

# LOS ANGELES COUNTY ASSESSOR

# Annual Report 2008



**RICK AUERBACH**  
*Assessor*

*"To Enrich Lives Through Effective And Caring Service"*

## Mission Statement

To create an accurate assessment roll and provide the best public service

### We:

1. Produce a fair, cost-effective, accurate, and timely assessment roll in accordance with the law.
2. Provide high-quality service to the public and other government agencies.
3. Promote an environment of professionalism and high employee morale.

## TABLE OF CONTENTS

Message from Rick Auerbach .....	2
Factors Causing Valuation Changes.....	4
Four-Year Comparison of Factors Causing Valuation Changes.....	5
Assessed Valuation - Los Angeles County .....	6
Assessed Valuation - Los Angeles City .....	7
Distribution of Value by Property Type.....	8
The 20 Highest Valued Cities.....	9
Cities with the Greatest Percent Change.....	10
Organization Chart.....	12
Assessed Values for Cities and Unincorporated Areas .....	14
Total Local Roll .....	18
Median Single-Family Residential Market Value.....	19
Recorded Deeds .....	19
Assessment Appeals.....	20
1975 Base Year Parcels.....	20
Assessed Valuations of the Top 15 Counties .....	21
Departmental and Employee Awards.....	22
Assessor Employees in the Military .....	23
Assessors .....	24
Office Locations .....	back cover



### COVER

Credit: Peter Y. Hong, Times Staff Writer

Los Angeles Times  
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*In the past few years, the Annual Report message was about accurately and fairly assessing homes in a strong and stable real estate market, and about this department's commitment to providing outstanding public service.*

*One thing has changed this year. We've seen lower prices and a slowdown in home sales. I've never been prouder, however, of our staff in dealing with declines in value and implementing the safeguards created by Proposition 8, approved by voters along with Proposition 13 in 1978, to protect property owners from paying more in taxes than they should.*

*With no increase in staff, we reviewed the values of nearly 320,000 homes and reduced assessments by an average of \$73,000 on 120,000 single-family residences. The need to act was obvious, and the task in Los Angeles County, with its 1.8 million homes, was tremendous.*

*Our appraisers examined assessed values on homes and condominiums purchased between July 1, 2004 and June 30, 2007. We ended up saving homeowners an average of more than \$750 to be reflected on the next property tax bill. We alerted the news media that property owners did not need to pay private firms to help with appeals, since we had undertaken this project on our own.*

*Our user-friendly website provided a simple, one-page downloadable Proposition 8 decline-in-value application form, particularly for homeowners who purchased outside our proactive project review dates.*

*Some have expressed concerns that single-family home valuation declines might affect much-needed property tax revenue for public safety, schools, health, and recreation programs. It's true that we did not match the previous valuation increase of 9.3 percent, but we are not facing negative growth. This year's 6.9 percent increase demonstrates the stabilizing effects of Proposition 13 not just on homes but on more than 500,000 commercial-industrial and residential-income properties.*

*Assessment appeals and foreclosures were much in the news, but they certainly did not compare with the mid-1990s, as 14,200 appeals were filed last year compared to 109,900 filed in 1996. Foreclosures are up in Los Angeles County from 3,200 last year to 15,000, but this is far lower than figures in many other neighboring counties and in the Central Valley.*

*Additionally, there were other items that contributed to slower growth of the Roll. We processed 437,700 changes of ownership this year compared to 457,300 in 2007. Construction permits also dropped from 97,100 to 90,400.*



*Proposition 8 Project Manager Scott Thornberry (center) reviews decline-in-value data with (left to right) Director Rick Mele, Chief Deputy Gary Townsend, Assistant Assessor Bonnie Oliver, Assessor Rick Auerbach, Director Kurt Gensicke, and Director Robert Quon.*

*All in all, however, we continue to maintain a Trillion Dollar Property Assessment Roll at \$1,109,013,450,505.*

*I don't know any better way to express my appreciation to the 1,500 men and women of this department, who are responsible for carrying out cost-effective and efficient operations everyday, than to simply say: Thank you for a job well done!*

*Employees handled both increases and declines in value with equal expertise while responding to the needs and concerns of individuals at our public counters, over the telephone and by our Property Owners' Advocate.*

*They earned the commendation given them in the 2008 Assessment Practices Survey released by the State Board of Equalization. This report repeatedly used the word "effective" in describing our approach to training, disaster relief and exemptions, our website's supplemental tax estimator, discovery audits, and our emphasis on creating paperless systems.*

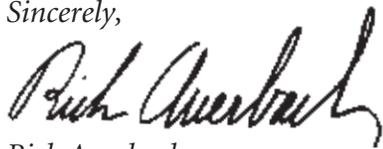
*That report gave our department a 99.7 percent quality rating, while describing Assessor employees as courteous and cooperative during the course of the survey. That's how they approach their work everyday in both technical matters and contact with the public!*

*We owe a special debt of gratitude to the network of citizen advisory committees, such as the Community Organizations, Escrow and Title, Realtor, Tax Agent, and Builders and Developers panels. My executive staff and I meet with these groups regularly and welcome their input about how to improve our performance. Recognition is also due to homeowners and business leaders, who have provided positive feedback and ideas about how to continue to meet our goal of providing the best in public service.*

*I wish to thank the Los Angeles County Board of Supervisors for its ongoing support, as well as new Chief Executive Officer William T Fujioka, who has already been so helpful.*

*In addition, I am pleased to acknowledge the efforts of my colleagues who have made this job easier with their exceptional collaboration and concern: Treasurer and Tax Collector Mark Saladino, Acting Registrar-Recorder/County Clerk Dean C. Logan, Acting Auditor-Controller Wendy L. Watanabe, and Executive Officer Sachi A. Hamai.*

*Sincerely,*

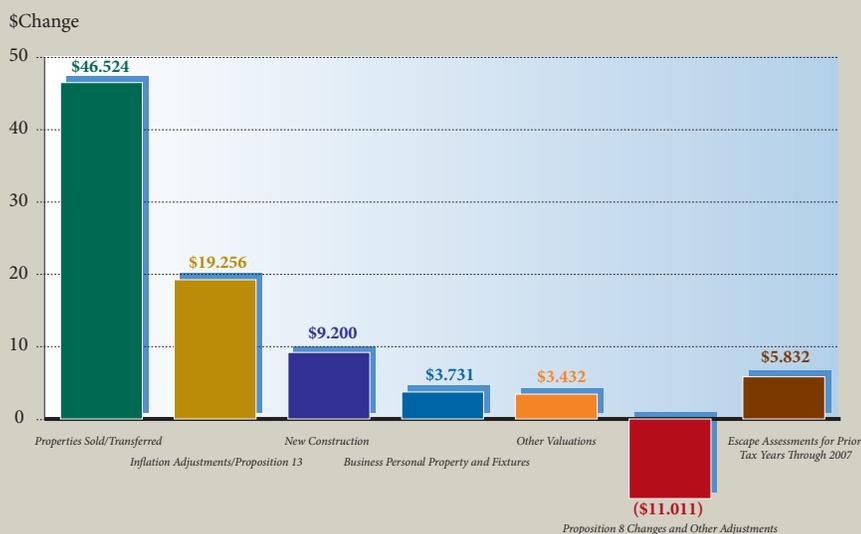
A handwritten signature in black ink that reads "Rick Auerbach". The signature is fluid and cursive, with the first name "Rick" being more prominent than the last name "Auerbach".

