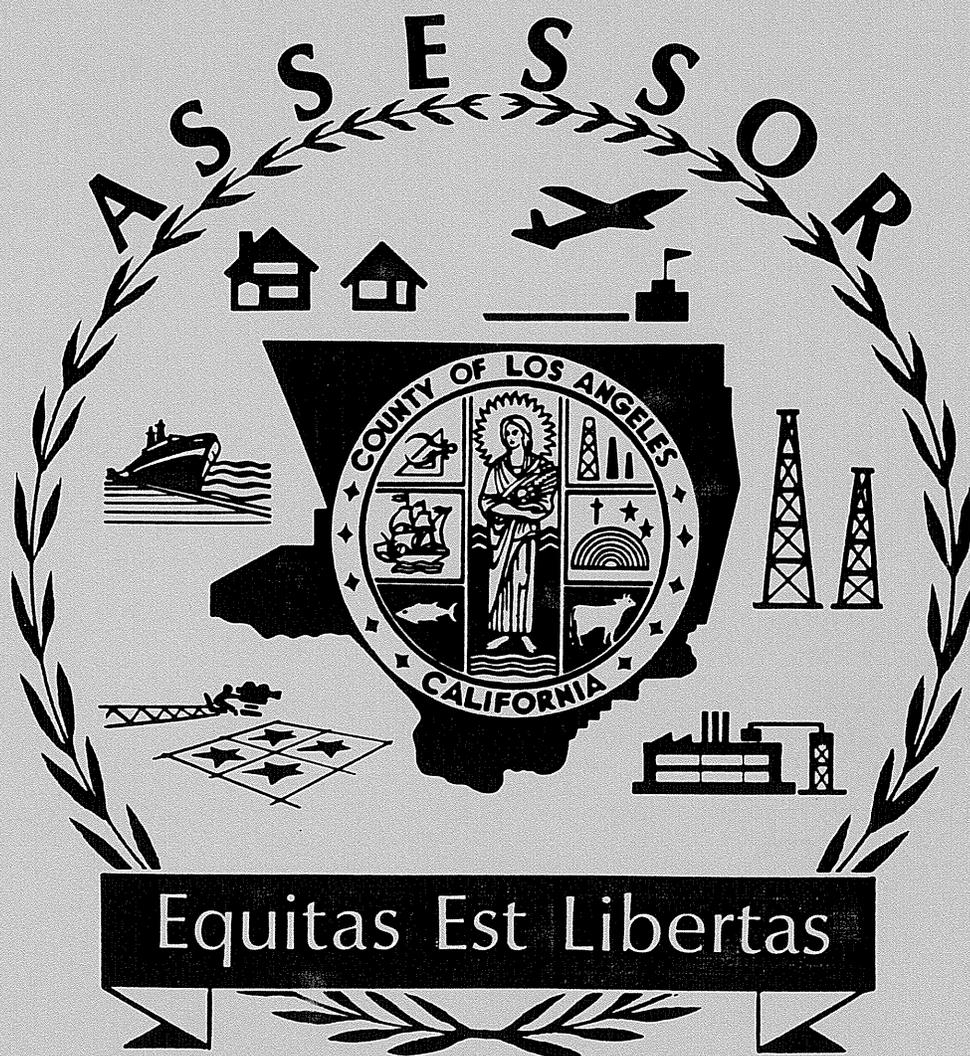
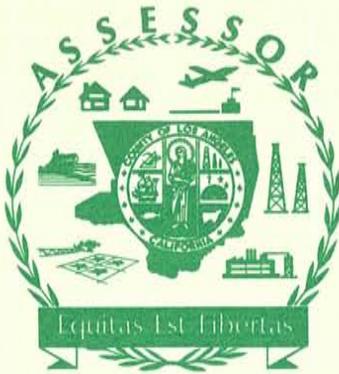


1990 — 1991 ROLL RELEASE



JOHN J. LYNCH

LOS ANGELES COUNTY ASSESSOR



FROM THE OFFICE OF
LOS ANGELES COUNTY ASSESSOR
JOHN J. LYNCH

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For Immediate Release

Aug. 1, 1990

LOS ANGELES COUNTY VALUES REFLECT STRONG ECONOMY

Los Angeles County Assessor John J. Lynch today (Wednesday) released a record \$430.3 billion property roll, reflecting nearly an identical percentage increase in values in the past two years.

"There is no downturn in the growth of property values for fiscal 1990-91," Lynch told a gathering of some 800 employees, elected officials and union representatives in the Hall of Administration auditorium. "Southern California and Los Angeles County remain economically sound and healthy. . ."

The 1990-91 local roll (exclusive of public utilities, which are assessed by the State Board of Equalization) represents an 11.5 percent increase over 1989-90. 1989-90 values showed an 11.5 percent growth over 1988-89.

County government depends on the taxable portion of the roll for 23 percent of its revenue. Hundreds of cities, schools and special districts also share in the revenue produced by the roll.

The taxable portion of the roll, however, declined slightly in 1990-91 because of an increase in parcels exempt from taxes,

(more)

such as those involved in church or non-profit activities.

After deducting exempt parcels, the taxable roll value was set at \$412.8 billion. Under Proposition 13, one percent of that figure (plus a slight add-on to cover bonded indebtedness) is divided up among the county, cities, schools and special districts.

The taxable roll showed an 11.7 percent growth as compared to an 11.9 percent increase last year.

"Proposition 13 remains the key to controlling property taxes," said Lynch, "and any misguided effort to tamper with it at this time can only create higher prices for all consumers."

At the ceremony, Lynch was joined by County Supervisor Kenneth Hahn, who praised the Assessor and his 1,800 employees for providing "the crucial income needed for law enforcement, fire and health services throughout the county."

Also on hand were County Chief Administrative Officer Richard Dixon, Auditor-Controller Mark Bloodgood, who receives the roll and calculates the taxes due on more than 2.2 million parcels and Treasurer and Tax Collector Sandra Davis, who mails out the bills.

Representatives from the Service Employees International Union (SEIU), Local 660, and the California Association of Professional Employees (CAPE) were also in attendance.

Once again, the bulk of the valuation increases came from the sale or transfer of property - accounting for 60.3 percent of the increased roll.

New construction was responsible for 15.5 percent of the increase, an inflationary adjustment for properties which did not

(more)

change hands in 1990-91 accounted for 15.8 percent and business personal property and fixtures accounted for 8.3 percent.

Lynch also commended his staff for clearing up backlogs which added \$10.2 billion to the roll.

As always, Los Angeles City posted the highest valuation at \$171.5 billion in land and structure values, a 10.8 percent increase.

Long Beach remained the second-highest city in values at \$19.4 billion, a 9.5 percent increase.

Lancaster replaced Palmdale as the county's fastest growing city, posting a 32.89 percent increase in values because of new tract home construction while Palmdale (last year's fastest growing city) was close behind with a 31.08 percent increase because of affordable housing and low land prices.

FACTORS CAUSING 1990 VALUATION CHANGES
FOR LOS ANGELES COUNTY

(Exclusive of Public Utility Valuations) (1)
(Values In Billions)

CURRENT ROLL VALUE CHANGE

| | <u>1989</u> | <u>1990</u> | <u>\$ Change</u> | <u>% Change</u> |
|---------------------------------------|-------------|-------------|------------------|-----------------|
| Local Roll Value Before Exemptions | \$385.912 | \$430.325 | \$44.413 | 11.5% |
| Less All Exemptions | \$ 16.386 | \$ 17.494 | | |
| Net Local Roll Value | \$369.526 | \$412.831 | \$43.305 | 11.7% |

| <u>FACTORS CAUSING CHANGE</u> | <u>CHANGE IN DOLLARS</u> | <u>% OF TOTAL CHANGE</u> |
|--|------------------------------|------------------------------|
| Properties Sold and/or Transferred | \$26.799 | 60.3% |
| New Construction | 6.869 | 15.5% |
| 2% Inflation Adjustment (Prop: 13) | 7.003 | 15.8% |
| Business Personal Property and Fixtures | 3.695 | 8.3% |
| Other Additions (2) | .047 | .1% |
| TOTAL INCREASE TO THE 1990 LOCAL ROLL | \$44.413 | 100.0% |
| INCREMENTS TO PRIOR ROLLS(3) | <u>10.232</u> | |
| TOTAL VALUE ADDED DURING THE 1990 ASSESSMENT YEAR | \$54.645 | |

-
- (1) Public Utility assessments are made by the State Board of Equalization. Their values should be available by the end of August.
- (2) Value increases due to value restorations, newly created parcels, possessory interests, oil and water rights.
- (3) Reduction of backlogs for prior tax years thru 1989.

