



ALISO VIEJO

2014/15 PROPERTY TAX SUMMARY



The City of Aliso Viejo experienced a net taxable value increase of 7.8% for the 2014/15 tax roll, which was slightly more than the increase experienced countywide at 6.3%. The assessed value increase between 2013/14 and 2014/15 was \$610 million. The change attributed to the 0.454% Proposition 13 inflation adjustment was \$18.9 million, which accounted for 3.1% of all growth experienced in the city.

The largest assessed value increase was reported on a residential parcel owned by 22702 Pacific Park Drive LP. The owner of the parcel had not applied for their exemption by the close of the roll. The enrolled value is a \$20.3 million increase over the prior year. The 2013 sale of a parcel located at 1 Enterprise to CPT One Enterprise LLC added \$17.4 million in taxable value. The recent sale of a commercial parcel to Aliso Partners LLC (24502 Pacific Park Drive) added \$15 million in value.

The largest assessed value declines were reported on two commercial parcels owned by Aliso Viejo Golf Club Venture. The properties were granted an assessment appeal which resulted in a value decrease of \$5.3 million. Value enrolled last year at the release of the roll on a parcel owned by Episcopal Communities & Services did not account for an exemption filed after the close of the roll. The value on this parcel last year was temporarily inflated by \$2.1 million.

The housing market has continued to improve in 2014 although the pace of the improvement has slowed due to increase of interest rates and tight inventories. In most areas, foreclosure levels are back at historical norms as seen in 2006, before the real estate recession. Median sale prices for real estate have continued to increase steadily, but at a slower pace than seen in 2013. The numbers of sale transactions have declined relative to 2013 statewide. The median sale price of a single family home in Aliso Viejo from January through August 2014 was \$490,000. This represents a \$50,750 (11.6%) increase in median sale price from 2013.

Year	SFR Sales	Median Price	% Change
2008	746	\$440,000	
2009	776	\$395,000	-10.23%
2010	826	\$375,000	-5.06%
2011	834	\$350,000	-6.67%
2012	997	\$350,000	0.00%
2013	1,026	\$439,250	25.50%
2014	571	\$490,000	11.55%

2014/15 Tax Shift Summary

ERAF I & II	\$-812,152
VLFAA (est.)	\$4,198,282
Triple Flip	\$1,213,259
Triple Flip True up	\$-9,263

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. SEQUOIA EQUITIES	\$156,766,973	1.86%	Residential
2. CITY LIGHTS-ALISO VIEJO LLC	\$110,826,276	1.31%	Residential
3. MORITZ ASSOCIATES LLC	\$110,002,626	1.30%	Residential
4. RREEF AMERICA REIT II CORPORATION	\$106,884,320	1.27%	Commercial
5. BARCELONA LLC	\$94,826,930	1.12%	Residential
6. QLOGIC CORPORATION	\$83,602,608	0.99%	Commercial
7. SUMMIT OFFICE PARTNERS HOLDING CO LLC	\$77,671,112	0.92%	Commercial
8. ALISO VIEJO RP-V1 LLC	\$65,489,950	0.78%	Commercial
9. ALISO-HOLLY OAKS PARTNERS LP	\$63,176,472	0.75%	Residential
10. AVENTINE APARTMENTS LLC	\$59,098,490	0.70%	Residential
Top Ten Total	\$928,345,757	11.01%	

Real Estate Trends

Home Sales

Home sales continue to rebound in many parts of the State but at a slower pace than the prior year due to inventory, interest rate and affordability constraints. The reported median price of an existing, single family detached home in California during July 2014 was \$393,000. This was a 11.6 percent increase from \$352,000 in June 2013.

All Homes	Units Sold June-2013	Units Sold June-2014	% Change	Median Price June-2013	Median Price June-2014	% Change
Imperial County	137	109	-20.44%	\$142,000	\$195,500	37.68%
L. A. County	7,342	6,792	-7.49%	\$425,000	\$450,000	5.88%
Orange County	3,350	3,309	-1.22%	\$545,000	\$600,000	10.09%
Riverside County	3,536	3,451	-2.40%	\$269,250	\$300,000	11.42%
San Bernardino County	2,436	2,431	-0.21%	\$204,000	\$240,000	17.65%
San Diego County	4,048	3,736	-7.71%	\$416,500	\$450,000	8.04%
Ventura County	896	935	4.35%	\$450,000	\$470,000	4.44%

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. In Aliso Viejo 2,436 out of 5,467 properties awaiting recapturing in 2013-14 have been fully reinstated.

Estimated SFR Prop 8 Recaptures between 2013-14 and 2014-15

