxable value increased by 6.50 percent and is above the countywide increase of 5.56 percent. Out of 20 cities in San Mateo County, Atherton was the seventh highest in property tax net value change in year-to-year growth. From FY 2011/12 to FY 2014/15, Atherton has seen a growth of assessed value by 26.5 percent.

A majority of the \$492,629,865 value change is attributed to the residential category. This increase is related to properties that have been held over time and are now selling for greater values. We are also experienced razing of existing homes and new homes being reconstructed on the property. Prior year transfer of ownership counted for \$228,747,660. Proposition 8 included \$52,424,251 in recaptured value which means properties in Atherton are being fully restored to their Prop 13 taxable values. Atherton saw an increase of \$207,128,621 in other positive changes category, which is attributed to residential improvements. The Prop 13 net value change in CPI growth for the year was .454 percent and resulted in \$25.7 million in value change.

The median price for a home in Atherton in 2014 was \$4,420,000, a 10.8 percent increase over last year of \$3,989,000. The county as a whole shows a 14.89% change in median price over the 2013 year, a price increase from \$705,000 to \$810,000 as home sales continue to rebound.

Since there is no anticipated growth of new development in Atherton, in FY 2015/16 the changes in property values will be based mainly on CPI growth and new construction on razed properties. Transfer of existing homes will also be a major factor in property tax growth.

Secured and Unsecured Property taxes are estimated at \$6,722,920 per the HdL analysis. The FY 14/15 budget for Secured and Unsecured taxes was projected at \$6,477,704. Ms. Cone is here to discuss the outcome of the analysis and give us an overview of Atherton property tax and possible trends.

FISCAL IMPACT

None.

ATTACHMENTS

Atherton 2014/15 Property Tax Summary
The Town of Atherton 2014/15 Property Tax review
2014/2015 Preliminary Property Tax Reports



ATHERTON

2014/15 PROPERTY TAX SUMMARY



The Town of Atherton experienced a net taxable value increase of 6.5% for the 2014/15 tax roll, which was slightly more than the increase experienced countywide at 5.6%. The assessed value increase between 2013/14 and 2014/15 was \$493 million. The change attributed to the 0.454% Proposition 13 inflation adjustment was \$26.4 million, which accounted for 5.4% of all growth experienced in the city.

The largest assessed value increase was reported on residential properties. Many of these properties had been held since the mid-1980s resulting in large increases after properties were demolished or renovated after an initial sale. Residential property purchased by Linden Ox Pasture LLC at 85 Isabella Avenue in 2013 for \$36.7 million has seen that price enrolled plus the intervening CCPI for an increase of \$18.5 million.

Residential property purchased from Carmen Christensen in 2012 for \$18.9 million has been demolished in anticipation of new construction. The new owner of this property located at 95 Faxon Road is William Tai Trust and the increase reported was \$18.4 million. Residential property at 267 Camino Al Lago was purchased by Jo Lynn Allen Trust in 2013 for \$27 million and that value has been enrolled for 2014-15 for an increase of \$17.2 million.

Residential property owned by Splendid Wise Limited at 236 Park Lane was purchased in 2013 for \$30.3 million. Residential property purchased by Vs Living Trust at 75 Alejandra Avenue resulted in an increase of \$11.1 million on a sale price of \$15.8 million. The property was demolished in 2012 and rebuilt by Woodlane Properties.

The housing market has continued to improve in 2014 although the pace of the improvement has slowed due to increase of interest rates and tight inventories. In most areas, foreclosure levels are back at historical norms as seen in 2006, before the real estate recession. Median sale prices for real estate have continued to increase steadily, but at a slower pace than seen in 2013. The numbers of sale transactions have declined relative to 2013 statewide. The median sale price of a single family home in Atherton from January through August 2014 was \$4,420,000. This represents a \$431,000 (10.8%) increase in median sale price from 2013.

Year	SFR Sales	Median Price	% Change
2008	76	\$3,975,000	
2009	69	\$3,180,000	-20.00%
2010	97	\$3,125,000	-1.73%
2011	99	\$3,522,500	12.72%
2012	119	\$3,820,000	8.45%
2013	108	\$3,989,000	4.42%
2014	79	\$4,420,000	10.80%

2014/15 Tax Shift Summary

ERAF I & II	\$-1,558,159
VLFAA (est.)	\$866,766
Triple Flip	\$44,287
Triple Flip True up	\$3,656

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. 237 ATHERTON AVENUE LLC	\$53,793,116	0.67%	Vacant
2. GEORGE R ROBERTS TRUST	\$48,730,667	0.60%	Residential
3. BITA DARYABARI	\$46,371,501	0.57%	Residential
4. LINDEN OX PASTURE LLC	\$36,986,844	0.46%	Residential
5. SPLENDID WISE LIMITED ETAL	\$30,300,000	0.38%	Residential
6. FARZAD NAZEM TRUST	\$29,658,829	0.37%	Residential
7. 383 ASSOCIATES LLC	\$28,595,704	0.35%	Residential
8. PARKFIELD PROPERTIES HOLDING LLC	\$27,897,401	0.35%	Residential
9. WILLIAM TAI TRUST	\$27,469,757	0.34%	Residential
10. ROBERT N GRANT TRUST	\$27,300,042	0.34%	Residential
Top Ten Total	\$357,103,861	4.43%	

Real Estate Trends

Home Sales

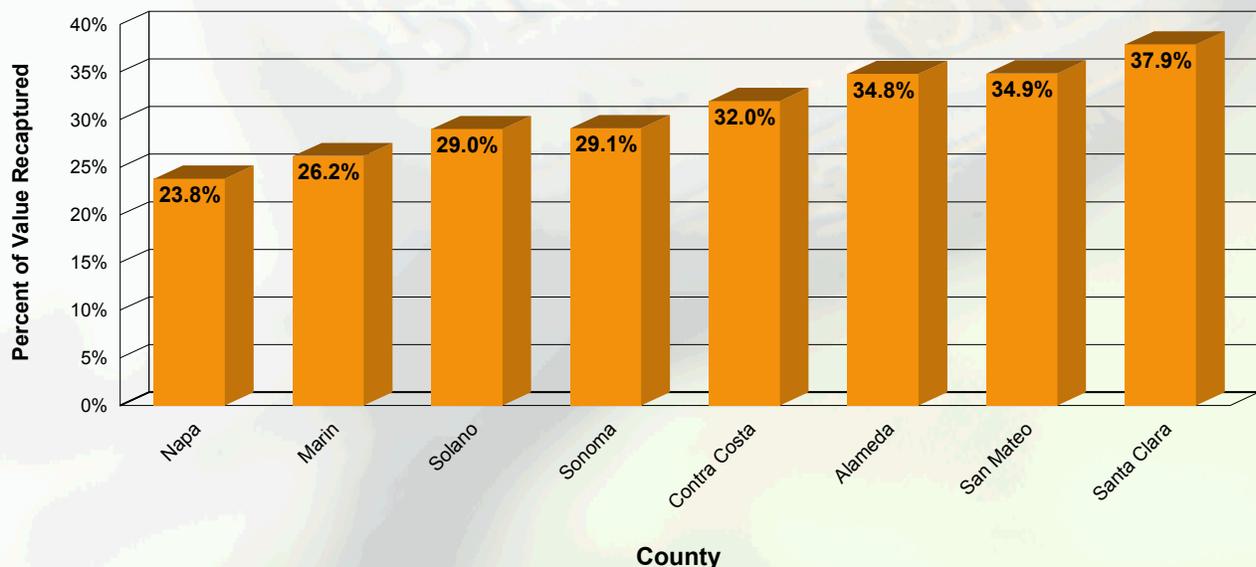
Home sales continue to rebound in many parts of the State but at a slower pace than the prior year due to inventory, interest rate and affordability constraints. The reported median price of an existing, single family detached home in California during July 2014 was \$393,000. This was a 11.6 percent increase from \$352,000 in June 2013.

All Homes	Units Sold June-2013	Units Sold June-2014	% Change	Median Price June-2013	Median Price June-2014	% Change
Alameda County	1,656	1,596	-3.62%	\$540,000	\$590,000	9.26%
Contra Costa County	1,459	1,499	2.74%	\$415,000	\$461,000	11.08%
Marin County	380	396	4.21%	\$801,000	\$855,000	6.74%
Napa County	128	136	6.25%	\$459,500	\$485,000	5.55%
San Francisco County	500	532	6.40%	\$883,000	\$1,000,000	13.25%
San Mateo County	728	763	4.81%	\$705,000	\$810,000	14.89%
Santa Clara County	1,905	1,856	-2.57%	\$655,000	\$738,000	12.67%
Solano County	544	565	3.86%	\$262,000	\$300,000	14.50%
Sonoma County	597	583	-2.35%	\$410,000	\$450,500	9.88%

Recapturing SFR Proposition 8 Reductions

In 1978 California voters approved Proposition 8 that (among other things) allows county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. Such reductions are to be recaptured as the real estate market improves. Now, after five years of declining real estate values, county assessors are beginning to restore values. The graph below reflects the percentage of assessed value restored in 2013-14 for residential properties that have not changed ownership. Assessors will not restore values to their trended Proposition 13 values until the strength of the market recovery is proven. We are anticipating continued recovery of Proposition 8 reductions for 2014-15. In Atherton 45 out of 128 properties awaiting recapturing in 2013-14 have been fully reinstated.

Estimated SFR Prop 8 Recaptures between 2013-14 and 2014-15



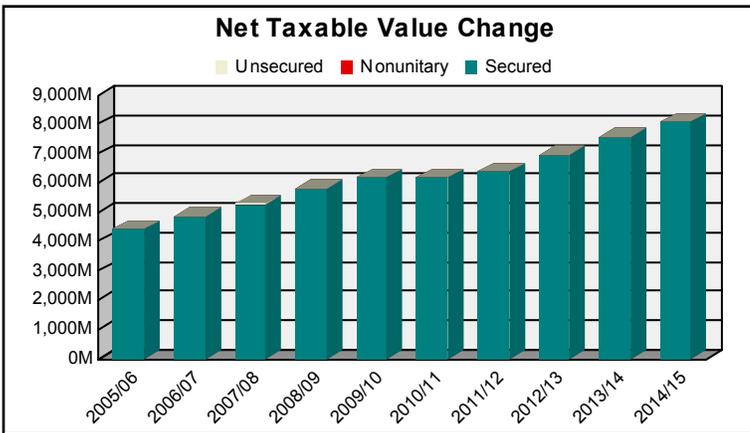
THE TOWN OF ATHERTON

2014/15 PROPERTY TAX REVIEW

	<u>2013/14</u>	<u>2014/15</u>	<u>Value Change</u>
Total	7,575,935,532	8,068,565,397	492,629,865
Parcel Adds/Drops Net Change			16,321
Net Value Change from CPI (0.45% Growth)			26,381,719
Unsecured Value Change			-631,993
Prior Year Transfer of Ownership			228,747,660
Non-Residential New Construction			23,194,427
Prop. 8 - Recaptured Value - SFR			51,545,126
Prop. 8 - Recaptured Value - Non-SFR			879,125
Other Negative Changes*			-44,631,141
Other Positive Changes*			207,128,621
Total			492,629,865

<u>Year to Year Value Change by Use Category</u>		
<u>Category</u>	<u>\$ Change</u>	<u>% Change</u>
Residential	\$456,850,813	6.26%
Dry Farm	\$94,063	0.70%
Institutional	-\$836,855	-90.85%
Miscellaneous	\$1,464,019	7.06%
Unknown	\$5,920,989	> 999.90%
Vacant	\$29,768,829	12.46%
Unsecured	-\$631,993	-22.13%

<u>Change by Component</u>	<u>Total</u>	<u>Personal Property</u>
Entire City	6.50%	-18.11%
Countywide	5.56%	2.92%



Notes:

- Residential property purchased by Linden Ox Pasture LLC at 85 Isabella Avenue in 2013 for \$36.7 million has seen that price enrolled plus the intervening CCPI for an increase of \$18.5 million•
- Residential property purchased from Carmen Christensen in 2012 for \$18.9 million has been demolished in anticipation of new construction. This is located at 95 Faxon Road. This property was held since 1989. Increase of \$18.4 million
- Residential property at 267 Camino Al Lago was purchased by Jo Lynn Allen Trust in 2013 for \$27 million and that value has been enrolled for 2014-15. 2 acres. 6 bedroom/8 baths Increase of \$17.2 million•Residential property at 267 Camino Al Lago was purchased by Jo Lynn Allen Trust in 2013 for \$27 million and that value has been enrolled for 2014-15. 2 acres. 6 bedroom/8 baths Increase of \$17.2 million
- The CCPI for 2015-16 is tracking @ 2%.

<u>Top 10 Taxpayers Based on Net Values 2014/15</u>	<u>Rank</u>	<u>Top 10 Taxpayers Based on Net Values 2013/14</u>
237 ATHERTON AVENUE LLC	1	237 ATHERTON AVENUE LLC
GEORGE R ROBERTS TRUST	2	GEORGE R. ROBERTS TRUST
BITA DARYABARI	3	BITA DARYABARI
LINDEN OX PASTURE LLC new purchase	4	FARZAD NAZEM TRUST
SPLENDID WISE LIMITED ETAL new purchase	5	383 ASSOCIATES LLC
FARZAD NAZEM TRUST	6	SREEKANTH RAVI TRUST #12 in 2014-15
383 ASSOCIATES LLC	7	NOAHS PARK PLACE LLC #15 in 2014-15
PARKFIELD PROPERTIES HOLDING LLC new purchase	8	OCEANWIDE INTERNATL PROPERTIES COMPANY #16 in 14-15
WILLIAM TAI TRUST new purchase	9	JOSEPH S. LACOB TRUST #17 in 2014-15
ROBERT N GRANT TRUST new purchase #43 last year	10	MAKENA BEACH LLC #18 in 2014-15

*Other Negative/Positive Changes may include utilities, effects of assessment appeals, residential improvements, and changes to secured personal property and exemptions

2014-2015 PROPERTY DATA
THE TOWN OF ATHERTON
PRELIMINARY PROPERTY TAX REPORTS



Revenue Management for Local Government



THE TOWN OF ATHERTON

2014/15 PROPERTY TAX

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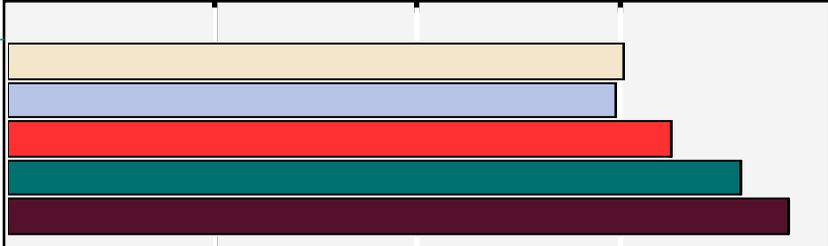
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2010/11 TO 2014/15 ASSESSED VALUES



Land

\$3,933,844,027
 \$3,876,939,441
 \$4,235,092,480
 \$4,677,220,428
 \$4,982,463,092



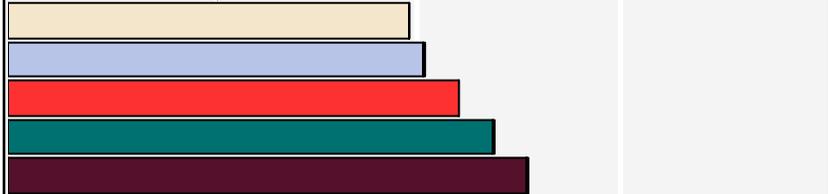
Percent Change

City	County
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-1.4%		0.9%
9.2%		3.2%
10.4%		6.9%
6.5%		6.4%

Improvements

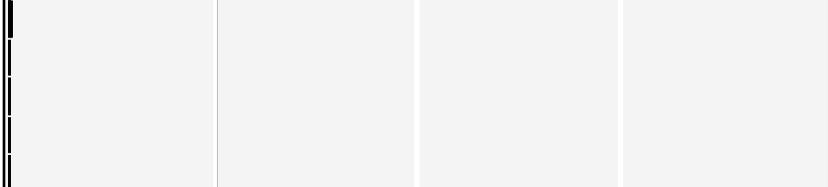
\$2,563,582,187
 \$2,662,814,011
 \$2,885,227,036
 \$3,105,554,538
 \$3,317,615,905



