2025 ANNUAL REPORT
SANTA CRUZ COUNTY

SHERI THOMAS, ASSESSOR-RECORDER

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Photo Credit: Sara Garcia, Senior Appraiser

Message from Assessor-Recorder Sheri Thomas

I am pleased to report that with the addition of two new appraisal staff, the Assessor's Office made meaningful progress in reducing the backlog of assessments stemming from workload impacts of Covid layoffs, CZU Fire, winter storm calamities, and Proposition 19.

The 2025/26 assessment roll reflects the largest growth in Santa Cruz County's history—driven by the 2% CPI adjustment, new construction, and both current and prior year ownership changes. The total assessed value increased by $3.6 billion, reaching a record high of $64.7 billion—a 5.95% increase over the prior year.

Significant achievements for the Recorder's Office include the opening of a South County satellite office, hosting the 115th Annual Recorder's Conference here in Santa Cruz, updating our website, and implementing new recording software that enhances public access and service.

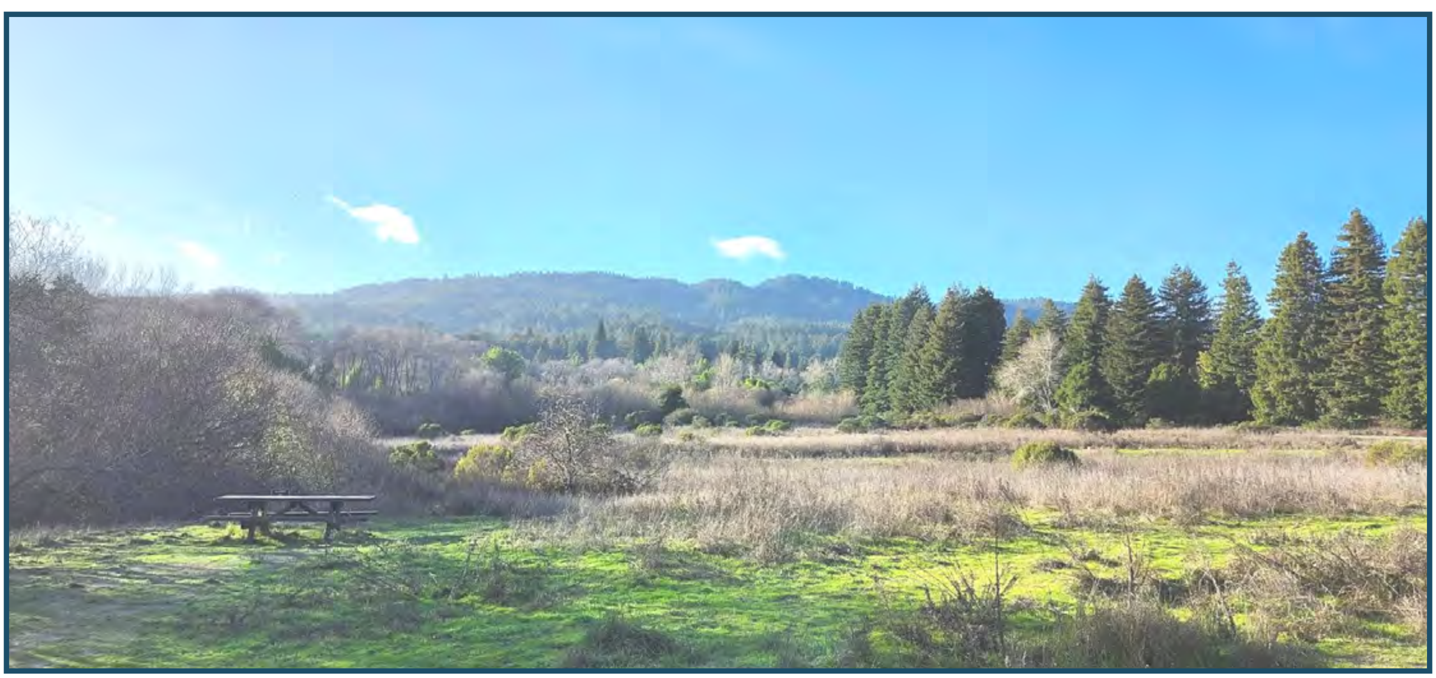
I want to express my sincere appreciation to staff for their unwavering commitment to excellence, integrity, and public service. Their continuous pursuit of process improvements and delivering exceptional customer service is truly commendable.

The 2025 Assessor-Recorder report provides insights into the work of the Assessor and Recorder Offices, along with a detailed look at the property assessment roll. As you explore the report, I hope you enjoy photographs contributed by me and my staff, showcasing the beauty of the county where we work, live, play, and serve.

Sincerely,

Sheri Thomas

Santa Cruz County Assessor-Recorder
Sheri.Thomas@santacruzcountyca.gov



Henry Cowell Meadow

THE ROLE OF THE ASSESSOR-RECORDER

Assessor

The Assessor is responsible for fulfilling constitutionally mandated duties, which include identifying all taxable property within the county, determining ownership, establishing assessed values, applying legal exemptions, and listing the taxable value of each property on the annual assessment roll.

The Assessor is an elected official whose responsibilities are defined by the California Constitution, state law, and regulations established by the State Board of Equalization. While the Assessor's Office determines property values for tax purposes, it does not issue tax bills, collect payments, or distribute tax revenues. Property tax bills are the result of the **Property Tax Cycle**, a coordinated process involving several county departments and local jurisdictions.

Recorder

The Recorder is responsible for maintaining permanent, public records of real property transactions and vital statistics. The Recorder's Office records documents such as deeds, deeds of trust, reconveyances, notices of completion, financing statements, maps, tax liens, and mechanics' liens. Recorded documents are indexed, scanned, and microfilmed for long-term preservation in a temperature-controlled vault in an offsite location.

The Recorder's Office also collects recording fees, documentary transfer taxes, and copy fees for public records. All recorded documents are open for public inspection, and staff are available to assist with locating and accessing these records.

	Property Tax Cycle
Recorder	Provides copies of all deeds and recorded documents
City & County Agenices	Provide copies of all building permits issued
Assessor	Determines the assessed value of all real, business, and personal property within the County
Schools & Special Districts	Provides the Auditor lists of special charges for inclusion on the tax bill
Auditor-Controller	Applies tax rates to the assessed values, other charges from the special districts, and calculates the total taxes owed
Treasuer-Tax Collector	Prints and mails property tax bills and receives payments
Auditor-Controller	Alocates property tax revenue to the Cities, County, and special districts

Our Values

- ◊ Excellence
- ◊ Integrity
- ◊ Service

2025-26 ASSESSMENT ROLL (IN 1,000S)

The local assessment roll is a comprehensive listing of all assessable property within the county.

