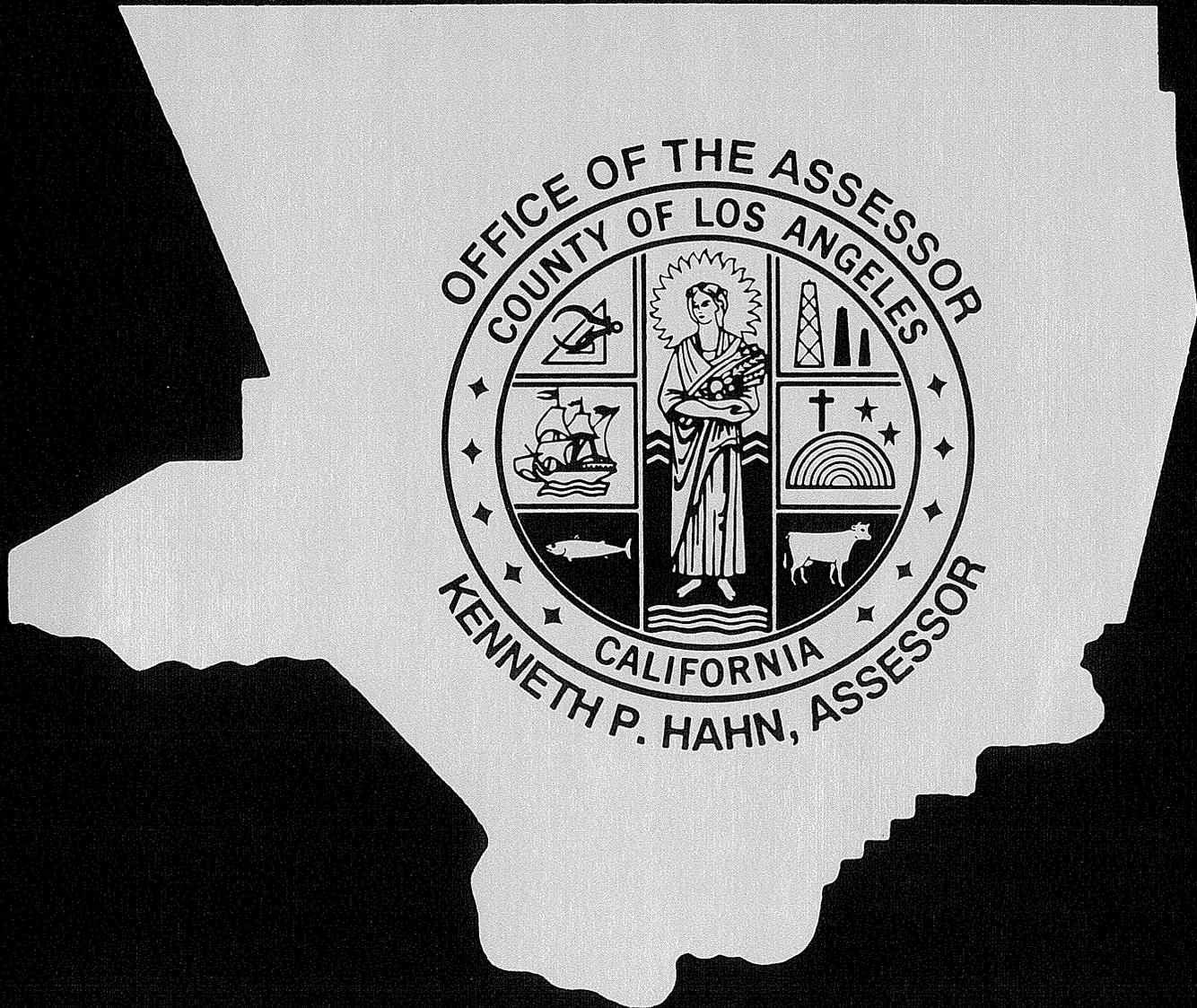


1995 — 1996

ROLL RELEASE



KENNETH P. HAHN

LOS ANGELES COUNTY ASSESSOR



County of Los Angeles
Office of the Assessor

NEWS

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AUGUST 7, 1995
FOR IMMEDIATE RELEASE

1995-96 ASSESSMENT ROLL REFLECTS FIRST DECREASE IN 22 YEARS

Assessor Kenneth P. Hahn announced today that Los Angeles County's 1995-96 Assessment Roll plummeted by \$10.2 billion this year -- the first decline in 22 years. The assessment roll as produced by the Office of Assessor is the official, authoritative value index of all property assessed in Los Angeles County. The 1995-96 Roll continues to be adversely affected by both the downturn in the Southern California economy and the ongoing underfunding of the Office of Assessor.

Hahn said that a number of interrelated components contributed to the lower assessment roll. The most significant factor causing a lower assessment roll was lien date value reductions. Under the provisions of Proposition 8, a property worth less on March 1 (lien date) than when it was purchased qualifies for a "decline in value" adjusted valuation. Proposition 8 reductions removed \$11 billion in assessed value.

Those reductions were somewhat offset by nearly \$4 billion from properties sold or transferred and by completed new construction. Another \$4.4 billion, and the largest positive component of the roll, was added by the inflation adjustment to older assessments as is required under Proposition 13. Hahn said that this year's inflationary adjustment was only 1.19% rather than the normal 2%. The only other year affected by a lower inflationary factor was 1983 when inflation was pegged at 1%.

- MORE -

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prior rolls. Although prior year roll changes do not affect the current assessment roll, they pose very real and serious ramifications to jurisdictions receiving and relying on property tax revenue.

The City of Los Angeles continues to have the highest valuation in Los Angeles County with a total valuation of \$187.8 billion, but represents a 4.3% decrease from last year primarily due to Proposition 8 declines in value and Misfortune or Calamities.

The second largest valued city is again the City of Long Beach having \$21.1 billion in assessed value and also showing a lower assessed value than last year. This 1.7% decrease is largely from declines in value experienced in that City.

#

FACTORS CAUSING 1995 VALUATION CHANGES FOR LOS ANGELES COUNTY

(Exclusive of Public Utility Valuations) (1)
(Value in Billions)

CURRENT ROLL VALUE CHANGE

	<u>1994</u>	<u>1995</u>	<u>\$ Change</u>	<u>% Change</u>
Local Roll Value Before Exemptions	\$517.638	\$508.691	\$ -8.947	-1.7%
Less: All Exemptions	<u>\$ 20.627</u>	<u>\$ 21.879</u>		
NET LOCAL ROLL VALUE	\$497.011	\$486.812	\$-10.199	-2.1%