1990 ASSESSED VALUATION
 (EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES COUNTY (1)

| <u>VALUATIONS</u> | <u>1989</u> | <u>1990</u> | <u>AMOUNT OF CHANGE</u> | <u>% OF CHANGE</u> |
|--|-------------------------|-------------------------|-------------------------|--------------------|
| Land | \$150,188,734,528 | \$173,648,736,371 | | |
| Bldgs. and Structs. | 195,561,205,770 | 212,819,077,945 | | |
| Bus. Pers. Prop. and Fixtures | <u>40,162,418,065</u> | <u>43,857,304,351</u> | | |
| GROSS TOTAL | \$385,912,358,363 | \$430,325,118,667 | \$44,412,760,304 | 11.5% |
| <u>LESS EXEMPTIONS</u> | | | | |
| Church, Welfare etc.(2) | <u>\$ 8,519,930,369</u> | <u>\$ 9,735,292,301</u> | | |
| Revenue Producing Valuations | \$377,392,427,994 | \$420,589,826,366 | \$43,197,398,372 | 11.4% |
| Homeowner(3) | <u>\$ 7,865,962,750</u> | <u>7,759,161,949</u> | | |
| NET TOTAL REVENUE PRODUCING VALUATIONS (4) | \$369,526,465,244 | \$412,830,664,417 | \$43,304,199,173 | 11.7% |

1990 Allocation Of Taxable Parcels

| <u>No. of SFR Parcels</u> | <u>No. of Res Inc Parcels</u> | <u>No. of C.I. Parcels</u> | <u>No. of Total Parcels</u> |
|--|-----------------------------------|--------------------------------|---------------------------------|
| 1,726,124 | 244,891 | 230,338 | 2,201,353 |
| Business Assessments: Personal Property and Fixtures | | | <u>333,208</u> |
| TOTAL | | | 2,534,561 |

- (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.

1990 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)

LOS ANGELES CITY (1)
40% OF TOTAL ROLL

| <u>VALUATIONS</u> | <u>1989</u> | <u>1990</u> | <u>AMOUNT OF CHANGE</u> | <u>% OF CHANGE</u> |
|--|-------------------------|-------------------------|-------------------------|--------------------|
| Land | \$ 60,369,222,928 | 69,242,104,667 | | |
| Bldgs. and Structs. | 78,545,563,837 | 85,254,479,532 | | |
| Bus. Pers. Prop. and Fixtures | <u>15,860,556,472</u> | <u>17,018,675,501</u> | | |
| GROSS TOTAL | \$154,775,343,237 | \$171,515,259,700 | \$16,739,916,463 | 10.8% |
| <u>LESS EXEMPTIONS</u> | | | | |
| Church, Welfare etc.(2) | <u>\$ 4,526,636,037</u> | <u>\$ 4,954,278,324</u> | | |
| Revenue Producing Valuation | \$150,248,707,200 | \$166,560,981,376 | \$16,312,274,176 | 10.8% |
| Homeowner(3) | <u>2,695,057,576</u> | <u>2,647,273,719</u> | | |
| NET TOTAL REVENUE PRODUCING VALUATIONS (4) | \$147,553,649,624 | \$163,913,707,657 | \$16,360,058,033 | 11.1% |

1990 Allocation Of Taxable Parcels

| <u>No. of SFR Parcels</u> | <u>No. of Res Inc Parcels</u> | <u>No. of C.I. Parcels</u> | <u>No. of Total Parcels</u> |
|--|-----------------------------------|--------------------------------|---------------------------------|
| 562,946 | 106,994 | 67,805 | 737,745 |
| Business Assessments: Personal Property and Fixtures | | | <u>131,545</u> |
| TOTAL | | | 869,290 |

- (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) Valuation on which revenue is collected by Los Angeles County.

1990 ASSESSED VALUATION
 (EXCLUSIVE OF PUBLIC UTILITY VALUATION)
 LONG BEACH CITY (1)
4% OF TOTAL ROLL

| <u>VALUATIONS</u> | <u>1989</u> | <u>1990</u> | <u>AMOUNT OF CHANGE</u> | <u>% OF CHANGE</u> |
|--|-----------------------|-----------------------|-----------------------------|------------------------|
| Land | \$ 7,229,842,563 | \$ 7,986,484,327 | | |
| Bldgs. and Structs. | 8,592,119,454 | 9,114,461,097 | | |
| Bus. Pers. Prop. and Fixtures | <u>1,894,610,384</u> | <u>2,296,671,360</u> | | |
| GROSS TOTAL | \$ 17,716,572,401 | \$ 19,397,616,784 | \$ 1,681,044,383 | 9.5% |
| <u>LESS EXEMPTIONS</u> | | | | |
| Church, Welfare etc.(2) | <u>\$ 212,459,296</u> | <u>\$ 517,404,248</u> | | |
| Revenue Producing Valuations | \$ 17,504,113,105 | \$ 18,880,212,536 | \$ 1,376,099,431 | 7.9% |
| Homeowner(3) | <u>374,335,199</u> | <u>367,085,605</u> | | |
| NET TOTAL REVENUE PRODUCING VALUATIONS (4) | \$ 17,129,777,906 | \$ 18,513,126,931 | \$ 1,383,349,025 | 8.1% |

1990 Allocation Of Taxable Parcels

| <u>No. of SFR Parcels</u> | <u>No. of Res Inc Parcels</u> | <u>No. of C. I. Parcels</u> | <u>No. of Total Parcels</u> |
|--|-----------------------------------|---------------------------------|---------------------------------|
| 73,351 | 17,389 | 12,561 | 103,301 |
| Business Assessments: Personal Property and Fixtures | | | <u>17,741</u> |
| TOTAL | | | 121,042 |

- (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.

LOS ANGELES COUNTY NET ASSESSED VALUATION (1)
 (EXCLUSIVE OF PUBLIC UTILITY VALUATION)
 (VALUES IN BILLIONS)

| | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| LOS ANGELES COUNTY NET TOTAL | \$203.723 | \$223.790 | \$245.219 | \$266.543 | \$298.703 | \$330.228 | \$369.526 | \$412.831 |
| INCREASE IN VALUE | \$13.452 | \$20.067 | \$21.429 | \$21.324 | \$32.160 | \$31.525 | \$39.298 | \$43.305 |
| PERCENT CHANGE | 7.1% | 9.9% | 9.6% | 8.7% | 12.1% | 10.6% | 11.9% | 11.7% |

(1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS

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

| YEAR | TOTAL ROLL MARKET VALUE | SFR VALUE | % OF TOTAL ROLL | RES-INC VALUE | % OF TOTAL ROLL | COM-IND VALUE | % OF TOTAL ROLL | OIL RIGHTS VALUE | % OF TOTAL ROLL |
|---------------|----------------------------|--------------|--------------------|------------------|--------------------|------------------|--------------------|---------------------|--------------------|
| 1969 | \$65.6 | \$28.8 | 43.9% | \$8.4 | 12.8% | \$28.4 | 43.3% | N/A | N/A |
| 1970 | \$69.2 | \$30.0 | 43.4% | \$9.2 | 13.3% | \$29.1 | 42.1% | \$0.9 | 1.3% |
| 1971 | \$72.0 | \$30.8 | 42.8% | \$9.6 | 13.3% | \$30.9 | 42.9% | \$0.7 | 1.0% |
| 1972 | \$75.2 | \$32.4 | 43.1% | \$10.4 | 13.8% | \$31.8 | 42.3% | \$0.6 | 0.8% |
| 1973 | \$72.8 | \$28.4 | 39.0% | \$10.8 | 14.8% | \$33.1 | 45.5% | \$0.5 | 0.7% |
| 1974 | \$76.8 | \$30.0 | 39.1% | \$11.2 | 14.6% | \$34.6 | 45.1% | \$1.0 | 1.3% |
| 1975 | \$83.2 | \$33.2 | 39.9% | \$11.2 | 13.5% | \$37.7 | 45.3% | \$1.1 | 1.3% |
| 1976 | \$97.2 | \$40.8 | 42.0% | \$15.2 | 15.6% | \$40.0 | 41.2% | \$1.2 | 1.2% |
| 1977 | \$105.6 | \$44.8 | 42.4% | \$16.4 | 15.5% | \$43.3 | 41.0% | \$1.1 | 1.0% |
| 1978 | \$109.2 | \$45.2 | 41.4% | \$16.0 | 14.7% | \$46.8 | 42.9% | \$1.2 | 1.1% |
| 1978 ADJ. (2) | \$119.2 | \$52.0 | 43.6% | \$18.0 | 15.1% | \$49.2 | 41.3% | N/A | N/A |
| 1979 | \$134.4 | \$60.4 | 44.9% | \$20.4 | 15.2% | \$52.4 | 39.0% | \$1.2 | 0.9% |
| 1980 (3) | \$150.0 | \$71.2 | 47.5% | \$22.8 | 15.2% | \$53.2 | 35.5% | \$2.8 | 1.9% |
| 1981 | \$170.1 | \$82.0 | 48.2% | \$24.7 | 14.5% | \$60.3 | 35.4% | \$3.1 | 1.8% |
| 1982 | \$190.3 | \$90.8 | 47.7% | \$26.4 | 13.9% | \$70.0 | 36.8% | \$3.1 | 1.6% |
| 1983 | \$203.7 | \$97.2 | 47.7% | \$27.6 | 13.5% | \$75.1 | 36.9% | \$3.8 | 1.9% |
| 1984 | \$223.8 | \$105.9 | 47.3% | \$29.8 | 13.3% | \$84.3 | 37.7% | \$3.8 | 1.7% |
| 1985 | \$245.2 | \$115.7 | 47.2% | \$32.7 | 13.3% | \$93.4 | 38.1% | \$3.4 | 1.4% |
| 1986 | \$266.6 | \$125.5 | 47.1% | \$35.7 | 13.4% | \$102.7 | 38.5% | \$2.7 | 1.0% |
| 1987 | \$298.7 | \$138.8 | 46.5% | \$40.6 | 13.6% | \$117.0 | 39.2% | \$2.3 | 0.8% |
| 1988 | \$330.2 | \$153.2 | 46.4% | \$46.0 | 13.9% | \$128.8 | 39.0% | \$2.2 | 0.7% |
| 1989 | \$369.5 | \$175.1 | 47.4% | \$51.7 | 14.0% | \$141.0 | 38.2% | \$1.7 | 0.5% |
| 1990 | \$412.8 | \$200.3 | 48.5% | \$57.5 | 13.9% | \$153.5 | 37.2% | \$1.5 | 0.4% |