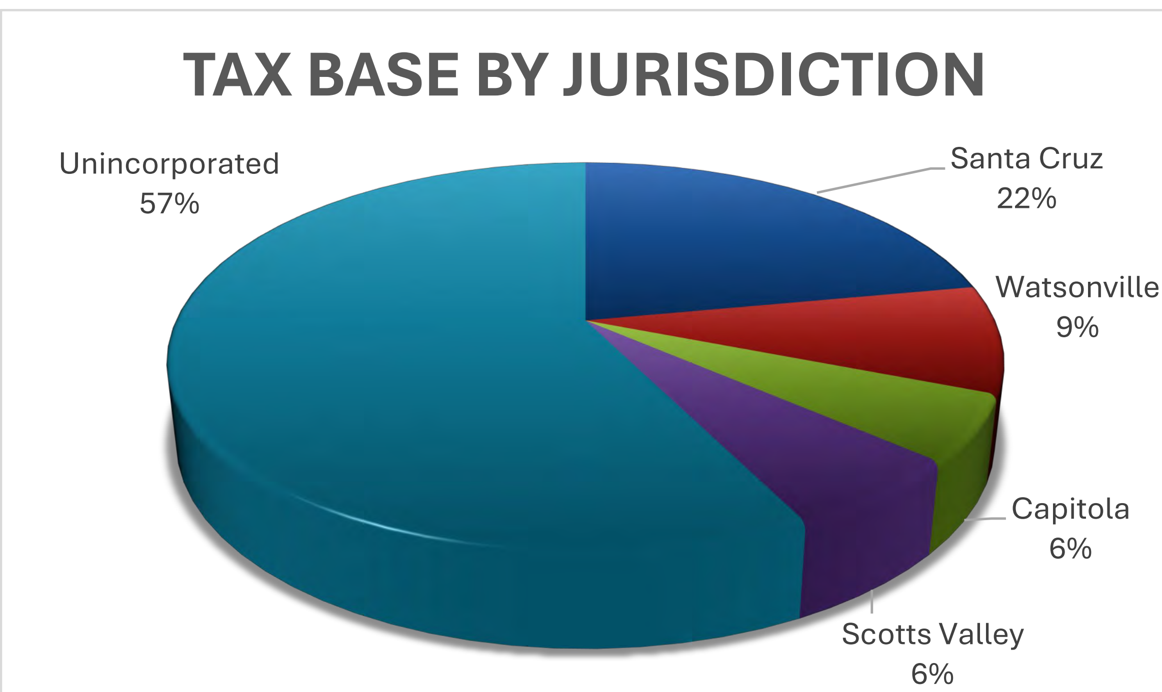
ROLL	Land	Improvements	Pers. Property	Exemptions	Penalty	Homeowners' Ex	Tax Base
UNSECURED	$52,758	$614,852	$823,400	$144,556	$14,173	$196	$1,360,822
SECURED	$38,590,264	$26,374,100	$252,156	$2,119,755	$1,915	$275,427	$63,374,107
TOTAL	$38,643,022	$26,988,952	$1,075,556	$2,264,311	$16,087	$275,622	$64,734,929

Photo credit: Cheryl Bassinger, Appraiser II

Photo credit: Sara Garcia, Senior Appraiser

ROLL GROWTH BY JURISDICTION (IN 1,000S)

Jurisdiction	Unsecured			Secured Roll			COMBINED		
	2024	2025	% change	2024	2025	% change	2024	2025	% change
Santa Cruz	$430,164	$431,823	0.39%	$13,038,671	$13,841,107	6.15%	$13,468,834	$14,272,930	**5.97%**
Watsonville	$356,877	$366,191	2.61%	$5,221,959	$5,388,129	3.18%	$5,578,835	$5,754,320	**3.15%**
Capitola	$79,740	$81,159	1.78%	$3,225,289	$3,462,469	7.35%	$3,305,029	$3,543,628	**7.22%**
Scotts Valley	$146,108	$142,360	-2.56%	$3,667,011	$3,876,177	5.70%	$3,813,118	$4,018,536	**5.39%**
Unincorporated	$339,178	$339,290	0.03%	$34,595,165	$36,806,225	6.39%	$34,934,343	$37,145,515	**6.33%**
TOTAL	$1,352,066	$1,360,823	0.65%	$59,748,094	$63,374,107	6.07%	$61,100,160	$64,734,929	**5.95%**



HISTORY OF LOCAL ASSESSMENT ROLL

YEAR	Amount of Increase	Assessed Value	% Change	NOTES
2006-07	2,673,841,225	31,041,072,462	9.43%	
2007-08	2,300,064,701	33,341,137,163	7.41%	
2008-09	1,100,820,089	34,441,957,252	3.30%	Mass Prop 8s begin
2009-10	(1,047,566,176)	33,394,391,076	-3.04%	
2010-11	(205,230,024)	33,189,161,052	-0.61%	
2011-12	(14,659,332)	33,174,501,720	-0.04%	
2012-13	(374,593,488)	32,799,908,232	-1.13%	
2013-14	1,266,518,131	34,066,426,363	3.86%	
2014-15	2,418,664,872	36,485,091,235	7.10%	Prop 8 Restorations
2015-16	2,346,634,664	38,831,725,899	6.43%	Prop 8 Restorations
2016-17	1,961,566,441	40,793,292,340	5.05%	Prop 8 Restorations
2017-18	2,347,288,898	43,140,581,238	5.75%	Prop 8 Restorations
2018-19	2,679,457,241	45,820,038,479	6.21%	
2019-20	2,394,507,227	48,214,545,706	5.23%	
2020-21	2,229,332,216	50,443,877,922	4.62%	
2021-22	1,759,495,488	52,203,373,410	3.49%	Covid/CZU Fire
2022-23	3,306,331,999	55,509,705,409	6.33%	
2023-24	3,012,771,455	58,522,476,864	5.43%	
2024-25	2,577,683,512	61,100,160,376	4.40%	
2025-26	3,634,768,780	64,734,929,156	5.95%	Additional Staffing

Photo credit: Sara Garcia, Senior Appraiser

Properties with highest assessed value:

- Regency Hilltop $124,957,242
- Anton Pacific $77,496,227
- Martinelli's $75,871,001
- Boardwalk $72,822,580
- Chaminade Resort $66,720,907

Properties with largest increase in assessed value:

- La Bahia
- Seaside Apartments
- 600 Park Avenue Apartments
- Watsonville Warehouse/Distribution
- Good Nite Inn

DISTRIBUTION OF ROLL BY PROPERTY TYPE

The Annual Assessment Roll represents the total value of all taxable property in Santa Cruz County and is organized into four classes: Residential, Commercial, Rural/Agricultural, and Other. Like many coastal counties in California, Santa Cruz is predominantly residential, with homes and multi-family properties making up the majority of the roll. This heavy concentration in the residential sector provides a stable foundation for property tax revenues, but it also means that the County is less diversified compared to counties with larger shares of commercial or industrial property. Rural and agricultural properties, while a smaller portion of the roll, remain vital to the County's economy and character, while commercial properties play an important role in supporting local jobs and services.

Class	Parcel Count	% of Total Parcels	Net Taxable Value	% of Taxable Value	Average Taxable Value per Parcel
Other	2,445	2.44%	20,367,226	0.03%	8,330
Rural/Ag	7,620	7.62%	1,369,017,495	2.17%	179,661
Commercial	5,112	5.11%	7,558,542,403	11.98%	1,478,588
Residential	84,834	84.82%	54,150,566,471	85.82%	638,312

Within these four classes, properties are further categorized by use code, which describes the specific type of use or activity associated with a property. Santa Cruz County maintains more than 230 distinct use codes, ranging from single family homes and apartment complexes to hotels, office buildings, farms, and specialized facilities. This level of detail allows the Assessor's Office to fairly and accurately value each property, ensuring equity in the property tax system while also providing valuable insight into the County's land use and economic diversity.