*Rick Auerbach*

## FACTORS CAUSING 2008 VALUATION CHANGES

(Values in Billions)

Current Roll Value Change	2007	2008	\$ Change	% Change
Local Roll Value Before Exemptions	\$ 1,037.882	\$ 1,109.013	71.132	6.9%
Less All Exemptions	40.092	41.419		
<b>Net Local Roll Value<sup>(1)</sup></b>	<b>\$ 997.790</b>	<b>\$ 1,067.594</b>	<b>69.805</b>	<b>7.0%</b>
<b>Factors Causing 2008 Valuation Change</b>				
Properties Sold/Transferred			46.524	60.4%
Inflation Adjustment/Proposition 13			19.256	25.0%
New Construction			9.200	12.0%
Business Personal Property and Fixtures			3.731	4.8%
Other Valuations <sup>(2)</sup>			3.432	4.5%
Proposition 8 Changes and Other Adjustments			-11.011	-14.3%
<b>Total Changes to the 2008 Local Roll</b>			<b>\$ 71.132</b>	
Escape Assessments for Prior Tax Years through 2007			5.832	7.6%
<b>Total Value Added During the 2008 Assessment Year</b>			<b>\$ 76.964</b>	<b>100.0%</b>



Total assessed value of property in Los Angeles County reached \$1.109 trillion, an increase of \$71 billion over the previous year. Major contributing factors included:

- Change of ownership reflecting new base year values
- Adjustments for inflation impacting property that did not sell or transfer
- New construction

(1) Public utility assessments are made by the Board of Equalization. Their values should be available by the end of August 2008.

(2) Other value changes, current year misfortune and calamity, possessory interest, oil and water rights

## FOUR-YEAR COMPARISON OF FACTORS CAUSING VALUATION CHANGES

(Values in Billions)

Current Roll Value Change	2005	2006	2007	2008
Local Roll Value	\$ 855.805	\$ 949.756	\$ 1,037.882	\$ 1,109.013
Less All Exemptions	32.058	36.183	40.092	41.419
<b>Net Local Roll Value</b>	<b>\$ 823.747</b>	<b>\$ 913.573</b>	<b>\$ 997.790</b>	<b>\$ 1,067.594</b>
<b>Changes From Prior Year</b>				
Properties Sold/Transferred	\$ 54.179	\$ 64.842	\$ 57.792	\$ 46.524
Inflation Adjustment/Proposition 13	13.979	15.649	17.524	19.256
New Construction	5.598	7.322	9.220	9.200
Business Personal Property and Fixtures	-1.134	4.097	4.240	3.731
Other Valuations	0.927	1.588	-0.352	3.432
Proposition 8 Changes and Other Adjustments	1.248	0.453	-0.298	-11.011
<b>Subtotal</b>	<b>\$ 74.797</b>	<b>\$ 93.951</b>	<b>\$ 88.126</b>	<b>\$ 71.132</b>
Escape Assessments for Prior Tax Years	8.132	7.753	4.036	5.832
<b>Total Changes</b>	<b>\$ 82.929</b>	<b>\$ 101.704</b>	<b>\$ 92.162</b>	<b>\$ 76.964</b>

### Proposition 8

*Proposition 8 is a constitutional amendment passed by California voters in November 1978. The resulting legislation provides temporary property value reductions when property suffers a "decline in value." This situation occurs when the total assessed value of property is greater than the current market value.*

### Proposition 13

*Passed by California voters in June 1978, Proposition 13 is a constitutional amendment that limits the tax rate on property and creates a procedure for establishing the current taxable value of locally assessed property.*

**2008 ASSESSED VALUATION - LOS ANGELES COUNTY**

<b>Valuations<sup>(1)</sup></b>	<b>2007</b>	<b>2008</b>	<b>Amount of Change</b>	<b>Percent Change</b>
Land	\$ 525,174,923,209	\$ 565,605,161,384		
Buildings and Structures	\$ 443,653,495,812	\$ 470,679,110,477		
Business Personal Property	\$ 69,053,293,259	\$ 72,729,178,644		
<b>Gross Total</b>	<b>\$ 1,037,881,712,280</b>	<b>\$ 1,109,013,450,505</b>	<b>\$ 71,131,738,225</b>	<b>6.9%</b>
<b>Less Exemptions</b>				
Church, Welfare, etc. <sup>(2)</sup>	\$ 32,005,742,605	\$ 33,250,291,675		
<b>Revenue-Producing Valuations</b>	<b>\$ 1,005,875,969,675</b>	<b>\$ 1,075,763,158,830</b>	<b>\$ 69,887,189,155</b>	<b>6.9%</b>
Homeowners' Exemptions <sup>(3)</sup>	\$ 8,086,228,451	\$ 8,168,707,420		
<b>Net Total Revenue Producing Valuations<sup>(4)</sup></b>	<b>\$ 997,789,741,224</b>	<b>\$ 1,067,594,451,410</b>	<b>\$ 69,804,710,186</b>	<b>7.0%</b>

**2008 Allocation of Total Parcels**

<b>Single-Family Residential Parcels</b>	<b>Residential Income Parcels</b>	<b>Commercial-Industrial Parcels</b>	<b>Total Parcels</b>
1,844,731	245,567	253,773	2,344,071
Business Assessments: Personal Property & Fixtures			316,373
<b>Total</b>			<b>2,660,444</b>

(1) The assessed values do not include 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

## 2008 ASSESSED VALUATION - LOS ANGELES CITY

Valuations <sup>(1)</sup>	2007	2008	Amount of Change	Percent Change
Land	\$ 204,457,311,190	\$ 221,020,386,074		
Buildings and Structures	\$ 169,636,249,159	\$ 182,132,208,008		
Business Personal Property	\$ 26,604,400,092	\$ 28,069,841,482		
<b>Gross Total</b>	<b>\$ 400,697,960,441</b>	<b>\$ 431,222,435,564</b>	<b>\$ 30,524,475,123</b>	<b>7.6%</b>
<b>Less Exemptions</b>				
Church, Welfare, etc. <sup>(2)</sup>	\$ 16,929,880,028	\$ 17,448,868,153		
<b>Revenue-Producing Valuations</b>	<b>\$ 383,768,080,413</b>	<b>\$ 413,773,567,411</b>	<b>\$ 30,005,486,998</b>	<b>7.8%</b>
Homeowners' Exemptions <sup>(3)</sup>	\$ 2,664,276,155	\$ 2,688,218,456		
<b>Net Total Revenue Producing Valuations<sup>(4)</sup></b>	<b>\$ 381,103,804,258</b>	<b>\$ 411,085,348,955</b>	<b>\$ 29,981,544,697</b>	<b>7.9%</b>

