

**OFFICE OF THE COUNTY COUNSEL
COUNTY OF SAN MATEO**

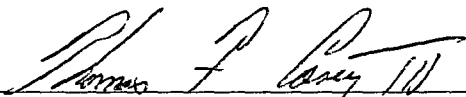
To: Honorable Board of Supervisors
From: County Counsel
Subject: Property Tax Roll Correction APN 039-073-490
2121 El Camino Real S , San Mateo
Date: May 7, 2001

RECOMMENDATION: Approve a property tax roll correction and tax decrease for APN 039-073-490 for the 1997 Supplemental Roll and 1998, 1999 and 2000 Annual Rolls

The property located at 2121 El Camino Real S , San Mateo, was reassessed for a change in ownership based upon a transfer shown in a deed recorded on May 31, 1997 The property was reassessed on the 1997 Supplemental Roll and 1998, 1999 and 2000 Annual Rolls at an assessed value of \$14,580,000 However, further information shows that the transfer was to a holding company acting on behalf of the original owner, E C Properties The property was subsequently transferred back to E C Properties The Assessor therefore determined that there was no change in beneficial interest which is a prerequisite for a change in ownership under Revenue and Taxation Code section 60 and that the transfer was exempt from reassessment The Assessor therefore requests that the 1997 Supplemental Roll and 1998, 1999 and 2000 Annual Rolls be corrected to reflect no change in ownership This will cause a tax dollar decrease in the following amounts

<u>Roll</u>	<u>Total Tax Dollar Decrease</u>	<u>County General Fund Share</u>
1997 Supplemental	\$ 71,276 80	\$ 9,980 00
1998 Annual	\$ 72,891 80	\$10,205 00
1999 Annual	\$ 74,699 94	\$10,460 00
2000 Annual	\$ 76,573 04	\$10,720 00
	Total \$295,441 58	\$41,365 00

Revenue and Taxation Code section 4831 authorizes the correction of the tax roll as the result of an Assessor's error Since a correction will cause a decrease of taxes in excess of \$15,000 00, it will require approval by the Board of Supervisors We recommend that the Board approve the roll correction and tax decrease for this parcel


THOMAS F CASEY III COUNTY COUNSEL

TFC/MKR mc
cc John L. Maltbie, County Manager
Warren Slocum, Assessor-County Clerk-Recorder
Tom Huening, Controller
Lee Buffington, Tax Collector-Treasurer

**SUPPLEMENTAL ROLL
ASSESSOR'S CHANGE - DECREASE**

TO THE CONTROLLER: _____

Assessor's Change No 97-1768

REQUEST FOR APPROVAL OF INCREASE IN SUPPLEMENTAL TAXES FOR FISCAL YEAR _____

CORRECTION (1) CANCELLATION (2) REFUND (3)

For approval of tax dollar decreases less than \$10 000

For District Attorney to approve decrease \$10 000-\$15 000

Controller estimate of tax dollar decrease requested

For District Attorney to present to Board of Supervisors request for tax decrease over \$15 000

Controller estimate of tax dollar decrease requested \$ 71,276.80

1 This is to certify pursuant to Section 4831 of the Revenue and Taxation Code that Tax Roll change or changes are requested as follows: reason for change

Correction to New Base Year Values.

1571 1st Pd Def

Assessor recommends waiver of penalty for late payment of taxes per R & T Code Sec 4958 N Y

FISCAL YR	PARCEL NUMBER OR UNSECURED ACCOUNT NUMBER	SEQUENCE NO	1 st OWNER
97	039-073-490-3	01	E C Properties
SECURED PARCEL NUMBER UNSECURED ACCOUNT NUMBER ABOVE			2 nd OWNER OR DBA
			c/o Steven Kaufman & J Jaques
TAX CODE AREA			MAILING ADDRESS
12-001			1720 So. Amphlett Dr. #110, San Mateo, CA 94402

CHANGED ASSESSED VALUE

FROM.	New Base Values	Prior Supplemental Amount	Roll Value	New Supplemental Amount
Land	5 500 000	0	4 000 000	1 500 000
Improvements	9 080 000	0	3 700 000	5 380 000
Fixtures				
Personal Property				
Exemption #1				
Exemption #2				
Net Taxable Value	14 580 000	0	7 700 000	6 880 000
TO.				
Land	4 000 000	0	4 000 000	0
Improvements	3 700 000	0	3 700 000	0
Fixtures				
Personal Property				
Exemption #1				
Exemption #2				
Net Taxable Value	7 700 000	0	7 700 000	0

