

**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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

D. Horback, L. Kreklau  
575 San Pedro Avenue  
Space 76  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Isaac J. Estrada, Tara C. Estrada  
575 San Pedro Avenue  
Space 77  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Lizsa Stover  
575 San Pedro Avenue  
Space 78  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

T. Horstman, E. Horstman, S. Smith  
575 San Pedro Avenue  
Space 79  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Brian Haug, Brittany Haug  
575 San Pedro Avenue  
Space 80  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Carrie Martinez  
575 San Pedro Avenue  
Space 81  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Loren St.Clair  
575 San Pedro Avenue  
Space 82  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Kristin Bustamante  
575 San Pedro Avenue  
Space 83  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Janah Van Koathoven  
575 San Pedro Avenue  
Space 84  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Elaine Collins  
575 San Pedro Avenue  
Space 85  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Ofelian S. Felia S. Tenedora  
575 San Pedro Avenue  
Space 86  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Ralph W. Jessen  
575 San Pedro Avenue  
Space 87  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

M.Boyle, K. Boyle, F. Collier  
575 San Pedro Avenue  
Space 89  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

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

July 2, 2025

Mario Couto, Lisa Cuoto  
575 San Pedro Avenue  
Space 90  
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:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

**You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code.** A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure



## 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=TIT5BUL\\_IGE\\_CH5.36MOHOPARE](https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT5BUL_IGE_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

<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:

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

	<b>Base Year (1981)</b>	<b>Current Year (2024)</b>
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:

Step 1: CPI Increase = (Current Year CPI – Base Year CPI) / Base Year CPI

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

Step 2: Applicable Inflation Rate = 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-

<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>.

---

<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

---

<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:

	<b>With Financing</b>	<b>Without Financing</b>
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.*"

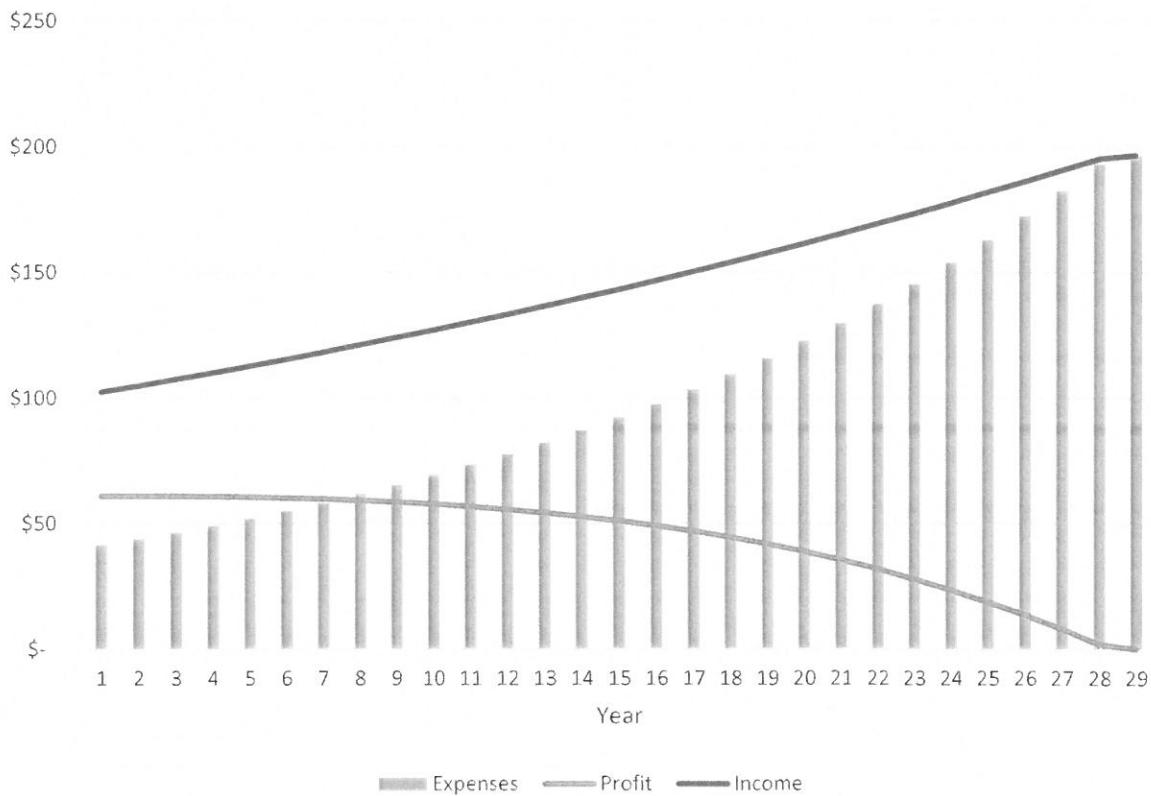


hypothetical willing seller, not any specific buyer or seller.

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

NOI Erosion Due to Partial Indexing

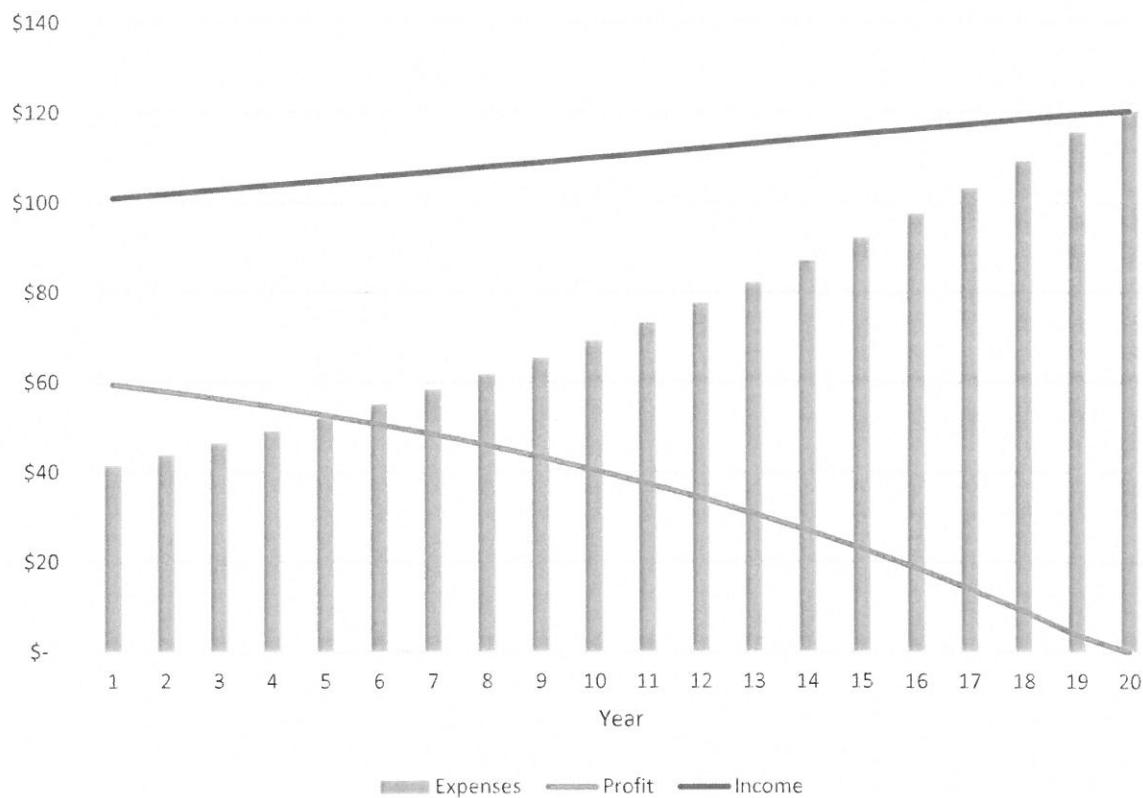


Note: Annual increase in income is 2.420% (actual from 1981-2024). Annual increase in expenses is weighted at 5.864% (actual from 1981-2024). Weighting based on ratio of property tax expense (2.0% annual increase) to total expenses. This analysis excludes depreciation and capital expenditures.