### 2008 Allocation of Total Parcels

Single-Family Residential Parcels	Residential Income Parcels	Commercial-Industrial Parcels	Total Parcels
598,600	108,649	66,834	774,083
Business Assessments: Personal Property & Fixtures			113,782
<b>Total</b>			<b>887,865</b>

(1) The assessed values do not include 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

## DISTRIBUTION OF VALUE BY PROPERTY TYPE<sup>(1)</sup>

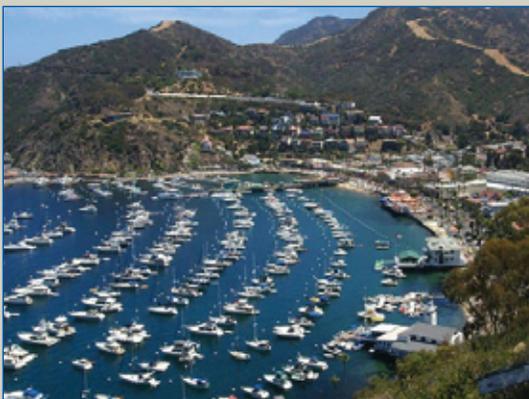
Year	Total Roll Value	Single-Family Residential		Residential Income		Commercial-Industrial	
		Total Roll	Percent of Value	Total Roll	Percent of Value	Total Roll	Percent of Value
1975	\$ 83.2	\$ 33.2	39.9%	\$ 11.2	13.5%	\$ 38.8	46.6%
1980 <sup>(2)</sup>	\$ 150.0	\$ 71.2	47.5%	\$ 22.8	15.2%	\$ 56.0	37.3%
1985	\$ 245.2	\$ 115.7	47.2%	\$ 32.7	13.3%	\$ 96.8	39.5%
1990	\$ 412.8	\$ 200.3	48.5%	\$ 57.5	13.9%	\$ 155.0	37.6%
1995	\$ 486.8	\$ 251.1	51.6%	\$ 64.4	13.2%	\$ 171.3	35.2%
2000	\$ 569.6	\$ 306.6	53.8%	\$ 70.5	12.4%	\$ 192.5	33.8%
2005	\$ 823.7	\$ 469.8	57.0%	\$ 106.5	12.9%	\$ 247.4	30.1%
2008	\$ 1,067.6	\$ 613.0	57.4%	\$ 136.6	12.8%	\$ 317.9	29.8%



Van Nuys



Woodland Hills



Avalon Harbor



Dodger Stadium

(1) All values are exclusive of exemptions and public utilities.

(2) Business inventory became 100% exempt.

## THE 20 HIGHEST VALUED CITIES

City	2008 Assessed Valuation (Values in Billions)	Amount of Change	Percent of Change	Total Assessments*
1. Los Angeles	\$413.774	\$30.005	7.8%	887,865
2. Long Beach	45.228	3.237	7.7	123,994
3. Santa Monica	23.488	2.290	10.8	28,911
4. Torrance	23.380	1.198	5.4	48,301
5. Glendale	22.588	1.208	5.7	49,245
6. Santa Clarita	22.409	0.923	4.3	61,855
7. Pasadena	20.888	1.941	10.2	44,081
8. Beverly Hills	20.382	2.148	11.8	14,266
9. Burbank	18.132	1.241	7.3	33,482
10. Carson	13.577	0.853	6.7	27,786
11. Palmdale	12.213	0.253	2.1	50,908
12. Lancaster	11.775	0.049	0.4	55,742
13. Manhattan Beach	11.698	0.837	7.7	14,101
14. Redondo Beach	11.532	0.593	5.4	24,334
15. Malibu	10.186	0.891	9.6	7,391
16. Arcadia	9.670	0.565	6.2	18,601
17. El Segundo	9.613	0.737	8.3	6,933
18. Pomona	9.303	0.535	6.1	35,382
19. Rancho Palos Verdes	8.970	0.471	5.5	15,783
20. Downey	8.945	0.468	5.5	26,305



Downtown, Los Angeles



Queen Mary, Long Beach

\* Composite of Real Property Parcels and Business Property Assessments

## CITIES WITH THE GREATEST PERCENT CHANGE

City	Percent Change	Comments
Beverly Hills	11.8%	As part of the famed “Platinum Triangle” that includes Bel-Air and Holmby Hills, Beverly Hills is renowned worldwide as a community of affluence. With its exclusive business and commercial districts and proximity to Hollywood, Century City, Westwood, and downtown Los Angeles, Beverly Hills remains a residential location of choice for many in the financial and entertainment industries. The city continues to experience high valued residential transfers with an active luxury construction market for both new homes and renovations.
Santa Monica	10.8%	Santa Monica features a temperate year-round climate that contributes to its high desirability as a residential marketplace, evidenced by the large increase in residential transfer value during the year. With a strong community atmosphere, the city enjoys a close proximity to Los Angeles International Airport, a varied assortment of outdoor recreational activities, an excellent public transportation system, and popular commercial centers. Contributing to the city’s gain in construction value is the rebuilding of St. John’s Hospital.
Pasadena	10.2%	The City of Pasadena has seen an increase in property values due to its efforts in promoting the integrity of its historical neighborhoods and the expansion of multi-family housing projects near major corridors and transit hubs. Major investment in the renovation of Pasadena’s Central District and the development of mixed use projects such as the DeLacey at Green, TRIO, Del Mar Station, Westgate Pasadena, and Archstone Pasadena apartments increased the value of the city’s properties, which were further enhanced by important educational, business, and recreational centers.
San Gabriel	10.2%	San Gabriel’s growth in assessed value over the last year was driven by the demand for homes in a community close to major business centers in downtown Los Angeles and important residential communities such as San Marino. The city has implemented zoning laws to allow a greater population density in major corridors and has also invested in the redevelopment of its Mission District. Much of the city’s value increase comes from changes in ownership and new construction.
Hidden Hills	10.0%	Hidden Hills is a gated, residential community known since the 1950s for its rural ambiance. Located north of Calabasas at the Ventura County line, this exclusive low-profile city comprises less than 2 square miles with under 700 homes and a population of 2,000 residents. Within this small area, each sale dramatically affects market statistics. This year, growth in value was influenced by the sales of newer residential estates that represent the high end of the market.



