



SAN FERNANDO

2018/19 PROPERTY TAX SUMMARY



The City of San Fernando experienced a net taxable value increase of 4.7% for the 2018/19 tax roll, which was modestly less than the increase experienced countywide at 6.5%. The assessed value increase between 2017/18 and 2018/19 was \$87.7 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$31.6 million, which accounted for 36% of all growth experienced in the city.

The largest assessed value increase was reported on an industrial parcel owned by Jessie Love LLC (700 Jessie Street). The parcel, which was recently purchased in 2017, has been reappraised adding over \$2.7 million to the roll. A recently sold church located at 215 N. MacNeil Street was reappraised, adding \$2.1 million to the tax roll. If the site was used by a church in 2017, it may qualify for an exemption. A tax bill for the full amount has been issued. A commercial parcel owned by JZK Truman LLC (1671 San Fernando Road) added new improvements totaling \$1.1 million in 2017.

The largest assessed value declines were reported on a parcels that failed to file for their exemptions on time in 2017/18. The parcel that is the site of the San Fernando Library qualifies for a partial exemption due to that use. The decline is \$984,000 with the exemption properly applied. The site of the PUC Nueva Esperanza Charter Academy received a \$841,000 decline. The Poverello of Assisi Retreat House's exemption caused a \$793,000 decline.

The housing market has fully recovered from the recent recession in many urban and coastal areas of the State while housing recovery has tended to lag in more rural and inland areas. Current median home prices, in many regions are at or above the pre-recession peak values. Affordability and inventory constraints are the main contributor to increases in home prices over the last year. The numbers of sales year over year have declined and the lack of significant new home construction in California is one of the main factors affecting supply. The median sale price of a detached single family residential home in San Fernando from January through September 2018 was \$475,000. This represents a \$31,000 (7.0%) increase in median sale price from 2017.

Year	D-SFR Sales	Median Price	% Change
2012	144	\$240,000	
2013	125	\$300,000	25.00%
2014	97	\$335,000	11.67%
2015	113	\$365,000	8.96%
2016	109	\$415,000	13.70%
2017	123	\$444,000	6.99%
2018	78	\$475,000	6.98%

2018/19 Tax Shift Summary

ERAF I & II	-\$966,315
VLFAA (est.)	\$2,475,189

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. CPF SAN FERNANDO LLC	\$80,682,572	4.15%	Industrial
2. PHARMAVITE LLC	\$40,637,954	2.09%	Unsecured
3. SFVS COMPANY LLC	\$23,324,612	1.20%	Commercial
4. FOOTHILL HD RETAIL CENTER LLC	\$21,214,516	1.09%	Commercial
5. AHI GLENOAKS INC	\$17,244,077	0.89%	Industrial
6. SAN FERNANDO GATEWAY LLC	\$15,976,797	0.82%	Industrial
7. 315 PARTNERS LLC	\$15,836,245	0.82%	Commercial
8. YNG LLC	\$14,280,715	0.74%	Commercial
9. SAN FERNANDO ASSOCIATES	\$11,333,146	0.58%	Industrial
10. SAN FERNANDO VALLEY AUTOMOTIVE LLC	\$9,644,266	0.50%	Commercial
Top Ten Total	\$250,174,900	12.88%	

Real Estate Trends

Home Sales

According to industry experts, price growth isn't the only problem that current home shoppers are facing. The median price increases coupled with the principal and rising interest payments have resulted in double digit percentage increases in the cost of a median-priced home over last year. The reported median price of an existing, single-family detached homes in California during June 2018 was \$602,760. This was a 8.5 percent increase from \$555,420 in June 2017.

All Homes	Units Sold June-2017	Units Sold June-2018	% Change	Median Price June-2017	Median Price June-2018	% Change
Imperial County	146	130	-10.96%	\$214,000	\$224,000	4.67%
Los Angeles County	8,721	7,504	-13.95%	\$569,000	\$615,000	8.08%
Orange County	3,574	3,074	-13.99%	\$690,000	\$720,000	4.35%
Riverside County	4,253	3,425	-19.47%	\$357,000	\$370,000	3.64%
San Bernardino County	3,179	2,653	-16.55%	\$313,000	\$320,000	2.24%
San Diego County	4,316	3,798	-12.00%	\$540,000	\$565,000	4.63%
Ventura County	1,141	899	-21.21%	\$569,000	\$610,000	7.21%

Comparison of Current Median Sale Price to Peak Price Before the Great Recession

In 1978 California voters approved Proposition 8 that requires county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. These reductions are to be restored as the real estate market improves. One of the gauges of the values to be restored is the progress each community is seeing in the growth of the median sale prices of single family homes. As we have moved through the Great Recession, we have seen the recovery of the real estate home prices in many regions approach or exceed pre-recession peak prices. The graph below provides a comparison of the detached home (excluding Condos and Townhomes) median peak price experienced at the height of the real estate bubble in San Fernando and Los Angeles County well as several other counties in this region. Considering these trends, we expect to see that a majority of the homes under review per Proposition 8 will be completely restored in most of the urban and coastal counties. More counties have neared a 90-100% restoration level after our review of the 2018-19 data in this segment of residential properties. **As we begin the 2018-19 fiscal year 75.6 % of properties in San Fernando awaiting restoration of value since 2012-13 have been FULLY restored.**

Comparison of Median Sale Price to Pre Recession Peak Price

