

# 2021

## Annual Report

CITY & COUNTY OF SAN FRANCISCO  
OFFICE OF THE ASSESSOR-RECORDER



**Joaquín Torres**  
ASSESSOR-RECORDER

# CONTENTS

## WHO WE ARE

- 3** Message from Joaquin Torres
- 4** City & County of San Francisco
- 4** Core Responsibilities

## A COMMITMENT TO SERVICE & EQUITY

- 5** Property Assessment & Tax Basics
- 6** Role of the Assessor-Recorder
- 7** Property Tax System
- 8** Revenue & Assessment Roll Highlights
- 9** A Commitment to Service & Equity

## PROPERTY TAX SAVINGS

- 16** Tax Savings Programs
- 17** Exemptions
- 19** Exclusions

## NEIGHBORHOOD DATA, ROLL DATA & TRENDS

- 21** Most Valuable Properties
- 22** Largest & Smallest Assessment Growth
- 23** Year-by-Year Roll Growth
- 25** Informal Review and Decline-in-Value
- 26** Assessment Appeals

- 27** Transactions in the Market

- 28** Transfer Tax

- 29** Business Personal Property

## MODERNIZATION & TECHNOLOGY

- 30** SMART Phase 1.0 Launched

- 31** Innovative Tools

## EXPLANATION OF TERMS

## KEY DATES

## CONTACT US



# MESSAGE FROM ASSESSOR-RECORDER JOAQUÍN TORRES



## A Commitment to Financial Stability

My name is Joaquín Torres, and it is an honor to serve our communities as your elected Assessor-Recorder. Since taking office on February 9, 2021, and during a time of unprecedented challenges, where every resource matters, our office has done our part to ensure that San Francisco's financial stability and security continues. I am pleased to report that our work will generate over **\$3.7 billion in property tax revenue**, providing **over 33 percent** of San Francisco's General Fund budget. These dollars represent the largest, most stable source of funding, that enables our leaders to invest in our communities, parks, schools, first responders, and other programs and partners that

ensures San Francisco thrives. The 2021-22 assessment roll reflects another year of growth as the city's assessed value reaches **a record \$332 billion**, a 3.88% increase over last year. I want to recognize my entire team at the Assessor-Recorder's Office for their vast contributions to the city. Our commitment to successfully perform equitable and timely assessments, what we call "closing the roll," reflects the following achievements in 2020-21:

- 210,698 real property parcels & 37,800 business accounts assessed
- \$332 billion in total assessment roll value
- \$19 billion in property tax exemptions for homeowners, veterans, and charitable organizations
- \$2.89 billion in temporary reductions from Informal Reviews and proactive Prop 8 Decline-in-Value reassessments
- \$345 million in transfer tax audit and collections

## Assessing the Economy

In the last two years, the impacts of COVID-19 have tested the fortitude of San Franciscans in many ways. This time has reinforced our commitment to support our communities to recover quickly. As allowed by state law, we proactively assessed the impacts and provided **temporary value reductions totaling \$2.89 billion for residential and commercial property owners**, what is called "Decline in Value" reassessments (for more information, see p. 25), for the 2021-22 assessment roll.

As we look ahead to the next lien date, we remain hopeful for a strong recovery as the threat of the pandemic recedes and our economy recovers as indicated by these economic factors: growth in single family home values, increase in venture capital funding to San Francisco-based companies, drop in the unemployment rate to 3.4% (Jan. 2022) compared to 6.7% a year ago, 83% of San Franciscans vaccinated, and the return (albeit slowly) of employees to downtown offices, and the return of conventions and visitors to the city.

## Prioritizing Customer Service and New Technology

We know good service is important to you. That is why I have committed to understanding the customer experience, in all the ways you engage with our office so we can improve your experiences across divisions and products. This year, we **supported over 40,000 customers and launched new online tools to make it easier and more convenient for you to access public records** and make requests for marriage certificates. We also **successfully launched Phase 1.0 of our property assessment system**, converting a decades-old system to a new one focused on improving the user experience. We are already seeing dramatic improvements in performance and efficiencies in how we do business and how you access your records. Modernizing the property assessment system will ensure we maintain integrity of the records well into the future.

## Sharing Family Wealth Resources

Last year, together with local partners, we continued our engagement with communities online and in person. We held virtual forums to share updates with the community on new state laws such as Proposition 19, and we continued our education on the benefits of estate planning and tax savings programs. We launched an "Assessor in the Neighborhood" series to bring our resources to your neighborhoods, with a focus in the southeast neighborhoods of San Francisco. And, we are excited to bring new and tailored financial wealth programming including **free and low-cost estate plans for you and your family**.

## A Commitment to Equity

At the Assessor-Recorder's Office, we commit ourselves to advancing equity by expanding recruitment efforts to reach non-traditional applicants, supporting professional development of all staff, implementing new state laws that speak to San Francisco's history of segregation and exclusion toward communities of color, and ensuring that those we assess are paying their fair share in support of our city. We dedicate resources to our Transfer Tax Audit program, to the discovery of Possessory Interests, to defending our value at the Assessment Appeals Board, and the implementation of **AB 1466 to remove racist covenant language** from old recorded documents. The implementation of AB 1466 highlights the role that these documents played in determining who was allowed to live in a certain neighborhood, who could get financing, and who could get insured or not. We will be using AB 1466 in the year ahead as a promising tool to advance racial equity while acknowledging past wrongs that hindered communities of color from economic advancement and wealth generation.

Thank you for taking the time to review our annual report. We remain committed to serving you with the best customer service possible. Please do not hesitate to contact me at [assessor@sfgov.org](mailto:assessor@sfgov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "JQ Torres". The signature is fluid and cursive.

**JOAQUÍN TORRES**  
**ASSESSOR-RECORDER**  
**CITY & COUNTY OF SAN FRANCISCO**

# City & County of San Francisco

**46.87**

SQUARE MILES

**881,549**

NUMBER OF SAN FRANCISCO RESIDENTS

**\$332 billion**

TOTAL ASSESSED VALUE

**210,698**

NUMBER OF PARCELS

**174**

NUMBER OF EMPLOYEES AT THE OFFICE OF THE ASSESSOR-RECORDER



San Francisco City and County is the only consolidated city-county in California. Located at the northern end of the San Francisco Peninsula, it encompasses a total area of 231.9 square miles, which consists of 46.9 square miles of land and 185 square miles of water. Included within its boundaries are several islands - Alcatraz, Treasure Island, Yerba Buena Island, and the Farallon Islands.

San Francisco's local assessment roll consistently ranks as the 7th highest in value of the 58 county assessment rolls in California. San Francisco ranks the highest average assessment value per capita in California.

# Core Responsibilities

The Office of the Assessor-Recorder has the responsibility to carry out the property tax-related functions governed by the State Constitution, state, and local laws. Our office provides the following core responsibilities:

- Locate all taxable property in the County and identify the ownership
- Establish a taxable value for all property subject to local property taxation
- Conduct fair and efficient assessments
- List the value of all property on the assessment roll
- Apply all legal exemptions
- Maintain public records
- Collect City revenues from the recording of legal documents
- Provide property owners and the public access to assessment data, as allowed by law.



*Photo (above): Assessor Torres celebrates the annual Roll Close with staff, June 25, 2021. This annual process helps San Francisco secure over \$3.7 billion dollars in property tax revenue to fund public programs. We proudly closed our roll on time for the third year without backlogs.*

## PROPERTY ASSESSMENT AND TAX BASICS

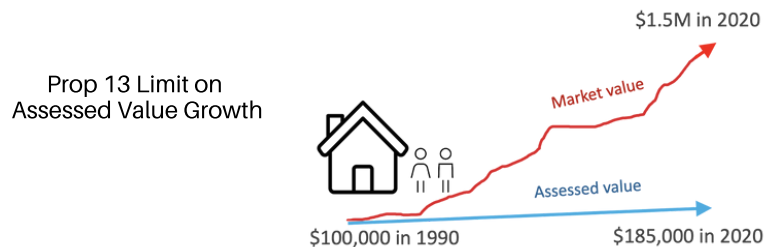
This Annual Report offers a comprehensive analysis of the local assessment roll, including all real and business personal property, legal exemptions, and assessment information provided by property type. To help you understand our work and the rules that we operate under, we have compiled the following Frequently Asked Questions (FAQs). An Explanation of Terms is also available at the end of this report for your reference. We are committed to helping you understand our role in City finances and the services our office provides.

### FAQ: How Do We Set Property Values?

To understand how we set property values, it is important to understand the difference between your property's Market Value and the value we set which is the Assessor's Assessed Value.

The **Market Value** is the market-driven price of a property at a given time and place. This is what your property can be sold for in an open market transaction. Typically, our office sets the **Assessed Value** of your property at the time the property is purchased or transferred in an open market.

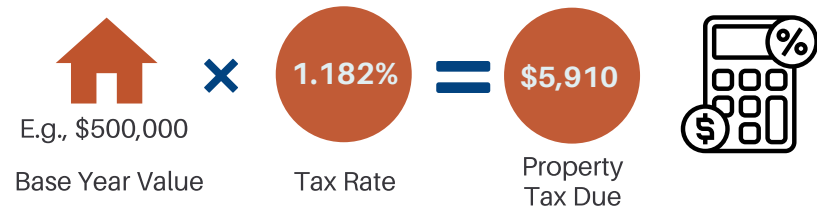
Once your assessed value is set, absent any new construction or a change in ownership, your assessed value cannot increase by more than 2 percent or the rate of inflation per California's Consumer Price Index, whichever is lower. This rule, along with setting the tax rate to 1%, is located in California's Constitution which Proposition 13 amended in 1978. Your property's assessed value determines your property tax.



For more information, see "Basics of Valuing Your Property" Fact Sheet available in 6 languages at <https://sfassessor.org/news-information/fact-sheets>

### FAQ: How Are My Property Taxes Determined?

After the Assessor determines the assessed value of the property, the value becomes the **Base Year Value** which is established to calculate your property taxes. Proposition 13 sets the **Tax Rate** at a uniform 1% plus the rate required to fund local voter-approved bonds. Voter-approved debt may include funding for teachers, affordable housing, parks, and other essentials. In San Francisco, the property tax rate for FY 2021-22 is 1.18248499%. Your property tax bill is calculated by multiplying your property's adjusted base year value by the tax rate.



### FAQ: How Do My Property Taxes Increase?

After your property's base year value is established, which is typically at the time you buy your home, the assessed value will rise by no more than two percent or by the rate of California's Consumer Price Index, whichever is lower. When one of the following takes place, a reappraisal of your property to market value may occur:

- You undergo New Construction on your property which may trigger a partial reassessment. Only the market value of the addition is added to your existing base year value.
- There is a transfer of ownership or Change in Ownership.

For more information on New Construction and Changes in Ownership, please contact us or review "Value Change Due to New Construction" & "Property Tax 101 for New Homeowners" fact sheets available at <https://sfassessor.org/news-information/fact-sheets>

# FAQ: What is the Role of the Assessor-Recorder?

Travel with us through the different functions of our office!

## Recorder

Customers come to our office to record public documents. Our Recorder team **records over 200,000** public documents annually including deeds, maps, and marriage certificates. When deeds are recorded, we may collect transfer tax and it kicks-off our assessment review in our Transactions Unit.

## Transactions

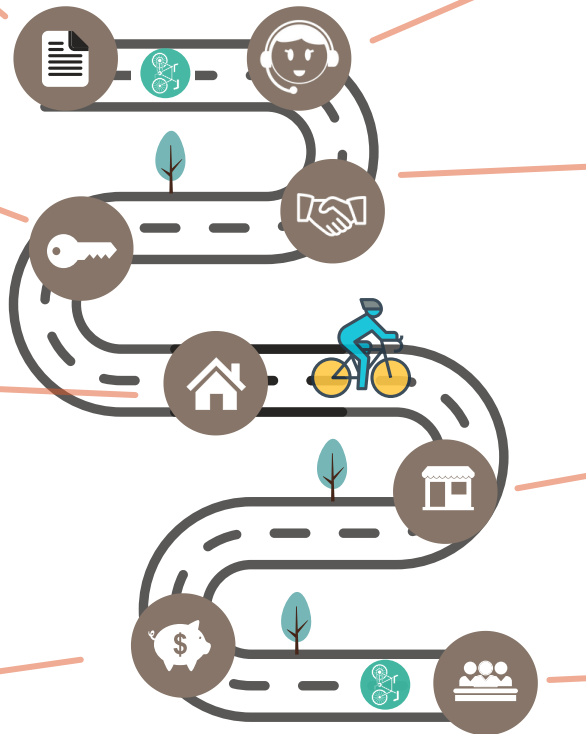
Over **39,000 recorded documents** that indicate a change in ownership made their way to this Transactions division for review in 2021. This team updates ownership information and applies property tax exclusions to qualified properties.