*The above comments do not represent a comprehensive in-depth analysis.*

## CITIES WITH THE GREATEST PERCENT CHANGE

City	Percent Change	Comments
Azusa	9.9%	With approximately 60% of its growth attributable to changes in ownership, Azusa has experienced large gains in assessed value due to a continued demand for affordable single-family residences in Los Angeles County and the recent sales of newly constructed homes in the Rosedale Development, which upon completion will consist of 1,250 new single-family homes, a K-8 school, commercial and retail space, a fire station, and numerous parks and trails.
West Hollywood	9.8%	One of the most densely populated cities in the nation, West Hollywood continues to attract affluent buyers competing for an increasingly limited supply of housing. Recent building moratoriums and building density regulations have placed upward pressure on property values, and demand for property has remained strong. Notable for its world class restaurants and retail, including the Pacific Design Center, the city is home to some of the most exclusive condo complexes on the West Coast, such as Shorham Towers, Empire West, and The Park Wellington. Commercial development is also strong as the demand increases for trendy clothing boutiques, design shops, and restaurants.
Malibu	9.6%	Malibu is a twenty-one mile strip of shoreline along the north end of the Santa Monica Bay from the Pacific Palisades to the Ventura County line. It features many magnificent beach homes, several exclusive enclaves, and secluded hillside neighborhoods. Residential property demand in Malibu contributed to a continued construction, remodeling, and renovation trend, as well as the increase in transfer value which accounted for about 75% of the city's overall growth.
Artesia	9.5%	Artesia is a small municipality bordered by Cerritos and Norwalk in southeastern Los Angeles County. Higher than average increases in assessed value are mainly attributable to transfer activity and new commercial development along major corridors, most notably South Street, Artesia Boulevard, and Pioneer Boulevard, known as "Little India," which enjoys a large amount of foot-traffic and high-demand retail space.
Vernon	9.3%	Meticulously planned from the beginning as an industrial city, Vernon continues to experience a strong demand for high quality industrial buildings such as the new major developments on Slauson Avenue. Sales and new construction have continued at a rapid pace. Because of the city's location along the Alameda Corridor and proximity to the 10, 710, 5, and 105 freeways, the city is strategically located for shipping and manufacturing.



*The above comments do not represent a comprehensive in-depth analysis.*



**Rick Auerbach**  
Assessor



**Bonnie Oliver**  
Assistant Assessor



**Gary Townsend**  
Chief Deputy Assessor



**Gil Parisi**  
Director  
Administrative  
and Roll Services

The **Administrative/Roll Services Subdepartment** is responsible for updating property ownership information and processing new construction permits and exemption claims. Additional responsibilities include forecasting, plus fiscal, personnel, payroll, and administrative support.



**Kurt Gensicke**  
Director  
District Appraisals

The **District Appraisals Subdepartment** is responsible for the valuation of residential and commercial-industrial properties and business equipment located within the district boundaries. District offices are located in Sylmar, Culver City, Signal Hill, and South El Monte, with a regional office in Lancaster.



**Robert Quon**  
Director  
Major Appraisals

The **Major Appraisals Subdepartment** is responsible for valuation of all high valued and/or complex commercial-industrial properties in the County, such as office buildings, hotels, shopping malls, aerospace plants, movie studios, airports, harbors, refineries, and oil producing properties. This subdepartment is also responsible for developing appraisal standards and procedures, internal audits, assessment appeals, difficult public service referrals, and training.



**Rick Mele**  
Director  
Reengineering  
and Technology

The **Reengineering Division** is responsible for research and development opportunities to reengineer property assessment business processes. Its goal is to build upon best practices utilizing contemporary technology to improve both the processes and systems supporting property assessment functions. The **Information Technology Division**, operating across a wide range of technology platforms, provides technology support, website support, parcel map management and maintenance, and electronic information sales and service programs to the Assessor's operations.

The **Chief Deputy and the Special Assistants** provide administrative support to the Assessor through public service programs and community outreach, meeting with taxpayer organizations, and representing the Assessor at events. They serve as liaisons with other governmental agencies and make Ombudsman services available for individual taxpayers as well as employees. The legislative analyst monitors, reviews, and advocates either for or against legislation impacting the property tax system. The Chief Deputy is also responsible for the front office personnel who offer public service to taxpayers in the office and on the telephone.

**Exemption Services**  
Chief Appraiser  
Eric Haagenson

**Ownership Services**  
Chief Appraiser  
Laurie Hawkins

**Management Services**  
Chief  
Renan Hidalgo

**Human Resources**  
Chief  
Anne Suarez

**North District**  
Chief Appraiser  
John Dortch

**West District**  
Chief Appraiser  
George Renkei

**South District**  
Chief Appraiser  
Sharon Moller

**East District**  
Chief Appraiser  
Mike Hayes

**Major Personal Property**  
Chief Appraiser  
Howard Greitzer

**Major Real Property**  
Chief Appraiser  
Dale Edgington

**Assessment Services**  
Chief Appraiser  
George Welch

**Reengineering**  
Chief  
Dale Hough

**Information Technology**  
Chief  
Ken Ryozaiki

**Special Assistants**

Property Owners' Advocate  
Christina Sciupac

Legislation  
Barry Bosscher

Community Outreach  
Carol Wong Quan

Community Outreach  
Lisa Lucero

Press Deputy  
Robert Knowles

**Administrative Assistant**  
El Cid De Ramus

## 2008 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS\*

City	Assessed Valuation				Parcel Counts			
	2007	2008	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	
Agoura Hills	\$3,849,993,865	\$4,072,345,195	\$222,351,330	<b>5.8%</b>	7,141	16	384	7,541
Alhambra	6,297,773,145	6,618,048,598	320,275,453	<b>5.1</b>	13,648	3,678	1,335	18,661
Arcadia	9,104,927,078	9,670,219,924	565,292,846	<b>6.2</b>	14,439	879	997	16,315
Artesia	1,236,342,557	1,353,882,581	117,540,024	<b>9.5</b>	3,270	256	513	4,039
Avalon	620,684,871	663,902,727	43,217,856	<b>7.0</b>	947	247	472	1,666
Azusa	3,226,937,003	3,546,306,500	319,369,497	<b>9.9</b>	8,131	767	1,245	10,143
Baldwin Park	3,682,721,546	3,910,601,374	227,879,828	<b>6.2</b>	12,871	910	1,148	14,929
Bell	1,340,915,085	1,425,897,897	84,982,812	<b>6.3</b>	2,069	1,565	525	4,159
Bell Gardens	1,354,631,284	1,440,389,098	85,757,814	<b>6.3</b>	1,413	2,121	667	4,201
Bellflower	4,070,445,532	4,283,517,661	213,072,129	<b>5.2</b>	9,881	1,867	1,501	13,249
Beverly Hills	18,233,831,728	20,381,502,028	2,147,670,300	<b>11.8</b>	7,848	1,152	895	9,895
Bradbury	405,106,338	428,711,361	23,605,023	<b>5.8</b>	392	6	12	410
Burbank	16,890,821,982	18,131,511,118	1,240,689,136	<b>7.3</b>	21,946	3,241	3,078	28,265
Calabasas	6,197,568,970	6,567,104,312	369,535,342	<b>6.0</b>	7,789	10	252	8,051
Carson	12,724,489,072	13,577,382,608	852,893,536	<b>6.7</b>	20,745	621	3,019	24,385
Cerritos	6,821,559,396	7,280,725,920	459,166,524	<b>6.7</b>	15,219	23	602	15,844
Claremont	3,466,235,306	3,635,385,374	169,150,068	<b>4.9</b>	9,159	289	463	9,911
Commerce	3,906,379,887	4,146,241,693	239,861,806	<b>6.1</b>	1,714	521	1,398	3,633
Compton	4,786,487,813	5,092,831,243	306,343,430	<b>6.4</b>	15,453	2,182	2,244	19,879
Covina	3,950,388,989	4,207,316,117	256,927,128	<b>6.5</b>	10,469	645	1,415	12,529
Cudahy	592,530,876	639,774,296	47,243,420	<b>8.0</b>	726	776	237	1,739
Culver City	6,379,619,516	6,898,423,376	518,803,860	<b>8.1</b>	10,325	1,482	1,520	13,327
Diamond Bar	6,894,023,460	7,201,620,222	307,596,762	<b>4.5</b>	17,555	18	587	18,160