FACTORS CAUSING CHANGE

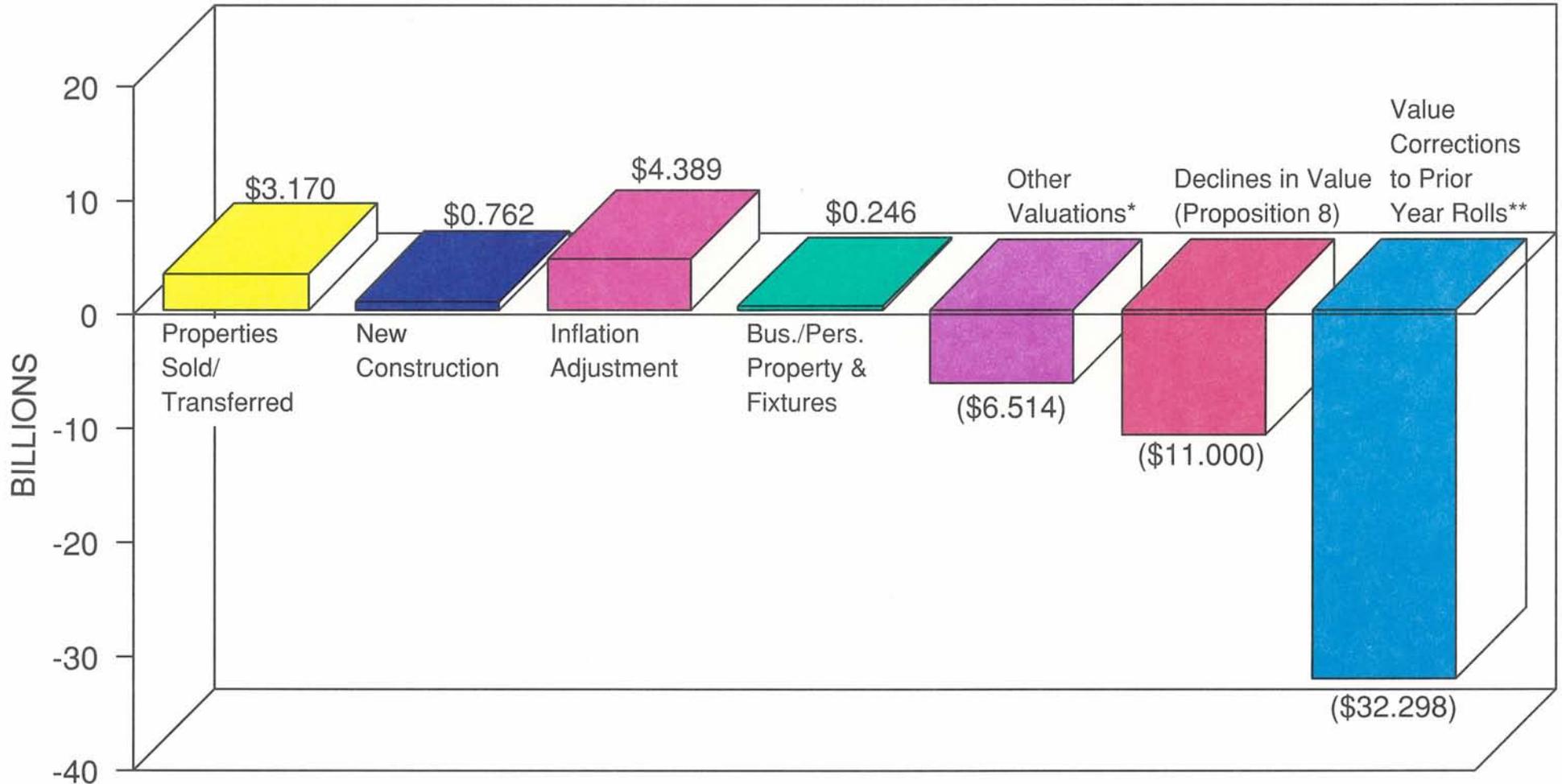
	<u>Change In Dollars</u>
Additions to the 1995 Roll:	
Properties Sold and/or Transferred	\$ 3.170
New Construction	\$ 0.762
Inflation Adjustment (Prop. 13)	\$ 4.389
Business Personal Property and Fixtures	\$ 0.246
Other Valuations(2)	<u>\$ -6.514</u>
TOTAL ADDITIONS TO THE 1995 ROLL	\$ 2.053
Declines In Value (Prop. 8)	<u>\$-11.000</u>
TOTAL CHANGES TO THE 1995 LOCAL ROLL	\$ -8.947

(1) *Public Utility assessments are made by the State Board of Equalization.
Their values should be available by the end of August.*

(2) *Value Changes due to value restorations, possessory interest, oil and water rights, and current year
Misfortune & Calamity.*

1995 VALUATION CHANGE

LOS ANGELES COUNTY (VALUE IN BILLIONS)



*VALUE RESTORATIONS, POSSESSORY INTEREST, OIL AND WATER RIGHTS, AND CURRENT YEAR MISFORTUNE & CALAMITY

**PRIMARILY DUE TO ASSESSMENT APPEALS AND PRIOR YEAR MISFORTUNE & CALAMITY

FACTORS CAUSING RECENT VALUATION CHANGES FOR LOS ANGELES COUNTY

(VALUATION FIGURES IN MILLIONS)

	1991	1992	1993	1994	1995
Local Roll Value	\$471,578	\$500,083	\$512,638	\$517,638	\$508,691
Less: All Exemptions	(18,811)	(19,512)	(21,846)	(20,627)	(21,879)
Net Local Roll Value	\$452,767	\$480,571	\$490,792	\$497,011	\$486,812
<u>CHANGES FROM PRIOR YEARS:</u>					
Properties Sold/Transferred	\$20,660	\$14,008	\$8,108	\$4,205	\$3,170
New Construction	8,482	5,857	3,379	1,672	762
Inflation Adjustment	7,835	8,167	8,721	7,646	4,389
Bus./Pers. Property	2,779	33	994	(1,266)	246
Other Valuations	1,497	440	1,213	(1,444)	(6,514)
Declines in Value	0	0	(9,860)	(5,813)	(11,000)
Subtotal	\$41,253	\$28,505	\$12,555	\$5,000	(\$8,947)
Corrections to Prior Rolls	17,297	10,253	8,210	(7,136)	(32,298)
Total Changes	\$58,550	\$38,758	\$20,765	(\$2,136)	(\$41,245)
<u>GROSS APPROPRIATION:</u>	\$85,408,000	\$99,124,000	\$102,497,000	\$91,125,000	\$85,193,000
<u>NUMBER OF EMPLOYEES:</u>					
Permanent (January 1)	1,760	1,842	1,761	1,610	1,541
Student Workers	87	54	41	0	0
Total	1,847	1,896	1,802	1,610	1,541
<u>NET LOCAL ROLL PER EMPLOYEE (In Millions):</u>	\$245.14	\$253.47	\$272.36	\$308.70	\$315.91

**1995 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES COUNTY (1)**

VALUATIONS

	<u>1994</u>	<u>1995</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$219,710,129,409	\$220,484,881,783		
Buildings and Structures	251,541,468,289	241,575,889,856		
Business Personal Property	<u>46,385,946,710</u>	<u>46,629,808,722</u>		
GROSS TOTAL	\$517,637,544,408	\$508,690,580,361	\$-8,946,964,047	-1.7%

LESS EXEMPTIONS

Church, Welfare, etc.(2)	<u>\$ 12,150,438,568</u>	<u>\$ 13,415,168,501</u>		
Revenue Producing Valuations	\$505,487,105,840	\$495,275,411,860	\$-10,211,693,980	-2.0%
Homeowner(3)	<u>\$ 8,476,071,775</u>	<u>\$ 8,463,865,464</u>		
Net Total Revenue Producing Valuations(4)	\$497,011,034,065	\$486,811,546,396	\$-10,199,487,669	-2.1%

1995 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial/ Industrial Parcels</u>	<u>Total No. of Parcels</u>
1,740,928	244,997	257,999	2,243,924
Business Assessments: Personal Property & Fixtures			<u>294,970</u>
TOTAL			2,538,894

-
- (1) *The assessed values do not include State Board of Equalization valued properties.*
(2) *Exemptions not reimbursed to local governments by the State of California.*
(3) *Exemptions reimbursed to local governments by the State of California.*
(4) *Valuations on which revenue is collected by Los Angeles County.*

**1995 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES CITY (1)
38% OF TOTAL ROLL**

VALUATIONS

	<u>1994</u>	<u>1995</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$ 86,394,817,793	\$ 85,576,390,787		
Buildings and Structures	97,726,737,751	90,842,120,370		
Business Personal Property	<u>18,357,630,747</u>	<u>17,866,920,165</u>		
GROSS TOTAL	\$202,479,186,291	\$194,285,431,322	\$ -8,193,754,969	-4.0%

LESS EXEMPTIONS

Church, Welfare, etc.(2)	<u>\$ 6,179,644,332</u>	<u>\$ 6,490,661,870</u>		
Revenue Producing Valuations	\$196,299,541,959	\$187,794,769,452	\$ -8,504,772,507	-4.3%
Homeowner(3)	<u>\$ 2,832,065,357</u>	<u>\$ 2,816,244,042</u>		
Net Total Revenue Producing Valuations(4)	\$193,467,476,602	\$184,978,525,410	\$ -8,488,951,192	-4.4%

1995 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial/ Industrial Parcels</u>	<u>Total No. of Parcels</u>
573,493	107,405	67,164	748,062
Business Assessments: Personal Property & Fixtures			<u>112,426</u>
TOTAL			860,488

