



# ALISO VIEJO

## 2016/17 PROPERTY TAX SUMMARY



The City of Aliso Viejo experienced a net taxable value increase of 5.7% for the 2016/17 tax roll, which was slightly more than the increase experienced countywide at 5.4%. The assessed value increase between 2015/16 and 2016/17 was \$497 million. The change attributed to the 1.525% Proposition 13 inflation adjustment was \$101 million, which accounted for 20% of all growth experienced in the city.

The largest assessed value increase was reported on a multi-unit residential parcel owned by Vantis Multifamily LLC. This new apartment building added \$39.5 million in new improvements between tax years. The sale of a two commercial parcel to TR Polaris LLC (2 & 3 Polaris Way) added \$47.3 million in new value to the roll. The sale of three commercial office buildings on Enterprise Way to Summit Office LLC added \$49.4 million in assessed value between tax years.

The largest assessed value decline was reported on a commercial parcel owned by Shea Properteis LLC (120 Vantis). Due to a successful appeal, the parcel was reduced by \$2 million. A successful appeal on a parcel owned by 130 Vantis LLC reduced that value by \$1.7 million. An appeal on a commercial parcel owned by Vantis Parking LLC (122 Vantis) resulted in a reduction of \$595,000.

The housing market continues to improve with sales of homes increasing year over year in most areas of the State. In some areas, the current median has surpassed the median at the height of the real estate bubble. Sale volume is down slightly throughout the state when compared to 2015. The majority of sales now seem to be primarily non-distressed properties where the buyer plans to live in the home. This is a departure from the large number of short sales and investor buying experienced over the past several years. The median sale price of a single family home in Aliso Viejo from January through September 2016 was \$535,500. This represents a \$25,750 (5.1%) increase in median sale price from 2015.

Year	SFR Sales	Median Price	% Change
2010	820	\$375,000	
2011	830	\$349,000	-6.93%
2012	998	\$350,000	0.29%
2013	1,025	\$439,500	25.57%
2014	885	\$485,000	10.35%
2015	958	\$509,750	5.10%
2016	746	\$535,500	5.05%

### 2016/17 Tax Shift Summary

ERAF I & II	\$-891,814
VLFAA (est.)	\$4,582,849

### Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. SEQUOIA EQUITIES	\$162,389,713	1.75%	Residential
2. CITY LIGHTS-ALISO VIEJO LLC	\$115,213,478	1.24%	Residential
3. RREEF AMERICA REIT II CORPORATION	\$114,833,643	1.24%	Commercial
4. MORITZ ASSOCIATES LLC	\$113,911,535	1.23%	Residential
5. SUMMIT OFFICE LLC	\$109,748,525	1.19%	Commercial
6. BARCELONA LLC	\$98,196,574	1.06%	Residential
7. TRUST POLARIS LLC	\$84,250,000	0.91%	Commercial
8. QLOGIC CORPORATION	\$82,017,006	0.89%	Unsecured
9. VANTIS	\$77,660,744	0.84%	Vacant
10. ALISO VIEJO RP-V1 LLC	\$67,817,113	0.73%	Commercial
<b>Top Ten Total</b>	<b>\$1,026,038,331</b>	<b>11.08%</b>	

# Real Estate Trends

## Home Sales

Home sales continue to rebound in many parts of the State but at a slower pace than last year. This is mainly due to inventory and affordability constraints. The reported median price of an existing, single family detached home in California during June 2016 was \$519,440. This was a 5.5 percent increase from \$492,320 in June 2015.

All Homes	Units Sold June-2015	Units Sold June-2016	% Change	Median Price June-2015	Median Price June-2016	% Change
Imperial County	155	153	-1.29%	\$185,000	\$201,000	8.65%
Los Angeles County	8,152	7,869	-3.47%	\$499,000	\$530,000	6.21%
Orange County	3,850	3,786	-1.66%	\$628,500	\$657,500	4.61%
Riverside County	4,072	4,225	3.76%	\$315,000	\$332,000	5.40%
San Bernardino County	2,774	2,872	3.53%	\$268,750	\$285,000	6.05%
San Diego County	4,467	4,409	-1.30%	\$476,000	\$495,000	3.99%
Ventura County	1,062	1,165	9.70%	\$517,800	\$550,000	6.22%

## Pool of Prop 8 Reduced Property Values Restored Through 2015-16

In 1978 California voters approved Proposition 8 that 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 restored as the real estate market improves. Now after five years of declining and three years of improved real estate values, county assessors have restored large numbers of those previously reduced home values. The graph below reflects the percentage of assessed values restored in the region as of the start of 2016-17 for residential properties that have not changed ownership from within this pool of reduced values. Assessors will not restore values to their trended Proposition 13 levels until the strength of the market recovery is proven within neighborhoods. We are seeing continued recovery of Proposition 8 reductions in 2016-17 as median prices in most counties continue to move upward. In several of the North Bay counties, the median sale prices currently exceed those experienced in the real estate bubble. **As we begin the 2016-17 fiscal year 68.0% of properties in Aliso Viejo awaiting restoration of value during 2012-13 have been fully restored.**

**Estimated Percentage of Prop 8 Value Restored Since 2012-13**

