

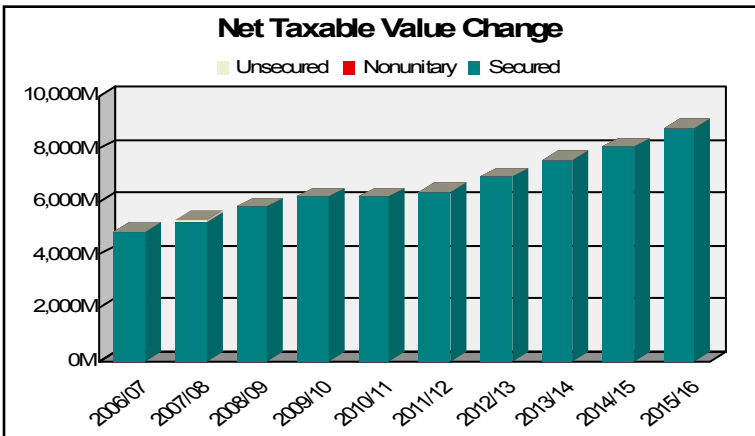
THE TOWN OF ATHERTON

2015/16 PROPERTY TAX REVIEW

	2014/15	2015/16	Value Change
Total	8,068,565,397	8,791,201,962	722,636,565
Parcel Adds/Drops Net Change			3,030,272
Net Value Change from CPI 1.998% Growth		1.65%	133,704,954
Unsecured Value Change			52,507
Prior Year Transfer of Ownership		4.07%	330,322,371
Non-Residential New Construction			6,840,054
Prop. 8 - Recaptured Value - SFR		0.5%	42,728,758
Prop. 8 - Recaptured Value - Non-SFR			4,367,048
Other Negative Changes*			-20,868,661
Other Positive Changes*		2.74%	222,459,262
Total		8.96%	722,636,565

Year to Year Value Change by Use Category		
Category	\$ Change	% Change
Residential	\$673,299,086	8.73%
Dry Farm	\$946,917	7.04%
Institutional	\$2,717	3.22%
Miscellaneous	\$3,635,183	16.38%
Unknown	\$31,043,449	> 999.90%
Vacant	\$13,656,706	4.32%
Unsecured	\$52,507	2.36%

Change by Component	Total	Personal Property
Entire City	8.96%	21.69%
Countywide	7.65%	6.02%



Notes:

- Residential property owned by King Domain Limited at 250 Atherton Avenue was purchased in 2014 for \$25 million. This value plus the intervening CCPI adjustments has been enrolled for 2015-16 for a year to year increase of \$17.4 million.
- Residential property at 131 Britton Avenue was purchased by Atherton Estates LLC and the \$20 million sale price has been enrolled for the current tax year. This is an increase of \$14.7 million.
- Residential property purchased by SFB6 LLC at 279 Park Lane in 2014 for \$15.3 million has seen the value paid in the transaction enrolled as land value only. There were no improvement values listed this year on this property which probably means the entire value was under review. The city has granted the removal of 2 heritage trees and the building of an accessory building and basement on the site. The year to year increase was \$13.5 million.
- The CCPI for 2016-17 is trending below 2%.

Top 10 Taxpayers Based on Net Values 2015/16	Rank	Top 10 Taxpayers Based on Net Values 2014/15
237 ATHERTON AVENUE LLC	1	237 ATHERTON AVENUE LLC
GEORGE R ROBERTS TRUST	2	GEORGE R ROBERTS TRUST
BITA DARYABARI TRUST	3	BITA DARYABARI
HUWA HOLDING LLC purchased from Linden Ox Pasture LLC	4	LINDEN OX PASTURE LLC sold to Huwa Holdings LLC 2014
SPLENDID WISE LIMITED	5	SPLENDID WISE LIMITED ETAL
FARZAD NAZEM TRUST	6	FARZAD NAZEM TRUST
PARKFIELD PROPERTIES HOLDING LLC	7	383 ASSOCIATES LLC
383 ASSOCIATES LLC	8	PARKFIELD PROPERTIES HOLDING LLC
WILLIAM TAI TRUST	9	WILLIAM TAI TRUST
FALCON FAMILY HOLDINGS LLC #25 IN 2014-15	10	ROBERT N GRANT TRUST #11 IN 2015-16

*Other Changes may include effects of assessment appeals, residential improvements, and changes to secured exemptions, personal property, or utility-owned property values