- (1) *The assessed values do not include State Board of Equalization valued properties.*
(2) *Exemptions not reimbursed to local governments by the State of California.*
(3) *Exemptions reimbursed to local governments by the State of California.*
(4) *Valuations on which revenue is collected by Los Angeles County.*

**1995 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LONG BEACH CITY (1)
4% OF TOTAL ROLL**

VALUATIONS

	<u>1994</u>	<u>1995</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$ 9,342,352,940	\$ 9,495,222,869		
Buildings and Structures	10,483,343,103	10,064,982,087		
Business Personal Property	<u>2,382,645,337</u>	<u>2,311,297,918</u>		
GROSS TOTAL	\$ 22,208,341,380	\$ 21,871,502,874	\$ -336,838,506	-1.5%

LESS EXEMPTIONS

Church, Welfare, etc.(2)	<u>\$ 638,857,785</u>	<u>\$ 663,609,145</u>		
Revenue Producing Valuations	\$ 21,569,483,595	\$ 21,207,893,729	\$ -361,589,866	-1.7%
Homeowner(3)	<u>\$ 388,057,507</u>	<u>\$ 384,458,059</u>		
Net Total Revenue Producing Valuations(4)	\$ 21,181,426,088	\$ 20,823,435,670	\$ -357,990,418	-1.7%

1995 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial/ Industrial Parcels</u>	<u>Total No. of Parcels</u>
75,571	17,445	11,447	104,463
Business Assessments: Personal Property & Fixtures			<u>15,265</u>
TOTAL			119,728

- (1) *The assessed values do not include State Board of Equalization valued properties.*
(2) *Exemptions not reimbursed to local governments by the State of California.*
(3) *Exemptions reimbursed to local governments by the State of California.*
(4) *Valuations on which revenue is collected by Los Angeles County.*

**RANKING AMONG 20 HIGHEST VALUED CITIES
IN LOS ANGELES COUNTY**

<u>City</u>	<u>1995 Assessed Valuation (Value in Billions)</u>	<u>No. of Total Assessments*</u>
1. Los Angeles	\$187.795	860,488
2. Long Beach	\$ 21.208	119,728
3. Torrance	\$ 12.208	45,439
4. Glendale	\$ 11.046	48,532
5. Santa Monica	\$ 9.341	28,116
6. Pasadena	\$ 9.271	41,231
7. Beverly Hills	\$ 8.875	13,775
8. Burbank	\$ 8.306	32,677
9. Santa Clarita	\$ 7.812	45,697
10. Carson	\$ 7.259	25,850
11. Redondo Beach	\$ 5.213	22,670
12. El Segundo	\$ 5.097	6,235
13. Palmdale	\$ 4.923	39,816
14. Pomona	\$ 4.589	33,690
15. Lancaster	\$ 4.542	46,302
16. Arcadia	\$ 4.366	17,664
17. Downey	\$ 4.352	25,659
18. Rancho Palos Verdes	\$ 4.331	15,740
19. West Covina	\$ 4.210	27,352
20. Manhattan Beach	\$ 4.183	13,893

* Composite of Real Property Parcels and Business Assessments

LOS ANGELES COUNTY NET ASSESSED VALUATION (1)

(EXCLUSIVE OF PUBLIC UTILITY VALUATION)

(VALUE IN BILLIONS)

	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>
LOS ANGELES COUNTY NET TOTAL	\$330.228	\$369.526	\$412.831	\$452.767	\$480.571	\$490.762	\$497.011	\$486.812
CHANGE IN VALUE	\$ 31.525	\$ 39.298	\$ 43.305	\$ 39.936	\$ 27.804	\$ 10.191	\$ 6.249	\$-10.199
PERCENT CHANGE	10.6%	11.9%	11.7%	9.7%	6.1%	2.1%	1.3%	-2.1%

(1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS

**LOS ANGELES COUNTY
DISTRIBUTION OF VALUE BY PROPERTY TYPE
TOTAL COUNTY VALUATION (1)
(VALUE IN BILLIONS)**

<u>YEAR</u>	<u>TOTAL ROLL MARKET VALUE</u>	<u>SINGLE FAMILY RESIDENTIAL VALUE</u>	<u>% OF TOTAL ROLL</u>	<u>RESIDENTIAL INCOME VALUE</u>	<u>% OF TOTAL ROLL</u>	<u>COMMERCIAL/ INDUSTRIAL VALUE</u>	<u>% OF TOTAL ROLL</u>
1970	\$69.2	\$30.0	43.4%	\$9.2	13.3%	\$30.0	43.3%
1971	\$72.0	\$30.8	42.8%	\$9.6	13.3%	\$31.6	43.9%
1972	\$75.2	\$32.4	43.1%	\$10.4	13.8%	\$32.4	43.1%
1973	\$72.8	\$28.4	39.0%	\$10.8	14.8%	\$33.6	46.2%
1974	\$76.8	\$30.0	39.1%	\$11.2	14.6%	\$35.6	46.3%
1975	\$83.2	\$33.2	39.9%	\$11.2	13.5%	\$38.8	46.6%
1976	\$97.2	\$40.8	42.0%	\$15.2	15.6%	\$41.2	42.4%
1977	\$105.6	\$44.8	42.4%	\$16.4	15.5%	\$44.4	42.1%
1978	\$109.2	\$45.2	41.4%	\$16.0	14.7%	\$48.0	43.9%
1978 ADJ.(2)	\$119.2	\$52.0	43.6%	\$18.0	15.1%	\$49.2	41.3%
1979	\$134.4	\$60.4	44.9%	\$20.4	15.2%	\$53.6	39.9%
1980 (3)	\$150.0	\$71.2	47.5%	\$22.8	15.2%	\$56.0	37.3%
1981	\$170.1	\$82.0	48.2%	\$24.7	14.5%	\$63.4	37.3%
1982	\$190.3	\$90.8	47.7%	\$26.4	13.9%	\$73.1	38.4%
1983	\$203.7	\$97.2	47.7%	\$27.6	13.5%	\$78.9	38.8%
1984	\$223.8	\$105.9	47.3%	\$29.8	13.3%	\$88.1	39.4%
1985	\$245.2	\$115.7	47.2%	\$32.7	13.3%	\$96.8	39.5%
1986	\$266.6	\$125.5	47.1%	\$35.7	13.4%	\$105.4	39.5%
1987	\$298.7	\$138.8	46.5%	\$40.6	13.6%	\$119.3	39.9%
1988	\$330.2	\$153.2	46.4%	\$46.0	13.9%	\$131.0	39.7%
1989	\$369.5	\$175.1	47.4%	\$51.7	14.0%	\$142.7	38.6%
1990	\$412.8	\$200.3	48.5%	\$57.5	13.9%	\$155.0	37.6%
1991	\$452.8	\$222.2	49.1%	\$62.3	13.7%	\$168.3	37.2%
1992	\$480.5	\$237.6	49.5%	\$65.5	13.6%	\$177.4	36.9%
1993	\$490.8	\$241.7	49.3%	\$67.5	13.7%	\$181.6	37.0%
1994	\$497.0	\$249.2	50.1%	\$67.1	13.5%	\$180.7	36.4%
1995	\$486.8	\$251.1	51.6%	\$64.4	13.2%	\$171.3	35.2%

NOTES:

- (1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS. PUBLIC UTILITY ROLL NOT INCLUDED.
- (2) AFTER PROP. 13, THE ORIGINAL ROLL WAS ADJUSTED TO REFLECT CHANGES FOR 1975-78.
- (3) BUSINESS INVENTORY BECAME 100% EXEMPT.

