

**WINDMILL MOBILE ESTATES**  
**575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Nicole M. Wright, Barbara Wright  
575 San Pedro Avenue  
Space 75  
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT**  
**UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

Dear mobilehome owner or mobilehome tenant:

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WINDMILL MOBILE ESTATES

Enclosure

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July 2, 2025

D. Horback, L. Kreklau  
575 San Pedro Avenue  
Space 76  
Morgan Hill, CA 95037

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July 2, 2025

Isaac J. Estrada, Tara C. Estrada  
575 San Pedro Avenue  
Space 77  
Morgan Hill, CA 95037

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July 2, 2025

Lizsa Stover  
575 San Pedro Avenue  
Space 78  
Morgan Hill, CA 95037

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July 2, 2025

T. Horstman, E. Horstman, S. Smith  
575 San Pedro Avenue  
Space 79  
Morgan Hill, CA 95037

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July 2, 2025

Brian Haug, Brittany Haug  
575 San Pedro Avenue  
Space 80  
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July 2, 2025

Carrie Martinez  
575 San Pedro Avenue  
Space 81  
Morgan Hill, CA 95037

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July 2, 2025

Loren St.Clair  
575 San Pedro Avenue  
Space 82  
Morgan Hill, CA 95037

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Kristin Bustamante  
575 San Pedro Avenue  
Space 83  
Morgan Hill, CA 95037

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Janah Van Koathoven  
575 San Pedro Avenue  
Space 84  
Morgan Hill, CA 95037

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Elaine Collins  
575 San Pedro Avenue  
Space 85  
Morgan Hill, CA 95037

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Ofelian S. Felia S. Tenedora  
575 San Pedro Avenue  
Space 86  
Morgan Hill, CA 95037

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Ralph W. Jessen  
575 San Pedro Avenue  
Space 87  
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July 2, 2025

M.Boyle, K. Boyle, F. Collier  
575 San Pedro Avenue  
Space 89  
Morgan Hill, CA 95037

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Mario Couto, Lisa Cuoto  
575 San Pedro Avenue  
Space 90  
Morgan Hill, CA 95037

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## Mobile Home Rent Control Ordinance Summary

### **Background**

The current Morgan Hill Mobile Home Rent Control Ordinance (No. 856, NS) was adopted by the City Council on February 17, 1988. The most recent amendment was adopted on April 22, 2009. The ordinance is codified in the Morgan Hill Municipal Code as Chapter 5.36. This summary has been prepared to give you an overview of your rights and to provide answers to the most frequently asked questions. It does not constitute a summation of the entire ordinance and is not intended to serve as a substitute for the ordinance. Before taking any action with regard to your rights, you are urged to obtain a copy of the complete ordinance and read it carefully. In certain instances, you may also want to seek legal advice.

The City Clerk's Office can provide you with a copy of the entire ordinance. The City Clerk's Office is in City Hall at 17575 Peak Avenue, Morgan Hill. You may contact the City Clerk's Office at 408-779-7259 or by email at [clerk@morganhill.ca.gov](mailto:clerk@morganhill.ca.gov). You may also review the ordinance online at [https://library.municode.com/ca/morgan\\_hill/codes/code\\_of\\_ordinances?nodeId=TIT5BULIGE\\_CH5.36MOHOPARE](https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT5BULIGE_CH5.36MOHOPARE)

The following are commonly asked questions about the mobile home rent control ordinance:

### ***Must the park owner provide me with a copy of this summary and the ordinance?***

The owner is required to provide each tenant with a copy of this summary. The owner is not required to provide copies of the ordinance.

### ***Why did the City Council establish this ordinance?***

Mobile home tenants and landlords each have a substantial investment in their property. Unresolved differences can often result in unnecessary costs in time and money for both. The Mobile Home Rent Control Ordinance was enacted to encourage stability in rent increases while respecting the rights of owners and tenants.

### ***Who is covered by the ordinance?***

The ordinance applies only to mobile home spaces.

### ***How often can my rent be increased?***

Rents may be increased only once every twelve (12) months.



## Mobile Home Rent Control Ordinance Summary

### ***How much can my rent be increased?***

With certain exceptions, rents generally may be raised by a maximum of seventy-five percent (75%) of the Consumer Price Index (CPI) during the previous twelve months or eight percent (8%), whichever is less, without approval of a City hearing panel.

If the owner wants to raise your rent beyond these limits, the owner must first gain the approval of a City hearing panel. The panel will hold a hearing to determine whether the increase is appropriate. The City will notify you of the time and place of the hearing and you will be given an opportunity to present your views.

### ***What if I believe that my rent has been raised more than permitted by the ordinance?***

At least 25 percent of the tenants whose spaces are subject to the ordinance must submit a petition requesting a hearing to the City Clerk. A panel will conduct a hearing to determine whether the rent increase proposed by your landlord violates the ordinance.

You will always be given at least ten (10) days from the date you receive notice of an increase from your landlord in which to file your petition. The petition must be filed at least thirty (30) days prior to the effective date of the increase.

### ***Can my rent be increased if my home is sold?***

Your rent cannot be increased if your home is sold and remains upon the space. The landlord may charge a one-time administrative fee of \$25.00 upon ownership transfer.

### ***May my landlord pass on to me the fee assessed under the Mobile Home Rent Control Ordinance?***

The Ordinance assesses a fee on your landlord to offset the cost of the mobile home rent stabilization program. If your space is covered under the Ordinance, your landlord may pass through to you, once a year, no more than one-half of the fees charged for your space.

### ***What penalties are associated with violations of this ordinance?***

Violations of the ordinance are considered unlawful and carry financial penalties.



CITY OF MORGAN HILL

## Mobile Home Rent Control Ordinance Summary

***What if I believe my landlord is making things difficult for me because I have requested a hearing under this ordinance?***

The California Civil Code provides penalties for owners who attempt to raise rents, evict tenants, or decreases services in retaliation for tenants exercising their rights under this ordinance. There are advisory services available if you have questions about your rights. Project Sentinel at 408-720-9888 or 888-324-7468 is available for assistance with offices located in Gilroy.



24632 San Juan Ave. Ste 230  
Dana Point, CA 92629  
(949) 404-4986  
www.level.info

June 26, 2025

Windmill Mobile Estates  
c/o PW Property Investment LLC  
Attn: Peter Wang  
425 N Whisman Rd., #600  
Mountain View, CA 94043

VIA E-MAIL [pwang2342@gmail.com](mailto:pwang2342@gmail.com)

*Re: Windmill Mobile Estates Special Rent Increase Petition*

Mr. Wang:

Pursuant to our engagement letter with you dated January 7, 2025, I am providing my analysis of the fair return for Windmill Mobile Estates ("Windmill" or the "Park"), pursuant to the Morgan Hill City Code Chapter 5.36 – Mobile Home Park Rents (the "Ordinance"). Capitalized terms not otherwise defined herein shall have the meaning prescribed in the Ordinance.

**FACTS AS UNDERSTOOD BY LEVEL ADVISORS**

1. Windmill is a mobilehome park that has 90 spaces (a "Space") and is located in the City of Morgan Hill, CA (the "City"). Of the 90 Spaces, 84 of them are subject to the Ordinance (5 of them are Park-owned homes and one is the manager unit).
2. The Park was purchased by the current owner in August 2005.
3. A prior fair return petition for Windmill was filed in October 2007 using calendar year 2006 financial data for the Maintenance of Net Operating Income ("MNOI") analysis. The requested increase of \$81 per Space per month was reduced to \$71 per Space per month due to a "slight modification in the method of discounting" between the applicant and the City's expert, Keyser Marston Associates, Inc. ("KMA"), resulting in an award of 88% of the requested amount. This current petition uses the Base Year 1981 Net Operating Income from the 2007 petition.
4. Three Capital Improvement projects were completed at the Park in 2024: Street Light Upgrade (\$65,200), Electric Meter Upgrade (\$64,100), and Road Paving Upgrade (\$155,500).

**ASSUMPTIONS MADE AND MANAGEMENT REPRESENTATIONS**

1. The financial information, as discussed further below, was materially accurate.
2. Vacancies and bad debt were beyond the control of the Park.



3. The Street Light Upgrade, Electric Meter Upgrade, and Road Paving projects are considered capital improvements pursuant to section 5.36.020(A), the costs of which are includable as an operating expense under section 5.36.260(C)(1)(h).

**DOCUMENTS AND INFORMATION RELIED UPON**

1. Memorandum from Keyser Marston Associates to Erwin Ordonez, City of Morgan Hill, dated April 30, 2008.
2. Windmill Profit and Loss statement for the calendar year 2024.
3. Windmill General Ledger for calendar year 2024.
4. Windmill Rent Rolls, by month, for the calendar year 2024.
5. Windmill Balance Sheet as of December 31, 2024.
6. Utility invoices supporting expenses utility expenses in 2024.
7. Discussions with management of Windmill.
8. Property tax statements for Parcel Numbers 817-11-005-00, 817-11-500-00, 817-11-501-00, 817-11-514-00, 817-11-557-00, 817-11-575-00 for the property tax years ending Jun 30, 2024 through June 30, 2025.
9. Consumer Price Index - All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted.
10. Rent index – San Francisco, Oakland, Hayward – Series CUURA422SEHA.
11. IBIS World Industry Report 53119 Land Leasing in the US, December 2024 and related Industry Financial Ratios.
12. Various other financial and non-financial documents.

**WORK AND ANALYSIS PERFORMED**

**Maintenance of Net Operating Income**

The Ordinance employs a Maintenance of Net Operating Income (“MNOI”) methodology in calculating a fair return. This methodology takes the Net Operating Income (“NOI”) that the Park was earning in the base year (1981)<sup>1</sup> and compares that to the NOI that the park earned in the current year (calendar year 2024 in this case), adjusted for inflation from 1981 through the date of filing of this petition. If the inflation-adjusted NOI of the Base Year exceeds the NOI of

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<sup>1</sup> Ordinance section 5.36.260(D)





the current year, the park is not earning a fair return and an upward adjustment to rents is warranted. If the NOI of the Base Year does not exceed the current year, it is an indication that the park is earning a fair return.

The formula for Net Operating Income is as follows:

$$\text{Net Operating Income}^2 = \text{Gross Income}^3 - \text{Operating Expenses}^4$$

	<u>Base Year (1981)</u>	<u>Current Year (2024)</u>
Gross Income	\$ 284,220	\$ 824,627
Operating Expenses	(53,370)	(765,869)
Net Operating Income	<u>\$ 230,850</u>	<u>\$ 58,758</u>

Once Net Operating Income is calculated for both the Base Year and current year, the Base Year NOI must be adjusted for inflation. The Ordinance states that the index used to represent inflation is the Consumer Price Index for all urban consumers in the San Francisco/Oakland Bay Area (all items) index<sup>5</sup> ("CPI"). The Ordinance also states that the applicable percentage of the CPI to be used in a fair return application is 40%<sup>6</sup>. Accordingly, one must first calculate the percentage increase in the CPI and then multiply that by 40% before applying the result to the Base Year NOI. The formulas for calculating the applicable inflation rate are as follows:

$$\text{Step 1: CPI Increase} = (\text{Current Year CPI} - \text{Base Year CPI}) / \text{Base Year CPI}$$

CPI February 1981	260.500
CPI April 2025	1,093.542
CPI Increase	<u>319.8%</u>

$$\text{Step 2: Applicable Inflation Rate} = \text{CPI Increase} * 40\%$$

CPI Increase	319.8%
Inflation Adjustment	40%
Applicable Inflation Rate	<u>127.9%</u>

Once the applicable inflation rate has been calculated, it is used to adjust the Base Year NOI for inflation. The formula to do this is as follows:

<sup>2</sup> Net Operating Income as defined in the Ordinance section 5.36.260(A).

<sup>3</sup> Gross Income as defined in the Ordinance section 5.36.260(B).

<sup>4</sup> Operating Expenses as defined in the Ordinance section 5.36.260(C).

<sup>5</sup> 5.36.020(C)

<sup>6</sup> 5.36.310(A)



Step 1: Inflation Factor = Applicable Inflation Rate \* Base year NOI

Base Year NOI	\$	230,850
Applicable Inflation Rate		127.9%
Inflation Factor	\$	<u>295,290</u>

Step 2: Fair Return = Base year NOI + Inflation Factor

Base Year NOI	\$	230,850
Inflation Factor		295,290
Fair Return NOI	\$	<u>526,140</u>

The next step is to compare the Fair Return NOI to the current year NOI.

Fair Return NOI	\$	526,140
Current Year NOI		(58,758)
Fair Return NOI Exceeds Current Year	\$	<u>467,382</u>

Because the Fair Return NOI exceeds the current year NOI, the Park is not earning a fair return. Accordingly, a rent increase is warranted. Because the Park has Spaces exempt from the Ordinance in the current year, but did not in the Base Year, the Fair Return NOI (which is calculated from the Base Year NOI) and the current year NOI must be expressed on a per Space basis. Thus, the next step is to divide the Fair Return NOI and the current year NOI by the number of Spaces subject to the Ordinance in 1981 and 2024, respectively.

Fair Return NOI	\$	526,140
Subject Spaces		90
Fair Return NOI per Space	\$	<u>5,846.00</u>
Current Year NOI	\$	58,758
Subject Spaces		84
Current Year NOI per Space	\$	<u>699.50</u>

The next step is to calculate the fair return deficiency per Space.

Fair Return NOI per Space	\$	5,846.00
Current Year NOI per Space		699.50
Fair Return NOI Exceeds current Year NOI per Space	\$	<u>5,146.51</u>



The final step is to divide the amount by which the Fair Return NOI (per Space) exceeds the current year NOI (per Space) by 12 months. The result is the rent increase per rent-controlled Space, per month.

Fair Return NOI Exceeds Current Year NOI per Space	\$	5,146.51
12 Months		12
Rent Increase per rent-controlled Space per Month	\$	428.88

The above calculations do not include depreciation and amortization. As discussed below in “Depreciation and Amortization” I believe that excluding depreciation and amortization presents a flawed and incomplete picture of the Park’s financial condition. Therefore, I have prepared an alternate set of calculations which include Depreciation and Amortization. The result is an increase in rent of \$464.46 per rent-controlled Space, per month. See Exhibit 1.

Detailed Explanation of Net Operating Income Calculation

I performed an analysis and calculation of the Net Operating Income (“NOI”) of Windmill for the calendar year 1981 and calendar year 2024. Below is a detailed discussion of that analysis and calculation.

I obtained the 1981 profit and loss statement of Windmill from the Memorandum from Keyser Marston Associates to Erwin Ordonez, City of Morgan Hill, dated April 30, 2008. The figures in this profit and loss statement were quoted on an annual, per Space basis. I then multiplied these figures by the 90 subject Spaces in 1981. See Exhibit 7. I obtained the profit and loss statement of Windmill for the calendar year 2024 from Park management. The 2024 profit and loss statement contained income and expenses, on the cash basis of accounting. Next, I adjusted the profit and loss statements to reflect the Gross Income<sup>7</sup> as well as Operating Expenses<sup>8</sup> of Windmill for the respective years in accordance with the Ordinance. Finally, I removed the income and expenses related to the exempt Spaces. Actual income from exempt Spaces was removed and 6.667% (6 exempt Spaces divided by 90 total Spaces) of expenses were removed. This is shown on Exhibit 2.

Gross Rental Income for 2024 was calculated as the sum of all monthly rent charged for all Spaces, less the sum of all monthly rent charged for exempt Spaces. Rent for months where a Space was vacant was calculated as the average of all other occupied, non-exempt Spaces for the respective month.

Property taxes were allocated as follows: Property tax statements for the relevant years were obtained from the Santa Clara County Treasurer-Tax Collector website for the parcel numbers applicable to Windmill. Assessments were allocated to the appropriate calendar years. For example, one-half of the secured property taxes for the Santa Clara County fiscal year July 1, 2023 – June 30, 2024 were allocated to the Windmill calendar year 2024 and one-half of the secured property taxes for the Santa Clara County fiscal year July 1, 2024 – June 30, 2025 were also allocated to the Windmill calendar year 2024. Personal property taxes related to the park-

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<sup>7</sup> 5.36.260(B)

<sup>8</sup> 5.36.260(C)



owned homes (not the Spaces occupied by the park-owned homes) were removed. The property tax calculations and allocations are shown in Exhibit 5.

Adjustments to Income and Expenses

- A. An adjustment to bring actual Gross Rents to those at 100% occupancy was made<sup>9</sup>.
- B. An adjustment was made to record uncollected rents due to vacancy<sup>10</sup>.
- C. An adjustment was made to exclude rent for exempt Spaces<sup>11</sup>.
- D. An adjustment was made to exclude uncollected rents due to vacancy for exempt Spaces.
- E. An adjustment was made to exclude other income unrelated to the operation of the Park<sup>12</sup>.
- F. An adjustment was made to remove 80% (4/5ths) of the wages of an employee who performs work for 5 mobile home parks.
- G. An adjustment was made to remove 80% (4/5ths) of the payroll taxes of an employee who performs work for 5 mobile home parks.
- H. An adjustment was made to remove 80% (4/5ths) of the workers' compensation insurance for an employee who performs work for 5 mobile home parks.
- I. An adjustment was made to record 2024 electric utility invoices that were not generated and sent to Windmill until 2025 due to the switchover to new meters. This inclusion brings the total electric expense to a typical annual amount. See exhibit 9.
- J. An adjustment was made to remove repairs and maintenance of park-owned homes.
- K. An adjustment was made to remove legal fees related to this petition.
- L. An adjustment was made to remove property taxes related to the park-owned homes (not the Spaces occupied by the park-owned homes). Property taxes related to the Spaces occupied by the park-owned homes were removed in item Q below.
- M. An adjustment to depreciation was made in both the Base Year and Current Year as no depreciation was recorded in the books and records. The depreciation in the Current Year was calculated as shown in Exhibit 5. In order to calculate depreciation for the Base Year I used the industry average depreciation expense as a percentage of non-utility revenue as calculated in the *IBISWorld Report on Land Leasing in the US, December 2024* of 3.0%.
- N. An adjustment was made to record the allowable portion of Capital Improvements - Street light, electrical meters, and road paving - completed in 2024. This adjustment represents the portion of the improvements that equate to less than \$100 per year per benefited Space<sup>13</sup>.
- O. An adjustment was made to record the allowable portion of the road paving Capital Improvement completed in 2024. This adjustment represents 1 year of the 15 year amortization of the improvement<sup>14</sup>.
- P. An adjustment was made to remove mortgage interest<sup>15</sup>.

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<sup>9</sup> 5.36.260(B)1

<sup>10</sup> 5.36.260(B)5

<sup>11</sup> 5.36.030(B)

<sup>12</sup> 5.36.260(B)4

<sup>13</sup> 5.36.260(C)1(h)

<sup>14</sup> 5.36.260(C)1(h)

<sup>15</sup> 5.36.260(C)2(b)



- Q. Additional adjustments were made to remove the portion of expenses related to exempt Spaces. See paragraph 2 under *Detailed Explanation of Net Operating Income Calculation* section above.

**Depreciation and Amortization**

The Ordinance states that depreciation should be excluded from operating expenses and thus from an MNOI calculation<sup>16</sup>. As discussed in detail below, I believe that this exclusion is improper in an MNOI calculation and, consistent with other reports I have written and prior fair return matters with which I have been involved, I have performed an MNOI calculation for Windmill with depreciation and amortization included as an operating expense. I have also performed an MNOI calculation without depreciation and amortization as an operating expense (as stated by the Ordinance). These calculations can be seen on Exhibit 1.

**I will point out that the ratable expensing of the cost of capital improvements as allowed by section 5.36.260(C)1(h) precisely describes the concept of depreciation. So, although the term “Depreciation” is explicitly excluded by the Ordinance, the concept of depreciation is not.**

Further, the Base Year income statement did not include a line item for depreciation expense. According to IBISWorld Report on Land Leasing in the United States – December 2024, the ten year average depreciation as a percentage revenue for parks in the \$1MM to \$5MM total asset range is 3.0%. Accordingly I used this percentage to estimate depreciation expense for the Base Year.

Capitalization and depreciation are accounting principles used to record and allocate the costs of acquiring and using assets over their useful lives. These principles are important for accurate financial reporting and to match expenses with the revenue generated by the assets.

**Capitalization:**

Capitalization refers to the process of recording the cost of acquiring an asset as an entry on the balance sheet rather than expensing it immediately on the income statement. When an asset is capitalized, its cost is spread out over its useful life through a process called depreciation. This allows the company to reflect the cost of the asset gradually over time, aligning the expense recognition with the benefits received from the asset.

**Depreciation:**

Depreciation is the systematic allocation of the cost of a capitalized asset over its useful life. It represents the decline in value or the wearing out of the asset over time due to factors such as usage, obsolescence, or physical deterioration. It underscores one of accounting’s major fundamental principles which is matching revenues with expenses in the same period. In other words, it is the recording of the portion of the cost of the asset associated with the benefit being

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<sup>16</sup> 5.36.260(C)2(e)



enjoyed, in this case, by the tenants. By depreciating assets, businesses can recognize the expense of using the asset in the periods in which it contributes to generating revenue.

