

担保税单解释

01 County of Santa Clara
Department of Tax and Collections
70 West Hedding Street
East Wing, 6th Floor
San Jose, California 95110-1767

02 SECURED PROPERTY TAX BILL

03 TAX YEAR: 2020-2021

04 for July 01, 2020 through June 30, 2021

05 ASSESSOR'S PARCEL NUMBER (APN): 001-01-001

06 BALDEVORTEGA FRATICIA AND LENCIS
CATTUS TRIBUS LLC
c/o FELINIUS KEGUAR

07 11327 BOYCOTT WAY
SAN JOSE CA 95136

TAX BILL INFORMATION	
08 PROPERTY ADDRESS:	11327 BOYCOTT WY SAN JOSE CA 95136
09 BILL ID:	9001142
10 BILL SUFFIX:	00
11 TAX RATE AREA:	017-108
12 BILL CREATED:	09/12/2020
13 ASSESSEE AS OF 12:01AM, JANUARY 1, 2019 LIEN DATE:	BALDEVORTEGA FRATICIA AND LENCIS

- 01** 税务和征收部 (DTAC) 是收税员办公室、收入部和社会事务机构的债务管理和征收单位的总称。
- 02** 有担保不动产税单每年创建一次，用于征收不动产税。
- 03** 纳税年度是该税单发出时的财政年度。
- 04** 即税单覆盖的时间段。
- 05** 评估人地块编号 (APN) 是不动产评估办公室为标识和保存记录而分配给不动产地块的编号。
- 06** 在不动产评估办公室登记的业主。
- 07** 在不动产评估办公室备案的邮寄地址。
- 08** 不动产地址 (位置) 与不动产评估办公室提供的 APN 相关。
- 09** 税单 ID 是分配给 DTAC 生成的特定税单的唯一标识号。
- 10** 税单后缀是定义税单类型的两位数代码。
- 11** 税率区是指特定的地理区域，所有这些区域在本财政年度内都在地方机构和学校实体的同一组合的管辖范围内。
- 12** 税单创建日期是 DTAC 创建税单日期。
- 13** 每处不动产都有税收留置权，从 1 月 1 日算起。这是法定留置权，而不是记录留置权。根据加利福尼亚州《收入和税收法规》第 2192 条：留置日期“除非另有特别规定，否则所有税收留置权每年从征税财政年度的 1 月 1 日凌晨 00:01 开始附加生效”。

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SUMMARY OF TAXES		
14	Assessed Value of the Property	\$1,989,000
15	Less Exemption	0
16	Net Assessed Value	\$1,989,000
17	Taxes Due	\$23,171.84
18	Special Assessments	1,694.12
19	Total Amount Due	\$24,865.96
20	Penalties, Cost, Returned Payment Fee	\$0.00
21	Less Amount Paid	0.00
22	Current Amount Due	\$24,865.96

(DETAILS OF TAX CALCULATIONS ARE ON THE REVERSE SIDE)

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- 14** 不动产评估价值是指不动产评估办公室在本年度 1 月 1 日确定的不动产总价值。
- 15** 扣除豁免额，根据加利福尼亚州《收入和税收法规》第 201.2 至 234 条，可以免除某些不动产业主的全部或部分纳税义务。
- 16** 净评估价值是指适用某税率的不动产的应税价值（评估价值减去任何豁免额）。
- 17** 应缴税款是根据不动产评估办公室提供的净评估价值以及不动产税税率区确定的指定税率计算出来的总税额。
- 18** 特殊评估是直接包含在总税单中的费用，但不是基于评估人对不动产的估价。例如污水处理费或学校地块税。
- 19** 应付金额总计是指应缴税款加上特殊评估。
- 20** 罚金、成本、退款手续费，是在还款日之前未收到付款时将产生的费用。这包括本期付款应缴税款的 10%，20 美元管理费以补偿与征收和处理逾期付款相关的成本，以及因任何原因（例如资金不足或银行账号信息不正确）退款时加收的退款手续费。
- 21** 扣除已付金额反映支付的所有税单款项。
- 22** 本期应付金额包括应付金额总计，加上罚金、成本、退款手续费，减去已付金额。