3.9%		2.3%
8.4%		3.0%
7.6%		5.8%
6.8%		5.0%

Personal Property

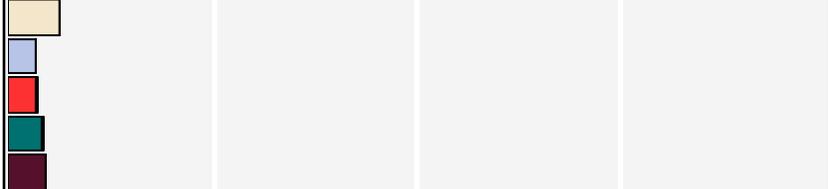
\$20,376,454
 \$16,508,814
 \$15,944,256
 \$16,376,464
 \$13,410,847



-19.0%		-6.0%
-3.4%		3.0%
2.7%		0.1%
-18.1%		2.9%

Exemptions

\$335,467,581
 \$182,429,689
 \$187,045,954
 \$223,215,898
 \$244,924,447

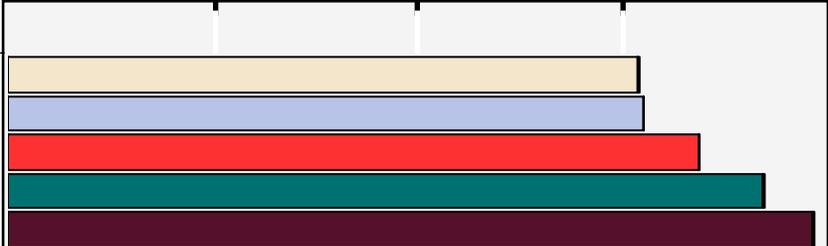


-45.6%		9.6%
2.5%		-5.4%
19.3%		11.5%
9.7%		5.1%

\$2,100,000,000 \$4,200,000,000 \$6,300,000,000 \$8,400,000,000

Gross Assessed

\$6,517,802,668
 \$6,556,262,266
 \$7,136,263,772
 \$7,799,151,430
 \$8,313,489,844

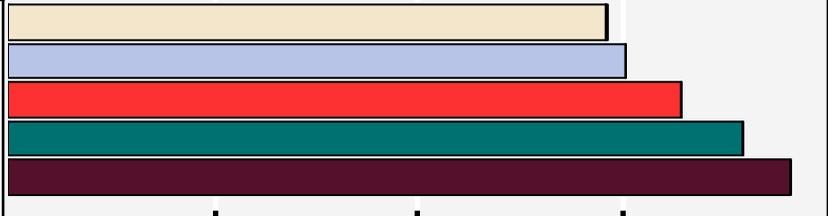


City County

0.6%		1.3%
8.8%		3.1%
9.3%		6.0%
6.6%		5.6%

Net Taxable Value

\$6,182,335,087
 \$6,373,832,577
 \$6,949,217,818
 \$7,575,935,532
 \$8,068,565,397



3.1%		1.1%
9.0%		3.3%
9.0%		5.9%
6.5%		5.6%

Data Source: San Mateo County Assessor 2010/11 To 2014/15 Combined Tax Rolls

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone



THE TOWN OF ATHERTON

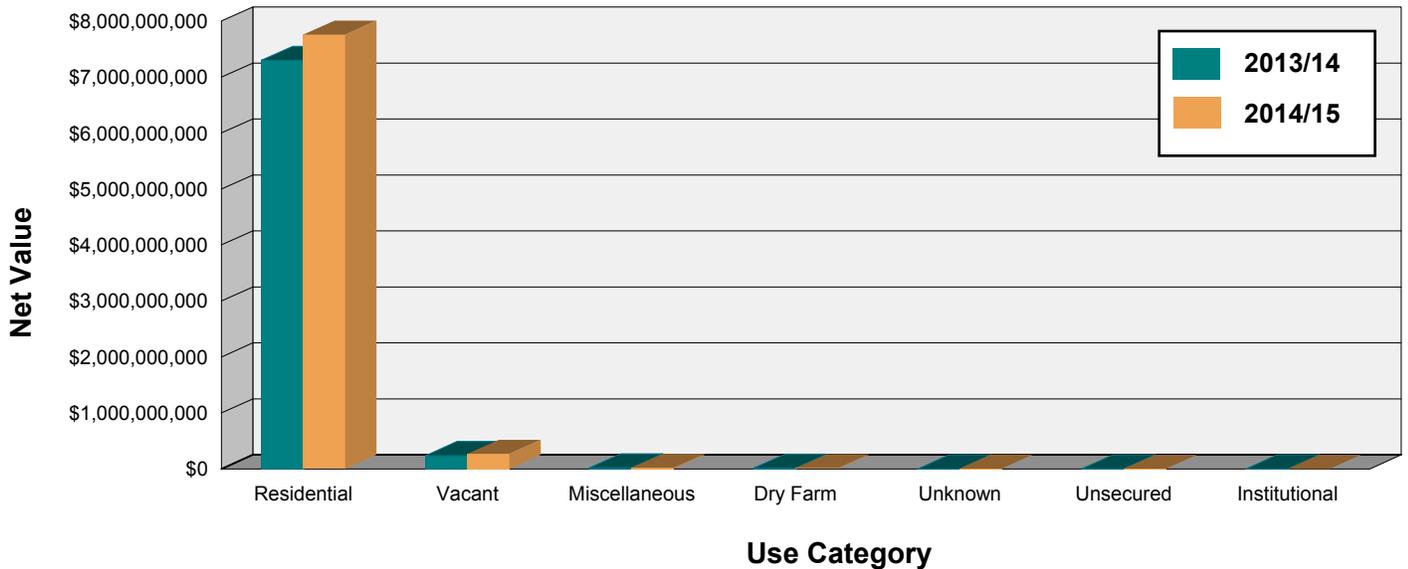
2014/15 GROWTH BY USE CATEGORY

2013/14 to 2014/15 Value Growth by Use Category

Category	2013/14 Net Taxable Value		2014/15 Net Taxable Value			\$ Change	% Change
Residential	2,486	\$7,298,808,467	2,485	\$7,755,659,280	(96.1%)	\$456,850,813	6.3%
Vacant	72	\$238,865,672	72	\$268,634,501	(3.3%)	\$29,768,829	12.5%
Miscellaneous	36	\$20,731,371	36	\$22,195,390	(0.3%)	\$1,464,019	7.1%
Dry Farm	1	\$13,365,352	1	\$13,459,415	(0.2%)	\$94,063	0.7%
Unknown	2	\$387,774	2	\$6,308,763	(0.1%)	\$5,920,989	> 999.9%
Unsecured	[35]	\$2,855,763	[36]	\$2,223,770	(0.0%)	-\$631,993	-22.1%
Institutional	16	\$921,133	16	\$84,278	(0.0%)	-\$836,855	-90.9%
Commercial	5	\$0	5	\$0	(0.0%)	\$0	0.0%
Recreational	2	\$0	2	\$0	(0.0%)	\$0	0.0%
TOTALS	2,620	\$7,575,935,532	2,619	\$8,068,565,397	(100.0%)	\$492,629,865	6.5%

Numbers in blue are parcel/assessment counts

Assessed Value by Major Use Category

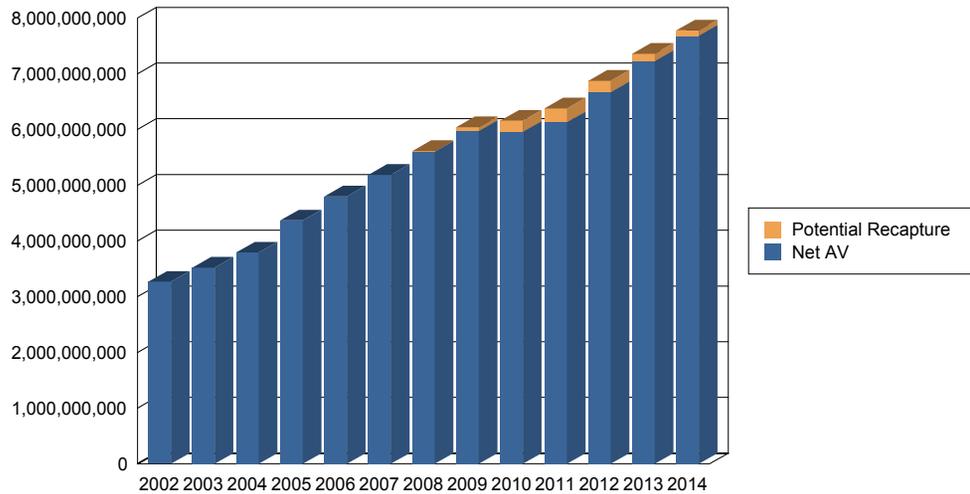


PROP 8 POTENTIAL RECAPTURE HISTORY

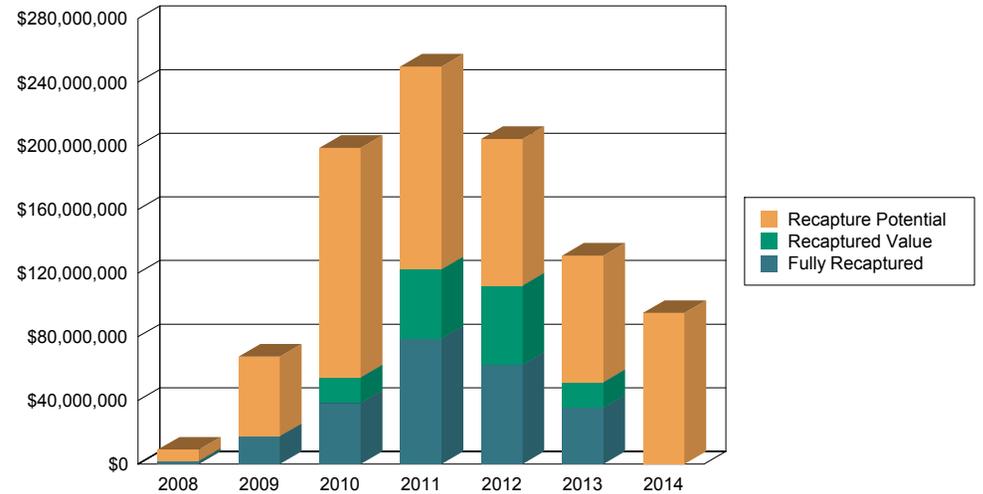
Single Family Residential Parcels

Roll Year	Prop 8 Parcel Count	Real Value of Prop 8 Parcels	Inflation Adjusted Peak Taxable Values	Potential Recapture	% of All Parcels	Prop 8 Parcels that have fully Recaptured	Increase in Real AV Due to full Recaptures	Prop 8 Parcels that have Recaptured Value	Increase in Real AV Due to Recaptures
2008	34	144,112,903	153,166,394	9,053,491	1.4%	3	1,693,824	4	1,983,409
2009	79	397,094,514	464,609,542	67,515,028	3.2%	6	17,456,742	6	17,456,742
2010	190	881,454,658	1,080,197,191	198,742,533	7.7%	38	38,276,517	56	54,549,704
2011	230	1,053,681,751	1,303,591,581	249,909,830	9.3%	54	78,884,535	132	122,395,952
2012	188	908,340,806	1,112,689,481	204,348,675	7.6%	69	62,375,916	138	112,249,353
2013	128	667,143,204	798,162,865	131,019,661	5.2%	45	35,413,070	89	51,545,126
2014	98	550,026,349	644,972,008	94,945,659	4.0%				

Totals for Single Family Residential Parcels



Prop 8 History



The report identifies those parcels which have been granted a value reduction and are eligible for further potential of recaptured value per Proposition 8. The reductions were based on market conditions at the time of assessor review. This calculation is derived from historical transfers of ownership, Assessor applied Proposition 8 reductions and trends in the marketplace relative to median and average home sales and is an estimate of the impact of current adjustments to the assessment roll as of the 2014-15 lien date.

The Inflation Adjusted Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value. Peak values are inflated annually according to the maximum allowed rate under proposition 13.

The count of Prop 8 Parcels that have recaptured value includes both parcels that have been fully recaptured and are no longer in the Prop 8 Parcel Count as well as parcels that have only recaptured a portion of the Inflation Adjusted Peak Values.

The Proposition 8 potential value recapturing is shown in the Potential Recapture Column and assumes no future sales transactions. As properties transfer ownership they are removed from the Prop 8 Parcel Count and if sold for more or less will not be eligible for value recapturing per Proposition 8.



THE TOWN OF ATHERTON

COMPARISON OF SALE PRICE TO PROP 8 REDUCED VALUE

Single Family Residential Parcels

Roll Year	Prop 8 Parcel Count	Transfer Count	Real Value of Transferred Prop 8 Parcels	Sale Values of Transfers	Recapture Potential Lost Due to Transfer	Real Assessed Value Change	% Change Over Real Value Due to Sale
2008	34	3	5,484,656	7,050,000	-409,925	1,565,344	28.5%
2009	79	2	12,300,000	10,730,000	1,951,800	-1,570,000	-12.8%
2010	190	10	37,633,629	41,234,000	4,582,915	3,600,371	9.6%
2011	230	16	57,307,909	57,956,000	10,104,658	648,091	1.1%
2012	188	13	58,214,577	61,517,000	3,655,541	3,302,423	5.7%
2013	128	3	16,993,000	15,224,000	6,382,552	-1,769,000	-10.4%
2014	98	4	29,478,000	31,225,000	2,473,130	1,747,000	5.9%

The report identifies those parcels which have been granted a value reduction and are eligible for further potential of recaptured value per Proposition 8. The reductions were based on market conditions at the time of assessor review. This calculation is derived from historical transfers of ownership, Assessor applied Proposition 8 reductions and trends in the marketplace relative to median and average home sales and is an estimate of the impact of current adjustments to the assessment roll as of the 2014-15 lien date.

The Inflation Adjusted Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value. Peak values are inflated annually according to the maximum allowed rate under Proposition 13.

The Transfer Count includes parcels that are in the Proposition 8 Parcel Count but have sold during the calendar year. As properties transfer ownership they are removed from the Proposition 8 pool of parcels and, if sold for more or less, will not be eligible for value recapturing per Proposition 8.

The Proposition 8 potential value recapturing is shown in the Potential Recapture Column and assumes no sales transactions.



