

Memorandum

To : Honorable Jerome E. Horton, Chairman
Honorable Michelle Steel, Vice Chair
Honorable Betty T. Yee, First District
Senator George Runner (Ret.), Second District
Honorable John Chiang, State Controller

Date : May 2, 2013

From : Bill Benson, Jr., Acting Chief
Research & Statistics Section

Subject : 4-R ACT EQUALIZATION RATIO
MAY, 2013 – BOARD AGENDA

Rail transportation property is to be assessed at the same percentage of market value as all other commercial/industrial (C/I) property. We have completed an analysis of the effective assessment level of the 2011-12 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 80.46 percent.

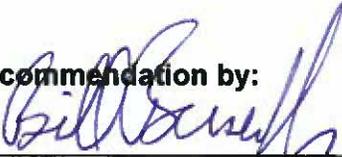
Therefore, it is recommended that the Board assess rail transportation property at 80.46 percent of market value for the 2013-14 roll.

BB:ram:jm

Attachments 2

cc: Mr. Randy Ferris
Mr. David Gau
Ms. Joann Richmond
Ms. Michele Pielsticker
Mr. Ken Thompson

Recommendation by:



Bill Benson, Jr., Acting Chief
Research and Statistics Section

Approved:



Ms. Cynthia Bridges
Executive Director

Board Approved
at the _____ Board Meeting

Joann Richmond, Chief
Board Proceedings Division

**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
2011-12**

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
ALAMEDA	86.18%	PLACER	95.22%
AMADOR	82.45%	PLUMAS	91.60%
BUTTE	100.54%	RIVERSIDE	99.78%
CALAVERAS	93.21%	SACRAMENTO	102.82%
CONTRA COSTA	88.24%	SAN BERNARDINO	83.24%
DEL NORTE	94.84%	SAN DIEGO	85.66%
EL DORADO	102.35%	SAN FRANCISCO	71.08%
FRESNO	88.35%	SAN JOAQUIN	91.39%
HUMBOLDT	70.34%	SAN LUIS OBISPO	81.43%
IMPERIAL	75.22%	SAN MATEO	72.66%
KERN	82.34%	SANTA BARBARA	67.86%
KINGS	80.72%	SANTA CLARA	83.32%
LAKE	80.08%	SHASTA	76.67%
LOS ANGELES	69.64%	SISKIYOU	88.18%
MADERA	80.17%	SOLANO	81.17%
MARIN	79.56%	SONOMA	105.92%
MERCED	87.64%	STANISLAUS	90.94%
MODOC	81.67%	SUTTER	87.63%
MONO	89.71%	TULARE	88.31%
MONTEREY	68.62%	TUOLUMNE	64.42%
NAPA	87.94%	VENTURA	79.84%
NEVADA	82.73%	YOLO	90.71%
ORANGE	69.28%	YUBA	115.72%

These ratios were determined primarily by sales ratio studies comparing 2011-12 assessed values to sales prices of properties changing ownership from January 2011 through December 2011. 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, 2013

**ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE OF
COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY
2011-12**

	<u>Assessed Value (000's)</u>	<u>Ratio</u>	<u>Market Value (000's)</u>
LOCALLY ASSESSED REAL PROPERTY			
URBAN COASTAL COUNTIES	943,785,962	74.14%	1,272,942,508
ALL OTHER COUNTIES	<u>341,870,923</u>	<u>90.06%</u>	<u>379,591,106</u>
TOTAL ALL COUNTIES	1,285,656,885	77.80%	1,652,533,614
LOCALLY ASSESSED PERSONAL PROPERTY	154,678,745	97.99%	157,851,561
STATE ASSESSED PROPERTY OTHER THAN RAIL TRANS.	83,017,343	100.00%	83,017,343
GRAND TOTAL	1,523,352,973	80.46%	1,893,402,518

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