\* The assessed values do not include Board of Equalization valued properties (primarily public utilities) or exempt properties (such as churches, most hospitals, schools, and museums) for which there is no State reimbursement. These values do include the homeowners' exemptions which are reimbursed by the State.

## 2008 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS\*

	Assessed Valuation				Parcel Counts			
	2007	2008	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
Downey	\$8,477,001,714	8,944,696,511	467,694,797	5.5%	19,711	2,050	1,291	23,052
Duarte	1,791,670,213	1,814,485,994	22,815,781	1.3	5,623	76	326	6,025
El Monte	5,617,109,595	5,942,947,963	325,838,368	5.8	12,749	2,882	2,255	17,886
El Segundo	8,875,801,772	9,612,768,383	736,966,611	8.3	3,377	788	864	5,029
Gardena	4,516,438,773	4,766,949,095	250,510,322	5.5	10,386	1,788	1,889	14,063
Glendale	21,380,019,223	22,588,450,418	1,208,431,195	5.7	33,790	5,834	3,521	43,145
Glendora	4,901,796,949	5,203,548,247	301,751,298	6.2	13,874	481	1,321	15,676
Hawaiian Gardens	697,423,838	716,593,005	19,169,167	2.7	1,819	462	322	2,603
Hawthorne	5,344,469,183	5,720,028,159	375,558,976	7.0	7,874	3,031	1,260	12,165
Hermosa Beach	4,357,957,848	4,681,351,223	323,393,375	7.4	4,903	1,444	585	6,932
Hidden Hills	1,037,963,578	1,141,535,624	103,572,046	10.0	695	1	9	705
Huntington Park	2,315,444,768	2,449,745,964	134,301,196	5.8	3,671	2,365	1,259	7,295
Industry	5,760,177,112	6,206,460,540	446,283,428	7.7	18	2	1,472	1,492
Inglewood	6,756,780,453	7,136,573,474	379,793,021	5.6	14,442	4,560	1,941	20,943
Irwindale	1,754,522,133	1,888,459,868	133,937,735	7.6	325	29	579	933
La Canada Flintridge	4,988,626,480	5,316,451,119	327,824,639	6.6	7,194	78	351	7,623
La Habra Heights	1,095,164,893	1,151,351,313	56,186,420	5.1	2,107	24	29	2,160
La Mirada	4,904,785,981	5,052,663,863	147,877,882	3.0	13,448	61	488	13,997
La Puente	1,709,718,954	1,824,144,203	114,425,249	6.7	6,899	226	447	7,572
La Verne	3,176,736,191	3,296,829,362	120,093,171	3.8	8,064	346	1,466	9,876
Lakewood	6,977,453,434	7,269,068,021	291,614,587	4.2	22,874	687	477	24,038
Lancaster	11,725,425,590	11,774,670,023	49,244,433	.4	41,914	959	9,085	51,958
Lawndale	1,812,400,505	1,902,029,760	89,629,255	4.9	2,997	2,282	505	5,784

\* The assessed values do not include Board of Equalization valued properties (primarily public utilities) or exempt properties (such as churches, most hospitals, schools, and museums) for which there is no State reimbursement. These values do include the homeowners' exemptions which are reimbursed by the State.

## 2008 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS\*

City	Assessed Valuation				Parcel Counts			
	2007	2008	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
Lomita	\$1,697,097,161	\$1,778,463,463	\$81,366,302	<b>4.8%</b>	3,831	792	576	5,199
Long Beach	41,991,190,871	45,228,019,409	3,236,828,538	<b>7.7</b>	78,545	17,164	11,953	107,662
Los Angeles	383,768,080,413	413,773,567,411	30,005,486,998	<b>7.8</b>	598,600	108,649	66,834	774,083
Lynwood	2,564,120,145	2,700,054,519	135,934,374	<b>5.3</b>	7,289	1,835	1,051	10,175
Malibu	9,295,359,187	10,186,149,310	890,790,123	<b>9.6</b>	6,171	206	416	6,793
Manhattan Beach	10,861,350,753	11,697,899,600	836,548,847	<b>7.7</b>	10,857	1,497	485	12,839
Maywood	817,273,003	869,040,929	51,767,926	<b>6.3</b>	1,607	1,319	388	3,314
Monrovia	3,785,637,422	4,004,030,266	218,392,844	<b>5.8</b>	7,632	1,610	1,028	10,270
Montebello	4,380,915,474	4,675,556,852	294,641,378	<b>6.7</b>	9,845	1,609	1,254	12,708
Monterey Park	4,998,272,105	5,322,767,933	324,495,828	<b>6.5</b>	13,469	1,453	1,042	15,964
Norwalk	5,825,419,432	6,091,152,869	265,733,437	<b>4.6</b>	21,495	507	1,181	23,183
Palmdale	11,959,464,989	12,212,551,011	253,086,022	<b>2.1</b>	41,378	426	5,962	47,766
Palos Verdes Estates	4,828,404,612	5,095,981,371	267,576,759	<b>5.5</b>	5,148	27	55	5,230
Paramount	3,104,655,924	3,208,539,017	103,883,093	<b>3.3</b>	5,815	1,488	1,864	9,167
Pasadena	18,947,203,154	20,888,433,996	1,941,230,842	<b>10.2</b>	30,561	4,105	3,181	37,847
Pico Rivera	3,721,777,180	3,927,421,704	205,644,524	<b>5.5</b>	13,092	455	1,070	14,617
Pomona	8,767,865,911	9,302,532,716	534,666,805	<b>6.1</b>	25,908	2,253	3,691	31,852
Rancho Palos Verdes	8,498,992,293	8,970,176,215	471,183,922	<b>5.5</b>	14,992	41	142	15,175
Redondo Beach	10,938,643,302	11,531,908,749	593,265,447	<b>5.4</b>	17,477	2,363	900	20,740
Rolling Hills	1,126,257,086	1,177,510,098	51,253,012	<b>4.6</b>	752	0	7	759
Rolling Hills Estates	2,265,129,361	2,332,747,479	67,618,118	<b>3.0</b>	3,052	1	183	3,236
Rosemead	3,146,918,748	3,343,762,385	196,843,637	<b>6.3</b>	7,639	2,107	890	10,636

\* The assessed values do not include Board of Equalization valued properties (primarily public utilities) or exempt properties (such as churches, most hospitals, schools, and museums) for which there is no State reimbursement. These values do include the homeowners' exemptions which are reimbursed by the State.