LOS ANGELES COUNTY 1995 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL/ INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1994	1995						
Agoura Hills	\$2,052,984,936	\$2,043,992,006	(\$8,992,930)	-0.44%	7,125	14	367	7,506
Alhambra	\$3,401,145,111	\$3,418,725,162	\$17,580,051	0.52%	13,208	3,688	1,329	18,225
Arcadia	\$4,260,017,126	\$4,365,839,042	\$105,821,916	2.48%	13,487	1,054	997	15,538
Artesia	\$686,888,347	\$677,088,037	(\$9,800,310)	-1.43%	3,214	259	459	3,932
Avalon	\$334,218,160	\$332,952,819	(\$1,265,341)	-0.38%	928	261	439	1,628
Azusa	\$1,627,864,788	\$1,539,326,535	(\$88,538,253)	-5.44%	7,004	761	1,060	8,825
Baldwin Park	\$1,879,925,389	\$1,910,998,591	\$31,073,202	1.65%	12,492	906	1,116	14,514
Bell	\$763,865,034	\$773,150,666	\$9,285,632	1.22%	2,182	1,564	535	4,281
Bell Gardens	\$751,142,687	\$766,397,162	\$15,254,475	2.03%	1,336	2,068	671	4,075
Bellflower	\$2,122,856,793	\$2,140,862,406	\$18,005,613	0.85%	9,570	1,874	1,417	12,861
Beverly Hills	\$9,375,133,858	\$8,874,581,855	(\$500,552,003)	-5.34%	7,527	1,189	902	9,618
Bradbury	\$148,622,424	\$156,780,359	\$8,157,935	5.49%	381	6	16	403
Burbank	\$8,208,840,674	\$8,305,980,976	\$97,140,302	1.18%	21,073	3,334	3,113	27,520
Calabasas	\$2,584,626,350	\$2,542,642,784	(\$41,983,566)	-1.62%	7,201	10	216	7,427
Carson	\$6,928,159,504	\$7,253,256,957	\$325,097,453	4.69%	19,495	613	2,677	22,785
Cerritos	\$3,709,128,834	\$3,719,701,489	\$10,572,655	0.29%	14,937	24	616	15,577
Claremont	\$1,680,259,628	\$1,698,823,075	\$18,563,447	1.10%	8,662	300	504	9,466
Commerce	\$2,445,968,758	\$2,398,736,239	(\$47,232,519)	-1.93%	1,629	505	1,415	3,549
Compton	\$2,382,948,274	\$2,395,244,660	\$12,296,386	0.52%	15,270	2,112	2,223	19,605
Covina	\$2,146,433,169	\$2,163,159,298	\$16,726,129	0.78%	10,319	643	1,236	12,198
Cudahy	\$365,144,320	\$362,632,129	(\$2,512,191)	-0.69%	676	784	229	1,689

LOS ANGELES COUNTY 1995 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL/ INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1994	1995						
Culver City	\$3,478,472,782	\$3,401,142,507	(\$77,330,275)	-2.22%	10,301	1,477	1,630	13,408
Diamond Bar	\$3,643,071,309	\$3,667,917,334	\$24,846,025	0.68%	17,035	23	582	17,640
Downey	\$4,370,512,172	\$4,351,943,132	(\$18,569,040)	-0.42%	19,523	2,024	1,296	22,843
Duarte	\$920,190,050	\$902,338,588	(\$17,851,462)	-1.94%	5,360	82	332	5,774
El Monte	\$3,074,029,858	\$3,080,558,889	\$6,529,031	0.21%	12,065	2,932	2,035	17,032
El Segundo	\$5,722,146,445	\$5,095,462,968	(\$626,683,477)	-10.95%	3,160	791	840	4,791
Gardena	\$2,549,438,069	\$2,505,003,716	(\$44,434,353)	-1.74%	9,396	1,759	1,758	12,913
Glendale	\$11,381,060,268	\$11,045,537,449	(\$335,522,819)	-2.95%	33,008	6,001	3,611	42,620
Glendora	\$2,484,632,901	\$2,540,292,585	\$55,659,684	2.24%	13,617	480	1,129	15,226
Hawaiian Gardens	\$348,951,146	\$354,087,517	\$5,136,371	1.47%	1,753	463	264	2,480
Hawthorne	\$3,250,649,373	\$3,087,995,821	(\$162,653,552)	-5.00%	7,296	3,036	1,409	11,741
Hermosa Beach	\$1,668,412,514	\$1,669,001,599	\$589,085	0.04%	4,411	1,646	508	6,565
Hidden Hills	\$443,749,610	\$435,969,848	(\$7,779,762)	-1.75%	690	0	10	700
Huntington Park	\$1,407,357,960	\$1,389,289,893	(\$18,068,067)	-1.28%	3,678	2,365	1,277	7,320
Industry	\$3,324,164,331	\$3,270,455,826	(\$53,708,505)	-1.62%	33	5	1,373	1,411
Inglewood	\$3,694,735,984	\$3,685,163,729	(\$9,572,255)	-0.26%	13,958	4,597	1,962	20,517
Irwindale	\$1,140,759,896	\$1,017,329,216	(\$123,430,680)	-10.82%	237	30	578	845
La Canada Flintridge	\$2,063,589,618	\$2,131,164,640	\$67,575,022	3.27%	7,264	80	323	7,667
La Habra Heights	\$541,659,569	\$555,477,008	\$13,817,439	2.55%	2,121	28	51	2,200
La Mirada	\$2,495,679,407	\$2,547,823,650	\$52,144,243	2.09%	12,870	70	476	13,416
La Puente	\$889,477,164	\$895,272,157	\$5,794,993	0.65%	6,875	220	415	7,510

LOS ANGELES COUNTY 1995 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL/ INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1994	1995						
La Verne	\$1,550,222,867	\$1,558,048,767	\$7,825,900	0.50%	7,987	356	1,024	9,367
Lakewood	\$3,398,030,338	\$3,454,528,527	\$56,498,189	1.66%	22,755	677	431	23,863
Lancaster	\$4,731,101,468	\$4,542,478,170	(\$188,623,298)	-3.99%	32,869	1,039	9,293	43,201
Lawndale	\$998,539,211	\$971,929,409	(\$26,609,802)	-2.66%	2,964	2,201	531	5,696
Lomita	\$902,493,585	\$911,993,284	\$9,499,699	1.05%	3,771	803	532	5,106
Long Beach	\$21,569,483,595	\$21,201,333,807	(\$368,149,788)	-1.71%	75,571	17,445	11,447	104,463
Los Angeles	\$196,299,541,959	\$187,776,447,661	(\$8,523,094,298)	-4.34%	573,493	107,405	67,164	748,062
Lynwood	\$1,333,138,194	\$1,335,589,875	\$2,451,681	0.18%	7,253	1,791	1,048	10,092
Malibu	\$3,484,134,128	\$3,526,360,170	\$42,226,042	1.21%	6,017	236	398	6,651
Manhattan Beach	\$4,218,133,023	\$4,182,618,485	(\$35,514,538)	-0.84%	10,378	1,746	506	12,630
Maywood	\$461,193,983	\$475,246,571	\$14,052,588	3.05%	1,657	1,297	421	3,375
Monrovia	\$1,857,712,635	\$1,869,720,922	\$12,008,287	0.65%	7,170	1,661	1,038	9,869
Montebello	\$2,423,868,456	\$2,479,401,917	\$55,533,461	2.29%	9,808	1,595	1,257	12,660
Monterey Park	\$2,919,964,610	\$2,917,596,273	(\$2,368,337)	-0.08%	12,891	1,525	1,048	15,464
Norwalk	\$2,869,978,632	\$2,880,914,611	\$10,935,979	0.38%	21,396	505	1,211	23,112
Palmdale	\$4,997,034,945	\$4,922,543,003	(\$74,491,942)	-1.49%	31,269	429	5,960	37,658
Palos Verdes Estates	\$2,180,996,222	\$2,250,935,436	\$69,939,214	3.21%	5,140	28	68	5,236
Paramount	\$1,663,398,146	\$1,663,755,066	\$356,920	0.02%	5,807	1,472	1,518	8,797
Pasadena	\$9,053,737,482	\$9,271,181,819	\$217,444,337	2.40%	28,533	4,205	3,235	35,973
Pico Rivera	\$2,231,426,971	\$2,123,887,561	(\$107,539,410)	-4.82%	12,647	448	1,017	14,112
Pomona	\$4,648,131,372	\$4,587,993,260	(\$60,138,112)	-1.29%	25,128	2,256	3,276	30,660

