

Memorandum

To : Ms. Kristine Cazadd
Interim Executive Director

Date : May 5, 2011

From : Robert Ingenito
Research and Statistics Section

Subject: 4-R ACT EQUALIZATION RATIO
MAY 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 2009-10 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 81.01 percent.

Therefore, it is recommended that the Board assess rail transportation property at 81.01 percent of market value for the 2011-12 roll.

RI:RAM:ram

Attachment

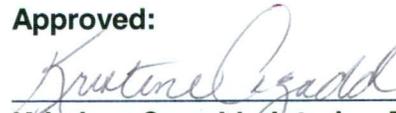
cc: Mr. Randy Ferris
Mr. David Gau
Ms. Margaret S. Shedd
Mr. Ken Thompson
Ms. Diane Olson

Recommendation by:



Robert Ingenito, Manager
Research and Statistics Section

Approved:



Kristine Cazadd, Interim Executive
Director

Board Approved
at the _____ Board Meeting

Diane Olson, Chief
Board Proceedings Division

TABLE 1			
ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE			
OF COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY			
2009-10 ROLL			
	<u>Assessed Value (000s)</u>	<u>Ratio</u>	<u>Market Value (000s)</u>
Locally Assessed Real Property:			
Urban Coastal Counties	\$940,455,442	75.99%	\$1,237,630,362
All Other Counties	339,853,868	87.14%	390,003,080
Total All Counties	1,280,309,310	78.66%	1,627,633,442
Locally Assessed Personal Property	168,829,610	94.48%	178,693,491
State Assessed Property Other Than Rail Trans.	74,777,113	100.00%	74,777,113
Grand Total	\$1,523,916,033	81.01%	\$1,881,104,046

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State Board of Equalization
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**RATIO OF ASSESSED VALUE TO MARKET VALUE
OF LOCALLY ASSESSED COMMERCIAL/INDUSTRIAL REAL PROPERTY DETERMINED
SALES RATIO STUDIES FOR THOSE COUNTIES THAT REPORTED SALES DATA
2009-10 ROLL**

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
ALAMEDA	87.06%	PLACER	99.02%
BUTTE	76.53%	RIVERSIDE	99.68%
CALAVERAS	86.02%	SACRAMENTO	90.13%
CONTRA COSTA	87.83%	SAN BERNARDINO	96.42%
DEL NORTE	59.36%	SAN DIEGO	84.08%
EL DORADO	59.73%	SAN FRANCISCO	72.77%
FRESNO	80.97%	SAN JOAQUIN	89.00%
HUMBOLDT	78.02%	SAN LUIS OBISPO	61.62%
IMPERIAL	102.37%	SAN MATEO	63.41%
KERN	79.04%	SANTA BARBARA	64.27%
KINGS	68.50%	SANTA CLARA	86.95%
LAKE	84.35%	SHASTA	86.62%
LOS ANGELES	69.22%	SISKIYOU	91.20%
MADERA	82.21%	SOLANO	88.73%
MARIN	86.33%	SONOMA	82.39%
MERCED	82.48%	STANISLAUS	95.47%
MONTEREY	74.86%	SUTTER	64.08%
NAPA	78.12%	TULARE	86.91%
NEVADA	90.73%	TUOLUMNE	65.17%
ORANGE	87.19%	VENTURA	82.48%
		YOLO	107.61%

These ratios were determined primarily by sales ratio studies comparing 2009-10 assessed values to sales prices of properties changing ownership from January 2009 through December 2009. 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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