SAN MATEO COUNTY CITY GROWTH COMPARISON

2013/14 To 2014/15 Net Taxable Assessed Value Change

City	2014/15 Net Value	Value Change	% Change
Colma	614,634,392	43,393,977	7.596%
San Bruno	6,047,446,870	423,731,887	7.535%
Millbrae	4,374,272,223	300,078,667	7.365%
San Mateo	19,484,516,262	1,327,360,417	7.310%
Brisbane	1,694,539,874	108,567,111	6.845%
East Palo Alto	2,145,320,160	131,832,512	6.547%
Atherton	8,068,565,397	492,629,865	6.503%
Burlingame	8,445,458,270	503,689,402	6.342%
Hillsborough	7,839,848,140	457,763,948	6.201%
Menlo Park	12,056,141,411	703,039,469	6.192%
Portola Valley	2,809,545,842	146,896,141	5.517%
Belmont	5,393,539,722	280,847,705	5.493%
Redwood City	17,196,118,969	868,358,884	5.318%
Daly City	9,765,858,702	486,215,847	5.240%
Half Moon Bay	2,497,507,810	119,758,723	5.037%
Pacifica	4,932,567,586	236,168,625	5.029%
Woodside	4,988,896,155	211,206,771	4.421%
South San Francisco	14,895,624,272	591,271,502	4.134%
Foster City	7,814,046,376	298,584,304	3.973%
San Carlos	7,964,970,123	286,033,013	3.725%



THE TOWN OF ATHERTON

2014/15 TOP 40 NET TAXABLE SECURED VALUE CHANGES

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
070-250-410	Residential	Linden Ox Pasture Llc	85 Isabella Ave	\$36,986,844	+\$18,577,467	+101%
070-180-100	Vacant	Tai William Trust; Tai Michelle Trust	95 Faxon Rd	\$18,885,352	+\$18,412,508	+3,894%
070-260-050	Residential	Allen Jo Lynn Trust; Kona Residence Trust	267 Camino Aly Unit Lago	\$27,000,000	+\$17,263,660	+177%
070-320-180	Residential	Splendid Wise Limited	236 Park Ln	\$30,300,000	+\$15,015,630	+98%
070-354-030	Residential	Vs Trust; Walsh Barnaby Trust	75 Alejandra Ave	\$15,800,000	+\$11,032,000	+231%
074-130-210	Residential	Burns Kevin R Trust; Burns Kathryn B Trust	351 Walsh Rd	\$13,300,000	+\$8,432,840	+173%
070-022-440	Residential	Chandra Robin S Trust; Chandra Shikha L T	230 Polhemus Ave	\$14,565,829	+\$8,422,309	+137%
070-191-120	Residential	Parkfield Properties Holding Llc	207 Atherton Ave	\$22,947,401	+\$7,351,601	+47%
070-320-220	Residential	Luczo Stephen J Trust; Luczo Agatha Relot	81 Somerset Ln	\$12,950,000	+\$7,107,276	+122%
070-343-200	Residential	Closer Inn Llc	45 Prado Secoya St	\$11,650,860	+\$6,185,860	+113%
059-292-140	Residential	Brookvale Investments Lp	150 Almendral Ave	\$17,051,677	+\$6,176,677	+57%
059-311-160	Residential	Liu Na	24 Adam Way	\$12,500,000	+\$6,137,000	+96%
070-240-110	Residential	Amara Trust	81 Atherton Ave	\$5,300,000	+\$4,880,163	+1,162%
070-380-060	Residential	355 Channing Llc	221 Atherton Ave	\$9,040,860	+\$4,738,530	+110%
070-240-030	Residential	91 Inglewood Partners Llc	91 Inglewood Ln	\$14,063,560	+\$4,641,860	+49%
073-220-210	Residential	351 Atherton Avenue Llc	351 Atherton Ave	\$6,561,654	+\$4,427,339	+207%
070-343-220	Residential	Prado Secoya Llc	19 Prado Secoya St	\$9,999,459	+\$4,212,459	+73%
059-330-100	Residential	Autumn Day Llc	138 Selby Ln	\$4,389,000	+\$4,070,869	+1,280%
070-032-080	Residential	Van Zandt Chad; Van Zandt Christina	98 Kilroy Way	\$4,269,295	+\$4,049,932	+1,846%
070-343-330	Residential	Carter Scott Trust; Carter Ann Trust	246 Elena Ave	\$9,794,264	+\$3,899,680	+66%
073-201-140	Residential	Whole Family Happiness Llc	396 Atherton Ave	\$8,352,754	+\$3,852,754	+86%
070-132-100	Residential	Vidano Charles Allen Trust; Vidano Michelle	43 Linda Vista Ave	\$4,219,068	+\$3,806,334	+922%
070-090-110	Vacant	Taylor Nathaniel H Trust; Taylor Laura G Tr	76 Tuscaloosa Ave	\$4,118,614	+\$3,785,661	+1,137%
061-133-060	Residential	Shi Weihua	95 Heather Dr	\$3,980,000	+\$3,763,148	+1,735%
061-184-010	Residential	Holak James A; Holak Betsy D	52 Laburnum Rd	\$3,868,483	+\$3,628,403	+1,511%
070-040-190	Residential	Schmajuk Gabriela Trust; Robertson Hans T	217 Polhemus Ave	\$8,800,000	+\$3,511,175	+66%
073-201-170	Residential	Boren Bryant C Jr	79 Mesa Ct	\$4,989,472	+\$3,480,054	+231%
061-222-260	Residential	Bai Lihui; Zhu Yihua	71 Encino Rd	\$4,170,000	+\$3,465,288	+492%
059-292-210	Residential	Tacotacotaco Llc	73 Amador Ave	\$7,032,823	+\$3,437,323	+96%
061-193-100	Residential	Johnson Martha W Trust; Johnson Trust	24 Catalpa Dr	\$7,850,000	+\$3,435,000	+78%
059-282-020	Residential	Liu Hao; Liang Mei	143 Selby Ln	\$3,700,000	+\$3,396,713	+1,120%
059-302-160	Residential	Owen Signature Homes Inc	59 Selby Ln	\$4,500,000	+\$3,394,458	+307%
061-103-090	Residential	3 Patricia Place Lp	2 Rosewood Dr	\$3,817,252	+\$3,363,480	+741%
059-292-230	Residential	Maples Mike Jr Living Trust	43 Amador Ave	\$7,534,050	+\$3,339,196	+80%
070-040-210	Residential	Pacific Peninsula Group	211 Polhemus Ave	\$5,000,000	+\$3,329,018	+199%
061-360-130	Residential	Ma Huiru; Song Wen Feng	470 Middlefield Rd	\$3,616,344	+\$3,276,920	+965%
061-231-030	Residential	Atherton Investments Llc	150 Toyon Rd	\$6,500,000	+\$3,258,709	+101%
070-070-180	Residential	Mooring David J Trust; Mooring Lisa M Trus	463 Selby Ln	\$12,130,960	+\$3,246,305	+37%
059-311-150	Residential	Wells Winston Kevin Cosgrave And S; Latig	16 Adam Way	\$7,140,197	+\$3,133,197	+78%
059-311-180	Residential	Schmitt Richard M Trust; Lazerson Wendy H	38 Adam Way	\$5,900,000	+\$3,112,660	+112%

Data Source: San Mateo County Assessor 2013/14 And 2014/15 Secured Tax Rolls

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Prepared On 10/21/2014 By MV



THE TOWN OF ATHERTON

2014/15 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

070-250-410 85 Isabella Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2006	Pacific Isabella Partners	8,955,355	0	0	0	8,955,355	0		
2007	Applegate Brion B And Sabrina R	10,710,000	500,000	0	0	11,210,000	0		
2008	Applegate Brion B; Applegate Sabrina R	17,340,000	837,900	0	0	18,177,900	0		
2009	Applegate Brion B; Applegate Sabrina R	17,686,800	7,200,000	0	0	24,886,800	0		
2010	Applegate Brion B; Applegate Sabrina R	17,644,882	7,182,936	0	0	24,827,818	0		
2011	Applegate Brion B; Applegate Sabrina R	17,777,747	7,237,023	0	0	25,014,770	0		
2012	Linden Ox Pasture Llc	10,666,647	7,381,763	0	0	18,048,410	0		
2013	Linden Ox Pasture Llc	10,879,979	7,529,398	0	0	18,409,377	0	36,750,000F	
2014	Linden Ox Pasture Llc	18,458,422	18,528,422	0	0	36,986,844	0		

070-180-100 95 Faxon Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Christensen Carmen M Trust	228,018	143,405	0	0	371,423	14,000		
2000	Christensen Carmen M Trust	232,578	146,273	0	0	378,851	7,000		
2001	Christensen Carmen M Trust	237,229	149,198	0	0	386,427	7,000		
2002	Christensen Carmen M Trust	241,973	152,181	0	0	394,154	7,000		
2003	Christensen Carmen M Trust	246,812	155,224	0	0	402,036	7,000		
2004	Christensen Carmen M Trust	251,419	158,122	0	0	409,541	7,000		
2005	Christensen Carmen M Trust	256,447	161,284	0	0	417,731	7,000		
2006	Christensen Carmen M Trust	261,575	164,509	0	0	426,084	7,000		
2007	Christensen Carmen M Trust	266,806	167,799	0	0	434,605	7,000		
2008	Christensen Carmen M Trust	272,142	171,154	0	0	443,296	7,000		
2009	Christensen Carmen M Trust	277,584	174,577	0	0	452,161	7,000		
2010	Christensen Carmen M Trust	276,926	174,163	0	0	451,089	7,000		
2011	Christensen Carmen M Trust Estate Of	279,011	175,474	0	0	454,485	0		
2012	Tai Family Trust	284,591	178,983	0	0	463,574	0		
2013	Tai Family Trust	290,282	182,562	0	0	472,844	0	18,900,000	
2014	Tai William Trust; Tai Michelle Trust	18,885,352	0	0	0	18,885,352	0		

070-260-050 267 Camino Aly Unit Lago									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Faisant Robin D And Nancy S Trust	99,144	101,336	0	0	200,480	14,000		
2000	Faisant Robin D And Nancy S Trust	101,126	103,362	0	0	204,488	7,000		
2001	Faisant Robin D And Nancy S Trust	103,148	105,429	0	0	208,577	7,000		
2002	Faisant Robin D And Nancy S Trust	105,210	107,537	0	0	212,747	7,000		
2003	Faisant Robin D And Nancy S Trust	107,314	109,687	0	0	217,001	7,000		
2004	Faisant Robin D And Nancy S Trust	109,317	111,734	0	0	221,051	7,000		
2005	Faisant Robin D And Nancy S Trust	111,503	113,968	0	0	225,471	7,000		
2006	Faisant Robin D And Nancy S Trust	113,733	116,247	0	0	229,980	7,000		
2007	Faisant Robin D And Nancy S Trust	116,007	118,571	0	0	234,578	7,000		
2008	Faisant Robin D And Nancy S Trust	118,327	120,942	0	0	239,269	7,000		
2009	Faisant Robin D And Nancy S Trust	120,693	123,360	0	0	244,053	7,000		
2010	Pacific Peninsula Group	120,406	123,067	0	0	243,473	7,000	5,900,000F	
2011	Pacific Peninsula Group	5,850,000	50,000	0	0	5,900,000	0		

Data Source: San Mateo County Assessor 2014/15 Secured Tax Rolls

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THE TOWN OF ATHERTON

2014/15 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

070-260-050 267 Camino Aly Unit Lago (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Pacific Peninsula Group	5,967,000	2,183,000	0	0	8,150,000	0		
2013	Kona Trust	6,086,340	3,650,000	0	0	9,736,340	0	27,000,000F	
2014	Allen Jo Lynn Trust; Kona Residence Trust	12,120,000	14,880,000	0	0	27,000,000	0		

070-320-180 236 Park Ln									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Tellefsen Dag And Bente	1,220,973	1,037,825	0	0	2,258,798	14,000		
2000	Tellefsen Dag And Bente	1,245,392	1,058,581	0	0	2,303,973	7,000		
2001	Tellefsen Bente Trust	1,270,299	1,518,352	0	0	2,788,651	7,000		
2002	Tellefsen Bente Trust	1,295,704	1,548,719	0	0	2,844,423	7,000		
2003	Vidalakis Nick S Trust; Vidalakis Nancy G Tru:	4,750,000	4,750,000	0	0	9,500,000	0		
2004	Vidalakis Nick S Trust; Vidalakis Nancy G Tru:	3,500,000	150,000	0	0	3,650,000	0		
2005	Vidalakis Nick S Trust; Vidalakis Nancy G Tru:	5,000,000	2,000,000	0	0	7,000,000	0		
2006	Vidalakis Nick S Trust; Vidalakis Nancy G Tru:	8,478,593	2,865,000	0	0	11,343,593	0		
2007	Vidalakis Nick S Trust; Vidalakis Nancy G Tru:	8,648,164	2,865,000	0	0	11,513,164	0		
2008	Vidalakis Nick S Trust; Vidalakis Nancy G Tru:	8,821,127	5,508,000	0	0	14,329,127	0		
2009	Vidalakis Nick S Trust; Vidalakis Nancy G Tru:	8,997,549	5,618,160	0	0	14,615,709	7,000		
2010	Vidalakis Nick S Trust; Vidalakis Nancy G Tru:	8,976,224	5,604,844	0	0	14,581,068	7,000		
2011	Vidalakis Nick S Trust Et Al; Vidalakis Nancy C	9,043,814	5,647,048	0	0	14,690,862	7,000		
2012	Vidalakis Nick S Trust Et Al; Vidalakis Nancy C	9,224,690	5,759,988	0	0	14,984,678	7,000		
2013	Splendid Wise Limited Etal	9,409,183	5,875,187	0	0	15,284,370	7,000	30,300,000F	
2014	Splendid Wise Limited	11,720,000	18,580,000	0	0	30,300,000	0		

070-354-030 75 Alejandra Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Burgess Toby A And Vickie A	401,664	401,664	0	0	803,328	14,000		
2000	Burgess Toby A And Vickie A	409,697	409,697	0	0	819,394	7,000		
2001	Toby A Burgess	417,890	417,890	0	0	835,780	7,000		
2002	Toby A Burgess	426,247	426,247	0	0	852,494	7,000		
2003	Burgess Toby A	434,771	434,771	0	0	869,542	7,000		
2004	Burgess Toby A	442,888	442,888	0	0	885,776	7,000		
2005	Burgess Toby A	451,745	451,745	0	0	903,490	7,000		
2006	Burgess Toby A	460,779	460,779	0	0	921,558	7,000		
2007	Burgess Toby A	469,994	469,994	0	0	939,988	7,000		
2008	Burgess Toby A	479,393	479,393	0	0	958,786	7,000		
2009	Burgess Toby A	488,980	488,980	0	0	977,960	7,000		
2010	Burgess Toby A	487,821	487,821	0	0	975,642	7,000		
2011	Comartin Joe And Natalie	491,494	491,494	0	0	982,988	7,000	2,700,000F	
2012	Athtusc Llc	3,400,000	0	0	0	3,400,000	0		
2013	Vs Living Trust	3,468,000	1,300,000	0	0	4,768,000	0	15,800,000F	
2014	Vs Trust; Walsh Barnaby Trust	6,400,000	9,400,000	0	0	15,800,000	0		

074-130-210 351 Walsh Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity



THE TOWN OF ATHERTON

2014/15 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

074-130-210 351 Walsh Rd (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Cottle J Russell And Jean T Trust	67,548	170,152	0	0	237,700	14,000		
2000	Cottle J Russell And Jean T Trust	68,898	173,555	0	0	242,453	7,000		
2001	Cottle J Russell And Jean T Trust	70,275	177,026	0	0	247,301	7,000		
2002	Cottle J Russell And Jean T Trust	71,680	180,566	0	0	252,246	7,000		
2003	Cottle J Russell And Jean T Trust	73,113	184,177	0	0	257,290	7,000		
2004	Cottle J Russell Trust	74,478	187,615	0	0	262,093	7,000		
2005	Cottle J Russell Trust	75,967	191,367	0	0	267,334	7,000		
2006	Cottle J Russell Trust	77,486	195,194	0	0	272,680	0		
2007	Cottle J Russell Trust	79,035	199,097	0	0	278,132	0		
2008	Cottle J Russell Trust	80,615	203,078	0	0	283,693	0		
2009	Cottle J Russell Trust	82,227	207,139	0	0	289,366	0		
2010	Young William H And Jennifer G	82,032	206,648	0	0	288,680	0		
2011	351 Walsh Llc	82,649	208,204	0	0	290,853	0	3,000,000 F	
2012	351 Walsh Llc	2,958,000	102,000	0	0	3,060,000	0		
2013	Burns Family Trust	3,017,160	1,850,000	0	0	4,867,160	0	13,300,000 F	
2014	Burns Kevin R Trust; Burns Kathryn B Trust	3,300,000	10,000,000	0	0	13,300,000	0		

070-022-440 230 Polhemus Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Martella Joe P And Margaret A	117,891	60,829	0	0	178,720	14,000		
2000	Martella Joe P And Margaret A	120,248	62,045	0	0	182,293	7,000		
2001	Martella Joe P And Margaret A	122,652	63,285	0	0	185,937	7,000		
2002	Martella Joe P And Margaret A	125,105	64,550	0	0	189,655	7,000		
2003	Martella Joe P And Margaret A	127,607	65,841	0	0	193,448	7,000		
2004	Martella Joe P And Margaret A	129,989	67,070	0	0	197,059	7,000		
2005	Martella Joe P And Margaret A	132,588	68,411	0	0	200,999	7,000		
2006	Martella Joe P And Margaret A	135,239	69,779	0	0	205,018	7,000		
2007	Martella Joe P And Margaret A	137,943	71,174	0	0	209,117	7,000		
2008	Martella Joe P And Margaret A	140,701	72,597	0	0	213,298	7,000		
2009	Martella Joe P And Margaret A	143,515	74,048	0	0	217,563	7,000		
2010	Pacific Peninsula Group	143,174	73,872	0	0	217,046	0		
2011	Pacific Peninsula Group	144,252	74,428	0	0	218,680	0	3,815,000 F	
2012	Chandra Trust	3,876,000	400,000	0	0	4,276,000	0		
2013	Chandra Trust	3,953,520	2,190,000	0	0	6,143,520	0	14,500,000	
2014	Chandra Robin S Trust; Chandra Shikha L Tru	6,810,781	7,755,048	0	0	14,565,829	0		