Class	Property Type	Parcel Count	% ofTotal Parcels	Net Taxable Value	% of Taxable Value	Average Taxable Value per Parcel
Other	Oil, Gas Minneral	19	0.02%	11,118,750	0.02%	585,197
Other	Other	2,426	2.43%	9,248,476	0.01%	3,812
Rural/Ag	Agricultural with Structures	33	0.03%	46,115,830	0.07%	1,397,449
Rural/Ag	Agricultural Crops	523	0.52%	487,229,088	0.77%	931,604
Rural/Ag	Restricted	1,091	1.09%	502,971,218	0.80%	461,019
Rural/Ag	Vacant Rural/Ag	4,760	4.76%	679,267,598	1.08%	142,703
Rural/Ag	Other Rural	1,645	1.64%	84,203,340	0.13%	51,187
Commercial	Commercial Improved	4,697	4.70%	7,349,566,444	11.65%	1,564,736
Commercial	Vacant Land (commercial)	415	0.41%	208,975,959	0.33%	503,557
Multi Family Res.	Over 100 units	11	0.01%	275,872,274	0.44%	25,079,298
Multi Family Res.	60-100 units	30	0.03%	332,279,164	0.53%	11,075,972
Multi Family Res.	5-59 units	700	0.70%	1,148,033,919	1.82%	1,640,048
Multi Family Res.	2-4 units	3,670	3.67%	2,620,564,642	4.15%	714,050
Residential	Single Family Residence with ADU	2,023	2.02%	1,953,158,979	3.10%	965,477
Residential	Rural Residential (acreage)	9,673	9.67%	8,727,972,221	13.83%	902,303
Residential	Single Family Residence	45,400	45.40%	31,724,032,962	50.28%	**698,767**
Residential	Townhome	4,267	4.27%	2,507,220,941	3.97%	587,584
Residential	Condominiums	5,579	5.58%	3,009,108,792	4.77%	539,363
Residential	Residential Other	3,470	3.47%	745,711,007	1.18%	214,902
Residential	Manufactured Homes	3,374	3.37%	446,497,311	0.71%	132,335
Residential	Vacant Land (residential)	6,205	6.20%	229,344,680	0.36%	36,961

Proposition 13: Foundation of California's Property Tax System

Approved by voters in 1978, Proposition 13 was enacted in response to steep increases in property values and corresponding tax bills. The measure fundamentally changed California's property tax system, shifting from regular market-based assessments to an event-driven model that provides long-term stability and predictability.

Base Year Value

Under Proposition 13, each property is assigned a **base year value** as of the **1975 lien date** or at the time of a **change in ownership or new construction**. This value serves as the foundation for future assessments.

Limited Annual Increases

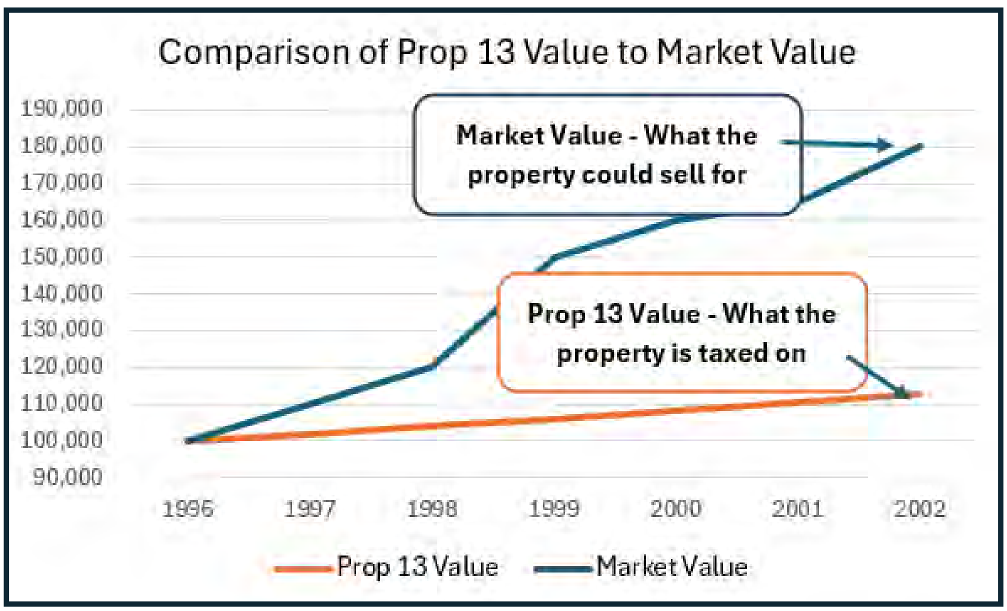
Once established, a property's base year value may increase by **no more than 2% per year**, regardless of market conditions. This cap protects property owners from sharp tax increases during periods of rapid appreciation and supports financial predictability.

Who Benefits?

All property owners benefit from Proposition 13's protections, however, the **longer a property is owned**, the greater the cumulative tax savings compared to current market value.

Neighborhood Comparisons

Under Proposition 13, **similar properties may have different assessed values** depending on when they were purchased or constructed.



Proposition 8: Temporary Reductions for Decline in Value

Approved by California voters in 1978, Proposition 8 amended Article XIII A of the California Constitution to allow **temporary reductions** in assessed values when the market value falls below the adjusted base year value as of the lien date (January 1). This provision ensures that property owners are taxed based on fair market conditions rather than values established during stronger market periods.

Annual Review Process

When a property's assessed value is temporarily reduced under Proposition 8, the **Assessor's Office reviews it annually** to determine whether the lower value should remain in effect. If market conditions improve, the assessed value may **increase by more than 2% per year** until it returns to its factored base year (Prop 13) value.

Informal Review

Property owners who believe their property's **market value is lower than the assessed value** shown on their tax bill may request a review from the Assessor's Office. Owners are encouraged to begin with an **informal discussion** with the Assessor's Office to better understand how their assessment was determined. If, after this review, they believe their property qualifies for a temporary reduction under Proposition 8, there are **two options available:**

Decline in Value Review Request

Submit a "Request for Decline-in-Value Review" application directly to the Assessor's Office. This simple, easy to complete form can be found on the Assessor's Website under "often used forms". Attaching photos, repair estimates, fee appraisals, etc. are not required but can be helpful in supporting your case.

Assessment Appeals

File an assessment appeal application with the Clerk of the Board. The Assessment Appeals Board is an independent board charged with resolving disagreements between County Assessor and property owners. Assessment Appeal applications must be filed with the Clerk of the Board during specific filing periods and there is a $50 filing fee.

Typically about 200 applications are filed each year, over half of which pertain to commercial appeals filed by tax agents (many of which are withdrawn, with no action taken by the agent). Prior assessment appeal outcomes:

Outcome	Number	%
Incomplete/Invalid Application	14	7%
Taxpayer/Agent **withdrew**	119	57%
Did not appear at hearing	4	2%
Stipulated value without hearing	46	22%
Appeals **board reduced** value	13	6%
Appeals **board upheld** value	12	6%

Publication 30 is a valuable resource for taxpayers filing Assessment Appeal applications: [Publication 30, Residential Property Assessment Appeals]

PROPOSITION 19

On November 3, 2020 voters approved Proposition 19, the Home Protection for Seniors, Severely Disabled, Families and Victims of Wildfire or Natural Disasters Act. Proposition 19 (Prop 19) resulted in significant changes to property tax law in two distinct areas: **Intergenerational Transfers** (benefits narrowed) and **Base Year Value Transfers** (benefits expanded).