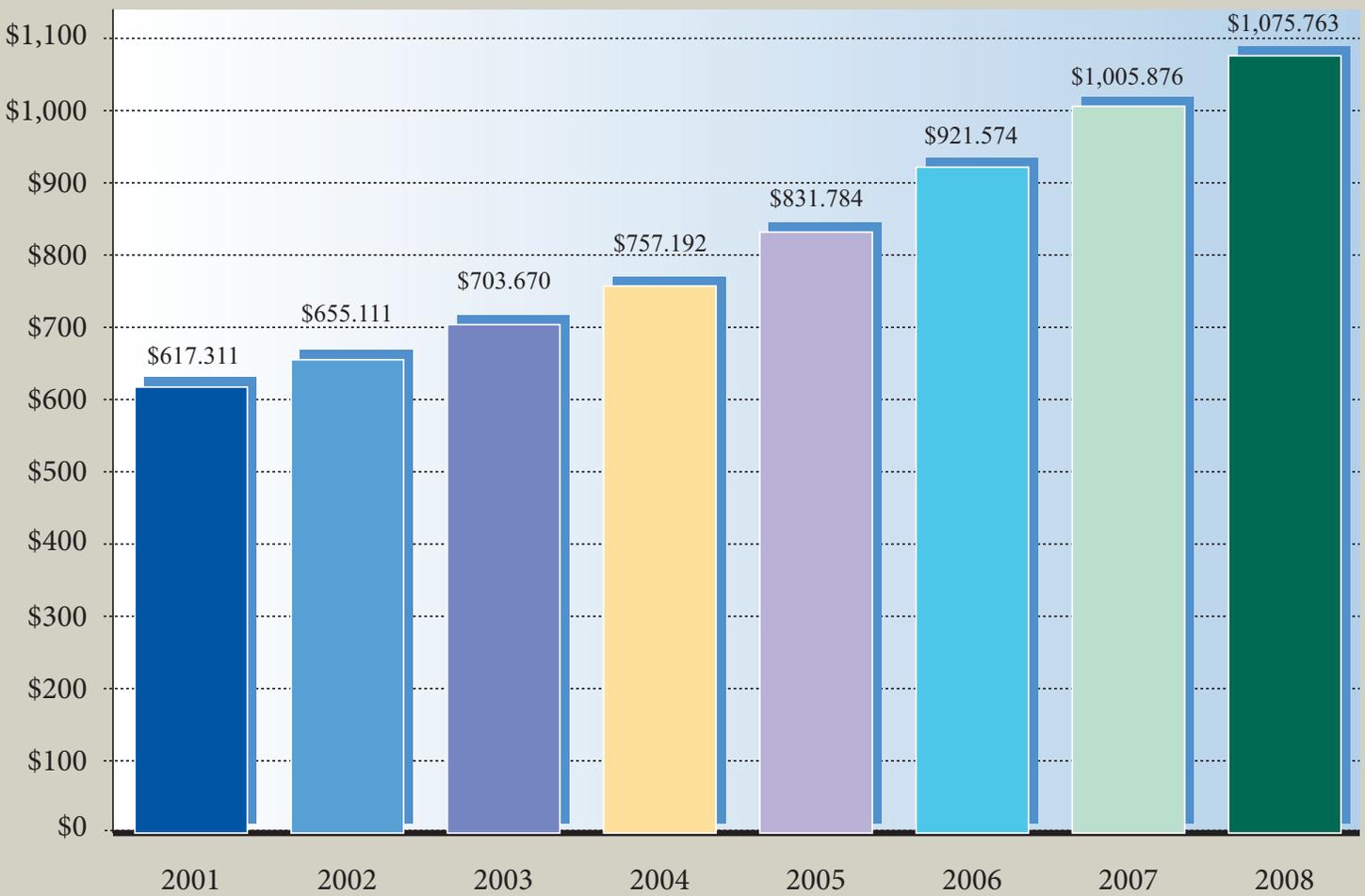
## 2008 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS\*

City	Assessed Valuation				Parcel Counts			
	2007	2008	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
San Dimas	\$3,916,744,376	\$4,097,390,633	\$180,646,257	4.6%	9,323	201	1,256	10,780
San Fernando	1,458,541,782	1,515,138,459	56,596,677	3.9	3,790	509	701	5,000
San Gabriel	3,332,115,766	3,670,473,094	338,357,328	10.2	7,305	1,058	1,051	9,414
San Marino	3,764,040,351	4,016,157,668	252,117,317	6.7	4,535	3	177	4,715
Santa Clarita	21,485,353,966	22,408,606,032	923,252,066	4.3	49,693	436	4,499	54,628
Santa Fe Springs	5,497,027,160	5,862,208,332	365,181,172	6.6	3,394	49	2,222	5,665
Santa Monica	21,197,693,564	23,488,110,764	2,290,417,200	10.8	16,436	4,126	2,403	22,965
Sierra Madre	1,490,657,667	1,573,247,804	82,590,137	5.5	3,575	344	192	4,111
Signal Hill	1,952,164,891	2,078,426,392	126,261,501	6.5	2,732	548	1,218	4,498
South El Monte	1,551,241,034	1,638,786,359	87,545,325	5.6	2,338	454	1,633	4,425
South Gate	4,625,303,821	4,892,326,132	267,022,311	5.8	10,743	3,392	1,773	15,908
South Pasadena	3,005,878,482	3,180,426,457	174,547,975	5.8	5,606	966	397	6,969
Temple City	3,089,134,962	3,270,063,032	180,928,070	5.9	8,551	924	471	9,946
Torrance	22,181,343,689	23,379,699,011	1,198,355,322	5.4	35,472	2,071	3,166	40,709
Vernon	3,558,929,847	3,888,495,358	329,565,511	9.3	1	1	1,372	1,374
Walnut	3,523,502,851	3,703,764,928	180,262,077	5.1	8,923	10	230	9,163
West Covina	8,244,940,778	8,777,555,663	532,614,885	6.5	24,426	498	897	25,821
West Hollywood	6,601,947,658	7,245,874,815	643,927,157	9.8	6,363	2,065	970	9,398
Westlake Village	2,754,249,176	2,988,701,833	234,452,657	8.5	3,236	196	179	3,611
Whittier	6,988,382,202	7,333,039,509	344,657,307	4.9	18,413	2,129	1,438	21,980
<b>Total Incorporated Areas</b>	<b>923,518,527,028</b>	<b>988,902,202,932</b>	<b>65,383,675,904</b>	<b>7.1</b>	<b>1,601,914</b>	<b>223,615</b>	<b>186,649</b>	<b>2,012,178</b>
<b>Total Unincorporated Areas</b>	<b>82,357,442,647</b>	<b>86,860,955,898</b>	<b>4,503,513,251</b>	<b>5.5</b>	<b>242,817</b>	<b>21,952</b>	<b>67,124</b>	<b>331,893</b>
<b>Total Los Angeles County</b>	<b>\$1,005,875,969,675</b>	<b>\$1,075,763,158,830</b>	<b>\$69,887,189,155</b>	<b>6.9%</b>	<b>1,844,731</b>	<b>245,567</b>	<b>253,773</b>	<b>2,344,071</b>

