

2012 BILLBOARD VALUATION GUIDELINE

Year of Acq.	Base Year	CPI Trend Factors
2011	2012	1.00000
2010	2011	1.02000
2009	2010	1.02768
2008	2009	1.25240
2007	2008	1.04574
2006	2007	1.06666
2005	2006	1.08799
2004	2005	1.10975
2003	2004	1.13195
2002	2003	1.15308
2001	2002	1.17614
2000	2001	1.19967
1999	2000	1.22366
1998	1999	1.24813
1997	1998	1.27126
1996	1997	1.29669
1995	1996	1.32262
1994	1995	1.33730
1993	1994	1.35322
1992	1993	1.38028
1991	1992	1.40789
1990	1991	1.43604
1989	1990	1.46476
1988	1989	1.49406
1987	1988	1.52394
1986	1987	1.55442
1985	1986	1.58551
1984	1985	1.61722
1983	1984	1.64956
1982	1983	1.68255
1981	1982	1.69938
1980	1981	1.73337
1979	1980	1.76804
1978	1979	1.80340
1977	1978	1.83946
1976	1977	1.87625
1975 & Prior	1976	1.91378

Prepared by: Assessment Services Division 01/2012

The CAA recommendation on valuing billboards states, "For Billboards that are classified as real property, the Billboards should be assessed at factored base year value unless you have appraisal data that derives a market value that is lower than the factored base year value."

The following steps should be used to calculate the current year trended base value of a given billboard:

(NOTE: The example used throughout the explanation below is for a billboard purchased in 2003 with an original cost of \$145,000.)

1. Find the correct CPI trend factor by locating the billboard's acquisition year in the left column of the table. (For Proposition 13 purposes, the base year is presumed to be the year following the reported year of acquisition.)

The current year CPI trend factor for the 2003 acquired billboard (base year 2004) is 1.13195.

2. Apply the indicated CPI trend factor to the billboard's acquisition cost (round to the nearest dollar).

Apply the indicated CPI factor to the acquisition cost:
 $\$145,000 \times 1.13195 = \$164,133$ (rounded)

3. Arrive at an estimate of market value using one of the three approaches to market value. An estimate of value can be derived by using the current Caltrans schedule as per Section III of the CAA Position Paper 05-001. The Caltrans Payment Schedule for Poster Panel Removal is at Caltrans Website: www.dot.ca.gov/hq/oda.

4. Compare the factored base year value (2) with the market value (3). Enroll the lower of the two values.

5. It is recommended that the appraiser prepare a spreadsheet to show the results of the base year value computation and attach it to the property statement. Due to certain limitations, the AS/400 cannot compute the factored base year value.

Note: The factored base year value must be computed manually.