070-191-120 207 Atherton Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Burnett Gerald J And M J Trust	1,494,468	1,655,566	0	0	3,150,034	14,000		
2000	Burnett Gerald J And M J Trust	1,524,357	1,688,677	0	0	3,213,034	7,000		
2001	Burnett Gerald J And M J Trust	1,554,844	1,722,450	0	0	3,277,294	7,000		
2002	Burnett Gerald J And M J Trust	1,585,940	1,756,899	0	0	3,342,839	7,000		
2003	Burnett Gerald J And M J Trust	1,617,658	1,792,036	0	0	3,409,694	7,000		
2004	Burnett Gerald J And M J Trust	1,647,859	1,825,493	0	0	3,473,352	7,000		

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THE TOWN OF ATHERTON

2014/15 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

070-191-120 207 Atherton Ave (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Encrantz Staffan Trust; Encrantz Margareta Ti	1,680,816	1,862,002	0	0	3,542,818	7,000		
2006	Encrantz Staffan Trust; Encrantz Margareta Ti	16,320,000	2,843,760	0	0	19,163,760	7,000		
2007	Encrantz Staffan Trust; Encrantz Margareta Ti	16,646,400	3,200,635	0	0	19,847,035	7,000		
2008	Encrantz Staffan Trust; Encrantz Margareta Ti	16,979,328	4,358,647	0	0	21,337,975	7,000		
2009	Encrantz Staffan Trust; Encrantz Margareta Ti	17,318,914	4,445,819	0	0	21,764,733	7,000		
2010	Encrantz Staffan Trust; Encrantz Margareta Ti	17,277,868	4,435,281	0	0	21,713,149	7,000		
2011	Parkfield Props Holding Llc	10,600,000	3,100,000	0	0	13,700,000	7,000		
2012	Parkfield Props Holding Llc	10,600,000	3,100,000	0	0	13,700,000	7,000		
2013	Parkfield Properties Holding Llc	7,797,900	7,797,900	0	0	15,595,800	0		
2014	Parkfield Properties Holding Llc	18,193,476	4,753,925	0	0	22,947,401	0		

070-320-220 81 Somerset Ln									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Morton Thomas A And Helen K Trust	2,294,689	2,294,689	0	0	4,589,378	14,000		
2000	Morton Thomas A And Helen K Trust	2,340,582	2,340,582	0	0	4,681,164	7,000		
2001	Morton Thomas A And Helen K Trust	2,387,393	2,387,393	0	0	4,774,786	7,000		
2002	Morton Thomas A And Helen K Trust	2,435,140	2,435,140	0	0	4,870,280	7,000		
2003	Morton Thomas A And Helen K Trust	2,483,842	2,483,842	0	0	4,967,684	7,000		
2004	Morton Helen K Trust; Morton Helen K Trust	2,530,215	2,530,215	0	0	5,060,430	7,000		
2005	Morton Helen K Trust; Morton Helen K Trust	2,580,819	2,580,819	0	0	5,161,638	7,000		
2006	Morton Helen K Trust; Morton Helen K Trust	2,632,435	2,632,435	0	0	5,264,870	7,000		
2007	Klecza Kevin O Trust; Klecza Danielle G	2,685,083	2,685,083	0	0	5,370,166	0		
2008	Klecza Kevin O Trust; Klecza Danielle G	2,738,784	2,738,784	0	0	5,477,568	0		
2009	Klecza Kevin O Trust; Klecza Danielle G	2,793,559	2,793,559	0	0	5,587,118	0		
2010	Klecza Kevin O Trust; Klecza Danielle G	2,786,938	2,786,938	0	0	5,573,876	0		
2011	Klecza Kevin O Trust; Klecza Danielle G	2,807,923	2,807,923	0	0	5,615,846	0		
2012	Klecza Kevin O Trust; Klecza Danielle G	2,864,081	2,864,081	0	0	5,728,162	0		
2013	Luczo S And A Family Trust	2,921,362	2,921,362	0	0	5,842,724	0	12,950,000F	
2014	Luczo Stephen J Trust; Luczo Agatha Relota	12,900,000	50,000	0	0	12,950,000	0		

070-343-200 45 Prado Secoya St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Beckett John R And M D Trust	88,672	245,536	0	0	334,208	14,000		
2000	Beckett John R And M D Trust	90,445	250,446	0	0	340,891	7,000		
2001	Beckett John R And M D Trust	92,253	255,454	0	0	347,707	7,000		
2002	Beckett John R And M D Trust	94,098	260,563	0	0	354,661	7,000		
2003	Beckett John R And M D Trust	95,979	265,774	0	0	361,753	7,000		
2004	Beckett John R And M D Trust	97,770	270,736	0	0	368,506	7,000		
2005	Beckett John R And M D Trust	99,725	276,150	0	0	375,875	7,000		
2006	Beckett John R And M D Trust	101,719	281,673	0	0	383,392	7,000		
2007	Beckett John R And M D Trust	103,753	287,306	0	0	391,059	7,000		
2008	Beckett John R And M D Trust	105,828	293,052	0	0	398,880	7,000		
2009	Beckett John R And M D Trust	107,944	298,913	0	0	406,857	7,000		
2010	Beckett John R And M D Trust	107,688	298,204	0	0	405,892	7,000		



THE TOWN OF ATHERTON

2014/15 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

070-343-200 45 Prado Secoya St (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2011	Pacific Peninsula Group	108,498	300,449	0	0	408,947	7,000	4,260,000	F
2012	Closer Inn Llc	4,250,000	10,000	0	0	4,260,000	0		
2013	Closer Inn Llc	4,335,000	1,130,000	0	0	5,465,000	0	9,000,000	F
2014	Closer Inn Llc	6,529,510	5,121,350	0	0	11,650,860	0		

059-292-140 150 Almondral Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Rick Bell Builders Inc Et Al	2,077,801	129,862	0	0	2,207,663	0		
2000	Rick Bell Builders Inc Et Al	2,119,357	132,459	0	0	2,251,816	0		
2001	Rick Bell Builders Inc Et Al	2,161,744	135,108	0	0	2,296,852	0		
2002	Rick Bell Builders Inc Et Al	2,204,978	137,810	0	0	2,342,788	0		
2003	Rick Bell Builders Inc Et Al	2,249,077	140,566	0	0	2,389,643	0		
2004	Rick Bell Builders Inc Et Al	2,291,067	143,190	0	0	2,434,257	0		
2005	Rick Bell Builders Inc Et Al	2,336,888	146,053	0	0	2,482,941	0		
2006	Rick Bell Builders Inc Et Al	2,383,625	148,974	0	0	2,532,599	0		
2007	Rick Bell Builders Inc Et Al	2,431,297	151,953	0	0	2,583,250	0		
2008	Rick Bell Builders Inc Et Al	2,479,922	154,992	0	0	2,634,914	0		
2009	Rick Bell Builders Inc Et Al	2,529,520	0	0	0	2,529,520	0		
2010	Rick Bell Builders Inc Et Al	2,523,525	0	0	0	2,523,525	0		
2011	Brookvale Investments Lp	2,542,527	0	0	0	2,542,527	0	9,000,000	F
2012	Brookvale Investments Lp	9,000,000	0	0	0	9,000,000	0		
2013	Brookvale Investments Lp	9,180,000	1,695,000	0	0	10,875,000	0		
2014	Brookvale Investments Lp	9,221,677	7,830,000	0	0	17,051,677	0		

059-311-160 24 Adam Way									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Knudsen Robert H And Sara L Trust	78,027	88,353	0	0	166,380	14,000		
2000	Knudsen Robert H And Sara L Trust	79,587	90,120	0	0	169,707	7,000		
2001	Knudsen Robert H And Sara L Trust	81,178	91,922	0	0	173,100	7,000		
2002	Knudsen Robert H And Sara L Trust	82,801	93,760	0	0	176,561	7,000		
2003	Knudsen Robert H And Sara L Trust	84,457	95,635	0	0	180,092	7,000		
2004	Knudsen Robert H And Sara L Trust	86,033	97,420	0	0	183,453	7,000		
2005	Knudsen Robert H And Sara L Trust	87,753	99,368	0	0	187,121	7,000		
2006	Knudsen Robert H And Sara L Trust	89,508	101,355	0	0	190,863	7,000		
2007	Knudsen Robert H And Sara L Trust	91,298	103,382	0	0	194,680	7,000		
2008	Knudsen Robert H And Sara L Trust	93,123	105,449	0	0	198,572	7,000		
2009	Knudsen Robert H And Sara L Trust	94,985	107,557	0	0	202,542	7,000		
2010	Knudsen Robert H And Sara L Trust	94,759	107,302	0	0	202,061	7,000		
2011	Adam Way Investments Llc	95,472	108,109	0	0	203,581	7,000	3,200,000	F
2012	Adam Way Investments Llc	3,150,000	0	0	0	3,150,000	0		
2013	Liu Na	3,213,000	3,150,000	0	0	6,363,000	0	12,500,000	F
2014	Liu Na	5,800,000	6,700,000	0	0	12,500,000	7,000		



THE TOWN OF ATHERTON

2014/15 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

070-240-110 81 Atherton Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Moore William G Trust	88,671	241,116	0	0	329,787	14,000		
2000	Moore William G Trust; Moore William G Trust	90,444	245,938	0	0	336,382	7,000		
2001	Moore William G Trust; Moore William G Trust	92,252	250,856	0	0	343,108	7,000		
2002	Moore William G Trust; Moore William G Trust	94,097	255,873	0	0	349,970	7,000		
2003	Moore William G Trust; Moore William G Trust	95,978	260,990	0	0	356,968	7,000		
2004	Moore William G Trust; Moore William G Trust	97,769	265,862	0	0	363,631	7,000		
2005	Moore William G Trust; Moore William G Trust	99,724	271,179	0	0	370,903	7,000		
2006	Jones Cheryl A; Moore William G Trust	101,718	276,602	0	0	378,320	7,000		
2007	Jones Family Trust	103,752	282,134	0	0	385,886	7,000		
2008	Jones Jeffrey W Trust; Jones Cheryl Trust	105,827	287,776	0	0	393,603	7,000		
2009	Jones Jeffrey W Trust; Jones Cheryl Trust	107,943	293,531	0	0	401,474	7,000		
2010	Jones Jeffrey W Trust; Jones Cheryl Trust	107,687	292,835	0	0	400,522	7,000		
2011	Jones Jeffrey W Trust; Jones Cheryl Trust	108,497	295,040	0	0	403,537	7,000		
2012	Jones Jeffrey W Trust; Jones Cheryl Trust	110,666	300,940	0	0	411,606	7,000		
2013	Amara Trust	112,879	306,958	0	0	419,837	7,000	5,300,000 F	
2014	Amara Trust	4,920,000	380,000	0	0	5,300,000	0		

070-380-060 221 Atherton Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Plain Henry A Jr And Lisa M Trust	1,142,790	1,142,790	0	0	2,285,580	14,000		
2000	Plain Henry A Jr And Lisa M Trust	1,165,645	1,165,645	0	0	2,331,290	7,000		
2001	Plain Henry A Jr And Lisa M Trust	1,188,957	1,188,957	0	0	2,377,914	7,000		
2002	Plain Henry A Jr And Lisa M Trust	1,212,736	1,212,736	0	0	2,425,472	7,000		
2003	Plain Henry A Jr And Lisa M Trust	1,236,990	875,000	0	0	2,111,990	7,000		
2004	Plain Henry A Jr And Lisa M Trust	1,260,084	2,466,200	0	0	3,726,284	7,000		
2005	Plain Henry A Jr And Lisa M Trust	1,285,285	2,515,524	0	0	3,800,809	7,000		
2006	Plain Henry A Jr And Lisa M Trust	1,310,990	2,565,834	0	0	3,876,824	7,000		
2007	Plain Henry A Jr And Lisa M Trust	1,337,209	2,617,150	0	0	3,954,359	7,000		
2008	Plain Henry A Jr And Lisa M Trust	1,363,953	2,669,493	0	0	4,033,446	7,000		
2009	Plain Henry A Jr And Lisa M Trust	1,391,232	2,722,882	0	0	4,114,114	7,000		
2010	Plain Henry A Jr And Lisa M Trust	1,387,934	2,716,428	0	0	4,104,362	7,000		
2011	Plain Henry A Jr And Lisa M Trust	1,398,385	2,736,882	0	0	4,135,267	7,000		
2012	355 Channing Llc	1,426,352	2,791,619	0	0	4,217,971	7,000		
2013	355 Channing Llc	1,454,879	2,847,451	0	0	4,302,330	7,000		
2014	355 Channing Llc	5,474,743	3,566,117	0	0	9,040,860	0		

070-240-030 91 Inglewood Ln									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Crass Patricia F; Crass Patricia F Trust Et Al	88,672	135,560	0	0	224,232	14,000		
2000	Crass Patricia F; Crass Patricia F Trust Et Al	90,445	138,271	0	0	228,716	7,000		
2001	Crass Patricia F; Crass Patricia F Trust Et Al	92,253	141,036	0	0	233,289	7,000		
2002	Crass Patricia F; Crass Patricia F Trust Et Al	94,098	143,856	0	0	237,954	7,000		
2003	Crass Patricia F; Crass Patricia F Trust Et Al	95,979	146,733	0	0	242,712	7,000		
2004	Crass Patricia F; Crass Patricia F Trust Et Al	97,770	149,472	0	0	247,242	7,000		

