

Memorandum

To : Mr. Ramon J. Hirsig
Executive Director

Date : May 4, 2004

From : David E. Hayes
Research and Statistics Section

Subject: **4-R ACT EQUALIZATION RATIO
MAY 25, 2004 – 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 2002-03 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 72.69 percent.

Therefore, it is recommended that the Board assess rail transportation property at 72.69 percent of market value for the 2004-05 roll.

DEH:ems

Attachment

cc: Mr. David Gau
Ms. Kristine Cazadd
Ms. Margaret S. Shedd
Mr. Stanley Siu
Ms. Deborah Pellegrini

Recommendation by:



David E. Hayes, Manager
Research and Statistics Section

Approved:



Ramon J. Hirsig, Executive Director

Board Approved
at the _____ Board Meeting

Deborah Pellegrini, Chief
Board Proceedings Division

Item #N
Sub-item 6
5/25/04

**ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE
OF COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY
2002-03 ROLL**

	Assessed Value <u>(000s)</u>	<u>Ratio</u>	Market Value <u>(000s)</u>
Locally Assessed Real Property			
Urban Coastal Counties	\$ 622,323,271	66.43	\$ 936,740,289
All Other Counties	207,175,528	74.90	276,618,809
Total All Counties	829,498,799	68.36	1,213,359,098
Locally Assessed Personal Property	137,752,221	97.40	141,429,385
State Assessed Property Other Than Rail Trans.	64,060,791	100.00	64,060,791
Grand Total	\$ 1,031,311,811	72.69	\$ 1,418,849,274

Research and Statistics Section
State Board of Equalization
May 4, 2004

**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
2002-03 ROLL**

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
Alameda	64.47	Placer	70.59
Butte	81.95	Riverside	76.94
Calaveras	59.36	Sacramento	84.03
Contra Costa	68.00	San Bernardino	77.00
Del Norte	84.67	San Diego	70.56
El Dorado	65.03	San Francisco	57.81
Fresno	72.66	San Joaquin	72.63
Humboldt	63.97	San Luis Obispo	67.75
Imperial	86.34	Santa Barbara	61.88
Inyo	61.19	Santa Clara	59.60
Kern	79.78	Santa Cruz	62.33
Kings	78.01	Shasta	78.46
Lake	56.95	Siskiyou	72.75
Lassen	75.64	Solano	67.08
Los Angeles	69.80	Sonoma	67.65
Marin	61.18	Stanislaus	70.07
Merced	78.20	Sutter	69.60
Modoc	96.69	Tehama	80.09
Monterey	67.10	Tulare	83.89
Napa	67.98	Ventura	72.47
Nevada	57.83	Tuolumne	71.01
Orange	66.94	Yuba	47.97

These ratios were determined primarily by sales ratio studies comparing 2002-03 assessed values to sales prices of properties changing ownership from January 2002 through December 2002. 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.

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