Base Year Value Transfers—Persons at least 55/Disabled/Victims of Wildfire

Proposition 19 **expanded** qualifying homeowners' ability to transfer their assessed value to a replacement property, allowing qualified homeowners to move closer to family or medical facilities, downsize, or find a more suitable home without incurring higher property taxes.

Key expansions include:

- Removes location restrictions – replacement home can be purchased anywhere in California.
- Removes the value threshold – if the replacement home is of higher value, the difference in value is simply added to the base year value being transferred.
- Increases the limit to three times per individual (six times per married couple)

Intergenerational Transfers (aka parent/child and grandparent/grandchild)

Proposition 19 **narrows** the benefits previously available under Props 58/193. Effective February 16, 2021:

- Only the parent's primary residence, or a family farm, qualifies for the exclusion.
- The property must become the primary residence of at least one eligible child ***within one year*** of the transfer. At least one eligible child must continue to live in the home, as their primary residence, to maintain the exclusion.
- The child must apply and qualify for either the homeowners' or disabled veterans' exemption.
- There is a value limit of the factored base year value + $1,000,000 (adjusted biannually). If the market value exceeds this limit, the amount exceeding the value limit will be added to the factored base year value.

ASSESSOR'S WORKLOAD

	2021-22	2022-23	2023-24	2024-25	2025-26
REAL PROPERTY					
Total documents received	17,128	16,099	10,043	9,342	9,379
Transfers completed	4,110	4,698	2,979	3,179	3,684
Legal Party Updates	6,362	6,869	6,405	7,373	12,478
Total Permits Received	NA	8,716	9,904	11,201	13,463
Assessments from New Construction	614	1,236	1,328	1,855	1366*
Prop 19 - Base Year Value Transfers	35	142	161	138	157
Prop 19 - Parent-Child Exclusions	0	142	58	108	159
Prop 8 Assessments	1,070	493	352	313	308
BUSINESS PROPERTY					
Vessels	1,231	1,287	1,539	1,626	1,604
Aircraft	250	235	241	272	237
BP Statements Processed	4,096	2,932	2,938	4,406	2,991
Total Business Property Assessments	10,740	9,452	7,528	11,728	11,900
EXEMPTIONS IN PLACE					
Homeowners'	36,578	37,028	37,852	38,472	39,458
Disabled Veterans'	397	399	417	428	449
Institutional	5,599	5,478	5,341	5,270	5,090

Documents Received

Assessor staff review and analyze all documents received, updating ownership and mailing addresses, as well as determining whether the property needs to be reassessed.

Permits Received

Permitting entities are required to provide the Assessor's Office a copy of all issued permits and plans. All permits are reviewed but many do not generate reassessments. Normal repair and maintenance activities such as replacing a roof, water heater, or plumbing fixtures are not assessable.

*Assessments from New Construction

For the 2025–26 year, Assessor staff completed 1,366 assessments related to new construction. In addition, 1,491 permits are still under review. Our team is carefully evaluating these remaining permits and expects to complete all assessments over the coming months, well before the review period for 2026 permits begins.

Addressing Backlogs

The Assessor's Office has faced backlogs for several years due to staffing shortages. With recent staff additions, we have made significant progress in reducing these backlogs, directly contributing to a 2025–26 roll growth of nearly 6%, well above the projected 4%.

Building for the future

While we are proud of our progress in clearing backlogs, challenges remain.   Ongoing demands from new construction, Proposition 19, multiple disasters, and changes in property values continue to place demands on staff time. Continued investment in staffing and technology will be essential to fully eliminate backlogs, serve taxpayers efficiently, and build a stronger, more resilient property tax system for the future.

EXEMPTIONS

Homeowners' Exemption

The Homeowners' Exemption is one of the most common property tax benefits available in California. It provides qualifying homeowners with a $7,000 reduction in the assessed value of their primary residence, which translates to about $77 in annual property tax savings. Many eligible taxpayers are not aware of the exemption or may mistakenly assume it is applied automatically when they purchase a home.

Outreach Efforts

To close this information gap, the Assessor's Office completed a direct mail outreach project to proactively inform homeowners about the exemption and encourage them to apply. Claim forms were mailed in both English and Spanish. In 2023, outreach focused on South County, which resulted in the highest response rate. These efforts not only helps taxpayers lower their property tax bills but also promote equity in the property tax system by ensuring that benefits are fully utilized by those who qualify.

Year	Mailed	Applications Returned	% Response
2022	3,290	448	14%
2023	2,658	823	31%
2024	3,517	624	18%
2025	4,427	958	22%

EXEMPTION TYPE	QUANTITY	EXEMPT VALUE	% OF TOTAL
Private & Parochial schools	22	73,851,495	3.26%
Privately owned colleges	3	1,429,502	0.06%
Schools	17	24,773,614	1.09%
Hospitals	4	198,378,412	8.76%
Charitable Properties	693	1,511,764,606	66.76%
Religious properties	107	71,437,100	3.15%
Churches	14	9,567,274	0.42%
Cemetery	16	12,389,967	0.55%
Museum	3	2,128,008	0.09%
Low valued property	4,335	3,809,082	0.17%
Historical Aircraft	18	2,422,237	0.11%
Commercial Fishing	26	1,443,892	0.06%
Disabled Veterans	449	75,293,728	3.33%
REIMBURSABLE EXEMPTIONS:			0.00%
Homeowners'	39,458	275,622,289	12.17%
TOTAL:	**45,165**	**2,264,311,206**	100.00%

Institutional Exemptions

California offers over 100 different types of property exemptions for a variety of organizations including:

- Religious
- Educational
- Charitable or hospital services
- Scientific or library purposes
- Cemeteries and museums
- Affordable housing

These exemptions apply to property and owned and operated by organizations that meet specific legal and operational requirements. Most exemptions require annual filing of an application and supporting documentation to the Assessor's Office.

Disabled Veterans' Exemption

A home that is owned and occupied as the primary residence of a qualified Disabled Veteran may be eligible for the Disabled Veterans' Exemption. The exemption amount increase annually. For 2025 the exemptions were:

- Basic $175,298 assessed value exemption
- Low Income $262,950 assessed value exemption (income limit $78,718).

The exemption is also available to unmarried surviving spouses of qualified veterans.

Filing Requirements and Deadlines

Exemptions are NOT automatic. Taxpayers must file the appropriate exemption claim form with the Assessor's Office, and in many cases provide documentation to verify eligibility. Strict filing deadlines are established in the California Revenue and Taxation Code, so timely submission is critical to avoid loss of benefits and to preserve ongoing eligibility.

DISASTER RELIEF

Property tax relief is available when taxable property is damaged or destroyed in a calamity such as a fire, earthquake, or flood. To qualify for relief, the damage must be from a sudden, distinct event, the event must be without fault of the assessee, there must be at least $10,000 of damage, and a claim must be filed with the Assessor's Office within 12 months of the event. Disaster relief is available to owners of real property, business equipment and fixtures, aircraft, boats, and certain manufactured homes.

