

**M e m o r a n d u m**

**To :** Honorable Malia M. Cohen, Chair  
Honorable Antonio Vazquez, Vice Chair  
Honorable Ted Gaines, First District  
Honorable Mike Schaefer, Fourth District  
Honorable Betty T. Yee, State Controller

**From :** Mark Durham, Chief  
Legislative, Research & Statistics Division

**Subject :** **4-R ACT EQUALIZATION RATIO  
MAY 2019 BOARD MEETING**

**Date :** May 7, 2019

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 2017-18 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 60.86 percent. The ratio increased 0.13 percentage points from last year's 60.73 percent.

Therefore, it is recommended that the Board assess rail transportation property at 60.86 percent of market value for the 2019-20 roll.

MD:cb

Attachments 2

cc: Ms. Regina Evans  
Ms. Kari Hammond  
Mr. Dave Titus  
Mr. Gary Gartner  
Ms. Yvette Stowers  
Mr. Henry Nanjo  
Mr. David Yeung  
Mr. Mike Harris

**Recommended by:**


Mark Durham, Chief  
Legislative, Research & Statistics Division

**Approved:**


Brenda Fleming  
Executive Director

**Approved:**

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Henry Nanjo, Acting Chief  
Board Proceedings Division

**Board Approved:**

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

**ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE OF  
COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY  
2017-18**

	<u>Assessed Value (000's)</u>	<u>Ratio</u>	<u>Market Value (000's)</u>
Locally Assessed Real Property			
Urban Coastal Counties	1,245,186,182	54.30%	2,293,272,018
All Other Counties	<u>401,372,161</u>	<u>68.50%</u>	<u>589,850,934</u>
<b>TOTAL ALL COUNTIES</b>	<b>1,646,558,343</b>	<b>57.11%</b>	<b>2,883,122,952</b>
Locally Assessed Personal Property	174,010,892	98.38%	176,876,288
State Assessed Property Other Than Rail Transportation	106,469,159	100.00%	106,469,159
<b>GRAND TOTAL</b>	<b>1,927,038,394</b>	<b>60.86%</b>	<b>3,166,468,399</b>

Legislative, Research & Statistics Division  
State Board of Equalization  
April 30, 2019

**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  
2017-18**

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
ALAMEDA	54.04%	RIVERSIDE	70.95%
AMADOR	94.42%	SACRAMENTO	70.13%
BUTTE	71.61%	SAN BENITO	65.93%
COLUSA	71.25%	SAN BERNARDINO	68.17%
CONTRA COSTA	67.09%	SAN DIEGO	68.77%
DEL NORTE	77.54%	SAN FRANCISCO	53.66%
FRESNO	61.11%	SAN JOAQUIN	65.52%
GLENN	64.06%	SAN LUIS OBISPO	63.55%
HUMBOLDT	60.25%	SAN MATEO	45.52%
IMPERIAL	95.56%	SANTA BARBARA	56.81%
KERN	72.94%	SANTA CLARA	56.14%
KINGS	80.17%	SANTA CRUZ	53.77%
LASSEN	69.54%	SHASTA	70.53%
LOS ANGELES	50.26%	SISKIYOU	83.38%
MADERA	68.94%	SONOMA	60.20%
MARIN	49.06%	STANISLAUS	65.72%
MERCED	70.09%	SUTTER	67.41%
MODOC	97.92%	TEHAMA	72.92%
MONTEREY	65.60%	TULARE	78.03%
NAPA	46.37%	TUOLUMNE	60.60%
NEVADA	62.76%	VENTURA	66.30%
ORANGE	54.50%	YOLO	63.83%
PLACER	67.36%	YUBA	75.17%

These ratios were determined primarily by sales ratio studies comparing 2017-18 assessed values to sales prices of properties changing ownership from January 2017 through December 2017. Although these studies when used in aggregate produce a reliable estimate of the statewide ratio of locally assessed Commercial/Industrial 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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