2 APPROVED BY ASSESSOR'S OFFICE	DATE	3 APPROVED BY CONTROLLER	DATE
<i>Julia Curtis</i>	<i>3/16/01</i>	<i>[Signature]</i>	<i>1</i>
4 APPROVED BY DISTRICT ATTORNEY	DATE	5 APPROVED BY BOARD OF SUPERVISORS	DATE
<i>Man, J. Kaplan</i>	<i>1/18/01</i>		
6 ACTION	DATE	7 COMMENTS	
<input type="checkbox"/> Roll Changed			
<input type="checkbox"/> Tax bill corrected and mailed			

- (1) Section 4831 Assessor's errors
- (1) Section 4831.5 Correction of errors caused by the assessee
- (2) Section 4986 Cancellation of uncollected taxes
- (3) Section 5096 Refunds permissible
- (3) Section 170 Reassessment for calamity / misfortune

Decrease - \$6,880,000 x 1.3661 = \$9,379,276.80

SAN MATEO COUNTY ASSESSOR'S OFFICE
REQUEST FOR APPROVAL OF DECREASE OF TAXES

E C Properties
C/O Steven Kaufman & J Jaques
1720 S Amphlett Blvd Ste 110
San Mateo CA 94402-2710

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No 4284

APN: 039-073-490 VOL: 59 TRA: 012001 SITUS: 2121 El Camino Real S San Mateo

The following Tax Roll Change(s) are requested pursuant to section code 4831 of the Revenue and Taxation Code due to Assessor Error

Year	Land	Imps	Pers. Prop	Fixtures	Ex Cd	Ex Amt	Net Value
			1998				
From	5 610 000	9 261 600	10 343	74 034		0	14 955 977 ✓
To	4 080 000	3 774 000	10 343	74 034		0	7 938 377
Diff	- 1 530 000	- 5 487 600	0	0		0	- 7 017 600

Tax Dollar Decreases over \$10 000 require County Counsel authorization

Rate Valuation Dollars

1.0387 x 14955977 = 155347.72

Tax Dollar Decreases over \$15 000 also require Board of Supervisors approval

Revised 7938377 = 82455.92 @1/2

(+) (-) <7017600> <72891.80>

Estimated Tax Dollar Decrease \$ 72891.80

			1999				
From	5 713 953	9 433 217	0	0		0	
	15 147 170 ✓						
To	4 155 602	3 843 932	0	0		0	7 999 534
Diff	- 1 558 351	- 5 589 285	0	0		0	- 7 147 636

Tax Dollar Decreases over \$10 000 require County Counsel authorization

Rate Valuation Dollars

1.0451 x 75147170 = 158303.06

Tax Dollar Decreases over \$15 000 also require Board of Supervisors approval

Revised 7999534 = 83603.12 @1/2

(+) (-) <7147636> <74699.94>

Estimated Tax Dollar Decrease \$ 74699.94

Signature / Authorization

Assessor Representative:	Date:	Deputy Controller:	Date:
	3-6-08		3-6-08
County Counsel:	Date:	Board of Supervisors:	Date:
	4-15-07		

Action

Roll Changed by:	Date:	Tax bill corrected & mailed by	Date:

SAN MATEO COUNTY ASSESSOR'S OFFICE
REQUEST FOR APPROVAL OF DECREASE OF TAXES

APN. 039-073-490

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No 4284

Year	Land	Imps	Pers. Prop	Fixtures	Ex Cd	Ex Amt	Net Value
			2000				
From	5 828 232	9 621 881	0	0		0	15 450 113
To	4 238 714	3 920 810	0	0		0	8 159 524
Diff	- 1 589 518	- 5 701 071	0	0		0	- 7 290 589

Tax Dollar Decreases over
\$10 000 require County
Counsel authorization Rate Valuation Dollars
1.0503 x 15450113 = 162272.52

Tax Dollar Decreases over
\$15 000 also require Board
of Supervisors approval Revised 8 159 524 = 85699.48 @1/2
(+) (-) <7 290 589> <76 573.04>
Estimated Tax Dollar Decrease \$ 76573.04