



ALISO VIEJO

2013/14 PROPERTY TAX SUMMARY



The City of Aliso Viejo experienced a net taxable value increase of 2.8% for the 2013/14 tax roll, which was slightly less than the increase experienced countywide at 3.4%. The assessed value increase between 2012/13 and 2013/14 was \$216 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$74.9 million, which accounted for 35% of all growth experienced in the city.

The largest assessed value increase was reported on a multi-unit residential parcel owned by Sequoia Equities - Alicante (27682 Aliso Creek Road) . The parcel, which was previously reduced by the Assessor under Proposition 8, had \$7.4 million of its reduced value recaptured. The second largest increase was on an apartment building owned by Aventine Apartments LLC (22501 Chase). The \$6.1 million increase was also the result of a Proposition 8 recapture. A commercial parcel owned by Shea Properties LLC had \$5.8 million recaptured under Proposition 8.

The largest assessed value decline was reported on a commercial parcel owned by Pacific Life Insurance Company The parcel's value was reduced \$3.6 million due to a successful appeal. A parcel owned by Hoag Memorial Hospital (26671 Aliso Creek Road) received a successful appeal which removed \$3 million in assessed value between tax years. A commercial parcel owned by Aliso Viejo RP-V1 LLC had its value reduced by \$1.7 million due to a successful appeal.

The housing market has continued to improve in 2013 as home buying increased due to continued low interest rates and affordable prices. Foreclosure levels are back to historical norms. Median prices and numbers of sale transactions are up statewide. The median sale price of a single family home in Aliso Viejo from January through October 2013 was \$445,000. This represents a \$83,000 (22.9%) increase in median sale price from 2012.

Year	SFR Sales	Median Price	% Change
2007	761	\$495,000	
2008	748	\$440,000	-11.11%
2009	765	\$395,500	-10.11%
2010	852	\$385,000	-2.65%
2011	906	\$360,750	-6.30%
2012	1,071	\$362,000	0.35%
2013	896	\$445,000	22.93%

2013/14 Tax Shift Summary

ERAF I & II	-\$753,416
VLFAA (est.)	\$3,895,860
Triple Flip	\$1,202,101
Triple Flip True up	\$88,692

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. CITY LIGHTS-ALISO VIEJO LLC	\$110,729,926	1.42%	Residential
2. MORITZ ASSOCIATES LLC	\$109,870,830	1.40%	Residential
3. BARCELONA LLC	\$94,636,482	1.21%	Residential
4. RREEF AMERICA REIT II CORPORATION	\$94,299,531	1.21%	Commercial
5. SEQUOIA EQUITIES ALIZE	\$79,538,144	1.02%	Residential
6. SEQUOIA EQUITIES ALICANTE	\$77,371,965	0.99%	Residential
7. OC SD PARTNERS LLC	\$75,795,340	0.97%	Residential
8. QLOGIC CORPORATION	\$73,229,995	0.94%	Commercial
9. ALISO-HOLLY OAKS PARTNERS LP	\$62,900,845	0.80%	Residential
10. ALISO VIEJO OFFICE PARTNERS HOLDING CO	\$58,905,000	0.75%	Commercial
Top Ten Total	\$837,278,058	10.70%	

Real Estate Trends

Home Sales

Home sales began to rebound in many parts of the State as continued low interest rates are spurring on the market. Mid and high end sales are up and prices are rebounding quickly due to low inventories. The reported median price of an existing, single family detached home in California during July 2013 was \$363,000. This was a 29.2 percent increase from \$281,000 in July 2012.

All Homes	Units Sold July-2012	Units Sold July-2013	% Change	Median Price July-2012	Median Price July-2013	% Change
Imperial County	132	39	-70.45%	\$127,500	\$138,000	8.24%
L. A. County	7,091	8,353	17.80%	\$330,000	\$425,000	28.79%
Orange County	3,087	4,402	42.60%	\$450,000	\$539,500	19.89%
Riverside County	3,546	4,076	14.95%	\$210,500	\$265,000	25.89%
San Bernardino County	2,434	2,941	20.83%	\$165,000	\$205,000	24.24%
San Diego County	3,565	4,524	26.90%	\$342,000	\$417,500	22.08%
Ventura County	865	1,123	29.83%	\$361,250	\$450,000	24.57%

Recapturing SFR Proposition 8 Reductions

In 1978 California voters approved Proposition 8 that (among other things) allows county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. Such reductions are to be recaptured as the real estate market improves. Now, after five years of declining real estate values, county assessors are beginning to restore values. The graph below reflects the percentage of assessed value restored in 2013-14 for residential properties that have not changed ownership. Assessors will not restore values to their trended Proposition 13 values until the strength of the market recovery is proven. We are anticipating continued recovery of Proposition 8 reductions for 2014-15.

Estimated SFR Prop 8 Recaptures between 2012-13 and 2013-14

