

## **BROADMOOR POLICE PROTECTION DISTRICT GIS BOUNDARY AND REVENUE ANALYSIS MEMORANDUM**

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**TO:** Michael Connolly, Chief of Police, Broadmoor Police Department  
**FROM:** Amanda Welker, Associate Director  
**DATE:** October 10, 2025  
**SUBJECT:** District Boundary and Revenue Analysis

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### **Purpose**

The Broadmoor Police Protection District (“the District”) engaged with NBS to review its jurisdictional special district boundaries in comparison to its service area. NBS has reviewed available data sources from the State Board of Equalization (BOE), the Local Agency Formation Commission (LAFCO), and the San Mateo County Assessor’s Office. Geographic Information System (GIS) mapping, analysis of San Mateo County assigned tax rate areas (TRAs) and County tax payment information have been reviewed as part of this effort. This memorandum serves to summarize the GIS boundaries of the District and associated revenue analysis.

### **Boundary Review**

Upon review of the existing BOE boundaries and TRA assignments in comparison to the District’s service area, a GIS map was created to demonstrate parcels which are not included in the District’s assigned TRAs but are receiving service. Dispatch call logs were reviewed over twenty years to document services received by parcels in green on the map (Exhibit A). The blue boundary line represents the parcels that are included in the BOE’s TRA assignments for the District, while the parcels in green indicates the property being served which are not contributing to District revenue via property tax or the District’s special tax. The total number of parcels identified as receiving service but not assigned a District TRA is 76.

### **Revenue Analysis**

The following table contains the parcels, summarized by each non-District TRA, that are within the District’s service area but are not assigned a District TRA. The table shows the Net Assessed Value (“AV”) of the parcels and the estimated post-ERAF share of Ad Valorem property tax revenue that would be received were the parcels assigned to a Broadmoor TRA. The estimated post-ERAF share is calculated using the District’s 0.1895 tax sharing factor received from its District assigned TRAs.

Tax Rate Area	No. of Parcels <sup>(1)</sup>	Net AV <sup>(2)</sup>	Estimated Post-ERAF Share <sup>(3)</sup>
005-001	18	\$17,856,339	\$33,837.76
005-004	11	4,510,966	8,548.28
005-009	4	2,024,818	3,837.03
007-001	4	906,080	1,717.02
059-015	39	27,939,857	52,946.03
<b>TOTALS</b>	<b>76</b>	<b>\$53,238,060</b>	<b>\$100,886.12</b>

- (1) Number of parcels includes both Secured and Unsecured. Total Secured Parcels is 59 and total Unsecured Parcels is ten (10). Total count includes seven (7) parcels exempt from Ad Valorem property tax owned by public agencies.
- (2) Assessed Value data sourced from HdL. Exempt parcels have a Net AV of \$0.
- (3) Post-ERAF Share estimated at 0.1895, consistent with the current County Tax Sharing Agreement for the District.

The following table contains a summary by Land Use Classification of the parcels not assigned to a Broadmoor District TRA that are being serviced by the District. The table illustrates the potential amount of Special Tax revenues from the District's *Qualified Special Tax for Police Protection, Crime Prevention and Emergency Response Services* ("the Special Tax") that could be expected if the parcels were assigned a Broadmoor TRA. Amounts are based on the current year's Special Tax rate which is subject to an annual discretionary 5% inflator.

Parcel Land Use Classification	No. of Parcels <sup>(1)</sup>	No. of Units	Rate Per	FY 25/26 Special Tax Rate	Total Special Tax
Commercial	6	N/A	Parcel	\$1,163.41	\$6,980.46
Multiple Residential	3	24	Unit	532.50	12,780.00
Single Family Dwelling	49	49	Unit	532.50	26,092.50
Unimproved	1	N/A	Parcel	172.48	172.48
<b>TOTALS</b>	<b>59</b>	<b>75</b>			<b>\$46,025.44</b>

- (1) Total excludes one (1) parcel exempt from Ad Valorem property tax due to a Welfare Exemption, six (6) exempt parcels owned by public agencies, and ten (10) Unsecured Parcels not subject to the Special Tax.