## Real Property

If a change of ownership transaction triggers reassessment or completed new construction is assessable, the events make their way to Real Property for valuation. Our Real Property team valued over **14,000 changes in ownership and new construction events last year.**

## Exemptions

After the property value is set, our Exemptions team applies eligible exemptions to reduce the assessed value. In FY202-21, we **granted over \$19 billion** worth of exemptions to **over 2,800** charitable organizations, homeowners and veterans.



## Public Service

We serve close to **40,000** people per year through phone, email, mail and in-person touch points. **Over 2,260 are customers with limited English proficiency.** Typically, our customers look for public documents like marriage certificates or deeds, or want to understand their property assessments.

## Public Affairs

We commit to ensure all communities, especially immigrant and underserved communities, have access to financial resources and education. In FY20-21, we attended over **130** events to answer your questions and bring you helpful information. We advocate for you on critical state and local legislation, rules, and regulations.

## Business Personal Property

Each year, the Business Personal Property team works with over **37,000 business owners** to account for items like machinery and equipment used to operate businesses in San Francisco.

## Appeals

Each year we answer thousands of property value questions. If after speaking with our appraiser you cannot agree upon your property's value, you may file a formal appeal with the independent review board, the Assessment Appeals Board (AAB). In FY202-21, we worked with the AAB to **close over 1,000 appeals.**

## FAQ: Are You the Tax Collector?

Nope! The Assessor does not issue property tax bills nor collect property taxes. Our office provides the vital function of establishing the annual assessment roll which is the foundation of the multi-agency property tax system.

### ASSESSOR



Assesses all real property and personal property located throughout San Francisco. In 2021, our office delivered the annual roll with a net taxable value of **\$312.6 billion**.

### CONTROLLER



Receives the assessments from the Assessor and applies the appropriate tax rate to determine the amount of the property taxes owed. For 2021, the tax rate is **1.182%**.

### TREASURER & TAX COLLECTOR



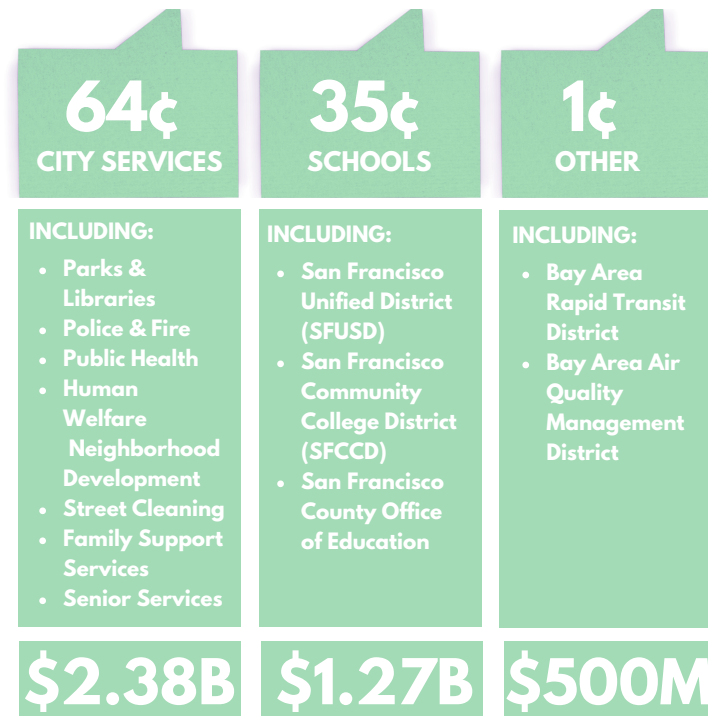
Mails out property tax bills, collects the money, and deposits it in the Treasury. Property tax revenue for FY21-22 is estimated at **\$3.7 billion**.

### CONTROLLER

Allocates the money to local taxing agencies, including the City's General Fund, schools, and special districts.

## FAQ: Where Does My Property Tax Go?

Property tax revenue is considered the single most stable and reliable source of funding - a bedrock for San Francisco's public services. Each year, your property taxes are allocated to fund parks, libraries, public health and safety, schools, and much more. For every \$1 collected, 64% funds city services, 35% schools, and 1% to Bay Area Rapid Transit (BART) and Bay Area Air Quality Management District (BAAQMD):



Source: Office of the Controller, City and County of San Francisco

## Revenue Highlights

**\$3.7 Billion**

Property Tax, a 2.32% increase from prior year.

**\$319 Million**

Transfer Tax, a 3.3% decrease.

**\$26 Million**

Transfer Tax Audit Program, a 442% increase.

**\$5.2 Million**

Recorded Documents fees, a 44% increase.



## Assessment Roll Highlights

**\$312 Billion**

Total Value of All Taxable Real Property, a 4.1% increase from prior year.

**\$18.8 Billion**

Total Value of All Taxable Business Personal Property, a 2.6% decrease from prior year.

**\$19.4 Billion**

Exemption Savings for Homeowners, Veterans, Charitable Organizations, a 6.15% increase.

**210,698**

Number of real property parcels.



## A COMMITMENT TO SERVICE & EQUITY



## A Commitment to Service

At the Office of the Assessor-Recorder, we are committed to providing you with timely service and accurate information. While our offices were closed to mitigate the spread of COVID-19, our staff proactively reached out to serve you through email, 311 requests, online records requests, mailings, and phone calls. We also provided a Drop Box available during the times when our office is closed to meet your schedule and needs.

On June 8, 2021 we reopened our City Hall office and welcomed the public in-person to answer your property assessments, real estate transactions, and vital public records requests. In June over 1,000 customers visited our office. We are committed to supporting you in all the ways that are most convenient to you.

MAILINGS

**83,913**

PHONECALLS

**17,088**

EMAILS

**16,899**

COMMUNITY PORTAL INQUIRIES

**3,581**

DROP-BOX REQUESTS

**5,566**

571-L ONLINE FILINGS

**10,336**



City Hall Room 190  
Monday-Friday  
8:00AM to 5:00PM



415-554-5596



[assessor@sfgov.org](mailto:assessor@sfgov.org)



[sfassessor.org](http://sfassessor.org)

*Photo (left): Assessor Joaquín Torres welcomes the public back to City Hall.*

# KEEPING YOU INFORMED

## Proposition 19 (2020) Resources

Our office shares the latest information on property tax law. From the 2020 lawmaking session, Proposition 19 (Prop 19) was the most significant tax law change. The new law expanded the ability for older homeowners and persons who are severely disabled to transfer their base year values, but reduced tax savings opportunities for families to transfer to their children.

When Prop 19 passed by California voters in 2020, our office moved quickly to inform you of the new law and its impacts on family property transfers. Here is a snapshot of the resources we provided to the community:

- Informational Prop 19 Webpage
- Multilingual Fact Sheets
- Educational Videos
- Community Outreach and Presentations
- Questions Answered In-Person, Email & Phone
- Legislative Advocacy on Senate Bill 539 to clarify the new law
- Facilitated an increase of deed recordings before Prop 19's implementation date

We are committed to helping you understand how this new law may impact you and your family. Please reach out to our office for answers. Learn more about Prop 19 at <https://sfassessor.org/prop19>

# COMMUNITY ENGAGEMENT AND EDUCATION

## Family Wealth Series

In 2021, Assessor Torres expanded educational programming with the Family Wealth Series with the goal to bring resources and experts to communities to inform, educate, and build homeownership across neighborhoods. Over 1,100 viewers participated in our 4-part digital workshop series "Financial Foundations for Homeowners" where we shared information and answered questions related to property tax basics, Proposition 19, personal finance for first-time homeowners, and estate planning.

Delivering resources and opportunities to our most vulnerable communities remains a priority in the coming year. The series will continue to provide all San Franciscans, especially immigrant, Black/African American, and Latino communities, with information to support families achieve financial security.

**¿Cómo se calcula un impuesto suplementario?**  
**How is a Supplemental Tax Calculated?**

**1. Calcule la diferencia**  
**Find the Difference**

\$500,000 (Valor de tasación recién evaluado)  
(newly assessed value)

- \$250,000 (Valor de tasación evaluado previamente)  
(prior assessed value)

---

= \$250,000 Valor de tasación suplementario  
Supplemental Value

Vendido por Sold for \$500k

Valor evaluado previamente  
Prior Assessed Value \$250k

35

**Multi-language presentation slide (above):** Online video series providing information to below market rate homebuyers and homeowners available at <https://sfassessor.org/events>

SAN FRANCISCO ASSESSOR  
JOAQUÍN TORRES  
PRESENTS:

*Financial Foundations for Homeowners*  
DIGITAL FAMILY WEALTH SERIES

TUESDAYS, JULY 2021  
1 PM - 2 PM on Zoom

JULY 6 - PROP 19 PROPERTY TAX BENEFITS  
JULY 13 - PERSONAL FINANCE for FIRST-TIME BUYERS  
JULY 20 - PROPERTY TAX 101  
JULY 27 - ESTATE PLANNING 101

ASSESSOR SAN FRANCISCO San Francisco Public Library

**Program flyer (above):** In July 2021, over 1,100 people viewed our 4-part "Financial Foundations For Homeowners" series, in partnership with Housing Economic Rights Advocates, Northeast Community Federal Credit Union, Mission Asset Fund, and the SF Public Library.

## CONNECTING WITH COMMUNITY!



EDUCATION AND HOMEOWNERSHIP ARE PRIMARY PATHWAYS TO BUILD FAMILY WEALTH.

NUMBER OF PEOPLE ATTENDED

**1,100**

QUESTIONS ANSWERED

**100**

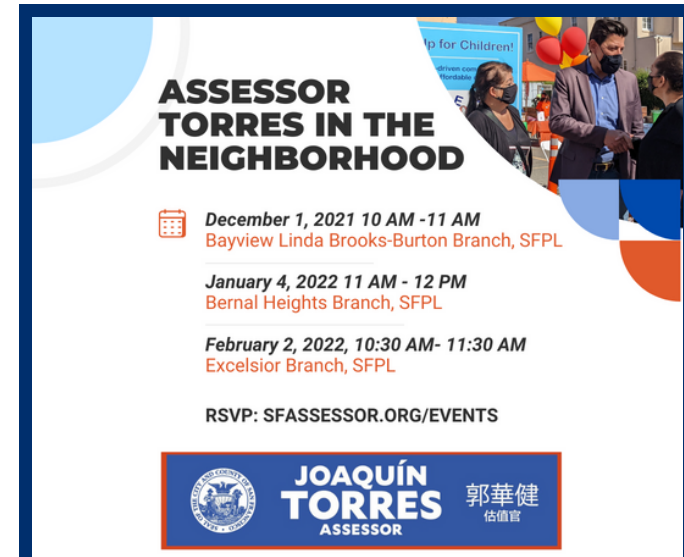
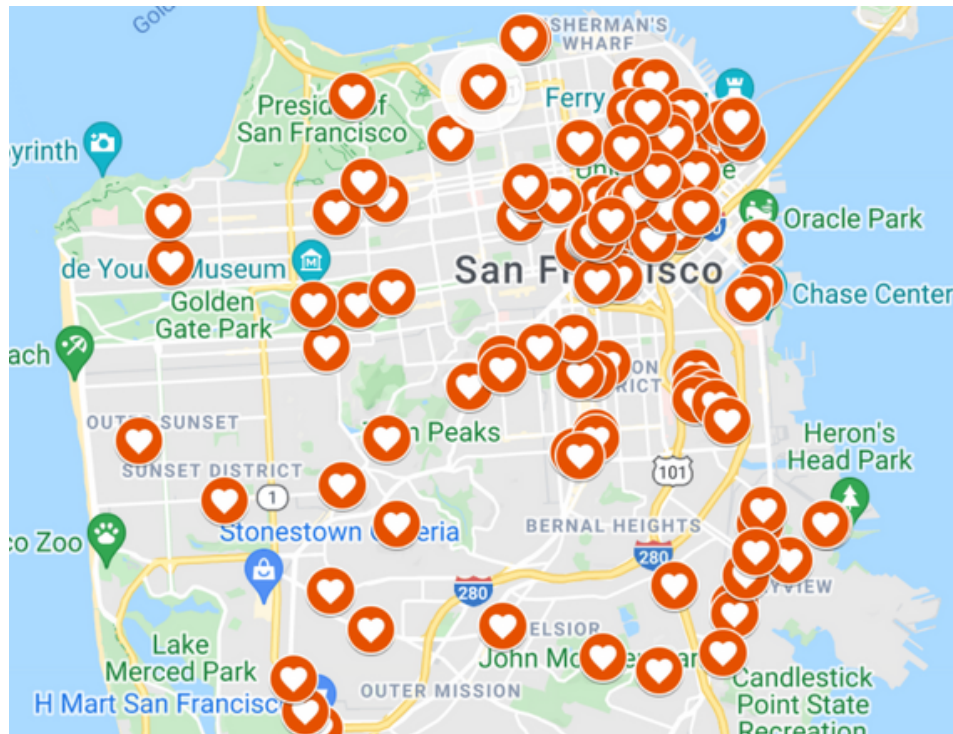
LANGUAGES OFFERED

**3**

# COMMUNITY ENGAGEMENT AND EDUCATION

## Assessor in the Neighborhood

We understand that asking questions in person may be preferred especially when it comes to complicated tax laws. In 2021, we attended over **130 community meetings, street fairs, cultural celebrations, and workshops** (see hearts below) to better understand your needs and answer your questions. In partnership with local nonprofits and neighborhood libraries across the city, we hosted our annual **Family Wealth Series** and launched our **Assessor in the Neighborhood** open office hour series to meet you where you are.