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 1990 ASSESSED VALUES
CITIES AND UNINCORPORATED AREAS (1)

| AGENCY | ASSESSED VALUATION | | Amount OF Change | Amount OF % Change | NO. OF SFR Parcels | NO. OF RES. INC. Parcels | NO OF CI Parcels | NO. OF Total Parcels |
|---------------|--------------------|-----------------|------------------------|--------------------------|--------------------------|--------------------------------|------------------------|----------------------------|
| | 1989 | 1990 | | | | | | |
| Agoura Hills | \$1,656,505,703 | \$1,822,012,139 | \$165,506,436 | 9.99% | 7,168 | 14 | 381 | 7,563 |
| Alhambra | \$2,515,143,887 | \$2,792,405,765 | \$277,261,878 | 11.02% | 13,008 | 3,674 | 1,325 | 18,007 |
| Arcadia | \$2,971,814,517 | \$3,397,696,512 | \$425,881,995 | 14.33% | 13,105 | 1,107 | 997 | 15,209 |
| Artesia | \$472,269,272 | \$526,525,288 | \$54,256,016 | 11.49% | 3,219 | 258 | 455 | 3,932 |
| Avalon | \$215,392,858 | \$245,279,115 | \$29,886,257 | 13.88% | 899 | 249 | 438 | 1,586 |
| Azusa | \$1,168,662,025 | \$1,301,075,505 | \$132,413,480 | 11.33% | 7,003 | 739 | 1,056 | 8,798 |
| Baldwin Park | \$1,285,786,989 | \$1,458,541,217 | \$172,754,228 | 13.44% | 12,247 | 876 | 1,105 | 14,228 |
| Bell | \$533,751,683 | \$593,914,157 | \$60,162,474 | 11.27% | 2,221 | 1,532 | 566 | 4,319 |
| Bell Gardens | \$513,373,117 | \$581,893,895 | \$68,520,778 | 13.35% | 1,321 | 2,034 | 677 | 4,032 |
| Bellflower | \$1,523,262,481 | \$1,698,470,903 | \$175,208,422 | 11.50% | 9,361 | 1,845 | 1,411 | 12,617 |
| Beverly Hills | \$7,313,421,529 | \$8,116,477,785 | \$803,056,256 | 10.98% | 7,354 | 1,225 | 913 | 9,492 |
| Bradbury | \$95,549,284 | \$114,397,775 | \$18,848,491 | 19.73% | 377 | 3 | 17 | 397 |
| Burbank | \$5,936,850,950 | \$6,680,401,086 | \$743,550,136 | 12.52% | 20,574 | 3,371 | 3,133 | 27,078 |
| Carson | \$5,483,991,661 | \$6,048,141,157 | \$564,149,496 | 10.29% | 19,104 | 648 | 2,819 | 22,571 |
| Cerritos | \$2,862,328,289 | \$3,073,647,953 | \$211,319,664 | 7.38% | 14,995 | 24 | 558 | 15,577 |
| Claremont | \$1,251,979,866 | \$1,373,501,090 | \$121,521,224 | 9.71% | 8,606 | 294 | 498 | 9,398 |

| AGENCY | ASSESSED VALUATION | | AMOUNT OF CHANGE | AMOUNT OF % CHANGE | NO. OF SFR PARCELS | NO. OF RES. INC. PARCELS | NO. OF CI PARCELS | NO. OF TOTAL PARCELS |
|------------------|--------------------|-----------------|------------------------|--------------------------|--------------------------|--------------------------------|-------------------------|----------------------------|
| | 1989 | 1990 | | | | | | |
| Commerce | \$1,870,425,682 | \$2,040,970,346 | \$170,544,664 | 9.12% | 1,646 | 504 | 1,472 | 3,622 |
| Compton | \$1,689,019,026 | \$1,842,017,842 | \$152,998,816 | 9.06% | 15,312 | 2,078 | 2,486 | 19,876 |
| Covina | \$1,650,701,435 | \$1,799,676,464 | \$148,975,029 | 9.02% | 10,211 | 636 | 1,155 | 12,002 |
| Cudahy | \$253,090,116 | \$290,276,259 | \$37,186,143 | 14.69% | 618 | 794 | 215 | 1,627 |
| Culver City | \$2,883,194,846 | \$3,105,160,423 | \$221,965,577 | 7.70% | 10,085 | 1,492 | 1,617 | 13,194 |
| Diamond Bar | \$0 | \$2,863,154,136 | \$2,863,154,136 | 0.00% | 16,497 | 23 | 288 | 16,808 |
| Downey | \$3,275,237,675 | \$3,573,065,739 | \$297,828,064 | 9.09% | 19,382 | 2,004 | 1,336 | 22,722 |
| Duarte | \$675,595,816 | \$739,342,175 | \$63,746,359 | 9.44% | 5,446 | 90 | 350 | 5,886 |
| El Monte | \$1,986,277,107 | \$2,511,925,696 | \$525,648,589 | 26.46% | 11,575 | 2,993 | 2,215 | 16,783 |
| El Segundo | \$5,143,667,109 | \$5,345,140,479 | \$201,473,370 | 3.92% | 3,081 | 786 | 873 | 4,740 |
| Gardena | \$1,844,358,065 | \$2,023,764,782 | \$179,406,717 | 9.73% | 8,457 | 1,686 | 1,618 | 11,761 |
| Glendale | \$8,093,059,560 | \$9,069,371,561 | \$976,312,001 | 12.06% | 31,742 | 6,133 | 3,630 | 41,505 |
| Glendora | \$1,756,015,425 | \$1,966,496,469 | \$210,481,044 | 11.99% | 13,491 | 474 | 1,062 | 15,027 |
| Hawaiian Gardens | \$261,287,252 | \$290,880,745 | \$29,593,493 | 11.33% | 1,812 | 471 | 271 | 2,554 |
| Hawthorne | \$2,822,364,086 | \$3,004,197,867 | \$181,833,781 | 6.44% | 7,185 | 2,944 | 1,416 | 11,545 |
| Hermosa Beach | \$1,230,124,075 | \$1,387,886,176 | \$157,762,101 | 12.82% | 4,288 | 1,665 | 524 | 6,477 |
| Hidden Hills | \$283,898,114 | \$343,091,413 | \$59,193,299 | 20.85% | 692 | 0 | 4 | 696 |
| Huntington Park | \$928,094,214 | \$1,090,728,693 | \$162,634,479 | 17.52% | 3,602 | 2,336 | 1,285 | 7,223 |
| Industry | \$2,474,246,002 | \$2,742,407,718 | \$268,161,716 | 10.84% | 38 | 2 | 1,302 | 1,342 |