A valid calamity claim provides two different types of property tax relief. First, the assessed value is reduced to reflect the damaged condition and taxes are adjusted accordingly. More importantly, the rebuild/repair of the property is excluded from being re-assessed as new construction. As long as the property is rebuilt in a like or similar manner, the original base year value is retained.

In certain circumstances the owner of a property that has suffered at least 50% damage to either land or improvements can transfer their tax base to a replacement property:

Code Section	Property Type	Replacement Property Location	Must sell damaged property	Time period to Purchase or Newly Construct Replacement	Value Test	Operative Date	How to apply
XIII A section 2.1(b) (Prop 19)	Principal place of residence	Any county in California	Yes	2 years from sale date	100% *	4/1/2021	See "receiving" county's website for application and instructions
RTC Section 69.3	Principal place of residence	One of the 13 counties that has adopted an ordinance to accept.	No	3 years from disaster date	Equal or lesser value	10/20/1991	See "receiving" county's website for application and instructions
RTC Section 69	All property types	In Santa Cruz County	No	7 years from disaster date	120% *	7/1/1985	Santa Cruz County Form BOE 65-P

** Partial relief available if market value of replacement proeprty exceeds value test.*

CZU Fire: In August 2020, the CZU Fire destroyed over 1,400 buildings, including 911 homes. The Assessor's Office automatically initiated calamity adjustments on destroyed properties and reduced over 800 assessed values within six weeks of the fire.

Winter Storms: The winter storms of 2023 and 2024 caused significant and widespread damage to homes, business, and public infrastructure. The Assessor's Office reviewed over 175 properties for calamity relief.

BUSINESS AND PERSONAL PROPERTY

The Business and Personal Property division responsible for the discovery and valuation of taxable personal property for assessment purposes. Taxable personal property includes business assets such as equipment, machinery, and fixtures, as well as vessels and aircraft and possessory interests.

Business Property Valuation

Unlike real property, personal property is not subject to Proposition 13 and is therefore assessed annually at current market value. Information for assessment is obtained through Business Property Statements (BOE-571) which, upon the request of the Assessor, shall be filed by a business or personal property owner. Any owner of property with an aggregate cost of $100,000 or more is required to file an annual property statement even if not sent a formal request to file. Business property can be assessed on either the unsecured or secured tax roll

Information from taxpayers and factors provided by the state are used to derive market value as of January 1st each year.

Provided by Taxpayers

Calculated by Assessor's Office

Asset information such as acquisition year, acquisition cost, and description

Index Factor

Accounts for price changes over time

Percent Good Factor

Accounts for various types of depreciation

Assessed Value

Market value that considers cost, age, and classification

Provided Annually by CA Board of Equalization

Vessels & Aircraft

Taxpayers provide property information in the form of Vessel Property Statements (BOE 576-D) and Aircraft Property Statements (BOE 577). In general, vessels and aircraft are valued using state-provided factors and Aircraft Bluebook, respectively.

Possessory Interest

A taxable possessory interest is defined as the right to possess publicly owned real property, exclusive of the rights held by others. Examples include harbor slips, aircraft hangars, cabins on State land, businesses leasing government owned buildings, etc.

Audits

As mandated by the state, the Business and Personal Property division conducts audits of businesses in the county to ensure that annual property tax assessments are accurate.

Business	2025 Value Ranking
DIGNITY HEALTH MEDICAL FOUNDATION*	1
S MARTINELLI & CO	2
HARMONY FOODS CORPORATION	3
KAISER FOUNDATION	4
SUTTER BAY MEDICAL FOUNDATION	5
COMCAST OF CA	6
JOBY AVIATION	7
SANTA CRUZ SEASIDE CO INC	8
MILLS PENINSULA HEALTH SERVICES*	9
DRISCOLL STRAWBERRY ASSOC INC	10
LAKESIDE ORGANIC GARDENS LLC	11
DEL MAR FOOD PRODUCTS CORP	12
SAFEWAY STORES INC	13
CHARTER COMMUNICATIONS	14
LOCKHEED MARTIN CORPORATION	15
JUNO PACIFIC INC	16
PACK FRESH PROCESSORS LLC	17
FOX FACTORY INC	18
ZIXTA ENTERPRISES INC	19
REITER BERRY FARMS INC	20

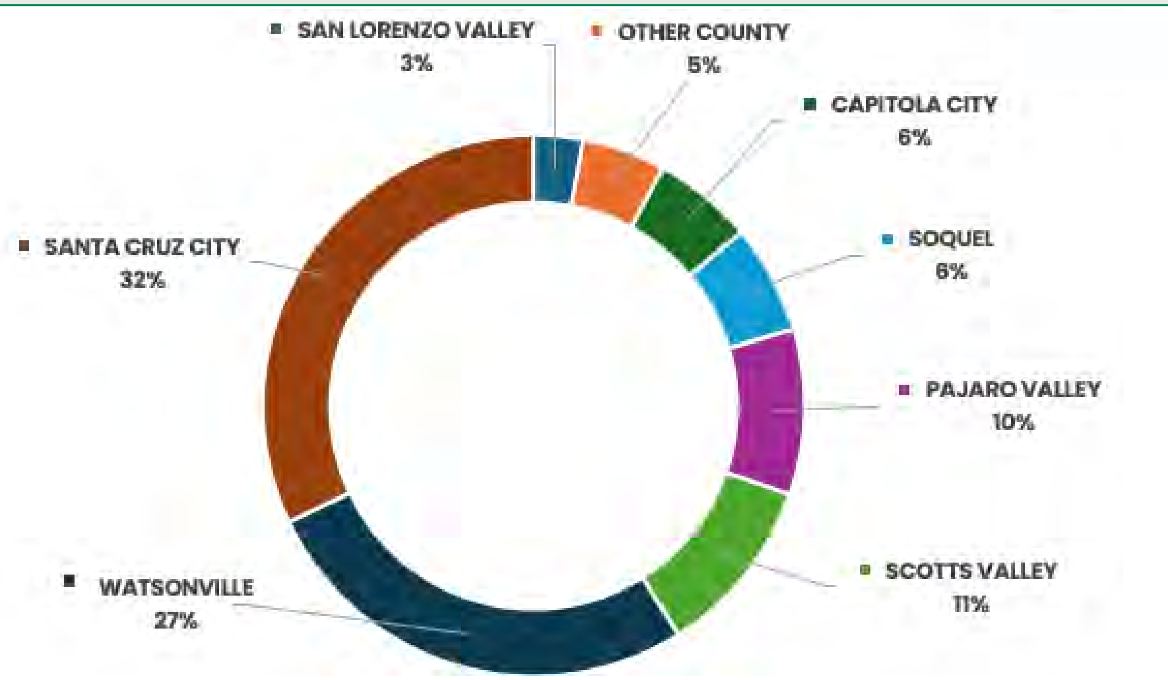
Organization is Exempt

The 20 businesses with the largest assessed value combine to account for more than 40% of the 2025 unsecured tax roll value

Tax Relief for Small Business Owners

For many smaller businesses, the cost to assess and collect property taxes exceeds the revenue that would be generated. Although these businesses are still required to file a Business Property Statement when requested, they will not have to pay unsecured property taxes if the assessed value of their property falls below the minimum assessment threshold of $5,000.