*Image (top):* program flyer for Assessor in the Neighborhood series. *Photo (above):* Assessor Torres answering property tax questions at the Richmond neighborhood fair.

## A Commitment to Racial Equity

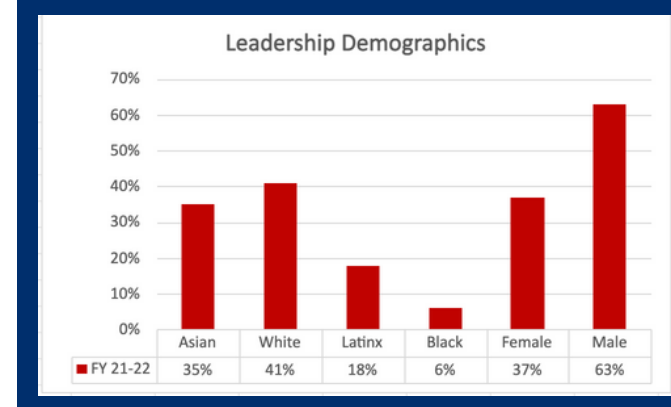
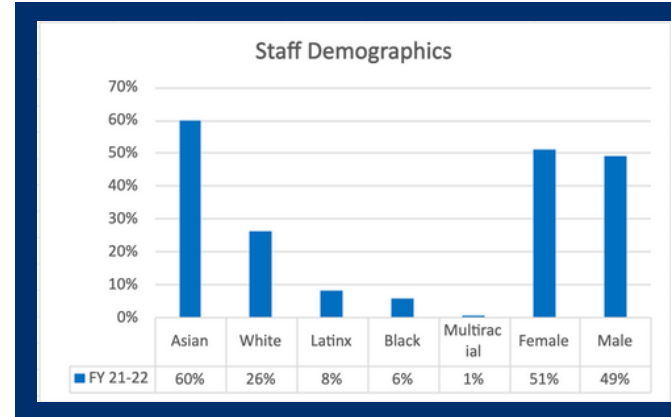
We are firmly committed to an equitable, safe, and inclusive workplace. To us, this means pursuing an actively anti-racist environment where employees are welcome and able to grow and thrive.

In 2020, the department recruited a Core Team of staff to develop Phase I of the **ASR Racial Equity Action Plan**. Phase I of the Plan identifies specific objectives and action items to address race and equity disparities that may exist within our operations. At the time of finalizing this report, we are excited to have moved the work forward in the following ways:

- Completed the first Racial Equity All-Staff survey
- Launched Racial Equity Training for Managers
- Launched a new Professional Development Program for staff prioritizing underrepresented staff of color
- Hired a Racial Equity Consultant to help guide implementation of the Racial Equity Action Plan
- Developing an internship program
- Reviewing and updating our hiring and recruitment processes with the goal of increasing the number of Black and Brown staff in the office
- Expanding recruitment and outreach for open positions
- Completing a project with Civic Bridge to analyze our assessment practices

As we celebrate the accomplishments and diversity of our staff, we remain committed to building on our existing accomplishments in support of our diverse staff to increase access and equity for Black, Indigenous and People of Color.

Read more about our Racial Equity Action Plan at <https://sfassessor.org/about-us/our-mission>



**Charts (above):** Staff and leadership demographics.

**Photo (left):** Increasing access to city opportunities. Tabling at the Potrero Hill Job Fair are Assessor's Office's Public Service Staff Jessica Li, Principal Real Property Appraiser Connie Vindell, Assessor Joaquín Torres, and Human Resources & Training Manager Jonathan Nelly (left to right).

# ADVANCING EQUITY

Advancing equity also means that we proactively advance racial justice in our everyday work. We will be implementing **AB 1466 (2021)** by discovering and removing racist language from covenants which were discriminatory exclusionary tools to decide who was allowed to live in a certain neighborhood, who could get financing, and who could get insured.



**News ads and articles (Top):** 1912 advertisement for the Forest Hill neighborhood promoting restrictive covenants. Image courtesy of Collector's Weekly article, 9/21/18. **Left:** In 1957, Willie Mays is denied his plan to buy a house because of his race, SF Chronicle, Nov. 14, 1957. **Right:** 1906 advertisement marketing Presidio Terrace as the "only one spot in San Francisco where only Caucasians are permitted to buy or lease real estate... where you will obtain protection from the many nuisances that are now making life in San Francisco unbearable." Published in The Argonaut, September 1, 1906. Courtesy of The Bancroft Library, University of California.



## Removal of Discriminatory Language from Real Property Covenants With AB 1466

On September 28, Governor Gavin Newsom signed AB 1466, a law that makes it easier for homeowners to remove racially restrictive language from their property deeds, requiring county recorders to record and remove such language. San Francisco's Office of the Assessor-Recorder is committed to implement this new law.



**AB 1466 IS HISTORIC**

The approval of AB 1466 has come during a moment where dismantling systemic racism to bring forth racial equity for people of color is especially imperative as the nation is reckoning with importance of uplifting Black and Latino communities. The San Francisco local government aims to make racial equity a reality for San Francisco residents of color who have for too long been kept out of housing by private and public policy.

AB 1466 further enables this effort.



*"Racial covenants had lasting effects on communities. These exclusionary tools promoted the acceptability of racist ideas, segregated communities, and widened the racial wealth gap by holding communities of color back from economic advancement for over a generation. We support making racial equity a reality for San Francisco residents of color. Identifying these restrictions in our city will inform new investments directed at delivering justice to impacted communities." - Assessor-Recorder Joaquín Torres.*

**Informational handout (above):** summarizes the intent of AB 1466 and our office's work to implement the new law.

**Photo (left):** Assessor Torres signs letter urging Governor Newsom to sign AB 1466.

## A Commitment to Fairness

In the last few years, our office has pursued fairness and compliance with the tax code. We launched the Transfer Tax Audit Program which reached record collections in FY20-21. We also added resources to our Possessory Interest team to create accountability so that everyone pays what is required by local and state laws to pay their fair share.

### Transfer Tax Audit Program

The Transfer Tax Audit Program is designed to ensure transfer tax laws are applied uniformly, to ensure equity, promote voluntary compliance, and identify under-reported transfer tax.

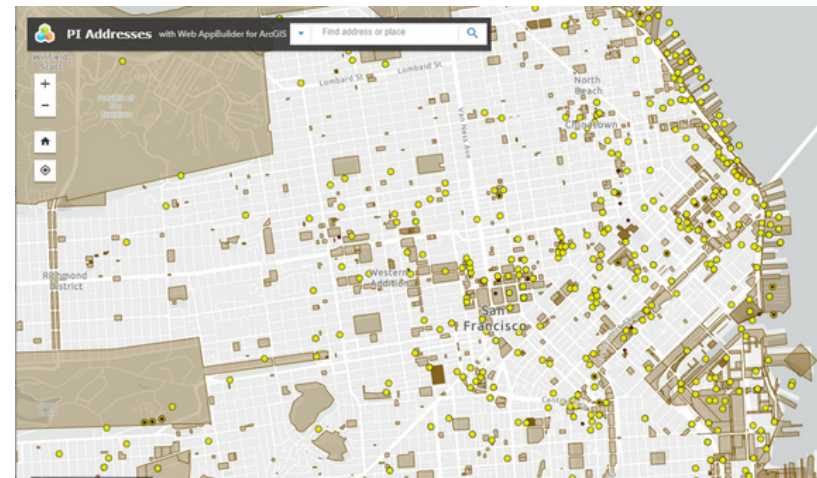
In 2020-21, our office in partnership with the State Board of Equalization identified several high value sales especially among legal entity transfers, totaling **\$26 million** for collection. Since launching in 2015, the program has collected **over \$70 million** in underreported tax, penalties, and interest.

	2017-18	2018-19	2019-20	2020-21
Net Collections	\$23M	\$3.3M	\$4.8M	\$26M

### Possessory Interest (PI)

A taxable **Possessory Interest** is created when real estate owned by a government agency is leased, rented, or used by a private individual or entity for their own exclusive use. Examples of this include private companies leasing government buildings, boat slips in the marinas, and property along the waterfront under the Port of San Francisco.

Our office works with **over 39 government agencies** to identify possessory interests in the city. In recent years, the PI team has undergone several process improvements in an effort to capture these assessments. We now have a PI team of four dedicated to discovering these assessments. We conducted a massive data cleanup effort to map Assessor Parcel Numbers (APNs) and accounts. We developed a PI calculator to streamline the valuation process and expanded our communications with PI account holders, so you are informed and updated about your assessment.



*Image (above): A Possessory Interest GIS Tool was created to support the team discover, manage, and assess possessory interests in San Francisco.*

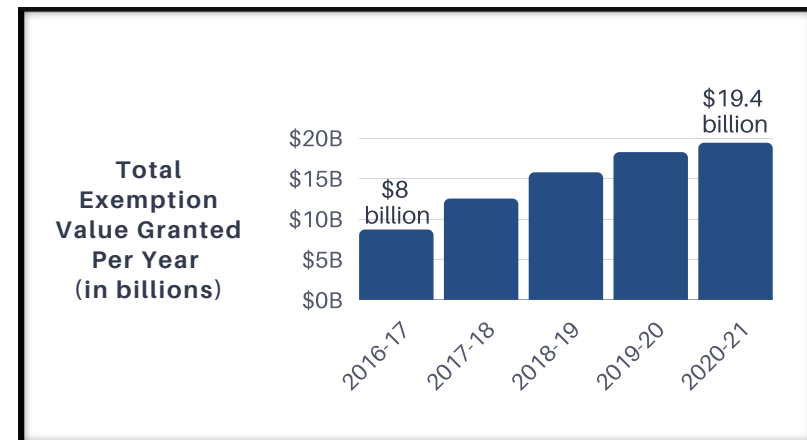
# TAX SAVINGS

## Exemptions and Exclusions from Reassessments

**Exemptions** reduce the taxable value of your property working as a discount on your property taxes. Exemptions are available for individual homeowners and for properties

1. used exclusively for religious, hospital, scientific, or charitable purposes, and
2. owned or held in trust by nonprofit organizations operating for those purposes.

Over the last five years, we have seen an increase in exemptions rise from \$8 billion to \$19.4 billion.



**Exclusions** allow new property owners to avoid property tax increases when acquiring property from qualified transferors, e.g., spouses, their parents to their children or from their grandparents to their grandchildren. The new owner's taxes are calculated on the established Proposition 13 factored base year value, instead of the current market value when the property is acquired.

In the next several pages, we will go over commonly applied exemptions and exclusions to help eligible property owners take advantage of these tax savings programs.



