

## MEMORANDUM

**To:** Sara Mares, Chief Operating Officer, NBS

**From:** Nichole Cone, Vice President, HdL Coren & Cone

**Date:** August 25, 2025

**Re:** Broadmoor Police District Property Tax Analysis and Identification of Misallocation Errors and Revenue Review

NBS contacted HdL Coren & Cone on behalf of Broadmoor Police District (the “District”) to conduct an analysis to identify any secured or unsecured parcels that were not properly attributed to the District and to review values and revenue generated in the District for any discrepancies.

### **Results Secured Parcel Audit/Review**

Using maps supplied by NBS and San Mateo LAFCo, we reviewed all parcels currently within the Broadmoor Police boundary in comparison with GIS maps and tax rate area designations from San Mateo County. As a secondary check, we compared the San Mateo County parcel map and tax rate area designations with information and maps posted on the State Board of Equalization website. We did not find any secured parcel discrepancies in this review. There is an area in the “sphere of influence” of the District near the BART station on F Street that is not included in any tax rate area where property tax is being generated for the District. From all the data available, this appears to be correct.

**Results of Unsecured Audit/Review** - Using situs addresses for the unsecured records in San Mateo County and comparing those to the parcels within Broadmoor, we identified one boat that was misallocated in the 2025/26 data to a tax rate area outside the District boundary. The boat has an assessed value of \$30,302 and an estimated revenue of \$57.53 (see attached report) if it were allocated in the proper tax rate area. We will submit the correction once we get confirmation from NBS that the District would like us to do so.

### **Reconciliation of Reported Assessed Value to Enrolled Value**

Using reported assessed value data for the 2024/25 roll year as reported in the 2024/25 San Mateo County Tax Rate book, we were able to confirm that the reported values from the Auditor match values on data we purchased from the Assessor in 2024/25.



## **2024/25 Revenue Review**

A review of the revenue generated in the District is consistent with our internal estimates. In addition to general fund revenue, the District is also receiving Excess ERAF. The San Mateo County Auditor Controller does not publish their Excess ERAF calculations for our review. The percentage of ERAF being refunded as Excess ERAF in the District is consistent with other jurisdictions in the County.





# BROADMOOR POLICE DISTRICT

## 2025/26 AUDIT ANALYSIS

City Pre Verification - Unsecured Assessment Audit 2025/26 Tax Year

Bill Number Additional ID	Owner	Assigned APN Suggested APN	Asgnd TRA Sugstd TRA	Assigned City + Agency Suggested City + Agency	Assigned Address Suggested Address	Net Value	Est. Revenue (net est. ERAF)
Broadmoor Police District							
0916380001 2556RT	Sullivan Robertw	000-000-000 006-124-040	005-001 059-010	Daly City-Daly City General Fund Broadmoor Police District-Broadmoor Police District	619 Midway Ave 619 Midway Ave	30,302	57.53
1 Finds in Broadmoor Police District						30,302	57.53
1 Assessments Listed						30,302	57.53