DISTRIBUTION OF UNSECURED ROLL BY JURISDICTION



RECORDER'S OFFICE

The Santa Cruz County Recorder's Office is proud to offer **Fraud Notify**, a **FREE** email alert service that helps protect property owners from title fraud by notifying them whenever a documents is recorded in a name they've registered.

How it Works

- **Sign up** with your name and email.
- **Set alerts** for individual(s) and/or business name(s).
- **Get notified by email** when a document with one of those names is recorded.
- **Take quick action** if you see something suspicious.

Fraud Notify **does not prevent fraud**, but it acts as an **early warning system** so you can respond right away. us online for more information and to sign up! **https://recorder.santacruzcountyca.gov**

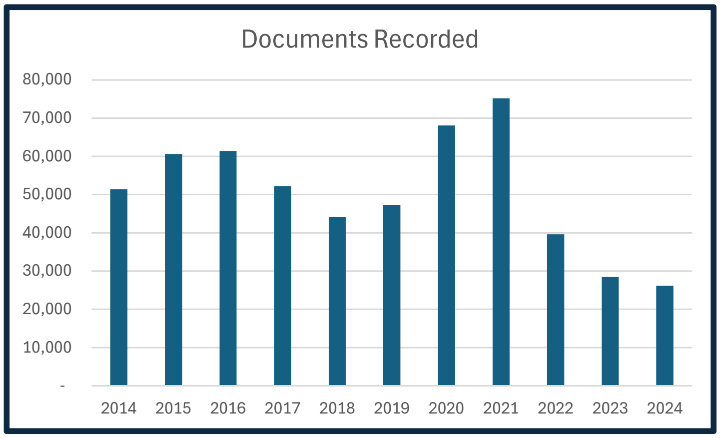
VITAL RECORDS WORKLOAD

	Birth	Death	Marriages
Registered	2,222	1,785	1,206
Certified Copies Issued	6,293	1,463	3,193

Vital records are records of life events kept under governmental authority, including birth certificates, marriage licenses, and death certificates. The Santa Cruz County Recorder's Office is the custodian of vital records in Santa Cruz County. If a birth or death occurred in this county, or the marriage license was issued to be registered in this county, our office can respond to requests for certified copies of these vital records.

**Birth certificates are issued at no charge to victims of natural disasters, homeless persons, and foster youth*

DOCUMENTS RECORDED

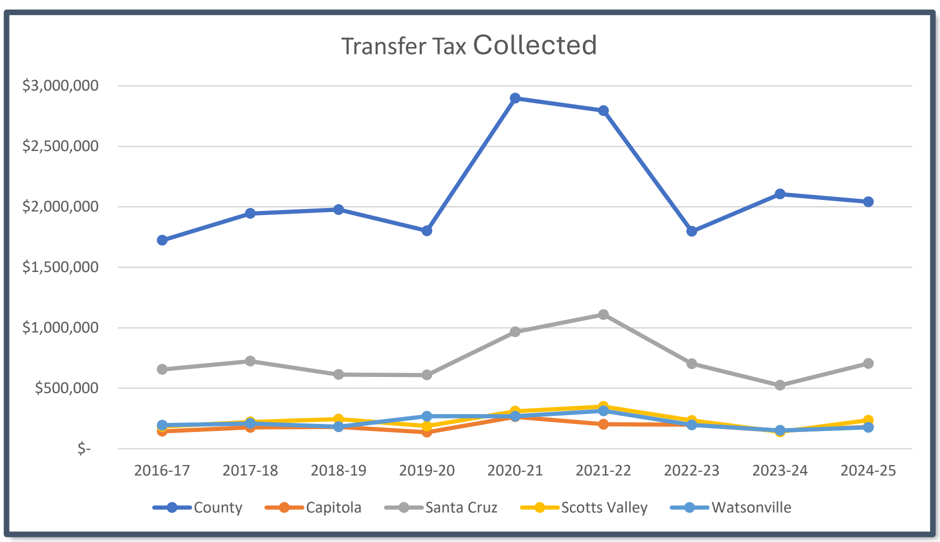


In January 2021, the average 30-year fixed-rate mortgage fell to a historic low of 2.65%, resulting in a surge of refinance recordings. With the rise of interest rates since then, refinance activity—and therefore recording volume—has declined. This slowdown has provided the opportunity to focus on process improvements, including website enhancements and new software that supports online ordering and the **Fraud Notify** alert system.

TRANSFER TAX COLLECTED

Documentary Transfer Tax is a tax on recorded transfers of title to real property. It is due on all conveyances where the consideration or **value** of the property is more than $100. The tax is based on the **value** of the property which means that tax may be due even if no money is involved.

Transfer tax is due at the time a document is recorded unless an applicable exemption is cited on the document. Currently documentary transfer tax is calculated at $.055 per $500 (or fraction thereof) for all areas in the County.



Agency	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
County	1,801,755	2,898,321	2,795,522	1,796,842	2,105,485	2,041,790
Capitola	136,791	263,853	201,721	197,874	149,023	179,724
Santa Cruz	608,995	965,501	1,108,613	702,620	523,986	704,614
Scotts Valley	186,847	310,184	348,980	233,260	139,248	235,552
Watsonville	268,587	268,800	313,066	196,757	151,419	175,633
TOTAL	**3,002,975**	**4,706,659**	**4,767,902**	**3,127,353**	**3,069,161**	**3,337,313**

**50% of tax collected for property transferred in any of the cities goes to the County*

MANUFACTURED HOMES

Assessment of manufactured home properties depends on the age of the home and where it is located.

Before July 1, 1980: Manufactured homes (MH) first purchased new before July 1, 1980 pay an annual vehicle license fee issued by the State Department of Housing and Community Development (HCD). Owners can voluntarily convert to local property tax.

After July 1, 1980: Manufactured homes (MH) that were first sold new after July 1, 1980 are subject to assessment on the **local roll**.

Private Land: You own home and land. Both land and MH are assessed.
Rental Park: You own your home and rent a space in the park. Only MH is assessed.
Co-Op Park: You own your home and a share in the park ownership. Both land (share) and MH are assessed.
Subdivided: Land has been subdivided into individual lots and owners hold deeded title to the land on which the home is situated. Both land and MH are assessed.