Data Source: San Mateo County Assessor 2014/15 Secured Tax Rolls

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THE TOWN OF ATHERTON

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070-240-030 91 Inglewood Ln (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Crass Patricia F; Crass Patricia F Trust Et Al	99,725	152,461	0	0	252,186	7,000		
2006	Crass Patricia F Trust; Crass Patricia F Trust I	101,719	155,510	0	0	257,229	7,000		
2007	Crass Patricia F Trust; Crass Patricia F Trust I	103,753	158,620	0	0	262,373	7,000		
2008	Crass Patricia F Trust; Crass Patricia F Trust I	105,828	161,792	0	0	267,620	7,000		
2009	Crass Patricia F Trust; Crass Patricia F Trust I	107,944	165,027	0	0	272,971	7,000		
2010	Pacific Peninsula Group	107,688	164,635	0	0	272,323	7,000	4,260,000 F	
2011	Pacific Peninsula Group	4,250,000	10,000	0	0	4,260,000	0		
2012	91 Inglewood Partners Llc	4,335,000	1,200,000	0	0	5,535,000	0		
2013	91 Inglewood Partners Llc	4,421,700	5,000,000	0	0	9,421,700	0	14,000,000 F	
2014	91 Inglewood Partners Llc	7,031,780	7,031,780	0	0	14,063,560	0		
073-220-210 351 Atherton Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Schultz Steven J And Karen P	567,863	567,863	0	0	1,135,726	14,000		
2000	Schultz Steven J And Karen P	579,220	579,220	0	0	1,158,440	7,000		
2001	Schultz Steven J And Karen P	590,804	525,000	0	0	1,115,804	7,000		
2002	Schultz Steven J; Schultz Karen P	602,620	945,000	0	0	1,547,620	0		
2003	Schultz Steven J; Schultz Karen P	614,672	1,200,000	0	0	1,814,672	7,000		
2004	Schultz Steven J; Schultz Karen P	626,147	1,222,404	0	0	1,848,551	7,000		
2005	Schultz Steven J Trust; Schultz Karen P Trust	638,669	1,246,852	0	0	1,885,521	7,000		
2006	Schultz Steven J Trust; Schultz Karen P Trust	651,442	1,271,789	0	0	1,923,231	7,000		
2007	Schultz Steven J Trust; Schultz Karen P Trust	664,470	1,297,224	0	0	1,961,694	7,000		
2008	Schultz Steven J Trust; Schultz Karen P Trust	677,759	1,323,168	0	0	2,000,927	7,000		
2009	Schultz Steven J Trust; Schultz Karen P Trust	691,314	1,349,631	0	0	2,040,945	7,000		
2010	Schultz Steven J Trust; Schultz Karen P Trust	689,675	1,346,432	0	0	2,036,107	7,000		
2011	Schultz Steven J Trust; Schultz Karen P Trust	694,868	1,356,570	0	0	2,051,438	7,000		
2012	351 Atherton Avenue Llc	708,765	1,383,701	0	0	2,092,466	7,000		
2013	351 Atherton Avenue Llc	722,940	1,411,375	0	0	2,134,315	7,000	6,531,091 F	
2014	351 Atherton Avenue Llc	3,274,800	3,286,854	0	0	6,561,654	0		
070-343-220 19 Prado Secoya St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Dillingham Michael F Iii Trust	709,828	709,828	0	0	1,419,656	14,000		
2000	Dillingham Michael F Iii Trust	724,024	724,024	0	0	1,448,048	7,000		
2001	Sapper Ramsey	2,750,000	2,750,000	0	0	5,500,000	7,000		
2002	Sapper Ramsey	1,900,000	1,900,000	0	0	3,800,000	0		
2003	Sapper Ramsey	1,900,000	1,900,000	0	0	3,800,000	0		
2004	Sapper Ramsey	1,900,000	1,900,000	0	0	3,800,000	0		
2005	Sapper Ramsey	2,380,000	2,380,000	0	0	4,760,000	0		
2006	Sapper Ramsey	2,400,000	2,400,000	0	0	4,800,000	0		
2007	Sapper Ramsey	2,400,000	2,400,000	0	0	4,800,000	0		
2008	Sapper Ramsey	2,400,000	2,400,000	0	0	4,800,000	0		
2009	Sapper Ramsey	2,400,000	2,400,000	0	0	4,800,000	0		
2010	Sapper Ramsey	2,300,000	2,300,000	0	0	4,600,000	0		

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Prepared On 10/21/2014 By MV



THE TOWN OF ATHERTON

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070-343-220 19 Prado Secoya St (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2011	Quinta Properties Llc	2,300,000	2,300,000	0	0	4,600,000	0		
2012	Quinta Properties Llc	2,450,000	2,450,000	0	0	4,900,000	0	4,900,000F	
2013	Prado Secoya Llc	4,947,000	840,000	0	0	5,787,000	0		
2014	Prado Secoya Llc	4,969,459	5,030,000	0	0	9,999,459	0	12,250,000F	

059-330-100 138 Selby Ln									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Madsen Thor And Jonelle Trust	117,891	132,007	0	0	249,898	14,000		
2000	Madsen Thor And Jonelle Trust	120,248	134,647	0	0	254,895	7,000		
2001	Madsen Thor And Jonelle Trust	122,652	137,339	0	0	259,991	7,000		
2002	Madsen Thor And Jonelle Trust	125,105	140,085	0	0	265,190	7,000		
2003	Madsen Thor And Jonelle Trust	127,607	142,886	0	0	270,493	7,000		
2004	Madsen Thor And Jonelle Trust	129,989	145,553	0	0	275,542	7,000		
2005	Madsen Thor And Jonelle Trust	132,588	148,464	0	0	281,052	7,000		
2006	Madsen Thor And Jonelle Trust	135,239	151,433	0	0	286,672	7,000		
2007	Madsen Thor And Jonelle Trust	137,943	154,461	0	0	292,404	7,000		
2008	Madsen Thor And Jonelle Trust	140,701	157,550	0	0	298,251	7,000		
2009	Madsen Thor And Jonelle Trust	143,515	160,701	0	0	304,216	7,000		
2010	Madsen Thor And Jonelle Trust	143,174	160,320	0	0	303,494	7,000		
2011	Madsen Thor Trust; Madsen Thor Trust	144,252	161,527	0	0	305,779	7,000		
2012	Madsen Thor Trust; Madsen Thor Trust	147,137	164,757	0	0	311,894	7,000		
2013	Autumn Day Llc	150,079	168,052	0	0	318,131	7,000	4,389,000	
2014	Autumn Day Llc	4,020,000	369,000	0	0	4,389,000	0		

070-032-080 98 Kilroy Way									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Foster Hatherly Iii And E H Trust	72,865	99,453	0	0	172,318	14,000		
2000	Foster Hatherly Iii And E H Trust	74,322	101,442	0	0	175,764	7,000		
2001	Foster Hatherly Iii And E H Trust	75,808	103,470	0	0	179,278	7,000		
2002	Foster Hatherly Iii And E H Trust	77,324	105,539	0	0	182,863	7,000		
2003	Foster Elizabeth H Trust	78,870	107,649	0	0	186,519	0		
2004	Foster Elizabeth H Trust	80,342	109,658	0	0	190,000	0		
2005	Foster Elizabeth H Trust	81,948	111,851	0	0	193,799	0		
2006	Foster Elizabeth H Trust	83,586	114,088	0	0	197,674	0		
2007	Foster Elizabeth H Trust	85,257	116,369	0	0	201,626	0		
2008	Foster Elizabeth H Trust	86,962	118,696	0	0	205,658	0		
2009	Foster Elizabeth H Trust	88,701	121,069	0	0	209,770	0		
2010	Foster Elizabeth H Trust	88,490	120,782	0	0	209,272	0		
2011	Foster Elizabeth H Trust	89,156	121,691	0	0	210,847	0		
2012	Van Zandt Chad And Christina; Koo Carlos C	90,939	124,124	0	0	215,063	0		
2013	Van Zandt Chad And Christina; Koo Carlos C	92,757	126,606	0	0	219,363	0	4,250,000	
2014	Van Zandt Chad; Van Zandt Christina	4,219,068	50,227	0	0	4,269,295	0		



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070-343-330 246 Elena Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Vander Ploeg Mark And Jeanne	1,833,354	1,833,354	0	0	3,666,708	14,000		
2000	Vander Ploeg Mark A Trust; Vander Ploeg Jea	1,870,021	1,930,021	0	0	3,800,042	0		
2001	Vander Ploeg Mark A Trust; Vander Ploeg Jea	1,907,421	1,968,621	0	0	3,876,042	0		
2002	Ploeg Mark Vander Trust; Ploeg Jeanne Vand	1,945,569	2,007,993	0	0	3,953,562	0		
2003	Schatz Steven M; Schatz Lisa K	4,900,000	100,000	0	0	5,000,000	0		
2004	Schatz Steven M; Schatz Lisa K	4,991,483	113,867	0	0	5,105,350	0		
2005	Schatz Steven M; Schatz Lisa K	5,091,312	116,144	0	0	5,207,456	0		
2006	Schatz Steven M Trust; Schatz Lisa K Trust	5,193,138	118,466	0	0	5,311,604	0		
2007	Schatz Steven M Trust; Schatz Lisa K Trust	5,297,000	120,834	0	0	5,417,834	0		
2008	Schatz Steven M Trust; Schatz Lisa K Trust	5,402,940	123,250	0	0	5,526,190	7,000		
2009	Schatz Steven M Trust; Schatz Lisa K Trust	5,510,998	125,714	0	0	5,636,712	7,000		
2010	Schatz Steven M Trust; Schatz Lisa K Trust	5,497,936	125,415	0	0	5,623,351	7,000		
2011	Schatz Steven M Trust; Schatz Lisa K Trust	5,539,335	126,358	0	0	5,665,693	7,000		
2012	Carter Scott And A Living Trust	5,650,121	128,884	0	0	5,779,005	7,000		
2013	Carter Scott And A Living Trust	5,763,123	131,461	0	0	5,894,584	7,000	9,750,000 F	
2014	Carter Scott Trust; Carter Ann Trust	8,006,183	1,788,081	0	0	9,794,264	7,000		

073-201-140 396 Atherton Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Campodonico Angelo Jr And E	117,891	367,696	0	0	485,587	14,000		
2000	Campodonico Angelo Jr And E	120,248	375,049	0	0	495,297	7,000		
2001	Campodonico Angelo Jr And E	122,652	382,549	0	0	505,201	7,000		
2002	Campodonico Eleanor M Trust Et Al	125,105	390,199	0	0	515,304	0		
2003	Campodonico Eleanor M Trust Et Al	127,607	398,002	0	0	525,609	7,000		
2004	Campodonico Eleanor M Trust Et Al	129,989	405,432	0	0	535,421	7,000		
2005	Campodonico Eleanor M Trust Et Al	132,588	413,540	0	0	546,128	7,000		
2006	Campodonico Eleanor M Trust Et Al	135,239	421,810	0	0	557,049	7,000		
2007	Campodonico Eleanor M Trust Estate Of Et Al	137,943	430,246	0	0	568,189	0		
2008	Flaherty John J Trust; Flaherty Carol A Trust	140,701	438,850	0	0	579,551	0	4,200,000 F	
2009	Flaherty John J Trust; Flaherty Carol A Trust	4,150,000	50,000	0	0	4,200,000	0		
2010	Flaherty John J Trust; Flaherty Carol A Trust	3,200,000	50,000	0	0	3,250,000	0		
2011	Flaherty John J Trust; Flaherty Carol A Trust	3,200,000	50,000	0	0	3,250,000	0		
2012	Flaherty John J Trust; Flaherty Carol A Trust	3,950,000	50,000	0	0	4,000,000	0		
2013	Whole Family Happiness Llc	3,521,500	978,500	0	0	4,500,000	0		
2014	Whole Family Happiness Llc	4,446,754	3,906,000	0	0	8,352,754	0		

070-132-100 43 Linda Vista Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Yotopoulos Pan A And Mary L Trust	117,891	206,318	0	0	324,209	14,000		
2000	Yotopoulos Pan A And Mary L Trust	120,248	210,444	0	0	330,692	7,000		
2001	Yotopoulos Pan A And Mary L Trust	122,652	214,652	0	0	337,304	7,000		
2002	Yotopoulos Pan A And Mary L Trust	125,105	218,945	0	0	344,050	7,000		
2003	Yotopoulos Pan A And Mary L Trust	127,607	223,323	0	0	350,930	7,000		
2004	Yotopoulos Pan A And Mary L Trust	129,989	227,492	0	0	357,481	7,000		

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THE TOWN OF ATHERTON

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070-132-100 43 Linda Vista Ave (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2005	Yotopoulos Pan A And Mary L Trust	132,588	232,041	0	0	364,629	7,000		
2006	Yotopoulos Pan A And Mary L Trust	135,239	236,681	0	0	371,920	7,000		
2007	Yotopoulos Pan A And Mary L Trust	137,943	241,414	0	0	379,357	7,000		
2008	Yotopoulos Pan A And Mary L Trust	140,701	246,242	0	0	386,943	7,000		
2009	Yotopoulos Pan A And Mary L Trust	143,515	251,166	0	0	394,681	7,000		
2010	Yotopoulos Pan A And Mary L Trust	143,174	250,570	0	0	393,744	7,000		
2011	Yotopoulos Pan A And Mary L Trust	144,252	252,456	0	0	396,708	7,000		
2012	Vidano 2005 Family Trust	147,137	257,505	0	0	404,642	7,000		
2013	Vidano Charles Allen And Michelle; Vidano Tr	150,079	262,655	0	0	412,734	0	4,200,000 ^F	
2014	Vidano Charles Allen Trust; Vidano Michelle C	4,168,841	50,227	0	0	4,219,068	0		

070-090-110 76 Tuscaloosa Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Walker Everett B Trust	117,891	143,651	0	0	261,542	14,000		
2000	Walker Everett B Trust	120,248	146,524	0	0	266,772	7,000		
2001	Walker Everett B Trust	122,652	149,454	0	0	272,106	7,000		
2002	Walker Everett B Trust	125,105	152,443	0	0	277,548	7,000		
2003	Walker Everett B Trust	127,607	155,491	0	0	283,098	7,000		
2004	Walker Everett B Trust	129,989	158,394	0	0	288,383	7,000		
2005	Walker Everett B Trust	132,588	161,561	0	0	294,149	7,000		
2006	Walker Everett B Trust	135,239	164,792	0	0	300,031	7,000		
2007	Walker Everett B Trust; Walker Marjorie R Tru	137,943	168,087	0	0	306,030	7,000		
2008	Walker Everett B Trust; Walker Marjorie R Tru	140,701	171,448	0	0	312,149	7,000		
2009	Walker Everett B Trust; Walker Marjorie R Tru	143,515	174,876	0	0	318,391	7,000		
2010	Walker Everett B Trust; Walker Marjorie R Tru	143,174	174,461	0	0	317,635	7,000		
2011	Walker Everett B Trust; Walker Marjorie R Tru	144,252	175,774	0	0	320,026	7,000		
2012	Taylor Nathaniel H And L G Trust	147,137	179,289	0	0	326,426	7,000		
2013	Taylor Nathaniel H And L G Trust	150,079	182,874	0	0	332,953	0	4,150,000	
2014	Taylor Nathaniel H Trust; Taylor Laura G Trust	4,118,614	0	0	0	4,118,614	0		

061-133-060 95 Heather Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Nazzaro Joseph J And Irene M	78,027	92,319	0	0	170,346	14,000		
2000	Nazzaro Joseph J And Irene M	79,587	94,165	0	0	173,752	7,000		
2001	Nazzaro Joseph J And Irene M	81,178	96,048	0	0	177,226	7,000		
2002	Nazzaro Joseph J Trust; Nazzaro Irene M Tru	82,801	97,968	0	0	180,769	7,000		
2003	Nazzaro Joseph J Trust; Nazzaro Irene M Tru	84,457	99,927	0	0	184,384	7,000		
2004	Nazzaro Joseph J Trust; Nazzaro Irene M Tru	86,033	101,792	0	0	187,825	7,000		
2005	Nazzaro Joseph J Trust; Nazzaro Irene M Tru	87,753	103,827	0	0	191,580	7,000		
2006	Nazzaro Joseph J Trust; Nazzaro Irene M Tru	89,508	105,903	0	0	195,411	7,000		
2007	Nazzaro Joseph J Trust; Nazzaro Irene M Tru	91,298	108,021	0	0	199,319	7,000		
2008	Nazzaro Joseph J Trust; Nazzaro Joseph J Tr	93,123	110,181	0	0	203,304	7,000		
2009	Nazzaro Joseph J Trust; Nazzaro Joseph J Tr	94,985	112,384	0	0	207,369	7,000		
2010	Nazzaro Joseph J Trust; Nazzaro Joseph J Tr	94,759	112,117	0	0	206,876	7,000		

Data Source: San Mateo County Assessor 2014/15 Secured Tax Rolls

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THE TOWN OF ATHERTON

2014/15 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

061-133-060 95 Heather Dr (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2011	Nazzaro Joseph J Trust; Nazzaro Joseph J Tr	95,472	112,961	0	0	208,433	7,000		
2012	Nazzaro Joseph J Trust; Nazzaro Joseph J Tr	97,381	115,220	0	0	212,601	7,000		
2013	Shi Weihua	99,328	117,524	0	0	216,852	7,000	3,980,000 F	
2014	Shi Weihua	3,680,000	300,000	0	0	3,980,000	0		
061-184-010 52 Laburnum Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
1999	Shibuya Ellen M Trust	78,027	110,564	0	0	188,591	14,000		
2000	Shibuya Ellen M Trust; Shibuya Janice E	79,587	112,775	0	0	192,362	7,000		
2001	Shibuya Ellen M Trust Et Al	81,178	115,030	0	0	196,208	7,000		
2002	Shibuya Ellen M Trust; Shibuya Janice E	82,801	117,330	0	0	200,131	0		
2003	Shibuya Janice E Trust; Shibuya Ellen M Trus	84,457	119,676	0	0	204,133	7,000		
2004	Shibuya Janice E Trust; Shibuya Ellen M Trus	86,033	121,910	0	0	207,943	7,000		
2005	Shibuya Janice E Trust; Shibuya Ellen M Trus	87,753	124,348	0	0	212,101	7,000		
2006	Shibuya Janice E Trust; Shibuya Ellen M Trus	89,508	126,834	0	0	216,342	7,000		
2007	Shibuya Janice E Trust; Shibuya Ellen M Trus	91,298	129,370	0	0	220,668	7,000		
2008	Shibuya Janice E Trust; Shibuya Ellen M Trus	93,123	131,957	0	0	225,080	7,000		
2009	Shibuya Janice E Trust; Shibuya Ellen M Trus	94,985	134,596	0	0	229,581	7,000		
2010	Shibuya Janice E Trust; Shibuya Ellen M Trus	94,759	134,277	0	0	229,036	7,000		
2011	Shibuya Janice E Trust; Shibuya Ellen M Trus	95,472	135,288	0	0	230,760	7,000		
2012	Holak James A And Betsy D	97,381	137,993	0	0	235,374	0		
2013	Holak James A And Betsy D	99,328	140,752	0	0	240,080	0	3,851,000 F	
2014	Holak James A; Holak Betsy D	3,768,029	100,454	0	0	3,868,483	7,000		