All companies have what is called a capitalization policy. This refers to the accounting treatment related to expenses. Typically a capitalization policy will have a dollar threshold and a useful life threshold. Both must be met in order for the expense to be capitalized and depreciated, as opposed to expensed right away. An example of a capitalization policy for a small business like Windmill would be purchases in excess of \$1,500 and a useful life of more than 1 year. Take, for instance, the purchase of a color laser printer for \$1,400. Clearly it falls below the dollar threshold so it would not be capitalized and depreciated, rather it would be expensed as an operating expense immediately. Even though its useful life is about 3 years, it does not meet both of the capitalization criteria. Imagine, however, that the same copier actually cost \$1,600. The purchase of that copier now meets both capitalization criteria and must be capitalized and depreciated. Under the Ordinance, this copier would not be allowed as an operating expense, even though it is a cost to the enterprise like any other business expense. Virtually all business expenses provide a cost and a benefit to the enterprise. The magnitude of the expense does not change this fact; however, the Ordinance under section 5.36.260(C)2(e) seeks to remove the cost from the equation, which is economically irrational. Simply because the expense is “large” or has a longer time period in which it provides a benefit, does not change the nature of the expense and the fact that it is a real cash operating cost to the enterprise. Accordingly, the inclusion of this section within the Ordinance is directly in conflict with Windmill’s right to a fair return and must be rejected.

Depreciation is a non-cash expense, meaning it does not involve an actual outflow of cash when it is recorded (the cash outflow occurred when the asset was purchased, before depreciation is recorded). However, it affects the company's net income, which in turn impacts taxes and profitability. Depreciation also reflects the decrease in the asset's value over time and allows companies to plan for future replacements or upgrades. To disregard or limit depreciation (and arbitrarily at that as does the Ordinance) as a true and legitimate expense in a business would be to ignore the necessary investment in and outlay of capital for the asset as a whole (in this case a mobilehome park and its rights and appurtenances thereto). The assets being depreciated at Windmill are, in many cases, for the enjoyment by and a direct benefit to the tenants. These assets include, among others, the pool, laundry room and equipment, utility infrastructure, lighting, and common areas. To remove the costs to the park owner associated with these assets would grossly overstate the profit that the owner is earning on his/her investment. One important reason that a park owner invests in these depreciating assets is to provide competitive amenities in the marketplace in order to earn a fair return on his/her investment.

As arguably the greatest investor of all time, Warren Buffet stated in a Berkshire Hathaway annual report, “When Charlie and I read reports, we have no interest in pictures of personnel, plants or products. References to EBITDA [earnings before interest, taxes, depreciation, and amortization] make us shudder - does management think the tooth fairy pays for capital





expenditures?”<sup>17</sup> He also stated the following: “... depreciation is an economic cost every bit as real as wages, materials, or taxes. Certainly that is true at Berkshire and at virtually all the other businesses we have studied. Furthermore, we do not think so called EBITDA (earnings before interest, taxes, depreciation and amortization) is a meaningful measure of performance. Managements that dismiss the importance of depreciation — and emphasize "cash flow" or EBITDA — are apt to make faulty decisions...”<sup>18</sup>

*Partial Indexing Does Not Allow Maintenance of Net Operating Income*

It has been suggested that the use of partial indexing of the Consumer Price Index can result in a park owner obtaining a fair return under the Maintenance of Net Operating Income methodology of calculating a fair return.

One of the main arguments has been that rents increase at less than inflation. If this were true, then over the long run, rents would become less and less expensive in inflation-adjusted dollars, and the percentage of income that families used toward housing would decrease to the point at which housing was not a significant cost of a family's living expenses. To illustrate that, assume 1) rent is 30% of a family's income (a conservative estimate by California standards), 2) income increases at the rate of inflation, and 3) rent increases at 2/3 the rate of inflation. After 10 years, rent would be 27% of income. After 25 years rent would be 23% of income. After 150 years rent would be 6% of income. Eventually rent would not be a measurable cost for families. This is obviously an irrational scenario that would not occur.

Additionally, when looking at increases in rents and inflation, one must look at the local area. As the old adage goes, “location, location, location.” Real estate is a local industry. What happens in the bay area is not necessarily (and usually is not) what happens in other parts of the state or country. Indeed, when we look at the rent index from December 1984 through December 2024 (approximately the same time period that the Park has been subject to this Ordinance) in the San Francisco, Oakland, Hayward area (which is used in the San Jose rent stabilization ordinance and most ordinances in Northern California) the index increased 547%.<sup>19</sup> During the same period, the CPI index for the same area increased only 320%.<sup>20</sup> This means that rents have actually exceeded inflation by 71%.

**Fallacy #1 – Rents increased at less than inflation. Reality - They increased at substantially more than inflation – (71% more).**

Another attempt at justification of partial indexing has been to incorporate the concept of leverage, or financing, with the purchase of a park. Indeed, if a purchaser uses less and less of his/her money and more and more of a lender's money to purchase a park, he/she will realize a larger profit relative to his/her cash outlay when the property eventually sells. For example, if a purchaser uses \$100 to purchase a \$1,000 property and then sells it for \$1,200, his/her profit will

<sup>17</sup> Berkshire Hathaway 2000 Annual Report, page 17.

<sup>18</sup> Berkshire Hathaway 2000 Annual Report, page 65.

<sup>19</sup> <https://fred.stlouisfed.org/series/CUURA422SEHA>

<sup>20</sup>

<https://beta.bls.gov/dataViewer/view/timeseries/CUURS49BSA0;jsessionid=A27FEB0884CB6953CF99D720DD7390BD>



be \$200, or 200% of his/her original investment. If, however, he/she used \$500 to purchase that same property, the profit would only be 40%. Regardless, there are three issues with this argument.

First, this argument assumes that the property will appreciate in value. There is no guaranty that this will happen and the property could even lose value. Property values lost over 50% in some areas during the 2008 financial crisis and took years to come back to pre-crisis levels.

Second, this argument suggests that rents should be set differently for similar parks, solely based on how the owner financed the park. To illustrate, assume two identical parks, one purchased with financing and one purchased without financing. The table below illustrates the rent necessary to obtain the same return on cash investment:

	With Financing	Without Financing
Gross Rents	\$ 100	\$ 184
Operating Expenses	(55)	(55)
Net Operating Income	\$ 45	\$ 129
Purchase Price	\$ 1,000	\$ 1,000
Financing	(650)	-
Cash Investment	(350)	(1,000)
Return on Investment	13%	13% <sup>21</sup>

In the above example, rents at the park that was purchased without financing would need to be 84% higher than at the park that was purchased with financing, in order to obtain the same return on cash investment. Obviously this is illogical.

Third, this argument is contrary to a past court opinion regarding mobile home rent control that said, "[f]air rate of return relates to return from the asset and not return to the asset holder."<sup>22</sup> Said another way, the return that a particular park owner receives is not what is important, rather it is the return that the park provides that is important. The return that is to be measured is the return on the actual investment. It is not measured in reference to a specific investor. In fact, to measure any investment return, as specific to any one individual, actually violates the very notion of the fair-market-value standard<sup>23</sup> which contemplates a **hypothetical** willing buyer and

<sup>21</sup> Note Net Operating Income does not include debt service, consistent with the calculation of NOI.

<sup>22</sup> *Yee v Mobilehome Park Rental Review Bd.* (1993) 17 CA4th 1097, 1110, 23 CR2d 1

<sup>23</sup> Fair market value is defined in *The International Glossary of Business Valuation Terms*, issued by the American Institute of Certified Public Accountants (AICPA), the American Society of Appraisers, the Canadian Institute of Chartered Business Valuators, the National Association of Certified Valuators and Analysts and the Institute of Business Appraisers, as: *The price, expressed in terms of cash equivalents, at which property would change hands between a hypothetical willing and able buyer and a hypothetical willing and able seller, acting at arms length in an open and unrestricted market, when neither is under compulsion to buy or sell and when both have reasonable knowledge of the relevant facts.*"

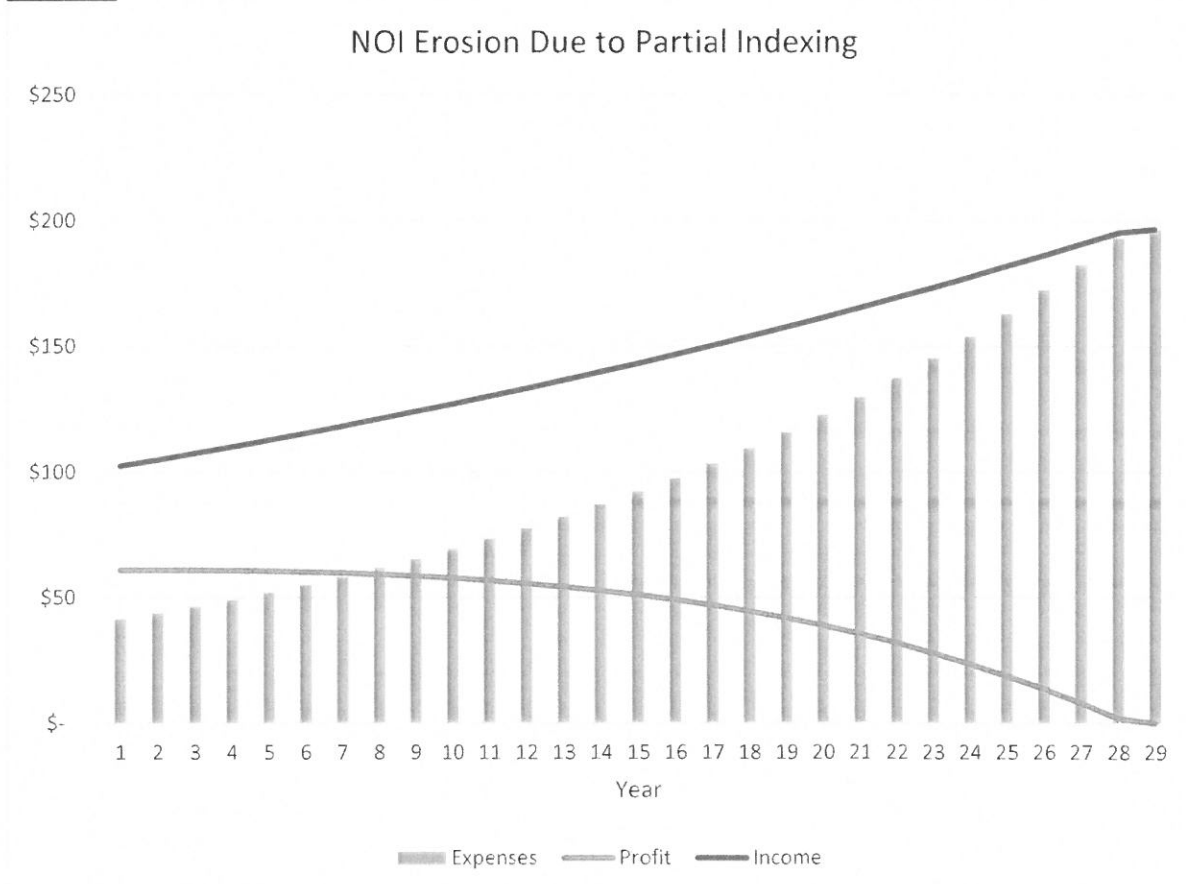




**hypothetical** willing seller, not any specific buyer or seller.

With respect to partial indexing of gross rents it is crucial to understand the mathematical (and consequently economic) effect that is placed on the financial condition of a park. When revenue increases at a percentage less than the percentage increase in expenses, mathematically over some number of years expenses will eventually equal and then exceed revenue. This then results in the park owner effectively paying to have the residents occupy the Spaces. With respect to Windmill, if annual rent increases and annual expense increases continue at the same rate as they have between 1981 and 2024, Net Operating Income will erode every year. After 28 years Net Operating Income at Windmill will be zero. See Graph 1. Using projected inflation over the next 20 years and applying a 40% partial index percentage, it will take less than 20 years for profit to reach zero. See Graph 2.

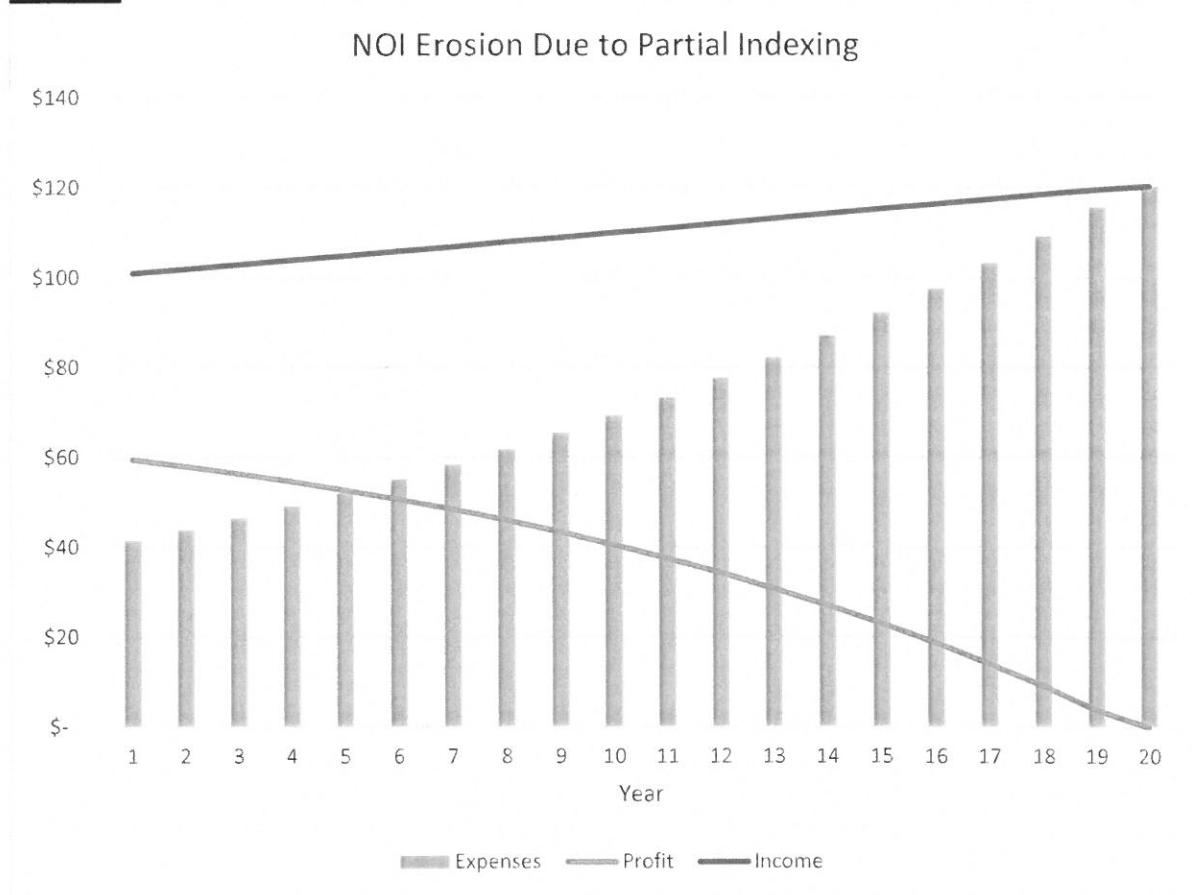
**Graph 1**



Note: Annual increase in income is 2.420% (actual from 1981-2024). Annual increase in expenses is weighted at 5.864% (actual from 1981-2024). Weighting based on ratio of property tax expense (2.0% annual increase) to total expenses. This analysis excludes depreciation and capital expenditures.



**Graph 2**



Note: Annual increase in income is 2.367% (expected 20 year inflation rate as of May 2025<sup>24</sup>). Annual increase in expenses is weighted at 5.864% (actual from 1981-2024). Weighting based on ratio of property tax expense (2.0% annual increase) to total expenses. This analysis excludes depreciation and capital expenditures.

If a park owner does receive a special rent increase to obtain a fair return, immediately that NOI begins to erode and he/she must apply again at some point for a fair return. Typically that point is when the costs of pursuing a special rent increase are less than the potential rent increase. This effect is further exacerbated by the disparity between the CPI increase in the area of 2.93% on an annual basis between 1981 and 2024, and the actual increases of expenses of 5.86% at Windmill during the same time period.

**Fallacy #2 – Partial indexing maintains net operating income. Reality – It does not result in the maintenance of net operating income and should be rejected.**

Net Operating Income is also called profitability, net profit margin, or profitability percentage. Profitability refers to a business's ability to generate earnings relative to its revenue, costs, and

<sup>24</sup> Published by the St. Louis Fed at <https://fred.stlouisfed.org/series/EXPINF20YR>



assets over a specific period. It gives insight into how efficiently a company is converting its resources into profit and is an essential indicator of the company's financial health. A profitable company can reinvest in operations, reduce debt, and pay its investors.

The decrease in profitability experienced by Windmill since 1981 is severe. When profitability drops, the ability to reinvest in operations, reduce debt, and pay its investors (the owners of the park who's living is generated by the Park's income) is reduced. This has the potential of negatively affecting the Park and its residents in the form of deferred maintenance and lower amenities, among others. It also devalues the Park as Park valuations are dependent upon their ability to generate profit.

As shown on Exhibit 2, the net operating income as a percentage of non-utility income was 81.2% in the Base Year and is 7.9% in the current year. This is not comparable. Exhibit 1 contains a comparison of Base Year profitability and the current year profitability, assuming the fair return is granted under two scenarios that include and exclude depreciation/amortization. The results are 39.3% when including depreciation and amortization and 41.6% when excluding them. Clearly the Park is not generating a comparable profit percentage to the Base Year, even under the Ordinance's MNOI methodology. This is reflective of and a direct result of partial indexing and the indexing percentage must be adjusted upward.

#### **Reasonableness of Expense Levels in 2024**

I reviewed the expense levels of individual, controllable expense categories and noted no significant variances from industry norms for a park of this size and location.

#### **CONCLUSIONS**

Windmill is not maintaining its net operating income relative to the base year and is thus not earning a fair return. When following the Ordinance with respect to the 40% indexing (partial indexing) and exclusion of depreciation and amortization, the Space rent increase necessary to maintain the Net Operating Income of the Base Year is \$428.88 per Space per month (\$423.45 permanent and \$5.43 temporary).

#### **RIGHT TO UPDATE REPORT**

Should additional relevant information come to our attention, I reserve the right to adjust and modify the analysis, opinions, and conclusions set forth in this report.

Sincerely,

Brian Eid, CPA, CVA, MAFF, MBA  
Encl. Exhibits 1-9

**Windmill Mobile Estates**  
**Fair Return Calculation-40% Indexing**  
**1981-2024**

**40% Indexing, 15 Year Amortization of Capital Improvement Costs**

Item	Ref	With		Without		Rent Increase at Various Interest Rates	
		Depr. & Amort.		Depr. & Amort.		With D&A	Without D&A
NOI Base Year (1981)	Exhibit 2	\$	224,249	A	\$	461.96	\$ 426.20
CPI Index (February 1981)	<sup>A</sup>	260.5		B		5%	\$ 427.53
CPI Index (Apr 2025)	<sup>A</sup>	1,093.5		C		6%	\$ 427.83
CPI % Increase	(C-B)/B			D		7%	\$ 428.14
40% of CPI Increase <sup>^^</sup>	D*40%		319.8%	E		8%	\$ 428.46
Inflation Factor	A*E		127.9%	F		9.25%	\$ 428.88
Inflation Adjusted NOI	A+F		286,846	G		10%	\$ 429.13
Inflation Adjusted NOI per Space	G/90		511,094	H		11%	\$ 429.48
			5,678.83			12%	\$ 429.84
Actual NOI (2024 (Comparison Year)	Exhibit 2		8,846	I			
Actual NOI 2024 (Comparison Year) per Space	I/84		105.31	J			
Fair Return Excess/(Shortfall) per Space-Annual	G-F		5,573.52	K			
Rent Increase per Space per Month	H / 12		464.46				

<sup>A</sup> - Ordinance section 5.36.310. bls.gov. Series ID CUURS49BSAO

<sup>^^</sup> - Ordinance section 5.36.310

Base Year NOI as a percentage of non-utility income

Current year NOI as a percentage of non-utility income, including fair return increase

81.2%

41.6%

Windmill Mobile Estates  
Fair Return Calculation-40% Indexing  
1981-2024

Limitation on Annual Increase (5.36.320)

CPI April 2024	With	Without
CPI April 2025	Depr. & Amort.	Depr. & Amort.
Percentage Increase	1,079.83	1,079.83
Twice the Percentage Increase (limited too 15%)	1,093.54	1,093.54
Average Annual Space Rents at December 2024**	1.27%	1.27%
Permitted Annual Space Rent Increase - First Year	2.54%	2.54%
Interest at Prime Rate plus 1.75% (9.25%)*	\$ 723.96	\$ 723.96
Permitted Annual Space Rent Increase Plus Interest - First Year	18.39	18.39
	43.06	39.61
	<b>\$ 61.45</b>	<b>\$ 58.00</b>

\* - Per City's consultant in report dated 4/30/2008, "...interest should be allowed on unpaid balance of the rent increase in recognition of the time-value of money." I agree that interest should be allowed on the portion of rent that is unpaid each year due to the annual maximum rent limitation and phase-in approach as per section 5.36.320. I disagree with the use of a commercial interest rate as suggested in the memo as the debtor in this instance is an individual. Accordingly, I have used the prime rate in effect at the time of this filing, which is a commonly used interest rate for top tier credit individuals, plus 1.75%, which is a common margin for consumer loans such as home equity loans. The first year amount is calculated on Exhibits 1 and 2. The actual amount of each additional annual phase-in rent and interest amount is dependent upon each year's prior 12 month CPI increase and thus should be calculated each year, inclusive of the interest portion. Rate Source: <https://www.wsj.com/market-data/bonds/moneyrates> at 3/27/2025

\*\* - Occupied, non-exempt Spaces

Note: Average rents were used for illustration purposes. Individual Space Rents may be higher or lower, thus the dollar value of individual Rent increases may be higher or lower.