LIST OF MANUFACTURED PARKS

Name of Park	Address	Total Spaces	Type
Alimur	4300 Soquel Dr	149	Co-Op
Antonelli's	2655 Brommer St	57	Co-Op
Aptos Knolls	600 Trout Gulch Rd	71	Co-Op
Aptos Pines	7515 Freedom Blvd	171	Subdivided
Bay Park	925 38th Ave	54	Rental
Beachcomber	2611 Mattison Ln	74	Co-Op
Bell Harbor	3300 Portola Dr	41	Rental
Blue and Gold	1255 38th Ave	128	Rental
Blue Pacific	220 Mar Vista Dr	101	Co-Op
Brookvale Terrace	300 Plum St	111	Subdivided
Cabrillo	930 Rosedale Ave	70	Rental
Carbonero Creek	917 Disc Dr	77	Rental
Carriage Acres	999 Soquel San Jose	100	Rental
Castle	1099 38th Ave	108	Rental
Clearview	170 W. Cliff Dr	67	Rental
Cliffwood	3200 Cliffwood Dr	61	Co-Op
Colonial Manor	525 Airport Blvd	70	Rental
Country Villa	2630 Orchard St	45	Co-Op
De Anza	2395 Delaware Ave	196	Rental
Drop-in	1911 Freedom Blvd	10	Rental
El Rio	2120 N Pacific	94	Co-Op
Fall Creek	6831 Hwy 9	23	Rental
Forest Glen	18285 China Grade	17	Rental
Forest Hills	4121 Scotts Valley	28	Rental
Freedom	1954 Freedom Blvd	49	Rental
Garden Lane	692 38th Ave	22	Rental
Gemini	205 Sacramento Ave	6	Rental
Green Valley	501 Green Valley Rd	106	Rental
Homestead	2355 Brommer St	51	Co-Op
Live Oak	1225 17th Ave	32	Rental
Loma Vista	4425 Clares St	90	Co-Op
Meadows Manor	49 Blanca Rd	247	Rental
Monterey Vista	144 Holm Rd	122	Rental
Montevalle	552 Bean Creek Rd	217	Subdivided
Mountain Brook	6011 Scotts Valley	44	Co-Op
Ocean Breeze	2565 Portola Dr.	57	Rental
Ocean View	11 Windemere Ln	27	Rental
Old Mill	3060 Porter St	39	Rental
Opal Cliffs	890 38th Ave	115	Rental

Name of Park	Address	Total Spaces	Type
Orchard Lane	2750 Orchard St	28	Rental
Osocales	4151 Soquel Dr	16	Rental
Pacific Cove	426 Capitola Ave	80	Rental
Pacific Family	1730 Commercial Wa	33	Rental
Palm Terrace	2711 Mar Vista Dr	48	Co-Op
Pine Knoll	2546 Capitola Rd	74	Rental
Pinto Lakes	789 Green Valley Rd	175	Rental
Pleasant Acres	1770 17th Ave	64	Rental
Pleasure Point	720 26th Ave	33	Rental
Portola Court	3400 Portola Dr	29	Rental
Portola Heights	1007 Freedom Blvd	126	Rental
Ranchito	998 38th Ave	35	Rental
Rancho Cerritos	2121 Kralj Dr	145	Rental
Rancho Corralitos	270 Hames Rd	70	Co-Op
Redwoods on River	265 Brown Gables Rd	34	Rental
Riverside	101 W. Front St	29	Rental
Rodeo	100 N Rodeo Gulch Rc	204	Rental
Scotts Valley	5344 Scotts Valley	30	Rental
Seacliff	2700 Mar Vista Dr	101	Co-Op*
Sequoia Villa	12540 Hwy 9	20	Rental
Shangri La	1040 38th Ave	54	Rental
Shoreline	1555 Merrill St	171	Rental
Smithwood	4770 Hwy 9	31	Rental
Snug Harbor	560 30th Ave	121	Rental
Soquel Glen	5470 Soquel Dr	69	Rental
Sorrento Oaks	800 Brommer St	93	Co-Op
Spring Lakes	225 Mt. Hermon	223	Co-Op*
Surf and Sand	750 47th Ave	73	Rental
The Willows	14505 Stetson Rd	41	Rental
Town and Country	9244 Hwy 9	13	Rental
Trade Winds	4160 Jade St	113	Subdivided
Trailer Haven	2630 Portola Dr	74	Rental
Turner Lane	920 Capitola Ave	80	Subdivided
Villa Santa Cruz	2435 Felt St	121	Co-Op
Vista Del Lago	444 Whispering Pines	203	Rental
Voyage West	3716 Gross Rd	54	Rental
Wharf Road	2155 Wharf Rd	36	Co-Op
Yacht Harbor	1190 7th Ave	99	Rental
Ziro	3320 Portola Dr	16	Rental

PROPOSITION 19 AND MANUFACTURED HOMES

Whether a Prop 19 transfer is beneficial depends on the type of park, the assessed value of your home, and whether it's taxed locally or licensed by HCD.

Can I transfer my tax basis TO a manufactured home?

- **Homes in rental parks** → Yes, but it's usually **not beneficial**.
    - Manufactured homes in rental parks are taxed based on replacement cost less depreciation (RCNLD), which is often **lower** than your current property taxes.
- **Homes in cooperative or subdivided parks** → Yes.
    - Locally assessed: → your transferred tax basis is split between the land and the home.
    - HCD/Licensed: → The entire transferred basis applies to the land (and any stick-built structures). You would still pay license fees to HCD for the home.

Can I transfer my tax basis FROM a manufactured home to another property?

- **Locally assessed homes in Rental Parks** → Yes, but it's usually not beneficial. The taxable value is based on the coach's replacement cost minus depreciation (RCNLD), which is much lower than the sales price.

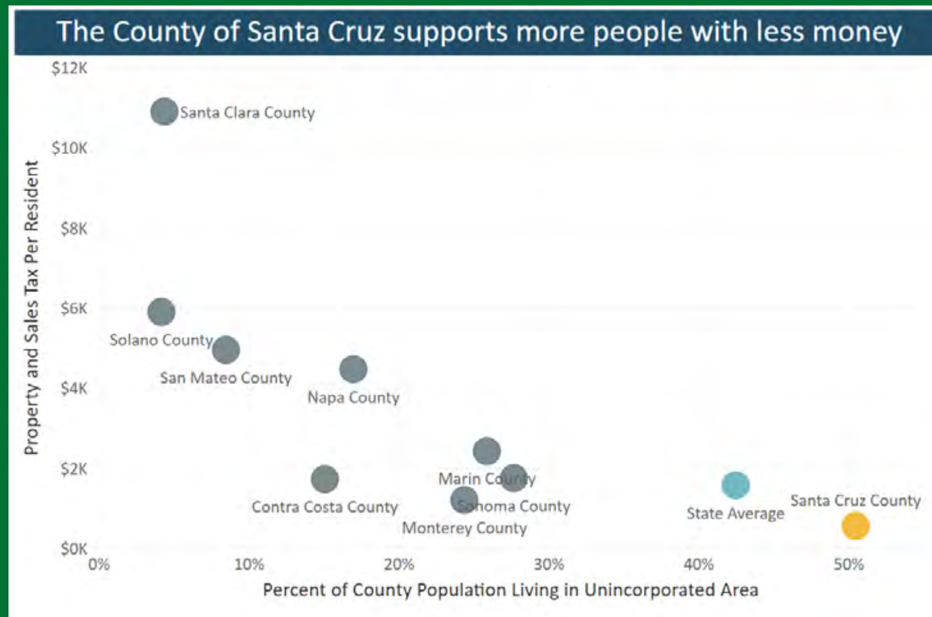
- **Locally assessed homes in cooperative or subdivided parks** → Yes, if the home is subject to local property tax. Both the land and home values transfer.

- **HCD/licensed homes**: Only if the home is converted to local property tax by the January 1st prior to the sale. Once converted, a market value at time of conversion is added to your transferable tax basis.