| AGENCY | ASSESSED VALUATION | | AMOUNT OF CHANGE | AMOUNT OF CHANGE | NO. OF SFR PARCELS | NO. OF RES. INC. PARCELS | NO. OF CI PARCELS | NO. OF TOTAL PARCELS |
|----------------------|--------------------|-------------------|------------------|------------------|--------------------|--------------------------|-------------------|----------------------|
| | 1989 | 1990 | | | | | | |
| Inglewood | \$2,781,916,361 | \$3,001,511,892 | \$219,595,531 | 7.89% | 13,350 | 4,687 | 1,947 | 19,984 |
| Irwindale | \$773,930,375 | \$879,038,734 | \$105,108,359 | 13.58% | 244 | 31 | 529 | 804 |
| La Canada-Flintridge | \$1,409,113,974 | \$1,577,762,264 | \$168,648,290 | 11.97% | 7,333 | 83 | 329 | 7,745 |
| La Habra Heights | \$417,162,643 | \$465,328,488 | \$48,165,845 | 11.55% | 2,099 | 36 | 76 | 2,211 |
| La Mirada | \$1,718,675,608 | \$1,864,364,718 | \$145,689,110 | 8.48% | 12,412 | 66 | 520 | 12,998 |
| La Puente | \$622,595,070 | \$712,431,441 | \$89,836,371 | 14.43% | 6,795 | 238 | 399 | 7,432 |
| La Verne | \$1,126,355,345 | \$1,272,766,623 | \$146,411,278 | 13.00% | 7,604 | 356 | 1,187 | 9,147 |
| Lakewood | \$2,656,905,595 | \$2,770,707,225 | \$113,801,630 | 4.28% | 22,578 | 455 | 425 | 23,458 |
| Lancaster | \$2,900,922,316 | \$3,855,072,777 | \$954,150,461 | 32.89% | 30,450 | 1,158 | 7,705 | 39,313 |
| Lawndale | \$710,863,780 | \$905,708,736 | \$194,844,956 | 27.41% | 2,928 | 2,064 | 546 | 5,538 |
| Lomita | \$698,295,283 | \$761,398,455 | \$63,103,172 | 9.04% | 3,744 | 822 | 519 | 5,085 |
| Long Beach | \$17,504,113,105 | \$18,880,212,536 | \$1,376,099,431 | 7.86% | 73,351 | 17,389 | 12,561 | 103,301 |
| Los Angeles | \$150,248,707,200 | \$166,560,981,376 | \$16,312,274,176 | 10.86% | 562,946 | 106,994 | 67,805 | 737,745 |
| Lynwood | \$898,096,500 | \$1,010,188,582 | \$112,092,082 | 12.48% | 7,195 | 758 | 2,108 | 10,061 |
| Manhattan Beach | \$3,170,965,374 | \$3,518,988,675 | \$348,023,301 | 10.98% | 1,677 | 1,287 | 445 | 3,409 |
| Maywood | \$315,949,490 | \$355,053,073 | \$39,103,583 | 12.38% | 10,131 | 1,795 | 605 | 12,531 |
| Monrovia | \$1,335,698,028 | \$1,520,937,694 | \$185,239,666 | 13.87% | 7,017 | 1,676 | 1,083 | 9,776 |
| Montebello | \$1,844,043,282 | \$2,005,219,658 | \$161,176,376 | 8.74% | 9,821 | 1,584 | 1,277 | 12,682 |
| Monterey Park | \$2,231,538,097 | \$2,435,942,695 | \$204,404,598 | 9.16% | 12,655 | 1,544 | 1,029 | 15,228 |

| AGENCY | ASSESSED VALUATION | | AMOUNT OF CHANGE | AMOUNT OF CHANGE | NO. OF SFR PARCELS | NO. OF RES. INC. PARCELS | NO. OF CI PARCELS | NO. OF TOTAL PARCELS |
|-----------------------|--------------------|-----------------|------------------------|------------------------|--------------------------|--------------------------------|-------------------------|----------------------------|
| | 1989 | 1990 | | | | | | |
| Norwalk | \$2,122,639,177 | \$2,373,460,053 | \$250,820,876 | 11.82% | 21,236 | 506 | 1,271 | 23,013 |
| Palmdale | \$2,543,114,189 | \$3,333,531,396 | \$790,417,207 | 31.08% | 26,425 | 379 | 4,456 | 31,260 |
| Palos Verdes Estates | \$1,603,910,074 | \$1,785,478,134 | \$181,568,060 | 11.32% | 5,134 | 2 | 92 | 5,228 |
| Paramount | \$1,169,549,923 | \$1,302,798,029 | \$133,248,106 | 11.39% | 5,197 | 1,472 | 1,494 | 8,163 |
| Pasadena | \$6,550,981,127 | \$7,365,314,781 | \$814,333,654 | 12.43% | 27,910 | 4,241 | 3,244 | 35,395 |
| Pico Rivera | \$1,868,550,302 | \$1,990,736,204 | \$122,185,902 | 6.54% | 12,701 | 447 | 1,130 | 14,278 |
| Pomona | \$3,460,584,794 | \$3,842,701,704 | \$382,116,910 | 11.04% | 24,207 | 2,653 | 3,163 | 30,023 |
| Rancho Palos Verdes | \$3,252,135,267 | \$3,582,330,168 | \$330,194,901 | 10.15% | 15,119 | 39 | 169 | 15,327 |
| Redondo Beach | \$4,232,436,334 | \$4,629,169,429 | \$396,733,095 | 9.37% | 15,184 | 2,703 | 978 | 18,865 |
| Rolling Hills | \$369,990,385 | \$423,025,853 | \$53,035,468 | 14.33% | 751 | 0 | 7 | 758 |
| Rolling Hills Estates | \$903,294,656 | \$965,141,605 | \$61,846,949 | 6.85% | 2,914 | 1 | 228 | 3,143 |
| Rosemead | \$1,223,244,291 | \$1,369,630,542 | \$146,386,251 | 11.97% | 7,529 | 2,042 | 850 | 10,421 |
| San Dimas | \$1,448,010,503 | \$1,675,771,043 | \$227,760,540 | 15.73% | 8,985 | 205 | 800 | 9,990 |
| San Fernando | \$540,389,558 | \$619,410,979 | \$79,021,421 | 14.62% | 3,820 | 522 | 729 | 5,071 |
| San Gabriel | \$1,147,780,812 | \$1,303,432,198 | \$155,651,386 | 13.56% | 7,027 | 1,079 | 941 | 9,047 |
| San Marino | \$1,257,475,641 | \$1,438,757,873 | \$181,282,232 | 14.42% | 4,581 | 1 | 179 | 4,761 |
| Santa Clarita | \$4,998,436,895 | \$5,943,045,615 | \$944,608,720 | 18.90% | 32,301 | 401 | 2,368 | 35,070 |
| Santa Fe Springs | \$2,481,340,633 | \$2,666,486,444 | \$185,145,811 | 7.46% | 3,344 | 51 | 2,131 | 5,526 |
| Santa Monica | \$6,774,882,807 | \$7,790,172,463 | \$1,015,289,656 | 14.99% | 12,651 | 4,580 | 2,275 | 19,506 |

| AGENCY | ASSESSED VALUATION | | AMOUNT OF CHANGE | AMOUNT OF CHANGE | NO. OF SFR PARCELS | NO. OF RES. INC. PARCELS | NO. OF CI PARCELS | NO. OF TOTAL PARCELS |
|----------------------|--------------------|-------------------|------------------------|------------------------|--------------------------|--------------------------------|-------------------------|----------------------------|
| | 1989 | 1990 | | | | | | |
| Sierra Madre | \$470,461,882 | \$530,132,318 | \$59,670,436 | 12.68% | 3,519 | 349 | 204 | 4,072 |
| Signal Hill | \$722,382,619 | \$771,772,018 | \$49,389,399 | 6.84% | 2,111 | 631 | 1,400 | 4,142 |
| South El Monte | \$646,401,978 | \$737,566,714 | \$91,164,736 | 14.10% | 2,402 | 456 | 1,495 | 4,353 |
| South Gate | \$1,796,610,848 | \$2,006,545,531 | \$209,934,683 | 11.69% | 10,861 | 3,251 | 1,804 | 15,916 |
| South Pasadena | \$1,081,681,118 | \$1,190,407,034 | \$108,725,916 | 10.05% | 5,350 | 1,018 | 350 | 6,718 |
| Temple City | \$975,925,809 | \$1,110,545,770 | \$134,619,961 | 13.79% | 8,190 | 970 | 485 | 9,645 |
| Torrance | \$9,230,088,663 | \$10,144,038,069 | \$913,949,406 | 9.90% | 32,741 | 2,060 | 2,849 | 37,650 |
| Vernon | \$1,758,554,465 | \$2,009,023,577 | \$250,469,112 | 14.24% | 4 | 1 | 1,387 | 1,392 |
| Walnut | \$1,395,716,312 | \$1,603,242,822 | \$207,526,510 | 14.87% | 8,327 | 12 | 242 | 8,581 |
| West Covina | \$3,034,355,808 | \$3,425,826,135 | \$391,470,327 | 12.90% | 23,691 | 419 | 822 | 24,932 |
| West Hollywood | \$2,514,238,789 | \$2,697,306,361 | \$183,067,572 | 7.28% | 5,908 | 2,198 | 964 | 9,070 |
| Westlake Village | \$1,018,551,533 | \$1,160,660,934 | \$142,109,401 | 13.95% | 3,040 | 162 | 202 | 3,404 |
| Whittier | \$2,699,112,784 | \$2,999,018,504 | \$299,905,720 | 11.11% | 18,208 | 2,089 | 1,567 | 21,864 |
| Total Incorp. Areas | \$343,973,857,914 | \$384,994,032,267 | \$41,020,174,353 | 11.93% | 1,461,420 | 222,967 | 180,839 | 1,865,226 |
| Unincorporated Areas | \$33,418,570,080 | \$35,595,794,099 | \$2,177,224,019 | 6.52% | 264,704 | 21,924 | 49,499 | 336,127 |
| TOTAL L.A. COUNTY | \$377,392,427,994 | \$420,589,826,366 | \$43,197,398,372 | 11.45% | 1,726,124 | 244,891 | 230,338 | 2,201,353 |

(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 REIMBURSEMENT. THEY DO INCLUDE THE HOMEOWNER EXEMPTION WHICH IS REIMBURSED BY THE STATE.

