

**M e m o r a n d u m**

To : Honorable Jerome E. Horton, Chairman  
Honorable Michelle Steel, Vice Chair  
Honorable Betty T. Yee, First District  
Senator George Runner (Ret.), Second District  
Honorable John Chiang, State Controller

Date : May 14, 2012

From : Robert Ingenito, Chief  
Research & Statistics Section

Subject : **4-R ACT EQUALIZATION RATIO  
MAY 30-31, 2012 – ADMINISTRATIVE CONSENT AGENDA**

Rail transportation property is to be assessed at the same percentage of market value as all other commercial/industrial property. We have completed an analysis of the effective assessment level of the 2010-11 roll. That analysis, which was based primarily on sales ratio studies using sales data submitted by counties, is summarized on the attached two pages. It yielded an estimated statewide ratio of assessed value to market value of commercial/industrial property other than rail transportation property of 81.71 percent.

Therefore, it is recommended that the Board assess rail transportation property at 81.71 percent of market value for the 2012-13 roll.

RI:ram:jm

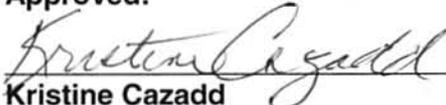
Attachment

cc: Mr. Randy Ferris  
Mr. David Gau  
Ms. Joann Richmond  
Ms. Margaret S. Shedd  
Mr. Ken Thompson

Recommendation by: \_\_\_\_\_

  
Robert Ingenito, Chief  
Research and Statistics Section

Approved: \_\_\_\_\_

  
Kristine Cazadd  
Executive Director

Board Approved  
at the \_\_\_\_\_ Board Meeting

\_\_\_\_\_  
Joann Richmond, Chief  
Board Proceedings Division

**RATIO OF ASSESSED VALUE TO MARKET VALUE  
OF LOCALLY ASSESSED COMMERCIAL/INDUSTRIAL REAL PROPERTY DETERMINED  
BY SALES RATIO STUDIES FOR THOSE COUNTIES THAT REPORTED SALES DATA  
2010-11**

County	Ratio	County	Ratio
ALAMEDA	90.25%	ORANGE	74.82%
BUTTE	86.18%	PLACER	79.55%
CONTRA COSTA	96.53%	RIVERSIDE	100.21%
DEL NORTE	93.94%	SACRAMENTO	101.54%
EL DORADO	67.48%	SAN BERNARDINO	86.18%
FRESNO	89.83%	SAN DIEGO	90.06%
GLENN	84.23%	SAN FRANCISCO	69.93%
HUMBOLDT	80.19%	SAN JOAQUIN	92.57%
IMPERIAL	101.11%	SAN LUIS OBISPO	67.43%
INYO	71.93%	SAN MATEO	53.83%
KERN	84.80%	SANTA BARBARA	68.17%
KINGS	95.51%	SANTA CLARA	89.64%
LAKE	96.21%	SHASTA	68.72%
LOS ANGELES	72.19%	SISKIYOU	80.41%
MADERA	76.54%	SOLANO	87.77%
MARIN	82.74%	SONOMA	100.84%
MERCED	87.74%	STANISLAUS	93.27%
MODOC	90.00%	SUTTER	78.14%
MONTEREY	89.75%	TULARE	96.80%
NAPA	85.15%	TUOLUMNE	81.48%
NEVADA	95.82%	VENTURA	78.94%
		YUBA	112.68%

These ratios were determined primarily by sales ratio studies comparing 2010-11 assessed values to sales prices of properties changing ownership from January 2010 through December 2010. Although these studies when used in aggregate produce a reliable estimate of the statewide ratio of locally assessed C/I real property, the estimate for a single county may vary from year-to-year due to the nature of the particular changes in ownership occurring in a given year.

Research and Statistics Section  
State Board of Equalization  
May 14, 2012

**ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE  
OF COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY  
2010-11**

	<u>Assessed Value (000s)</u>	<u>Ratio</u>	<u>Market Value (000s)</u>
LOCALLY ASSESSED REAL PROPERTY			
URBAN COASTAL COUNTIES	935,107,255	76.26%	1,226,218,155
ALL OTHER COUNTIES	342,146,382	89.97%	380,284,346
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TOTAL ALL COUNTIES	1,277,253,637	79.51%	1,606,502,501
LOCALLY ASSESSED PERSONAL PROPERTY	157,088,116	94.52%	166,195,637
STATE ASSESSED PROPERTY OTHER THAN RAIL TRANS.	77,281,085	100.00%	77,281,085
GRAND TOTAL	1,511,622,838	81.71%	1,849,979,223

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