**Graph 2**

NOI Erosion Due to Partial Indexing



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,

A handwritten signature in black ink, appearing to read "Brian Eid".

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

## EXHIBIT 1

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

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

Item	Ref	With Depr. & Amort.	Without Depr. & Amort.	Rate	Rent Increase at Various Interest Rates
NOI Base Year (1981)	Exhibit 2	\$ 224,249	A \$ 230,850	0%	\$ 461.96 \$ 426.20
CPI Index (February 1981)	<sup>^</sup>	260.5	B	5%	\$ 463.20 \$ 427.53
CPI Index (Apr 2025)	<sup>^</sup>	<u>1,093.5</u>	C	6%	\$ 463.48 \$ 427.83
CPI % Increase	(C-B)/B		319.8%	7%	\$ 463.77 \$ 428.14
40% of CPI Increase <sup>^,^</sup>	D*40%		127.9%	8%	\$ 464.07 \$ 428.46
Inflation Factor	A*E		<u>286,846</u>	F \$ 295,290	\$ 464.46 \$ 428.88
Inflation Adjusted NOI	A+F		511,094	G \$ 526,140	10% \$ 464.70 \$ 429.13
Inflation Adjusted NOI per Space	G/90	\$ 5,678.83	H \$ 5,846.00	11% \$ 465.03 \$ 429.48	
Actual NOI (2024 (Comparison Year)			8,846	I	12% \$ 465.36 \$ 429.84
Actual NOI 2024 (Comparison Year) per Space	Exhibit 2 I/84	\$ 105.31	J \$ 699.50		
Fair Return Excess/(Shortfall) per Space-Annual					
Rent Increase per Space per Month	G-F H/12	\$ 5,573.52	K \$ 5,146.51		
		\$ 464.46	\$ 428.88		

<sup>^</sup> - Ordinance section 5.36.310. bls.gov. Series ID CUURSA9BSA0

<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%  
39.3%

81.2%  
41.6%

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

	With Depr. & Amort.	Without Depr. & Amort.
<b>Limitation on Annual Increase (5.36.320)</b>		
CPI April 2024	\$ 1,079.83	\$ 1,079.83
CPI April 2025	\$ 1,093.54	\$ 1,093.54
Percentage Increase	1.27%	1.27%
Twice the Percentage Increase (limited to 15%)	2.54%	2.54%
Average Annual Space Rents at December 2024**	\$ 723.96	\$ 723.96
Permitted Annual Space Rent Increase - First Year	18.39	18.39
Interest at Prime Rate plus 1.75% (9.25%)*	43.06	39.61
Permitted Annual Space Rent Increase Plus Interest - First Year	<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.

\*\* Intrinsic Federal Reserve projected 20 year inflation rate as of June 2025 <https://fred.stlouisfed.org/series/EXPINE20YR>

- St. Louis Federal Reserve projected 20 year inflation rate at 8.5% (Source: St. Louis Fed)

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 Depr. & Amort.	Without Depr. & Amort.
Comparison Year NOI per Space Including Capital Improvement	Exhibit 1	\$ 105.31	A \$ 639.50
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 \$ 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 \$ 5.43</b>
<b>Total Rent Increase</b>	<b>F+H</b>	<b>\$ 464.46</b>	<b>I \$ 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 Without D&A	Total Without D&A
		MNOI With D&A	Total With D&A	MNOI Without D&A		
0%	\$ 2.93	\$ 459.03	\$ 461.96	\$ 423.45	\$ 426.38	
5%	\$ 4.17	\$ 459.03	\$ 463.20	\$ 423.45	\$ 427.63	
6%	\$ 4.45	\$ 459.03	\$ 463.48	\$ 423.45	\$ 427.91	
7%	\$ 4.74	\$ 459.03	\$ 463.77	\$ 423.45	\$ 428.20	
8%	\$ 5.04	\$ 459.03	\$ 464.07	\$ 423.45	\$ 428.50	
9.25%	\$ 5.43	\$ 459.03	\$ 464.46	\$ 423.45	\$ 428.88	
10%	\$ 5.67	\$ 459.03	\$ 464.70	\$ 423.45	\$ 429.12	
11%	\$ 6.00	\$ 459.03	\$ 465.03	\$ 423.45	\$ 429.45	
12%	\$ 6.34	\$ 459.03	\$ 465.36	\$ 423.45	\$ 429.79	

**EXHIBIT 2**

Windmill Mobile Estates  
Net Operating Income Calculation  
1981-2024

## EXHIBIT 2

Windmill Mobile Estates  
Net Operating Income Calculation  
1981-2024

	1981	2024								
Income										
	Book Income*	Adjustments <sup>^</sup>	NOI	% Rev <sup>^,A</sup>	Book Income*	Adjustments <sup>^</sup>	NOI	Adjustments for POH Income and Expenses**	NOI	% Rev <sup>^,A</sup>
N/NOI-5 yr cap imp	\$ 230,850	\$ (6,602)	\$ 224,249	78.9%	\$ 156,591	\$ (73,272)	\$ (80,900)	\$ 2,418	0.3%	
N/NOI-10 yr cap imp	\$ 230,850	\$ (6,602)	\$ 224,249	78.9%	\$ 156,591	\$ (68,668)	\$ (80,900)	\$ 7,023	0.9%	
N/NOI-12 yr cap imp	\$ 230,850	\$ (6,602)	\$ 224,249	78.9%	\$ 156,591	\$ (67,937)	\$ (80,900)	\$ 7,754	1.0%	
N/NOI without Depreciation and Amortization-5 yr cap imp	\$ 230,850	\$ -	\$ 230,850	81.2%	\$ 156,591	\$ (19,376)	\$ (84,494)	\$ 52,721	7.1%	
N/NOI without Depreciation and Amortization-10 yr cap imp	\$ 230,850	\$ -	\$ 230,850	81.2%	\$ 156,591	\$ (14,772)	\$ (84,494)	\$ 57,326	7.7%	
N/NOI without Depreciation and Amortization-12 yr cap imp	\$ 230,850	\$ -	\$ 230,850	81.2%	\$ 156,591	\$ (14,041)	\$ (84,494)	\$ 58,057	7.8%	
N/NOI without Depreciation and Amortization-15 yr cap imp	\$ 230,850	\$ -	\$ 230,850	81.2%	\$ 156,591	\$ (13,340)	\$ (84,494)	\$ 58,758	7.9%	

\* - Source: See Exhibit 7.

<sup>^</sup> - Adjustments pursuant to the Net Operating Income calculation, 27,22,520, 530, and 540 of the San Jose Mobilehome Rent Ordinance

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

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

+ - Includes interest at 9.25%. See footnote 8 in accompanying report.