A full list of parcels excluded from the District's TRAs but within the District's service area can be found in Exhibit B.

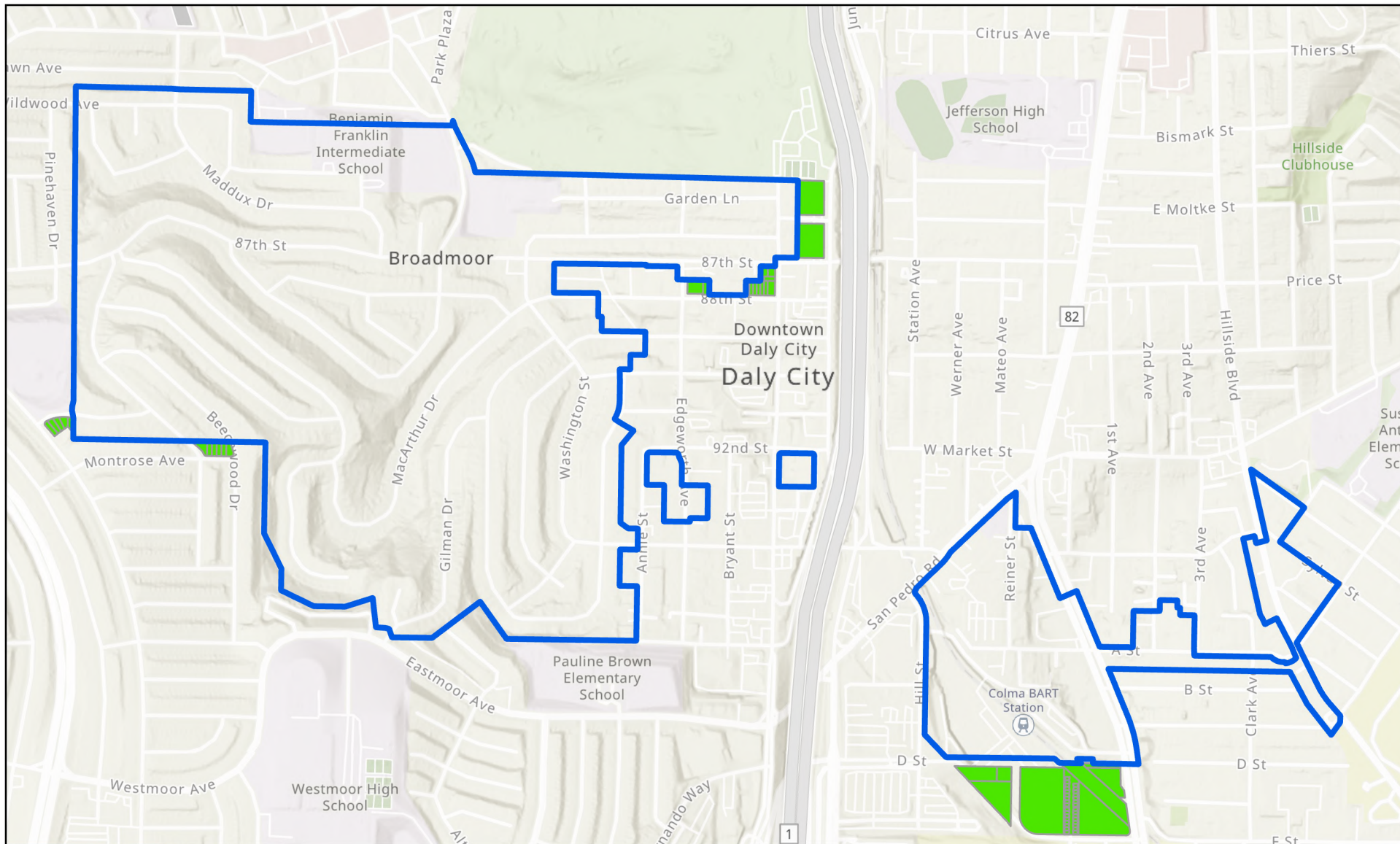
Should any questions or further information be required, please contact me.