CITIES WITH A PERCENT CHANGE EXCEEDING
 $\pm 25\%$ OF COUNTYWIDE PERCENT CHANGE (11.45%)

| <u>City</u> | <u>Percent Change</u> | <u>Comment</u> |
|-------------|-----------------------|---|
| Arcadia | 14.33% | High value changes of ownership and new construction. Many smaller single family residences are being replaced with much larger structures. |
| Bradbury | 19.73% | An exclusive community of homes with selling prices which reflect significant appreciation. |
| Cerritos | 7.38% | Less than average transfer activity in this community of tract homes. Minimal construction activity except for the beginning of development of the Towne Center project. |
| Cudahy | 14.69% | Greater than average new construction, primarily in the CRA sponsored commercial sector. |
| Culver City | 7.70% | Minimal new construction as the city appears almost fully developed. Residential sales have declined. |
| El Monte | 26.46% | Appears to be the late booming city of the San Gabriel Valley with increased building activity and significantly appreciating sales prices. |
| El Segundo | 3.92% | A large portion of the city is occupied by the Chevron refinery and other major commercial-industrial properties that have relatively stable values. The remaining residential area is primarily a built up area with less new construction than typical. |
| Hawthorne | 6.44% | It appears that the construction of the Century Freeway has had a disruptive impact on the northern portion of the city, creating uncertainty and hesitancy among potential property sellers and buyers. |

CITIES WITH A PERCENT CHANGE EXCEEDING
± 25% OF COUNTYWIDE PERCENT CHANGE (11.45)

| <u>City</u> | <u>Percent Change</u> | <u>Comment</u> |
|-----------------|-----------------------|--|
| Hidden Hills | 20.85% | Construction and transfers of many large high-value (\$500,000 plus) custom and tract residences zoned to permit the keeping of horses. |
| Huntington Park | 17.52% | Greater than average new construction - mostly CRA sponsored condominium and apartment buildings |
| Inglewood | 7.89% | Stable built-up area with minimal construction and sales activity. |
| La Mirada | 8.48% | Less than average residential transfer and new construction activity in this developed bedroom community. |
| La Puente | 14.43% | Rapid appreciation of older improvements partially resulting from demand carried over from surrounding communities. |
| Lakewood | 4.28% | Much less than average transfer and new construction activity in this community of tract homes. |
| Lancaster | 32.89% | Tremendous amount of affordable new residential tract construction. |
| Lawndale | 27.41% | A disproportionate amount of properties with older lower base year values have transferred. |
| Long Beach | 7.86% | Less than average transfer and new construction activity. The pace has slowed in the major construction redevelopment work occurring in the downtown area. |

CITIES WITH A PERCENT CHANGE EXCEEDING
 $\pm 25\%$ OF COUNTYWIDE PERCENT CHANGE (11.45%)

| <u>City</u> | <u>Percent Change</u> | <u>Comment</u> |
|-----------------------|-----------------------|--|
| Palmdale | 31.08% | Continuing enormous amount of new residential tract construction due to low land prices and the city's proximity to the employment centers of the San Fernando Valley. |
| Pico Rivera | 6.54% | An increased acquisition of parcels by the tax exempt Community Redevelopment Agency. |
| Rolling Hills | 14.33% | Luxury residential community with a considerable amount of vacant estate sized lots. New construction on these sites has increased substantially, resulting in higher improvement assessed values. |
| Rolling Hills Estates | 6.85% | Stable, developed residential community with new construction limited primarily to remodeling rather than new structures. |
| San Dimas | 15.73% | An increase in new residential construction, including luxury single family residences and condominiums. |
| San Fernando | 14.62% | Greater than average new construction of residential tracts, condominiums and apartment buildings. |
| San Marino | 14.42% | An unabated demand for very high valued homes in this desirable, primarily bedroom community, has resulted in significant increases in assessed valuation. |
| Santa Clarita | 18.90% | Greater than average new construction of residential tracts and commercial-industrial properties. |
| Santa Fe Springs | 7.46% | Commercial-industrial sales activity has plateaued and there has been minimal change in the residential sector. |

CITIES WITH A PERCENT CHANGE EXCEEDING
 $\pm 25\%$ OF COUNTYWIDE PERCENT CHANGE (11.45%)

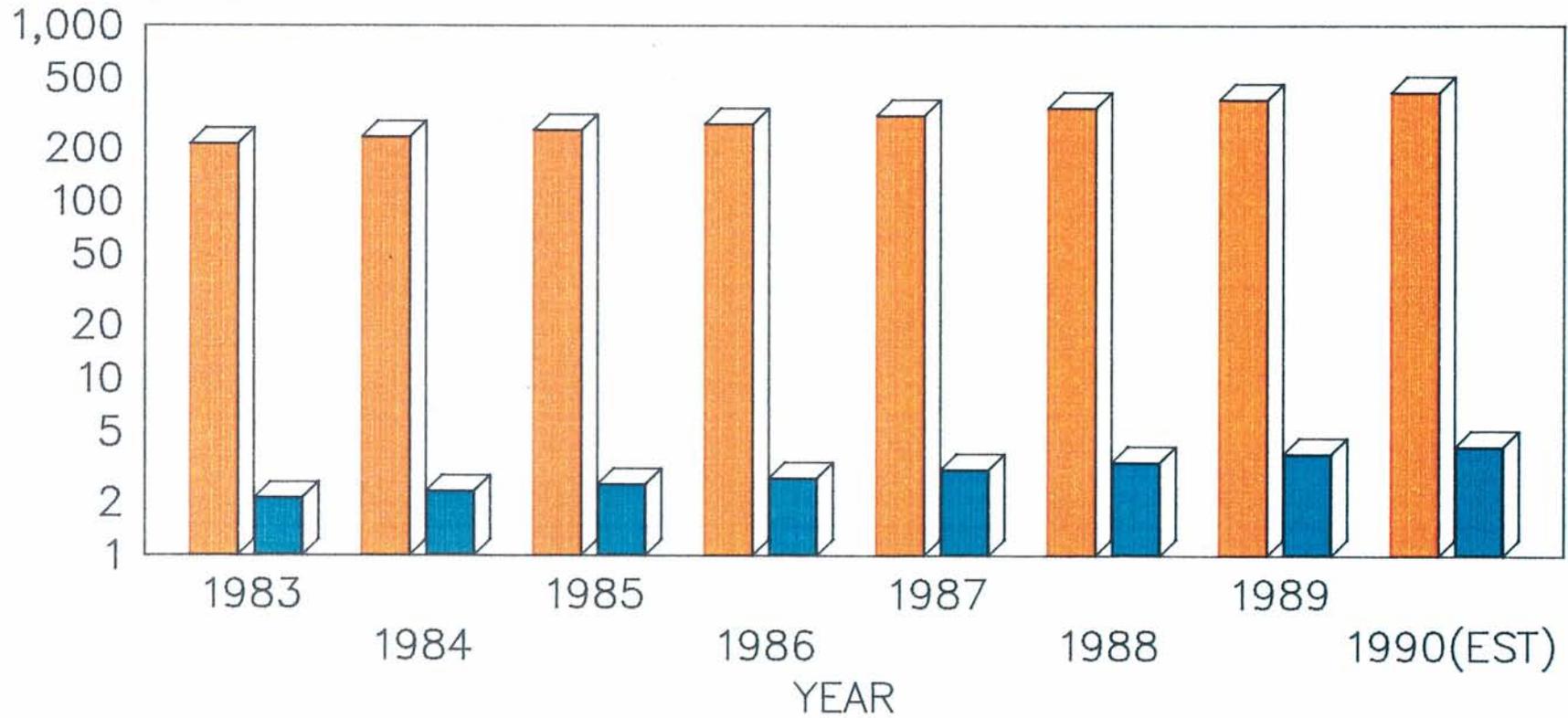
| <u>City</u> | <u>Percent Change</u> | <u>Comment</u> |
|----------------|-----------------------|--|
| Santa Monica | 14.99% | A less strict development outlook by the city government has resulted in substantial new commercial construction activity including hotel and office hi-rises. Many older single family residences are being replaced by larger, better quality homes. |
| Signal Hill | 6.84% | Stabilized oil property values coupled with a decline in residential condominium construction. |
| Walnut | 14.87% | One of the few cities in the San Gabriel Valley which still has land available for new residential tract construction and sales. |
| West Hollywood | 7.28% | Static built-up area with less than average construction and transfer activity. |

LOS ANGELES COUNTY

TOTAL VALUE / TOTAL REVENUE

(DOLLARS IN BILLIONS)