\* The assessed values do not include Board of Equalization valued properties (primarily public utilities) or exempt properties (such as churches, most hospitals, schools, and museums) for which there is no State reimbursement. These values do include the homeowners' exemptions which are reimbursed by the State.

## TOTAL LOCAL ROLL\*

Value  
(In Billions)



\* Local Roll net of real estate exemptions (such as churches, most hospitals, schools, and museums)

## MEDIAN SINGLE-FAMILY RESIDENTIAL MARKET VALUE <sup>(1)</sup>



(1) Properties that have transferred ownership.

(2) Values represent calendar year activity processed for the subsequent roll year.

## TOTAL NUMBER OF RECORDED DEEDS



(3) Number of deeds represents calendar year activity processed for the subsequent roll year.

## ASSESSMENT APPEALS

Filings Per Year<sup>(1)</sup>

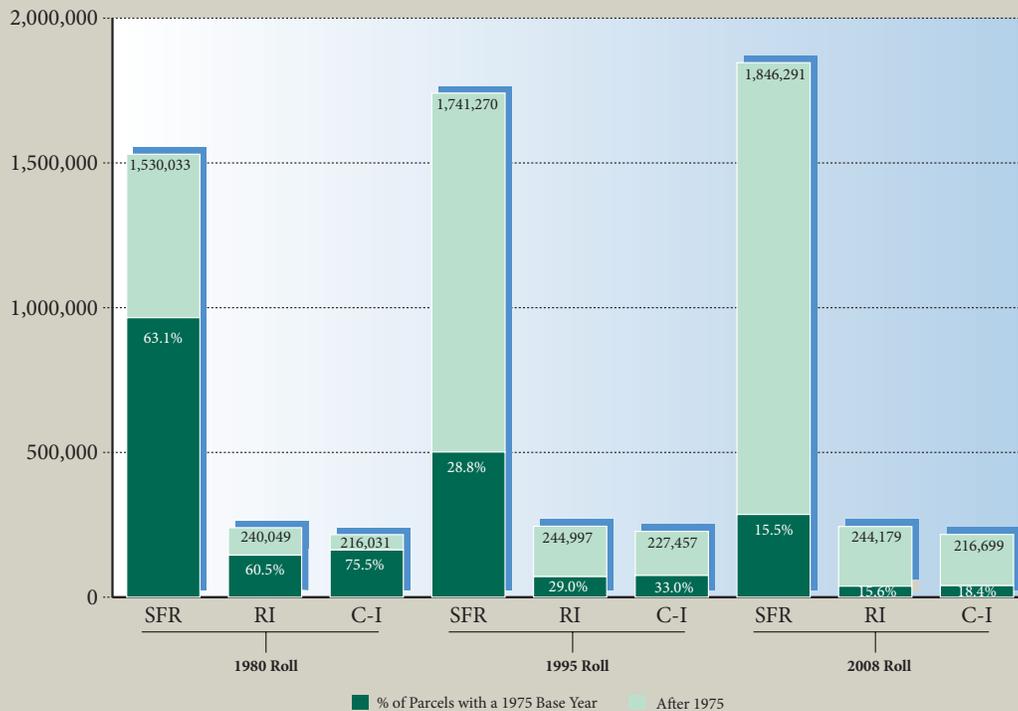


(1) Number of filings represents calendar year activity processed for the subsequent roll year.