Windmill Mobile Estates  
Fair Return Calculation-40% Indexing  
1981-2024

	20yr Expected Inflation==>*	Average Rents		Permitted Rent Increase		Remaining Rent Increase		Total Uncollected Rents	
		With		Without		With		Without	
		Depr. & Amort.	Depr. & Amort.	Depr. & Amort.	Depr. & Amort.	Depr. & Amort.	Depr. & Amort.	Depr. & Amort.	Depr. & Amort.
<b>Cost to Park of Limitation on Annual Increase</b>									
Uncollected Fair Return Rent Year 1	1	\$ 742.35	\$ 742.35	35.68	410.40	\$ 446.07	\$ 410.49	\$ 449,642	\$ 413,773
Uncollected Fair Return Rent Year 2	2	778.03	778.03	37.39	373.01	373.01	374.81	413,681	377,812
Uncollected Fair Return Rent Year 3	3	815.42	815.42	39.19	333.82	333.82	337.42	375,992	340,123
Uncollected Fair Return Rent Year 4	4	854.60	854.60	41.07	298.24	298.24	298.24	336,492	300,623
Uncollected Fair Return Rent Year 5	5	895.67	895.67	43.04	262.75	262.75	257.17	295,093	259,224
Uncollected Fair Return Rent Year 6	6	938.72	938.72	45.11	224.59	224.59	214.12	251,705	215,836
Uncollected Fair Return Rent Year 7	7	983.83	983.83	47.28	189.01	189.01	169.01	206,232	170,362
Uncollected Fair Return Rent Year 8	8	1,031.11	1,031.11	49.55	157.31	157.31	121.73	158,573	122,704
Uncollected Fair Return Rent Year 9	9	1,080.66	1,080.66	51.93	107.76	107.76	72.18	108,624	72,755
Uncollected Fair Return Rent Year 10	10	1,132.60	1,132.60	54.43	55.83	55.83	20.24	56,274	20,405
Uncollected Fair Return Rent Year 11	11	1,187.03	1,187.03		1.40	1.40		1,409	
<b>Cost to Park due to Uncollected Rents</b>								<b>\$ 2,653,718</b>	<b>\$ 2,293,617</b>

\* - St. Louis Federal Reserve projected 20 year inflation rate as of June 2025. <https://fred.stlouisfed.org/series/EXPINF20YR>

Note: Figures above do not reflect interest (time-value of money).

EXHIBIT 1A

Windmill Mobile Estates  
Fair Return Calculation with MNOI and Capital Improvement Breakout 40% Indexing  
1981-2024

40% Indexing, 15 Year Amortization of Capital Improvement Costs

Item	Ref	With		Without	
		Depr. & Amort.		Depr. & Amort.	
Comparison Year NOI per Space Including Capital Improvement	Exhibit 1	\$ 105.31	A	\$ 699.50	
Remove Capital Improvement per Space from 2024 NOI	Exhibit 2	65.20	B	65.20	
Comparison Year NOI per Space Excluding Capital Improvement	A-B	\$ 170.51	C	\$ 764.70	
Inflation Adjusted Base Year NOI per Space (Fair Return)	Exhibit 1	5,678.83	D	5,846.00	
Annual Fair Return Excess/(Shortfall) per Space	D-C	\$ 5,508.32	E	\$ 5,081.30	
<b>Monthly Rent Increase per Space Without Capital Improvement-Permanent Increase</b>	<b>E/12</b>	<b>\$ 459.03</b>	<b>F</b>	<b>\$ 423.45</b>	
Capital Improvement Amortization per Space 2024	Exhibit 2	\$ 65.20	G	\$ 65.20	
<b>Monthly Rent Increase per Space - Capital Improvement Only-Temporary Increase</b>	<b>G/12</b>	<b>\$ 5.43</b>	<b>H</b>	<b>\$ 5.43</b>	
<b>Total Rent Increase</b>	<b>F+H</b>	<b>\$ 464.46</b>	<b>I</b>	<b>\$ 428.88</b>	

Windmill Mobile Estates  
Fair Return Calculation with MNOI and Capital Improvement Breakout 40% Indexing  
1981-2024

Rate	Capital Imp.	Rent Increase at Various Interest Rates			
		MNOI With D&A	Total With D&A	MNOI Without D&A	Total Without D&A
0%	\$ 2.93	\$	459.03 \$	\$	423.45 \$
5%	\$ 4.17	\$	459.03 \$	\$	423.45 \$
6%	\$ 4.45	\$	459.03 \$	\$	423.45 \$
7%	\$ 4.74	\$	459.03 \$	\$	423.45 \$
8%	\$ 5.04	\$	459.03 \$	\$	423.45 \$
9.25%	\$ 5.43	\$	459.03 \$	\$	423.45 \$
10%	\$ 5.67	\$	459.03 \$	\$	423.45 \$
11%	\$ 6.00	\$	459.03 \$	\$	423.45 \$
12%	\$ 6.34	\$	459.03 \$	\$	423.45 \$



Windmill Mobile Estates  
Net Operating Income Calculation  
1981-2024

	1981		2024				
	Book Income*	Adjustments <sup>A</sup>	NOI	% Rev <sup>A,A</sup>	Adjustments for POH		
					Book Income*	Adjustments <sup>A</sup>	Income and Expenses <sup>B</sup>
							NOI
							% Rev <sup>A,A</sup>
Income							
Gross Rental Income	\$ 220,050		\$ 220,050	77.4%	\$ 865,503	\$ 11,404	\$ 722,706
Uncollected Rents Due To Vacancy	-	-	-	0.0%	-	(11,404)	(8,604)
Uncollected Rents due to Bad Debt	-	-	-	0.0%	-	-	-
Total Utility Income	-	-	-	0.0%	77,763	-	77,763
Other Income	64,170	-	64,170	22.6%	89,456	(56,695)	32,762
Net Rental Income	284,220	-	284,220	100.0%	1,032,722	(56,695)	824,627
Wages	-	-	-	0.0%	(159,760)	74,688	(79,400)
Employer PR Taxes	-	-	-	0.0%	(13,073)	6,112	(6,497)
Insurance - Workers Comp	-	-	-	0.0%	(9,619)	4,497	(4,781)
Insurance - Liability	-	-	-	0.0%	(25,142)	-	(23,466)
Utilities	-	-	-	0.0%	(229,909)	(44,498)	(256,114)
Repairs and Maintenance	-	-	-	0.0%	(44,670)	-	(32,460)
Other operating expense	(20,250)	-	(20,250)	-7.1%	(325)	22	-
Bank, CC Fees	-	-	-	0.0%	(273)	18	(255)
Credit Checks	-	-	-	0.0%	(35,876)	10,000	(24,151)
Legal	-	-	-	0.0%	(6,949)	-	(6,486)
Licenses - Permits	(14,220)	-	(14,220)	-5.0%	(12,000)	800	(11,200)
Management Fees	-	-	-	0.0%	(1,711)	114	(1,597)
Office Supplies	-	-	-	0.0%	(12,000)	800	(11,200)
Professional Services	-	-	-	0.0%	(4,627)	308	(4,319)
Telephone	-	-	-	0.0%	(77,682)	7,727	(69,955)
Property Taxes	(18,900)	-	(18,900)	-6.6%	(53,896)	3,593	(50,303)
Depreciation	-	(6,602)	(6,602)	-2.3%	(237,289)	15,819	(221,470)
Capital Expenses < \$100 per year per benefited space+	-	-	-	0.0%	(5,868)	391	(5,477)
Capital Expenses >= \$100 per year per benefited space+	-	-	-	0.0%	(235,713)	235,713	-
Mortgage Interest	-	-	-	0.0%	(6,800)	453	(6,347)
LLC Fees	-	-	-	0.0%	(876,131)	(10,541)	(815,781)
TOTAL EXPENSES	(53,370)	(6,602)	(59,972)	-21.1%	(876,131)	(10,541)	(815,781)
Net Income/Operating Income	\$ 230,850	\$ (6,602)	\$ 224,249	78.9%	\$ 156,591	\$ (67,236)	\$ 8,846
							1.2%

Windmill Mobile Estates  
Net Operating Income Calculation  
1981-2024

Income	1981				2024			
	Book Income*	Adjustments <sup>A</sup>	NOI	% Rev <sup>A,A</sup>	Book Income*	Adjustments <sup>A</sup>	Income and Expenses**	% Rev <sup>A,A</sup>
NI/NOI-5 yr cap imp	\$ 230,850	\$ (6,602)	\$ 224,249	78.9%	\$ 156,591	\$ (73,272)	\$ (80,900)	0.3%
NI/NOI-10 yr cap imp	\$ 230,850	\$ (6,602)	\$ 224,249	78.9%	\$ 156,591	\$ (68,668)	\$ (80,900)	0.9%
NI/NOI-12 yr cap imp	\$ 230,850	\$ (6,602)	\$ 224,249	78.9%	\$ 156,591	\$ (67,937)	\$ (80,900)	1.0%
NI/NOI without Depreciation and Amortization-5 yr cap imp	\$ 230,850	\$ -	\$ 230,850	81.2%	\$ 156,591	\$ (19,376)	\$ (84,494)	7.1%
NI/NOI without Depreciation and Amortization-10 yr cap imp	\$ 230,850	\$ -	\$ 230,850	81.2%	\$ 156,591	\$ (14,772)	\$ (84,494)	7.7%
NI/NOI without Depreciation and Amortization-12 yr cap imp	\$ 230,850	\$ -	\$ 230,850	81.2%	\$ 156,591	\$ (14,041)	\$ (84,494)	7.8%
NI/NOI without Depreciation and Amortization-15 yr cap imp	\$ 230,850	\$ -	\$ 230,850	81.2%	\$ 156,591	\$ (13,340)	\$ (84,494)	7.9%

\* - Source: See Exhibit 7.

<sup>A</sup> - Adjustments pursuant to the Net Operating Income calculation, 17,22,520, 530, and 540 of the San Jose Mobilehome Rent Ordinance

<sup>A,A</sup> - Non-utility revenue

<sup>\*\*</sup> - 6 Spaces contain park-owned homes. Rent and related expense, have been removed.

<sup>+</sup> - Includes interest at 9.25%. See footnote 8 in accompanying report.

**Windmill Mobile Estates**  
**Adjustments to Arrive at Net Operating Income**  
**1981-2024**

	<u>1981</u>	<u>2023</u>
A. Adjustment to bring Gross rents to 100% occupancy (5.36.260(B)1).	-	11,404
B. Adjustment for uncollected rents due to vacancy (5.36.260(B)5).		(11,404)
C. Adjustment to remove exempt Space rent (5.36.030(B)).		(154,200)
D. Exclude uncollected rents due to vacancy for exempt Spaces.		2,800
E. Exclude other income unrelated to the operation of the park (5.36.260(B)4). Adjustments to Income	<u>-</u>	<u>(56,695)</u> <u>(208,095)</u>
F. Adjustment to remove 80% of wages of employee that manages 5 parks.		74,688
G. Adjustment to remove 80% of employer payroll taxes of employee that manages 5 parks.		6,112
H. Adjustment to remove 80% of workers' comp insurance related to employee that manages 5 parks.		4,497

**Windmill Mobile Estates**  
**Adjustments to Arrive at Net Operating Income**  
**1981-2024**

	<u>1981</u>	<u>2023</u>
I. Adjustment to include 2024 utility invoices that were delayed until 2025 due to the installation of meters. See Exhibit 9.		(44,498)
J. Repairs and Maintenance - This adjustment removes expenses related to Park-Owned-Homes	-	12,209
K. Legal Fees - This adjustment removes fees related to this fair return petition.	-	10,000
L. Property Taxes - This adjustment removes personal property taxes assessed on the Park-Owned homes.	-	7,727
M. Depreciation - Adjustment was made to the amount reported in the books and records to bring depreciation expense to a reasonable amount as discussed in the accompanying report on page 7 under "Depreciation and Amortization."	(6,602)	(53,896)
N. Capital Improvements - Street light, electrical meters, and road paving were completed in 2024. This adjustment represents the portion of the improvements that equate to less than \$100 per year per benefited Space (5.36.260(C)1(h)).	-	(237,289)

Windmill Mobile Estates  
Adjustments to Arrive at Net Operating Income  
1981-2024

	<u>1981</u>	<u>2023</u>
O. Capital Improvements - Road paving completed in 2024. This adjustment represents 1 year of the 15 year amortization of the improvements, pursuant to section (5.36.260(C)1(h)).	-	(5,868)
P. Mortgage interest - This adjustment was made to exclude the expense pursuant to Ordinance section 5.36.260(C)2(b).	-	235,713
Q. Other adjustments to remove expenses related to Park-Owned Homes		<u>50,955</u>
Adjustments to Expenses	<u>(6,602)</u>	<u>60,349</u>
TOTAL ADJUSTMENTS TO NOI	<u>\$ (6,602)</u>	<u>\$ (147,745)</u>

Windmill Mobile Estates  
Gross Rents at 100% Occupancy  
2024

Space	Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
1	MH Occupied Site	645.31	645.31	645.31	645.31	645.31	645.31	645.31	645.31	645.31	645.31	645.31	645.31	660.35
2	MH Occupied Site	892.76	892.76	892.76	892.76	892.76	892.76	892.76	892.76	892.76	892.76	892.76	892.76	7,758.76
3	MH Occupied Site	638.27	638.27	638.27	638.27	638.27	638.27	638.27	638.27	638.27	638.27	638.27	638.27	10,818.12
4	MH Occupied Site	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	7,659.24
5	MH Occupied Site	700.03	700.03	700.03	700.03	700.03	700.03	700.03	700.03	700.03	700.03	700.03	700.03	35,400.00
6	MH Occupied Site	1,053.41	1,053.41	1,053.41	1,053.41	1,053.41	1,053.41	1,053.41	1,053.41	1,053.41	1,053.41	1,053.41	1,053.41	8,520.36
7	MH Occupied Site	530.24	530.24	530.24	530.24	530.24	530.24	530.24	530.24	530.24	530.24	530.24	530.24	12,745.92
8	MH Occupied Site	763.64	763.64	763.64	763.64	763.64	763.64	763.64	763.64	763.64	763.64	763.64	763.64	6,467.88
9	MH Occupied Site	598.60	598.60	598.60	598.60	598.60	598.60	598.60	598.60	598.60	598.60	598.60	598.60	9,181.47
10	MH Occupied Site	895.55	895.55	895.55	895.55	895.55	895.55	895.55	895.55	895.55	895.55	895.55	895.55	7,213.20
11	MH Occupied Site	686.05	686.05	686.05	686.05	686.05	686.05	686.05	686.05	686.05	686.05	686.05	686.05	10,880.90
12	MH Occupied Site	609.64	609.64	609.64	609.64	609.64	609.64	609.64	609.64	609.64	609.64	609.64	609.64	8,232.60
13	MH Occupied Site	590.60	590.60	590.60	590.60	590.60	590.60	590.60	590.60	590.60	590.60	590.60	590.60	7,465.68
14	MH Occupied Site	866.46	866.46	866.46	866.46	866.46	866.46	866.46	866.46	866.46	866.46	866.46	866.46	7,207.20
15	MH Occupied Site	632.13	632.13	632.13	632.13	632.13	632.13	632.13	632.13	632.13	632.13	632.13	632.13	10,562.52
16	MH Occupied Site	662.26	662.26	662.26	662.26	662.26	662.26	662.26	662.26	662.26	662.26	662.26	662.26	881.46
17	MH Occupied Site	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	7,660.56
18	MH Occupied Site	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	677.26
19	MH Occupied Site	672.72	672.72	672.72	672.72	672.72	672.72	672.72	672.72	672.72	672.72	672.72	672.72	7,977.12
20	MH Occupied Site	629.88	629.88	629.88	629.88	629.88	629.88	629.88	629.88	629.88	629.88	629.88	629.88	19,200.00
21	MH Occupied Site	794.20	794.20	794.20	794.20	794.20	794.20	794.20	794.20	794.20	794.20	794.20	794.20	33,600.00
22	MH Occupied Site	543.73	543.73	543.73	543.73	543.73	543.73	543.73	543.73	543.73	543.73	543.73	543.73	672.72
23	MH Occupied Site	603.94	603.94	603.94	603.94	603.94	603.94	603.94	603.94	603.94	603.94	603.94	603.94	8,072.64
24	MH Occupied Site	935.08	935.08	935.08	935.08	935.08	935.08	935.08	935.08	935.08	935.08	935.08	935.08	644.56
25	MH Occupied Site	597.80	597.80	597.80	597.80	597.80	597.80	597.80	597.80	597.80	597.80	597.80	597.80	7,573.24
26	MH Occupied Site	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	812.70
27	MH Occupied Site	658.37	658.37	658.37	658.37	658.37	658.37	658.37	658.37	658.37	658.37	658.37	658.37	9,548.90
28	MH Occupied Site	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	812.70
29	MH Occupied Site	651.68	651.68	651.68	651.68	651.68	651.68	651.68	651.68	651.68	651.68	651.68	651.68	6,554.76
30	MH Occupied Site	659.26	659.26	659.26	659.26	659.26	659.26	659.26	659.26	659.26	659.26	659.26	659.26	558.73
31	MH Occupied Site	674.26	674.26	674.26	674.26	674.26	674.26	674.26	674.26	674.26	674.26	674.26	674.26	7,242.28
32	MH Occupied Site	586.57	586.57	586.57	586.57	586.57	586.57	586.57	586.57	586.57	586.57	586.57	586.57	935.08
33	MH Occupied Site	599.13	599.13	599.13	599.13	599.13	599.13	599.13	599.13	599.13	599.13	599.13	599.13	935.08
34	MH Occupied Site	731.31	731.31	731.31	731.31	731.31	731.31	731.31	731.31	731.31	731.31	731.31	731.31	956.87
35	MH Occupied Site	742.16	742.16	742.16	742.16	742.16	742.16	742.16	742.16	742.16	742.16	742.16	742.16	601.57
36	MH Occupied Site	851.94	851.94	851.94	851.94	851.94	851.94	851.94	851.94	851.94	851.94	851.94	851.94	7,068.84
37	MH Occupied Site	686.19	686.19	686.19	686.19	686.19	686.19	686.19	686.19	686.19	686.19	686.19	686.19	599.13
38	MH Occupied Site	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	731.31
39	MH Occupied Site	622.52	622.52	622.52	622.52	622.52	622.52	622.52	622.52	622.52	622.52	622.52	622.52	748.35
40	MH Occupied Site	580.51	580.51	580.51	580.51	580.51	580.51	580.51	580.51	580.51	580.51	580.51	580.51	8,792.76
41	MH Occupied Site	626.46	626.46	626.46	626.46	626.46	626.46	626.46	626.46	626.46	626.46	626.46	626.46	748.35
42	MH Occupied Site	707.26	707.26	707.26	707.26	707.26	707.26	707.26	707.26	707.26	707.26	707.26	707.26	8,792.76
43	MH Occupied Site	716.71	716.71	716.71	716.71	716.71	716.71	716.71	716.71	716.71	716.71	716.71	716.71	748.35
44	MH Occupied Site	1,018.92	1,018.92	1,018.92	1,018.92	1,018.92	1,018.92	1,018.92	1,018.92	1,018.92	1,018.92	1,018.92	1,018.92	8,792.76
45	MH Occupied Site	648.48	648.48	648.48	648.48	648.48	648.48	648.48	648.48	648.48	648.48	648.48	648.48	7,781.76
46	MH Occupied Site	581.42	581.42	581.42	581.42	581.42	581.42	581.42	581.42	581.42	581.42	581.42	581.42	7,007.04
47	MH Occupied Site	678.72	678.72	678.72	678.72	678.72	678.72	678.72	678.72	678.72	678.72	678.72	678.72	8,294.64
48	MH Occupied Site	942.63	942.63	942.63	942.63	942.63	942.63	942.63	942.63	942.63	942.63	942.63	942.63	956.77
49	MH Occupied Site	940.00	940.00	940.00	940.00	940.00	940.00	940.00	940.00	940.00	940.00	940.00	940.00	956.77
50	MH Occupied Site	650.38	650.38	650.38	650.38	650.38	650.38	650.38	650.38	650.38	650.38	650.38	650.38	956.77
51	MH Occupied Site	688.94	688.94	688.94	688.94	688.94	688.94	688.94	688.94	688.94	688.94	688.94	688.94	956.77
52	MH Occupied Site	842.04	842.04	842.04	842.04	842.04	842.04	842.04	842.04	842.04	842.04	842.04	842.04	956.77
53	MH Occupied Site	588.03	588.03	588.03	588.03	588.03	588.03	588.03	588.03	588.03	588.03	588.03	588.03	956.77
54	MH Occupied Site	669.26	669.26	669.26	669.26	669.26	669.26	669.26	669.26	669.26	669.26	669.26	669.26	956.77
55	MH Occupied Site	723.44	723.44	723.44	723.44	723.44	723.44	723.44	723.44	723.44	723.44	723.44	723.44	956.77