VALUE / REVENUE

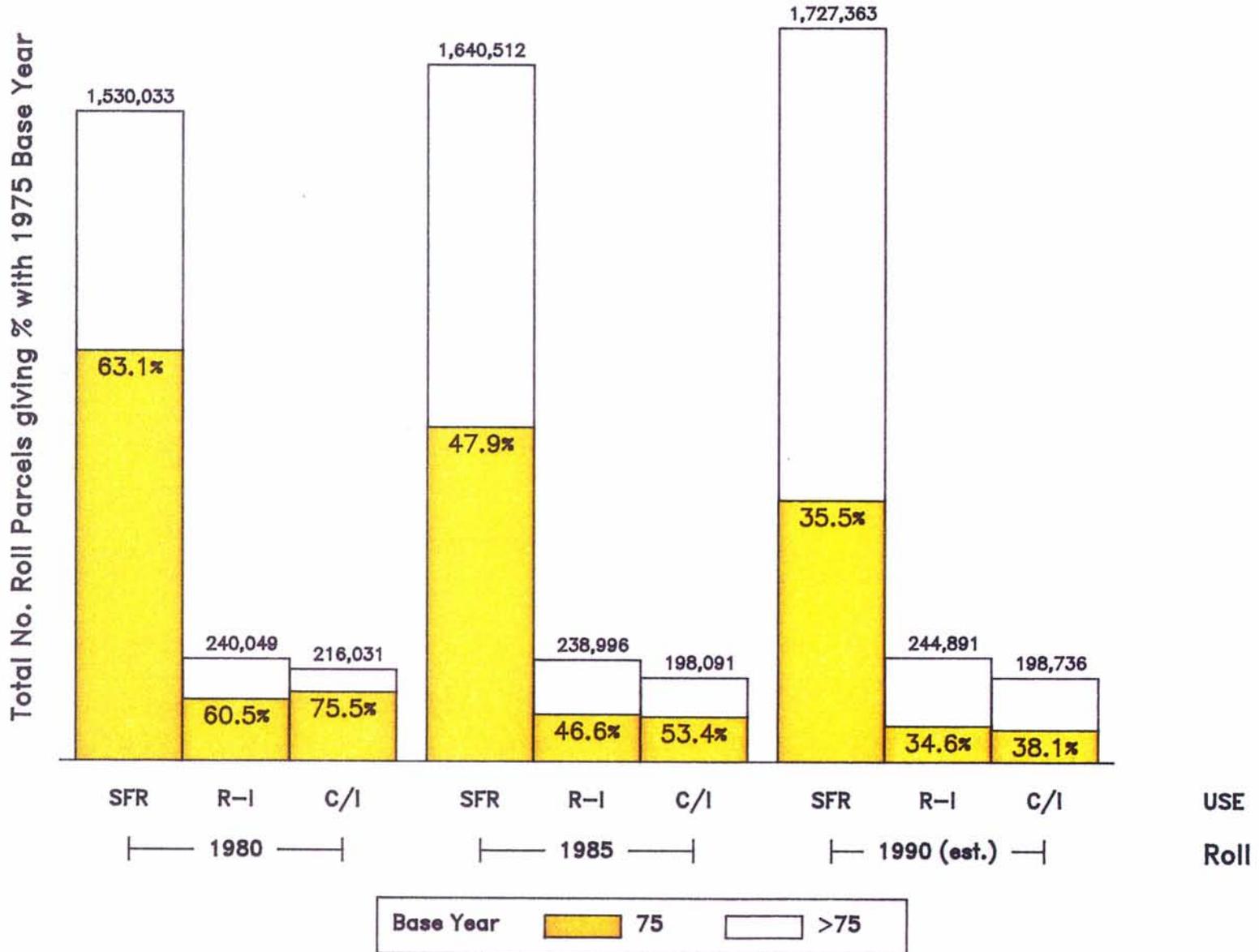


VALUE
 REVENUE

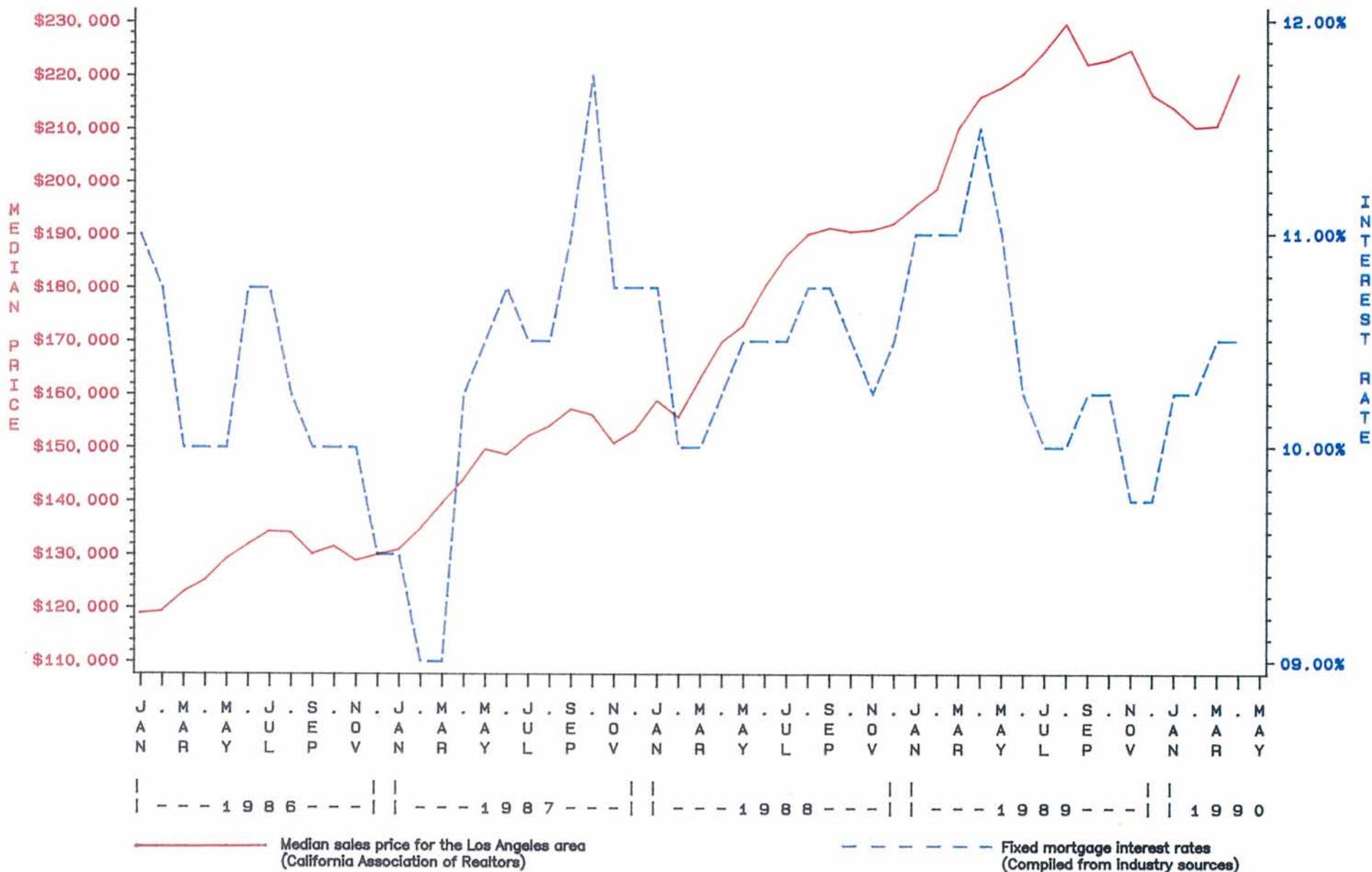
LOCALLY ASSESSED VALUE EXCLUSIVE OF NON-REIMBURSABLE EXEMPTIONS

1975 BASE YEAR ROLL PARCELS

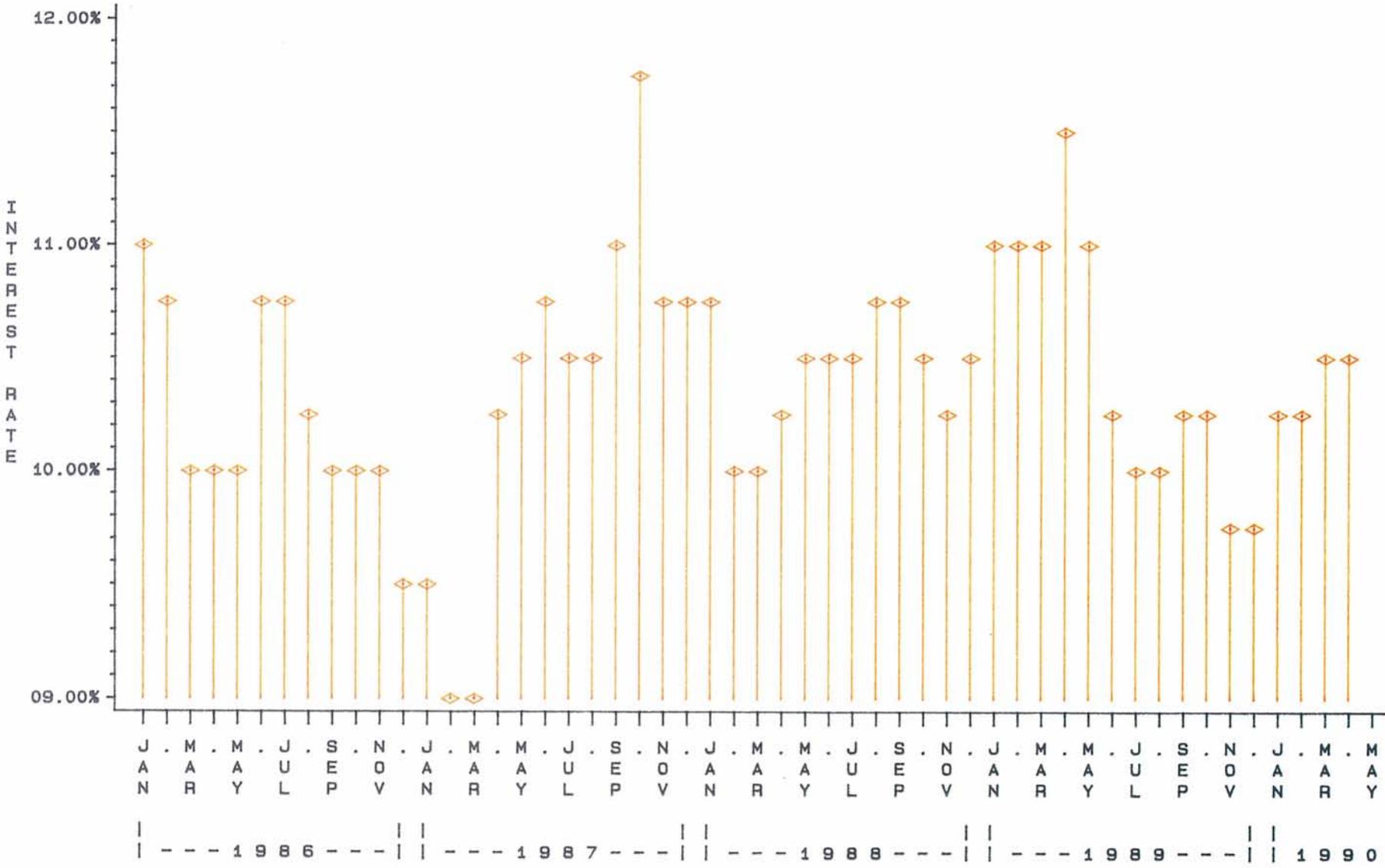
by Single Family Res (SFR), Residential Income (R-I), and Commercial Industrial (C/I)