# PROPERTY TAX SAVINGS - EXEMPTIONS

## Homeowners

Homeowners who occupy their property as their principal residence may qualify for the Homeowners' Exemption. The exemption reduces property taxes by deducting \$7,000 from the assessed value before applying taxes. That is, qualified homeowners can save approximately \$80 in property taxes every year. Last year, approximately **\$597 million** was granted in homeowners exemption to support over **84,000** San Francisco homeowners save over **\$6.7 million**.



NUMBER OF HOMEOWNERS  
EXEMPTIONS GRANTED

**84,000+**

## Veterans with Disabilities

Veterans who become disabled due to a service-related injury or disease while in the armed forces may be eligible for partial property tax reductions. Qualifying veterans may be eligible for an exemption of up to \$221,304 off the assessed value of their home. The Veterans Administration must certify the veteran's disability. Last year, approximately **\$26 million** was granted in exemptions to benefit **188** veterans with disabilities and their families.



TAXABLE VALUE REDUCED FOR  
VETERANS

**\$26 million**

## Affordable Housing

Residential properties operated by non-profit organizations, including most affordable housing developments, are eligible for property tax exemptions. Of the \$19 billion in exemption value, about one-fifth, or **\$3.54 billion**, was approved for non-profit residential purposes. In 2020-21, our office assisted and processed exemptions for **31 affordable housing projects** supporting San Francisco's goal to produce more affordable housing.



*Photo (above): Assessor Torres with community members celebrating a groundbreaking for Mission Housing's Balboa Park Upper Yard. The project will provide 131 units with affordable homes to families earning up to 60% AMI with a goal of 40% existing neighborhood residents.*

# \$19 BILLION IN TAX EXEMPTIONS FOR NONPROFIT ORGANIZATIONS

## Institutional Exemptions

Supporting local community organizations through the exemptions process is a direct way in which we help build stronger communities. Real and personal property used for hospital, scientific or charitable purposes may be eligible for a property tax exemption. Whether its operations are for one of these purposes is determined by its activities. A qualifying organization's property may be exempted fully or partially from property taxes. See table below for the number of exemption units by type.

Exemption Type	Count	% of Count
Welfare	1,851	65.5%
College/University	214	7.6%
Museum/Public Library	13	0.5%
Hospital	23	0.8%
Other	726	25.7%

Note: The "Other" category in the above table includes exemptions to veterans, low-income housing, religious, church, and property leased to public schools.

## Welfare Exemptions

The **welfare exemption** is provided to property

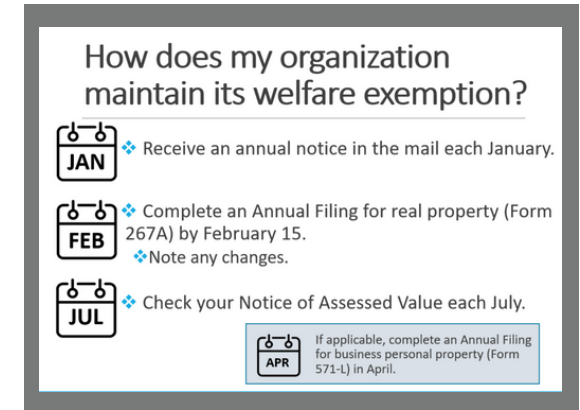
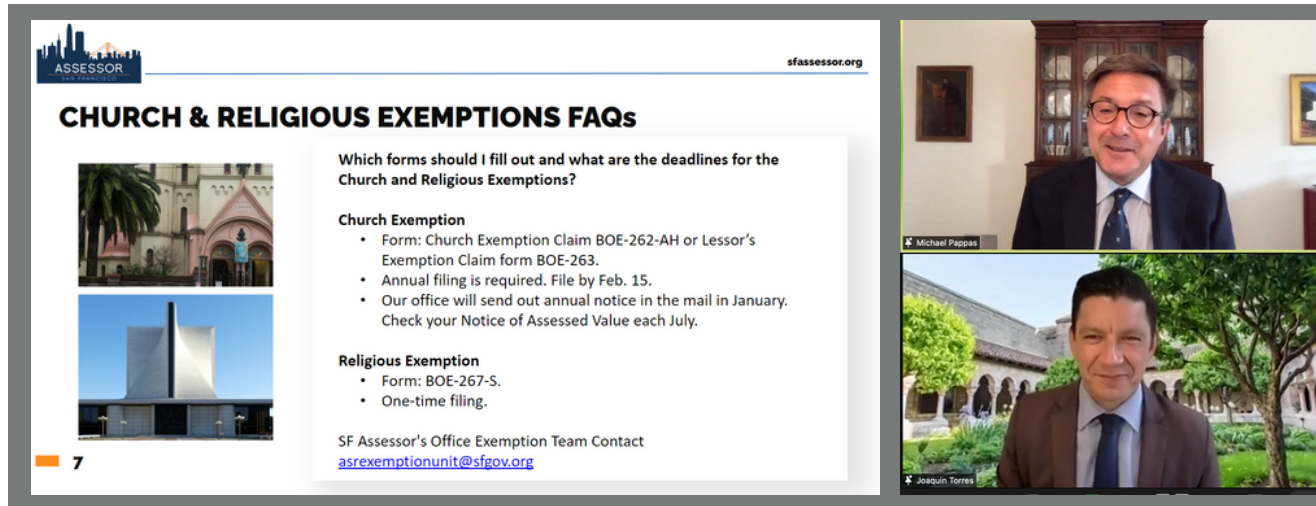
1. used exclusively for charitable, hospital, or religious purposes, and
2. owned or held in trust by nonprofit organizations operating for those purposes.

Every January, we host a Welfare Exemption Workshop in which we explain the step-by-step process and answer questions in a one-on-one setting.

In 2020-21, 81% or \$15.68 billion of all exemptions were welfare exemptions. Our office served **over 1,800** charitable organizations save over **\$177 million**.

WELFARE EXEMPTION APPROVED

# \$15.68 billion



If you are interested in presentations on exemptions or other assessment topics you may have, please contact us at 415-554-5596 to schedule.

**More Information on Tax Exemptions**  
<https://sfassessor.org/tax-savings/exemptions>

*Image (above):* Presentation to the San Francisco's Interfaith Council Faith Leaders on Sept. 9, 2021. Assessor Joaquin Torres with Michael Pappas, Director of San Francisco's Interfaith Council. *Image (right):* Presentation slide from a Welfare Exemption Workshop.

# PROPERTY TAX SAVINGS - EXCLUSIONS

Exclusions allow new property owners to avoid property tax increases when acquiring property from qualified transferors, for example, spouses, their parents to their children or from their grandparents to their grandchildren. When an eligible exclusion is granted, the new owner's taxes are calculated on the established Proposition 13 factored base year value, and not based on the current market value when the property is acquired.

## Spousal Exclusion

The inter-spousal exclusion protects the surviving spouse when a death occurs or when a spouse retains the property in a divorce settlement. The definition of married couples includes both same sex couples as well as opposite sex couples.

## Transfers within Family: Parent-Child & Grandparent-Grandchild Exclusions (Prop 19)

California tax laws allow parents or grandparents, when they transfer their property to eligible children/grandchildren, to carryover their primary homes' base year value to their children. On November 2020, California voters passed Proposition 19 which reduced the tax savings program on intergenerational transfers. These changes took effect on February 16, 2021. For more information, please visit our Prop 19 webpage at [www.sfassessor.org/Prop19](http://www.sfassessor.org/Prop19)

## Persons 55 and older, Severely Disabled, and Victims of Natural Disasters Exclusions (Prop 19)

Many people consider moving to a new smaller home or closer to family as they grow older. Buying a new house often means higher property taxes if the new property's market value is higher than the existing property's Prop 13 assessed value. The good news is that there is an exclusion which allows persons 55 or older, severely disabled persons, and victims of natural disasters to transfer their Prop 13 assessed value to their new replacement home. Prop 19 (2020) is a constitutional amendment that allows eligible individuals to transfer their Prop 13 values to any county within California.

For more information about Prop 19, please visit [sfassessor.org/Prop19](http://sfassessor.org/Prop19)

**Tax Exclusions:** <https://sfassessor.org/tax-savings/exclusions>



*Photos (above): Assessor Torres sharing tax savings information and city resources with neighborhood residents.*

# EXCLUSIONS FOR ENVIRONMENTAL, SAFETY, AND ACCESSIBILITY UPGRADES

Exclusions may also be available for new construction upgrades such as for the following purposes:

## Rainwater Capture System

Proposition 72 (2018) was approved by voters to exclude rainwater capture systems from assessments.



## Earthquake Retrofit

The Earthquake Retrofit exclusion mainly includes construction of seismic retrofitting improvements or other improvements that utilize earthquake hazard mitigation technologies on an existing building.



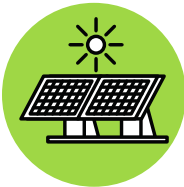
## Accessibility Construction

State law excludes from assessment the construction, installation, removal or modification of any portion or structural component of an existing building or structure to the extent that is done for the purpose of making the building or structure more accessible to, or more usable by, a disabled person.



## Solar Energy System

California law provides that under certain circumstances the initial purchaser of a building with an active solar energy system may qualify for a reduction in the assessed value of the property.

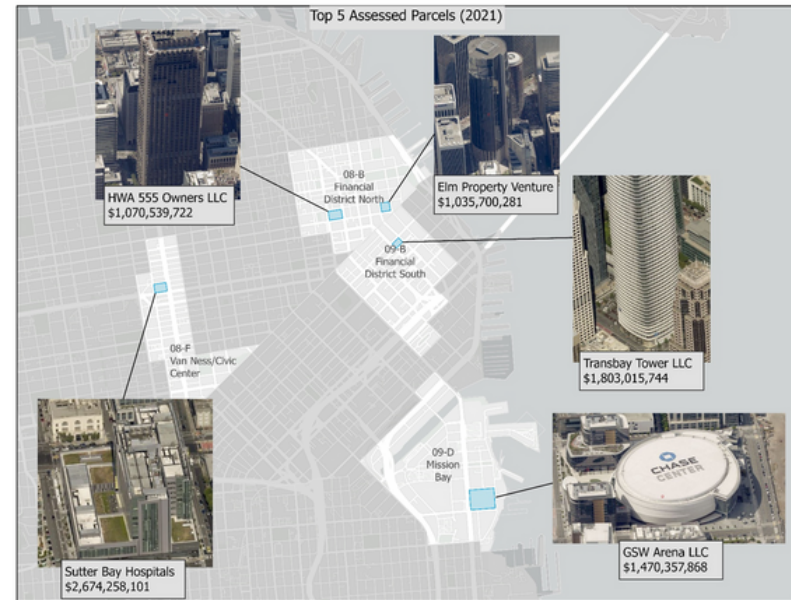


For more information, view our Tax Savings/Exclusions webpage at [sfassessor.org](http://sfassessor.org)