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

24 Office of the Assessor: www.sccassessor.org
rp@asr.sccgov.org (408) 299-5300
Special Assessments: www.sccgov.org/SA

25 IMPORTANT MESSAGES
For an explanation of key areas on your bill, please review the enclosed sample tax bill. Consult your tax preparer for details regarding deductions.
DTAC accepts partial payments.
GO GREEN! Sign up at www.sccassessor.org/register to receive your property tax bill electronically.

26 PAY ELECTRONICALLY
<http://taxpayment.sccdtac.org>

   
 **SCC DTAC App**

27 Visit www.WhereDoTaxesGo.org for tax distribution details.

28 Sign up to receive email reminders for important announcements related to your property tax bills at: www.sccdtac.org/subscribe

23 税务和征收部联系信息，在面临税单问题时可以咨询。

24 不动产评估办公室联系信息，在面临估值问题时可以咨询。

25 重要信息是与税单以及税务和征收部相关的各种重要信息。

26 电子支付部分提供各种支付方式。用智能手机扫描二维码时会显示税单。SCCDTAC 移动应用可用于支付。可直接访问 DTAC 网站进行网上支付。


27 不动产税将分配给全县使用。该网站将提供圣克拉拉县特定不动产税率区的不动产税分配详情。

28 税务和征收部电子邮件通知服务将在群发电子邮件通知和公告中提醒订阅者，例如年度不动产税分期缴纳期限临近。

担保税单解释

2019-2020 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 2ND INSTALLMENT SEC-REG-20200806
992102
20190914/20200806

2 BALDEVORTEGA FRATICIA AND LENCIS
CATTUS TRIBUS LLC
11327 BOYCOTT WY
SAN JOSE CA 95135

31 APN: 001-01-001-00 

32 DUE BY: February 01, 2021
33 DELINQUENT AFTER April 10, 2021

MAIL TO: **36** DEPARTMENT OF TAX AND COLLECTIONS
PO BOX 60534
CITY OF INDUSTRY, CA 91716-0534

34 Amount Due **34** \$12,432.98


35 \$13,696.27 if not paid by 04/10/2021.
Includes 10% penalty and \$20.00 cost.

1 00101001 0000 2 00001243298 6

29

2019-2020 COUNTY OF SANTA CLARA SECURED PROPERTY TAXES - 1ST INSTALLMENT SEC-REG-20200806
992102
20190914/20200806

1 BALDEVORTEGA FRATICIA AND LENCIS
CATTUS TRIBUS LLC
11327 BOYCOTT WY
SAN JOSE CA 95135

31 APN: 001-01-001-00 

32 DUE BY: November 01, 2020
33 DELINQUENT AFTER December 10, 2020

MAIL TO: **36** DEPARTMENT OF TAX AND COLLECTIONS
PO BOX 60534
CITY OF INDUSTRY, CA 91716-0534

34 Amount Due **34** \$12,432.98

35 \$13,696.27 if not paid by 12/10/2020.
Includes 10% penalty and \$20.00 cost.

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- 29** 有担保不动产税分两期缴纳。
- 30** SCC DTAC 是圣克拉拉县税务和征收部的缩写。
- 31** APN-后缀包括付款单上的不动产 APN 和后缀。
- 32** 还款日是指每期付款的最后支付日。
- 33** 逾期日是最后一个没有罚金和成本的付款日。如果逾期日是星期六、星期日或县假日，则必须在下一个工作日之前完成付款。
- 34** 应付金额是指每期付款的到期应付金额。
- 35** 如果在还款日之前未收到本期付款，此金额是应支付的金额。这包括本期付款应缴税款的 10%，以及 20 美元管理费以补偿与征收和处理逾期付款相关的成本。
- 36** 邮寄地址是将付款邮寄至的地址。

