



THE CITY OF GLENDALE



2011/12 PROPERTY TAX SUMMARY

The City of Glendale experienced a net taxable value increase of 1.7% for the 2011/12 tax roll, which was slightly more than the increase experienced countywide at 1.4%. The assessed value increase between 2010/11 and 2011/12 was \$395 million. The change attributed to the 0.753% Proposition 13 inflation adjustment was \$167 million, which accounted for 42% of all growth experienced in the city.

New construction on a vacant property owned by MS 2007 Goode LLC added \$18.1 million to the property tax rolls. The purchase of an institutional parcel at 3050 Montrose Avenue Grandare Verdugo Vista LP added \$10 million to the tax roll.

Wells REIT Glendale California LLC at 800 North Brand Boulevard was reduced \$28.7 million due to an appeal. An appeal also reduced the value of SOUSV5 500 Brand LP by \$13.7 million

Parcel subdivision and new construction activity resulted in an increase of assessed value this year. One hundred parcels were dropped and 263 parcels were added, resulting in a net assessed value increase of \$55 million. Among the properties re-parceled is the Americana At Brand parcel that was listed as a government owned parcel last year.

The housing market remained weak during the first half of 2011, as home buying decreased due to skittish buyers and uncertainty in the economy. New home construction is at its lowest level in a decade and sales of homes more than \$500,000 remain slow due to restrictions on jumbo loans. With economic uncertainty likely to keep prices low, buyers don't see urgency to rush into the market. The median sale price of a single family home in Glendale from January through November 2011 was \$430,000. This represents a \$30,000 (-6.5%) decrease in median sale price from 2010.

Year	SFR Sales	Median Price	% Change	2011/12 Tax Shift Summary	
2005	1,951	\$580,000		ERAF I & II	\$-8,621,372
2006	1,453	\$645,000	11.21%	AB27 Payment	\$9,306,137
2007	1,208	\$632,750	-1.90%	VLFAA (est.)	\$16,377,405
2008	983	\$545,000	-13.87%	Triple Flip	\$6,729,189
2009	1,102	\$489,500	-10.18%	Triple Flip True up	\$-35,771
2010	1,203	\$460,000	-6.03%		
2011	1,057	\$430,000	-6.52%		

Top 10 Property Taxpayers

Owner	Revenue	% of Total	Use Type
1. GGP HOMART II	\$4,409,895.65	6.99%	Commercial
2. AMERICANA AT BRAND	\$4,049,283.84	6.42%	Commercial
3. WALT DISNEY WORLD COMPANY	\$2,456,851.81	3.89%	Commercial
4. WELLS REIT GLENDALE CALIFORNIA LLC	\$1,318,082.29	2.09%	Commercial
5. METROPOLITAN LIFE INSURANCE COMPANY	\$1,085,368.68	1.72%	Commercial
6. LEGACY PARTNERS II GLENDALE N BR AND LLC	\$1,021,191.09	1.62%	Commercial
7. SPUSV5 500 BRAND LP	\$954,152.66	1.51%	Commercial
8. MAGUIRE PROPERTIES 611 N BRAND	\$888,464.12	1.41%	Commercial
9. DREAMWORKS ANIMATION LLC	\$886,463.23	1.40%	Industrial
10. EHP GLENDALE LLC	\$883,191.51	1.40%	Commercial
Top Ten Total	\$17,952,944.88	28.45%	

Real Estate Trends

Home Sales

Home sales continued to dip in many parts of the State, in part because sales of lower cost distressed home sales have risen and sales of both newly constructed and high priced properties over \$500,000 have dipped. Despite stable down payment amounts, there is still much hesitation in the market because of less than positive economic reports and uncertainty regarding the Country's debt crisis. The median price of an existing, single family detached home in California during July 2011 was \$252,000, a 6 percent decrease from \$268,000 in July 2010. Of the existing homes sold in July 2011 more than half were either short sales or foreclosures.

All Homes	Units Sold July-2010	Units Sold July-2011	% Change	Median Price July-2010	Median Price July-2011	% Change
Imperial County	179	157	-12.29%	\$131,000	\$126,000	-3.82%
L. A. County	6,515	6,193	-4.94%	\$339,000	\$320,000	-5.60%
Orange County	2,527	2,455	-2.85%	\$450,000	\$437,500	-2.78%
Riverside County	3,529	3,288	-6.83%	\$200,000	\$190,000	-5.00%
San Bernardino County	2,556	2,378	-6.96%	\$155,000	\$151,000	-2.58%
San Diego County	3,070	3,041	-0.94%	\$338,000	\$325,000	-3.85%
Ventura County	749	735	-1.87%	\$370,000	\$360,000	-2.70%

Commercial & Industrial Appeals

Commercial and Industrial appeals have been filed in huge numbers equal to or exceeding the numbers experienced during the last real estate downturn in the mid-1990s. The filings which ramped up in 2008 have increased in number over the past 3 years and more appeals have entered the hearing process because owners and assessor staff are unable to reach a stipulated reduced value. Appeals, which often take several years to resolve, result in a multi-year revenue reduction in the year they are resolved. The taxpayer refunds from successful appeals within the general fund portion of cities are all pooled and the reductions are apportioned based on each taxing entities share of revenue generated countywide. This means that appeals granted mid-year outside your jurisdiction will result in a pro-rata reduction to your jurisdiction's general fund revenue. The overall appeal success rate in counties where the data is available for purchase is in excess of 60% and when successful, values on average are reduced 20%.