# NEIGHBORHOOD DATA & TRENDS



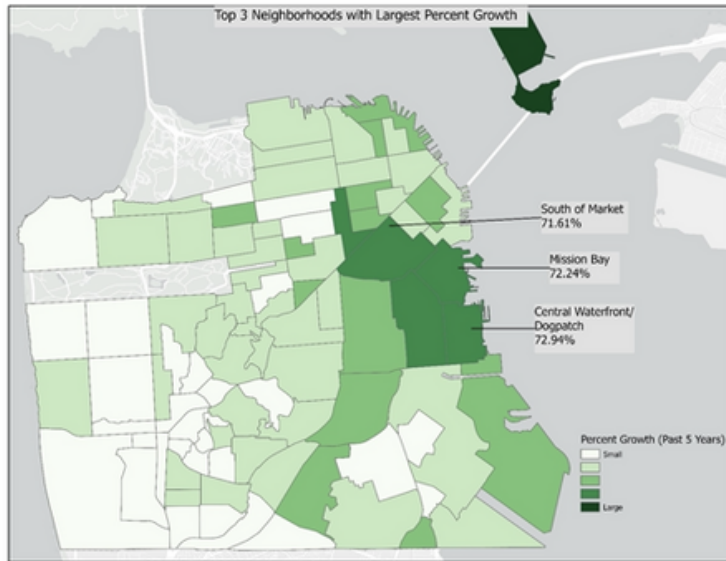
## Most Valuable Properties



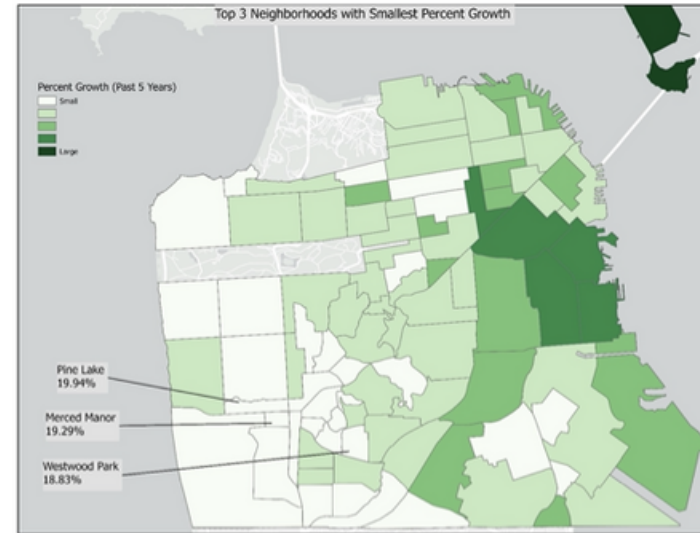
Assessee Name	Property Address	Type	Value
Sutter Bay Hospitals*	1101 Van Ness Ave	Commercial Misc.	\$ 2,674,258,101
Transbay Tower LLC	415 Mission St	Commercial Office	\$ 1,803,015,744
GSW (Golden State Warrior) Arena LLC	1 Warriors Way	Commercial Retail	\$ 1,470,357,868
HWA 555 Owners LLC	555 California St	Commercial Office	\$ 1,070,539,722
Elm Property Venture LLC	101 California St	Commercial Office	\$ 1,035,700,281
Park Tower Owner LLC	250 Howard St	Commercial Office	\$ 1,012,003,901
PPF Paramount One	1 Market St	Commercial Office	\$ 877,380,832
KRE Exchange Owner LLC	1800 Owens St	Commercial Office	\$ 801,576,851
SHR St Francis LLC	301 – 345 Powell St	Commercial Hotel	\$ 772,514,515
Sutter Bay Hospitals*	3555 Cesar Chavez St / 555 San Jose Ave	Commercial Misc.	\$ 774,697,554

Table: (above) Roll Year 2021-22 top ten most value properties. \*Exemptions are applied, all or in part.

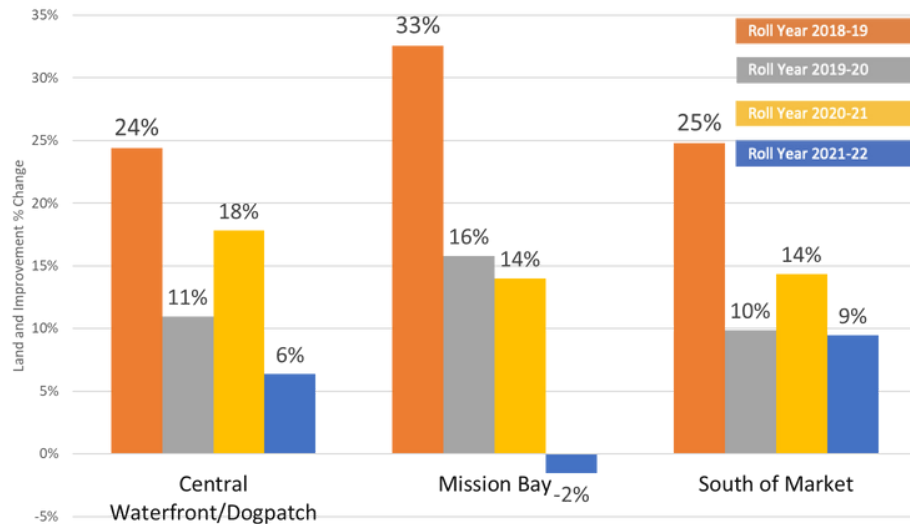
## Highest Assessment Growth



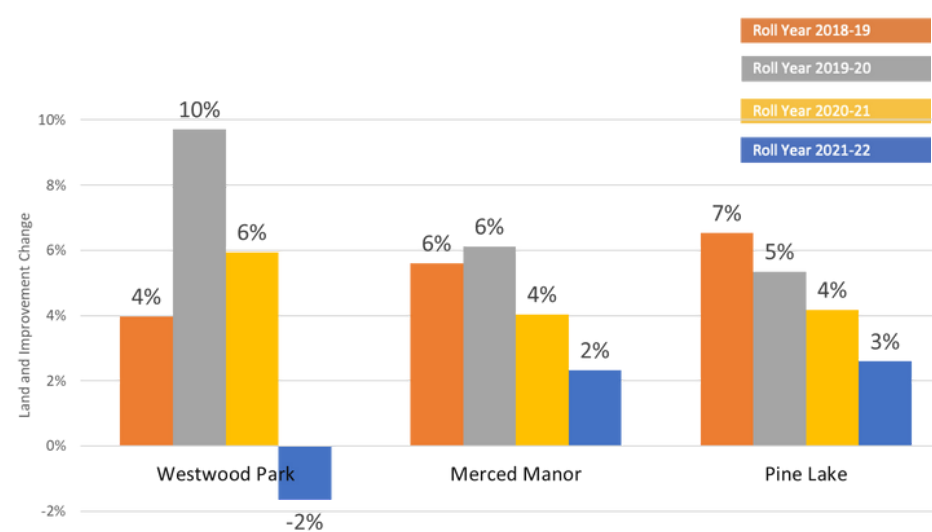
## Smallest Assessment Growth



## Top 3 Neighborhoods with the Largest Percentage Growth Year-over-year Percentage Change (past 5 years)



## Top 3 Neighborhoods with the Smallest Percentage Growth Year-over-year Percentage Change (past 5 years)



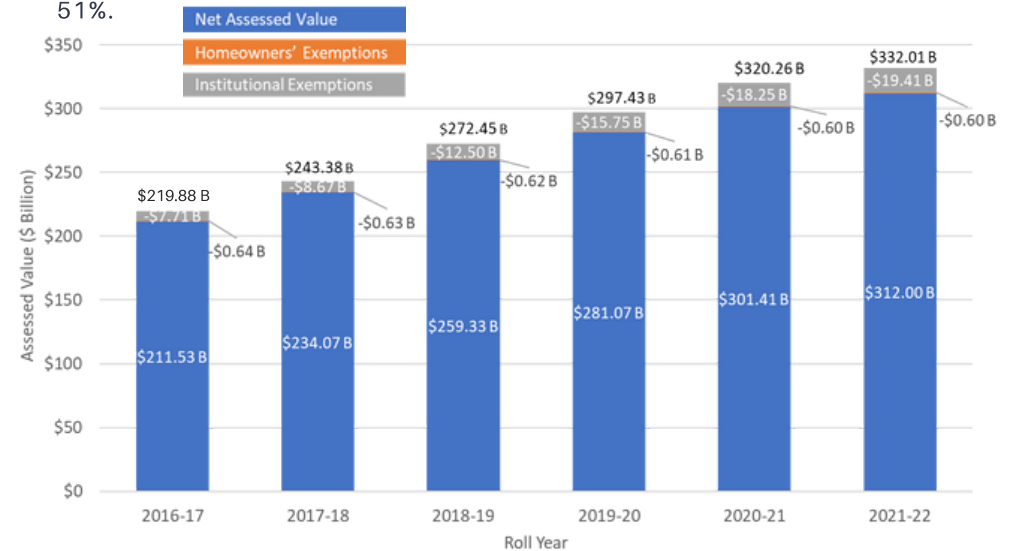


# ROLL GROWTH

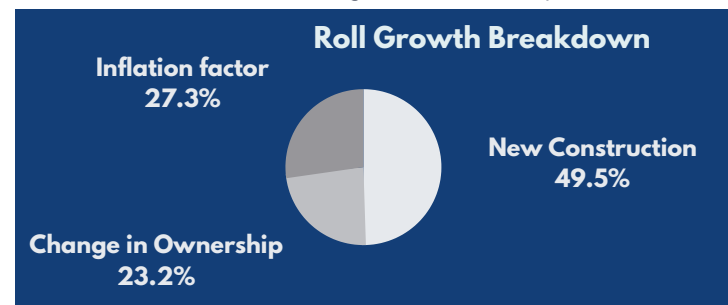
## Year-by-Year Roll Growth

The 2021 Roll continues a decade-long trend of steady growth. At a cumulative value of \$332 billion, the total property value grew by 3.67% compared to last year. For next year, we expect the growth of our roll to slow due to having worked through the backlog (as captured values on those real estate holdings in our backlog have been added) and fewer sales transactions for certain properties such as office buildings.

The net value, after taking out exemptions, leads to \$3.7 billion in property tax revenue, \$83 million more than last year. Since fiscal year 2016-17, the total assessed roll value, before exemptions, increased by 51%.



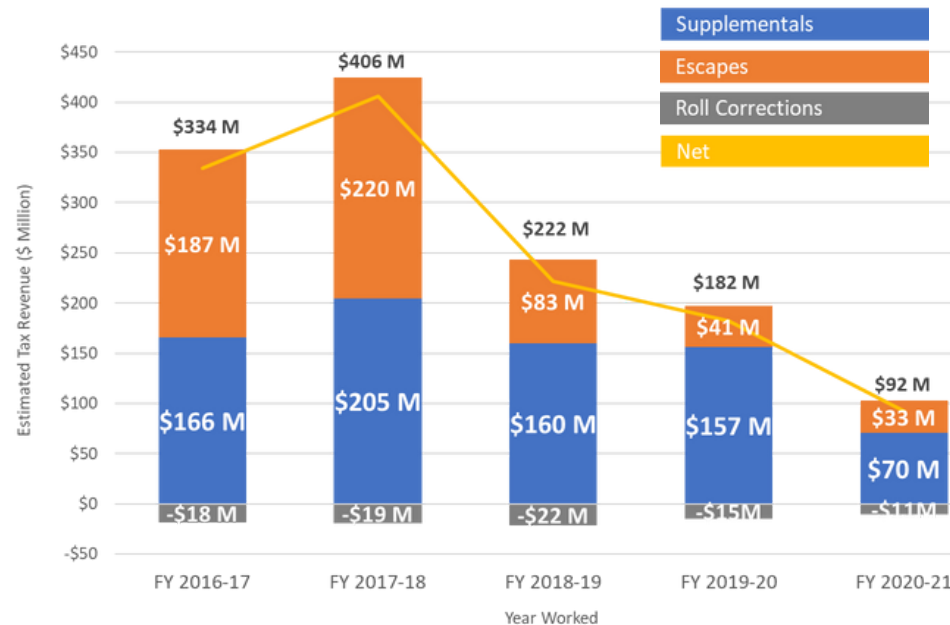
Roll growth increase from prior year due to inflation and reassessments from new construction and changes in ownership.



## Supplementals, Escapes, and Roll Corrections

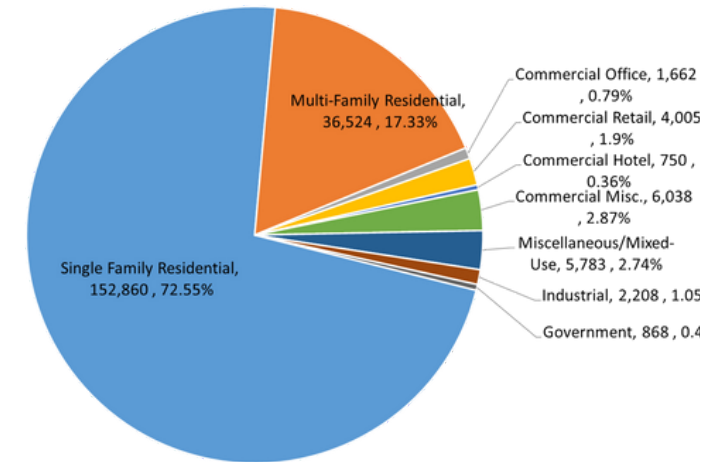
Supplemental assessments were created by Senate Bill 813 in 1983. Prior to the creation of supplementals, changes in assessed value due to change in ownership or new construction would not result in a tax bill until the tax year following the January 1 Lien Date when the new values would be placed on the Roll. This means that taxes on new assessments would not be collected for up to two years. Supplementals were designed to identify and capture changes in value that occur during the fiscal year. These are in addition to the annual assessment and property tax bill.