LOS ANGELES COUNTY 1995 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL/ INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1994	1995						
Rancho Palos Verdes	\$4,290,165,654	\$4,331,427,095	\$41,261,441	0.96%	15,011	39	154	15,204
Redondo Beach	\$5,294,830,576	\$5,212,091,320	(\$82,739,256)	-1.56%	15,878	2,588	933	19,399
Rolling Hills	\$532,858,273	\$553,795,689	\$20,937,416	3.93%	753	1	6	760
Rolling Hills Estates	\$1,127,587,559	\$1,131,104,162	\$3,516,603	0.31%	2,928	1	224	3,153
Rosemead	\$1,729,057,728	\$1,717,142,335	(\$11,915,393)	-0.69%	7,520	2,079	859	10,458
San Dimas	\$2,104,188,964	\$2,118,817,445	\$14,628,481	0.70%	9,080	255	920	10,255
San Fernando	\$757,613,255	\$728,359,085	(\$29,254,170)	-3.86%	3,805	515	719	5,039
San Gabriel	\$1,665,362,656	\$1,715,313,084	\$49,950,428	3.00%	7,068	1,073	997	9,138
San Marino	\$1,791,382,987	\$1,860,965,882	\$69,582,895	3.88%	4,543	0	177	4,720
Santa Clarita	\$8,005,267,525	\$7,811,797,363	(\$193,470,162)	-2.42%	37,469	430	2,861	40,760
Santa Fe Springs	\$3,047,234,805	\$2,970,011,618	(\$77,223,187)	-2.53%	3,387	49	2,161	5,597
Santa Monica	\$9,708,275,519	\$9,340,666,501	(\$367,609,018)	-3.79%	15,323	4,348	2,360	22,031
Sierra Madre	\$664,066,870	\$682,503,539	\$18,436,669	2.78%	3,511	361	196	4,068
Signal Hill	\$978,415,334	\$937,468,037	(\$40,947,297)	-4.19%	2,213	626	1,353	4,192
South El Monte	\$914,167,692	\$922,357,518	\$8,189,826	0.90%	2,390	451	1,565	4,406
South Gate	\$2,528,264,673	\$2,586,777,646	\$58,512,973	2.31%	10,845	3,289	1,776	15,910
South Pasadena	\$1,463,056,915	\$1,504,154,112	\$41,097,197	2.81%	5,422	990	345	6,757
Temple City	\$1,421,393,034	\$1,455,681,989	\$34,288,955	2.41%	8,250	962	481	9,693
Torrance	\$12,263,675,094	\$12,206,573,183	(\$57,101,911)	-0.47%	33,404	2,083	2,768	38,255
Vernon	\$2,306,797,756	\$2,287,538,864	(\$19,258,892)	-0.83%	3	1	1,398	1,402
Walnut	\$2,007,780,720	\$2,063,644,235	\$55,863,515	2.78%	8,471	12	231	8,714

LOS ANGELES COUNTY 1995 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL/ INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1994	1995						
West Covina	\$4,195,032,012	\$4,210,409,910	\$15,377,898	0.37%	23,834	518	816	25,168
West Hollywood	\$3,146,330,859	\$3,055,344,647	(\$90,986,212)	-2.89%	6,100	2,137	953	9,190
Westlake Village	\$1,280,498,261	\$1,263,896,834	(\$16,601,427)	-1.30%	3,016	164	163	3,343
Whittier	\$3,695,820,538	\$3,732,451,684	\$36,631,146	0.99%	18,229	2,116	1,518	21,863
One Time Adjustment (2)		\$81,721,379						
Total Incorporated Areas	\$467,460,301,671	\$456,856,620,069	(\$10,685,402,981)	-2.29%	1,515,324	224,286	181,753	1,921,363
Total Unincorp. Areas	\$38,026,804,169	\$38,418,791,791	\$391,987,622	1.03%	225,604	20,711	76,246	322,561
TOTAL L.A. COUNTY	\$505,487,105,840	\$495,275,411,860	(\$10,211,693,980)	-2.02%	1,740,928	244,997	257,999	2,243,924

(1) THE ASSESSED VALUES DO NOT INCLUDE STATE BOARD OF EQUALIZATION VALUED PROPERTIES (PRIMARILY PUBLIC UTILITIES), OR EXEMPT PROPERTIES (SUCH AS CHURCHES, HOSPITALS AND SCHOOLS), FOR WHICH THERE IS NO STATE REIMBURSEMENT. THEY DO INCLUDE THE HOMEOWNER EXEMPTION WHICH IS REIMBURSED BY THE STATE.

(2) THIS ADJUSTMENT WAS MADE FOR A COUNTYWIDE REALLOCATION OF OIL PIPELINE RIGHT OF WAY TAX RATE AREA VALUES. THE VALUES FOR INDIVIDUAL CITIES ARE BEST APPROXIMATIONS ONLY. THE AUDITOR'S OFFICE WILL HAVE CORRECTED ASSESSED VALUES AVAILABLE AT A LATER DATE.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Arcadia	2.48%	The transfer of properties with older base year values and the redevelopment of the downtown area, including the addition of Nordstrom to the Santa Anita Mall, contributed to the increase in value of Arcadia.
Azusa	-5.44%	In Azusa, declines in property values and the loss of the local landfill's permit to dump account for most of the reduction in roll value.
Beverly Hills	-5.34%	Declining values for high-end real estate and very little recent new construction have combined to lower the value of the City of Beverly Hills through Assessment Appeals and Proposition 8 reductions.
Bradbury	5.49%	The country setting and exclusive nature of Bradbury attracts affluent buyers who continue to drive up the value of this small community.
Carson	4.78%	Changes in the way gasoline is produced have resulted in a significant increase in fixture values for refineries in Carson.
El Segundo	-10.92%	Declines in real estate values in the City of El Segundo reflect economic conditions affecting the aerospace-oriented industrial property market.
Hawthorne	-4.98%	Hawthorne continues to suffer from the economic decline in the aerospace industry. The single family residential market is still soft, and multi-unit and apartment buildings have been heavily impacted by foreclosures.
Irwindale	-10.82%	Declines in market value, especially in the commercial sector, contributed to the overall value decrease in Irwindale.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