COMPARISON OF MEDIAN SALE PRICES AND MORTGAGE INTEREST RATES FOR EXISTING SINGLE FAMILY RESIDENCES 1986 - 1990

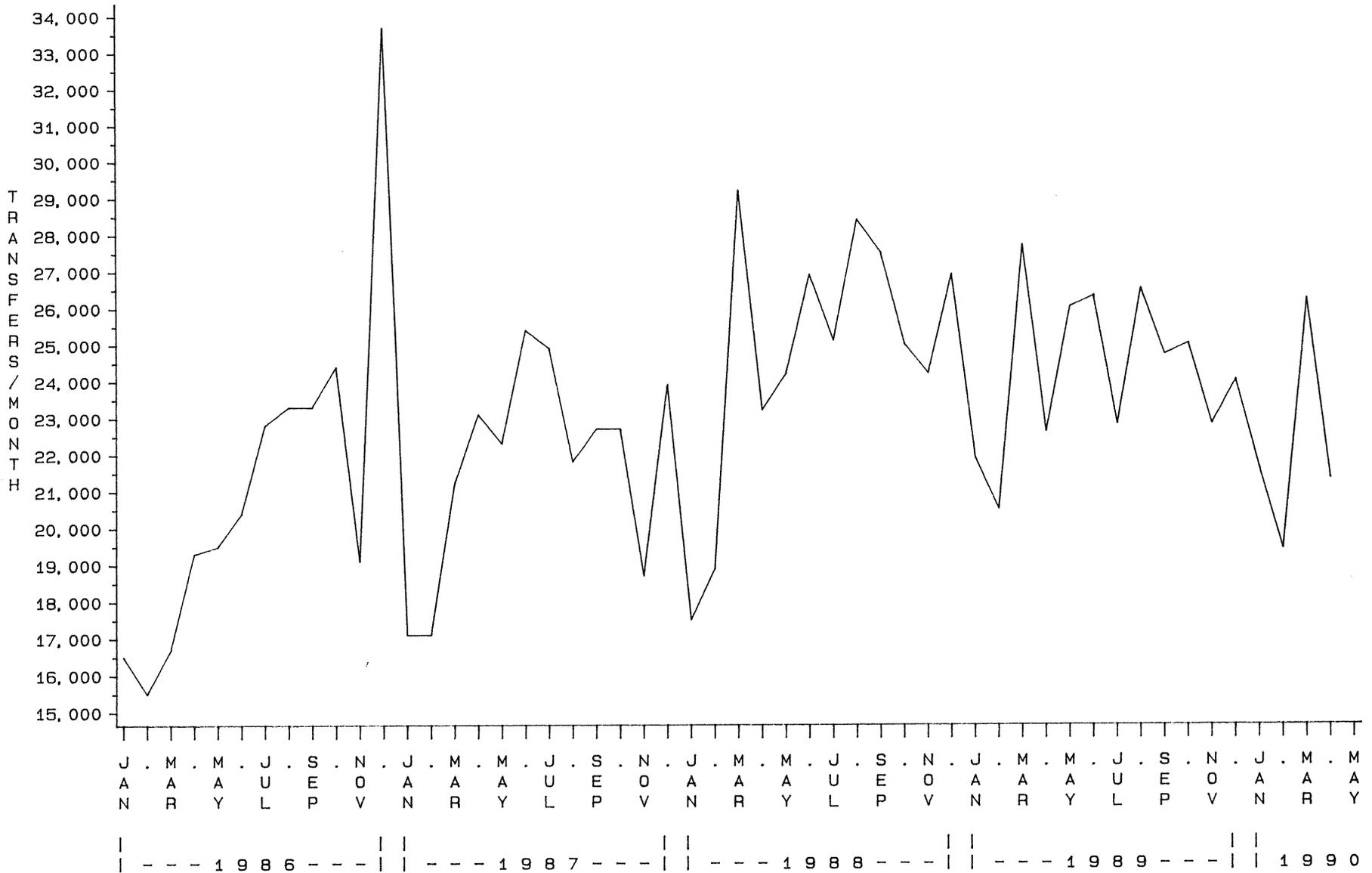


MORTGAGE INTEREST RATES OF EXISTING SINGLE FAMILY RESIDENCES 1986 - 1990

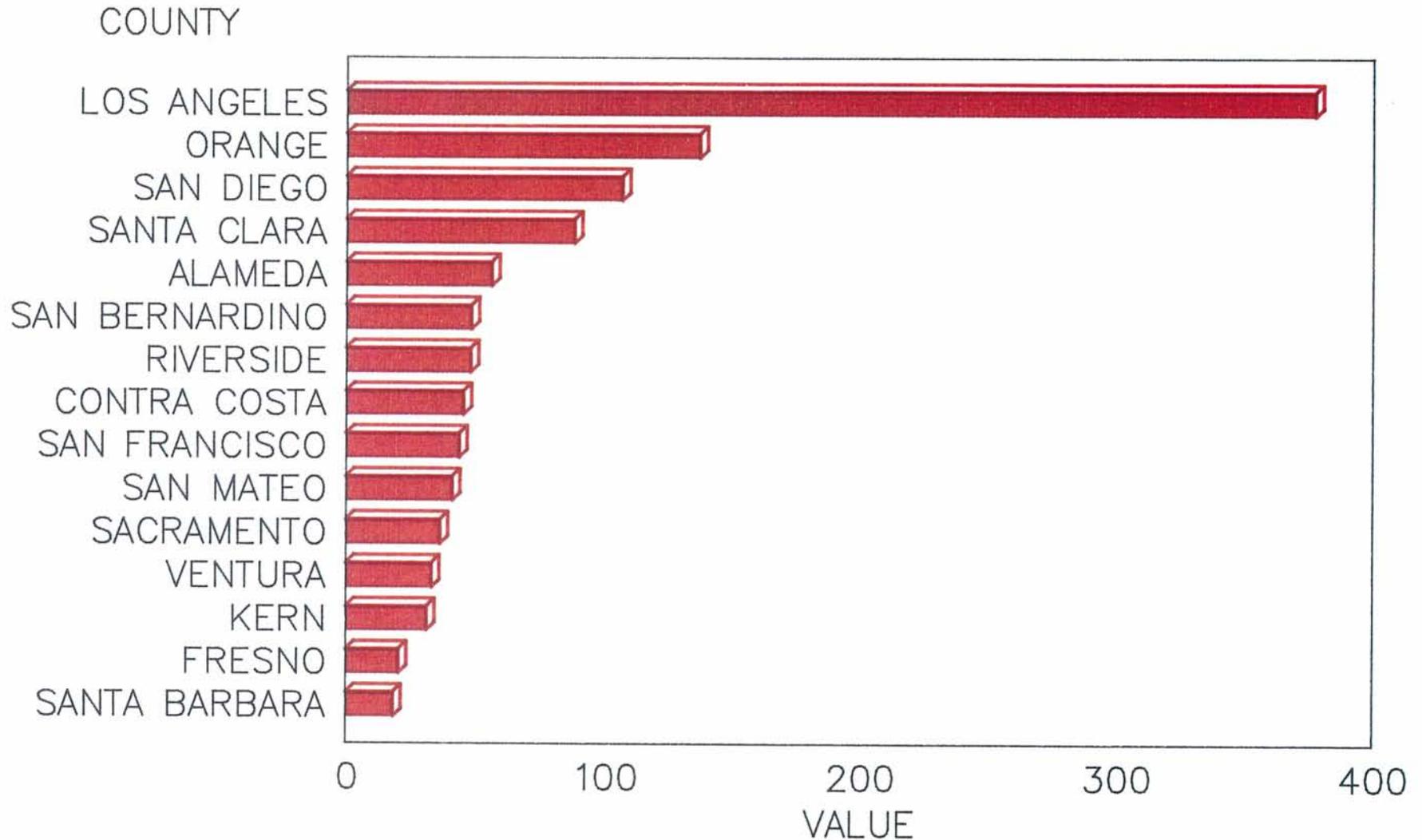


Fixed mortgage interest rates
(Compiled from industry sources)