THE TOWN OF ATHERTON

TRANSFER OF OWNERSHIP (2010 - 2014)

Single Family Residential

Multifamily, Commercial, Industrial, Vacant

Totals

Tax Year	# SFR Sales	Original Values	Sale Price	% Change	Non SFR Sales	Original Values	Sale Price	% Change	Total Sales	Original Values	Sale Values	% Change	\$ Change
GENERAL FUND <i>Valid Sales Price Analysis</i>													
2014 1/1/14-8/31/14	78	\$284,838,710	\$492,983,454	73.1%	0	\$0	\$0	0.0%	78	\$284,838,710	\$492,983,454	73.1%	\$208,144,744
												<i>Est. Revenue Change:</i>	\$173,059.86
2013 1/1/13-12/31/13	105	\$358,739,340	\$586,816,000	63.6%	1	\$9,129,000	\$9,800,000	7.4%	106	\$367,868,340	\$596,616,000	62.2%	\$228,747,660
												<i>Est. Revenue Change:</i>	\$190,687.79
2012 1/1/12-12/31/12	118	\$322,941,128	\$590,451,045	82.8%	2	\$13,156,173	\$16,400,000	24.7%	120	\$336,097,301	\$606,851,045	80.6%	\$270,753,744
												<i>Est. Revenue Change:</i>	\$225,723.21
2011 1/1/11-12/31/11	93	\$244,273,400	\$404,961,000	65.8%	4	\$9,479,640	\$21,431,000	126.1%	97	\$253,753,040	\$426,392,000	68.0%	\$172,638,960
												<i>Est. Revenue Change:</i>	\$143,884.25
2010 1/1/10-12/31/10	94	\$234,253,966	\$361,839,409	54.5%	0	\$0	\$0	0.0%	94	\$234,253,966	\$361,839,409	54.5%	\$127,585,443
												<i>Est. Revenue Change:</i>	\$106,022.90

* Sale value is a sum of all Full Value Parcel Sales (Sales not included in the analysis are quitclaim deeds, trust transfers, partial sales, timeshares, multiple parcel transactions and non-reported document number transfers)



THE TOWN OF ATHERTON

SALES VALUE HISTORY

Single Family Residential Full Value Sales (01/01/2000 - 08/31/2014)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2000	52	\$4,042,163	\$3,700,000	
2001	29	\$2,116,536	\$2,000,000	-45.95%
2002	34	\$2,318,128	\$1,827,500	-8.63%
2003	35	\$2,016,814	\$1,852,500	1.37%
2004	39	\$2,870,871	\$2,750,000	48.45%
2005	30	\$2,493,250	\$2,175,000	-20.91%
2006	22	\$2,887,636	\$2,600,000	19.54%
2007	16	\$3,448,250	\$3,125,000	20.19%
2008	76	\$4,960,354	\$3,975,000	27.20%
2009	69	\$4,018,522	\$3,180,000	-20.00%
2010	97	\$3,730,803	\$3,125,000	-1.73%
2011	99	\$4,142,326	\$3,522,500	12.72%
2012	119	\$4,990,345	\$3,820,000	8.45%
2013	108	\$5,499,917	\$3,989,000	4.42%
2014	79	\$6,240,297	\$4,420,000	10.80%



*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.

Data Source: San Mateo County Recorder

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SAN MATEO COUNTY

2014 COUNTY SALES COMPARISON BY CITY

Single Family Residential Sales (01/01/2013 - 08/31/2014)

City	2013 Sale Count	2014 Sale Count	2013 Median Sales Price	2014 Median Sales Price	Median % Change
ATHERTON	108	79	3,989,000	4,420,000	10.80
BELMONT	225	145	1,042,000	1,200,000	15.16
BRISBANE	61	44	540,000	627,500	16.20
BURLINGAME	298	155	1,347,500	1,425,000	5.75
COLMA	4	6	499,500	660,000	32.13
DALY CITY	559	304	558,000	625,000	12.01
EAST PALO ALTO	132	96	396,250	490,000	23.66
FOSTER CITY	257	152	762,000	849,500	11.48
HALF MOON BAY	132	97	782,000	860,000	9.97
HILLSBOROUGH	132	93	3,000,000	3,075,000	2.50
MENLO PARK	340	202	1,405,000	1,677,500	19.40
MILLBRAE	165	94	1,000,500	1,122,500	12.19
PACIFICA	322	215	605,000	665,000	9.92
PORTOLA VALLEY	50	44	2,850,000	3,029,000	6.28
REDWOOD CITY	675	365	835,000	900,000	7.78
SAN BRUNO	341	195	555,000	610,000	9.91
SAN CARLOS	339	198	1,055,000	1,228,500	16.45
SAN MATEO	962	583	720,000	798,000	10.83
SAN MATEO COUNTY	606	406	908,000	1,155,000	27.20
SOUTH SAN FRANCISCO	396	225	580,000	620,000	6.90
WOODSIDE	86	53	2,762,500	3,510,000	27.06
SAN MATEO * (Entire Region)	6,190	3,751	750,000	835,000	11.33

*Sales not included in the analysis are quitclaim deeds, trust transfers, partial sales, timeshares, multiple parcel transactions and non-reported document number transfers.



THE TOWN OF ATHERTON

2014/15 ROLL SUMMARY

Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	2,619	0	36
TRAs	32	0	8
Values			
Land	4,981,402,092	0	1,061,000
Improvements	3,310,730,499	0	5,332,023
Personal Property	11,971,319	0	1,439,528
Fixtures	1,528,460	0	24,923
Aircraft	0	0	0
Total Value	\$8,305,632,370	\$0	\$7,857,474
Exemptions			
Real Estate	227,101,971	0	5,314,023
Personal Property	10,836,301	0	300,692
Fixtures	1,352,471	0	18,989
Aircraft	0	0	0
Homeowners*	11,047,400	0	0
Total Exemptions*	\$239,290,743	\$0	\$5,633,704
Total Net Value	\$8,066,341,627	\$0	\$2,223,770

Combined Values	Total
Total Values	\$8,313,489,844
Total Exemptions	\$244,924,447
Net Total Values	\$8,068,565,397
Net Aircraft Values	\$0

* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions

THE TOWN OF ATHERTON

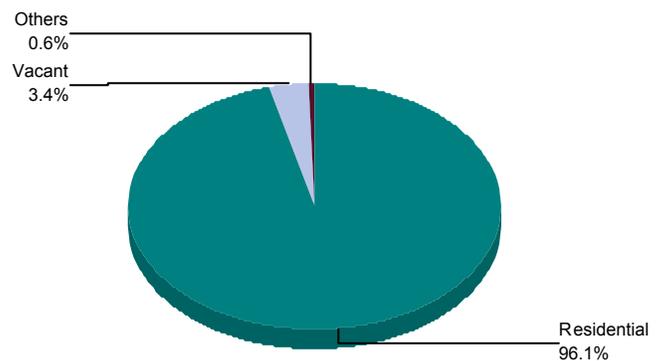
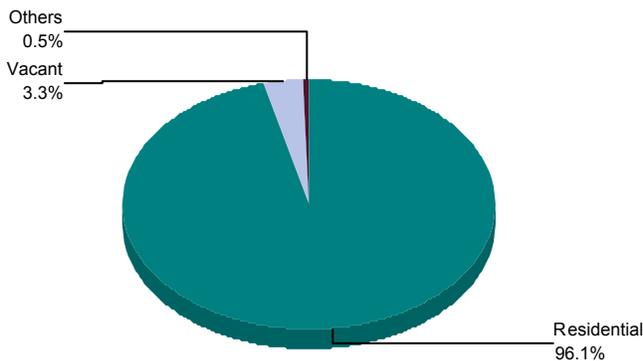
2014/15 USE CATEGORY SUMMARY

BASIC PROPERTY VALUE TABLE

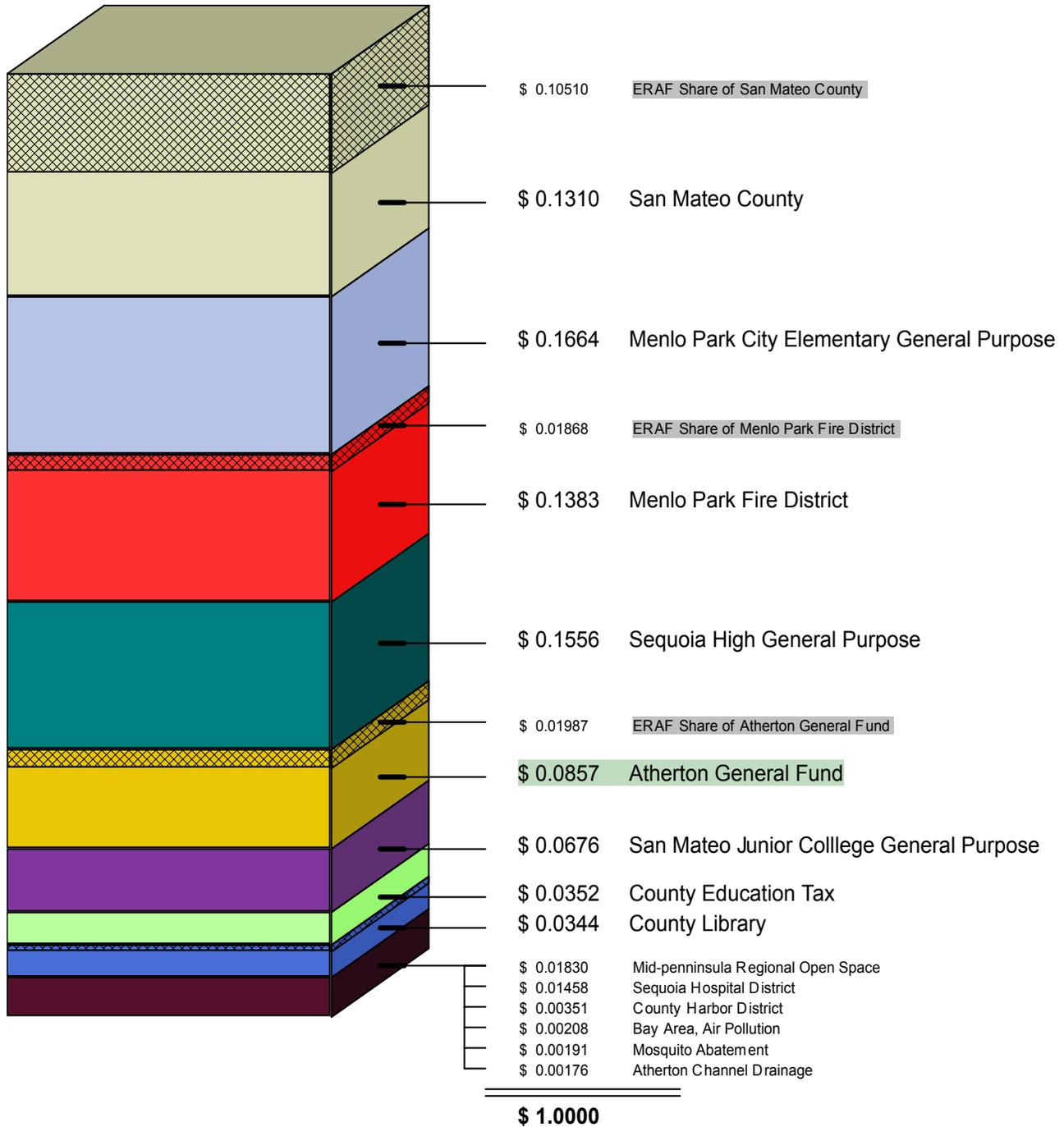
Category	Parcels	Net Taxable Value	Revenue
Residential	2,485	\$7,755,659,280 (96.1%)	\$6,458,659.00 (96.1%)
Commercial	5	\$0 (0.0%)	\$0.00 (0.0%)
Dry Farm	1	\$13,459,415 (0.2%)	\$11,524.62 (0.2%)
Institutional	16	\$84,278 (0.0%)	\$72.16 (0.0%)
Miscellaneous	36	\$22,195,390 (0.3%)	\$19,201.65 (0.3%)
Recreational	2	\$0 (0.0%)	\$0.00 (0.0%)
Vacant	72	\$268,634,501 (3.3%)	\$226,288.64 (3.4%)
Unsecured	[36]	\$2,223,770 (0.0%)	\$1,899.12 (0.0%)
Unknown	2	\$6,308,763 (0.1%)	\$5,275.25 (0.1%)
TOTALS	2,619	\$8,068,565,397	\$6,722,920.45

Net Taxable Value

Revenue



THE TOWN OF ATHERTON PROPERTY TAX DOLLAR BREAKDOWN



ATI (Annual Tax Increment) Ratios for Tax Rate Area 001-001, Excluding Redevelopment Factors & Additional Debt Service

Data Source: San Mateo County Assessor 2014/15 Annual Tax Increment Tables

Prepared On 10/21/2014 By MV

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SAN MATEO COUNTY - 2014/15

REPRESENTATIVE GENERAL LEVY SHARE ESTIMATE

Estimate of City Representative Share of the General Levy before ERAF Shifts Applied by County Auditor

City	City Rate*	Other Rates*	Total
East Palo Alto	0.3375		0.3375
Redwood City	0.2588		0.2588
Belmont	0.0973	0.1611	0.2584
Pacifica	0.2366		0.2366
Daly City	0.2297		0.2297
Hillsborough	0.1871		0.1871
San Mateo	0.1761		0.1761
Burlingame	0.1706		0.1706
South San Francisco	0.1686		0.1686
Brisbane	0.1619		0.1619
Millbrae	0.1579		0.1579
San Bruno	0.1467		0.1467
San Carlos	0.1327		0.1327
Menlo Park	0.1222		0.1222
Atherton	0.1056		0.1056
Colma	0.0000	0.1022	0.1022
Half Moon Bay	0.0665		0.0665
Woodside	0.0520		0.0520
Portola Valley	0.0430		0.0430
Foster City	0.0000		0.0000
County Average:	0.1425	0.0132	0.1557

*The City tax rate is based on the largest non-redevelopment Tax Rate Area in each city; other rates include city-governed overlaying districts such as lighting or maintenance districts.