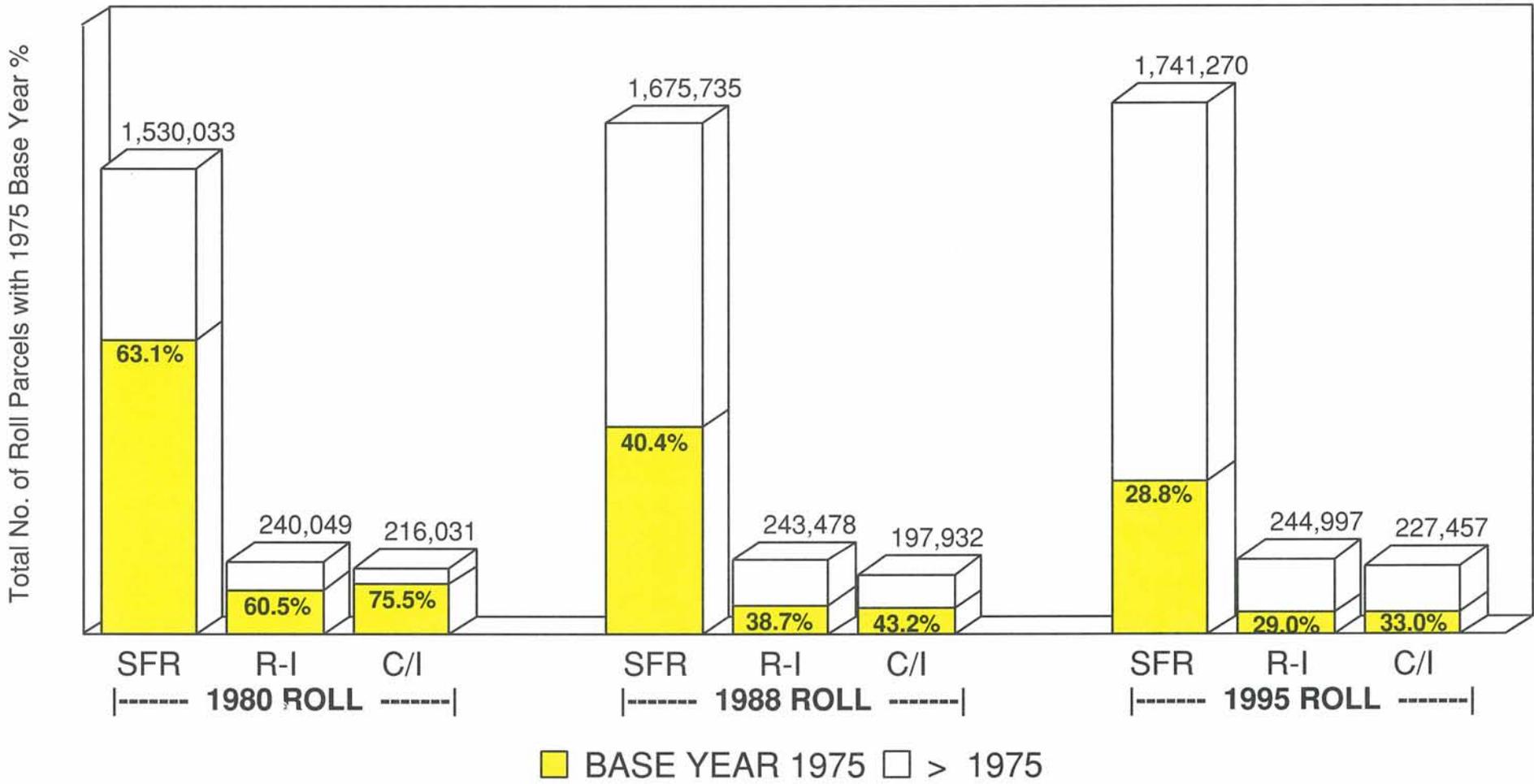
<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
La Canada Flintridge	3.27%	The demand for homes in this affluent city has supported an increase in the prices and values of property in La Canada Flintridge.
La Habra Heights	2.58%	An increase in the sales of old base year acreage and the construction of new custom homes has increased the value of La Habra Heights.
Maywood	3.05%	Single and multiple residential property sales prices account for much of the increase in Maywood's value this year.
Palos Verdes Estates	3.21%	The value increase in Palos Verdes Estates is due to increased sales activity of residential properties and new construction of luxury homes.
Pasadena	2.40%	The sales of existing homes with old base year values and the redevelopment of the "Old Town" area have led the increase in value in Pasadena.
Rolling Hills	3.93%	The gradual turnover of homes sold by long-term residents who enjoyed low base values has produced an increase in the value of Rolling Hills.
San Gabriel	3.00%	Due partly to its close proximity to San Marino and its nearness to Downtown Los Angeles, San Gabriel continues to enjoy high demand for its residential property.
San Marino	3.88%	Considered the most affluent city in the San Gabriel Valley, sales of luxury homes in San Marino have increased the value of the whole city.
Sierra Madre	2.78%	Sales of homes with low base year values have increased the value of Sierra Madre.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
South Pasadena	2.81%	Because of the desirability of its school system and the perception of its stability, home sales in South Pasadena have increased the city's value.
Temple City	2.41%	Affordable housing availability continues to drive up the value of Temple City.
Walnut	2.79%	Residential sales and new construction have increased the value of Walnut.

1975 BASE YEAR ROLL PARCELS

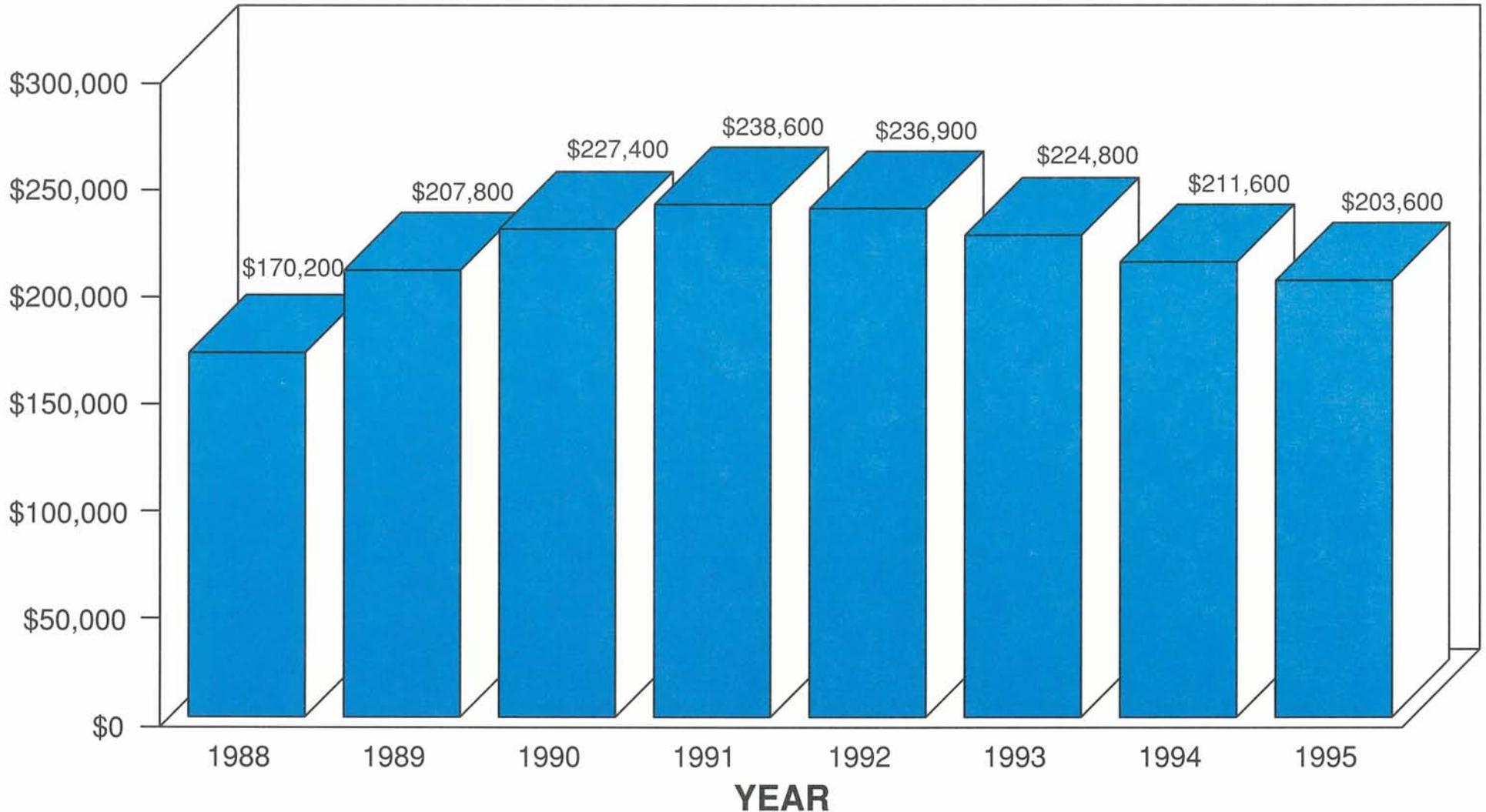
Single Family (SFR), Residential Income (R-I),
Commercial/Industrial (C/I)