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

		<b>1981</b>	<b>2023</b>
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	-	<b>(56,695)</b> (208,095)
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**

	<b>1981</b>	<b>2023</b>
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>(6,602)</u>	<u>50,955</u> <u>60,349</u>
TOTAL ADJUSTMENTS TO NOI	<u><u>\$ (6,602)</u></u>	<u><u>\$ (147,745)</u></u>

Windmill Mobile Estates  
Gross Rents at 100% Occupancy  
2024

Space	Type	2024												TOTAL
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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	7,758.76
2 MH Occupied Site		892.76	892.76	892.76	892.76	892.76	892.76	907.76	907.76	907.76	907.76	907.76	907.76	10,318.12
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	7,659.24
4 MH Occupied Site		2,800.00	2,800.00	2,800.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	35,400.00
5 MH Occupied Site		700.03	700.03	700.03	715.03	715.03	715.03	715.03	715.03	715.03	715.03	715.03	715.03	8,720.36
6 MH Occupied Site		1,053.41	1,053.41	1,053.41	1,053.41	1,053.41	1,053.41	1,068.41	1,068.41	1,068.41	1,068.41	1,068.41	1,068.41	12,745.32
7 MH Occupied Site		530.24	530.24	530.24	530.24	530.24	530.24	545.24	545.24	545.24	545.24	545.24	545.24	6,467.88
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	9,181.47
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	7,213.20
10 MH Occupied Site		895.55	895.55	898.98	908.98	908.98	908.98	908.98	908.98	908.98	908.98	908.98	908.98	10,980.90
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	8,232.60
12 MH Occupied Site		609.64	624.64	624.64	624.64	624.64	624.64	624.64	624.64	624.64	624.64	624.64	624.64	7,465.68
13 MH Occupied Site		590.60	590.60	590.60	605.60	605.60	605.60	605.60	605.60	605.60	605.60	605.60	605.60	7,207.20
14 MH Occupied Site		866.46	881.46	881.46	881.46	881.46	881.46	881.46	881.46	881.46	881.46	881.46	881.46	10,562.52
15 MH Occupied Site		632.13	632.13	632.13	632.13	632.13	632.13	647.13	647.13	647.13	647.13	647.13	647.13	7,560.56
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	7,977.12
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	19,200.00
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	33,600.00
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	8,072.64
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	7,573.24
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	9,548.90
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	6,554.76
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	7,247.28
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	11,242.75
25 MH Occupied Site		597.80	597.80	597.80	612.80	612.80	612.80	612.80	612.80	612.80	612.80	612.80	612.80	7,293.60
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	7,677.48
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	7,930.44
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	18,000.00
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	7,835.16
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	7,926.48
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	8,151.12
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	7,068.84
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	7,189.56
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	8,792.76
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	7,594.45
36 MH Occupied Site		851.94	851.94	851.94	851.94	851.94	851.94	864.73	864.73	864.73	864.73	864.73	864.73	10,300.02
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	8,234.28
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	7,741.20
39 MH Occupied Site		622.52	622.52	622.52	622.52	622.52	622.52	637.52	637.52	637.52	637.52	637.52	637.52	7,575.24
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	6,979.65
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	7,517.52
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	8,487.12
43 MH Occupied Site		716.71	716.71	716.71	731.71	731.71	731.71	731.71	731.71	731.71	731.71	731.71	731.71	8,750.52
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	12,257.60
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	693.72	693.72	693.72	693.72	693.72	693.72	693.72	693.72	693.72	8,294.64
48 MH Occupied Site		942.63	942.63	942.63	942.63	942.63	942.63	956.77	956.77	956.77	956.77	956.77	956.77	11,410.54
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	11,280.00
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	6,655.36
51 MH Occupied Site		688.94	688.94	703.94	703.94	703.94	703.94	703.94	703.94	703.94	703.94	703.94	703.94	8,417.28
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	10,044.48
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	7,070.06
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	8,031.12
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	8,681.28

Windmill Mobile Estates  
Gross Rents at 100% Occupancy  
2024

Space	Type	2024												TOTAL
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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	8,314.16
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	907.61	907.61	907.61	907.61	907.61	907.61	907.61	907.61	907.61	10,051.09
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	8,442.36
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	8,641.56
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	669.25	669.25	669.25	669.25	669.25	669.25	669.25	669.25	669.25	669.25	669.25	669.25	8,016.00
69	MH Occupied Site	626.97	641.97	641.97	641.97	641.97	641.97	641.97	641.97	641.97	641.97	641.97	641.97	7,688.64
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	7,717.82
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	8,511.68
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	623.96	623.96	623.96	623.96	623.96	623.96	623.96	623.96	623.96	7,427.52
77	MH Occupied Site	712.32	713.21	714.28	714.44	715.34	716.60	717.29	718.01	718.80	718.80	718.80	718.80	7,293.96
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	8,503.64
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	8,823.84
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	7,973.67
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	11,073.94
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	8,042.16
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	8,192.40
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	7,441.82
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	8,852.40
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	8,255.48
87	MH Occupied Site	658.48	673.48	673.48	673.48	673.48	673.48	673.48	673.48	673.48	673.48	673.48	673.48	8,042.16
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	10,337.97
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	\$ 73,340.09	\$ 73,409.81	\$ 73,479.53	\$ 876,906.15

Vacant

## EXHIBIT 4

Windmill Mobile Estates  
Vacancy Rent Amounts By Month  
2024

Space	Type	2024												TOTAL \$
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1	MH Occupied Site													
2	MH Occupied Site													
3	MH Occupied Site													
4	MH Occupied Site													
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													
27	MH Occupied Site													
28	MH Occupied Site													
29	MH Occupied Site													
30	MH Occupied Site													
31	MH Occupied Site													
32	MH Occupied Site													
33	MH Occupied Site													
34	MH Occupied Site													
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													

## EXHIBIT 4

Windmill Mobile Estates  
Vacancy Rent Amounts by Month  
2024

Space	Type	2024											TOTAL	
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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													
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													
		\$ 712.37	\$ 713.21	\$ 3,514.28	\$ 714.44	\$ 715.34	\$ 716.60	\$ 717.29	\$ 718.01	\$ 718.80	\$ 720.60	\$ 723.36	\$ 11,403.64	

Windmill Mobile Estates  
Property Tax Expense Analysis  
2024

**EXHIBIT 5**

Property Tax*	Parcel	2024 Calendar Year Assessments				
		Jul-Dec	Jan-Jun	Land	Imp	Special
2023-2024	817-11-005-00	5,135,864	525,402	5,661,266	26,119.45	6,110.12
	817-11-500-00	-	160,518	160,518	910.52	910.52
	817-11-501-00	-	34,706	34,706	196.85	196.85
	817-11-514-00	-	165,224	165,224	937.21	937.21
	817-11-557-00	-	133,569	133,569	757.64	757.64
	817-11-575-00	-	182,012	182,012	1,032.44	1,032.44
		5,135,864	1,201,431	6,337,295		
		81.0%	19.0%	100.0%		
					26,119	9,945
					2,359	38,423
2024-2025	817-11-005-00	5,238,581	535,910	5,774,491	26,453.87	6,195.08
	817-11-500-00	-	164,608	164,608	927.30	927.30
	817-11-501-00	-	38,114	38,114	214.69	214.69
	817-11-514-00	-	168,528	168,528	949.38	949.38
	817-11-557-00	-	133,980	133,980	754.76	754.76
	817-11-575-00	-	185,652	185,652	1,045.85	1,045.85
		5,238,581	1,226,792	6,465,373		
		81.0%	19.0%	100.0%		
					26,453.87	10,087.06
					2,299.97	38,840.90

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

TOTALS

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

	<b>Acquired</b>	<b>Cost</b>	<b>Life</b>	<b>Months in 2024</b>	<b>Depreciation</b>
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>

	<b>Acquired</b>	<b>Cost</b>		<b>Amortization</b>
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**