THE TOWN OF ATHERTON PROPERTY TAX REVENUE - 2014/15

Estimated Revenue, Assuming Zero Delinquency, County Admin Fees Not Deducted

General Fund Summary - Non SA TRAs						
Roll	Non SA TRAs Taxable Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC	\$8,066,341,627	0.102756896	\$8,288,722.26	0.000000	\$0.00	\$8,288,722.26
UTIL	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00
UNS	\$2,223,770	0.105320919	\$2,342.10	0.000000	\$0.00	\$2,342.10
TOTAL	\$8,068,565,397	0.102757602	\$8,291,064.35	0.000000	\$0.00	\$8,291,064.35
+ Aircraft	\$0		\$0.00		\$0.00	\$0.00
Total Before Adjustments	\$8,068,565,397	0.102757602	\$8,291,064.35	0.000000	\$0.00	\$8,291,064.35
+ Adjustment for AB-8 Growth (Net effective Total Revenue Loss)			-\$9,984.51			-\$9,984.51
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)			-\$1,558,159.39			-\$1,558,159.39
Non SA TRAs Total	\$8,068,565,397	0.083322377	\$6,722,920.45			\$6,722,920.45
SB 2557 County Admin Fees (Prior Year Actual Amount)						-\$56,534.00

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: San Mateo County Assessor 2014/15 Combined Tax Rolls

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THE TOWN OF ATHERTON

PROPERTY TAX REVENUE - 2014/15

Estimated Revenue, Assuming Zero Delinquency, County Admin Fees Not Deducted

Agency 010101 - Atherton General Fund, General Fund Revenue										
Totals	Taxable Value	Non SA TRAS Taxable Value	SA TRAS Base Year Value	Combined General Fund Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue	
SEC	\$8,066,341,627	\$8,066,341,627	\$0	\$8,066,341,627	0.102756896	\$8,288,722.26	0.000000	\$0.00	\$8,288,722.26	
UTIL	\$0	\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00	
UNS	\$2,223,770	\$2,223,770	\$0	\$2,223,770	0.105320919	\$2,342.10	0.000000	\$0.00	\$2,342.10	
TOTAL	\$8,068,565,397	\$8,068,565,397	\$0	8,068,565,397	0.102757602	\$8,291,064.35	0.000000	\$0.00	\$8,291,064.35	
+ Aircraft	\$0	\$0	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00	
+ Adjustment for AB-8 Growth (-0.12% From Basic Non-Aircraft Tax Rate Revenue Only)						\$-9,984.51			\$-9,984.51	
+ Adjustment for ERAF (-18.82% From Basic Non-Aircraft Tax Rate Revenue Only)						\$-1,558,159.39			\$-1,558,159.39	
AGENCY										
TOTAL	\$8,068,565,397	\$8,068,565,397	\$0	\$8,068,565,397	0.083322377	\$6,722,920.45	0.000000	\$0.00	\$6,722,920.45	
SB 2557 County Admin Fees (Prior Year Actual Amount)										\$-56,534.00

Homeowner Exemption revenues are included in the revenue model used for this report

Data Source: San Mateo County Assessor 2014/15 Combined Tax Rolls

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THE TOWN OF ATHERTON NONRESIDENTIAL NEW CONSTRUCTION

2013/14 TO 2014/15 TAX YEARS - IN PARCEL NUMBER ORDER

Parcel	Use Category	Owner	Prior Year Improvements	Current Year Improvements	Percent Change
070-214-080	Dry Farm	Menlo Circus Club	10,868,821	10,939,263	+ 0.6%
070-360-080	Institutional	Menlo School	56,005,786	72,815,352	+ 30.0%
070-390-010	Institutional	Sacred Heart Schools Atherton	99,338,348	104,295,342	+ 5.0%
073-191-010	Miscellaneous	California Water Service Company	8,258,735	8,891,908	+ 7.7%
073-191-050	Miscellaneous	California Water Service Company	399,181	429,786	+ 7.7%
073-192-070	Miscellaneous	California Water Service Company	827,850	884,095	+ 6.8%
133-000-040	Miscellaneous	California Water Service Company	5,108,442	5,500,092	+ 7.7%
133-000-050	Miscellaneous	California Water Service Company	10,787	11,614	+ 7.7%
133-000-060	Miscellaneous	California Water Service Company	436,939	470,438	+ 7.7%
133-000-070	Miscellaneous	California Water Service Company	625,743	673,717	+ 7.7%
133-000-080	Miscellaneous	California Water Service Company	188,804	203,279	+ 7.7%
133-000-100	Miscellaneous	California Water Service Company	1,451,076	1,562,326	+ 7.7%
133-000-110	Miscellaneous	California Water Service Company	490,885	528,520	+ 7.7%
133-000-120	Miscellaneous	California Water Service Company	523,252	563,368	+ 7.7%
133-000-480	Miscellaneous	California Water Service Company	183,407	197,469	+ 7.7%
133-000-710	Miscellaneous	California Water Service Company	10,787	11,614	+ 7.7%
133-000-720	Miscellaneous	California Water Service Company	323,661	348,475	+ 7.7%
133-000-730	Miscellaneous	California Water Service Company	26,970	29,038	+ 7.7%
133-000-740	Miscellaneous	California Water Service Company	113,283	121,968	+ 7.7%
133-000-750	Miscellaneous	California Water Service Company	178,011	191,659	+ 7.7%
133-000-760	Miscellaneous	California Water Service Company	21,579	23,234	+ 7.7%
21 Parcels Listed			185,392,347	208,692,557	+ 12.6%

This calculation reflects the 2014/15 increase in taxable values for this city due to non-residential new construction as a percentage of the total taxable value increase (as of the 2014 lien year roll date). This percentage may be used as an alternative to the change in California per-capita personal income for calculating a taxing agency's annual adjustment of its Appropriation Limit pursuant to Article XIII B of the State Constitution as Amended by Proposition 111 in June, 1990.

Total Change in Non-Residential Valuation Due to New Development	23,300,210
Less Automatic 0.454% Assessors's Inflation Adjustment	-105,783
Actual Change in Non-Residential Valuation	23,194,427
Change in Total Assessed Value	492,629,865
= Alternate 2015/16 Appropriations Limit Factor	4.71%

Includes taxable primary parcels with known nonresidential use codes, no prior lien year transfers, and improvement value increases greater than 0.5% Change in Total Assessed Value is the assessed value change of the locally assessed secured and unsecured tax rolls.



THE TOWN OF ATHERTON

2014/15 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) 237 ATHERTON AVENUE LLC	3	\$53,793,116	0.67%				\$53,793,116	0.67%	Vacant Atherton General Fund
2) GEORGE R ROBERTS TRUST	4	\$48,730,667	0.60%				\$48,730,667	0.60%	Residential Atherton General Fund
3) BITA DARYABARI	2	\$46,371,501	0.57%				\$46,371,501	0.57%	Residential Atherton General Fund
4) LINDEN OX PASTURE LLC	1	\$36,986,844	0.46%				\$36,986,844	0.46%	Residential Atherton General Fund
5) SPLENDID WISE LIMITED ETAL	1	\$30,300,000	0.38%				\$30,300,000	0.38%	Residential Atherton General Fund
6) FARZAD NAZEM TRUST	4	\$29,658,829	0.37%				\$29,658,829	0.37%	Residential Atherton General Fund
7) 383 ASSOCIATES LLC	1	\$28,595,704	0.35%				\$28,595,704	0.35%	Residential Atherton General Fund
8) PARKFIELD PROPERTIES HOLDING LLC	2	\$27,897,401	0.35%				\$27,897,401	0.35%	Residential Atherton General Fund
9) WILLIAM TAI TRUST	2	\$27,469,757	0.34%				\$27,469,757	0.34%	Residential Atherton General Fund
10) ROBERT N GRANT TRUST	3	\$27,300,042	0.34%				\$27,300,042	0.34%	Residential Atherton General Fund
Top Ten Total	23	\$357,103,861	4.43%	0	\$0	0.00%	\$357,103,861	4.43%	
City Total		\$8,066,341,627			\$2,223,770		\$8,068,565,397		

Top Owners last edited on 9/23/14 by maheav using sales through 08/15/14 (Version R.1)

Data Source: San Mateo County Assessor 2014/15 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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THE TOWN OF ATHERTON

2014/15 TOP 25 PROPERTY TAXPAYERS - SECURED

Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) 237 ATHERTON AVENUE LLC (3)	\$53,793,116
2) GEORGE R ROBERTS TRUST (4)	\$48,730,667
3) BITA DARYABARI (2)	\$46,371,501
4) LINDEN OX PASTURE LLC (1)	\$36,986,844
5) SPLENDID WISE LIMITED ETAL (1)	\$30,300,000
6) FARZAD NAZEM TRUST (4)	\$29,658,829
7) 383 ASSOCIATES LLC (1)	\$28,595,704
8) PARKFIELD PROPERTIES HOLDING LLC (2)	\$27,897,401
9) WILLIAM TAI TRUST (2)	\$27,469,757
10) ROBERT N GRANT TRUST (3)	\$27,300,042
11) JO LYNN ALLEN TRUST (1)	\$27,000,000
12) SREEKANTH RAVI TRUST (2)	\$26,511,660
13) GEORGE T ARGYRIS TRUST (4)	\$23,655,257
14) CALIFORNIA WATER SERVICE COMPANY (22)	\$22,015,080
15) NOAHS PARK PLACE LLC (1)	\$22,000,000
16) OCEANWIDE INTERNATL PROPERTIES COMPANY (1)	\$21,848,744
17) JOSEPH S LACOB TRUST (2)	\$21,677,777
18) MAKENA BEACH LLC (1)	\$21,413,133
19) SHIBUMI LLC (1)	\$21,140,339
20) BENJAMIN A BISCONTI TRUST (2)	\$20,932,997
21) 141 TUSCA LLC (2)	\$20,902,467
22) DORIS F FISHER TRUST ET AL (3)	\$20,765,034
23) FAIRVIEW AVENUE HOLDINGS LLC (2)	\$20,468,400
24) PACIFIC PENINSULA GROUP (4)	\$19,769,306
25) FALCON FAMILY HOLDINGS LLC (1)	\$19,404,014

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 09/23/14 by maheav using sales through 08/15/14 (Version R.1)



THE TOWN OF ATHERTON

2014/15 TOP 25 PROPERTY TAXPAYERS - UNSECURED

Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) COMCAST OF CALIFORNIA IX INC (3)	\$1,087,109
2) COMPUTER SALES INTERNATIONAL INC (1)	\$234,361
3) DE LAGE LANDEN OPERATIONAL SERVICES (1)	\$123,160
4) DIRECTV LLC (1)	\$113,875
5) ADT LLC (1)	\$67,399
6) ROBERT A OYSTER (1)	\$66,879
7) SODEXO AMERICA LLC (1)	\$45,195
8) HARRY H CHEUNG (1)	\$42,340
9) F. CLAY JUDD TRUST (1)	\$40,025
10) KNOX PLAYSCHOOLS INC (1)	\$36,000
11) ALFRED OR KAREN PACE (1)	\$35,213
12) TIMEPAYMENT CORPORATION (1)	\$31,477
13) CISCO SYSTEMS CAPITAL CORPORATION (1)	\$29,793
14) THAO A PHAN (1)	\$26,376
15) JAMES FREDERICK WICKETT (1)	\$26,033
16) NATIONAL CONSTRUCTION RENTALS (1)	\$21,069
17) COINMACH CORPORATION (1)	\$17,789
18) KNOWLEDGE UNIVERSE EDUCATION LLC (1)	\$14,921
19) WILLIAM KENNETT (1)	\$14,750
20) TRAVIS A WALKER (1)	\$14,202
21) MAILFINANCE INC (1)	\$13,937
22) DISH NETWORK LLC (1)	\$13,200
23) DOUGLAS DAVID BOUCHER (1)	\$13,119
24) MOBILE MINI INC (1)	\$12,443
25) TATOOSH MARINE MANAGEMENT LLC (1)	\$11,637

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 09/23/14 by maheav using sales through 08/15/14 (Version R.1)



THE TOWN OF ATHERTON

SBE ASSESSED NONUNITARY UTILITIES - 2014/15 TAX YEAR

Company Parcels				Land Value	Improvement Value	Personal Property	Total Value
Parcel	Map Number	TRA	Owner				
Company Parcel							



THE TOWN OF ATHERTON

2014/15 PARCEL CHANGE LISTING

Dropped Parcel	Added Parcel	TRA	Use Category	Owner	Situs	Dropped Net Taxable Value	Added Net Taxable Value
070-011-030		001-012	Residential	Ettefagh Mark; Asl Mina Motahari	337 Stockbridge Ave	\$2,157,000	\$0
070-011-040		001-012	Vacant	Ettefagh Mark; Asl Mina Motahari		\$1,438,000	\$0
	070-011-360	001-012		Ettefagh Mark; Asl Mina Motahari	337 Stockbridge Ave	\$0	\$3,611,321
2 Dropped Parcels	1 Added Parcels					Totals: \$3,595,000	\$3,611,321



THE TOWN OF ATHERTON

2014/15 SECURED LENDER OWNED LISTING

Residential Parcels In Owner Name Order

Parcel	TRA	Owner	Situs Address	Use Code Descr.	Taxable Value	\$ Change	% Change	Last Valid Sale Date	Last Valid Sale Price
070-240-220	001-001	Borel Private Bank And Trust Company		RESIDENTIAL MISCELLANE	\$6,600,000	\$400,000	6.5%	5/1/06	\$9,000,000
1 Records					6,600,000	400,000	6.5%		9,000,000

This report is a computer generated listing using common words for banks, mortgage, lending, and savings and loan companies. Some proper names may therefore be included that are not lending institutions and some lending institutions may not be included. This listing includes sales transactions through 08/31/2014 and may be subject to changes as REO properties are acquired or sold from lending institutions.

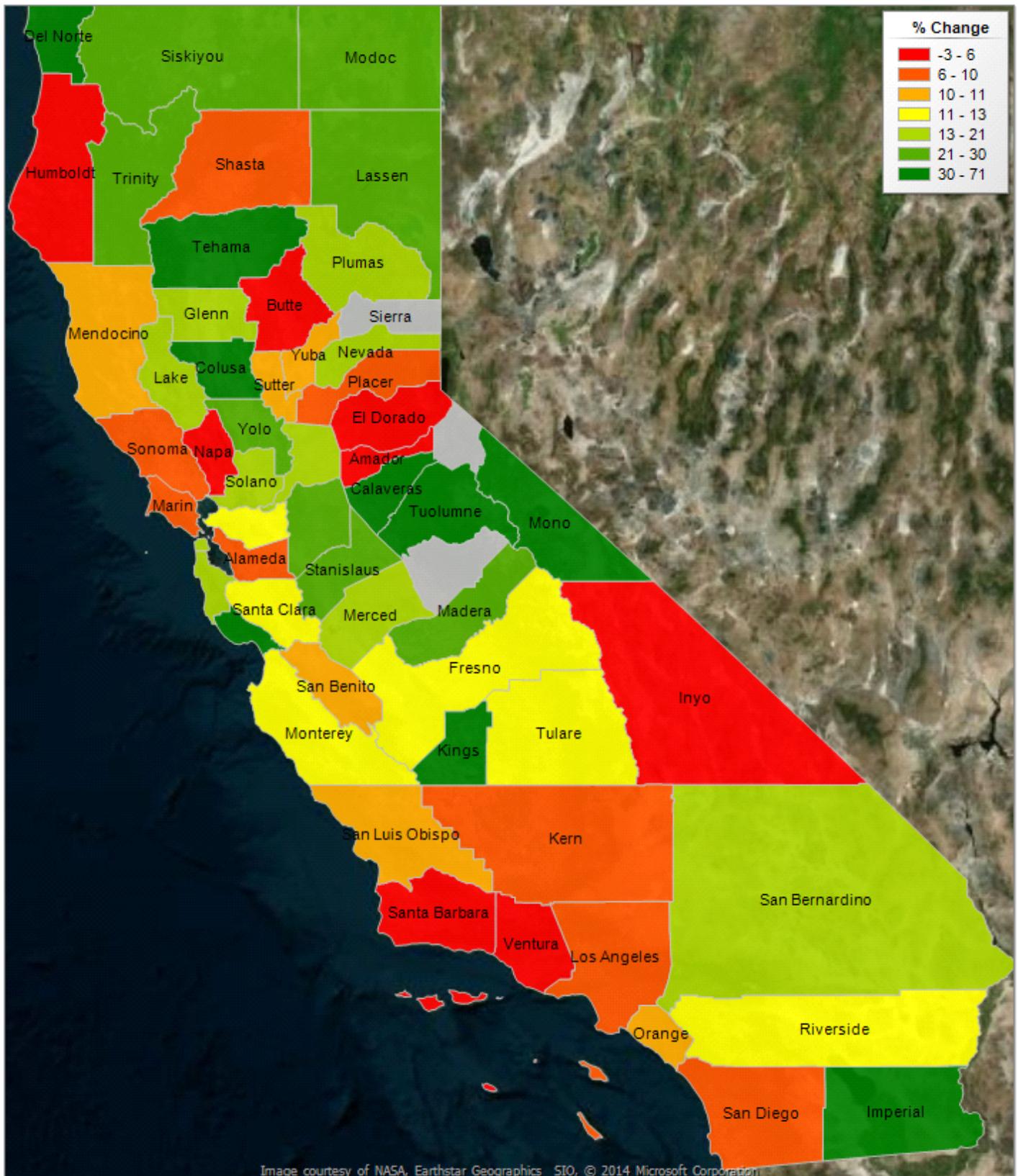
Data Source: San Mateo County Assessor 2014/15 Secured Tax Roll