1995 ROLL REFLECTS A SHIFT OF APPROXIMATELY 30,000 PARCELS FROM RESIDENTIAL TO AGRICULTURAL USES PER PROPOSITION A

AVERAGE SINGLE FAMILY RESIDENTIAL MARKET VALUE **IN LOS ANGELES COUNTY**

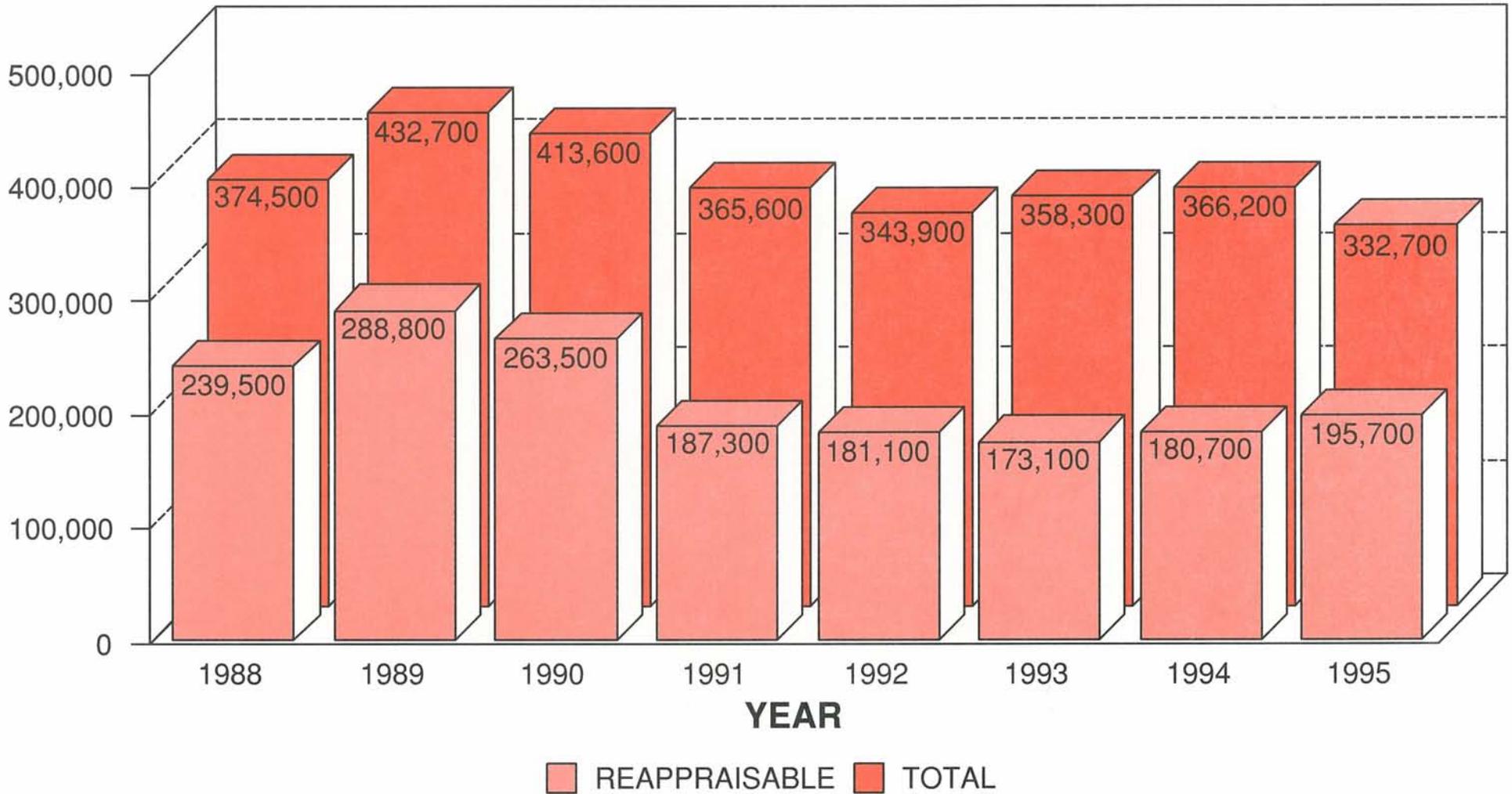
VALUE



EACH YEAR REPRESENTS THE LIEN DATE
TRANSFER PERIOD OF MARCH THRU FEBRUARY

TOTAL NUMBER OF PROPERTY TRANSFERS IN LOS ANGELES COUNTY

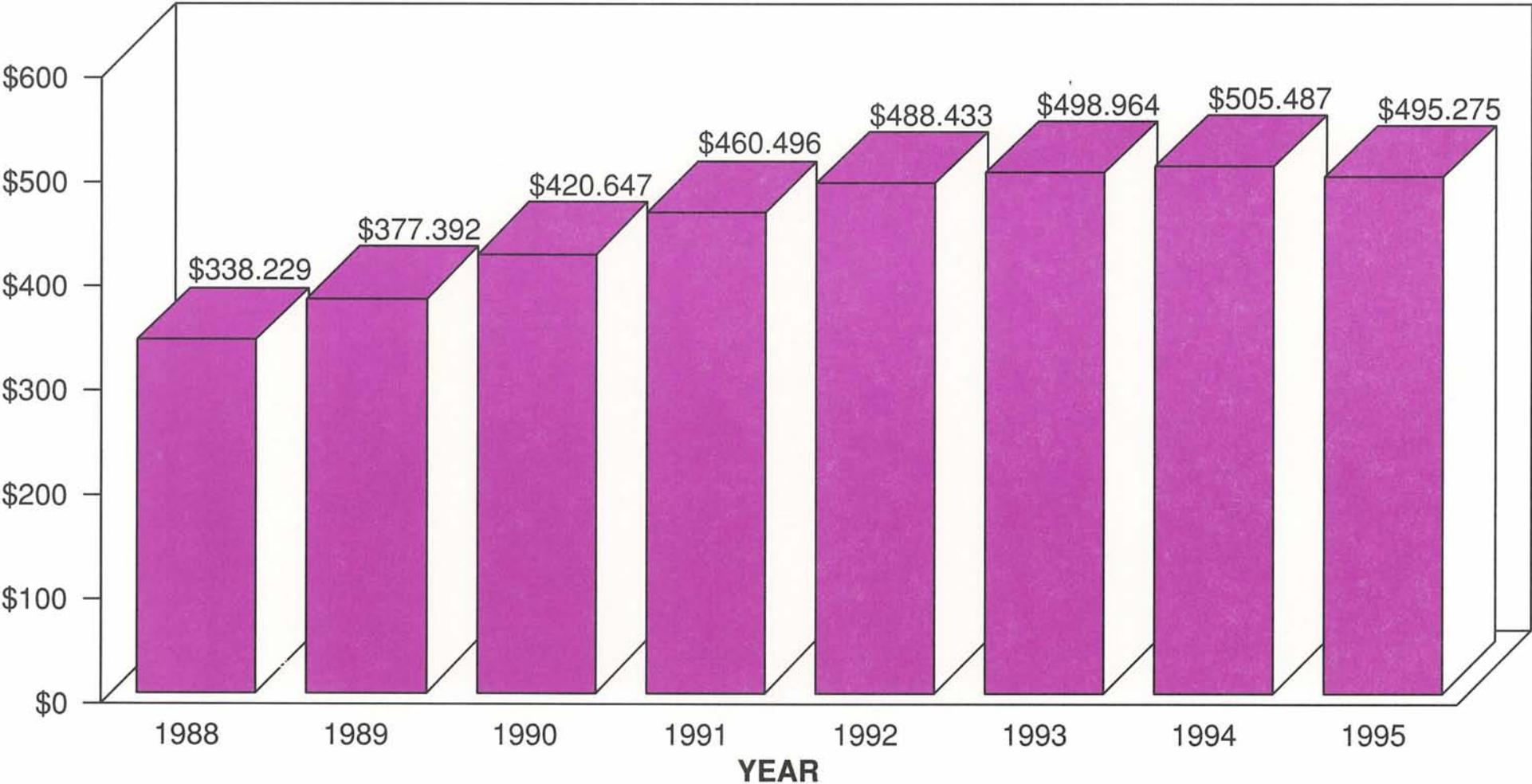
TRANSFERS



TRANSFER VOLUME REPRESENTS THE LIEN
DATE PERIOD OF MARCH THRU FEBRUARY

LOS ANGELES COUNTY *GRAND TOTAL LOCAL ROLL* (VALUE IN BILLIONS)