<b>1981</b>	
<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	\$ 230,850
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 of 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 Chon Ju - Street light upgrade deposit money	\$ 18,000.00		
Building Improvements	7/10/23	3807	Kwon Chon Ju - Extra deposit money for light project	8,000.00		
Building Improvements	6/19/24	3982	Chon Ju Kwon - Streetlight/PGE meter upgrade related project payment#3	10,000.00		
Building Improvements	7/9/24	4003	Chon Ju Kwon - Streetlight/PGE meter upgrade related project payment#4	15,000.00		
Building Improvements	7/22/24	4013	Chon Ju Kwon - Streetlight/PGE meter upgrade related project payment#4	5,500.00		
Building Improvements	8/5/24	4021	Chon Ju Kwon - Clubhouse Electricity Transformer Box Removed, Install 60internet Cables	8,700.00		
Building Improvements	6/21/24	3993	Chon Ju Kwon - Installed new street light@parking lot	Street light/PGE upgrade related subtotal	65,200.00	
West Valley Construction Compa			West Valley Construction Compa - P12058 PGE meter upgrade to 200 amps.Gas & Electric BTM payment 7/12/22-6/13/24	64,100.00		
Santana Paving And Grading, In			PGE meter upgrade subtotal	64,100.00		
Santana Paving And Grading, In			Sanjana paving and grading, in - Stripe entire park all speed bumps, add stop signs, bars, 10 MPH slow	5,500.00		
Santana Paving And Grading, In			Santana paving and grading, in - Remove/replace approx 30 000 ft2 asphalt	150,000.00		
<b>TOTAL</b>			<b>Paving subtotal:</b>	<b>284,800.00</b>		
Capital expenses with a total cost of less than \$100 per year per benefited space (5.36,280(C)1(h))				<b>\$ 107,989.20</b>		
Capital expenses in excess of \$99.99 per year per benefited space				<b>\$ 176,810.80</b>		
					237,289.20	47,510.80

EXHIBIT 9

Windmill Mobile Estates  
Delayed PG&E Utility Bills  
2024

Invoice Date	Service Date Start	Service Date End	Invoice Total	2024 Amt.
2/5/2025	9/27/2024	10/25/2024	\$ 30,145.87	\$ 25,194.98
2/10/2025	5/30/2024	12/26/2024	\$ 19,303.30	\$ 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

ASSESSOR'S 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

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

SEC-REG-202208

487894

### 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](https://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](https://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](https://www.sccassessor.org/prop19)

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>  
[scctax@fin.sccgov.org](mailto:scctax@fin.sccgov.org) (408) 808-7900  
Office of the Assessor: <https://www.sccassessor.org>  
[\(408\) 299-5300](mailto:rp@asr.sccgov.org)  
Special Assessments: <https://www.sccgov.org/SA>

### PAY ELECTRONICALLY

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



Visit [www.WhereDoTaxesGo.org](https://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](https://www.sccdtac.org/subscribe)

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

SEC-REG-202208

487894

20230913/20250224

2

ASSESSOR'S 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

MAIL TO:

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

Amount Due \$34,588.57

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

1 0081711005 0000 2 00003458857 9

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

SEC-REG-202208

487894

20230913/20250224

1

ASSESSOR'S 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

MAIL TO:

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

Amount Due \$34,588.57

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

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 (%)
LAND	5,135,864	LAND, IMPROVEMENTS, PERSONAL PROPERTY	5,661,266	1.000000
IMPROVEMENTS	525,402	1% MAXIMUM LEVY	5,661,266	0.005500
<b>TOTAL LAND AND IMPROVEMENTS</b>	<b>5,661,266</b>	CO BOND 2008 HOSP FAC	5,661,266	0.002400
PERSONAL PROPERTY	0	CO LIBRARY RETIREMENT	5,661,266	0.038800
<b>TOTAL ASSESSED VALUE</b>	<b>5,661,266</b>	CO RETIREMENT LEVY	5,661,266	0.009500
LESS HOMEOWNER'S EXEMPTION		CO. HOUSING BOND 2016	5,661,266	0.039700
LESS OTHER EXEMPTION		COMM COLLEGE BONDS	5,661,266	0.038600
<b>NET ASSESSED VALUE</b>	<b>\$5,661,266</b>	ELEM OR UNIF SCH BONDS	5,661,266	0.134500
		<b>TOTAL ASSESSED VALUE TAXES</b>		<b>64,227.04</b>
		LAND AND IMPROVEMENTS	5,661,266	0.004100
		SCVWD-STATE WATER PROJ	5,661,266	0.004100
		<b>TOTAL LAND &amp; IMPROVEMENT TAXES</b>		<b>232.11</b>
		Rounding Adjustment of -0.01 made to create two equal installments		
				<b>-0.01</b>
				<b>TAXES DUE</b>
				<b>\$64,459.14</b>

**PAYMENTS**

PAYMENTS APPLIED TO 1ST INSTALLMENT	0.00
PAYMENTS APPLIED TO 2ND INSTALLMENT	0.00
<b>AMOUNT PAID</b>	<b>\$0.00</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 <https://payments.sccgov.org/propertytax>

**PARCEL TAX / SPECIAL ASSESSMENTS**

SA#	TAXING AGENCY	NAME	CONTACT	AMOUNT
0847	SANTA CLARA COUNTY-VECTOR CTRL	SCCO VECTOR CONTROL	800-273-5167 x105	25.40
0848	SANTA CLARA COUNTY-VECTOR CTRL	MOSQUITO ASMT #2	800-273-5167 x105	139.20
0851	SANTA CLARA COUNTY-LIBRARY JPA	LIBRARY JPA CD 2013-1	408-293-2326 x3004	84.14
*0980	SF BAY RESTORATION AUTHORITY	MEASURE AA	888-508-8157	12.00
1020	SANTA CLARA VLLY OPEN SPACE AUTH	SCVOSA MEASURE T	800-273-5167 x105	24.00
*1023	SANTA CLARA VALLEY WATER DIST	SAFE, CLEAN WATER	408-630-2810	4,433.28
				<b>TOTAL</b>
				<b>\$4,718.00</b>

**INSTALLMENT 1**

DUUE DATE	11/01/2023
DELINQUENT AFTER	12/10/2023
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
<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$34,588.57</b>

**INSTALLMENT 2**

DUUE 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
<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$34,588.57</b>

SEC-REG-202208 467814 20230913/20250224

\* 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.

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.	<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:scctax@fin.sccgov.org">scctax@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.	<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:scctax@fin.sccgov.org">scctax@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		
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): 817-11-500

**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

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

SEC-REG-202208

418960

**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](https://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](https://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](https://www.sccassessor.org/prop19)

**CONTACT INFORMATION**

Department of Tax and Collections: <https://www.sccdtac.org>  
[scctax@scgov.org](mailto:scctax@scgov.org) (408) 808-7900  
Office of the Assessor: <https://www.sccassessor.org>  
[bd@scgov.org](mailto:bd@scgov.org) (408) 299-5400  
Special Assessments: <https://www.scgov.org/SA>

**PAY ELECTRONICALLY**

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



Visit [www.WhereDoTaxesGo.org](https://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](https://www.sccdtac.org/subscribe)

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

SEC-REG-202208

418960

20230113/20250224

**2**

ASSESSOR 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

20230113/20250224

**1**

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

PAYMENTS	
PAYMENTS APPLIED TO 1ST INSTALLMENT	0.00
PAYMENTS APPLIED TO 2ND INSTALLMENT	0.00
AMOUNT PAID	\$0.00

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
<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$910.52</b>

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
<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$910.52</b>

SEC-REG-202208 414960 20230413/20250224

\* 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.

