



OCEANSIDE

2018/19 PROPERTY TAX SUMMARY



The City of Oceanside experienced a net taxable value increase of 6.2% for the 2018/19 tax roll, which mirrored the increase experienced countywide at 6.0%. The assessed value increase between 2017/18 and 2018/19 was \$1.4 billion. The change attributed to the 2% Proposition 13 inflation adjustment was \$350 million, which accounted for 25% of all growth experienced in the city.

The largest assessed value increase was reported on a commercial parcel owned by Genentech at 1 Antibody Way. The owner added \$58.5 million in new personal property between tax years. A multi-unit residential building owned by John Darcy Bolton sold in 2017, adding \$8.1 million in value to the tax roll. The sale of a commercial parcel located at 1401 S. Coast Highway to A1 Acquisitions LLC added \$8 million in assessed value to the roll.

The largest assessed value decline was reported on a timeshare parcel owned by Sharetime Holdings. The property was granted an assessment appeal which resulted in a decline of \$7.3 million in value. A successful appeal also resulted in a decline on a parcel owned by Cassan Family 1991 Trust. The value was reduced by \$4.5 million through the appeals process. A decline in value also occurred when Gilead removed \$4.5 million in personal property from the site.

Parcel subdivision and new construction activity contributed to growth in assessed values this year. 65 parcels were dropped from the roll and 450 were added, resulting in a net assessed value gain of over \$70 million.

The housing market has fully recovered from the recent recession in many urban and coastal areas of the State while housing recovery has tended to lag in more rural and inland areas. Current median home prices, in many regions are at or above the pre-recession peak values. Affordability and inventory constraints are the main contributor to increases in home prices over the last year. The numbers of sales year over year have declined and the lack of significant new home construction in California is one of the main factors affecting supply. The median sale price of a detached single family residential home in Oceanside from January through June 2018 was \$537,000. This represents a \$25,000 (4.9%) increase in median sale price from 2017.

Year	D-SFR Sales	Median Price	% Change
2012	2,128	\$325,000	
2013	2,186	\$377,000	16.00%
2014	1,932	\$419,000	11.14%
2015	2,272	\$439,250	4.83%
2016	2,296	\$470,000	7.00%
2017	2,207	\$512,000	8.94%
2018	1,049	\$537,000	4.88%

2018/19 Tax Shift Summary

ERAF I & II	\$-13,168,492
VLFAA (est.)	\$18,357,864

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. GENENTECH INC	\$480,197,192	2.03%	Industrial
2. P K II EL CAMINO NORTH LP	\$132,531,436	0.56%	Commercial
3. GILEAD SCIENCES INC	\$122,170,883	0.52%	Industrial
4. GUARDIAN PIAZZA DORO LLC	\$89,458,473	0.38%	Residential
5. A G C PACIFIC COAST PLAZA LLC	\$88,170,807	0.37%	Commercial
6. F P A W C RANCHO DEL ORO LLC	\$85,620,925	0.36%	Residential
7. WALMART REAL ESTATE BUSINESS TRUST	\$79,423,095	0.34%	Commercial
8. GFP OCEANSIDE BLOCK 21 LLC	\$70,581,405	0.30%	Commercial
9. LAKERIDGE ISLAND CLUB APTS PTNSHP	\$69,976,059	0.30%	Residential
10. B R E CA PRESIDIO AT RANCHO DEL ORO	\$68,128,340	0.29%	Residential
Top Ten Total	\$1,286,258,615	5.43%	

Real Estate Trends

Home Sales

According to industry experts, price growth isn't the only problem that current home shoppers are facing. The median price increases coupled with the principal and rising interest payments have resulted in double digit percentage increases in the cost of a median-priced home over last year. The reported median price of an existing, single-family detached homes in California during June 2018 was \$602,760. This was a 8.5 percent increase from \$555,420 in June 2017.

All Homes	Units Sold June-2017	Units Sold June-2018	% Change	Median Price June-2017	Median Price June-2018	% Change
Imperial County	146	130	-10.96%	\$214,000	\$224,000	4.67%
Los Angeles County	8,721	7,504	-13.95%	\$569,000	\$615,000	8.08%
Orange County	3,574	3,074	-13.99%	\$690,000	\$720,000	4.35%
Riverside County	4,253	3,425	-19.47%	\$357,000	\$370,000	3.64%
San Bernardino County	3,179	2,653	-16.55%	\$313,000	\$320,000	2.24%
San Diego County	4,316	3,798	-12.00%	\$540,000	\$565,000	4.63%
Ventura County	1,141	899	-21.21%	\$569,000	\$610,000	7.21%

Comparison of Current Median Sale Price to Peak Price Before the Great Recession

In 1978 California voters approved Proposition 8 that requires county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. These reductions are to be restored as the real estate market improves. One of the gauges of the values to be restored is the progress each community is seeing in the growth of the median sale prices of single family homes. As we have moved through the Great Recession, we have seen the recovery of the real estate home prices in many regions approach or exceed pre-recession peak prices. The graph below provides a comparison of the detached home (excluding Condos and Townhomes) median peak price experienced at the height of the real estate bubble in Oceanside and San Diego County well as several other counties in this region. Considering these trends, we expect to see that a majority of the homes under review per Proposition 8 will be completely restored in most of the urban and coastal counties. More counties have neared a 90-100% restoration level after our review of the 2017-18 data in this segment of residential properties. **As we begin the 2017-18 fiscal year 0.0% of properties in Oceanside awaiting restoration of value since 2012-13 have been FULLY restored.**

Comparison of Median Sale Price to Pre Recession Peak Price