Over the years, tax revenue from supplementals and escapes has been gradually decreasing as our office caught up on our work. This means that you will receive your new assessment value and tax bill in a more timely manner. A supplemental bill is issued only on the added value, and is prorated for the remaining portion of the fiscal year. The entire new assessed value is reflected on the regular roll bill the following fiscal year.

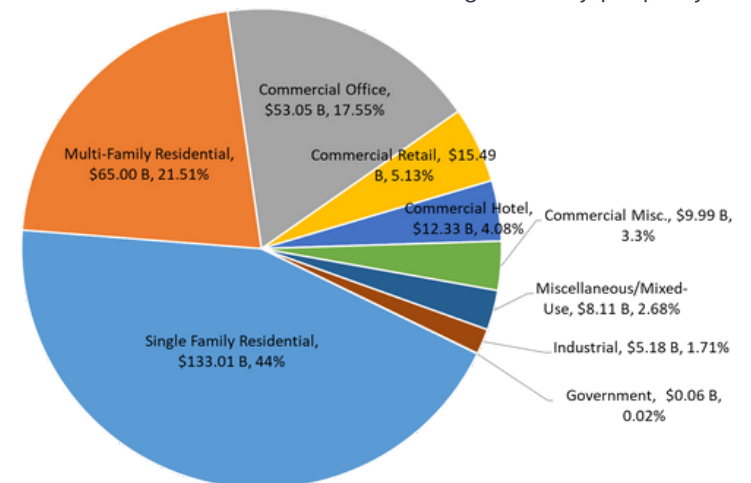


## Parcel Count and Value by Property Types

In San Francisco, there are **210,698 parcels**. Almost 90% are residential properties made up of Single Family Residential Properties at 73% and Multi-Family Residences at 17%. Commercial properties represent 5% and Industrial and Government together make up 5%. See chart below showing parcel count by property types.



Most of San Francisco's assessed value comes from Single Family Residences, Multi-Family Residential and Commercial Office Properties. While commercial properties make up 5% of the parcel count, they represent 30% of our value. See chart below showing value by property type.



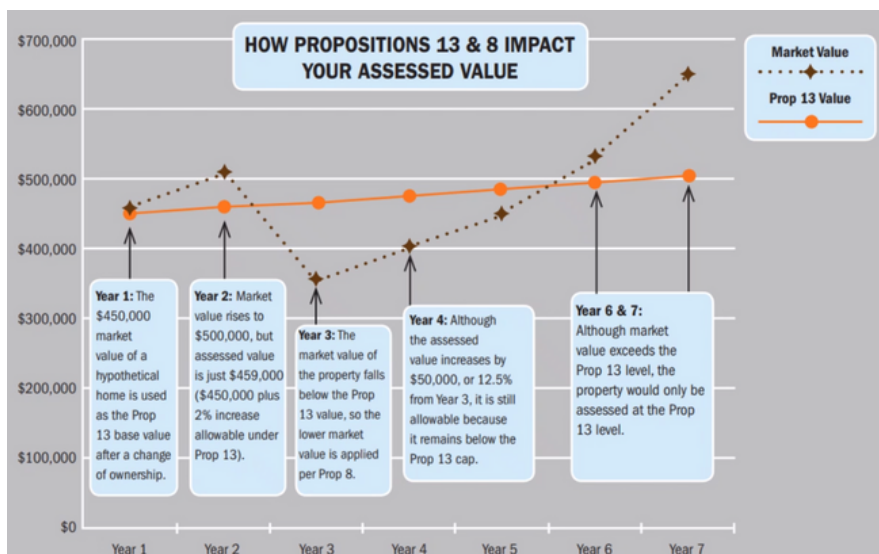


## Informal Review & Decline in Value Assessments

### FAQ: Can you review my property if my base year value falls below the market value?

Yes, economic conditions may cause your property to lose value below its Prop 13 value and during these times, a temporary reduction may be provided. Residential property owners may request an **Informal Review** from our office from January 2 to March 31. This courtesy service is free and is only available to property owners in a single family dwelling, residential condominiums, townhouses, live-work lofts, and cooperative units.

In a widespread market decline, our office may also conduct proactive reviews known as a **Proposition 8 Decline-in-Value (Prop 8)** and enroll the lesser of the fair market value or the factored base year value. When your property's value is restored, the tax bill will increase, but by no more than its adjusted base year value. See explanation of how Prop 13 and Prop 8 impacts your property below.



For more information, see Market Value Decline/Property Tax Relief at <https://sfassessor.org/tax-savings/tax-relief/market-value-declineproperty-tax-relief>

## 2020-2021 Temporary Reductions

Last year, data showed the impacts of the pandemic on San Francisco's property values. We worked on all requests for informal review and conducted proactive Prop 8 Decline-in-Value reviews.

Our office proactively reviewed residential properties with a base year value of 2015 or later to determine if a reduction was warranted. A regression model was used to assist in predicting the value of the property as of the January 1, 2021 lien date. In our analysis, we saw condominiums had a marked decline in market value. Appraisers **reviewed over 22,000 residential properties and granted reductions to over 8,000 properties.** The largest number of these reductions, totaling 5,815, were for condominiums. *Read more about our innovations to support this work on page 31.*

For commercial properties, we launched a survey to collect market information to quantify the impact the pandemic had on the hospitality, office, retail, and apartment industries. Our office sent invitations to over 2,000 commercial properties including large apartment buildings, hotels, offices, small commercial properties, and retail to participate in the survey. Approximately 10% responded to the survey. Of those properties that responded, we granted 181 properties a **temporary reduction value of \$1.8 billion.** These impacted properties had their values decreased by about 23%.

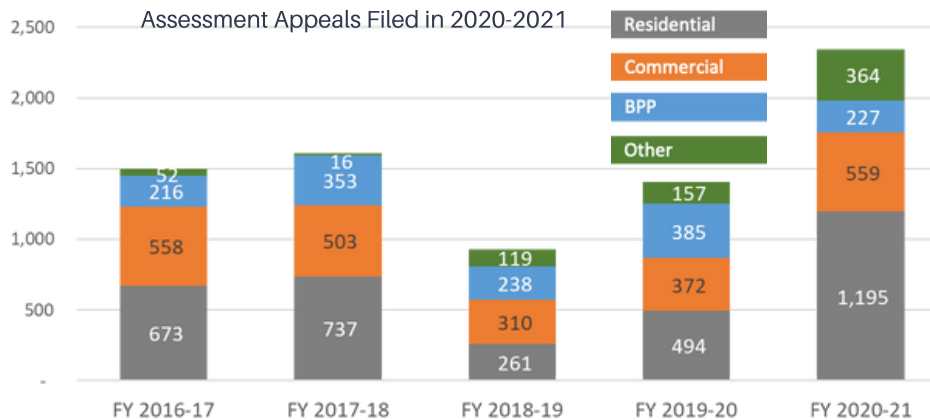
Property Type	Temporary Reductions Applied	Temporary Reduction Value (2021-22)
Residential	8,209	\$1.09 billion
Commercial	181	\$1.8 billion

## Assesment Appeals

In San Francisco, a Notice of Assessed Value (NAV) indicating the assessed (taxable) value of each property is mailed in July to all property owners on the secured roll. Appeals can be filed for both permanent base value and temporary decline in value.

A property owner who disagrees with the assessed value may contact our office to request a review. Owners who disagree with our value have the right to file a formal appeal with a separate body, the Assessment Appeals Board (AAB), appointed by the San Francisco Board of Supervisors. Our office's role is to review scheduled cases and provide a recommendation on value.

In 2020-2021, there was an increase in the number of appeals filed, particularly residential appeals. Between July 1, 2020 and June 30, 2021, there were over 2,000 appeals filed. Our office worked to close over 1,000 appeal cases. 97% of the assessed values, disputed by owners, was preserved.

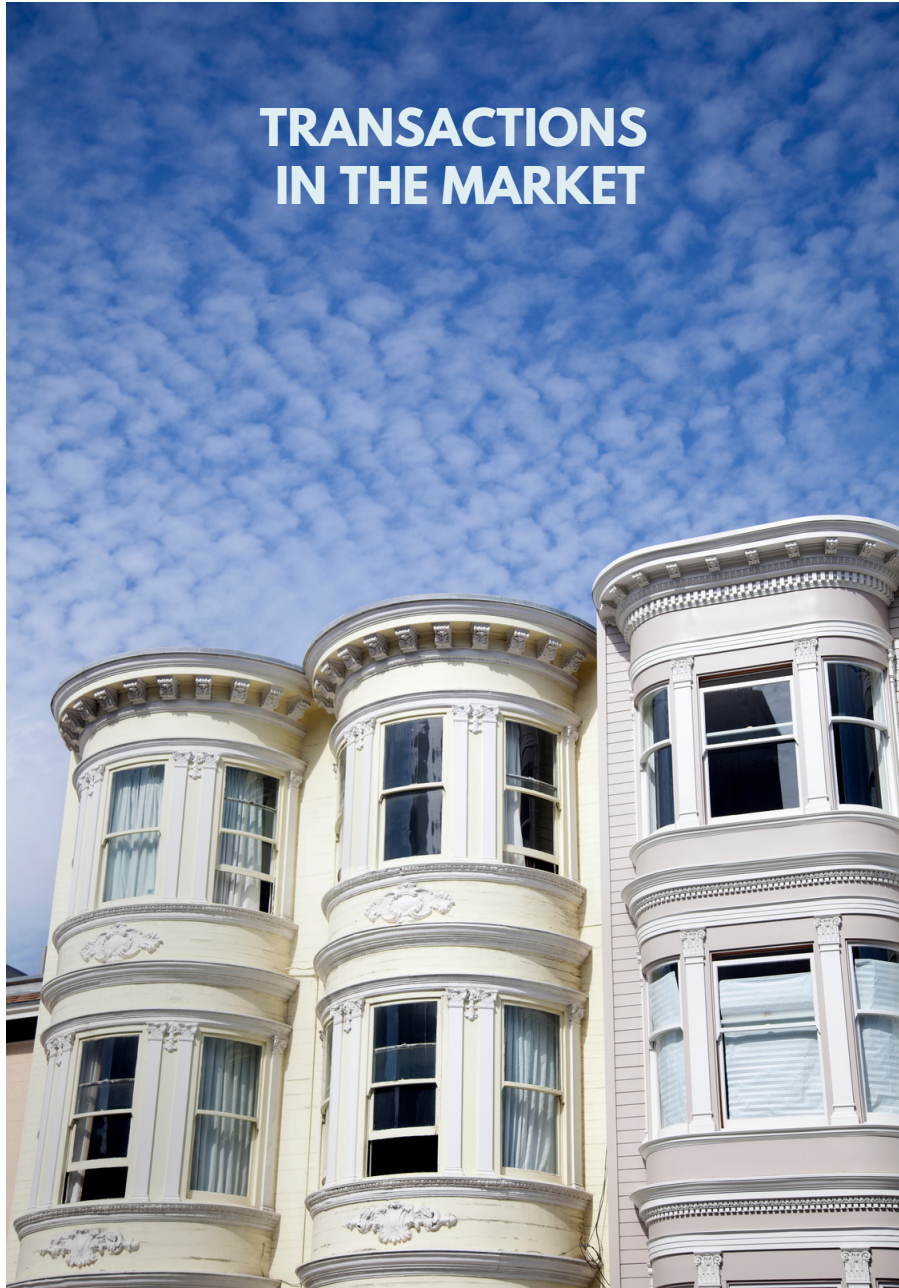


Fiscal Year	2016-17	2017-18	2018-19	2019-20	2020-21
Total Appeals Filed	1,499	1,609	928	1,408	2,345
Percent Change	-	7.3%	-42.3%	51.7%	66.5%

### For more information

- Contact our office at 415-554-5596, <https://sfassessor.org/>
- Assessment Appeals Board at <https://sfgov.org/aab/>