Windmill Mobile Estates  
Gross Rents at 100% Occupancy  
2024

Space	Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
56	MH Occupied Site	957.52	971.69	971.69	971.69	971.69	971.69	971.69	971.69	971.69	971.69	971.69	971.69	11,646.11
57	MH Occupied Site	701.18	701.18	701.18	701.18	701.18	701.18	701.18	701.18	701.18	701.18	701.18	701.18	8,414.16
58	MH Occupied Site	912.58	912.58	912.58	912.58	912.58	912.58	912.58	912.58	912.58	912.58	912.58	912.58	10,978.34
59	MH Occupied Site	894.20	894.20	894.20	894.20	894.20	894.20	894.20	894.20	894.20	894.20	894.20	894.20	10,851.09
60	MH Occupied Site	696.46	696.46	696.46	696.46	696.46	696.46	696.46	696.46	696.46	696.46	696.46	696.46	8,357.52
61	MH Occupied Site	678.53	678.53	678.53	678.53	678.53	678.53	678.53	678.53	678.53	678.53	678.53	678.53	8,142.36
62	MH Occupied Site	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	31,200.00
63	MH Occupied Site	642.30	642.30	642.30	642.30	642.30	642.30	642.30	642.30	642.30	642.30	642.30	642.30	7,767.60
64	MH Occupied Site	685.64	685.64	685.64	685.64	685.64	685.64	685.64	685.64	685.64	685.64	685.64	685.64	8,257.68
65	MH Occupied Site	684.39	684.39	684.39	684.39	684.39	684.39	684.39	684.39	684.39	684.39	684.39	684.39	8,212.68
66	MH Occupied Site	714.38	714.38	714.38	714.38	714.38	714.38	714.38	714.38	714.38	714.38	714.38	714.38	8,647.56
67	MH Occupied Site	644.27	644.27	644.27	644.27	644.27	644.27	644.27	644.27	644.27	644.27	644.27	644.27	7,806.24
68	MH Occupied Site	654.25	654.25	654.25	654.25	654.25	654.25	654.25	654.25	654.25	654.25	654.25	654.25	7,859.27
69	MH Occupied Site	626.97	626.97	626.97	626.97	626.97	626.97	626.97	626.97	626.97	626.97	626.97	626.97	7,520.00
70	MH Occupied Site	994.92	994.92	994.92	994.92	994.92	994.92	994.92	994.92	994.92	994.92	994.92	994.92	12,029.04
71	MH Occupied Site	703.82	703.82	703.82	703.82	703.82	703.82	703.82	703.82	703.82	703.82	703.82	703.82	8,462.24
72	MH Occupied Site	663.18	663.18	663.18	663.18	663.18	663.18	663.18	663.18	663.18	663.18	663.18	663.18	8,108.16
73	MH Occupied Site	702.82	702.82	702.82	702.82	702.82	702.82	702.82	702.82	702.82	702.82	702.82	702.82	8,523.84
74	MH Occupied Site	715.14	715.14	715.14	715.14	715.14	715.14	715.14	715.14	715.14	715.14	715.14	715.14	8,611.68
75	MH Occupied Site	572.55	572.55	572.55	572.55	572.55	572.55	572.55	572.55	572.55	572.55	572.55	572.55	6,870.60
76	MH Occupied Site	608.96	608.96	608.96	608.96	608.96	608.96	608.96	608.96	608.96	608.96	608.96	608.96	7,427.52
77	MH Occupied Site	712.32	712.32	712.32	712.32	712.32	712.32	712.32	712.32	712.32	712.32	712.32	712.32	8,603.64
78	MH Occupied Site	648.74	648.74	648.74	648.74	648.74	648.74	648.74	648.74	648.74	648.74	648.74	648.74	7,889.88
79	MH Occupied Site	614.05	614.05	614.05	614.05	614.05	614.05	614.05	614.05	614.05	614.05	614.05	614.05	7,473.67
80	MH Occupied Site	921.04	921.04	921.04	921.04	921.04	921.04	921.04	921.04	921.04	921.04	921.04	921.04	11,073.94
81	MH Occupied Site	663.93	663.93	663.93	663.93	663.93	663.93	663.93	663.93	663.93	663.93	663.93	663.93	8,042.16
82	MH Occupied Site	682.70	682.70	682.70	682.70	682.70	682.70	682.70	682.70	682.70	682.70	682.70	682.70	8,192.40
83	MH Occupied Site	618.95	618.95	618.95	618.95	618.95	618.95	618.95	618.95	618.95	618.95	618.95	618.95	7,441.82
84	MH Occupied Site	727.70	727.70	727.70	727.70	727.70	727.70	727.70	727.70	727.70	727.70	727.70	727.70	8,852.40
85	MH Occupied Site	696.54	696.54	696.54	696.54	696.54	696.54	696.54	696.54	696.54	696.54	696.54	696.54	8,358.48
86	MH Occupied Site	879.22	879.22	879.22	879.22	879.22	879.22	879.22	879.22	879.22	879.22	879.22	879.22	10,640.64
87	MH Occupied Site	658.48	658.48	658.48	658.48	658.48	658.48	658.48	658.48	658.48	658.48	658.48	658.48	8,066.76
88	MH Occupied Site	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
89	MH Occupied Site	863.16	863.16	863.16	863.16	863.16	863.16	863.16	863.16	863.16	863.16	863.16	863.16	10,437.92
90	MH Occupied Site	694.81	694.81	694.81	694.81	694.81	694.81	694.81	694.81	694.81	694.81	694.81	694.81	8,352.72
		\$ 72,534.59	\$ 72,609.65	\$ 72,699.15	\$ 72,912.72	\$ 72,988.62	\$ 73,094.03	\$ 73,152.51	\$ 73,213.23	\$ 73,279.32	\$ 73,279.32	\$ 73,430.09	\$ 73,712.93	\$ 876,906.15

Vacant

Windmill Mobile Estates  
Vacancy Rent Amounts by Month  
2024

Space	Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
1	MH Occupied Site													\$ -
2	MH Occupied Site													-
3	MH Occupied Site													-
4	MH Occupied Site			2,800.00										2,800.00
5	MH Occupied Site													-
6	MH Occupied Site													-
7	MH Occupied Site													-
8	MH Occupied Site													-
9	MH Occupied Site													-
10	MH Occupied Site													-
11	MH Occupied Site													-
12	MH Occupied Site													-
13	MH Occupied Site													-
14	MH Occupied Site													-
15	MH Occupied Site													-
16	MH Occupied Site													-
17	MH Occupied Site													-
18	MH Occupied Site													-
19	MH Occupied Site													-
20	MH Occupied Site													-
21	MH Occupied Site													-
22	MH Occupied Site													-
23	MH Occupied Site													-
24	MH Occupied Site													-
25	MH Occupied Site													-
26	MH Occupied Site													-
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30	MH Occupied Site													-
31	MH Occupied Site													-
32	MH Occupied Site													-
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35	MH Occupied Site													-
36	MH Occupied Site													-
37	MH Occupied Site													-
38	MH Occupied Site													-
39	MH Occupied Site													-
40	MH Occupied Site													-
41	MH Occupied Site													-
42	MH Occupied Site													-
43	MH Occupied Site													-
44	MH Occupied Site													-
45	MH Occupied Site													-
46	MH Occupied Site													-
47	MH Occupied Site													-
48	MH Occupied Site													-
49	MH Occupied Site													-
50	MH Occupied Site													-
51	MH Occupied Site													-
52	MH Occupied Site													-
53	MH Occupied Site													-
54	MH Occupied Site													-
55	MH Occupied Site													-



Windmill Mobile Estates  
Vacancy Rent Amounts by Month  
2024

Space	Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
56	MH Occupied Site													-
57	MH Occupied Site													-
58	MH Occupied Site													-
59	MH Occupied Site													-
60	MH Occupied Site													-
61	MH Occupied Site													-
62	MH Occupied Site													-
63	MH Occupied Site													-
64	MH Occupied Site													-
65	MH Occupied Site													-
66	MH Occupied Site													-
67	MH Occupied Site													-
68	MH Occupied Site													-
69	MH Occupied Site													-
70	MH Occupied Site													-
71	MH Occupied Site													-
72	MH Occupied Site													-
73	MH Occupied Site													-
74	MH Occupied Site													-
75	MH Occupied Site													-
76	MH Occupied Site													-
77	MH Occupied Site	712.32	713.21	714.28	714.44	715.34	716.60	717.29	718.01	718.80	718.80	720.60	723.96	8,603.64
78	MH Occupied Site													-
79	MH Occupied Site													-
80	MH Occupied Site													-
81	MH Occupied Site													-
82	MH Occupied Site													-
83	MH Occupied Site													-
84	MH Occupied Site													-
85	MH Occupied Site													-
86	MH Occupied Site													-
87	MH Occupied Site													-
88	MH Occupied Site													-
89	MH Occupied Site													-
90	MH Occupied Site	712.32	713.21	3,514.28	714.44	715.34	716.60	717.29	718.01	718.80	718.80	720.60	723.96	11,403.64

Windmill Mobile Estates  
Property Tax Expense Analysis  
2024

Property Tax*	Parcel	2024 Calendar Year Assessments				
		Jul-Dec	Jan-Jun	Land	Imp	Special
2023-2024	817-11-005-00		32,229.57	26,119.45	6,110.12	2,359.00
	817-11-500-00		910.52		910.52	-
	817-11-501-00		196.85		196.85	-
	817-11-514-00		937.21		937.21	-
	817-11-557-00		757.64		757.64	-
			1,032.44		1,032.44	-
			36,064	26,119	9,945	2,359
						38,423
2024-2025	817-11-005-00	32,648.95		26,453.87	6,195.08	2,299.97
	817-11-500-00	927.30			927.30	-
	817-11-501-00	214.69			214.69	-
	817-11-514-00	949.38			949.38	-
	817-11-557-00	754.76			754.76	-
		1,045.85			1,045.85	-
		36,540.93		26,453.87	10,087.06	2,299.97
						38,840.90
TOTALS				\$ 52,573.33	\$ 20,031.83	\$ 4,658.97
						\$ 77,264.13

Source: Property tax bills obtained from County of Santa Clara tax assessor website

**Windmill Mobile Estates**  
**Fair Return Calculation - Depreciation**  
**2024**

	Acquired	Cost	Life	Months in 2024	Depreciation
Land Improvements	2005	1,939,500	40	12	48,488
Meters	2021	47,195	10	12	4,720
Clubhouse Improvements	Various	27,565	40	12	689
<b>TOTAL DEPRECIATION</b>		<b>\$ 2,014,260</b>			<b>\$ 53,896</b>

	Acquired	Cost		Amortization
Start up costs	2005	\$ 1,860	15	-
Refinance costs	2022	15,044	15	-
<b>TOTAL AMORTIZATION</b>		<b>\$ 16,904</b>		<b>\$ -</b>
<b>Total</b>		<b>\$ 2,031,164</b>		<b>\$ 53,896</b>

Source: 2023 Depreciation Schedule from tax return.

**Windmill Mobile Estates  
Income Statement  
1981 Base Year**

	<u>1981</u>
<b>INCOME</b>	
Space Rent	\$ 220,050
Other Income	64,170
Total Income	<u>284,220</u>
<b>EXPENSES</b>	
Management Fees	(14,220)
Other Expenses	(20,250)
Property Tax	(18,900)
Total Operating Expenses	<u>(53,370)</u>
Net Operating Income	<u>\$ 230,850</u>
Per Space, per year	<u>\$ 2,565</u>

Source: Memorandum from Keyser Martson Associates to City of Morgan Hill dated April 30, 2008

Re: Petition ofr Rent Increase - Windmill Mobile Estates, Table 2. Figures on Table 2 were quoted on a per year, per space basis. Figures above were multiplied by 90 spaces.

EXHIBIT 8

Windmill Mobile Estates  
Capital Improvements  
2024

Account Description	Date	check#	Trans Description	Debit Amt	Don't Amortize	Amortize
Building Improvements	6/29/23	3800	Kwon Choon Ju - Street light upgrade deposit money	18,000.00		
Building Improvements	7/10/23	3807	Kwon Choon Ju - Extra deposit money for light project	8,000.00		
Building Improvements	6/19/24	3992	Choon Ju Kwon - Streetlight/PGE meter upgrade related project payment#3	10,000.00		
Building Improvements	7/19/24	4003	Choon Ju Kwon - Streetlight/PGE meter upgrade related project payment#4	15,000.00		
Building Improvements	7/22/24	4013	Choon Ju Kwon - Clubhouse Electricity Transformer Box Removed. Install 60Internet Cables	5,500.00		
Building Improvements	8/5/24	4021	Choon Ju Kwon - Installed new street lights@parking lot	8,700.00		
Building Improvements	6/21/24	3993	West Valley Construction Compa - P120558 PGE meter upgrade to 200 amps-Gas & Electric BTM payment.7/21/22-6/13/24	65,200.00	65,200.00	-
Building Improvements	8/23/24	4026	Santana Paving And Grading, In - Stripe entire park,all speed bumps/add stop signs,bars,10 MPH slow	64,100.00	64,100.00	-
Building Improvements	9/3/24	4037	Santana Paving And Grading, In - Remove/replace approx 30,000 ft2 asphalt	5,500.00		
			Paving subtotal:	150,000.00	107,989.20	47,510.80
			TOTAL	284,800.00		
			Capital expenses with a total cost of less than \$100 per year per benefited space (5,36,260(C) (h))	107,989.20		
			Capital expenses in excess of \$99.99 per year per benefited space	\$ 176,810.80	237,289.20	47,510.80

Windmill Mobile Estates  
Delayed PG&E Utility Bills  
2024

Service		Invoice	
Invoice Date	Date Start	Date End	Total
2/5/2025	9/27/2024	10/25/2024	\$ 30,145.87
2/10/2025	5/30/2024	12/26/2024	\$ 19,303.30
			<u>\$ 44,498.28</u>



County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2023-2024

for July 01, 2023 through June 30, 2024

ASSESSOR'S PARCEL NUMBER (APN): 817-11-005

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

MAILING ADDRESS INFORMATION WITHHELD  
ONLINE ONLY

### TAX BILL INFORMATION

PROPERTY ADDRESS:  
575 SAN PEDRO AV  
MORGAN HILL CA 95037

BILL ID: 8430752  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/13/2023

ASSESSEE AS OF 12:01AM, JANUARY 1, 2023 LIEN DATE:

SEC-REG-202208

487894

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>  
scctax@fin.sccgov.org (408) 808-7900

Office of the Assessor: <https://www.sccassessor.org>  
rp@asr.sccgov.org (408) 299-5300

Special Assessments: <https://www.sccgov.org/SA>

### SUMMARY OF TAXES

Assessed Value of the Property	\$5,661,266
Less Exemption	0
Net Assessed Value	\$5,661,266
Taxes Due	\$64,459.14
Special Assessments	4,718.00
<b>Total Amount Due</b>	<b>\$69,177.14</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$69,177.14</b>

(DETAILS OF TAX CALCULATIONS ARE ON THE REVERSE SIDE)

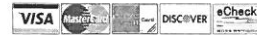
### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.sccdtac.org/tbe](http://www.sccdtac.org/tbe). Consult your tax preparer for details regarding deductions.  
DTAC accepts partial payments. GO GREEN! Sign up at [www.sccassessor.org/register](http://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

Sign up to receive email reminders for important announcements related to your property tax bills at: [www.sccdtac.org/subscribe](http://www.sccdtac.org/subscribe)

### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



Visit [www.WhereDoTaxesGo.org](http://www.WhereDoTaxesGo.org) for tax distribution details.

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202208

487894

20230913/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV  
MORGAN HILL CA 95037

APN: 817-11-005-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: February 01, 2024**

DELINQUENT AFTER April 10, 2024

**Amount Due \$34,588.57**

\$38,067.42 if not paid by 04/10/2024.  
Includes 10% penalty and \$20.00 cost.

MAIL TO:

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

1 0081711005 0000 2 00003458857 9

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202208

487894

20230913/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV  
MORGAN HILL CA 95037

APN: 817-11-005-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: November 01, 2023**

DELINQUENT AFTER December 10, 2023

**Amount Due \$34,588.57**

\$38,067.42 if not paid by 12/10/2023.  
Includes 10% penalty and \$20.00 cost.

MAIL TO:

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

1 0081711005 0000 1 00003458857 0

Windmill 131

**CALCULATION OF TAXES for APN: 817-11-005-00**  
**TAX YEAR: 2023-2024 for July 01, 2023 through June 30, 2024**

ASSESSED VALUES		DETAIL OF TAXES			
		TAXING AGENCY	VALUE	RATES (%)	AMOUNT
LAND	5,135,864	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
IMPROVEMENTS	525,402	1% MAXIMUM LEVY	5,661,266	1.000000	56,612.66
TOTAL LAND AND IMPROVEMENTS	5,661,266	CO BOND 2008 HOSP FAC	5,661,266	0.005500	311.36
PERSONAL PROPERTY	0	CO LIBRARY RETIREMENT	5,661,266	0.002400	135.87
TOTAL ASSESSED VALUE	5,661,266	CO RETIREMENT LEVY	5,661,266	0.038800	2,196.57
LESS HOMEOWNER'S EXEMPTION		CO HOUSING BOND 2016	5,661,266	0.009500	537.82
LESS OTHER EXEMPTION		COMM COLLEGE BONDS	5,661,266	0.039700	2,247.52
NET ASSESSED VALUE	\$5,661,266	ELEM OR UNIF SCH BONDS	5,661,266	0.038600	2,185.24
		TOTAL ASSESSED VALUE TAXES		1.134500	64,227.04
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	5,661,266	0.004100	232.11
		TOTAL LAND & IMPROVEMENT TAXES		0.004100	232.11
		Rounding Adjustment of -0.01 made to create two equal installments			-0.01
		TAXES DUE			\$64,459.14
		Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152			
		Taxpayers can request a copy of an itemized list of each bond on their bill or the tax distribution by calling (408) 808-7900, or may visit our website to review and print a copy at <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a>			

PARCEL TAX / SPECIAL ASSESSMENTS					INSTALLMENT 1	
SA#	TAXING AGENCY	NAME	CONTACT	AMOUNT	DUE DATE	
0847	SANTA CLARA COUNTY-VECTOR CTRL	SCCO VECTOR CONTROL	800-273-5167 x105	25.40	11/01/2023	
0848	SANTA CLARA COUNTY-VECTOR CTRL	MOSQUITO ASMT #2	800-273-5167 x105	139.20	12/10/2023	
0851	SANTA CLARA COUNTY-LIBRARY JPA	LIBRARY JPA CD 2013-1	408-293-2326 x3004	84.14	TAXES AND SPECIAL ASSESSMENTS	\$34,588.57
*0980	SF BAY RESTORATION AUTHORITY	MEASURE AA	888-508-8157	12.00	10% DELINQUENT PENALTY	0.00
1020	SANTA CLARA VLLY OPEN SPACE AUTH	SCVOSA MEASURE T	800-273-5167 x105	24.00	DELINQUENT COST	0.00
*1023	SANTA CLARA VALLEY WATER DIST	SAFE, CLEAN WATER	408-630-2810	4,433.26	RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$34,588.57
					INSTALLMENT 2	
					DUE DATE	02/01/2024
					DELINQUENT AFTER	04/10/2024
					TAXES AND SPECIAL ASSESSMENTS	\$34,588.57
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$34,588.57
				TOTAL		

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdtac.org/pte](http://www.sccdtac.org/pte) for more information.

