



2011/12 PROPERTY TAX SUMMARY

The City of Irwindale experienced a net taxable value decrease of -2.6% for the 2011/12 tax roll, which was somewhat weaker than the increase experienced countywide at 1.4%. The assessed value decrease between 2010/11 and 2011/12 was \$-51.6 million. The change attributed to the 0.753% Proposition 13 inflation adjustment was \$12.0 million, which was more than offset by reductions caused by properties with declining values.

The largest secured assessed value increase was reported on a commercial parcel owned by Public Storage. The parcel, which was purchased by Public Storage in 2010 from Arrow Storage Partners, has been reappraised adding over \$4.6 million to the roll. Purchases by City of Hope and Beckman Research added \$3.7 million in value. Miller Brewing was purchased by InBev in 2008 and reappraisal resulted in an increase in value of \$56 million for 2009 but this was reduced by \$3.5 million for 2011-12. In addition, Millercoors LLC, the new corporate name for Miller Brewing, has filed assessment appeals for each of the past four years. All are still pending.

The largest assessed value decline was on a parcel owned by Unitek and located at 2626 S. Peck Road. The parcel's valuation for 2011-12 is \$23.3 million lower than in 2010-11 but this is balanced by the addition of \$22.7 million in unsecured value. A loss of almost \$10 million in secured value occurred due to appeals on a parcel owned by Metropolitan Life Insurance at 4920 Rivergrade Road.

The housing market remained weak during the first half of 2011, as home buying decreased due to skittish buyers and uncertainty in the economy. New home construction is at its lowest level in a decade and sales of homes more than \$500,000 remain slow due to restrictions on jumbo loans. With economic uncertainty likely to keep prices low, buyers don't see urgency to rush into the market. The median sale price of a single family home in Irwindale from January through October 2011 was \$282,500. This represents a \$282,500 (0.0%) decrease in median sale price from 2010.

Year	SFR Sales	Median Price	% Change
2005	4	\$308,400	
2006	2	\$440,000	42.67%
2007	30	\$402,000	-8.64%
2008	2	\$190,000	-52.74%
2009	1	\$215,000	13.16%
2010	2	\$282,500	31.40%
2011	0	\$282,500	0.00%

2011/12 Tax Shift Summary

ERAF I & II	\$-42,276
AB27 Payment	\$4,314,510
VLFAA (est.)	\$110,578
Triple Flip	\$1,076,554
Triple Flip True up	\$65,843

Top 10 Property Taxpayers

Owner	Revenue	% of Total	Use Type
1. MILLERCOORS LLC	\$3,267,644.87	18.01%	Industrial
2. CROW FAMILY HOLDINGS INDUSTRIAL LP	\$912,678.01	5.03%	Industrial
3. METROPOLITAN LIFE INSURANCE COMPANY	\$492,399.92	2.71%	Commercial
4. HANSON AGGREGATES WEST	\$458,377.55	2.53%	Possessory Int.
5. REALTY ASSOCIATES FUND V LP	\$396,760.72	2.19%	Industrial
6. READY PAC PRODUCE INC	\$379,722.56	2.09%	Unsecured
7. UNITEK CORPORATION	\$354,778.44	1.96%	Unsecured
8. DAVIS WIRE CORPORATION	\$351,644.19	1.94%	Industrial
9. VULCAN MATERIALS	\$297,806.39	1.64%	Possessory Int.
10. CALIFORNIA COMMUNITY NEWS CORPORATION	\$272,180.05	1.50%	Unsecured
Top Ten Total	\$7,183,992.70	39.60%	

Real Estate Trends

Home Sales

Home sales continued to dip in many parts of the State, in part because sales of lower cost distressed home sales have risen and sales of both newly constructed and high priced properties over \$500,000 have dipped. Despite stable down payment amounts, there is still much hesitation in the market because of less than positive economic reports and uncertainty regarding the Country's debt crisis. The median price of an existing, single family detached home in California during July 2011 was \$252,000, a 6 percent decrease from \$268,000 in July 2010. Of the existing homes sold in July 2011 more than half were either short sales or foreclosures.

All Homes	Units Sold July-2010	Units Sold July-2011	% Change	Median Price July-2010	Median Price July-2011	% Change
Imperial County	179	157	-12.29%	\$131,000	\$126,000	-3.82%
L. A. County	6,515	6,193	-4.94%	\$339,000	\$320,000	-5.60%
Orange County	2,527	2,455	-2.85%	\$450,000	\$437,500	-2.78%
Riverside County	3,529	3,288	-6.83%	\$200,000	\$190,000	-5.00%
San Bernardino County	2,556	2,378	-6.96%	\$155,000	\$151,000	-2.58%
San Diego County	3,070	3,041	-0.94%	\$338,000	\$325,000	-3.85%
Ventura County	749	735	-1.87%	\$370,000	\$360,000	-2.70%

Commercial & Industrial Appeals

Commercial and Industrial appeals have been filed in huge numbers equal to or exceeding the numbers experienced during the last real estate downturn in the mid-1990s. The filings which ramped up in 2008 have increased in number over the past 3 years and more appeals have entered the hearing process because owners and assessor staff are unable to reach a stipulated reduced value. Appeals, which often take several years to resolve, result in a multi-year revenue reduction in the year they are resolved. The taxpayer refunds from successful appeals within the general fund portion of cities are all pooled and the reductions are apportioned based on each taxing entities share of revenue generated countywide. This means that appeals granted mid-year outside your jurisdiction will result in a pro-rata reduction to your jurisdiction's general fund revenue. The overall appeal success rate in counties where the data is available for purchase is in excess of 60% and when successful, values on average are reduced 20%.