Sincerely,



Amanda Welker  
Associate Director, NBS

**EXHIBIT A**



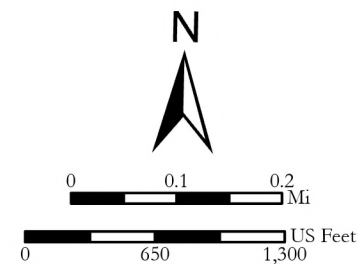
**BROADMOOR POLICE PROTECTION DISTRICT**

 Broadmoor Police Protection District Boundary By TRA

 Parcels Identified Outside of TRA Receiving Service

**2025**

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet



**Exhibit B**

**Parcels Identified in District Service Area Not Assigned Broadmoor TRA**

Secured/ Unsecured	APN	Address	TRA	Net Assessed	Land Use	Units
				Value	Classification	
Secured	006-164-010	2346 JUNIPERO SERRA BLVD	005-001	\$3,209,217	Commercial	0
Secured	006-165-010	2380 JUNIPERO SERRA BLVD	005-001	3,232,273	Commercial	0
Secured	006-196-190	207 87TH ST	005-009	1,003,559	Commercial	0
Secured	006-196-200	1050 SULLIVAN AVE	005-009	900,150	Multiple Residential	2
Secured	006-196-210	1080 SULLIVAN AVE	005-001	783,539	Commercial	0
Secured	006-196-340	230 88TH ST	005-001	194,279	Single Family Dwelling	1
Secured	006-196-350	226 88TH ST	005-001	1,694,819	Single Family Dwelling	1
Secured	006-196-370	218 88TH ST	005-001	632,542	Single Family Dwelling	1
Secured	006-196-380	222 88TH ST	005-001	1,857,114	Single Family Dwelling	1
Secured	006-196-400	210 88TH ST	005-001	766,590	Single Family Dwelling	1
Secured	006-196-410	214 88TH ST	005-001	614,963	Single Family Dwelling	1
Secured	006-196-420		005-009	96,055	Commercial	0
Secured	006-196-440	288 88TH ST	005-001	1,546,086	Multiple Residential	20
Secured	006-196-450	280 88TH ST	005-001	1,103,476	Multiple Residential	2
Secured	006-281-240	959 BRADLEY DR	005-004	428,510	Single Family Dwelling	1
Secured	006-281-250	955 BRADLEY DR	005-004	428,510	Single Family Dwelling	1
Secured	006-281-260	951 BRADLEY DR	005-004	428,510	Single Family Dwelling	1
Secured	006-281-270	947 BRADLEY DR	005-004	428,510	Single Family Dwelling	1
Secured	006-281-280	943 BRADLEY DR	005-004	428,510	Single Family Dwelling	1
Secured	006-284-010	701 STONEYFORD DR	005-004	152,065	Single Family Dwelling	1
Secured	006-284-020	14 MONTROSE AVE	005-004	580,950	Single Family Dwelling	1
Secured	006-284-030	12 MONTROSE AVE	005-004	834,068	Single Family Dwelling	1
Secured	006-284-040	8 MONTROSE AVE	005-004	122,491	Single Family Dwelling	1
Secured	006-284-050	6 MONTROSE AVE	005-004	90,598	Single Family Dwelling	1
Secured	006-284-060	800 BEECHWOOD DR	005-004	588,244	Single Family Dwelling	1
Secured	008-133-010		059-015	-	Exempt	0
Secured	008-133-020		059-015	-	Exempt	0
Secured	008-133-030		059-015	-	Exempt	0
Secured	008-141-050	299 F ST	059-015	-	Exempt	0
Secured	008-141-100	370-390 F ST	059-015	-	Exempt	0
Secured	008-141-120	7778 MISSION ST	007-001	359,080	Commercial	0
Secured	008-141-130	7778 MISSION ST	007-001	-	Exempt	0
Secured	008-141-140		007-001	-	Exempt	0
Secured	008-141-150		007-001	547,000	Unimproved	0
Secured	117-180-010	302 F ST	059-015	957,478	Single Family Dwelling	1
Secured	117-180-020	304 F ST	059-015	966,403	Single Family Dwelling	1
Secured	117-180-030	306 F ST	059-015	690,275	Single Family Dwelling	1
Secured	117-180-040	308 F ST	059-015	888,863	Single Family Dwelling	1
Secured	117-180-050	310 F ST	059-015	936,949	Single Family Dwelling	1
Secured	117-180-060	312 F ST	059-015	818,206	Single Family Dwelling	1
Secured	117-180-070	314 F ST	059-015	865,653	Single Family Dwelling	1
Secured	117-180-080	316 F ST	059-015	930,000	Single Family Dwelling	1
Secured	117-180-090	336 F ST	059-015	946,763	Single Family Dwelling	1
Secured	117-180-100	338 F ST	059-015	977,996	Single Family Dwelling	1
Secured	117-180-110	340 F ST	059-015	865,791	Single Family Dwelling	1