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.	<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:sctax@fin.sccgov.org">sctax@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.	<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:sctax@fin.sccgov.org">sctax@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		
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

### 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

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

SEC-REG-202208

418943

### 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](https://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](https://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](https://www.sccassessor.org/prop19)

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>  
[scctax@fin.sccgov.org](mailto:scctax@fin.sccgov.org) (408) 808-7900  
Office of the Assessor: <https://www.sccassessor.org>  
[bd@asr.sccgov.org](mailto:bd@asr.sccgov.org) (408) 299-5400  
Special Assessments: <https://www.sccgov.org/SA>

### PAY ELECTRONICALLY

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



Visit [www.WhereDoTaxesGo.org](https://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](https://www.sccdtac.org/subscribe)

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

SEC-REG-202208

418943

20230413/20250224

2

ASSESSOR 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

20230413/20250224

1

ASSESSOR 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 Windmill 135

**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
<b>TOTAL LAND AND IMPROVEMENTS</b>	<b>0</b>	CO BOND 2008 HOSP FAC	34,706	0.005500	1.90
PERSONAL PROPERTY	34,706	CO LIBRARY RETIREMENT	34,706	0.002400	0.83
<b>TOTAL ASSESSED VALUE</b>	<b>34,706</b>	CO RETIREMENT LEVY	34,706	0.038800	13.46
LESS HOMEOWNER'S EXEMPTION		CO. HOUSING BOND 2016	34,706	0.009500	3.29
LESS OTHER EXEMPTION		COMM COLLEGE BONDS	34,706	0.039700	13.77
<b>NET ASSESSED VALUE</b>	<b>\$34,706</b>	ELEM OR UNIF SCH BONDS	34,706	0.038600	13.35
		<b>TOTAL ASSESSED VALUE TAXES</b>		<b>1.134500</b>	<b>393.70</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>

PAYMENTS	TAXES DUE	\$393.70
PAYMENTS APPLIED TO 1ST INSTALLMENT	0.00	
PAYMENTS APPLIED TO 2ND INSTALLMENT	0.00	
<b>AMOUNT PAID</b>	<b>\$0.00</b>	

PARCEL TAX / SPECIAL ASSESSMENTS				INSTALLMENT 1	
				DUE DATE	11/01/2022
				DELINQUENT AFTER	12/10/2022
				TAXES AND SPECIAL ASSESSMENTS	\$196.80
				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>\$196.80</b>
				INSTALLMENT 2	
				DUE DATE	02/01/2023
				DELINQUENT AFTER	04/10/2023
				TAXES AND SPECIAL ASSESSMENTS	\$196.80
				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>\$196.80</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.

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

#### 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.sccofac.org/pds](http://www.sccofac.org/pds).

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

#### 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.scdtae.org/pds](http://www.scdtae.org/pds).

Wind



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

### TAX BILL INFORMATION

ASSESSOR'S NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

MAILING ADDRESS INFORMATION WITHHELD  
ONLINE ONLY

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

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

SEC-REG-202208 418962

### 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](https://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](https://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](https://www.sccassessor.org/prop19)

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>  
[scctax@fin.sccgov.org](mailto:scctax@fin.sccgov.org) (408) 808-7900  
Office of the Assessor: <https://www.sccassessor.org>  
[bd@asr.sccgov.org](mailto:bd@asr.sccgov.org) (408) 299-5400  
Special Assessments: <https://www.sccgov.org/SA>

### PAY ELECTRONICALLY

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



Visit [www.WhereDoTaxesGo.org](https://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](https://www.sccdtac.org/subscribe)

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

SEC-REG-202208  
418962  
20230413/20250224

**2**

ASSESSOR'S 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  
20230413/20250224

**1**

ASSESSOR'S 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

**CALCULATION OF TAXES for APN: 817-11-514-00**  
 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	165,224	1.000000	1,652.24
IMPROVEMENTS	0	1% MAXIMUM LEVY	165,224	0.005500	9.08
TOTAL LAND AND IMPROVEMENTS	0	CO BOND 2008 HOSP FAC	165,224	0.002400	3.96
PERSONAL PROPERTY	165,224	CO LIBRARY RETIREMENT	165,224	0.038800	64.10
TOTAL ASSESSED VALUE	165,224	CO RETIREMENT LEVY	165,224	0.009500	15.69
LESS HOMEOWNER'S EXEMPTION		CO. HOUSING BOND 2016	165,224	0.039700	65.59
LESS OTHER EXEMPTION		COMM COLLEGE BONDS	165,224	0.038600	63.77
NET ASSESSED VALUE	\$165,224	ELEM OR UNIF SCH BONDS	165,224		
		TOTAL ASSESSED VALUE TAXES		1.134500	1,874.43
		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
					\$1,874.42
		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>			

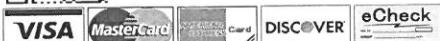
PARCEL TAX / SPECIAL ASSESSMENTS					INSTALLMENT 1	
					DUE DATE	11/01/2023
					DELINQUENT AFTER	12/10/2023
					TAXES AND SPECIAL ASSESSMENTS	\$937.21
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$937.21
					SEC-REG-202208	418962 20230913/20250224
TOTAL					INSTALLMENT 2	
					DUE DATE	02/01/2024
					DELINQUENT AFTER	04/10/2024
					TAXES AND SPECIAL ASSESSMENTS	\$937.21
					10% DELINQUENT PENALTY	0.00
					DELINQUENT COST	0.00
					RETURNED PAYMENT FEE	0.00
					LESS AMOUNT PAID	0.00
					TOTAL INSTALLMENT AMOUNT	\$937.21

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

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.	<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.  	IN-PERSON PAYMENTS / QUESTIONS Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sctax@fin.sccgov.org">sctax@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> .		

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.	<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.  	IN-PERSON PAYMENTS / QUESTIONS Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sctax@fin.sccgov.org">sctax@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		
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): 817-11-557

ASSESSOR'S 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

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

SEC-REG-202206

418459

### 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](https://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](https://www.sccassessor.org/register) to receive your property tax bill electronically.

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

SEC-REG-202206

418459

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>

sctax@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>

### PAY ELECTRONICALLY

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



Visit [www.WhereDoTaxesGo.org](https://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](https://www.sccdtac.org/subscribe)

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

SEC-REG-202206

418459

20230113/20250224

2

ASSESSOR'S 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

**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-202206

418459

20230113/20250224

1

ASSESSOR'S 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

**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	133,569	1.000000	1,335.69
IMPROVEMENTS	0	1% MAXIMUM LEVY	133,569	0.005500	7.34
<b>TOTAL LAND AND IMPROVEMENTS</b>	<b>0</b>	CO BOND 2008 HOSP FAC	133,569	0.002400	3.20
PERSONAL PROPERTY	133,569	CO LIBRARY RETIREMENT	133,569	0.038800	51.82
<b>TOTAL ASSESSED VALUE</b>	<b>133,569</b>	CO RETIREMENT LEVY	133,569	0.009500	12.68
LESS HOMEOWNER'S EXEMPTION		CO. HOUSING BOND 2016	133,569	0.039700	53.01
LESS OTHER EXEMPTION		COMM COLLEGE BONDS	133,569	0.038600	51.55
<b>NET ASSESSED VALUE</b>	<b>\$133,569</b>	ELEM OR UNIF SCH BONDS	133,569		
		<b>TOTAL ASSESSED VALUE TAXES</b>		<b>1.134500</b>	<b>1,515.29</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			
					<b>-0.01</b>
				<b>TAXES DUE</b>	<b>\$1,515.28</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>			

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
					<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$757.64</b>
					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
					<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$757.64</b>
SEC-REG-202208 418459 20230913/20250224						

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

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:sctax@fin.sccgov.org">sctax@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 does 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> .		

