



IRWINDALE

2018/19 PROPERTY TAX SUMMARY



The City of Irwindale experienced a net taxable value increase of 5.6% for the 2018/19 tax roll, which was slightly less than the increase experienced countywide at 6.5%. The assessed value increase between 2017/18 and 2018/19 was \$135 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$29.2 million, which accounted for 22% of all growth experienced in the city.

Over the past 5 years values have grown steadily. Since 2014-15 values increased by \$381.8 million (17.5%). For 2018-19 assessed values in the City have grown by \$135.5 million (5.56%). Industrial property accounts for 65.7% of all value in the City and these values grew by \$76.6 million (4.7%) for 2018-19. Unsecured values account for 14.4% of all value in the City and these values grew by \$37.6 million (11.3%). In addition to the sizeable value growth in Industrial and Unsecured values, Cross Reference tax roll assessments increased in value by \$15.7 million (12.1%). Cross Reference assessments relate to possessory interest and mining rights assessments in Irwindale and include most of the large aggregate extraction companies. Through November there have been 45 sales of non-residential property in the City. These sales resulted in an increase of 116.9% in value on those properties sold. The increases in value due to these sales will add \$83.8 million to the 2019-20 tax roll values. For the current 2018-19 tax rolls, sales during 2017 added only \$32.2 million.

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 Irwindale from January through September 2018 was \$93,000. This represents a \$351,000 (-79.1%) decrease in median sale price from 2017.

Year	D-SFR Sales	Median Price	% Change
2012	5	\$320,000	
2013	4	\$309,500	-3.28%
2014	2	\$335,000	8.24%
2015	3	\$367,000	9.55%
2016	8	\$432,500	17.85%
2017	4	\$444,000	2.66%
2018	1	\$93,000	-79.05%

2018/19 Tax Shift Summary

ERAF I & II	\$-61,049
VLFAA (est.)	\$145,404

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. MILLERCOORS USA	\$417,091,791	16.21%	Industrial
2. CROW FAMILY HOLDINGS INDUSTRIAL LP	\$110,176,866	4.28%	Industrial
3. VULCAN MATERIALS COMPANY	\$96,705,983	3.76%	Cross-Reference
4. BPP PACIFIC INDUSTRIAL REIT LA REGIONAL	\$86,820,770	3.37%	Industrial
5. HUY FONG IRWINDALE LLC	\$79,535,319	3.09%	Industrial
6. METROPOLITAN LIFE INSURANCE CO	\$58,543,186	2.27%	Commercial
7. HANSON AGGREGATES WEST INC	\$51,905,802	2.02%	Cross-Reference
8. DAVIS WIRE CORP	\$48,799,192	1.90%	Industrial
9. REXFORD INDUSTRIAL	\$48,039,889	1.87%	Industrial
10. UNITED ROCK PRODUCTS CORPORATION	\$43,124,375	1.68%	Cross-Reference
Top Ten Total	\$1,040,743,173	40.44%	

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 Irwindale 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 37.5 % of properties in Irwindale awaiting restoration of value since 2012-13 have been FULLY restored.**

Comparison of Median Sale Price to Pre Recession Peak Price

