

Memorandum

To : Mr. Ramon J. Hirsig
Executive Director

Date : May 7, 2010

From : Robert Ingenito
Research & Statistics Section

Subject : **4-R ACT EQUALIZATION RATIO
May 25, 2010 – CONSENT AGENDA**

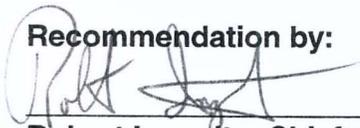
Rail transportation property is to be assessed at the same percentage of market value as all other commercial/industrial property. We have completed an analysis of the effective assessment level of the 2008-09 roll. That analysis, which was based primarily on sales ratio studies using sales data submitted 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 65.14 percent.

Therefore, it is recommended that the Board assess rail transportation property at 65.14 percent of market value for the 2010-11 roll.

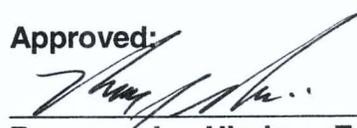
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Attachment

cc: Ms. Kristine Cazadd
Mr. David Gau
Ms. Diane Olson
Ms. Margaret S. Shedd
Mr. Ken Thompson

Recommendation by:


**Robert Ingenito, Chief
Research and Statistics Section**

Approved:


**Ramon J. Hirsig, Executive
Director**

**Diane Olson, Chief
Board Proceedings Division**

**Board Approved at the _____
Board Meeting .**

**Estimated Statewide Ratio of Assessed Value to Market Value of
of Commercial/Industrial Property Other than Rail Transportation Property, 2008-09 Roll**

	Assessed Value (000's)	Ratio	Market Value (000's)
Locally Assessed Real Property:			
Urban Coastal Counties	918,548,888	60.45%	1,519,565,134
All Other Counties	<u>356,824,944</u>	<u>64.17%</u>	<u>556,049,654</u>
Total, Locally Assessed Real Property	1,275,373,832	61.45%	2,075,614,788
Locally Assessed Personal Property	164,820,457	94.14%	175,080,154
State Assessed Property Other Than Rail Transportation	74,497,436	100.00%	74,497,436
Grand Total	1,514,691,725	65.14%	2,325,192,378

Research and Statistics Section
State Board of Equalization
May 10, 2010

**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
2008-09 Roll**

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
ALAMEDA	71.00%	PLUMAS	71.04%
AMADOR	77.23%	RIVERSIDE	62.04%
BUTTE	73.41%	SACRAMENTO	72.18%
CALAVERAS	82.77%	SAN BERNARDINO	65.77%
CONTRA COSTA	67.86%	SAN DIEGO	67.36%
DEL NORTE	70.81%	SAN FRANCISCO	72.72%
EL DORADO	61.64%	SAN JOAQUIN	62.29%
FRESNO	62.84%	SAN LUIS OBISPO	56.05%
HUMBOLDT	57.41%	SAN MATEO	50.17%
IMPERIAL	46.65%	SANTA BARBARA	58.37%
INYO	37.50%	SANTA CLARA	71.65%
KERN	61.64%	SHASTA	68.96%
LAKE	54.02%	SISKIYOU	70.46%
LOS ANGELES	55.35%	SOLANO	58.54%
MADERA	58.88%	SONOMA	68.09%
MARIN	56.96%	STANISLAUS	72.99%
MERCED	64.82%	SUTTER	60.43%
MONTEREY	74.29%	TULARE	68.90%
NAPA	58.42%	TUOLUMNE	66.63%
NEVADA	59.75%	VENTURA	57.27%
ORANGE	57.15%	YUBA	65.32%
PLACER	73.50%		

These ratios were determined primarily by sales ratio studies comparing 2008-09 assessed values to sales prices of properties changing ownership from January 2008 through December 2008. 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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