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Prepared On 10/21/2014 By MV

MEDIAN SFR SALES PRICE INCREASE

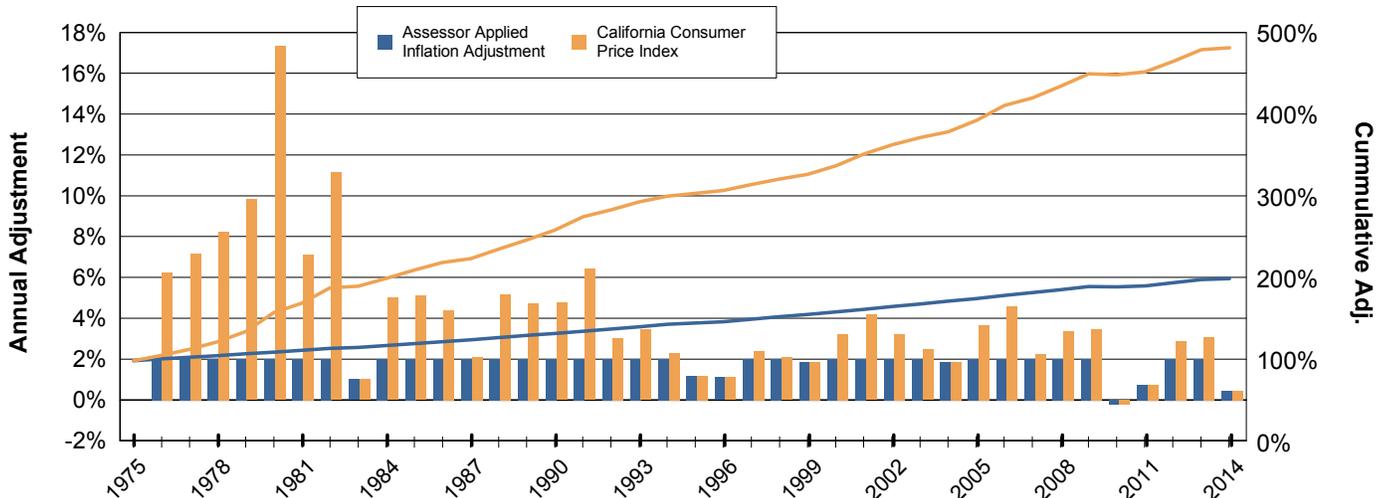
Percent change in median price June 2013 - June 2014



Data Source: DataQuick

PROPOSITION 13 INFLATION ADJUSTMENTS

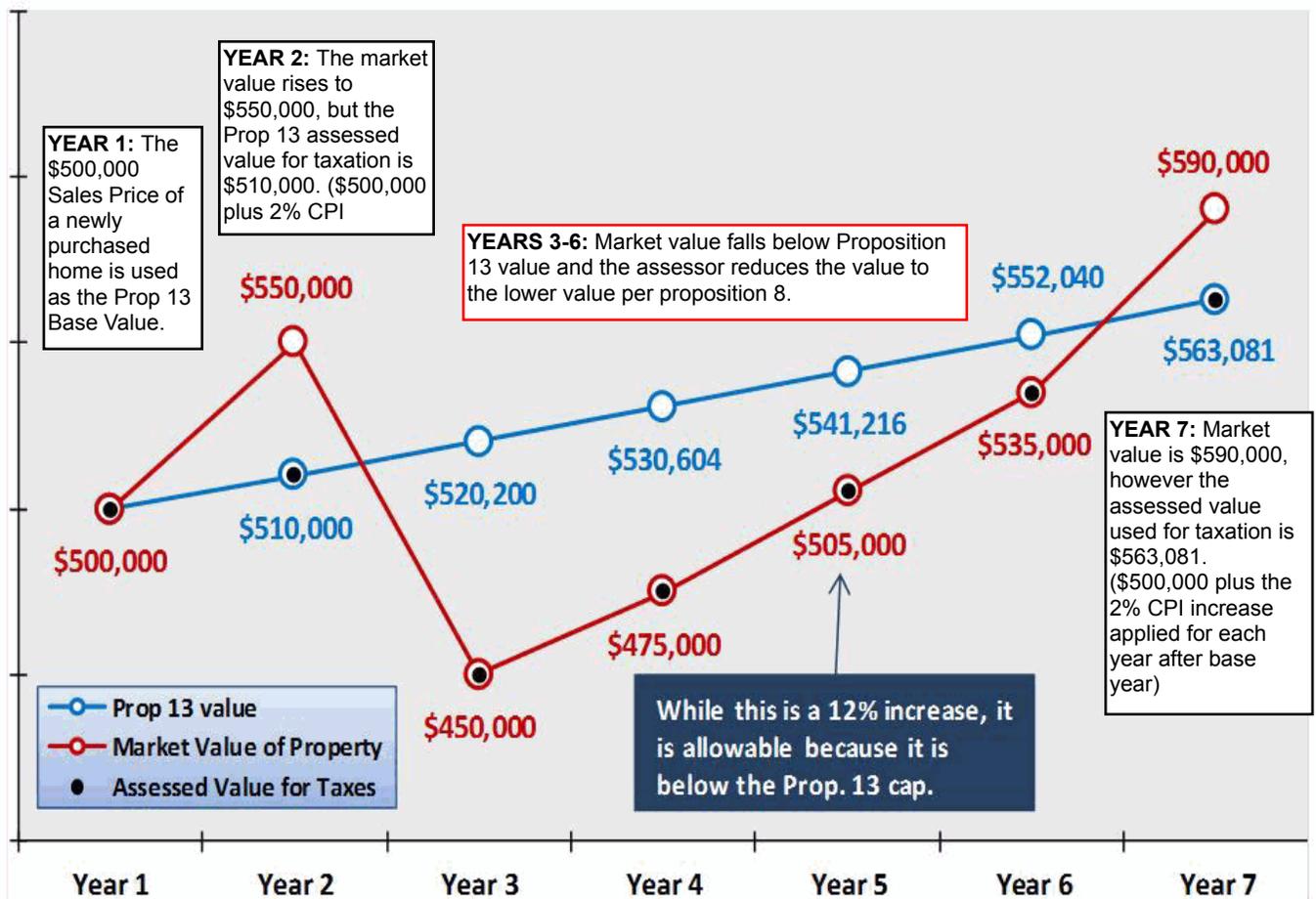
Roll Year	Assessor Applied Inflation Adjustments	Prop 13 Cumulative Adjustments	Statewide Actual CCPI Annual	Statewide Actual CPI Cumulative	Prop 13 Taxes on Property* \$100,000 (CPI Cap)	Property Taxes W/O Prop 13* \$100,000 (Actual CPI)
1975-76	0.00%	100.00%	0.00%	100.00%	\$1,000	\$1,000
1976-77	2.00%	102.00%	6.25%	106.25%	\$1,020	\$1,063
1977-78	2.00%	104.04%	7.17%	113.87%	\$1,040	\$1,139
1978-79	2.00%	106.12%	8.23%	123.24%	\$1,061	\$1,232
1979-80	2.00%	108.24%	9.83%	135.35%	\$1,082	\$1,354
1980-81	2.00%	110.41%	17.32%	158.80%	\$1,104	\$1,588
1981-82	2.00%	112.62%	7.13%	170.12%	\$1,126	\$1,701
1982-83	2.00%	114.87%	11.14%	189.07%	\$1,149	\$1,891
1983-84	1.00%	116.02%	1.00%	190.96%	\$1,160	\$1,910
1984-85	2.00%	118.34%	5.00%	200.51%	\$1,183	\$2,005
1985-86	2.00%	120.70%	5.10%	210.74%	\$1,207	\$2,107
1986-87	2.00%	123.12%	4.40%	220.01%	\$1,231	\$2,200
1987-88	2.00%	125.58%	2.10%	224.62%	\$1,256	\$2,246
1988-89	2.00%	128.09%	5.16%	236.21%	\$1,281	\$2,362
1989-90	2.00%	130.65%	4.73%	247.38%	\$1,307	\$2,474
1990-91	2.00%	133.27%	4.76%	259.15%	\$1,333	\$2,592
1991-92	2.00%	135.93%	6.40%	275.74%	\$1,359	\$2,757
1992-93	2.00%	138.65%	3.04%	284.12%	\$1,387	\$2,841
1993-94	2.00%	141.42%	3.44%	293.89%	\$1,414	\$2,939
1994-95	2.00%	144.25%	2.31%	300.68%	\$1,443	\$3,007
1995-96	1.19%	145.97%	1.19%	304.27%	\$1,460	\$3,043
1996-97	1.11%	147.59%	1.11%	307.66%	\$1,476	\$3,077
1997-98	2.00%	150.54%	2.40%	315.05%	\$1,505	\$3,150
1998-99	2.00%	153.55%	2.08%	321.60%	\$1,536	\$3,216
1999-00	1.85%	156.40%	1.85%	327.56%	\$1,564	\$3,276
2000-01	2.00%	159.53%	3.21%	338.09%	\$1,595	\$3,381
2001-02	2.00%	162.72%	4.17%	352.19%	\$1,627	\$3,522
2002-03	2.00%	165.97%	3.22%	363.52%	\$1,660	\$3,635
2003-04	2.00%	169.29%	2.46%	372.46%	\$1,693	\$3,725
2004-05	1.87%	172.45%	1.87%	379.41%	\$1,725	\$3,794
2005-06	2.00%	175.90%	3.67%	393.31%	\$1,759	\$3,933
2006-07	2.00%	179.42%	4.60%	411.39%	\$1,794	\$4,114
2007-08	2.00%	183.01%	2.27%	420.73%	\$1,830	\$4,207
2008-09	2.00%	186.67%	3.38%	434.95%	\$1,867	\$4,349
2009-10	2.00%	190.40%	3.48%	450.07%	\$1,904	\$4,501
2010-11	-0.24%	189.95%	-0.24%	449.00%	\$1,899	\$4,490
2011-12	0.75%	191.38%	0.75%	452.38%	\$1,914	\$4,524
2012-13	2.00%	195.21%	2.89%	465.45%	\$1,952	\$4,655
2013-14	2.00%	199.11%	3.08%	479.79%	\$1,991	\$4,798
2014-15	0.45%	200.01%	0.45%	481.97%	\$2,000	\$4,820
Totals					\$58,894	\$118,616



*Assumes the tax rate is limited to one percent per Proposition 13 although pre-Proposition 13 tax rates were not so limited.

Recapturing Proposition 8 Reductions

Proposition 13 caps the growth of a property’s assessment at no more than 2% each year unless the market value of property falls lower. When property values decline Proposition 8 which was passed by the voters in 1978 allows the property to be temporarily assessed at the lower value. Once reduced, the assessed value and property taxes may increase by more than 2% a year as the property values rise during a real estate recovery. The “recaptured” values can be adjusted upward to the annually adjusted Proposition 13 cap (blue line below).





DESCRIPTION OF PROPERTY TAX REPORTS

Roll Summary Graph

Displays by value type (land, improvements, personal property, and exemptions) the value deviations between the current tax year and each of the prior 5 tax years. The lower portion of the graph identifies the total assessed value and net taxable assessed value comparisons.

Secured Value Change Listing

The largest valuation deviations - increases and decreases are shown on this graph with APN, Owner Name, Situs Address where available, Current Assessed Value, and Value Increase or Decline.

Secured Value Change History Listing

A review of the top 40 largest parcel deviations over the past 5+ years. It assists in identifying properties, which fail to have exemptions applied before the roll is released; properties that have transferred ownership and sold below their prior assessed value, and distinguishes those owners, which have successfully appealed their property values.

Roll Summary

Report detailing land, improvement, fixtures, personal property, and exemptions for each taxing agency. The value of this report is that city staff can readily see where deviations occur from one year to the next.

City Growth Comparison

This is a countywide report comparing each city's growth between the two most recent tax years. This report displays both the value change in the Entire City between tax years as well as the percentage growth for every City in the county. If the term "No Data Available" is shown, the City associated with that term is newly incorporated and did not exist in the prior year.

Tax Dollar Breakdown Graph (Color)

The breakdown of the county's 1% general levy factor file is displayed, with those portions of the tax collected for the City highlighted, for illustrative purposes. This report looks at the largest value, non-redevelopment TRA (tax rate area) as a representative breakdown. In some counties the ERAF (Educational Revenue Augmentation Fund) shift is not calculated on the TRA level.

Property Tax Revenue Calculation

By using the information from the Agency Reconciliation Report, the Base Year Value Report, the County file detailing the breakdown of the 1% General Tax Levy and voter approved debt, the lien date roll is extended, and property tax revenue projections are provided for budgeting purposes.

Non-Residential New Construction

A listing that calculates non-residential growth for increasing a City's Gann Limitation as a result of Proposition 111.

Category Summary

This table summarizes parcels within the city by use code and provides number of parcels, assessed value and property tax information. The report can be also be prepared for Absentee Owned, Pre Prop 13, or special geographic assembly requested by the city.

Category History Graph

This report graphically displays the historical growth by property category and the breakdown of assessed value by major property categories.

Top Secured Property Owner/Taxpayer Summary

These listings are compiled by a computer sort of all parcels owned by the same individual or group of individuals with a common mailing address. This assembly of parcels provides information about the largest overall secured property owners and/or taxpayers. The Top Ten Property Taxpayers includes the percentage of the entire tax levy attributed to a taxpayer as well as the use code and taxing jurisdiction of the property owner.

SBE Listing

The parcels owned by utility companies, which are not used in the production of the utility, are taxed at the normal rate and are listed on this report.

Secured Parcel Change Listing

This listing details the parcels that were dropped or added between roll years.

Sales-Transfer of Ownership

5-Year summary of sales transactions of SFR, properties other than SFR and all properties detailed by Entire City, General Fund and Combined SAs. This report provides the original assessor's enrolled value of the properties sold, the sales price paid and the differential value expected to be enrolled for the following tax year. Only full valued sales are tracked in this report.

Sales Listing

Detailed report of sales transactions assembled for Sales-Transfer of Ownership summary above.

Sales-Average/Median Price History

Multi-year summary of the average and median sales prices of full value sales for single family residential transactions.

Appeals Impact Projection (L.A., Orange, Riverside, San Bernardino, San Diego, Solano, Alameda)

City or Agency Top 25 Owner Appeals History

This section takes the current year Top 25 Owners and performs the same analysis, which was executed above to calculate the historical experience of successful appeals files by these owners. In most cases, since the Top 25 Owners own the highest valued parcels, their loss experience and reduced values exceed those of the remainder of the city or redevelopment project area in the analysis.

City or Agency Pending Appeals Impact Projection:

The third section of this report looks at the annual success ratios and based on those ratios, calculates the potential assessed value and tax losses of each years' pending appeals based on that year's experience. Since many of the appeals filed in the most current year have not yet been scheduled for hearings, we use the city or agency-wide average for all years to calculate the revenue loss for that year.

Tax Increment Projection

Prior year history and future projections are calculated for redevelopment project areas factoring in pass through-agreements, housing set aside amounts and county administrations fees.

General Fund Spreadsheet

This worksheet assists in developing a projection of general fund revenues. The upper portion of the report includes trending information with regards to annual CPI adjustments, value changes as a result of parcel transfers, the impact of successful appeals (in counties were this data is available) and other value increases/decreases over a six-year period. The lower portion of the table allows for staff input and tax calculation.

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