

2014 BILLBOARD VALUATION GUIDELINE

Year of Acq.	Base Year	CPI Trend Factors
2013	2014	1.00000
2012	2013	1.00454
2011	2012	1.02463
2010	2011	1.04512
2009	2010	1.05299
2008	2009	1.05049
2007	2008	1.07150
2006	2007	1.09293
2005	2006	1.11479
2004	2005	1.13709
2003	2004	1.15983
2002	2003	1.18148
2001	2002	1.20511
2000	2001	1.22922
1999	2000	1.25380
1998	1999	1.27888
1997	1998	1.30257
1996	1997	1.32863
1995	1996	1.35520
1994	1995	1.37024
1993	1994	1.38655
1992	1993	1.41428
1991	1992	1.44256
1990	1991	1.47141
1989	1990	1.50084
1988	1989	1.53086
1987	1988	1.56148
1986	1987	1.59271
1985	1986	1.62456
1984	1985	1.65705
1983	1984	1.69019
1982	1983	1.72400
1981	1982	1.74124
1980	1981	1.77606
1979	1980	1.81158
1978	1979	1.84782
1977 & Prior	1978	1.88477

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 1.15983.

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:
 $\$145,000 \times 1.15983 = \$168,175$ (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.