Photo Credit: Jessica Baum, Assessment Technician

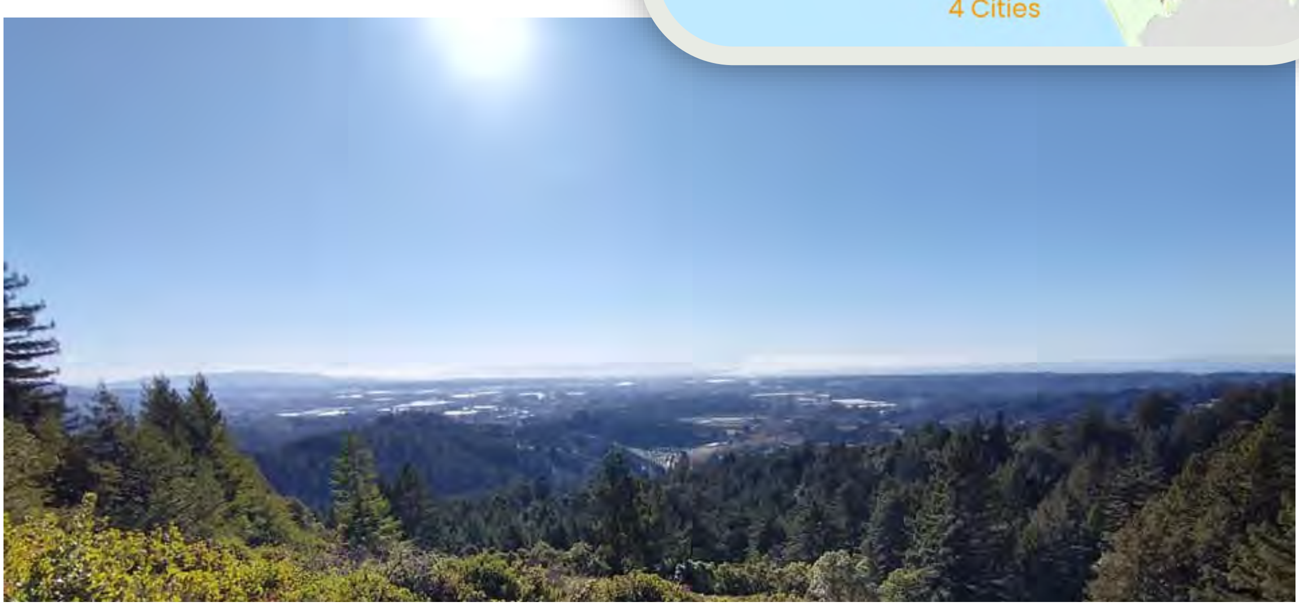
ALLOCATION OF PROPERTY TAX REVENUE

“The County of Santa Cruz is systematically underfunded compared to county peers and statewide county averages. This chart illustrates how the county serves more residents as compared to other counties, while the per capita property and sales tax are the lowest”



Jurisdiction	Population
County of Santa Cruz	133,153
City of Capitola	9,938
City of Santa Cruz	62,956
City of Scotts Valley	12,224
City of Watsonville	52,590

https://www.santacruz.org/plan-your-trip/about-santa-cruz-county/



IMPORTANT PROPERTY TAX DATES

Property Tax Calendar	
January 1	Lien date for all properties
February 15	Deadline to timely file all exemption claims
April 10	Last day to pay 2nd installment of secured taxes without penalty
May 7	Last day to file a business property statement without incurring a 10% penalty
July 1	Deadline for County Assessor to complete the local assessment roll
August 1	Last day to file exemption for historical aircraft and 4% assessment of certain vessels, to receive 80% of the exemption
August 31	Last day to pay unsecured taxes without penalty
November 30	Last day to file assessment appeal application with the Clerk of the Board for annual tax bills
December 10	Last day to pay 1st installment of secured taxes without penalty
December 10	Last day to file a homeowners' or disabled veterans' exemption to receive a partial exemption

If due date falls on a Saturday, Sunday, or legal holiday, mail postmarked on the next business day shall be deemed on time.

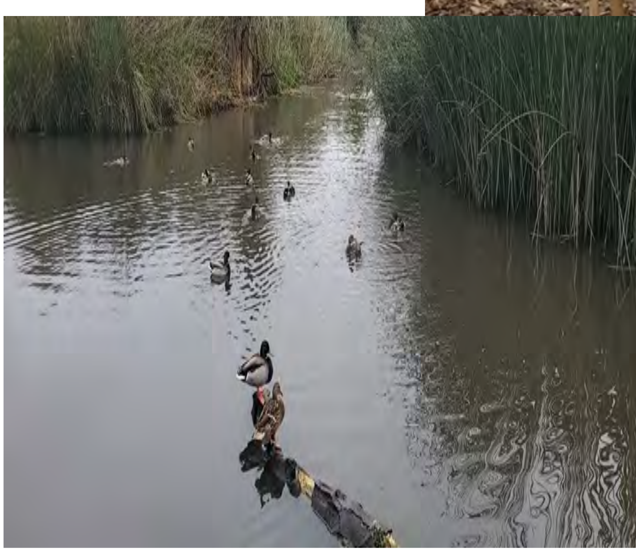


Photo Credit: Elizabeth Nissen, Appraiser II

Photo Credit: Sara Garcia, Senior Appraiser

GLOSSARY OF TERMS*

Ad Valorem Property Tax

Taxes imposed on the basis of the property's value

Assessed Value

The taxable value of a proeprty 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 resolve disputes between the Assessor's Office and property owners.

Assessment Roll

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

Base Year Value (BYV)

The fair market value of a property at the time of the 1975 lien date, or on the date of subsequent new construction or change in ownership.

Business Personal Property

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

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

Escape Assessment

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

Exclusions

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

Exemptions

Legally qualified deductions from the taxable assessed value of the property.

Factored Base Year Value (FBYV)

A property's base value, adjusted annually by the change in the CCPI, not to exceed 2%. It 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 110.

Improvements

Buildings or structures generally attached to the land.

Lien

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

Lien Date

The date when taxes for any fiscal year become a line on the property. The Lien Date for California property is 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 unit.

*Explanation of terms provided to simply assessment terminology, but do not replace legal definitions.

GLOSSARY OF TERMS*

Personal Property

Any property except real estate, including airplanes, boats, and business property.

Possessory Interest (PI)

Interest of a lessee in a government-owned property. Examples of a PI include the exclusive right to use public property at the harbor, wharf, parklet, state parks, etc.

Proposition 13 (Prop 13)

Passed by California votes in June 1978, Proposition 13 is a Constitutional amendment that limits the taxation of property and creates a procedure for establishing the current taxable value of locally assessed real property.

Proposition 8 (Prop 8)

Passed by California voters in November 1978, Proposition 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 19 (Prop 19)

Passed by California voters in November 2020, Proposition 19 generally expands the ability to transfer assessed value and narrows property tax benefits for intergenerational transfers. New transfer provisions were added for victims of disasters and the severely handicapped.

Real Property

Land that has been legally defined and improvements that have been made to the land.

Secured Roll

Assessment roll on which the taxes are secured by a lien against the real estate.

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.

Supplemental Assessments

Upon a change of 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(s).

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 for the annual payment of principle and interest.

Tax Rate Area (TRA)

A geographic area having the same property tax allocation factors.

Transfer of Ownership

Change in ownership or change in manner in which the 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.

How can we help you?

Whether you need assistance with recordings, vital records, or property assessments, our dedicated team is ready to help.

Photo Credit: Jessica Baum, Assessment Technician

Assessor's Office

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Recorder's Office

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THE COUNTY OF SANTA CRUZ

SINE PRAEJUDICIO

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