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:sctax@fin.sccgov.org">sctax@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		
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 does 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

### TAX BILL INFORMATION

#### PROPERTY ADDRESS:

CA

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

BILL CREATED: 09/13/2023

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

SEC-REG-202208

4184b3

### CONTACT INFORMATION

Department of Tax and Collections: <https://www.sccdtac.org>  
sctax@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](https://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](https://www.sccassessor.org/register) to receive your property tax bill electronically.  
For Proposition 19 information please go to [www.sccassessor.org/prop19](https://www.sccassessor.org/prop19)

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

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

SEC-REG-202208

4184b3

20230413/20250224

2

ASSESSOR 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

4184b3

20230413/20250224

1

ASSESSOR 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 1 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	182,012	1.000000	1,820.12
IMPROVEMENTS	0	1% MAXIMUM LEVY	182,012	0.005500	10.07
<b>TOTAL LAND AND IMPROVEMENTS</b>	<b>0</b>	CO BOND 2008 HOSP FAC	182,012	0.002400	4.36
PERSONAL PROPERTY	182,012	CO LIBRARY RETIREMENT	182,012	0.038800	70.62
<b>TOTAL ASSESSED VALUE</b>	<b>182,012</b>	CO RETIREMENT LEVY	182,012	0.009500	17.25
LESS HOMEOWNER'S EXEMPTION		CO. HOUSING BOND 2016	182,012	0.039700	72.24
LESS OTHER EXEMPTION		COMM COLLEGE BONDS	182,012	0.038600	70.25
<b>NET ASSESSED VALUE</b>	<b>\$182,012</b>	ELEM OR UNIF SCH BONDS	182,012		
		<b>TOTAL ASSESSED VALUE TAXES</b>		<b>1.134500</b>	<b>2,064.85</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			
<b>PAYMENTS</b>					
PAYMENTS APPLIED TO 1ST INSTALLMENT					
0.00					
PAYMENTS APPLIED TO 2ND INSTALLMENT					
0.00					
<b>AMOUNT PAID</b>					
\$0.00					
		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			

\* 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.

 <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:sctax@scgov.org">sctax@scgov.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>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.

<b>ONLINE PAYMENTS</b>  <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> <p>There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.</p>	<b>MOBILE PAYMENTS</b> <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>	<b>IN-PERSON PAYMENTS / QUESTIONS</b> <p>Department of Tax and Collections 110 West Tasman Drive San Jose, CA 95134 Phone: (408) 808-7900, Email: <a href="mailto:sotx@fin.sccgov.org">sotx@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>First installment payment must be received in our office by 5:00 p.m. on DECEMBER 10, 2023.</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 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.scdtae.org/pds](http://www.scdtae.org/pds).

Wind



**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	5,774,491	1.000000	57,744.91
Improvements	535,910	1% MAXIMUM LEVY	5,774,491	0.005500	317.55
<b>Total Land and Improvements</b>	<b>5,774,491</b>	CO BOND 2008 HOSP FAC	5,774,491	0.002400	138.56
Personal Property	0	CO LIBRARY RETIREMENT	5,774,491	0.038800	2,240.50
<b>Total Assessed Value</b>	<b>5,774,491</b>	CO RETIREMENT LEVY	5,774,491	0.004300	248.30
Less Homeowners Exemption		CO. HOUSING BOND 2016	5,774,491	0.037500	2,165.42
Less Other Exemption		COMM COLLEGE BONDS	5,774,491	0.038200	2,205.85
<b>Net Assessed Value</b>	<b>\$5,774,491</b>	ELEM OR UNIF SCH BONDS	5,774,491		
		<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>
PAYMENTS		TAXES DUE			
Payments Applied to 1st Installment	0.00				\$65,297.90
Payments Applied to 2nd Installment	0.00				
<b>Amount Paid</b>	<b>\$0.00</b>				

PARCEL TAX / SPECIAL ASSESSMENTS					INSTALLMENT 1	
SA#	TAXING AGENCY	NAME	CONTACT	AMOUNT	11/01/2022	12/10/2022
0847	SANTA CLARA COUNTY-VECTOR CTRL	SCCO VECTOR CONTROL	800-273-5167 x105	25.40		\$34,948.90
0848	SANTA CLARA COUNTY-VECTOR CTRL	MOSQUITO ASMT #2	800-273-5167 x105	143.24		0.00
0851	SANTA CLARA COUNTY-LIBRARY JPA	LIBRARY JPA CD 2013-1	408-293-2326 x3003	84.14		0.00
0880	SF BAY RESTORATION AUTHORITY	MEASURE AA	888-508-8157	12.00		0.00
1020	SANTA CLARA VLLY OPEN SPACE AUTH	SCVOSA MEASURE T	800-273-5167 x105	24.00		0.00
*1023	SANTA CLARA VALLEY WATER DIST	SAFE, CLEAN WATER	408-630-2810	4,311.16		
TOTAL					TOTAL INSTALLMENT AMOUNT	
					\$34,948.90	
					INSTALLMENT 2	
					02/01/2023	04/10/2023
					DUE DATE	
					DELINQUENT AFTER	
					TAXES AND SPECIAL ASSESSMENTS	
					\$34,948.90	
					10% DELINQUENT PENALTY	
					0.00	
					DELINQUENT COST	
					0.00	
					RETURNED PAYMENT FEE	
					0.00	
					LESS AMOUNT PAID	
					0.00	
TOTAL					TOTAL INSTALLMENT AMOUNT	
					\$34,948.90	

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

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>IN-PERSON PAYMENTS / QUESTIONS</b></p> <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> <p>Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2025.</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. 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.scdtac.org/pds](http://www.scdtac.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.

<b>ONLINE PAYMENTS</b>  <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a> <p>There is no fee if you pay by electronic check.            Credit card convenience fee amounts are detailed on the website.</p>	<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) <p><b>First installment payment must be received in our office by 5:00 p.m. on DECEMBER 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. 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, 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.scdtac.org/pds](http://www.scdtac.org/pds).

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

Wind



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

ASSESSOR'S 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

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

SEC-REG-202408 109181

### 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

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)

### CONTACT INFORMATION

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

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

### 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  
109181  
20240117/20250224

2

ASSESSOR'S 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  
109181  
20240117/20250224

1

ASSESSOR'S 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
<b>Total Land and Improvements</b>	<b>0</b>	CO BOND 2008 HOSP FAC	164,608	0.005500	9.08
Personal Property	164,608	CO LIBRARY RETIREMENT	164,608	0.002400	3.95
<b>Total Assessed Value</b>	<b>164,608</b>	CO RETIREMENT LEVY	164,608	0.038800	63.80
Less Homeowners Exemption		CO HOUSING BOND 2016	164,608	0.004300	7.08
Less Other Exemption		COMM COLLEGE BONDS	164,608	0.037500	61.70
<b>Net Assessed Value</b>	<b>\$164,608</b>	ELEM OR UNIF SCH BONDS	164,608	0.038200	62.88
		<b>TOTAL ASSESSED VALUE TAXES</b>		<b>1.126700</b>	<b>1,854.66</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>
PAYMENTS		TAXES DUE		\$1,854.66	
Payments Applied to 1st Installment	0.00				
Payments Applied to 2nd Installment	0.00				
<b>Amount Paid</b>	<b>\$0.00</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) 903-7000, Monday through Friday, 8:00 a.m. to 5:00 p.m. (After hours contact the City Clerk at 903-7000, ext. 2152.)

PARCEL TAX / SPECIAL ASSESSMENTS		INSTALLMENT 1	
		DUE DATE	11/01/2022
		DELINQUENT AFTER	12/10/2022
		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
		<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$927.30</b>
INSTALLMENT 2			
		DUE DATE	02/01/2023
		DELINQUENT AFTER	04/10/2023
		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
		<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$927.30</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.

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>IN-PERSON PAYMENTS / QUESTIONS</b></p> <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> <p>Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2025.</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. 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.sccdtac.org/pds](http://www.sccdtac.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.

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

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

Wind



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

### TAX BILL INFORMATION

ASSESSOR'S NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

T89 P1 17883

MAILING ADDRESS INFORMATION WITHHELD  
MOUNTAIN VIEW CA 94043

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

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

SEC-REG-202408

112670

### 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)

SEC-REG-202408

112670

### CONTACT INFORMATION

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

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

### 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

112670

20240417/20250224

**2**

ASSESSOR'S 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.

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**

**\$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

20240417/20250224

**1**

ASSESSOR'S 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.