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37 ASSESSED VALUES		38 DETAIL OF TAXES			
LAND	1,326,000	TAXING AGENCY	VALUE	RATES (%)	AMOUNT
IMPROVEMENTS	663,000	LAND, IMPROVEMENTS, PERSONAL PROPERTY			
TOTAL LAND AND IMPROVEMENTS	1,989,000	1% MAXIMUM LEVY	1,989,000	1.000000	
PERSONAL PROPERTY	0	CO BOND 2008 HOSP FAC	1,989,000	0.006900	
TOTAL ASSESSED VALUE	1,989,000	CO RETIREMENT LEVY	1,989,000	0.038800	
LESS HOMEOWNER'S EXEMPTION		CO. HOUSING BOND 2016	1,989,000	0.010000	
LESS OTHER EXEMPTION		COMM COLLEGE BONDS	1,989,000	0.019900	
NET ASSESSED VALUE	\$1,989,000	ELEM OR UNIF SCH BONDS	1,989,000	0.062700	
		SAN JOSE CITY G O BONDS	1,989,000	0.022600	
		TOTAL ASSESSED VALUE TAXES		1.160900	23,090.29
		LAND AND IMPROVEMENTS			
		SCVWD-STATE WATER PROJ	1,989,000	0.004100	
		TOTAL LAND & IMPROVEMENT TAXES		0.004100	81.55
		ROUNDING ADJUSTMENT			0.00
				TAXES DUE	\$23,171.84

Visit www.WhereDoTaxesGo.org for 1% maximum levy and debt levy distribution information.
Visit <http://www.sccgov.org/tra> for Tax Rate information.

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37 评估价值由不动产评估办公室确定，其中包括：

土地：不动产中土地部分的评估价值。

改良：在加利福尼亚州法律中被定义为包括所有建筑物、结构、装置和竖立在或固定在土地上的围墙，以及所有非自然生长且不免税的水果树、坚果树或观赏树和藤蔓，但树龄小于八年的椰枣除外。

个人财产：法律上未规定为不动产的任何财产。

豁免：免除他人要求的义务或责任。根据加利福尼亚州《收入和税收法规》第 201.2 至 234 条规定，可以免除某些不动产业主的全部或部分纳税义务。例如，如果在州内提出申请，所有业主自住房屋都可获得 7,000 美元的免税额（业主的例外情况）。墓地、教堂、非营利组织和残疾退伍军人属于法律允许的其他一些豁免对象。

净评估价值：指适用某税率的不动产的应税价值（评估价值减去任何税收豁免额）。

38 税款明细：税款的详细计算。

39 已付金额显示已支付的金额以及这些金额适用于哪部分分期付款。

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40 PARCEL TAX / SPECIAL ASSESSMENTS				
SA#	TAXING AGENCY	NAME	CONTACT	AMOUNT
*0728	SANTA CLARA VALLEY WATER DIST	SAFE, CLEAN WATER	408-630-2810	67.66
*0780	SAN JOSE UNIFIED SCHOOL DIST	MEASURE Y 2016	408-535-6000 X 14314	72.00
0800	CITY OF SAN JOSE	SEWER SANI/STORM	408-535-3500	575.28
0802	CITY OF SAN JOSE	LIBRARY PARCEL TAX	800-441-8280	35.28
0804	CITY OF SAN JOSE	GARBAGE SVC-CURRENT	408-535-3500	861.36
0847	SANTA CLARA COUNTY-VECTOR CTRL	SCCO VECTOR CONTROL	800-273-5167 x105	5.08
0848	SANTA CLARA COUNTY-VECTOR CTRL	MOSQUITO ASMT #2	800-273-5167 x105	8.36
0882	SANTA CLARA VALLEY WATER DIST	FLOOD CTL DEBT-CENTRAL	408-630-2810	21.10
*0980	SF BAY RESTORATION AUTHORITY	MEASURE AA	888-508-8167	12.00
0990	SANTA CLARA VLLY OPEN SPACE AUTH	SCVOSA ASMT # 1	800-273-5167 x105	12.00
0991	SANTA CLARA VLLY OPEN SPACE AUTH	SCVOSA MEASURE Q	800-273-5167 x105	24.00
TOTAL				\$1,694.12

