

M e m o r a n d u m

To : Honorable Antonio Vazquez, Chairman
 Honorable Sally J. Lieber, Vice Chair
 Honorable Ted Gaines, First District
 Honorable Mike Schaefer, Fourth District
 Honorable Malia M. Cohen, State Controller

Date : May 1, 2023

From : Chris Butler
 Legislative, Research & Statistics Division

Subject : **4-R ACT EQUALIZATION RATIO MAY 2023 BOARD MEETING**

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 2021-22 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 54.31 percent. The ratio decreased 1.74 percentage points from last year's 56.05 percent.

Therefore, it is recommended that the Board assess rail transportation property at 54.31 percent of market value for the 2023-24 roll.

CB:hn

Attachments (2)

cc: Ms. Deborah Bautista-Zavala
 Mr. Gary Gartner
 Mr. Matt Cox
 Mr. Cody Petterson
 Mr. Hasib Emran
 Mr. David Yeung
 Mr. Jack McCool
 Ms. Catherine Taylor

Recommended by:

/s/ Chris Butler

Chris Butler
 Legislative, Research & Statistics Division

Approved:

/s/ Yvette M. Stowers

Yvette M. Stowers
 Executive Director

Board Approved on: _____

Catherine Taylor, 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
2021-22**

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
ALAMEDA	51.61%	SAN BENITO	43.04%
BUTTE	62.33%	SAN BERNARDINO	44.43%
CONTRA COSTA	50.74%	SAN DIEGO	62.53%
DEL NORTE	86.28%	SAN FRANCISCO	53.13%
EL DORADO	33.49%	SAN JOAQUIN	55.65%
FRESNO	57.97%	SAN LUIS OBISPO	58.62%
GLENN	41.14%	SAN MATEO	37.41%
HUMBOLDT	60.41%	SANTA BARBARA	57.66%
IMPERIAL	91.05%	SANTA CLARA	58.56%
KERN	65.55%	SANTA CRUZ	44.74%
KINGS	59.98%	SHASTA	70.28%
LASSEN	89.70%	SISKIYOU	63.72%
LOS ANGELES	44.41%	SOLANO	69.72%
MADERA	48.35%	SONOMA	58.28%
MERCED	68.38%	STANISLAUS	58.33%
MODOC	88.01%	SUTTER	53.42%
MONTEREY	58.79%	TEHAMA	67.75%
NAPA	50.17%	TRINITY	82.27%
ORANGE	48.52%	TULARE	52.19%
PLACER	54.13%	TUOLUMNE	73.30%
RIVERSIDE	57.45%	VENTURA	55.10%
SACRAMENTO	62.23%	YOLO	49.99%
		YUBA	60.06%

These ratios were determined primarily by sales ratio studies comparing 2021-22 assessed values to sales prices of properties changing ownership from January 2021 through December 2021. 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.

Legislative, Research & Statistics Division
State Board of Equalization
April 2023

**ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE OF
COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY
2021-22**

	<u>Assessed Value (000's)</u>	<u>Ratio</u>	<u>Market Value (000's)</u>
Locally Assessed Real Property			
Urban Coastal Counties	1,562,825,487	49.33%	3,168,090,060
All Other Counties	<u>493,092,662</u>	<u>55.71%</u>	<u>885,061,993</u>
TOTAL ALL COUNTIES	2,055,918,149	50.72%	4,053,152,053
Locally Assessed Personal Property	193,079,694	98.01%	196,999,994
State Assessed Property Other Than Rail Transportation	129,621,405	100.00%	129,621,405
GRAND TOTAL	2,378,619,248	54.31%	4,379,773,452

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