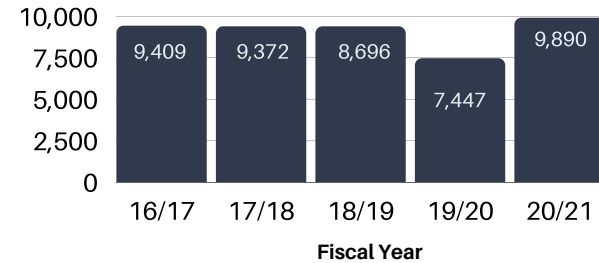




# TRANSACTIONS IN THE MARKET

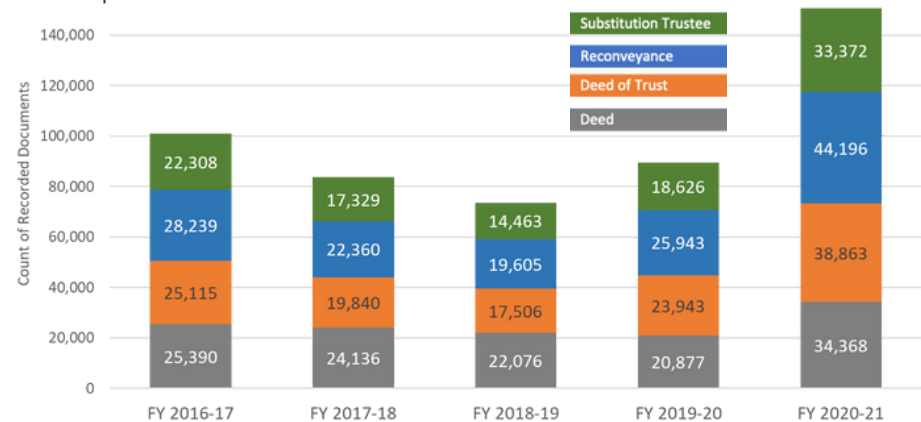
## Transactions and Recorded Documents

In 2019-20, our office saw a significant reduction of local real estate market activity. In 2020-21, the market rebounded to pre-pandemic activity, a 33% increase in the total number of sales. The table below shows the number of transactions per year for the past five years.



### Four Types of Recorded Documents

In 2020-21, our Recorder Division saw an increase in market activity based on the recording of four document types: Substitution Trustee (used to replace a trustee in a deed of trust), Reconveyances (recorded when a loan is paid off), Deed of Trust (recorded when you take out a loan), and Deeds (recorded when ownership is transferred between parties). There was a 75% increase in reconveyances from the prior year likely due to an increase in refinance activity resulting from historically low interest rates. There was also a 75% increase in deeds recorded due sales activity but mainly due to Prop 19.



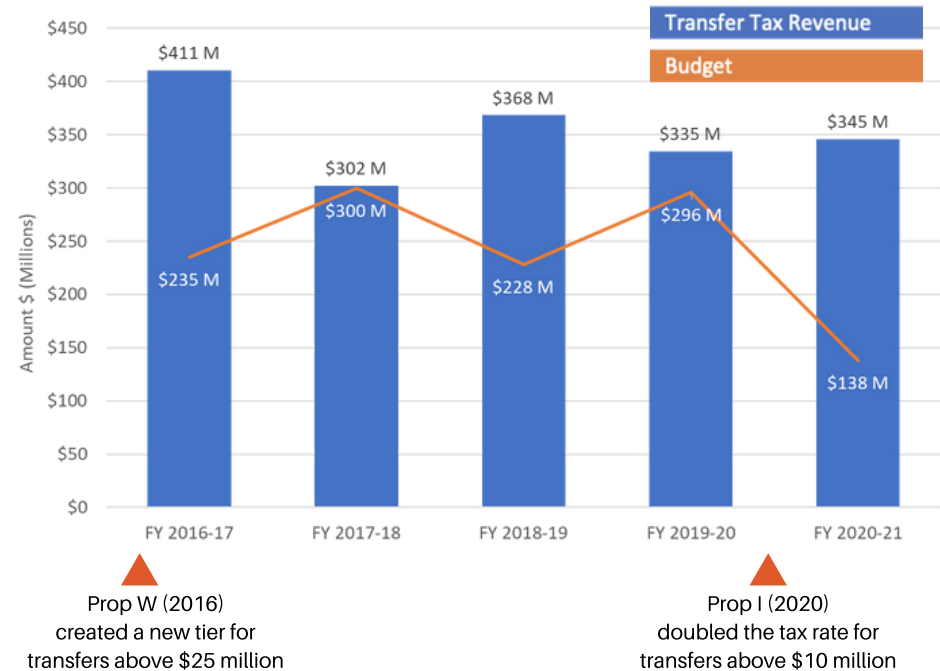
## Transfer Tax

### Transfer Tax Revenue Over Time

Our office has a unique window into the real estate market as we are often the first to see purchase transactions when these transactions are publicly recorded. As part of our work, we collect transfer tax when real property is transferred to new ownership. In FY 2020-21, San Francisco collected \$345 million in transfer taxes (see chart on the right). The chart shows that over the past 5 years, transfer tax revenue received surpassed the budgeted amount by \$564 million.

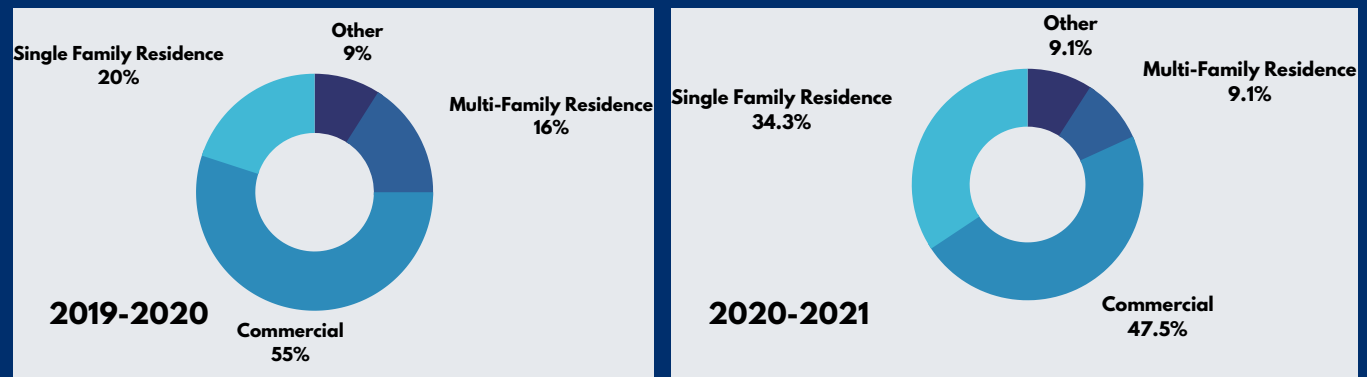
### Impact of Proposition I (2020)

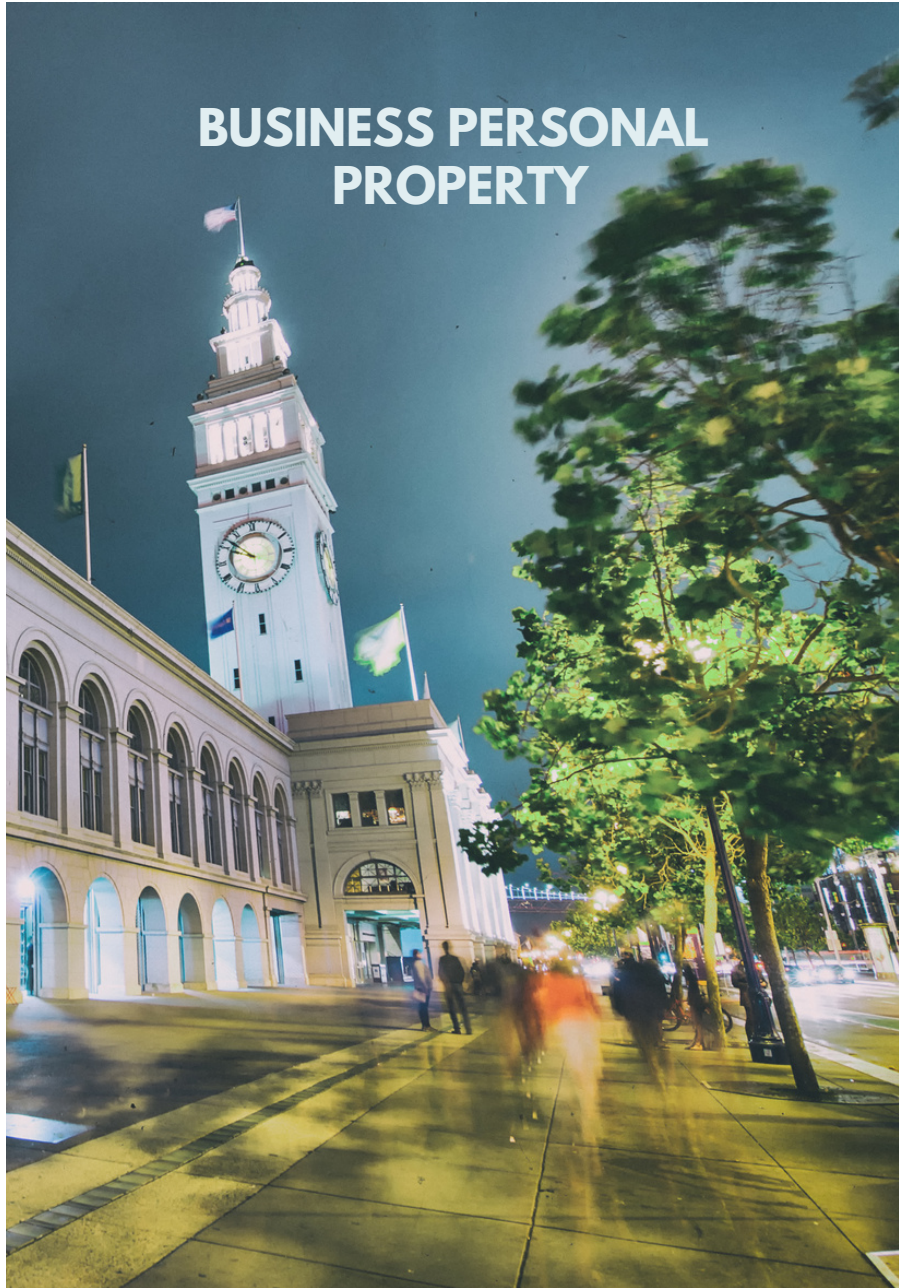
Proposition I, passed in November 2020, doubled the transfer tax rate for the top two tiers, to 5.5% for transactions over \$10 million, and to 6% for transactions over \$25 million. Between January 1, 2021 and June 30, 2021, there were 45 transactions in these two tiers which brought in an additional \$63 million. Without Prop I, transfer tax revenue would have dropped to \$282 million.



### Transfer Tax Revenue by Property Type

In 2020-21, the transfer tax revenue from commercial properties dropped to 47% compared to 55% from the previous year. The decrease from commercial property transactions was offset from the activity seen in the Single Family residential properties. Transfer tax revenue from residential properties increased to 34% from 20% from the prior year.





# BUSINESS PERSONAL PROPERTY

## Business Personal Property

In 2020-2021, a major accomplishment from the Business Personal Property team was the implementation of SMART Phase 1.0 (see page 30 for more information about this critical launch) while fulfilling their operational production goals for audits, appeals, adjustments and statement filings, as well as answering over 10,000 taxpayer inquiries.

ASSESSED  
BUSINESSES

**37,800**

Items like furniture, machinery, equipment and supplies used to operate a business are subject to property taxation. 37,800 businesses filed statements declaring personal property. The number is 3% lower than 2019-20 due to business closures and fewer business openings.

TOTAL VALUE

**\$18.9B**

The cumulative assessed value of all business personal property was \$18.9 billion.

EXEMPTED  
BUSINESSES

**5,423**

To support small businesses, owners with less than \$4,000 in business personal property are eligible for an exemption from taxation. In FY2020-21, 5,423 small businesses were exempt totaling **\$8.6 million in value**.

E-FILED

**72%**

E-filings allow businesses to save information from prior year's statement and compare year-to-year changes.



**Photos (above):** As the former Director of the Office of Economic and Workforce Development, Assessor Torres is committed to helping small businesses stay and thrive in San Francisco. Assessor Torres at Bayview Makers Kitchen (left) and the grand opening of Japantenna (right).