TOTAL NUMBER OF PROPERTY TRANSFERS IN L.A. COUNTY 1986 - 1990

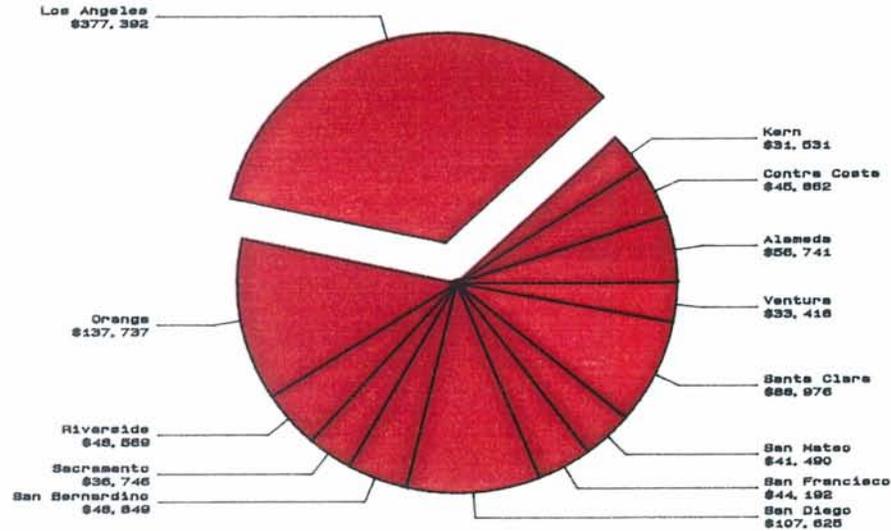


FISCAL YEAR 1989-90
GRAND TOTAL - LOCALLY ASSESSED
(IN BILLIONS OF DOLLARS)

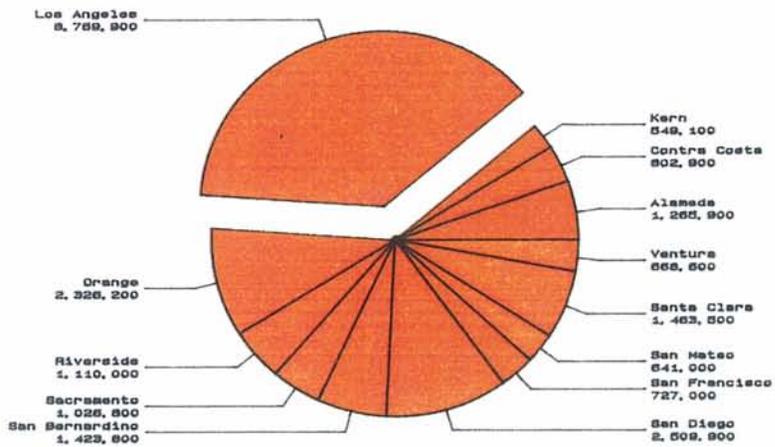


SOURCE: STATE BOARD OF EQUALIZATION
VALUE EXCLUSIVE OF NON-REIMBURSABLE EXEMPTIONS

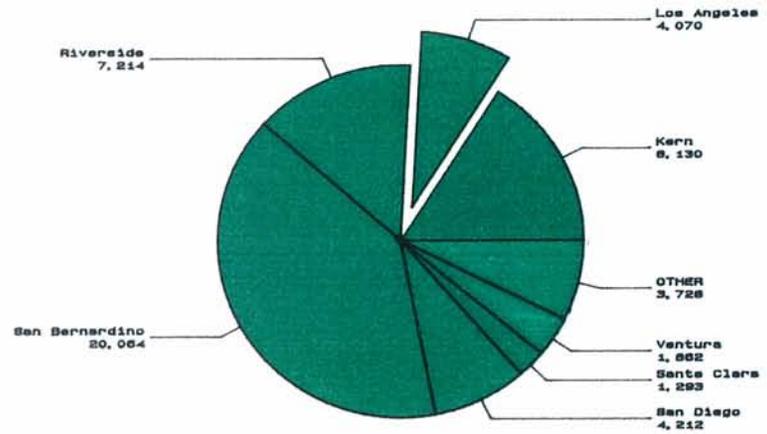
Fiscal Year 1989 – 90



Grand Total – Locally Assessed
(Includes Homeowners Exemption)
(millions of dollars)



Population



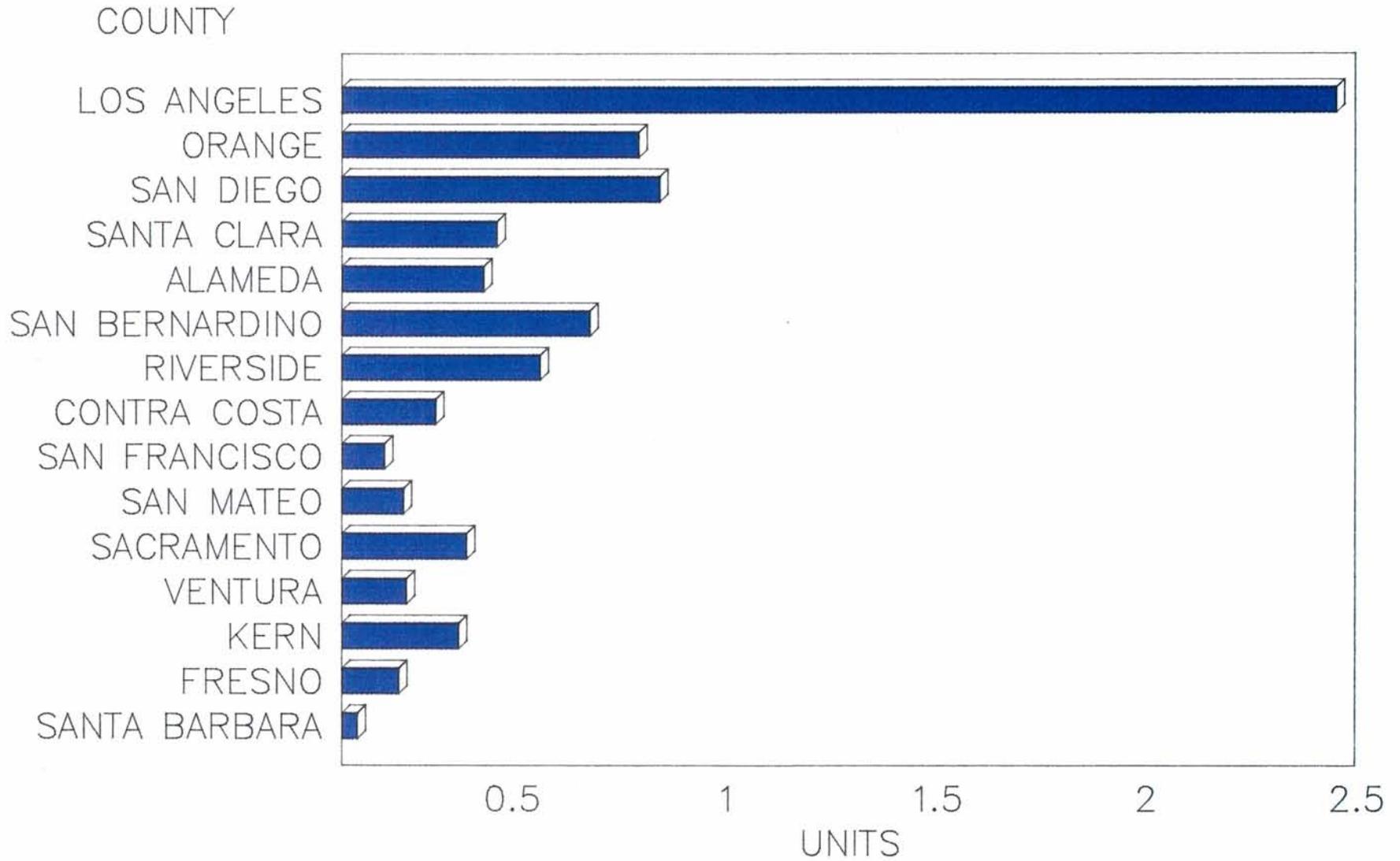
Land Area
(Sq. Miles)

* Department of Finance, State of Calif.

** State Board of Equalization

FISCAL YEAR 1988-89

TOTAL ROLL UNITS
(IN MILLIONS)



SOURCE: STATE BOARD OF EQUALIZATION