SEC-REG-202206 467874 20230113/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

 <p><b>ONLINE PAYMENTS</b> <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.</p> <p>VISA MasterCard AMERICAN EXPRESS DISCOVER eCheck</p>	<p><b>MOBILE PAYMENTS</b> Pay your property taxes using a smartphone or tablet. Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.</p> <p>Available on the App Store GET IT ON Google Play</p>	<p><b>IN-PERSON PAYMENTS / QUESTIONS</b> Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sccdtax@fn.sccgov.org">sccdtax@fn.sccgov.org</a> Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours 9:00 a.m. to 4:00 p.m. Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2024.</p>
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**PAYMENTS BY MAIL**

Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.

Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of April 10, 2024. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.

Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at [www.sccdtac.org/pds](http://www.sccdtac.org/pds).

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

 <p><b>ONLINE PAYMENTS</b> <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.</p> <p>VISA MasterCard AMERICAN EXPRESS DISCOVER eCheck</p>	<p><b>MOBILE PAYMENTS</b> Pay your property taxes using a smartphone or tablet. Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.</p> <p>Available on the App Store GET IT ON Google Play</p>	<p><b>IN-PERSON PAYMENTS / QUESTIONS</b> Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sccdtax@fn.sccgov.org">sccdtax@fn.sccgov.org</a> Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours 9:00 a.m. to 4:00 p.m. First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2023.</p>
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**PAYMENTS BY MAIL**

Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.

Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of December 10, 2023. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.

Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at [www.sccdtac.org/pds](http://www.sccdtac.org/pds).





County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2023-2024

for July 01, 2023 through June 30, 2024

ASSESSOR'S PARCEL NUMBER (APN): 817-11-500

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

MAILING ADDRESS INFORMATION WITHHELD  
ONLINE ONLY

### TAX BILL INFORMATION

#### PROPERTY ADDRESS:

575 SAN PEDRO AV 4  
MORGAN HILL CA

BILL ID: 8429434  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/13/2023

ASSESSEE AS OF 12:01AM, JANUARY 1, 2023 LIEN DATE:

SEC-REG-202208

418960

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>  
sccdtax@fin.sccgov.org (408) 808-7900

Office of the Assessor: <https://www.sccassessor.org>  
bd@asr.sccgov.org (408) 299-5400

Special Assessments: <https://www.sccgov.org/SA>

### SUMMARY OF TAXES

Assessed Value of the Property	\$160,518
Less Exemption	0
Net Assessed Value	\$160,518
Taxes Due	\$1,821.04
Special Assessments	0.00
<b>Total Amount Due</b>	<b>\$1,821.04</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$1,821.04</b>

(DETAILS OF TAX CALCULATIONS ARE ON THE REVERSE SIDE)

### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.sccdtac.org/tbe](http://www.sccdtac.org/tbe). Consult your tax preparer for details regarding deductions.  
DTAC accepts partial payments. GO GREEN! Sign up at [www.sccassessor.org/register](http://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



Visit [www.WhereDoTaxesGo.org](http://www.WhereDoTaxesGo.org) for tax distribution details.

Sign up to receive email reminders for important announcements related to your property tax bills at: [www.sccdtac.org/subscribe](http://www.sccdtac.org/subscribe)

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202208

418960

20230913/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 4  
MORGAN HILL CA

APN: 817-11-500-00



#### MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: February 01, 2024**

DELINQUENT AFTER April 10, 2024

MAIL TO: DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$910.52**

\$1,021.57 if not paid by 04/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711500 0000 2 00000091052 6

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202208

418960

20230913/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 4  
MORGAN HILL CA

APN: 817-11-500-00



#### MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: November 01, 2023**

DELINQUENT AFTER December 10, 2023

MAIL TO: DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$910.52**

\$1,021.57 if not paid by 12/10/2023.  
Includes 10% penalty and \$20.00 cost.

1 0081711500 0000 1 00000091052 7

Windmill 133

**CALCULATION OF TAXES for APN: 817-11-500-00**  
**TAX YEAR: 2023-2024 for July 01, 2023 through June 30, 2024**

ASSESSED VALUES		DETAIL OF TAXES			
		TAXING AGENCY	VALUE	RATES (%)	AMOUNT
LAND	0	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
IMPROVEMENTS	0	1% MAXIMUM LEVY	160,518	1.000000	1,605.18
TOTAL LAND AND IMPROVEMENTS	0	CO BOND 2008 HOSP FAC	160,518	0.005500	8.82
		CO LIBRARY RETIREMENT	160,518	0.002400	3.85
PERSONAL PROPERTY	160,518	CO RETIREMENT LEVY	160,518	0.038800	62.28
TOTAL ASSESSED VALUE	160,518	CO HOUSING BOND 2016	160,518	0.009500	15.24
		COMM COLLEGE BONDS	160,518	0.039700	63.72
LESS HOMEOWNER'S EXEMPTION		ELEM OR UNIF SCH BONDS	160,518	0.038600	61.95
LESS OTHER EXEMPTION		TOTAL ASSESSED VALUE TAXES		1.134500	1,821.04
NET ASSESSED VALUE	\$160,518	LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	0	0.004100	0.00
		TOTAL LAND & IMPROVEMENT TAXES		0.004100	0.00
				TAXES DUE	\$1,821.04

Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152

Taxpayers can request a copy of an itemized list of each bond on their bill or the tax distribution by calling (408) 808-7900, or may visit our website to review and print a copy at <https://payments.sccgov.org/propertytax>

PARCEL TAX / SPECIAL ASSESSMENTS				INSTALLMENT 1	
				DUE DATE	11/01/2023
				DELINQUENT AFTER	12/10/2023
				TAXES AND SPECIAL ASSESSMENTS	\$910.52
				10% DELINQUENT PENALTY	0.00
				DELINQUENT COST	0.00
				RETURNED PAYMENT FEE	0.00
				LESS AMOUNT PAID	0.00
				TOTAL INSTALLMENT AMOUNT	\$910.52
				INSTALLMENT 2	
				DUE DATE	02/01/2024
				DELINQUENT AFTER	04/10/2024
				TAXES AND SPECIAL ASSESSMENTS	\$910.52
				10% DELINQUENT PENALTY	0.00
				DELINQUENT COST	0.00
				RETURNED PAYMENT FEE	0.00
				LESS AMOUNT PAID	0.00
				TOTAL INSTALLMENT AMOUNT	\$910.52
			TOTAL		\$0.00

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdtac.org/pte](http://www.sccdtac.org/pte) for more information.

SEC-REG-202208 416960 20230913/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS	MOBILE PAYMENTS	IN-PERSON PAYMENTS / QUESTIONS
 <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.     	Pay your property taxes using a smartphone or tablet. Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.  	Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900. Email: <a href="mailto:sccdtax@fin.sccgov.org">sccdtax@fin.sccgov.org</a> Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours 9:00 a.m. to 4:00 p.m. <b>Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2024.</b>

PAYMENTS BY MAIL
Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.  Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of April 10, 2024. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.  Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at <a href="http://www.sccdtac.org/pds">www.sccdtac.org/pds</a> .

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS	MOBILE PAYMENTS	IN-PERSON PAYMENTS / QUESTIONS
 <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.     	Pay your property taxes using a smartphone or tablet. Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.  	Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900. Email: <a href="mailto:sccdtax@fin.sccgov.org">sccdtax@fin.sccgov.org</a> Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours 9:00 a.m. to 4:00 p.m. <b>First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2023.</b>

PAYMENTS BY MAIL
Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.  Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of December 10, 2023. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.  Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at <a href="http://www.sccdtac.org/pds">www.sccdtac.org/pds</a> .



County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2023-2024

for July 01, 2023 through June 30, 2024

ASSESSOR'S PARCEL NUMBER (APN): 817-11-501

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

MAILING ADDRESS INFORMATION WITHHELD  
ONLINE ONLY

### TAX BILL INFORMATION

PROPERTY ADDRESS:  
575 SAN PEDRO AV 28  
MORGAN HILL CA

BILL ID: 8429445  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/13/2023

ASSESSEE AS OF 12:01AM, JANUARY 1, 2023 LIEN DATE:

SEC-REG-202208

418943

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>  
scctax@fin.sccgov.org (408) 808-7900

Office of the Assessor: <https://www.sccassessor.org>  
bd@asr.sccgov.org (408) 299-5400

Special Assessments: <https://www.sccgov.org/SA>

### SUMMARY OF TAXES

Assessed Value of the Property	\$34,706
Less Exemption	0
Net Assessed Value	\$34,706
Taxes Due	\$393.70
Special Assessments	0.00
<b>Total Amount Due</b>	<b>\$393.70</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$393.70</b>

(DETAILS OF TAX CALCULATIONS ARE ON THE REVERSE SIDE)

### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.sccdtac.org/tbe](http://www.sccdtac.org/tbe). Consult your tax preparer for details regarding deductions.  
DTAC accepts partial payments. GO GREEN! Sign up at [www.sccassessor.org/register](http://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



Visit [www.WhereDoTaxesGo.org](http://www.WhereDoTaxesGo.org) for tax distribution details.

Sign up to receive email reminders for important announcements related to your property tax bills at: [www.sccdtac.org/subscribe](http://www.sccdtac.org/subscribe)

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202208

418943

20230913/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 28  
MORGAN HILL CA

APN: 817-11-501-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: February 01, 2024**

DELINQUENT AFTER April 10, 2024

MAIL TO:

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due**

**\$196.85**

\$236.53 if not paid by 04/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711501 0000 2 00000019685 0

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202208

418943

20230913/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 28  
MORGAN HILL CA

APN: 817-11-501-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: November 01, 2023**

DELINQUENT AFTER December 10, 2023

MAIL TO:

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due**

**\$196.85**

\$236.53 if not paid by 12/10/2023.  
Includes 10% penalty and \$20.00 cost.

1 0081711501 0000 1 00000019685 1

**CALCULATION OF TAXES for APN: 817-11-501-00**  
**TAX YEAR: 2023-2024 for July 01, 2023 through June 30, 2024**

ASSESSED VALUES		DETAIL OF TAXES			
		TAXING AGENCY	VALUE	RATES (%)	AMOUNT
LAND	0	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
IMPROVEMENTS	0	1% MAXIMUM LEVY	34,706	1.000000	347.06
TOTAL LAND AND IMPROVEMENTS	0	CO BOND 2008 HOSP FAC	34,706	0.005500	1.90
		CO LIBRARY RETIREMENT	34,706	0.002400	0.83
PERSONAL PROPERTY	34,706	CO RETIREMENT LEVY	34,706	0.038800	13.46
TOTAL ASSESSED VALUE	34,706	CO HOUSING BOND 2016	34,706	0.009500	3.29
LESS HOMEOWNER'S EXEMPTION		COMM COLLEGE BONDS	34,706	0.039700	13.77
LESS OTHER EXEMPTION		ELEM OR UNIF SCH BONDS	34,706	0.038600	13.39
NET ASSESSED VALUE	\$34,706	TOTAL ASSESSED VALUE TAXES		1.134500	393.70
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	0	0.004100	0.00
		TOTAL LAND & IMPROVEMENT TAXES		0.004100	0.00
				TAXES DUE	\$393.70

Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152

Taxpayers can request a copy of an itemized list of each bond on their bill or the tax distribution by calling (408) 808-7900, or may visit our website to review and print a copy at <https://payments.sccgov.org/propertytax>

PARCEL TAX / SPECIAL ASSESSMENTS				INSTALLMENT 1	
				DUE DATE	11/01/2023
				DELINQUENT AFTER	12/10/2023
				TAXES AND SPECIAL ASSESSMENTS	\$196.85
				10% DELINQUENT PENALTY	0.00
				DELINQUENT COST	0.00
				RETURNED PAYMENT FEE	0.00
				LESS AMOUNT PAID	0.00
				TOTAL INSTALLMENT AMOUNT	\$196.85
				INSTALLMENT 2	
				DUE DATE	02/01/2024
				DELINQUENT AFTER	04/10/2024
				TAXES AND SPECIAL ASSESSMENTS	\$196.85
				10% DELINQUENT PENALTY	0.00
				DELINQUENT COST	0.00
				RETURNED PAYMENT FEE	0.00
				LESS AMOUNT PAID	0.00
				TOTAL INSTALLMENT AMOUNT	\$196.85
			TOTAL		\$0.00

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdtac.org/pte](http://www.sccdtac.org/pte) for more information.

SEC-REG-202206 418943 20230913/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

<b>ONLINE PAYMENTS</b>  <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.    	<b>MOBILE PAYMENTS</b> Pay your property taxes using a smartphone or tablet. Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.  	<b>IN-PERSON PAYMENTS / QUESTIONS</b> Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sccdtax@fin.sccgov.org">sccdtax@fin.sccgov.org</a> Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours 9:00 a.m. to 4:00 p.m. Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2024.
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**PAYMENTS BY MAIL**

Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.

Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of April 10, 2024. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.

Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at [www.sccdtac.org/pds](http://www.sccdtac.org/pds).

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

<b>ONLINE PAYMENTS</b>  <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.    	<b>MOBILE PAYMENTS</b> Pay your property taxes using a smartphone or tablet. Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.  	<b>IN-PERSON PAYMENTS / QUESTIONS</b> Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sccdtax@fin.sccgov.org">sccdtax@fin.sccgov.org</a> Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours 9:00 a.m. to 4:00 p.m. First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2023.
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**PAYMENTS BY MAIL**

Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.

Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of December 10, 2023. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.

Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at [www.sccdtac.org/pds](http://www.sccdtac.org/pds).



County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2023-2024

for July 01, 2023 through June 30, 2024

ASSESSOR'S PARCEL NUMBER (APN): 817-11-514

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

MAILING ADDRESS INFORMATION WITHHELD  
ONLINE ONLY

### TAX BILL INFORMATION

PROPERTY ADDRESS:  
575 SAN PEDRO AV 18  
MORGAN HILL CA

BILL ID: 8429589  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/13/2023

ASSESSEE AS OF 12:01AM, JANUARY 1, 2023 LIEN DATE:

SEC-REG-202208

418962

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>  
sccdtax@fin.sccgov.org (408) 808-7900

Office of the Assessor: <https://www.sccassessor.org>  
bd@asr.sccgov.org (408) 299-5400

Special Assessments: <https://www.sccgov.org/SA>

### SUMMARY OF TAXES

Assessed Value of the Property	\$165,224
Less Exemption	0
Net Assessed Value	\$165,224
Taxes Due	\$1,874.42
Special Assessments	0.00
<b>Total Amount Due</b>	<b>\$1,874.42</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$1,874.42</b>

(DETAILS OF TAX CALCULATIONS ARE ON THE REVERSE SIDE)

### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.sccdtac.org/tbe](http://www.sccdtac.org/tbe). Consult your tax preparer for details regarding deductions.  
DTAC accepts partial payments. GO GREEN! Sign up at [www.sccassessor.org/register](http://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



Visit [www.WhereDoTaxesGo.org](http://www.WhereDoTaxesGo.org) for tax distribution details.

Sign up to receive email reminders for important announcements related to your property tax bills at: [www.sccdtac.org/subscribe](http://www.sccdtac.org/subscribe)

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202208

418962

20230913/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 18  
MORGAN HILL CA

APN: 817-11-514-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: February 01, 2024**

DELINQUENT AFTER April 10, 2024

MAIL TO:

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due**

**\$937.21**

\$1,050.93 if not paid by 04/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711514 0000 2 00000093721 5

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202208

418962

20230913/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 18  
MORGAN HILL CA

APN: 817-11-514-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: November 01, 2023**

DELINQUENT AFTER December 10, 2023

MAIL TO:

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due**

**\$937.21**

\$1,050.93 if not paid by 12/10/2023.  
Includes 10% penalty and \$20.00 cost.

1 0081711514 0000 1 00000093721 6 Windmill 137



TAX YEAR: 2023-2024 for July 01, 2023 through June 30, 2024

ASSESSED VALUES	
LAND	0
IMPROVEMENTS	0
<b>TOTAL LAND AND IMPROVEMENTS</b>	<b>0</b>
PERSONAL PROPERTY	165,224
<b>TOTAL ASSESSED VALUE</b>	<b>165,224</b>
LESS HOMEOWNER'S EXEMPTION	
LESS OTHER EXEMPTION	
<b>NET ASSESSED VALUE</b>	<b>\$165,224</b>

DETAIL OF TAXES			
TAXING AGENCY	VALUE	RATES (%)	AMOUNT
LAND, IMPROVEMENTS, PERSONAL PROPERTY			
1% MAXIMUM LEVY	165,224	1.000000	1,652.24
CO BOND 2008 HOSP FAC	165,224	0.005500	9.08
CO LIBRARY RETIREMENT	165,224	0.002400	3.96
CO RETIREMENT LEVY	165,224	0.038800	64.10
CO. HOUSING BOND 2016	165,224	0.009500	15.69
COMM COLLEGE BONDS	165,224	0.039700	65.59
ELEM OR UNIF SCH BONDS	165,224	0.038600	63.77
<b>TOTAL ASSESSED VALUE TAXES</b>		<b>1.134500</b>	<b>1,874.43</b>
LAND AND IMPROVEMENTS			
SCVWD-STATE WATER PROJ	0	0.004100	0.00
<b>TOTAL LAND &amp; IMPROVEMENT TAXES</b>		<b>0.004100</b>	<b>0.00</b>
Rounding Adjustment of -0.01 made to create two equal installments			-0.01
		<b>TAXES DUE</b>	<b>\$1,874.42</b>
Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152			
Taxpayers can request a copy of an itemized list of each bond on their bill or the tax distribution by calling (408) 808-7900, or may visit our website to review and print a copy at <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a>			

PAYMENTS	
PAYMENTS APPLIED TO 1ST INSTALLMENT	0.00
PAYMENTS APPLIED TO 2ND INSTALLMENT	0.00
<b>AMOUNT PAID</b>	<b>\$0.00</b>

[illegible]

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdta.org/pte](http://www.sccdta.org/pte) for more information.

SEC-REG-202208 418962 20230913/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

 <p><b>ONLINE PAYMENTS</b></p> <p><a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a></p> <p>There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.</p>		<p><b>MOBILE PAYMENTS</b></p> <p>Pay your property taxes using a smartphone or tablet.</p> <p>Use our new mobile app <b>SCC DTAC</b> to pay your property tax bill. Available for devices using iOS and Android operating systems.</p>		<p><b>IN-PERSON PAYMENTS / QUESTIONS</b></p> <p>Department of Tax and Collections 110 West Tassan Drive San Jose, CA 95134</p> <p>Phone: (408) 808-7900, Email: <a href="mailto:scctax@fin.sccgov.org">scctax@fin.sccgov.org</a></p> <p>Monday-Friday: Office Hours      Phone Hours: 8:00 a.m. to 5:00 p.m.      9:00 a.m. to 4:00 p.m.</p> <p><b>Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2024.</b></p>	
   		 			

### PAYMENTS BY MAIL

Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.

Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of April 10, 2024. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.

Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at [www.sccdtac.org/pds](http://www.sccdtac.org/pds).

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

<p><b>ONLINE PAYMENTS</b></p>  <p><a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a></p> <p>There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.</p>    	<p><b>MOBILE PAYMENTS</b></p> <p>Pay your property taxes using a smartphone or tablet.</p> <p>Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.</p>  	<p><b>IN-PERSON PAYMENTS / QUESTIONS</b></p> <p>Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134</p> <p>Phone: (408) 808-7900, Email: <a href="mailto:scotax@fn.sccgov.org">scotax@fn.sccgov.org</a></p> <p>Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours 9:00 a.m. to 4:00 p.m.</p> <p><b>First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2023.</b></p>
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PAYMENTS BY MAIL

Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.

Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of December 10, 2023. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.

Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at [www.sccdtac.org/pds](http://www.sccdtac.org/pds).



County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2023-2024  
for July 01, 2023 through June 30, 2024

ASSESSOR'S PARCEL NUMBER (APN): 817-11-557

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

MAILING ADDRESS INFORMATION WITHHELD  
ONLINE ONLY

### TAX BILL INFORMATION

PROPERTY ADDRESS:  
575 SAN PEDRO AV 17  
MORGAN HILL CA

BILL ID: 8430725  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/13/2023

ASSESSEE AS OF 12:01AM, JANUARY 1, 2023 LIEN DATE:

SEC-REG-202208

418959

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>  
sccdtax@fin.sccgov.org (408) 808-7900

Office of the Assessor: <https://www.sccassessor.org>  
bd@asr.sccgov.org (408) 299-5400

Special Assessments: <https://www.sccgov.org/SA>

### SUMMARY OF TAXES

Assessed Value of the Property	\$133,569
Less Exemption	0
Net Assessed Value	\$133,569
Taxes Due	\$1,515.28
Special Assessments	0.00
<b>Total Amount Due</b>	<b>\$1,515.28</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$1,515.28</b>

(DETAILS OF TAX CALCULATIONS ARE ON THE REVERSE SIDE)

### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.sccdtac.org/tbe](http://www.sccdtac.org/tbe). Consult your tax preparer for details regarding deductions.  
DTAC accepts partial payments. GO GREEN! Sign up at [www.sccassessor.org/register](http://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



Visit [www.WhereDoTaxesGo.org](http://www.WhereDoTaxesGo.org) for tax distribution details.