INSTALLMENT 1	
DUE DATE	11/01/2020
DELINQUENT AFTER	12/10/2020
TAXES AND SPECIAL ASSESSMENTS	\$12,432.98
10% DELINQUENT PENALTY	0.00
DELINQUENT COST	0.00
RETURNED PAYMENT FEE	0.00
LESS AMOUNT PAID	0.00
TOTAL INSTALLMENT AMOUNT	\$12,432.98

INSTALLMENT 2	
DUE DATE	02/01/2021
DELINQUENT AFTER	04/10/2021
TAXES AND SPECIAL ASSESSMENTS	\$12,432.98
10% DELINQUENT PENALTY	0.00
DELINQUENT COST	0.00
RETURNED PAYMENT FEE	0.00
LESS AMOUNT PAID	0.00
TOTAL INSTALLMENT AMOUNT	\$12,432.98

SEC-REG-20200806 992102 20190914/20200806

* Exemptions may be available for seniors and/or homeowners who meet eligibility requirements. Contact the specific agency above or go to www.sccdac.org/pte for more information.

40 地块税/特殊评估是税单上登记的所有特殊评估的联系人名单。特殊评估是直接包含在总税单中的关于不动产的费用，但不是基于评估人对不动产的估价。例如污水处理费或学校地块税。

如果 SA# 带有星号 (*), 则可能有豁免项。如需更多信息, 请直接拨打列出的联系电话联系相应机构。

41 分期付款 1 和分期付款 2 包含适用于税单的费用、罚金和付款摘要。如果在还款日之前未收到付款, 将收取滞纳金。这包括本期付款应缴税款的 10%, 20 美元管理费以补偿与征收和处理逾期付款相关的成本, 以及因任何原因 (例如资金不足或银行账号信息不正确) 退款时加收的退款手续费。税单中已支付的部分金额将反映为“扣除已付金额”。

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

<p>42 PAY ONLINE</p> <p>http://taxpayment.sccdtac.org</p> <p>There is no fee if you pay by electronic check. Credit card convenience fee amounts are detailed on the website.</p> <p>    </p>	<p>43 MOBILE PAY</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> </p>	<p>IN-PERSON PAYMENTS/QUESTIONS</p> <p>DELIVER in person to: 44 Department of Tax and Collections 70 W Hedding St., East Wing, 6th Floor San Jose, CA 95110</p> <p>Phone: (408) 808-7900, Email: scctax@fin.sccgov.org</p> <p>Monday-Friday: Payment Hours: 8:00 a.m. to 3:00 p.m. Phone Hours: 9:00 a.m. to 4:00 p.m.</p> <p>Second installment payment must be received in our office by 5:00 p.m. on APRIL 10, 2021.</p>
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45 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 by the bank. Penalties will apply if taxes are not paid by the delinquency date.

To avoid penalties, property tax payments must be received or postmarked in a United States Postal Service (USPS) office by the delinquency date of **April 10, 2021**. However, if the delinquency date falls on Saturday, Sunday, or County holiday, payments must be made by 5:00 p.m. on 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.

Private Delivery Service should be a County designated delivery service (www.sccdtac.org/pds). 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.

- 42** 网上支付，用智能手机扫描二维码时会显示税单。也可在网站 <http://taxpayment.sccdtac.org> 上支付。
- 43** 移动支付，可从 Apple AppStore 或 Google Play 下载 SCCDTAC 移动应用。
- 44** 当面付款/问题，DTAC 可以帮助回答问题并处理付款。
- 45** 邮寄付款是关于邮寄付款的重要信息，帮助避免产生滞纳金。