

# Memorandum

To : Mr. Ramon J. Hirsig  
Executive Director

Date: May 10, 2007

From : David E. Hayes  
Research and Statistics Section

Subject: **4-R ACT EQUALIZATION RATIO  
MAY 31, 2007 – 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 2005-06 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 60.97 percent.

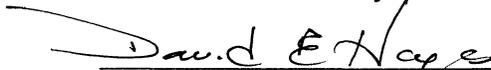
Therefore, it is recommended that the Board assess rail transportation property at 60.97 percent of market value for the 2007-08 roll.

DEH:ems

Attachment

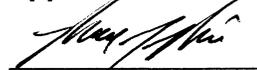
cc: Mr. David Gau  
Ms. Kristine Cazadd  
Ms. Margaret S. Shedd  
Mr. Stanley Siu  
Mr. Gary Evans

Recommendation by:



David E. Hayes, Manager  
Research and Statistics Section

Approved:



Ramon J. Hirsig, Executive Director

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

\_\_\_\_\_  
Gary Evans, Acting Chief  
Board Proceedings Division

4-R Act Equalization  
Ratio  
5/31/07

**ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE  
OF COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY  
2005-06 ROLL**

	<u>Assessed Value (000's)</u>	<u>Ratio</u>	<u>Market Value (000's)</u>
<b>Locally Assessed Real Property</b>			
Urban Coastal Counties	\$ 755,766,109	56.96%	\$ 1,326,830,446
All Other Counties	269,504,876	56.28%	478,887,040
Total All Counties	1,025,270,985	56.78%	1,805,717,486
Locally Assessed Personal Property	133,172,049	97.75%	136,237,390
State Assessed Property Other Than Rail Trans.	65,705,529	100.00%	65,705,529
Grand Total	\$ 1,224,148,563	60.97%	\$ 2,007,660,405

Research and Statistics Section  
State Board of Equalization  
May 10, 2007

**RATIO OF ASSESSED VALUE TO MARKET VALUE  
OF LOCALLY ASSESSED COMMERCIAL/INDUSTRIAL REAL PROPERTY DETERMINED FROM  
SALES RATIO STUDIES FOR THOSE COUNTIES THAT REPORTED SALES DATA TO THE BOARD  
2005-06 ROLL**

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
Alameda	67.03%	Orange	53.86%
Amador	47.35%	Placer	57.90%
Butte	61.13%	Riverside	57.17%
Calaveras	48.27%	Sacramento	63.70%
Colusa	63.94%	San Bernardino	54.14%
Contra Costa	65.59%	San Diego	59.49%
Del Norte	74.32%	San Francisco	44.63%
El Dorado	50.63%	San Joaquin	51.69%
Fresno	54.91%	San Luis Obispo	44.69%
Humboldt	63.96%	San Mateo	65.51%
Imperial	43.18%	Santa Barbara	48.47%
Inyo	63.26%	Santa Clara	69.64%
Kern	59.34%	Santa Cruz	43.50%
Kings	64.94%	Shasta	60.35%
Lake	46.54%	Siskiyou	58.82%
Lassen	75.70%	Solano	54.00%
Los Angeles	54.45%	Sonoma	62.54%
Madera	52.48%	Stanislaus	54.56%
Marin	59.49%	Sutter	58.78%
Merced	52.37%	Tehama	38.76%
Modoc	69.68%	Tulare	64.86%
Mono	22.64%	Tuolumne	52.51%
Monterey	62.92%	Ventura	63.54%
Napa	53.03%	Yuba	52.53%
Nevada	42.72%		

These ratios were determined primarily by sales ratio studies comparing 2005-06 assessed values to sales prices of properties changing ownership from January 2005 through December 2005. 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.