Sign up to receive email reminders for important announcements related to your property tax bills at: [www.sccdtac.org/subscribe](http://www.sccdtac.org/subscribe)

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202208

418959

20230913/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 17  
MORGAN HILL CA

APN: 817-11-557-00



MAKE CHECKS PAYABLE TO: SCC DTAC  
Please write your APN and installment number on your check.

**DUE BY: February 01, 2024**  
DELINQUENT AFTER April 10, 2024

MAIL TO: DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$757.64**

\$853.40 if not paid by 04/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711557 0000 2 00000075764 6

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202208

418959

20230913/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 17  
MORGAN HILL CA

APN: 817-11-557-00



MAKE CHECKS PAYABLE TO: SCC DTAC  
Please write your APN and installment number on your check.

**DUE BY: November 01, 2023**  
DELINQUENT AFTER December 10, 2023

MAIL TO: DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$757.64**

\$853.40 if not paid by 12/10/2023.  
Includes 10% penalty and \$20.00 cost.

1 0081711557 0000 1 00000075764 7 Windmill 139

**CALCULATION OF TAXES for APN: 817-11-557-00**  
**TAX YEAR: 2023-2024 for July 01, 2023 through June 30, 2024**

ASSESSED VALUES		DETAIL OF TAXES			
		TAXING AGENCY	VALUE	RATES (%)	AMOUNT
LAND	0	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
IMPROVEMENTS	0	1% MAXIMUM LEVY	133,569	1.000000	1,335.69
TOTAL LAND AND IMPROVEMENTS	0	CO BOND 2008 HOSP FAC	133,569	0.005500	7.34
		CO LIBRARY RETIREMENT	133,569	0.002400	3.20
PERSONAL PROPERTY	133,569	CO RETIREMENT LEVY	133,569	0.038800	51.82
TOTAL ASSESSED VALUE	133,569	CO HOUSING BOND 2016	133,569	0.009500	12.68
LESS HOMEOWNER'S EXEMPTION		COMM COLLEGE BONDS	133,569	0.039700	53.01
LESS OTHER EXEMPTION		ELEM OR UNIF SCH BONDS	133,569	0.038600	51.55
NET ASSESSED VALUE	\$133,569	TOTAL ASSESSED VALUE TAXES		1.134500	1,515.29
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	0	0.004100	0.00
		TOTAL LAND & IMPROVEMENT TAXES		0.004100	0.00
		Rounding Adjustment of -0.01 made to create two equal installments			-0.01
		TAXES DUE			\$1,515.28
		Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152			
		Taxpayers can request a copy of an itemized list of each bond on their bill or the tax distribution by calling (408) 808-7900, or may visit our website to review and print a copy at <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a>			

PARCEL TAX / SPECIAL ASSESSMENTS					INSTALLMENT 1	
					DUE DATE	11/01/2023
					DELINQUENT AFTER	12/10/2023
					TAXES AND SPECIAL ASSESSMENTS	\$757.64
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$757.64
					INSTALLMENT 2	
					DUE DATE	02/01/2024
					DELINQUENT AFTER	04/10/2024
					TAXES AND SPECIAL ASSESSMENTS	\$757.64
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$757.64
				TOTAL		\$0.00

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdtac.org/pte](http://www.sccdtac.org/pte) for more information.

SEC-REG-202206 418959 20230913/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS	MOBILE PAYMENTS	IN-PERSON PAYMENTS / QUESTIONS
 <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.    	Pay your property taxes using a smartphone or tablet. Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.  	Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sccdtax@fn.sccgov.org">sccdtax@fn.sccgov.org</a> Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours 9:00 a.m. to 4:00 p.m. Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2024.

PAYMENTS BY MAIL
Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.  Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of April 10, 2024. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.  Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at <a href="http://www.sccdtac.org/pds">www.sccdtac.org/pds</a> .

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS	MOBILE PAYMENTS	IN-PERSON PAYMENTS / QUESTIONS
 <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.    	Pay your property taxes using a smartphone or tablet. Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.  	Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sccdtax@fn.sccgov.org">sccdtax@fn.sccgov.org</a> Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours 9:00 a.m. to 4:00 p.m. First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2023.

PAYMENTS BY MAIL
Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.  Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of December 10, 2023. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.  Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at <a href="http://www.sccdtac.org/pds">www.sccdtac.org/pds</a> .





County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2023-2024

for July 01, 2023 through June 30, 2024

ASSESSOR'S PARCEL NUMBER (APN): 817-11-575

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

MAILING ADDRESS INFORMATION WITHHELD  
ONLINE ONLY

### TAX BILL INFORMATION

#### PROPERTY ADDRESS:

CA

BILL ID: 8430742  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/13/2023

ASSESSEE AS OF 12:01AM, JANUARY 1, 2023 LIEN DATE:

SEC-REG-202208

418963

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>  
sccdtax@fin.sccgov.org (408) 808-7900

Office of the Assessor: <https://www.sccassessor.org>  
bd@asr.sccgov.org (408) 299-5400

Special Assessments: <https://www.sccgov.org/SA>

### SUMMARY OF TAXES

Assessed Value of the Property	\$182,012
Less Exemption	0
Net Assessed Value	\$182,012
Taxes Due	\$2,064.88
Special Assessments	0.00
<b>Total Amount Due</b>	<b>\$2,064.88</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$2,064.88</b>

(DETAILS OF TAX CALCULATIONS ARE ON THE REVERSE SIDE)

### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.sccdtac.org/tbe](http://www.sccdtac.org/tbe). Consult your tax preparer for details regarding deductions.  
DTAC accepts partial payments. GO GREEN! Sign up at [www.sccassessor.org/register](http://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



Visit [www.WhereDoTaxesGo.org](http://www.WhereDoTaxesGo.org) for tax distribution details.

Sign up to receive email reminders for important announcements related to your property tax bills at: [www.sccdtac.org/subscribe](http://www.sccdtac.org/subscribe)

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202208

418963

20230913/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

CA

APN: 817-11-575-00



#### MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: February 01, 2024**

DELINQUENT AFTER April 10, 2024

MAIL  
TO :

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due**

**\$1,032.44**

\$1,155.68 if not paid by 04/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711575 0000 2 00000103244 7

## 2023-2024 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202208

418963

20230913/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

CA

APN: 817-11-575-00



#### MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: November 01, 2023**

DELINQUENT AFTER December 10, 2023

MAIL  
TO :

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due**

**\$1,032.44**

\$1,155.68 if not paid by 12/10/2023.  
Includes 10% penalty and \$20.00 cost.

1 0081711575 0000 1 00000103244 8 Windmill 141

**CALCULATION OF TAXES for APN: 817-11-575-00**  
**TAX YEAR: 2023-2024 for July 01, 2023 through June 30, 2024**

ASSESSED VALUES		DETAIL OF TAXES			
		TAXING AGENCY	VALUE	RATES (%)	AMOUNT
LAND	0	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
IMPROVEMENTS	0	1% MAXIMUM LEVY	182,012	1.000000	1,820.12
TOTAL LAND AND IMPROVEMENTS	0	CO BOND 2008 HOSP FAC	182,012	0.005500	10.01
		CO LIBRARY RETIREMENT	182,012	0.002400	4.36
PERSONAL PROPERTY	182,012	CO RETIREMENT LEVY	182,012	0.038800	70.62
TOTAL ASSESSED VALUE	182,012	CO HOUSING BOND 2016	182,012	0.009500	17.29
LESS HOMEOWNER'S EXEMPTION		COMM COLLEGE BONDS	182,012	0.039700	72.24
LESS OTHER EXEMPTION		ELEM OR UNIF SCH BONDS	182,012	0.038600	70.25
NET ASSESSED VALUE	\$182,012	TOTAL ASSESSED VALUE TAXES		1.134500	2,064.89
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	0	0.004100	0.00
		TOTAL LAND & IMPROVEMENT TAXES		0.004100	0.00
		Rounding Adjustment of -0.01 made to create two equal installments			-0.01
				TAXES DUE	\$2,064.88
		Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152			
		Taxpayers can request a copy of an itemized list of each bond on their bill or the tax distribution by calling (408) 808-7900, or may visit our website to review and print a copy at <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a>			

PARCEL TAX / SPECIAL ASSESSMENTS					INSTALLMENT 1	
					DUE DATE	11/01/2023
					DELINQUENT AFTER	12/10/2023
					TAXES AND SPECIAL ASSESSMENTS	\$1,032.44
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$1,032.44
					INSTALLMENT 2	
					DUE DATE	02/01/2024
					DELINQUENT AFTER	04/10/2024
					TAXES AND SPECIAL ASSESSMENTS	\$1,032.44
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$1,032.44
				TOTAL		\$0.00

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdtac.org/pte](http://www.sccdtac.org/pte) for more information.

SEC-REG-202206 418463 20230913/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS	MOBILE PAYMENTS	IN-PERSON PAYMENTS / QUESTIONS
 <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.    	Pay your property taxes using a smartphone or tablet. Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.  	Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sccdtax@fin.sccgov.org">sccdtax@fin.sccgov.org</a> Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours: 9:00 a.m. to 4:00 p.m. Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2024.

PAYMENTS BY MAIL
Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. A charge of \$85 will be added for every payment returned unpaid. Penalties will apply if taxes are not paid by the delinquency date.  Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of April 10, 2024. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.  Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at <a href="http://www.sccdtac.org/pds">www.sccdtac.org/pds</a> .

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS	MOBILE PAYMENTS	IN-PERSON PAYMENTS / QUESTIONS
 <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.    	Pay your property taxes using a smartphone or tablet. Use our new mobile app SCC DTAC to pay your property tax bill. Available for devices using iOS and Android operating systems.  	Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sccdtax@fin.sccgov.org">sccdtax@fin.sccgov.org</a> Monday-Friday: Office Hours 8:00 a.m. to 5:00 p.m. Phone Hours: 9:00 a.m. to 4:00 p.m. First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2023.

PAYMENTS BY MAIL
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County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2024-2025

for July 01, 2024 through June 30, 2025

ASSESSOR'S PARCEL NUMBER (APN): 817-11-005

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

T8 P1 1390

MAILING ADDRESS INFORMATION WITHHELD  
MOUNTAIN VIEW CA 94043

### TAX BILL INFORMATION

PROPERTY ADDRESS:  
575 SAN PEDRO AV  
MORGAN HILL CA 95037

BILL ID: 9061520  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/17/2024

ASSESSEE AS OF 12:01AM, JANUARY 1, 2024 LIEN DATE:

SEC-REG-202408

487403

### CONTACT INFORMATION

Department of Tax & Collections: Office of the Assessor:  
(408) 808-7900 (408) 299-5300  
sccntax@fin.sccgov.org rp@asr.sccgov.org  
<https://dtac.santaclaracounty.gov> <https://www.sccassessor.org>

Special Assessments:  
<https://www.sccgov.org/SA>

### SUMMARY OF TAXES

Assessed Value of the Property	\$5,774,491
Less Exemption	0
Net Assessed Value	\$5,774,491
Taxes Due	\$65,297.90
Special Assessments	4,599.94
<b>Total Amount Due</b>	<b>\$69,897.84</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$69,897.84</b>

(Details Of Tax Calculations Are On The Reverse Side)

### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.sccdtac.org/tbe](http://www.sccdtac.org/tbe). Consult your tax preparer for details regarding deductions.  
DTAC accepts partial payments.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



Visit [www.WhereDoTaxesGo.org](http://www.WhereDoTaxesGo.org) for tax distribution details.

Sign up to receive email reminders for important announcements related to your property tax bills at: [www.sccdtac.org/subscribe](http://www.sccdtac.org/subscribe)

## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202408

487403

20240917/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV  
MORGAN HILL CA 95037

APN: 817-11-005-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: February 01, 2025**

DELINQUENT AFTER April 10, 2025

MAIL  
TO :

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$34,948.92**

\$38,463.81 if not paid by 04/10/2025.  
Includes 10% penalty and \$20.00 cost.

1 0081711005 0000 2 00003494892 2

## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202408

487403

20240917/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV  
MORGAN HILL CA 95037

APN: 817-11-005-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: November 01, 2024**

DELINQUENT AFTER December 10, 2024

MAIL  
TO :

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$34,948.92**

\$38,463.81 if not paid by 12/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711005 0000 1 00003494892 3

Windmill 143

**CALCULATION OF TAXES for APN: 817-11-005-00**  
**TAX YEAR: 2024-2025 for July 01, 2024 through June 30, 2025**

ASSESSED VALUES		DETAIL OF TAXES			
		TAXING AGENCY	VALUE	RATES (%)	AMOUNT
Land	5,238,581	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
Improvements	535,910	1% MAXIMUM LEVY	5,774,491	1.000000	57,744.91
<b>Total Land and Improvements</b>	<b>5,774,491</b>	CO BOND 2008 HOSP FAC	5,774,491	0.005500	317.59
Personal Property	0	CO LIBRARY RETIREMENT	5,774,491	0.002400	138.58
<b>Total Assessed Value</b>	<b>5,774,491</b>	CO RETIREMENT LEVY	5,774,491	0.038800	2,240.50
Less Homeowners Exemption		CO HOUSING BOND 2016	5,774,491	0.004300	248.30
Less Other Exemption		COMM COLLEGE BONDS	5,774,491	0.037500	2,165.42
		ELEM OR UNIF SCH BONDS	5,774,491	0.038200	2,205.85
<b>Net Assessed Value</b>	<b>\$5,774,491</b>	<b>TOTAL ASSESSED VALUE TAXES</b>		<b>1.126700</b>	<b>65,061.15</b>
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	5,774,491	0.004100	236.75
		<b>TOTAL LAND &amp; IMPROVEMENT TAXES</b>		<b>0.004100</b>	<b>236.75</b>
		<b>TAXES DUE</b>			<b>\$65,297.90</b>

Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152






To request a copy of an itemized list of each bond on the bill and/or the tax distribution, call (408) 808-7900, or visit our website to review and print a copy at <https://dtac.santaclearcounty.gov/home>

PARCEL TAX / SPECIAL ASSESSMENTS					INSTALLMENT 1	
SA#	TAXING AGENCY	NAME	CONTACT	AMOUNT	DUE DATE	
0847	SANTA CLARA COUNTY-VECTOR CTRL	SCCO VECTOR CONTROL	800-273-5167 x105	25.40	11/01/2024	
0848	SANTA CLARA COUNTY-VECTOR CTRL	MOSQUITO ASMT #2	800-273-5167 x105	143.24	12/10/2024	
0851	SANTA CLARA COUNTY-LIBRARY JPA	LIBRARY JPA CD 2013-1	408-293-2326 x3003	84.14	TAXES AND SPECIAL ASSESSMENTS	\$34,948.92
0980	SF BAY RESTORATION AUTHORITY	MEASURE AA	888-508-8157	12.00	10% DELINQUENT PENALTY	0.00
1020	SANTA CLARA VLLY OPEN SPACE AUTH	SCVOSA MEASURE T	800-273-5167 x105	24.00	DELINQUENT COST	0.00
*1023	SANTA CLARA VALLEY WATER DIST	SAFE, CLEAN WATER	408-630-2810	4,311.16	RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$34,948.92</b>
					INSTALLMENT 2	
					DUE DATE	02/01/2025
					DELINQUENT AFTER	04/10/2025
					TAXES AND SPECIAL ASSESSMENTS	\$34,948.92
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$34,948.92</b>
				<b>TOTAL</b>		<b>\$4,599.94</b>

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdtac.org/pte](http://www.sccdtac.org/pte) for more information.

SEC-REG-202406 487403 20240917/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

<b>ONLINE PAYMENTS</b>  <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.    		<b>IN-PERSON PAYMENTS / QUESTIONS</b> Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 (408) 808-7900 Phone Hours: 9:00 a.m. to 4:00 p.m. (Monday - Friday) Office Hours: 8:00 a.m. to 5:00 p.m. (Monday - Friday) Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2025.
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A charge of \$85 will be added for every payment returned unpaid.

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County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2024-2025

for July 01, 2024 through June 30, 2025

ASSESSOR'S PARCEL NUMBER (APN): 817-11-500

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

T72 P1 14394

MAILING ADDRESS INFORMATION WITHHELD  
MOUNTAIN VIEW CA 94043

### TAX BILL INFORMATION

#### PROPERTY ADDRESS:

575 SAN PEDRO AV 4  
MORGAN HILL CA

BILL ID: 9061861

BILL SUFFIX: 00

TAX RATE AREA: 004-002

BILL CREATED: 09/17/2024

ASSESSEE AS OF 12:01AM, JANUARY 1, 2024 LIEN DATE:

SEC-REG-202408

109161

### CONTACT INFORMATION

Department of Tax & Collections: Office of the Assessor:

(408) 808-7900

(408) 299-5400

scctax@fin.sccgov.org

busdiv@asr.sccgov.org

https://dtac.santaclaracounty.gov

https://www.sccassessor.org

Special Assessments:

https://www.sccgov.org/SA

### SUMMARY OF TAXES

Assessed Value of the Property	\$164,608
Less Exemption	0
Net Assessed Value	\$164,608
Taxes Due	\$1,854.60
Special Assessments	0.00
<b>Total Amount Due</b>	<b>\$1,854.60</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$1,854.60</b>

(Details Of Tax Calculations Are On The Reverse Side)

### IMPORTANT MESSAGES

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DTAC accepts partial payments.

For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

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## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202408

109161

20240917/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 4  
MORGAN HILL CA

APN: 817-11-500-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.



MAIL TO:

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**DUE BY: February 01, 2025**

DELINQUENT AFTER April 10, 2025

**Amount Due**

**\$927.30**

\$1,040.03 if not paid by 04/10/2025.  
Includes 10% penalty and \$20.00 cost.

1 0081711500 0000 2 00000092730 6

## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202408

109161

20240917/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 4  
MORGAN HILL CA

APN: 817-11-500-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.



MAIL TO:

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**DUE BY: November 01, 2024**

DELINQUENT AFTER December 10, 2024

**Amount Due**

**\$927.30**

\$1,040.03 if not paid by 12/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711500 0000 1 00000092730 7

Windmill 145



**CALCULATION OF TAXES for APN: 817-11-500-00**  
**TAX YEAR: 2024-2025 for July 01, 2024 through June 30, 2025**

ASSESSED VALUES		DETAIL OF TAXES			
		TAXING AGENCY	VALUE	RATES (%)	AMOUNT
Land	0	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
Improvements	0	1% MAXIMUM LEVY	164,608	1.000000	1,646.08
Total Land and Improvements	0	CO BOND 2008 HOSP FAC	164,608	0.005500	9.05
		CO LIBRARY RETIREMENT	164,608	0.002400	3.95
Personal Property	164,608	CO RETIREMENT LEVY	164,608	0.038800	63.86
Total Assessed Value	164,608	CO HOUSING BOND 2016	164,608	0.004300	7.07
Less Homeowners Exemption		COMM COLLEGE BONDS	164,608	0.037500	61.71
Less Other Exemption		ELEM OR UNIF SCH BONDS	164,608	0.038200	62.88
Net Assessed Value	\$164,608	TOTAL ASSESSED VALUE TAXES		1.126700	1,854.60
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	0	0.004100	0.00
		TOTAL LAND & IMPROVEMENT TAXES		0.004100	0.00
		TAXES DUE			\$1,854.60

Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152







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PARCEL TAX / SPECIAL ASSESSMENTS					INSTALLMENT 1	
					DUE DATE	11/01/2024
					DELINQUENT AFTER	12/10/2024
					TAXES AND SPECIAL ASSESSMENTS	\$927.30
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$927.30
					INSTALLMENT 2	
					DUE DATE	02/01/2025
					DELINQUENT AFTER	04/10/2025
					TAXES AND SPECIAL ASSESSMENTS	\$927.30
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$927.30
				TOTAL		\$0.00

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdtac.org/pte](http://www.sccdtac.org/pte) for more information.







SEC-REG-202408 109161 20240917/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS		IN-PERSON PAYMENTS / QUESTIONS	
	<a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a>	Department of Tax and Collections	
	There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.	110 West Tasman Drive	
		San Jose, CA 95134	
    		(408) 808-7900	
		Phone Hours: 9:00 a.m. to 4:00 p.m. (Monday - Friday)	
		Office Hours: 8:00 a.m. to 5:00 p.m. (Monday - Friday)	
		Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2025.	

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A charge of \$85 will be added for every payment returned unpaid.	

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS		IN-PERSON PAYMENTS / QUESTIONS	
	<a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a>	Department of Tax and Collections	
	There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.	110 West Tasman Drive	
		San Jose, CA 95134	
    		(408) 808-7900	
		Phone Hours: 9:00 a.m. to 4:00 p.m. (Monday - Friday)	
		Office Hours: 8:00 a.m. to 5:00 p.m. (Monday - Friday)	
		First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2024.	

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Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at <a href="http://www.sccdtac.org/pds">www.sccdtac.org/pds</a> .	
A charge of \$85 will be added for every payment returned unpaid.	