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**

**\$214.69**

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

1 0081711501 0000 1 00000021469 5 Windmill 147

**CALCULATION OF TAXES for APN: 817-11-501-00**  
 TAX YEAR: 2024-2025 for July 01, 2024 through June 30, 2025

ASSESSED VALUES		DETAIL OF TAXES		
		TAXING AGENCY	VALUE	RATES (%)
Land	0	LAND, IMPROVEMENTS, PERSONAL PROPERTY	38,114	1.000000
Improvements	0	1% MAXIMUM LEVY	38,114	0.005500
Total Land and Improvements	0	CO BOND 2008 HOSP FAC	38,114	0.002400
Personal Property	38,114	CO LIBRARY RETIREMENT	38,114	0.098800
Total Assessed Value	38,114	CO RETIREMENT LEVY	38,114	0.004300
Less Homeowners Exemption		CO. HOUSING BOND 2016	38,114	1.63
Less Other Exemption		COMM COLLEGE BONDS	38,114	0.037500
Net Assessed Value	\$38,114	ELEM OR UNIF SCH BONDS	38,114	0.038200
		TOTAL ASSESSED VALUE TAXES		1.126700
		LAND AND IMPROVEMENTS		429.39
		SCVWD-STATE WATER PROJ	0	0.004100
		TOTAL LAND & IMPROVEMENT TAXES		0.004100
		Rounding Adjustment of -0.01 made to create two equal installments	TAXES DUE	-0.01
				\$429.38

PAYMENTS	
Payments Applied to 1st Installment	0.00
Payments Applied to 2nd Installment	0.00
Amount Paid	\$0.00

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.santaclaracounty.gov/home>

PARCEL TAX / SPECIAL ASSESSMENTS				
				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/ppte](http://www.sccdtac.org/ppte) for more information.

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> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.	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
 <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.	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.

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 December 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> .	
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): 817-11-514

### TAX BILL INFORMATION

ASSESSOR'S NAME WITHHELD PER  
CALIFORNIA GOVERNMENT CODE SECTION 7928.205

T71 P1 14198

MAILING ADDRESS INFORMATION WITHHELD  
MOUNTAIN VIEW CA 94043

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

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

SEC-REG-202408

108985

### 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>



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  
108985  
20240917/20250224

**2**

ASSESSOR'S 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.

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 \$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  
108985  
20240917/20250224

**1**

ASSESSOR'S 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.

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

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

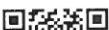
To request a copy of an itemized list of each bond on the bill and/or the tax distribution, call (408) 808-7900, or visit our website to review and print a copy at <https://dtac.santaclaracounty.gov/home>

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
					<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$949.38</b>
					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
					<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$949.38</b>
TOTAL					SEC-REG-202408 108985 20240917/20250224	

\* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements.

Contact the specific agency above or go to [www.sccdtac.org/ppte](http://www.sccdtac.org/ppte) for more information.

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> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.	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 [www.sccdtac.org/pds](http://www.sccdtac.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.

ONLINE 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.	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.

**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 December 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).

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

ASSESSOR'S 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

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

SEC-REG-202408 109204

### 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)

### CONTACT INFORMATION

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

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

### IMPORTANT MESSAGES

For an explanation of key areas on your bill, please visit [www.scctac.sccgov.org/tbe](http://www.scctac.sccgov.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.scctac.sccgov.org/subscribe](http://www.scctac.sccgov.org/subscribe)

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

SEC-REG-202408

109204

20240417/20250224

2

ASSESSOR'S 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.

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

\$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

20240417/20250224

1

ASSESSOR'S 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.

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

\$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	133,980	1.000000	1,339.80
Improvements	0	1% MAXIMUM LEVY	133,980	0.005500	7.36
<b>Total Land and Improvements</b>	<b>0</b>	CO BOND 2008 HOSP FAC	133,980	0.002400	3.21
Personal Property	133,980	CO LIBRARY RETIREMENT	133,980	0.038800	51.98
<b>Total Assessed Value</b>	<b>133,980</b>	CO RETIREMENT LEVY	133,980	0.004300	5.76
Less Homeowners Exemption		CO. HOUSING BOND 2016	133,980	0.037500	50.23
Less Other Exemption		COMM COLLEGE BONDS	133,980	0.038200	51.18
<b>Net Assessed Value</b>	<b>\$133,980</b>	ELEM OR UNIF SCH BONDS	133,980		
		<b>TOTAL ASSESSED VALUE TAXES</b>		1.126700	<b>1,509.52</b>
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	0	0.004100	0.00
		<b>TOTAL LAND &amp; IMPROVEMENT TAXES</b>		0.004100	<b>0.00</b>
PAYMENTS		TAXES DUE			\$1,509.52
Payments Applied to 1st Installment	0.00				
Payments Applied to 2nd Installment	0.00				
<b>Amount Paid</b>	<b>\$0.00</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://dta.santaclaracounty.gov/home>

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
					<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$754.76</b>
					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
					<b>TOTAL INSTALLMENT AMOUNT</b>	<b>\$754.76</b>

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

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 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.		
   					
<b>SEC-REG-202408 10204</b>			<b>0240417/20250224</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. 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.sccgov.org/pds">www.sccgov.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		
 <a href="https://payments.sccgov.org/propertytax">https://payments.sccgov.org/propertytax</a>			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.		
   					
<b>SEC-REG-202408 10204</b>			<b>0240417/20250224</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. 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, 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.sccgov.org/pds">www.sccgov.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): 817-11-575

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)

T70 P1 13960

SEC-REG-202408 108747

**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)

**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

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

**CONTACT INFORMATION**

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

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

**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**

ASSESSOR 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.

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** **\$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**

ASSESSOR 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.

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** **\$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 1 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	185,652	1.000000	1,856.52
Improvements	0	1% MAXIMUM LEVY	185,652	0.005500	10.21
Total Land and Improvements	0	CO BOND 2008 HOSP FAC	185,652	0.002400	4.45
Personal Property	185,652	CO LIBRARY RETIREMENT	185,652	0.038800	72.03
Total Assessed Value	185,652	CO RETIREMENT LEVY	185,652	0.004300	7.98
Less Homeowners Exemption		CO. HOUSING BOND 2016	185,652	0.037500	69.61
Less Other Exemption		COMM COLLEGE BONDS	185,652	0.038200	70.91
Net Assessed Value	\$185,652	ELEM OR UNIF SCH BONDS	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			
		TAXES DUE			
		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
					SEC-REG-202408 108747 20240117/20250224	

\* 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.

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> There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.	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
 <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.	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.

