

# THE CITY OF SAN FERNANDO

## PROPERTY TAX NEWSLETTER

### TAX YEAR 2024/25



**TAXABLE ASSESSED VALUE**  
**\$2.8 BILLION**

**+5.7%**  
**SAN FERNANDO**

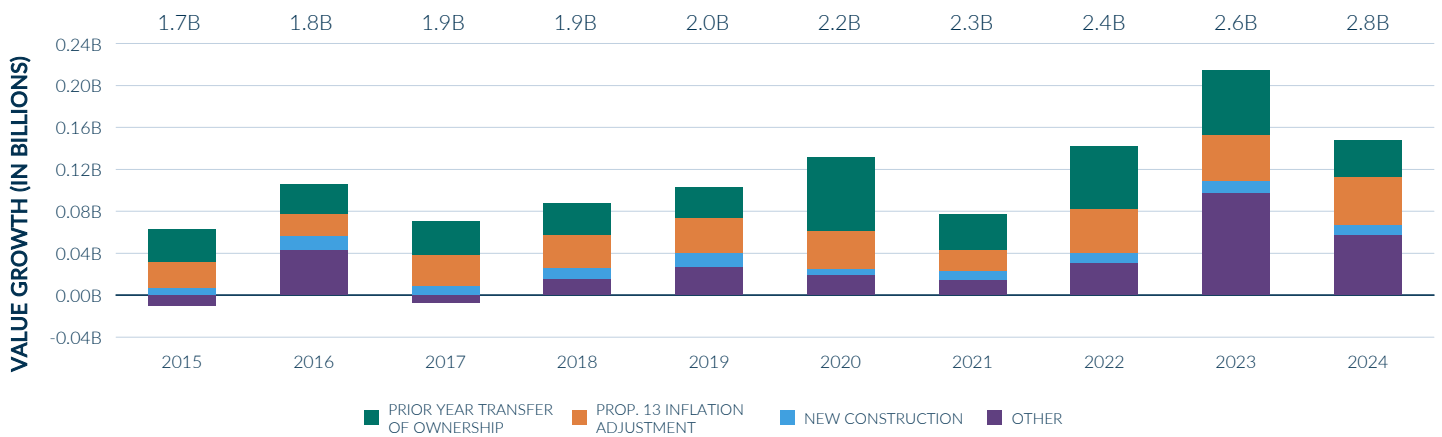


**+4.9%**  
**COUNTY**



### HISTORY OF VALUE CHANGES BY CAUSE

INCLUDING TOTAL ASSESSED VALUE



The Other change category may include effects of assessment appeals, multi parcel sales, and changes to secured exemptions, personal property, or utility-owned property values



### PROPERTY HIGHLIGHTS

\* The largest increase in secured assessed value was 12920 Foothill Blvd which increased by \$10.06 million as a result of change of ownership.

\* The second largest increase in secured assessed value was 1600 San Fernando Road which increased by \$5.5 million as a result of a dropped exemption.

\* The third largest increase in secured assessed value was 603 N. Maclay Avenue which increased by \$4.4 million as a result of change of ownership.

\* The fourth largest increase was 1007 San Fernando Road which increased by \$4.3 million as a result of change of ownership.



