



SAN FERNANDO

2016/17 PROPERTY TAX SUMMARY



The City of San Fernando experienced a net taxable value increase of 6.3% for the 2016/17 tax roll, which was slightly more than the increase experienced countywide at 5.6%. The assessed value increase between 2015/16 and 2016/17 was \$106 million. The change attributed to the 1.525% Proposition 13 inflation adjustment was \$20.2 million, which accounted for 19% of all growth experienced in the city.

A \$12 million increase of secured value occurred on a residential parcel at 140 Jessie Street owned by San Fernando Community Hospital LP due to a dropped exemption. The institutional property owned by Ministerios En Su Presencia at 768 North Alexander Street declined \$2.5 million, also due to a dropped exemption. Exemptions are sometimes not filed timely by the property owner, or not processed timely by the County Assessor. In many cases, such exemptions may be fully or partially restored during the fiscal year.

1150 San Fernando Road LLC, a commercial property at 1140 San Fernando Road increased \$5.2 million due to new fixtures and improvements. The recent sale of a commercial property owned by Metro Glenoaks Plaza LLC, at 2010 Glenoaks Boulevard added \$5.2 million.

Unsecured values declined \$1 million. There are 138 new assessments adding \$5.6 million of unsecured value, a \$4.1 million decline on 93 dropped assessments, and 709 existing assessments decreased \$2.5 million.

The housing market continues to improve with sales of homes increasing year over year in most areas of the State. In some areas, the current median has surpassed the median at the height of the real estate bubble. Sale volume is down slightly throughout the state when compared to 2015. The majority of sales now seem to be primarily non-distressed properties where the buyer plans to live in the home. This is a departure from the large number of short sales and investor buying experienced over the past several years. The median sale price of a single family home in San Fernando from January through October 2016 was \$390,000. This represents a \$26,000 (7.1%) increase in median sale price from 2015.

Year	SFR Sales	Median Price	% Change
2010	166	\$235,000	
2011	149	\$233,000	-0.85%
2012	145	\$240,000	3.00%
2013	135	\$286,000	19.17%
2014	112	\$327,500	14.51%
2015	126	\$364,000	11.15%
2016	103	\$390,000	7.14%

2016/17 Tax Shift Summary

ERAF I & II	\$-865,920
VLFAA (est.)	\$2,250,024

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. CPF SAN FERNANDO LLC	\$77,549,581	4.33%	Industrial
2. PHARMAVITE LLC	\$47,893,797	2.67%	Unsecured
3. SFVS COMPANY LLC	\$21,701,336	1.21%	Commercial
4. FOOTHILL HD RETAIL CENTER LLC	\$20,390,732	1.14%	Commercial
5. AHI GLENOAKS INC	\$16,574,471	0.93%	Industrial
6. SAN FERNANDO GATEWAY LLC	\$15,356,401	0.86%	Industrial
7. 315 PARTNERS LLC	\$15,221,308	0.85%	Commercial
8. YNG LLC	\$13,726,179	0.77%	Commercial
9. 1150 SAN FERNANDO ROAD LLC	\$13,705,874	0.77%	Commercial
10. SAN FERNANDO COMMUNITY HOUSING LP	\$12,014,724	0.67%	Residential

Top Ten Total

\$254,134,403

14.19%

Real Estate Trends

Home Sales

Home sales continue to rebound in many parts of the State but at a slower pace than last year. This is mainly due to inventory and affordability constraints. The reported median price of an existing, single family detached home in California during June 2016 was \$519,440. This was a 5.5 percent increase from \$492,320 in June 2015.

All Homes	Units Sold June-2015	Units Sold June-2016	% Change	Median Price June-2015	Median Price June-2016	% Change
Imperial County	155	153	-1.29%	\$185,000	\$201,000	8.65%
Los Angeles County	8,152	7,869	-3.47%	\$499,000	\$530,000	6.21%
Orange County	3,850	3,786	-1.66%	\$628,500	\$657,500	4.61%
Riverside County	4,072	4,225	3.76%	\$315,000	\$332,000	5.40%
San Bernardino County	2,774	2,872	3.53%	\$268,750	\$285,000	6.05%
San Diego County	4,467	4,409	-1.30%	\$476,000	\$495,000	3.99%
Ventura County	1,062	1,165	9.70%	\$517,800	\$550,000	6.22%

Pool of Prop 8 Reduced Property Values Restored Through 2015-16

In 1978 California voters approved Proposition 8 that allows county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. Such reductions are to be restored as the real estate market improves. Now after five years of declining and three years of improved real estate values, county assessors have restored large numbers of those previously reduced home values. The graph below reflects the percentage of assessed values restored in the region as of the start of 2016-17 for residential properties that have not changed ownership from within this pool of reduced values. Assessors will not restore values to their trended Proposition 13 levels until the strength of the market recovery is proven within neighborhoods. We are seeing continued recovery of Proposition 8 reductions in 2016-17 as median prices in most counties continue to move upward. In several of the North Bay counties, the median sale prices currently exceed those experienced in the real estate bubble. **As we begin the 2016-17 fiscal year 61.5% of properties in San Fernando awaiting restoration of value during 2012-13 have been fully restored.**

Estimated Percentage of Prop 8 Value Restored Since 2012-13