# MODERNIZING SYSTEMS

## Property Tax System Launched - SMART Phase 1.0

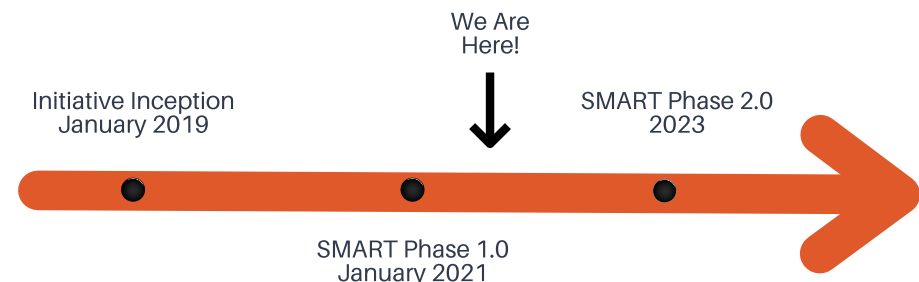


After decades of appraising the market with software that runs on old Cobol-based programming language with hardware that cannot accommodate a mouse, our office launched Phase 1 of the office's multi-year modernization effort on January 2021.

This new system SMART (System for Managing Assessment, Records, and Transactions) will modernize San Francisco's property assessment and tax system to provide benefits to you and our operations:

- Enhance customer experience by reducing response time and improving ease of access and transparency
- Provide a robust public-facing community portal that enables the taxpayer to quickly access services and records 24/7
- Realize operational improvements for staff who will be able to better coordinate and align with other divisions within our office and with partner agencies

The SMART Journey ---> The initiative started in January 2019. In January 2021, in midst of the pandemic, the office took great strides towards realizing SMART by delivering Phase 1.0 to Business Personal Property, Marine and Exemptions divisions, and our taxpayer community. The office is marching towards the next milestone of launching Phase 2.0 of the SMART system in 2023.

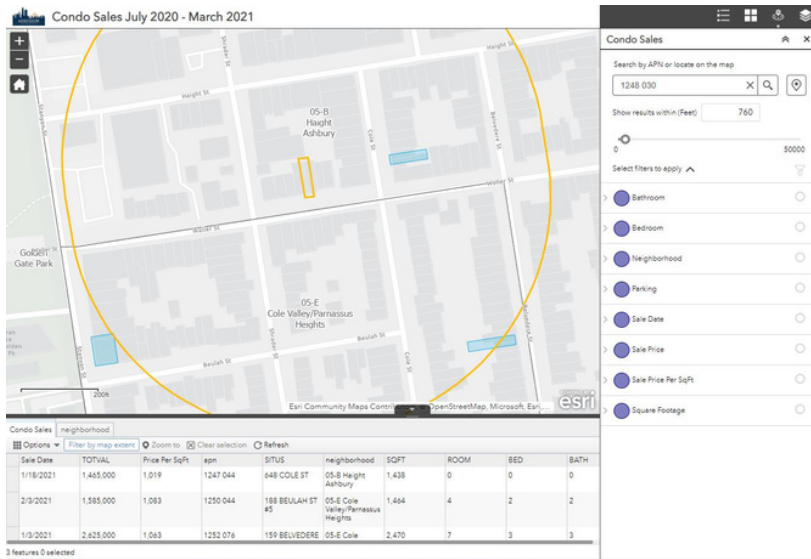


# INNOVATIVE TOOLS

## Condo Comparable Sale Search Tool

In response to the market value decline due to factors related to Covid-19, our office proactively reviewed the assessed value of over **22,000 properties**, mainly condominiums. Under Prop 8, the Assessor may temporarily reduce the assessed value of a property if the market value is less than the assessed value (see page 24 for more Prop 8 information).

The process for reviewing the assessed value of a condominium involved researching sales located nearby the property under review. Our office reviewed actual market data to establish the fair market value estimate of comparable property types. The fair market was then compared to the assessed value to determine if a decline was warranted.



To assist with the review, a map search tool was developed by the Assessor Standards and Mapping Team for the Real Property Appraisal unit. The tool (see image above) allowed staff to enter the parcel number of a condo unit being reviewed. The tool zoomed to the location of that property and created a buffer around it showing actual comparable sales. The map search tool allows the user to filter by attributes such as bedroom count, bathroom count, sale date, unit size, etc. for a focused search.

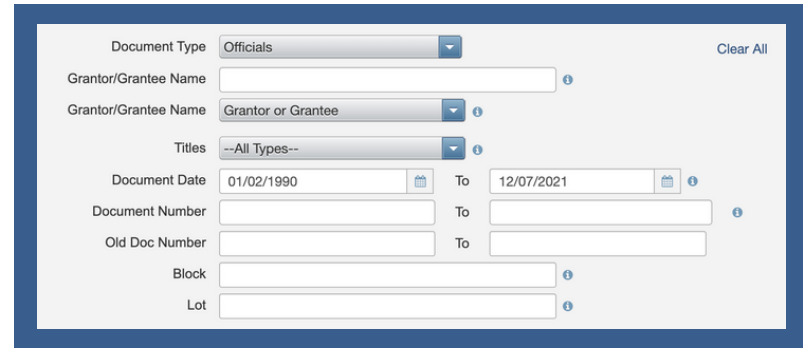
# MODERNIZING SYSTEMS

## Online Access to Public Records & Marriage Certificates

Your recently recorded **Public Records** are now available for immediate download through our new online shopping cart feature for recorded documents. Official records are available for download and certified copies can be ordered online for mail order processing.



Below is an image of the user-friendly search interface. Visit [sfastessor.org](https://sfastessor.org) or click [here](#).



On March 2021, we launched our online tool for faster and more cost-effective orders of public **Marriage Certificates**. Couples can fill out the application and complete the verification process online.

To access the online marriage certificate tool, visit [sfastessor.org](https://sfastessor.org) or click [here](#).



NUMBER OF MARRIAGE CERTIFICATES DOWNLOADED IN 4 MONTHS:

**2,100+**

# EXPLANATION OF TERMS

## **Ad Valorem Property Tax**

Taxes imposed on the basis of the property's value.

## **Assessed Value (AV)**

The taxable value of a property against which the tax rate is applied.

## **Assessment Appeal**

Due process initiated by taxpayer if the assessed value of their property cannot be agreed upon with the Assessor.

## **Assessment Appeals Board (AAB)**

A three member panel appointed by the Board of Supervisors to review and adjust assessments upon the request of a taxpayer.

## **Assessment Roll**

The official list of all property within the City and County assessed by the Assessor.

## **Assessment Roll Year**

The year following the annual lien date and the regular assessment of property, beginning on July 1.

## **Base Year Value (BYV)**

The 1975-76 regular roll value serves as the original base year. Thereafter, changes to the assessment on real property value, caused by new construction or changes in ownership or changes in ownership create the base year value used in establishing the full cash value of such real property.

## **Business Personal Property**

Property which is movable and not affixed to the land, and which is owned and used to operate a business. Property such as computers, supplies, furniture, equipment, and machinery.

## **Change in Ownership**

A transfer of real property resulting in the transfer of the present interest and beneficial use of the property.

## **California Consumer Price Index (CCPI)**

Determined annually by the California Bureau of Labor Statistics.

## **Escaped Assessments**

Assessments levied outside the normal assessment period for the lien date(s) in question.

## **Exclusion**

Qualifying transfers of real property which are excluded from reappraisal if a timely claim is filed with the Office of the Assessor-Recorder.

## **Exemption**

Legal allowance of a deduction from the taxable assessed value of the property.

## **Factored Base Year Value (FBYV)**

A property's base year value adjusted annually by the change in the CCPI, not to exceed 2 percent. The FBYV is the upper limit of taxable value each year.

## **Fiscal Year**

The period beginning July 1 and ending June 30.

## **Fixture**

Tangible property securely affixed to real property.

## **Full Cash Value**

The amount of cash or its equivalent value that property would bring if exposed for sale in the open market, and as further defined in Revenue and Taxation Code section 110.1.

## **Homeowners' Exemption**

Homeowners are eligible for a \$7,000 deduction from their assessed value.

## **Improvements**

Buildings or structures generally attached to the land.

## **Lien**

The amount owed and created by the assessment of the property, or the amount levied against property by a taxing agency or revenue district.

## **Lien Date**

The date when taxes for any fiscal year become a lien on property. The Lien Date for California property is 12:01 a.m. January 1.

## **New Construction**

The construction of new buildings, additions to existing buildings, or alterations which convert the property to another use or extends the economic life of the improvement, establishing a new base year value for only that portion of the property.

## **Parcel**

Real property assessment unit. Land that is segregated into units by boundary lines for assessment purposes.

## **Possessory Interest**

The possession or the rights to possession of real estate whose fee title is held by a tax exempt public agency.

## **Proposition 8 (Prop 8)**

Passed by California voters in November 1978, Prop 8 requires the temporary reduction in the assessed value when there is a decline in market value below the property's factored base year value.

## **Proposition 13 (Prop 13)**

Passed by California voters in June 1978, Prop 13 is a Constitutional amendment that limits the taxation of property and creates a process for establishing the current taxable value of locally assessed real property, referencing the base year full cash value.

## **Real Property**

Land and improvements to the land, which permits the possession of, claim to, ownership of, or right to possess.

## **Roll**

A listing of all assessed property within the county. It identifies property, the owner, and the assessed value of the property.

## **Secured Roll**

Property on which the taxes are secured by a lien against the real property.

## **Special Assessments**

Direct charges or flat fees against property which are included in the total tax bill, but are not based upon the Assessor's valuation of the property.

## **State Board of Equalization**

Consists of four members elected by California voters by district, and the State Controller. The BOE regulates county assessment practices and administers state and local property tax assessments.

## **Supplemental Assessment**

Upon a change in ownership or completion of new construction, a supplemental assessment is issued in addition to the annual regular assessment and is based on the net difference between the previous assessed values and the new value for the remainder of the assessment year.

## **Tax Rate**

The ratio of the tax to the tax base. The minimum ad valorem property tax rate is 1% of the net taxable value of the property. The total tax rate may be higher due to voter-approved general obligation bonds that are secured by property taxes.

## **Tax Roll**

The official list of property subject to property tax together with the amount of assessed value and the amount of taxes due, as applied and extended by the Controller.

## **Transfer of Ownership**

Change in ownership or change in manner in which property is held.

## **Unsecured Roll**

Assessment roll consisting largely of business personal property on which the property taxes are not secured by a lien against the real estate.



## IMPORTANT DATES

<b>JAN 01</b>	The date taxes for the next fiscal year become a lien on property.
<b>FEB 15</b>	Deadline to file all exemption claims.
<b>MAR 31</b>	Last day to file Informal Review.
<b>APR 01</b>	Due date for filing statements for business personal property and marine vessels.
<b>APR 10</b>	Last day to pay the second installment of secured property taxes without penalty.
<b>MAY 07</b>	Last day to file a business personal property statement without incurring a 10% penalty.
<b>JUL 01</b>	Local assessment roll is surrendered to the Controller. The local assessment roll is the official list of all taxable property within the County.
<b>MID-JULY</b>	Annual mailing of assessment notices to all San Francisco real property owners stating the taxable value of the property.
<b>JULY 02</b>	First day to file an assessment appeal application with the Assessment Appeals Board.
<b>AUG 31</b>	Regular roll unsecured taxes due.
<b>SEP 15</b>	Last day to file an assessment appeal application for reduced assessment with the Assessment Appeals Board, unless extended to November 30.
<b>DEC 10</b>	Last day to pay first installment of secured property taxes without penalty.

## contact us

### Assessor-Recorder's Main Office

1 Dr. Carlton B. Goodlett Place, City Hall, Room 190  
San Francisco, CA 94102-4698  
Phone: (415) 554-5596  
Fax: (415) 554-7915  
Email: [assessor@sfgov.org](mailto:assessor@sfgov.org)  
Website: [www.sfassessor.org](http://www.sfassessor.org)

### Business Personal Property Division

1155 Market Street, Fifth Floor  
San Francisco, CA 94103  
Phone: (415)554-5531  
Fax: (415)554-5544  
Email: [askbpp@sfgov.org](mailto:askbpp@sfgov.org)

### Main Office Hours

Monday thru Friday, 8:00 A.M. to 5:00 P.M.  
Document recording 8:00 A.M. to 4:00 P.M.  
Excluding legal holidays