

# Memorandum

To : Mr. Ramon J. Hirsig  
Executive Director

Date : May 6, 2008

From : David E. Hayes  
Research and Statistics Section

Subject: **4-R ACT EQUALIZATION RATIO  
MAY 29, 2008 – 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 2006-07 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 59.94 percent.

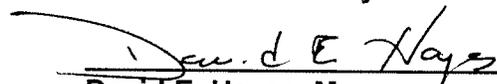
Therefore, it is recommended that the Board assess rail transportation property at 59.94 percent of market value for the 2008-09 roll.

DEH:cee

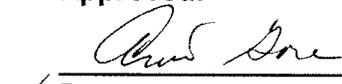
Attachment

cc: Mr. David Gau  
Ms. Kristine Cazadd  
Ms. Margaret S. Shedd  
Mr. Stanley Siu  
Ms. Diane Olson

Recommendation by:

  
\_\_\_\_\_  
David E. Hayes, Manager  
Research and Statistics Section

Approved:

  
\_\_\_\_\_  
for Ramon J. Hirsig, Executive Director

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

\_\_\_\_\_  
Diane Olson, Chief  
Board Proceedings Division

Item N  
Sub-Item N3  
5/29/08

**ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE  
OF COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY  
2006-07 ROLL**

	Assessed Value <u>(000's)</u>	<u>Ratio</u>	Market Value <u>(000's)</u>
Locally Assessed Real Property			
Urban Coastal Counties	\$ 826,424,813	56.07%	\$ 1,473,835,564
All Other Counties	314,869,477	55.63%	566,042,848
Total All Counties	1,141,294,290	55.95%	2,039,878,412
Locally Assessed Personal Property	141,865,267	97.73%	145,160,408
State Assessed Property Other Than Rail Trans.	66,502,194	100.00%	66,502,194
Grand Total	\$ 1,349,661,751	59.94%	\$ 2,251,541,014

Research and Statistics Section  
State Board of Equalization  
May 5, 2008

**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  
2006-07 ROLL**

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
Alameda	65.68%	Placer	57.20%
Amador	66.11%	Riverside	55.79%
Butte	56.34%	Sacramento	60.76%
Calaveras	53.95%	San Bernardino	53.89%
Colusa	56.96%	San Diego	56.60%
Contra Costa	60.07%	San Francisco	50.68%
Del Norte	75.15%	San Joaquin	54.32%
El Dorado	51.70%	San Luis Obispo	48.20%
Fresno	54.26%	San Mateo	60.20%
Humboldt	57.74%	Santa Barbara	55.76%
Imperial	52.93%	Santa Clara	67.33%
Inyo	70.36%	Santa Cruz	51.58%
Kern	51.46%	Shasta	56.40%
Kings	56.31%	Siskiyou	54.20%
Lassen	67.68%	Solano	56.12%
Los Angeles	54.22%	Sonoma	62.68%
Madera	51.71%	Stanislaus	59.70%
Marin	58.90%	Sutter	62.39%
Merced	53.71%	Tehama	60.42%
Modoc	72.90%	Tulare	61.30%
Monterey	50.94%	Tuolumne	41.45%
Napa	55.53%	Ventura	58.05%
Nevada	53.58%	Yuba	50.87%
Orange	51.05%		

These ratios were determined primarily by sales ratio studies comparing 2006-07 assessed values to sales prices of properties changing ownership from January 2006 through December 2006. 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.