VALUE

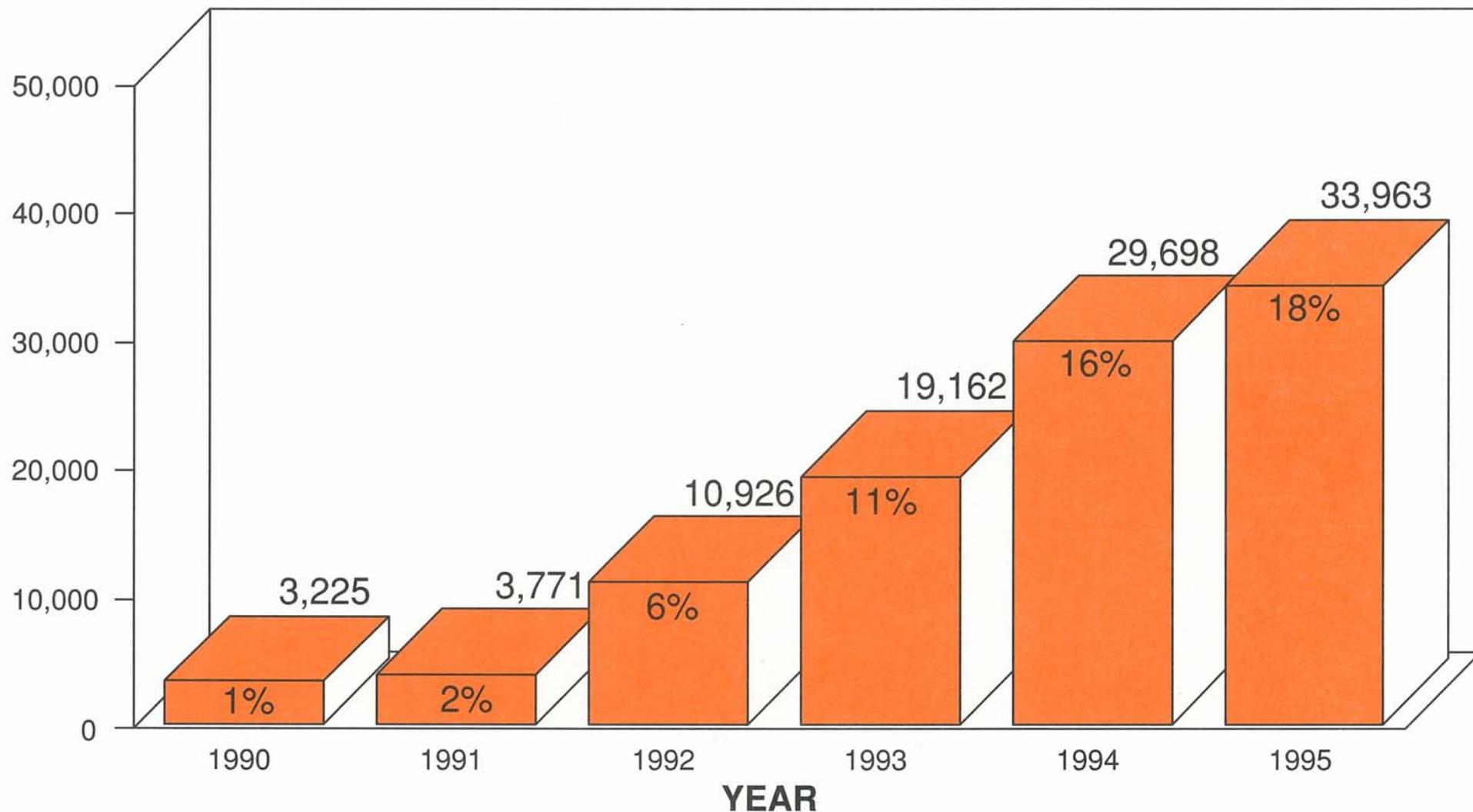


LOCAL ROLL EXCLUDES REAL ESTATE EXEMPTIONS

FORECLOSURES

IN LOS ANGELES COUNTY

FILINGS PER YEAR

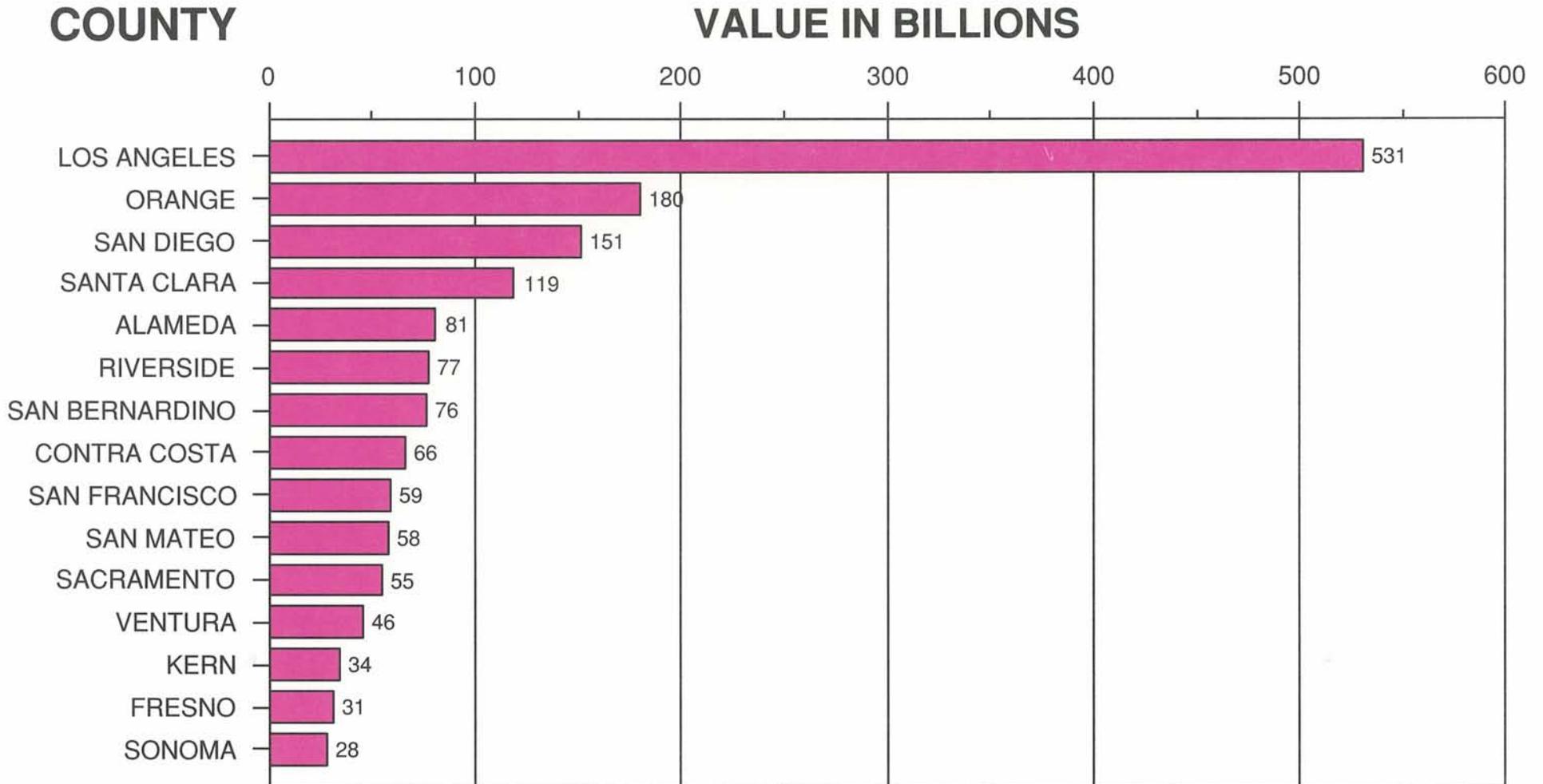


REPRESENTS TOTAL NUMBER OF FORECLOSURES AND PERCENTAGE OF ALL REAPPRAISABLE TRANSFERS

TOP 15 COUNTIES

GROSS TOTAL ASSESSED VALUATION

FISCAL YEAR 1994-95



DATA PROVIDED BY THE STATE BOARD OF EQUALIZATION
 TOTALS INCLUDE PUBLIC UTILITY ASSESSMENTS