## 1975 BASE YEAR PARCELS

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

Total Number of Taxable Parcels<sup>(2)</sup>

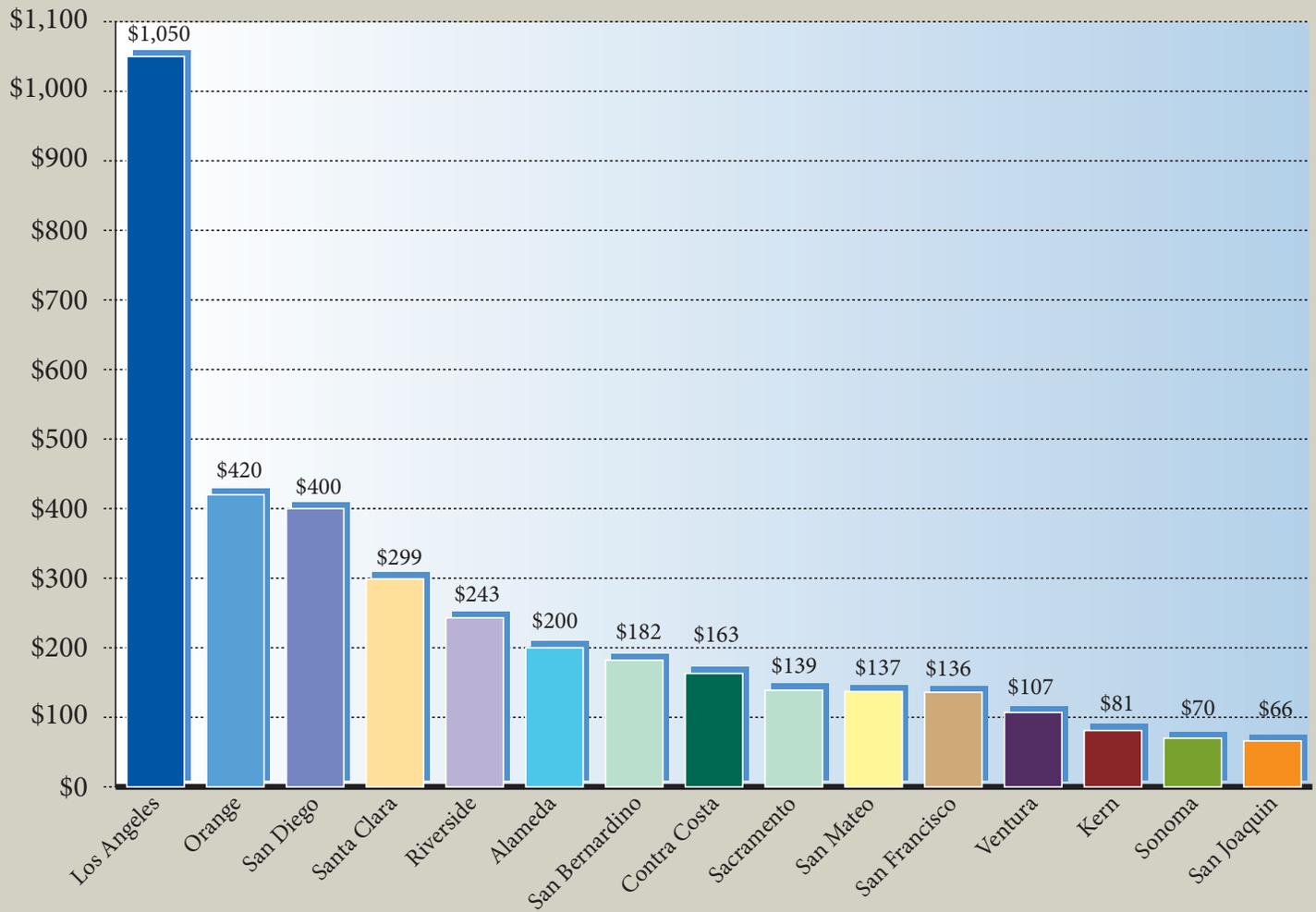


(2) These statistics do not include possessory interest assessments.

## ASSESSED VALUATIONS OF THE TOP 15 COUNTIES FOR 2007

### Value

(Gross Assessed Values In Billions)



Totals include public utility assessments before exemptions (latest data provided by the Board of Equalization).

## DEPARTMENTAL AND EMPLOYEE AWARDS

The Assessor's Office held various service award ceremonies throughout the year honoring its employees for their years of loyal and dedicated service. Assessor Rick Auerbach presented the awards and expressed his thanks and gratitude to all the honorees for their faithful service. The following honorees received an award for their many years of dedication ranging from 30 to 40 years. Congratulations to them all.

### 30 Years of Service



(L-R) - Mark I. Hashima, Connie M. Foster, Violeta S. Germeniano, Dave I. Hui, Erlinda M. Chavez, *Rick Auerbach*, Beverley Hill, Raymond Cardiel, James H. Bell

### 40 Years of Service



(L-R) *Rick Auerbach*, Barbara Simpson

### 30 Years of Service



(L-R) - Mary Jane Baysa, Stella Jackson, Brigitte Sit, Hussaini Rizvi, *Rick Auerbach*, Purita Prather, David Tokushige, Othelia Velez, Rufo Obando

### 35 Years of Service



(L-R) - Gil Parisi, Gerri Turner, *Rick Auerbach*, Frank Dominguez, Barry J. Bosscher

### 30 Years of Service



(L-R) - Leonard S. Sklut, Daniel M. Wong, Lisa Sam, *Rick Auerbach*, Julie Luna, Jack Mossman, James P. Jochimsen, George Rivera

### 35 Years of Service



(L-R) - Eric Haagenson, George Conlisk, *Rick Auerbach*, Richard Urrico, Robert Quon

The Web Services Unit received the **LA COUNTY SUPERSTARS!** award in the category of Service Excellence during the Board of Supervisors meeting on May 6, 2008.

This annual award recognizes the best and brightest of all **STARS!** recipients.



**LA COUNTY STARS!**  
(*Special Talents for Achieving Remarkable Service*) is a new public employee recognition program that recognizes exceptional achievements of County employees.



*Front row from left:* Lupe Garcia, Darlene Del Palacio

*Back row from left:* Bonnie Oliver, Assistant Assessor, Harry Le, Sanjeev Naikawadi, Yvan Rodriguez, John Arastoozad, *Rick Auerbach*, Los Angeles County Assessor (Amy Chen, Rex Hartline and Lisa Gibbs - not shown)

# *The Call of Duty*

Los Angeles County Assessor Employees  
Were Among Many Workers Called Into Active Service



Denny Estrada, *East District Office*



Reynaldo Bernabe, *Mapping Services*



Manny Gallegos,  
*North District Office*



Reynaldo Bernabe, *Mapping Services*  
(first from left)



Mark Lopez, *South District Office*  
(second from left)

## ASSESSORS

**Kenneth P. Hahn**  
1990-2000

**John J. Lynch**  
1986-1990

**Alexander Pope**  
1978-1986

**Philip E. Watson**  
1963-1977

**John R. Quinn**  
1938-1962

**E.W. Hopkins**  
1910-1938

**Calvin Hartwell**  
1906-1910

**Benjamin E. Ward**  
1902-1906

**Alexander Goldwell**  
1898-1901

**Theodore Summerland**  
1894-1898

**F. Edward Gray**  
1891-1893

**C.C. Mason**  
1887-1891

**R. Bilderrain**  
1883-1886

**J.W. Venable**  
1880-1882

**A.W. Ryan**  
1876-1879

**D. Botiller**  
1870-1875

**M.F. Coronel**  
1868-1869

**J.Q.A. Stanley**  
1866-1867

**G.L. Mix**  
1863-1865

**James McManus**  
1862

**W.W. Maxy**  
1859-1861

**Juan Maria Sepulveda**  
1857-1858

**A.F. Coronel**  
1850-1856



**Rick Auerbach**  
2000-

Rick Auerbach is the 24<sup>th</sup> Assessor of Los Angeles County, re-elected to a third term in 2006 with 77 percent of the vote. He was first elected to office in a special election in 2000, following his appointment by the Board of Supervisors that same year.

The focus of Assessor Auerbach's administration has been to combine the latest technology, including extensive use of an Internet website, with an equal emphasis on traditional public service for a constituency consisting of 10 million county residents. He leads the largest property assessment agency in the nation with over 2.3 million real estate parcels, 1,500 employees, and a budget of more than \$157 million.

The Assessor's career spans 38 years, beginning with the department as a personal property appraiser. One of his first actions as Assessor was to create the landmark position of Property Owners' Advocate, a post which has become a public service model for other jurisdictions.

Prior to his appointment, he was Assistant Assessor and served as liaison with the State Legislature, the State Board of Equalization and the California Assessors' Association.

He has served as President of the California Assessors' Association and is also a member of the Society of Auditor-Appraisers, a member of the International Association of Assessing Officers, and a Board Member of the Los Angeles County Management Council.

Mr. Auerbach graduated from California State University, Los Angeles with a Bachelor of Science degree in Business Administration and Finance and completed over 50 units of graduate work in Accounting and Management.

He has been married 39 years to his wife, Sharon. They have two married daughters, Kelly and Kari, and five grandchildren.

Mr. Auerbach is a dedicated runner and has finished 55 26-mile marathons.

*The two longest serving Assessors were E.W. Hopkins for 28 years and John R. Quinn for 24 years, but longevity is a hallmark of the department's staff with many working more than 30 years. There were 43 employees who retired during the past 12 months with 25 years or more on the job.*