



SAN FERNANDO

2021/22 PROPERTY TAX SUMMARY



The City of San Fernando experienced a net taxable value increase of 3.5% for the 2021/22 tax roll, that mirrored the increase experienced countywide at 3.6%. The assessed value increase between 2020/21 and 2021/22 was \$77.2 million. The change attributed to the 1.036% Proposition 13 inflation adjustment was \$19.9 million. That accounted for 26% of all growth experienced in the City.

The largest assessed value increase was Valley Family Center at 302 S Brand Blvd due to a dropped exemption, which increased by \$2.5 million based on a similar increase in the assessed value of improvements. The next largest increase was GIC Arroyo LLC at 1166 Arroyo Ave which increased by \$3.2 million based on the property being sold.

The largest assessed value decrease was Mutual Faith Ministries International which was reduced by \$3.7 million due to reinstatement of an exemption. The second largest decrease was La Paz Villa LLC at 13121 E Young Ave which was reduced upon receiving a 90.2% exemption.

The inflation adjustment for 2021-22 was 1.036% rather than the full 2% allowed by Prop 13. As a result, value growth on parcels that have not otherwise changed will be less than in most years. For 2022-23, the growth factor will be the full 2%.

Growth in home sales strengthened in the summer of 2020 and many cities saw an increase in properties for sale. Sales price increases in 2020 were reflected on the 2021/22 tax rolls. North Bay counties saw mild declines in median prices in late 2019 and early 2020 and Southern California counties saw a flattening of prices in many areas. Homes prices increased in the second half of 2020. Sale prices grew due to low inventory and the declining mortgage rates. These conditions have continued to caused prices to rise in 2021. The median sale price of a detached single family residential home in San Fernando from January through October was \$620,000. This represents a \$75,000 (13.76%) increase in median sale price from 2020.

Year	D-SFR Sales	Median Price	% Change
2015	112	\$365,750	
2016	109	\$415,000	13.47%
2017	123	\$444,000	6.99%
2018	106	\$470,000	5.86%
2019	104	\$491,000	4.47%
2020	73	\$545,000	11.00%
2021	80	\$620,000	13.76%

2021/22 Tax Shift Summary

ERAF I & II	\$-1,106,671
VLFAA (est.)	\$2,872,350

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. PHARMAVITE LLC	\$35,351,729	1.57%	Unsecured
2. REXFORD INDUSTRIAL 1145 ARROYO LLC	\$30,774,591	1.37%	Industrial
3. REXFORD INDUSTRIAL 1150 AVIATION LLC	\$30,601,661	1.36%	Industrial
4. REXFORD INDUSTRIAL-1245 AVIATION LLC	\$26,851,943	1.19%	Industrial
5. 315 PARTNERS LLC LESSOR	\$25,205,141	1.12%	Commercial
6. SFVS COMPANY LLC	\$24,518,322	1.09%	Commercial
7. FOOTHILL HD RETAIL CENTER LLC	\$22,300,241	0.99%	Commercial
8. REXFORD INDUSTRIAL 1175 AVIATION LLC	\$18,389,234	0.82%	Industrial
9. AHI GLENOAKS INC	\$18,126,600	0.80%	Industrial
10. SAN FERNANDO GATEWAY LLC	\$16,794,463	0.75%	Industrial
Top Ten Total	\$248,913,925	11.04%	

Real Estate Trends

Home Sales

While a reduction in the number of single-family home sales was experienced in many areas and sales price changes reflected modest declines or increases in 2019 and early 2020, these market trends were impacted by COVID-19 beginning in March 2020. The number of home sales plummeted as potential buyers stayed home. After major reductions in the number of sales in April and May, sales of detached SFR rebounded and statewide the number of sales increased by 3.5% over 2019. Statewide, the median sales prices for July 2021 increased by 21.74% over July 2020 and were up by 33.42% over July 2019. The statewide median time on the market for detached SFR was 8 days in July 2021. The 30-year, fixed-mortgage interest rate averaged 2.71% as of September 2, 2021 down from 3.16% in June 2020.

All Homes	Units Sold June-2020	Units Sold June-2021	% Change	Median Price June-2020	Median Price June-2021	% Change
Imperial County	143	141	-1.40%	\$250,000	\$280,000	12.00%
Los Angeles County	5,148	8,178	58.86%	\$645,000	\$790,000	22.48%
Orange County	2,616	4,106	56.96%	\$775,000	\$900,000	16.13%
Riverside County	3,912	5,154	31.75%	\$425,000	\$505,500	18.94%
San Bernardino County	2,655	3,534	33.11%	\$367,500	\$440,000	19.73%
San Diego County	3,621	4,816	33.00%	\$600,000	\$750,000	25.00%
Ventura County	797	1,113	39.65%	\$615,000	\$765,000	24.39%

Housing Affordability Remains a Challenge Throughout California

The COVID-19 pandemic inhibited property sales in the first quarter of 2020 but for most communities it did not significantly impact 2020-21 assessed value growth from transfers of ownership. The stay-at-home orders, business closures and other economic impacts affected 2021-22 growth by reducing the annual CPI adjustment from the maximum 2% to 1.036%. New construction already underway did not see a decline, however, the shortages of building materials affected new construction starts in the second half of the 2020 and into 2021.

Gains in median housing prices do not suggest that there is any potential for county assessors to apply Proposition 8 value reductions on single family homes. While assessed values on the 2020-21 rolls were not impacted by the pandemic, the effects of the pandemic are reflected in large increases in assessment appeals activity for that fiscal year. The chart below reflects 2019-20 and 2020-21 values under appeal by property owners in select counties as a percentage of total taxable values reported in each year.

Comparison of Value Under Appeal By County
2019-20 to 2020-21, as a percentage of total taxable value

