

Memorandum

To : Mr. Ramon J. Hirsig
Executive Director

Date : May 2, 2005

From : David E. Hayes
Research and Statistics Section

Subject: **4-R ACT EQUALIZATION RATIO
MAY 25, 2005 – 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 2003-04 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 71.51 percent.

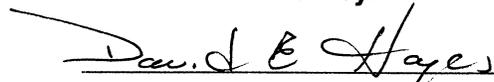
Therefore, it is recommended that the Board assess rail transportation property at 71.51 percent of market value for the 2005-06 roll.

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

**ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE
OF COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY
2003-04 ROLL**

	<u>Assessed Value (000s)</u>	<u>Ratio</u>	<u>Market Value (000s)</u>
Locally Assessed Real Property			
Urban Coastal Counties	\$ 657,243,249	66.60	\$ 986,916,744
All Other Counties	224,834,605	69.08	325,463,881
Total All Counties	882,077,854	67.21	1,312,380,625
Locally Assessed Personal Property	136,102,347	98.27	138,498,369
State Assessed Property Other Than Rail Trans.	68,050,822	100.00	68,050,822
Grand Total	\$ 1,086,231,023	71.51	\$ 1,518,929,816

Research and Statistics Section
State Board of Equalization
May 2, 2005

**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
2003-04 ROLL**

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
Alameda	69.09	Placer	67.68
Butte	77.18	Riverside	74.97
Contra Costa	69.01	Sacramento	74.43
Del Norte	76.31	San Bernardino	71.24
El Dorado	63.42	San Diego	68.99
Fresno	67.24	San Francisco	62.25
Humboldt	66.56	San Joaquin	59.07
Imperial	75.38	San Luis Obispo	60.71
Inyo	79.20	San Mateo	70.44
Kern	70.64	Santa Barbara	61.36
Kings	68.68	Santa Clara	75.31
Lake	57.29	Santa Cruz	68.35
Lassen	73.93	Shasta	69.43
Los Angeles	64.57	Siskiyou	73.64
Madera	71.40	Solano	63.77
Marin	64.66	Sonoma	65.61
Merced	74.95	Stanislaus	67.67
Modoc	81.55	Sutter	77.67
Monterey	63.20	Tehama	58.83
Napa	54.81	Tulare	74.00
Nevada	51.59	Tuolumne	63.81
Orange	64.15	Ventura	69.73
		Yuba	71.45

These ratios were determined primarily by sales ratio studies comparing 2003-04 assessed values to sales prices of properties changing ownership from January 2003 through December 2003. 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.

Research and Statistics Section
State Board of Equalization
May 2, 2005