County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2024-2025  
for July 01, 2024 through June 30, 2025

ASSESSOR'S PARCEL NUMBER (APN): 817-11-501

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

T89 P1 17883

MAILING ADDRESS INFORMATION WITHHELD  
MOUNTAIN VIEW CA 94043

### TAX BILL INFORMATION

PROPERTY ADDRESS:  
575 SAN PEDRO AV 28  
MORGAN HILL CA

BILL ID: 9064360  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/17/2024

ASSESSEE AS OF 12:01AM, JANUARY 1, 2024 LIEN DATE:

SEC-REG-202408

112670

### CONTACT INFORMATION

Department of Tax & Collections: Office of the Assessor:  
(408) 808-7900 (408) 299-5400  
scctax@fin.sccgov.org busdiv@asr.sccgov.org  
https://dtac.santaclaracounty.gov https://www.sccassessor.org

Special Assessments:  
https://www.sccgov.org/SA

### SUMMARY OF TAXES

Assessed Value of the Property	\$38,114
Less Exemption	0
Net Assessed Value	\$38,114
Taxes Due	\$429.38
Special Assessments	0.00
<b>Total Amount Due</b>	<b>\$429.38</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$429.38</b>

(Details Of Tax Calculations Are On The Reverse Side)

### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.sccdtac.org/tbe](http://www.sccdtac.org/tbe). Consult your tax preparer for details regarding deductions.  
DTAC accepts partial payments.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



Visit [www.WhereDoTaxesGo.org](http://www.WhereDoTaxesGo.org) for tax distribution details.

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## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202408

112670

20240917/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 28  
MORGAN HILL CA

APN: 817-11-501-00



MAKE CHECKS PAYABLE TO: SCC DTAC  
Please write your APN and installment number on your check.

**DUE BY: February 01, 2025**  
DELINQUENT AFTER April 10, 2025

MAIL  
TO :

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$214.69**

\$256.15 if not paid by 04/10/2025.  
Includes 10% penalty and \$20.00 cost.

1 0081711501 0000 2 00000021469 5

## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202408

112670

20240917/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 28  
MORGAN HILL CA

APN: 817-11-501-00



MAKE CHECKS PAYABLE TO: SCC DTAC  
Please write your APN and installment number on your check.

**DUE BY: November 01, 2024**  
DELINQUENT AFTER December 10, 2024

MAIL  
TO :

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$214.69**

\$256.15 if not paid by 12/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711501 0000 1 00000021469 6 Windmill 147

TAX YEAR: 2024-2025 for July 01, 2024 through June 30, 2025

ASSESSED VALUES	
Land	0
Improvements	0
<b>Total Land and Improvements</b>	<b>0</b>
Personal Property	38,114
<b>Total Assessed Value</b>	<b>38,114</b>
Less Homeowners Exemption	
Less Other Exemption	
<b>Net Assessed Value</b>	<b>\$38,114</b>

DETAIL OF TAXES			
TAXING AGENCY	VALUE	RATES (%)	AMOUNT
<b>LAND, IMPROVEMENTS, PERSONAL PROPERTY</b>			
1% MAXIMUM LEVY	38,114	1.000000	381.14
CO BOND 2008 HOSP FAC	38,114	0.005500	2.09
CO LIBRARY RETIREMENT	38,114	0.002400	0.91
CO RETIREMENT LEVY	38,114	0.038800	14.78
CO. HOUSING BOND 2016	38,114	0.004300	1.63
COMM COLLEGE BONDS	38,114	0.037500	14.29
ELEM OR UNIF SCH BONDS	38,114	0.038200	14.55
<b>TOTAL ASSESSED VALUE TAXES</b>		<b>1.126700</b>	<b>429.39</b>
<b>LAND AND IMPROVEMENTS</b>			
SCVWD-STATE WATER PROJ	0	0.004100	0.00
<b>TOTAL LAND &amp; IMPROVEMENT TAXES</b>		<b>0.004100</b>	<b>0.00</b>
Rounding Adjustment of -0.01 made to create two equal installments			-0.01
<b>TAXES DUE</b>			<b>\$429.38</b>
Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152			
To request a copy of an itemized list of each bond on the bill and/or the tax distribution, call (408) 808-7900, or visit our website to review and print a copy at <a href="https://dtac.santaciaracounty.gov/home">https://dtac.santaciaracounty.gov/home</a>			






PAYMENTS	
Payments Applied to 1st Installment	0.00
Payments Applied to 2nd Installment	0.00
<b>Amount Paid</b>	<b>\$0.00</b>

[illegible]

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdtac.org/pte](http://www.sccdtac.org/pte) for more information.

SEC-REG-202408 112670 20240917/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

 <p><b>ONLINE PAYMENTS</b></p> <p><a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a></p> <p>There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.</p> <div data-bbox="232 1108 324 1115">     </div>	<p><b>IN-PERSON PAYMENTS / QUESTIONS</b></p> <p>Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 (408) 808-7900</p> <p><b>Phone Hours:</b> 9:00 a.m. to 4:00 p.m. (Monday - Friday) <b>Office Hours:</b> 8:00 a.m. to 5:00 p.m. (Monday - Friday)</p> <p><b>Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2025.</b></p>
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### PAYMENTS BY MAIL







Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. Penalties will apply if taxes are not paid by the delinquency date.

Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of April 10, 2025. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.

Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at [www.scdctac.org/pds](http://www.scdctac.org/pds).

A charge of \$85 will be added for every payment returned unpaid.

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

<div data-bbox="232 1598 326 1629">  </div> <div data-bbox="425 1596 583 1600"> <h3>ONLINE PAYMENTS</h3> </div> <div data-bbox="344 1606 670 1608"> <p><a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a></p> </div> <div data-bbox="344 1614 677 1627"> <p>There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.</p> </div> <div data-bbox="230 1631 384 1635">   </div> <div data-bbox="389 1631 466 1635">  </div> <div data-bbox="472 1631 571 1635">  </div> <div data-bbox="578 1631 677 1635">  </div>	<div data-bbox="928 1596 1203 1600"> <h3>IN-PERSON PAYMENTS / QUESTIONS</h3> </div> <div data-bbox="846 1606 1156 1627"> <p>Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 (408) 808-7900 Phone Hours: 9:00 a.m. to 4:00 p.m. (Monday - Friday) Office Hours: 8:00 a.m. to 5:00 p.m. (Monday - Friday)</p> </div> <div data-bbox="846 1629 1156 1633"> <p><b>First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2024.</b></p> </div>
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County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2024-2025

for July 01, 2024 through June 30, 2025

ASSESSOR'S PARCEL NUMBER (APN): 817-11-514

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

T71 P1 14198

MAILING ADDRESS INFORMATION WITHHELD  
MOUNTAIN VIEW CA 94043

### TAX BILL INFORMATION

PROPERTY ADDRESS:  
575 SAN PEDRO AV 18  
MORGAN HILL CA

BILL ID: 9064503  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/17/2024

ASSESSEE AS OF 12:01AM, JANUARY 1, 2024 LIEN DATE:

SEC-REG-202408

108965

### CONTACT INFORMATION

Department of Tax & Collections: Office of the Assessor:  
(408) 808-7900 (408) 299-5400  
sccctax@fin.sccgov.org busdiv@asr.sccgov.org  
https://dtac.santaclaracounty.gov https://www.sccassessor.org

Special Assessments:  
https://www.sccgov.org/SA

### SUMMARY OF TAXES

Assessed Value of the Property	\$168,528
Less Exemption	0
Net Assessed Value	\$168,528
Taxes Due	\$1,898.76
Special Assessments	0.00
<b>Total Amount Due</b>	<b>\$1,898.76</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$1,898.76</b>

(Details Of Tax Calculations Are On The Reverse Side)

### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.sccdtac.org/tbe](http://www.sccdtac.org/tbe). Consult your tax preparer for details regarding deductions.  
DTAC accepts partial payments.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



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## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202408

108965

20240917/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 18  
MORGAN HILL CA

APN: 817-11-514-00



MAKE CHECKS PAYABLE TO: SCC DTAC  
Please write your APN and installment number on your check.

**DUE BY: February 01, 2025**  
DELINQUENT AFTER April 10, 2025

MAIL  
TO :

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$949.38**

\$1,064.31 if not paid by 04/10/2025.  
Includes 10% penalty and \$20.00 cost.

1 0081711514 0000 2 00000094938 4

## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202408

108965

20240917/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 18  
MORGAN HILL CA

APN: 817-11-514-00



MAKE CHECKS PAYABLE TO: SCC DTAC  
Please write your APN and installment number on your check.

**DUE BY: November 01, 2024**  
DELINQUENT AFTER December 10, 2024

MAIL  
TO :

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$949.38**

\$1,064.31 if not paid by 12/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711514 0000 1 00000094938 5 Windmill 149

**CALCULATION OF TAXES for APN: 817-11-514-00**  
**TAX YEAR: 2024-2025 for July 01, 2024 through June 30, 2025**

ASSESSED VALUES		DETAIL OF TAXES			
		TAXING AGENCY	VALUE	RATES (%)	AMOUNT
Land	0	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
Improvements	0	1% MAXIMUM LEVY	168,528	1.000000	1,685.28
Total Land and Improvements	0	CO BOND 2008 HOSP FAC	168,528	0.005500	9.26
		CO LIBRARY RETIREMENT	168,528	0.002400	4.04
Personal Property	168,528	CO RETIREMENT LEVY	168,528	0.038800	65.38
Total Assessed Value	168,528	CO HOUSING BOND 2016	168,528	0.004300	7.24
Less Homeowners Exemption		COMM COLLEGE BONDS	168,528	0.037500	63.19
Less Other Exemption		ELEM OR UNIF SCH BONDS	168,528	0.038200	64.37
Net Assessed Value	\$168,528	TOTAL ASSESSED VALUE TAXES		1.126700	1,898.76
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	0	0.004100	0.00
		TOTAL LAND & IMPROVEMENT TAXES		0.004100	0.00
		TAXES DUE			\$1,898.76

Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152






To request a copy of an itemized list of each bond on the bill and/or the tax distribution, call (408) 808-7900, or visit our website to review and print a copy at <https://dtac.santacounty.gov/home>

PARCEL TAX / SPECIAL ASSESSMENTS					INSTALLMENT 1	
					DUE DATE	11/01/2024
					DELINQUENT AFTER	12/10/2024
					TAXES AND SPECIAL ASSESSMENTS	\$949.38
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$949.38
					INSTALLMENT 2	
					DUE DATE	02/01/2025
					DELINQUENT AFTER	04/10/2025
					TAXES AND SPECIAL ASSESSMENTS	\$949.38
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$949.38
				TOTAL		\$0.00

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdtac.org/pte](http://www.sccdtac.org/pte) for more information.

SEC-REG-202406 108985 20240917/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS		IN-PERSON PAYMENTS / QUESTIONS	
		Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 (408) 808-7900 Phone Hours: 9:00 a.m. to 4:00 p.m. (Monday - Friday) Office Hours: 8:00 a.m. to 5:00 p.m. (Monday - Friday)	
<a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.		Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2025.	
   			

**PAYMENTS BY MAIL**






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ONLINE PAYMENTS		IN-PERSON PAYMENTS / QUESTIONS	
		Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 (408) 808-7900 Phone Hours: 9:00 a.m. to 4:00 p.m. (Monday - Friday) Office Hours: 8:00 a.m. to 5:00 p.m. (Monday - Friday)	
<a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.		First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2024.	
   			

**PAYMENTS BY MAIL**

Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. Penalties will apply if taxes are not paid by the delinquency date.

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A charge of \$85 will be added for every payment returned unpaid.



County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2024-2025

for July 01, 2024 through June 30, 2025

ASSESSOR'S PARCEL NUMBER (APN): 817-11-557

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

T72 P1 14417

MAILING ADDRESS INFORMATION WITHHELD  
MOUNTAIN VIEW CA 94043

### TAX BILL INFORMATION

#### PROPERTY ADDRESS:

575 SAN PEDRO AV 17  
MORGAN HILL CA

BILL ID: 9029839  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/17/2024

ASSESSEE AS OF 12:01AM, JANUARY 1, 2024 LIEN DATE:

SEC-REG-202408

109204

### CONTACT INFORMATION

Department of Tax & Collections: Office of the Assessor:  
(408) 808-7900 (408) 299-5400  
scctax@fin.sccgov.org busdiv@asr.sccgov.org  
https://dtac.santaclaracounty.gov https://www.sccassessor.org

Special Assessments:  
https://www.sccgov.org/SA

### SUMMARY OF TAXES

Assessed Value of the Property	\$133,980
Less Exemption	0
Net Assessed Value	\$133,980
Taxes Due	\$1,509.52
Special Assessments	0.00
<b>Total Amount Due</b>	<b>\$1,509.52</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$1,509.52</b>

(Details Of Tax Calculations Are On The Reverse Side)

### IMPORTANT MESSAGES

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### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



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## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202408

109204

20240917/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 17  
MORGAN HILL CA

APN: 817-11-557-00



MAKE CHECKS PAYABLE TO: SCC DTAC  
Please write your APN and installment number on your check.

**DUE BY: February 01, 2025**

DELINQUENT AFTER April 10, 2025



MAIL TO: DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$754.76**

\$850.23 if not paid by 04/10/2025.  
Includes 10% penalty and \$20.00 cost.

1 0081711557 0000 2 00000075476 7

## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202408

109204

20240917/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 17  
MORGAN HILL CA

APN: 817-11-557-00



MAKE CHECKS PAYABLE TO: SCC DTAC  
Please write your APN and installment number on your check.

**DUE BY: November 01, 2024**

DELINQUENT AFTER December 10, 2024



MAIL TO: DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$754.76**

\$850.23 if not paid by 12/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711557 0000 1 00000075476 Windmill 151

**CALCULATION OF TAXES for APN: 817-11-557-00**  
**TAX YEAR: 2024-2025 for July 01, 2024 through June 30, 2025**



ASSESSED VALUES		DETAIL OF TAXES			
		TAXING AGENCY	VALUE	RATES (%)	AMOUNT
Land	0	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
Improvements	0	1% MAXIMUM LEVY	133,980	1.000000	1,339.80
Total Land and Improvements	0	CO BOND 2008 HOSP FAC	133,980	0.005500	7.36
		CO LIBRARY RETIREMENT	133,980	0.002400	3.21
Personal Property	133,980	CO RETIREMENT LEVY	133,980	0.038800	51.98
Total Assessed Value	133,980	CO HOUSING BOND 2016	133,980	0.004300	5.76
Less Homeowners Exemption		COMM COLLEGE BONDS	133,980	0.037500	50.23
Less Other Exemption		ELEM OR UNIF SCH BONDS	133,980	0.038200	51.18
Net Assessed Value	\$133,980	TOTAL ASSESSED VALUE TAXES		1.126700	1,509.52
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	0	0.004100	0.00
		TOTAL LAND & IMPROVEMENT TAXES		0.004100	0.00
		TAXES DUE			\$1,509.52
		Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152			
		To request a copy of an itemized list of each bond on the bill and/or the tax distribution, call (408) 808-7900, or visit our website to review and print a copy at <a href="https://dtac.santacclaracounty.gov/home">https://dtac.santacclaracounty.gov/home</a>			

PARCEL TAX / SPECIAL ASSESSMENTS					INSTALLMENT 1	
					DUE DATE	11/01/2024
					DELINQUENT AFTER	12/10/2024
					TAXES AND SPECIAL ASSESSMENTS	\$754.76
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$754.76
					INSTALLMENT 2	
					DUE DATE	02/01/2025
					DELINQUENT AFTER	04/10/2025
					TAXES AND SPECIAL ASSESSMENTS	\$754.76
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$754.76
				TOTAL		\$0.00

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to [www.sccdtac.org/pte](http://www.sccdtac.org/pte) for more information.



SEC-REG-202406 109204 20240917/20250224

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS		IN-PERSON PAYMENTS / QUESTIONS	
		Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 (408) 808-7900 Phone Hours: 9:00 a.m. to 4:00 p.m. (Monday - Friday) Office Hours: 8:00 a.m. to 5:00 p.m. (Monday - Friday) Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2025.	
			

PAYMENTS BY MAIL	
Use the envelope provided and return the coupon with your payment and include your Assessor's Parcel Number (APN) on your check or money order. Penalties will apply if taxes are not paid by the delinquency date.	
Property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of April 10, 2025. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made the next business day. If payments are received after the delinquency date with no postmark, penalties will be imposed in accordance with State law. Metered postage dates do not qualify as USPS postmarks. If your payment is received after the delinquency date, you must provide proof that payment was postmarked by the USPS on or before the delinquency date.	
Payments made using a Private Delivery Service should be delivered to the address shown on the front of this coupon. Payment received date is the date shown by the private delivery service on the packing slip or air bill attached to the outside of the envelope or package containing the remittance. For a list of authorized private delivery services, visit our website at <a href="http://www.sccdtac.org/pds">www.sccdtac.org/pds</a> .	
A charge of \$85 will be added for every payment returned unpaid.	

GO GREEN! Sign up at <https://www.sccassessor.org/register> to receive your property tax bill electronically.

ONLINE PAYMENTS		IN-PERSON PAYMENTS / QUESTIONS	
		Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 (408) 808-7900 Phone Hours: 9:00 a.m. to 4:00 p.m. (Monday - Friday) Office Hours: 8:00 a.m. to 5:00 p.m. (Monday - Friday) First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2024.	
			

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A charge of \$85 will be added for every payment returned unpaid.	



County of Santa Clara  
Department of Tax and Collections  
110 West Tasman Drive  
San Jose, California 95134

## SECURED PROPERTY TAX BILL

TAX YEAR: 2024-2025

for July 01, 2024 through June 30, 2025

ASSESSOR'S PARCEL NUMBER (APN): 817-11-575

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

T70 P1 13960

MAILING ADDRESS INFORMATION WITHHELD  
MOUNTAIN VIEW CA 94043

### TAX BILL INFORMATION

PROPERTY ADDRESS:  
575 SAN PEDRO AV 62  
MORGAN HILL CA

BILL ID: 9029879  
BILL SUFFIX: 00  
TAX RATE AREA: 004-002

BILL CREATED: 09/17/2024

ASSESSEE AS OF 12:01AM, JANUARY 1, 2024 LIEN DATE:

SEC-REG-202408

108747

### CONTACT INFORMATION

Department of Tax & Collections: Office of the Assessor:  
(408) 808-7900 (408) 299-5400  
scctax@fin.sccgov.org busdiv@asr.sccgov.org  
https://dtac.santaclaracounty.gov https://www.sccassessor.org

Special Assessments:  
https://www.sccgov.org/SA

### SUMMARY OF TAXES

Assessed Value of the Property	\$185,652
Less Exemption	0
Net Assessed Value	\$185,652
Taxes Due	\$2,091.70
Special Assessments	0.00
<b>Total Amount Due</b>	<b>\$2,091.70</b>
Penalties, Cost, Returned Payment Fee	\$0.00
Less Amount Paid	0.00
<b>Current Amount Due</b>	<b>\$2,091.70</b>

(Details Of Tax Calculations Are On The Reverse Side)

### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.sccdtac.org/tbe](http://www.sccdtac.org/tbe). Consult your tax preparer for details regarding deductions.  
DTAC accepts partial payments.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](http://www.sccassessor.org/prop19)

### PAY ELECTRONICALLY

<https://payments.sccgov.org/propertytax>



Visit [www.WhereDoTaxesGo.org](http://www.WhereDoTaxesGo.org) for tax distribution details.

Sign up to receive email reminders for important announcements related to your property tax bills at: [www.sccdtac.org/subscribe](http://www.sccdtac.org/subscribe)

## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT

SEC-REG-202408

108747

20240917/20250224

2

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 62  
MORGAN HILL CA

APN: 817-11-575-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: February 01, 2025**

DELINQUENT AFTER April 10, 2025



MAIL  
TO:

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$1,045.85**

\$1,170.43 if not paid by 04/10/2025.  
Includes 10% penalty and \$20.00 cost.

1 0081711575 0000 2 00000104585 2

## 2024-2025 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT

SEC-REG-202408

108747

20240917/20250224

1

ASSESSEE NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205  
575 SAN PEDRO AV 62  
MORGAN HILL CA

APN: 817-11-575-00



MAKE CHECKS PAYABLE TO: SCC DTAC

Please write your APN and installment number on your check.

**DUE BY: November 01, 2024**

DELINQUENT AFTER December 10, 2024



MAIL  
TO:

DEPARTMENT OF TAX AND COLLECTIONS  
110 WEST TASMAN DRIVE  
SAN JOSE, CA 95134

**Amount Due \$1,045.85**

\$1,170.43 if not paid by 12/10/2024.  
Includes 10% penalty and \$20.00 cost.