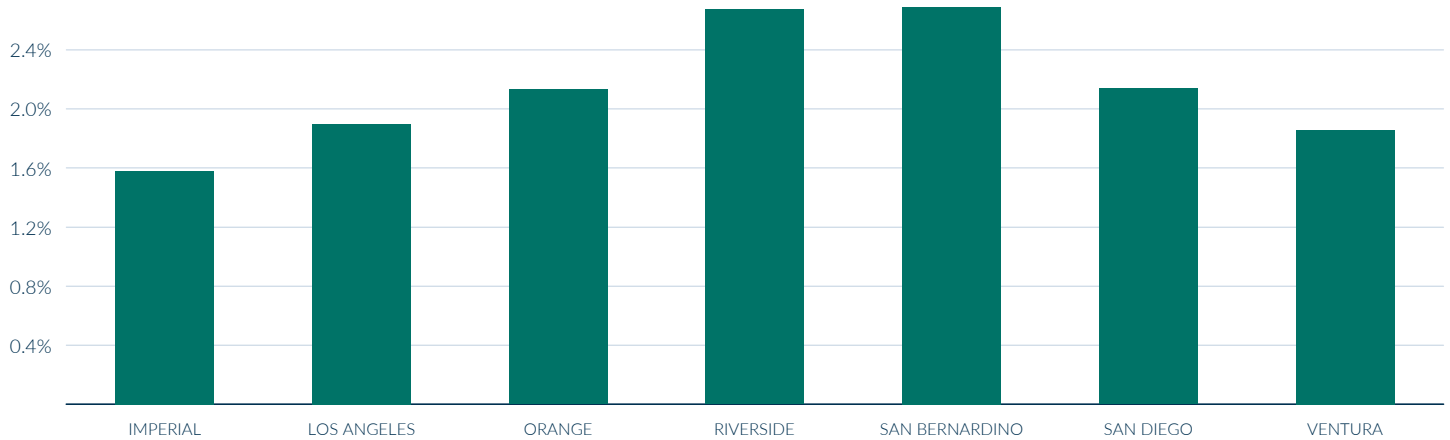
### TOP 10 OWNERS WITH PRIMARY USE CATEGORY, TOTAL VALUE AND % OF ALL VALUE

1	AMERICAN FRUITS AND FLAVORS SAN FERNANDO	UNSECURED	\$124 MILLION	4.49%
2	PHARMAVITE LLC	UNSECURED	\$43.5 MILLION	1.58%
3	GC SAN FERNANDO LLC	COMMERCIAL	\$37.5 MILLION	1.36%
4	REXFORD INDUSTRIAL 1145 ARROYO LLC	INDUSTRIAL	\$32.7 MILLION	1.18%
5	REXFORD INDUSTRIAL 1150 AVIATION LLC	INDUSTRIAL	\$32.5 MILLION	1.18%
6	REXFORD INDUSTRIAL-1245 AVIATION LLC	INDUSTRIAL	\$28.5 MILLION	1.03%
7	FOOTHILL HD RETAIL CENTER LLC	COMMERCIAL	\$23.7 MILLION	0.86%
8	REXFORD INDUSTRIAL 1175 AVIATION LLC	INDUSTRIAL	\$19.5 MILLION	0.71%
9	AHI GLENOAKS INC	INDUSTRIAL	\$19.2 MILLION	0.70%
10	315 PARTNERS LLC LESSOR	COMMERCIAL	\$18.7 MILLION	0.68%

**TOP 10 TOTAL**

**\$379 MILLION 13.76 %**

ESTIMATED VALUE GROWTH FROM SALE TRANSFERS AS A PERCENTAGE OF TAXABLE VALUE BY COUNTY



PROPERTY TAX FACTS

- In 2024, 5,702 City parcels were taxable.
- 55.9% of the City's 2024 assessed values are residential use, from 75.0% of the parcels.
- Taxable values are enrolled Jan. 2024 (reflecting 2023 activity). Tax billing starts Sept./Oct. 2024. Revenue is remitted to agencies from late 2024 through mid-2025.

DETACHED SINGLE-FAMILY HOMES MEDIAN SALE PRICE HISTORY

YEAR	SALES	MEDIAN PRICE	CHG %
2015	112	\$365,750	9.2%
2016	109	\$415,000	13.5%
2017	123	\$444,000	7.0%
2018	106	\$470,000	5.9%
2019	104	\$491,000	4.5%
2020	73	\$545,000	11.0%
2021	98	\$627,500	15.1%
2022	89	\$670,000	6.8%
2023	62	\$700,000	4.5%
2024*	26	\$701,250	0.2%

\* Year-to-Date (through August 2024)



REAL ESTATE TRENDS

Through the first half of the 2024 calendar year, counties are still experiencing declines in the number of recorded sales from 2023. Home sales pulled back in June as interest rates remained high through the end of the second quarter. All major California regions experienced a moderate increase in their median sale prices from a year ago in June. The Central Coast posted the biggest sales jump on a year-over-year basis, increasing 8.9% from a year ago. The Far North (7.6%) and Southern California (7.4%) were a close second and third, respectively, and were followed by the San Francisco Bay Area (5.8%) and the Central Valley (4.8%). The median sale price of San Fernando detached single-family homes from January through August 2024 was \$701,250, an increase of \$1,250 (0.2%) from 2023's median sale price.

ASSESSED VALUE-BASED REVENUE HISTORY BY COMPONENT