Secured/ Unsecured	APN	Address	TRA	Net Assessed	Land Use	Units
				Value	Classification	
Secured	117-180-120	342 F ST	059-015	927,299	Single Family Dwelling	1
Secured	117-180-130	344 F ST	059-015	922,658	Single Family Dwelling	1
Secured	117-180-140	346 F ST	059-015	864,630	Single Family Dwelling	1
Secured	117-180-150	348 F ST	059-015	989,400	Single Family Dwelling	1
Secured	117-180-160	350 F ST	059-015	864,630	Single Family Dwelling	1
Secured	117-190-010	352 F ST	059-015	794,994	Single Family Dwelling	1
Secured	117-190-020	354 F ST	059-015	771,783	Single Family Dwelling	1
Secured	117-190-030	356 F ST	059-015	1,071,604	Single Family Dwelling	1
Secured	117-190-040	358 F ST	059-015	1,001,248	Single Family Dwelling	1
Secured	117-190-050	360 F ST	059-015	909,062	Single Family Dwelling	1
Secured	117-190-060	362 F ST	059-015	771,783	Single Family Dwelling	1
Secured	117-190-070	364 F ST	059-015	794,994	Single Family Dwelling	1
Secured	117-190-080	318 F ST	059-015	794,994	Single Family Dwelling	1
Secured	117-190-090	320 F ST	059-015	907,800	Single Family Dwelling	1
Secured	117-190-100	322 F ST	059-015	771,783	Single Family Dwelling	1
Secured	117-190-110	324 F ST	059-015	1,018,023	Single Family Dwelling	1
Secured	117-190-120	326 F ST	059-015	771,783	Single Family Dwelling	1
Secured	117-190-130	328 F ST	059-015	771,783	Single Family Dwelling	1
Secured	117-190-140	330 F ST	059-015	771,783	Single Family Dwelling	1
Secured	117-190-150	332 F ST	059-015	771,783	Single Family Dwelling	1
Secured	117-190-160	334 F ST	059-015	794,994	Single Family Dwelling	1
Unsecured	006-164-010	2398 JUNIPERO SERRA BLVD	005-001	19,376	Commercial	0
Unsecured	006-164-010	2350 JUNIPERO SERRA BLVD	005-001	13,805	Commercial	0
Unsecured	006-164-010	2398 JUNIPERO SERRA BLVD	005-001	182,413	Commercial	0
Unsecured	006-164-010	2350 JUNIPERO SERRA BLVD	005-001	4,400	Commercial	0
Unsecured	006-165-010	2396 JUNIPERO SERRA BLVD	005-001	1,861,818	Commercial	0
Unsecured	006-165-010	2386 JUNIPERO SERRA BLVD	005-001	95,390	Commercial	0
Unsecured	006-165-010	2390 JUNIPERO SERRA BLVD	005-001	44,239	Commercial	0
Unsecured	006-196-190	211 87TH ST	005-009	25,054	Commercial	0
Unsecured	117-180-120	398 F ST	059-015	6,534	Single Family Dwelling	1
Unsecured	117-190-160	334 F ST	059-015	30,135	Single Family Dwelling	1
<b>TOTALS</b>				<b>\$53,238,060</b>		<b>75</b>