1 0081711575 0000 1 00000104585 3 Windmill 153

**CALCULATION OF TAXES for APN: 817-11-575-00**  
**TAX YEAR: 2024-2025 for July 01, 2024 through June 30, 2025**



ASSESSED VALUES		DETAIL OF TAXES			
		TAXING AGENCY	VALUE	RATES (%)	AMOUNT
Land	0	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
Improvements	0	1% MAXIMUM LEVY	185,652	1.000000	1,856.52
Total Land and Improvements	0	CO BOND 2008 HOSP FAC	185,652	0.005500	10.21
		CO LIBRARY RETIREMENT	185,652	0.002400	4.45
Personal Property	185,652	CO RETIREMENT LEVY	185,652	0.038800	72.03
Total Assessed Value	185,652	CO. HOUSING BOND 2016	185,652	0.004300	7.98
Less Homeowners Exemption		COMM COLLEGE BONDS	185,652	0.037500	69.61
Less Other Exemption		ELEM OR UNIF SCH BONDS	185,652	0.038200	70.91
Net Assessed Value	\$185,652	TOTAL ASSESSED VALUE TAXES		1.126700	2,091.71
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	0	0.004100	0.00
		TOTAL LAND & IMPROVEMENT TAXES		0.004100	0.00
		Rounding Adjustment of -0.01 made to create two equal installments			-0.01
		TAXES DUE			\$2,091.70
		Note: Tax amounts less than 0.01 are truncated per CA R&T code 2152			
		To request a copy of an itemized list of each bond on the bill and/or the tax distribution, call (408) 808-7900, or visit our website to review and print a copy at <a href="https://dtac.santaclaracounty.gov/home">https://dtac.santaclaracounty.gov/home</a>			

PARCEL TAX / SPECIAL ASSESSMENTS					INSTALLMENT 1	
					DUE DATE	11/01/2024
					DELINQUENT AFTER	12/10/2024
					TAXES AND SPECIAL ASSESSMENTS	\$1,045.85
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$1,045.85
					INSTALLMENT 2	
					DUE DATE	02/01/2025
					DELINQUENT AFTER	04/10/2025
					TAXES AND SPECIAL ASSESSMENTS	\$1,045.85
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$1,045.85
				TOTAL		\$0.00

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SEC-REG-202408 108747 20240917/20250224

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A charge of \$85 will be added for every payment returned unpaid.	



Due Date: 7/01/24

TOTAL LISTING FOR  
WINDMILL MOBILE ESTATES

Page 1

Pk. Space	Tenant Name	* = Medical		# = LIRA		† = UTI TAX EXEMPT		PARKING	SEWER	TRASH	PETER CR. R.V. STOR	CONCESSION TEMP. CHG.	TEMP. CHG.	PK Space	Current Charges	Bal Fwd	Total	Payment	Balance
		Gas Amount	Ele Amount	Water Amount	Late Chrg.	RENT													
1	MENDES, JAKE			6.14		30.00	645.31	18.51	41.49					1	741.45		741.45		
2	JEFFREY SHEPPARD			6.14			907.76	18.51	41.49					2	973.90		973.90		
3	BRISTOL, MARK & LINDA			8.53			638.27	18.51	41.49					3	706.80		706.80		
4	P & R PENNY /C BALLIN III			16.89		3,000.00		18.51	41.49					4	3,076.89	-14.99	3,061.90		
5	CLARA WOODS			14.50		715.03		18.51	41.49					5	789.53		789.53		
6	BARBORA J.M. & RABAGO, D.M.			9.72		1,068.41		18.51	41.49					6	1,138.13		1,138.13		
7	SANCHEZ, JAVIER CASTILLO			16.89		545.24		18.51	41.49					7	622.13		622.13		
8	RICARDO & KAREN MURILLO			12.11		763.64		18.51	41.49					8	835.75		835.75		
9	VREJ & WALIDA MEHALIAN			7.33		598.60		18.51	41.49					9	665.93		665.93		
10	MARIAN AZEVEDO			6.14		908.98		18.51	41.49					10	975.12		975.12		
11	FANCHER, JOHN			6.14		686.05		18.51	41.49					11	752.19		752.19		
12	MICHAEL GRUENWALD			7.33		624.64		18.51	33.76					12	684.24		684.24		
13	PHAEON, MARIA SHARON			7.33		605.60		18.51	41.49					13	672.93		672.93		
14	SCOT EUGENE BRACKENSTICK			10.92		881.46		18.51	41.49					14	952.38		952.38		
15	BELL, TAMARA			6.14		632.13		18.51	41.49					15	698.27		698.27		
16	JOHNSON, DENISE			9.72		662.26		18.51	33.76					16	724.25	-15	724.10		
17	J CASTILLO & B SEVILLA			37.20		1,600.00		18.51	41.49					17	1,697.20		1,697.20		
18	E LEON/M JARQUIN/E LEON LOPEZ			13.31		2,800.00		18.51	41.49					18	2,873.31	-69.81	2,803.50		
19	MOORE, MARK			10.92		672.72		18.51	41.49					19	743.64		743.64		
20	CASTILLO, PATRICK			16.89		629.88		18.51	33.76					20	699.04		699.04		
21	CHARLESTINA S TISCARENO-JAIME			10.92		794.20		18.51	41.49					21	865.12		865.12		
22	F.R. OROZCO/M. AMBRIZ			13.31		543.73		18.51	41.49					22	617.04		617.04		
23	JUANITA PIAZZA			7.33		603.94		18.51	33.76					23	663.54		663.54		
24	SYLVIA SORCI			6.14		935.08		18.51	33.76					24	993.49		993.49		
25	CHARLIE DALE			10.92		612.80		18.51	41.49					25	683.72		683.72		
26	JESUS ROBLES QUINTANAR			14.50		750.00		18.51	41.49	-100.00				26	724.50		724.50		
27	HAUG, MICHELLE			6.14		658.37		18.51	41.49					27	724.51		724.51		
28	J.L. ANAYA & A. CAMINO			12.11		1,500.00		18.51	33.76					28	1,564.38		1,564.38		
29	JEFF D BURRUS			7.33		651.68		18.51	41.49					29	719.01		719.01		
30	REBECCA DISURIO			15.70		659.26		18.51	33.76					30	727.23		727.23		
PAGE TOTAL		0.00	0.00	334.69	0.00	27,295.04	30.00	555.30	1,190.59	0.00	-100.00	0.00	0.00	29,305.62	-84.95	29,220.67			

Due Date: 7/01/24

TOTAL LISTING FOR  
WINDMILL MOBILE ESTATES

Page 2

Pk. Space	Tenant Name	a = Medical # = LIRA j = UTI TAX EXEMPT			PARKING	SEWER	TRASH	R.V. STOR	PETER CR.	CONCESSION	TEMP. CHG.	TEMP. CHG.	PK Space	Current Charges	8a]	Total	Payment	Balance
		Gas Amount	Ele Amount	Water Late Chrg.														
31	COOKE, K./KUEHN, J.		8.53		674.26	18.51	41.49						31	742.79		742.79		
32	SHELIA HERNANDEZ		87.32		586.57	18.51	41.49						32	733.89		733.89		
33	GRACIELA PINOT		14.50		599.13	18.51	41.49			CREDIT -150.00	-200.00		33	323.63		323.63		
34	BARAGONA, E./G. & P BARONA		13.31		731.31	18.51	41.49						34	804.62		804.62		
35	GABRIEL MARES FLORES		9.72		742.16	18.51	41.49						35	811.88		811.88		
36	MOWTHAN		14.50		864.73	18.51	33.76						36	931.50		931.50		
37	CALKINS, ALAN		9.72		686.19	18.51	33.76						37	748.18		748.18		
38	A. QUESADA & Z. VILLARREAL		13.31		640.00	18.51	41.49						38	743.31		743.31		
39	BETANCOURT, RAMON & MARIA		14.50		637.52	18.51	41.49						39	712.02		712.02		
40	DUSTIN ROBERT ROWLAND/MIMI LIU		12.11		580.51	18.51	41.49						40	682.62	-1.65	680.97		
41	CEVALLOS, ROGELIO		14.50		626.46	18.51	33.76						41	693.23		693.23		
42	VALLE, MARTA		41.98	30.00	707.26	18.51	41.49						42	839.24	1,016.97	1,866.21		
43	STORNI MACY		8.53		731.71	18.51	41.49						43	800.24		800.24		
44	RAYMOND SCOTT KINKEL		14.50		1,018.92	18.51	41.49						44	1,093.42		1,093.42		
45	WHITE, EDWARD/KAREN		9.72		648.48	18.51	41.49						45	718.20		718.20		
46	GRAVES		9.72		581.42	18.51	41.49						46	651.14		651.14		
47	STEWART, NANCY		10.92		693.72	18.51	41.49						47	764.64		764.64		
48	CHUANG YING, TSUNG & AFEN		9.72		956.77	18.51	41.49						48	1,026.49		1,026.49		
49	AMBER NICOLE ANDRADE		20.48		940.00	18.51	41.49						49	1,020.48		1,020.48		
50	BRISCOE, MARTINA		13.31		650.38	18.51	41.49						50	723.69		723.69		
51	M NARVAEZ,E NARVAEZ,T LOVELACE		9.72		703.94	18.51	41.49						51	773.66		773.66		
52	GUERRERO, C.		6.14		842.04	18.51	41.49						52	938.18		938.18		
53	SUSANNE YOUNG		9.72		588.03	18.51	41.49						53	657.75		657.75		
54	JULIE MADE & MARLA QUALTIERI		9.72		669.26	18.51	33.76						54	731.25		731.25		
55	KREIN, DONNA		7.33		723.44	18.51	41.49						55	790.77		790.77		
56	DENNIS, SALLY & MICHAEL JENKS		22.87		971.69	18.51	33.76						56	1,046.83		1,046.83		
57	MANCERA, EVA		8.53		701.18	18.51	33.76						57	761.98		761.98		
58	CHARLES & MARIA BECCROFT		13.31		912.58	18.51	41.49						58	985.89		985.89		
59	JEANETTE WEINERT & DAVID SMITH		10.92		907.61	18.51	41.49						59	978.53		978.53		
60	WENOT, NORMA G./JOEL C. GARCIA		20.48		696.46	18.51	41.49						60	776.94		776.94		

PAGE TOTAL

0.00	0.00	469.64	30.00	22,013.73	90.00	555.30	1,198.32	0.00	0.00	0.00	-150.00	-200.00	0.00	24,006.99	1,025.32	25,032.31
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Due Date: 7/01/24

TOTAL LISTING FOR  
WINDMILL MOBILE ESTATES

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\* = Medical # = LIRA I = UTI TAX EXEMPT

Pk. Space	Tenant Name	Gas Amount	Ele Amount	Water Amount	Late Chrg.	RENT	PARKING	SEWER	TRASH	R.V. STOR	PETER CR.	CONCESSION	TEMP. CHG.	TEMP. CHG.	PK Space	Current Charges	Payment	Balance
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WINDMILL MOBILE ESTATES  
SUMMARY OF CHARGES

GAS AMOUNT	0.00
ELECTRIC AMOUNT	0.00
WATER AMOUNT	1,162.77
LATE CHARGE	90.00
RENT	72,435.22
PARKING	210.00
SEWER	1,647.40
TRASH	3,545.74
R.V. STOR	0.00
PETER CR.	-100.00
TEMP CHARGE	0.00
CONCESSION	-150.00
TEMP CHARGE	-537.44
TEMP CHARGE	0.00
BAL. FWD.	2,603.29
TOTAL REVENUE	80,906.98

REMINDER TO ALL OUR CUSTOMERS: PLEASE NOTE THAT ALL RATES ARE POSTED WHEN RECEIVED FROM THE UTILITY CO. WE CURRENTLY TRACK THE MAJOR UTILITY POWER AND GAS COMPANIES. IT IS THE LOCAL PARK MANAGEMENT OR MANAGEMENT CO. RESPONSIBILITY TO GET ALL PERTINENT WATER RATE INFORMATION TO OUR OFFICE. ALSO BE AWARE THAT MANY LOCAL CITY AND COUNTY GOVERNMENTS ARE NOW INSTITUTING NEW TAXES ON METERED UTILITIES. YOU WILL RECEIVE NOTICE WHEN THESE TAXES TAKE EFFECT AND WILL HAVE TO NOTIFY US WITH WRITTEN DOCUMENTATION OF THESE NEW OR MODIFIED TAXES.

Due Date: 2/01/24

TOTAL LISTING FOR  
WINDMILL MOBILE ESTATES

Page 1

Pk. Space	Tenant Name	Gas Amount	Ele Amount	Water Amount	Late Chrg.	PARKING RENT	SEWER	TRASH	R.V. STOR	PETER CR. TEMP. CHG.	CONCESSION TEMP. CHG.	TEMP. CHG.	Pk Space	Current Charges	Bal Fwd	Total	Payment	Balance
1	MENDES, JAKE		149.41	6.14		645.31	30.00	18.51	41.49				1	890.86		890.86		
2	JEFFREY SHEPPARD	*	21.10	6.14		892.76		18.51	41.49				2	980.00		980.00		
3	BRISTOL, MARK & LINDA		101.86	8.53		638.27		18.51	41.49				3	808.66		808.66		
4	M MATTHEWS/J QUARY/R CAMPBELL		113.95	15.70		2,800.00		18.51	41.49				4	2,989.65		2,989.65		
5	CLARA WOODS		75.90	9.72		700.03		18.51	41.49				5	845.65		845.65		
6	BARBORA J.W. & RABAGO, D.W.		62.76	8.53		1,053.41		18.51	41.49				6	1,184.70		1,184.70		
7	SANCHEZ, JAVIER CASTILLO		83.12	9.72		530.24		18.51	41.49				7	683.08		683.08		
8	RICARDO & KAREN MURILLO		201.54	10.92		763.64		18.51	41.49				8	1,036.10		1,036.10		
9	VREJ & WALIDA MEHALJAN		50.92	6.14		598.60		18.51	41.49				9	715.66		715.66		
10	MARIAN AZEVEDO		18.40	6.14		895.55		18.51	41.49				10	980.09		980.09		
11	FANCHER, JOHN		116.86	7.33		686.05		18.51	41.49				11	870.24		870.24		
12	MICHAEL GUENEMALD	#	26.95	6.14		609.64		18.51	33.76				12	695.00		695.00		
13	SOBECK, PAUL		56.19	8.53	30.00	590.60		18.51	41.49				13	745.32	740.80	1,486.12		
14	SCOT EUGENE BRACKEVICK		97.27	10.92		881.46		18.51	41.49				14	1,049.65		1,049.65		
15	BELL, TAMARA		11.66	6.14		632.13		18.51	41.49				15	709.93		709.93		
16	JOHNSON, DENISE	#	59.95	7.33		662.26		18.51	33.76				16	781.81	-7.23	774.58		
17	J CASTILLO & B SEVILLA		140.64	18.09		1,600.00		18.51	41.49				17	1,818.73		1,818.73		
18	E LEON/M JARQUIN/E LEON LOPEZ		83.46	13.31		2,800.00		18.51	41.49				18	2,956.77		2,956.77		
19	MOORE, MARK		197.36	9.72		672.72		18.51	41.49				19	939.80		939.80		
20	CASTILLO, PATRICK	#	49.43	7.33		629.88		18.51	33.76				20	738.91		738.91		
21	CHARLESTINA S TISCARENO-JAIME		212.38	13.31		794.20		18.51	41.49				21	1,079.89		1,079.89		
22	F.R. OROZCO/M. AMBRIZ		19.06	7.33		543.73		18.51	41.49				22	630.12		630.12		
23	JUANITA PIAZZA	#	34.12	7.33		603.94		18.51	33.76				23	697.66		697.66		
24	SYLVIA SORCI	#	52.35	7.33		935.08		18.51	33.76				24	1,047.03		1,047.03		
25	CHARLIE DALE		115.62	10.92		597.80		18.51	41.49				25	784.34		784.34		
26	JESUS ROBLES QUINTANAR		11.28	12.11		750.00		18.51	41.49				26	833.39		833.39		
27	HAUG, MICHELLE		80.49	6.14		658.37		18.51	41.49				27	805.00		805.00		
28	J.L. ANAYA & A. CAMINO	#	70.51	10.92		1,500.00		18.51	33.76				28	1,633.70		1,633.70		
29	JEFF D BURIUS		96.44	7.33		651.68		18.51	41.49				29	815.45		815.45		
30	REBECCA CIRIBITO		169.75	13.31		659.26		18.51	33.76				30	894.59		894.59		
PAGE TOTAL		0.00	2,580.73	278.55	30.00	26,976.61	30.00	555.30	1,190.59	0.00	0.00	0.00	0.00	31,641.78	733.57	32,375.35		

Due Date: 2/01/24

TOTAL LISTING FOR  
WINDMILL MOBILE ESTATES

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Pk. Space	Tenant Name	* = Medical, # = LIRA, ! = UTI TAX EXEMPT			PARKING	SEWER	TRASH	R.V. STOR		PETER CR.		CONCESSION		Pk. Space	Current Charges	Ba) Fwd	Total	Payment	Balance
		Gas Amount	Ele Amount	Water Amount	Late Chrg.			TEMP. CHG.	TEMP. CHG.	TEMP. CHG.	TEMP. CHG.	TEMP. CHG.	TEMP. CHG.						
31	COOKIE, K./KUEHN, J.	57.81		7.33		674.26	18.51	41.49						31	799.40		799.40		
32	SHEILA HERNANDEZ	45.00		14.50		586.57	18.51	41.49						32	706.07		706.07		
33	GRACIELA PINOT	82.79		7.33		599.13	18.51	41.49					CREDIT	33	183.97		183.97		
34	BARONA, E./G. & P BARONA	84.43		7.33		731.31	18.51	41.49				-150.00		34	883.07		883.07		
35	GABRIEL MARES FLORES	61.78		9.72		742.16	18.51	41.49						35	873.66		873.66		
36	MOYTHIAN	# 59.69		18.09		851.94	18.51	33.76						36	981.99		981.99		
37	CALKINS, ALAN	# 45.96		9.72		686.19	18.51	33.76						37	794.14		794.14		
38	A. QUESADA & Z. VILLARREAL	161.08		10.92		640.00	18.51	41.49						38	902.00		902.00		
39	BETANCOURT, RANON & MARIA	194.87		22.87		622.52	18.51	41.49						39	900.26	-20	900.06		
40	DUSTIN ROBERT ROMANO/MIAMI LUU	239.90		13.31		580.51	18.51	41.49						40	923.72	-09	923.63		
41	CEVALLOS, ROGELIO	# 27.34		8.53		626.46	18.51	33.76						41	714.60		714.60		
42	VALLE, MARTA	327.89		13.31	30.00	707.26	18.51	41.49						42	1,138.46	1,060.84	2,199.30		
43	STORNI MAXCY	277.43		10.92		716.71	18.51	41.49						43	1,065.06		1,065.06		
44	RAYMOND SCOTT KINKEL	120.21		8.53		1,018.92	18.51	41.49						44	1,207.66		1,207.66		
45	WHITE, EDWARD/KAREN	51.92		9.72		648.48	18.51	41.49						45	770.12		770.12		
46	GRAVES	98.94		9.72		581.42	18.51	41.49						46	750.08		750.08		
47	STEWART, NANCY	55.51		8.53		678.72	18.51	41.49						47	802.76		802.76		
48	CHUANG YING, TSUNG & AFEN	69.32		7.33		942.63	18.51	41.49						48	1,079.28		1,079.28		
49	AMBER NICOLE ANDRADE	121.89		13.31		940.00	18.51	41.49						49	1,135.20		1,135.20		
50	BRISCOE, MARTINA	88.37		10.92		650.38	18.51	41.49						50	809.67		809.67		
51	M NARVAEZ, E. NARVAEZ, T. LOVELACE	62.09		10.92		688.94	18.51	41.49						51	821.95		821.95		
52	GUERRERO, C.	121.05		6.14		842.04	18.51	41.49						52	1,059.23		1,059.23		
53	SUSANNE YOUNG	217.81		8.53		588.03	18.51	41.49						53	874.37		874.37		
54	JULIE MADE & MARLA QUALTIERI	# 41.50		7.33		669.26	18.51	33.76						54	770.36		770.36		
55	KREIN, DONNA	71.63		7.33		723.44	18.51	41.49						55	862.40		862.40		
56	DENNIS, SALLY & MICHAEL JENKS	# 100.94		13.31		971.69	18.51	33.76						56	1,138.21		1,138.21		
57	MANCERA, EVA	# 60.44		8.53		701.18	18.51	33.76						57	822.42		822.42		
58	CHARLES & MARIA BECKROFT	102.70		13.31		912.58	18.51	41.49						58	1,088.59		1,088.59		
59	JEANETTE WEINERT & DAVID SMITH	178.60		10.92		894.20	18.51	41.49						59	1,143.72		1,143.72		
60	WENOT, NORMA G./JOEL C. GARCIA	74.91		10.92		666.46	18.51	41.49						60	842.29		842.29		
PAGE TOTAL		0.00	3,303.80	319.18	30.00	21,913.39	555.30	1,398.32	0.00	0.00	0.00	-150.00	-415.28		26,844.71	1,060.55	27,905.26		