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 December 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> .	
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	Tenant Name	Gas Amount	Electric Amount	Water Amount	UTI TAX EXEMPT Chrg.	PARKING RENT	SEWER	PETER CR. R.V. STOR	CONCESSION TEMP. CHG.	TEMP. CHG.	PK Space	Current Charges	Bal Fwd	Total	Payment	Balance
1	MENDES, JAKE	6.14	645.31	30.00	18.51	41.49					1	741.45				
2	JEFFREY SHEPPARD	6.14	907.76		18.51	41.49					2	973.90				
3	BRISTOL, MARK & LINDA	8.33	638.27		18.51	41.49					3	706.80				
4	P & R PENNY / G BALKIN 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	789.33		789.33		
6	BARRORA J.M. & RABAGO, D.M.	9.72	1,068.41		18.51	41.49					6	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	753.64		18.51	41.49					8	835.75				
9	VREJ & WADDA MEKHALIAN	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				
11	FANCHER, JOHN	6.14	666.05		18.51	41.49					11	752.19		752.19		
12	MICHAEL GRIENWALD	7.33	674.64		18.51	33.76					12	684.24				
13	PHAETON, MARIA SHARON	7.33	605.60		18.51	41.49					13	672.93				
14	SCOT EUGENE BRACKESTICK	10.92	861.46		18.51	41.49					14	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				
18	E LEON/M JARQUINE/ LEON LOPEZ	13.31	2,800.00		18.51	41.49					18	2,873.31	-69.81	2,803.50		
19	MORE, MARK	10.92	672.72		18.51	41.49					19	743.64				
20	CASTILLO, PATRICK	16.89	629.88		18.51	33.76					20	699.04				
21	CHARLESINA S TISCARENO-JAIME	10.92	794.20		18.51	41.49					21	865.12				
22	F.R. OROZCO/M. AMBRIZ	13.31	543.73		18.51	41.49					22	617.04				
23	JANITA PIAZZA	7.33	603.94		18.51	33.76					23	663.54				
24	SYLVIA SORCI	6.14	935.08		18.51	33.76					24	993.49				
25	CHARLIE DALE	10.92	612.80		18.51	41.49					25	683.72				
26	JESUS ROBLES QUINTANAR	14.50	750.00		18.51	41.49					26	724.50				
27	HAUG, MICHELLE	6.14	658.37		18.51	41.49					27	724.51				
28	J.L. ANAYA & A. CANTINO	12.11	1,500.00		18.51	33.76					28	1,564.38				
29	JEFF D BURRS	7.33	651.68		18.51	41.49					29	719.01				
30	REBECCA DIRUBIO	15.70	659.26		18.51	33.76					30	777.23				
	PAGE TOTAL	0.00	334.69	0.00	27,295.04	30.00	555.30	1,190.59	0.00	-100.00	0.00	0.00	0.00	29,305.62	-84.95	29,220.67

## TOTAL LISTING FOR

Pk Space	Tenant Name	* = Medical # = LIRA Gas Etc. Water Amount			! = UTI TAX EXEMPT Late Chrg. RENT			PARKING SEWER	TRASH R.V. STOR	PETER CR. CONCESSION TEMP. CHG.			Pk Space	Current Charges	Bal Fwd	Total	Payment	Balance	
		Amount	Amount	Amount	Amount	Amount	Amount			Amount	Amount	Amount							
31	COKE, K./KUEHN, J.	8.53	674.26		18.51	41.49							31	747.79		747.79			
32	SHEILA 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							33	323.63		323.63			
34	BARONA, 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	MONNTHAN	14.50	854.73		18.51	33.76							36	931.50		931.50			
37	CAULKINS, ALAN	9.72	666.19		18.51	33.76							37	748.18		748.18			
38	A. QUESADA & Z. VILLARREAL	13.31	640.00	30.00	18.51	41.49							38	743.31		743.31			
39	BETANCOURT, RAMON & MARTA	14.50	637.52		18.51	41.49							39	712.02		712.02			
40	DUSTIN ROBERT ROWLAND/MIMI LUU	12.11	580.51	30.00	18.51	41.49							40	682.62	-1.65	680.97			
41	CEVALLOS, ROGELIO	14.50	626.46		18.51	33.76							41	693.33		693.33			
42	VALLE, MARTA	41.98	30.00	707.26	18.51	41.49							42	839.24	1,026.97	1,856.21			
43	STORMI MAXCY	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	GRANES	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	1,076.49		1,076.49			
49	AMBER NICOLE ANDRADE	20.48	940.00		18.51	41.49							49	1,020.48		1,020.48			
50	BLISCOF, MARTINA	13.31	650.38		18.51	41.49							50	723.69		723.69			
51	M. MARIAZ, E. MARIAZ, T. LOVELACE	9.72	703.94		18.51	41.49							51	773.66		773.66			
52	GUERRERO, C.	6.14	842.04	30.00	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 WADE & MARIA QUALLITERI	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 BEECROFT	13.31	912.58		18.51	41.49							58	985.89		985.89			
59	JANETTE WEINERT & DAVID SMITH	10.92	907.61		18.51	41.49							59	978.53		978.53			
60	WENDT, NORMA G./JOEL C. GARCIA	20.48	696.46		18.51	41.49							60	776.94		776.94			
		0.00	0.00	469.64	30.00	22,013.73	90.00	555.30	1,198.32	0.00	0.00			-150.00	-200.00	0.00	24,006.99	1,025.32	25,032.31





Due Date: 2/01/24

TOTAL LISTING FOR  
WINDMILL MOBILE ESTATES

Page 1

Pk.	Tenant Name	Gas Amount	Electric Amount	Water Amount	UTI TAX EXEMPT Chrg.	PARKING RENT	SEWER	PETER CR. R.V. STAR	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	8.33	638.27		18.51	41.49			3	808.66	808.66					
4	M. MATTHEWS/J GUARY/R CAMPBELL	113.95	15.70	2,800.00		18.51	41.49			4	2,589.65	2,589.65					
5	CLARA WOODS	75.90	9.72	700.03		18.51	41.49			5	845.65	845.65					
6	BARRERA J. M. & RABAGO, D. M.	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	VREI & WILDA MERHALIAN	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	666.05		18.51	41.49			11	870.24	870.24					
12	MICHAEL GRUENWALD	# 26.95	6.14	609.64		18.51	33.76			12	695.00	695.00					
13	SODECK, PAUL	56.19	8.53	30.00	590.60	18.51	41.49			13	745.32	740.80	1,446.12				
14	SCOT EUGENE BRACKEWSICK	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	18.69	1,600.00		18.51	41.49			17	1,818.73	1,818.73					
18	E LEON/W JARQUE/ 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 PIZZA	# 34.12	7.33	603.94		18.51	33.76			23	697.66	697.66					
24	SILVIA 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 BURROS	96.44	7.33	651.68		18.51	41.49			29	815.45	815.45					
30	REBECCA DIUBIO	169.75	13.31	659.26		18.51	33.76			30	894.59	894.59					
		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	31,641.78
																733.57	
																32,375.35	

Due Date: 2/01/24

## TOTAL LISTING FOR

## WINDMILL MOBILE ESTATES

PK.	Tenant Name	Gas Amount	Electric Amount	Water Amount	Amount	EXEMPT	PARKING	SEWER	TRASH	PETER CR.	CONCESSION	TEMP. CHG.	PK.	Current Space Charges	Bal Fwd	Total	Payment	Balance
31	COOKE, K./KUERN, 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							33	183.97	183.97			
34	BAQUINA, E./G. & P BARONA	84.43	7.33	731.31	18.51	41.49							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	MONTHON	# 59.69	18.09	851.94	18.51	33.76							36	981.99	981.99			
37	CAULKINS, ALAN	# 45.96	9.72	666.19	18.51	33.76							37	794.14	794.14			
38	A. QUESADA & Z. VILLARREAL	161.08	10.92	640.00	30.00	18.51	41.49						38	902.00	902.00			
39	BEATANCOURT, RAMON & MARTA	194.87	22.87	672.52	18.51	41.49							39	900.26	-.20	900.06		
40	DUSTIN ROBERT ROWLAND/MM/LUU	239.90	13.31	580.51	30.00	18.51	41.49						40	923.77	-.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	STORM WAXCY	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	CHIANG YING, TSUNG & AFFEN	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	BUTSCOF, MARTINA	88.37	10.92	650.38	18.51	41.49							50	809.67	809.67			
51	M. MARIAZ, E MARIAZ, 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	30.00	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 WADE & MARLA QUALITERI	# 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 BEECROFT	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	WEINDT, NORMA G./JOEL C. GARCIA	74.91	10.92	656.46	18.51	41.49							60	842.29	842.29			
	PAGE TOTAL	0.00	3,303.80	319.18	30.00	21,913.39	90.00	555.30	1,198.32	0.00	0.00	0.00	-150.00	-415.28	0.00	26,844.71	1,060.55	27,905.26