



# IRWINDALE

## 2015/16 PROPERTY TAX SUMMARY



The City of Irwindale experienced a net taxable value increase of 2.2% for the 2015/16 tax roll, which was somewhat less than the increase experienced countywide at 6.1%. The assessed value increase between 2014/15 and 2015/16 was \$47.8 million. The change attributed to the 1.998% Proposition 13 inflation adjustment was \$22.5 million, which accounted for 47% of all growth experienced in the city.

The largest increase in secured taxable value on a single parcel occurred on an industrial property owned by Calmat Properties Company. Calmat added \$11.4 million of value primarily due to new construction. Irwin Outlet Partners LLC's recent purchase of a recreational property added \$9.4 million of secured value.

The improvement value of United Rock Corporation's industrial property at 1245 Arrow Highway declined \$7.7 million while personal property increased \$2.3 million, for a net decline of \$5.4 million. Consolidated Rock Products Company declined \$4.3 million on a reduction of fixtures and improvements and personal property.

Parcel subdivision resulted in an decrease of this year. Eight parcels were dropped and 10 parcels were added, resulting in a net assessed value increase of \$8.9 million due to a portion of the Millercoors LLC's parcel taken over by the Metro Gold Line Foothill extension.

The annual proposition 13 inflation adjustment for real property is not expected to reach two percent for 2015-16. If so, it would be the third year in a row when the inflation adjustment is less than two percent.

In most areas, the housing market has inched back towards normalcy in 2015 with more owner occupied sales and less distressed and investor purchases. Median sale prices for real estate have continued to increase steadily year over year while the numbers of sale transactions remains healthy with some expected seasonal dips. In some areas the current median has surpassed the median at the height of the real estate bubble. The median sale price of a single family home in Irwindale from January through February 2015 was \$262,500. This represents a \$37,500 (-12.5%) decrease in median sale price from 2014.

| Year | SFR Sales | Median Price | % Change |
|------|-----------|--------------|----------|
| 2009 | 1         | \$215,000    |          |
| 2010 | 2         | \$282,500    | 31.40%   |
| 2011 | 1         | \$148,000    | -47.61%  |
| 2012 | 6         | \$335,000    | 126.35%  |
| 2013 | 3         | \$329,000    | -1.79%   |
| 2014 | 3         | \$300,000    | -8.81%   |
| 2015 | 2         | \$262,500    | -12.50%  |

### 2015/16 Tax Shift Summary

|              |           |
|--------------|-----------|
| ERAF I & II  | \$-47,133 |
| VLFAA (est.) | \$126,831 |
| Triple Flip  | Expired   |

### Top 10 Property Owners

| Owner                                 | Net Taxable Value    | % of Total    | Use Type        |
|---------------------------------------|----------------------|---------------|-----------------|
| 1. MILLERCOORS LLC                    | \$400,464,709        | 17.89%        | Industrial      |
| 2. CROW FAMILY HOLDINGS INDUSTRIAL LP | \$104,307,898        | 4.66%         | Industrial      |
| 3. HUY FONG IRWINDALE LLC             | \$76,570,138         | 3.42%         | Industrial      |
| 4. METROPOLITAN LIFE INSURANCE CO     | \$55,424,669         | 2.48%         | Commercial      |
| 5. LBA CPT INDUSTRIAL COMPANY III LLC | \$44,570,563         | 1.99%         | Industrial      |
| 6. DAVIS WIRE CORP                    | \$41,367,910         | 1.85%         | Industrial      |
| 7. UNITEK                             | \$37,229,027         | 1.66%         | Unsecured       |
| 8. HANSON AGGREGATES WEST INC         | \$36,392,706         | 1.63%         | Cross-Reference |
| 9. READY PAC PRODUCE INC              | \$35,056,713         | 1.57%         | Unsecured       |
| 10. CALMAT PROPERTIES COMPANY         | \$33,089,644         | 1.48%         | Industrial      |
| <b>Top Ten Total</b>                  | <b>\$864,473,977</b> | <b>38.61%</b> |                 |

# 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 2015 was \$489,560. This was a 7.0 percent increase from \$457,700 in June 2014.

| All Homes             | Units Sold<br>June-2014 | Units Sold<br>June-2015 | % Change | Median Price<br>June-2014 | Median Price<br>June-2015 | % Change |
|-----------------------|-------------------------|-------------------------|----------|---------------------------|---------------------------|----------|
| Imperial County       | 115                     | 155                     | 34.78%   | \$190,000                 | \$185,000                 | -2.63%   |
| L. A. County          | 6,911                   | 8,171                   | 18.23%   | \$460,000                 | \$500,000                 | 8.70%    |
| Orange County         | 3,319                   | 3,831                   | 15.43%   | \$600,000                 | \$629,500                 | 4.92%    |
| Riverside County      | 3,463                   | 4,073                   | 17.61%   | \$298,500                 | \$315,000                 | 5.53%    |
| San Bernardino County | 2,353                   | 2,774                   | 17.89%   | \$240,000                 | \$268,750                 | 11.98%   |
| San Diego County      | 3,698                   | 4,467                   | 20.80%   | \$450,000                 | \$476,000                 | 5.78%    |
| Ventura County        | 891                     | 1,062                   | 19.19%   | \$470,000                 | \$517,800                 | 10.17%   |

## Pool of Prop 8 Reduced Property Values Restored Through 2014-15

Residential properties throughout California received value reductions to lower market rate values between 2008 and 2012. The reductions by Assessors for these properties reflected Proposition 8 declines in real estate values when the "Great Recession" impacted sale prices and the numbers of units selling. Beginning in 2013, most county assessors started reviewing properties that had received reductions in large numbers and restoring values as market values moved upward. In many communities we have started seeing median sale prices reported in 2015 that are exceeding those seen in 2006 or 2007 during in the peak of the real estate bubble. In several counties, the values restored in 2015-16 may be the last measurable Prop 8 increases to "boost" residential values for properties that experienced declines. Other counties may see one or two more years of restorations before returning to the more typical year over year changes resulting from the annual CPI adjustment, transferred properties, and new construction additions. **In Irwindale 56.3% properties awaiting recapturing in 2012-13 have been fully reinstated.**

### Estimated Percentage of Prop 8 Value Restored Since 2012-13

