



MARTINEZ

2019/20 PROPERTY TAX SUMMARY



The City of Martinez experienced a net taxable value increase of 4.3% for the 2019/20 tax roll, which was slightly less than the increase experienced countywide at 5.1%. The assessed value increase between 2018/19 and 2019/20 was \$263 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$101 million, which accounted for 38% of all growth experienced in the city.

The largest assessed value increase was reported on a multi-unit residential parcel owned by Bridge-Somerset LP (1455 Arnold Drive). The parcel, which was recently purchased in 2018, has been reappraised adding over \$4.6 million to the roll. A parcel owned by Shell Chemical LP (Marina Vista Avenue) added \$3.8 million in improvement value between roll years. A multi-unit residential parcel located at 811 Brown Street added \$2.4 million due to a recent sale to Dog Blue Properties LLC.

The largest assessed value decline was reported on a residential parcel located at 2240 Harbor View Drive. The owners recently purchased the property and have transferred their base value from another property under Proposition 60. The resulting value decline is \$662,000. The sale of a property to BDC 5 Mile Plaza LP (6740 Alhambra Avenue) for \$652,000 less than its previous assessed value. The City of Martinez purchased a commercial parcel located at 821 Escobar Street. The parcel is now exempt and has removed \$597,000 in assessed value from the roll.

Current median home prices, in many regions, are at or above the pre-recession peak values. In the past year, the number of sales has generally declined and growth in median sale prices has flattened in most areas of the State. Despite the moderation of growth in sale prices and somewhat lower mortgage rates, affordability remains a concern, particularly in coastal regions. Most economists are predicting a weaker housing market through the balance of 2019 and in 2020. The median sale price of a detached single family residential home in Martinez from January through August 2019 was \$675,000. This represents a \$0 (0.0%) increase in median sale price from 2018.

Year	D-SFR Sales	Median Price	% Change	2019/20 Tax Shift Summary	
2013	401	\$437,000			
2014	385	\$514,000	17.62%	Educational Revenue Augmentation Fund I & II *	\$-3,216,693
2015	411	\$549,000	6.81%	Vehicle License Fee Adjustment Amount (est.)	\$3,605,695
2016	421	\$580,000	5.65%		
2017	436	\$622,500	7.33%		
2018	327	\$675,000	8.43%		
2019	235	\$675,000	0.00%		

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. EQUILON ENTERPRISES LLC/SHELL OIL	\$243,702,882	3.84%	Industrial
2. PACIFIC ATLANTIC TERMINALS LLC	\$174,660,987	2.75%	Industrial
3. TESORO	\$64,456,380	1.02%	Industrial
4. ECOSERVICES OPERATIONS CORPORATION	\$41,410,495	0.65%	Industrial
5. PUR HIDDEN CREEK LLC	\$40,071,320	0.63%	Residential
6. MUIR STATION CENTER LLC	\$21,867,461	0.34%	Commercial
7. WALMART REAL ESTATE BUSINESS	\$21,647,989	0.34%	Commercial
8. MUIRWOOD SQUARE INVESTORS LP	\$21,315,000	0.34%	Residential
9. RUTHERFORD VALLEY RIDGE LLC	\$20,408,748	0.32%	Residential
10. COLLIER VILLAGE OAKS LLC	\$16,589,972	0.26%	Commercial
Top Ten Total	\$666,131,234	10.51%	

* The Educational Revenue Augmentation Fund (ERAF) shifts began in 1992-93 (I) and 1993/94 (II) and shifted revenue away from local governments to schools to reduce State funds required to fund education. The original shift was to resolve severe budget deficits in those years but the shift continues to happen annually.

Real Estate Trends

Home Sales

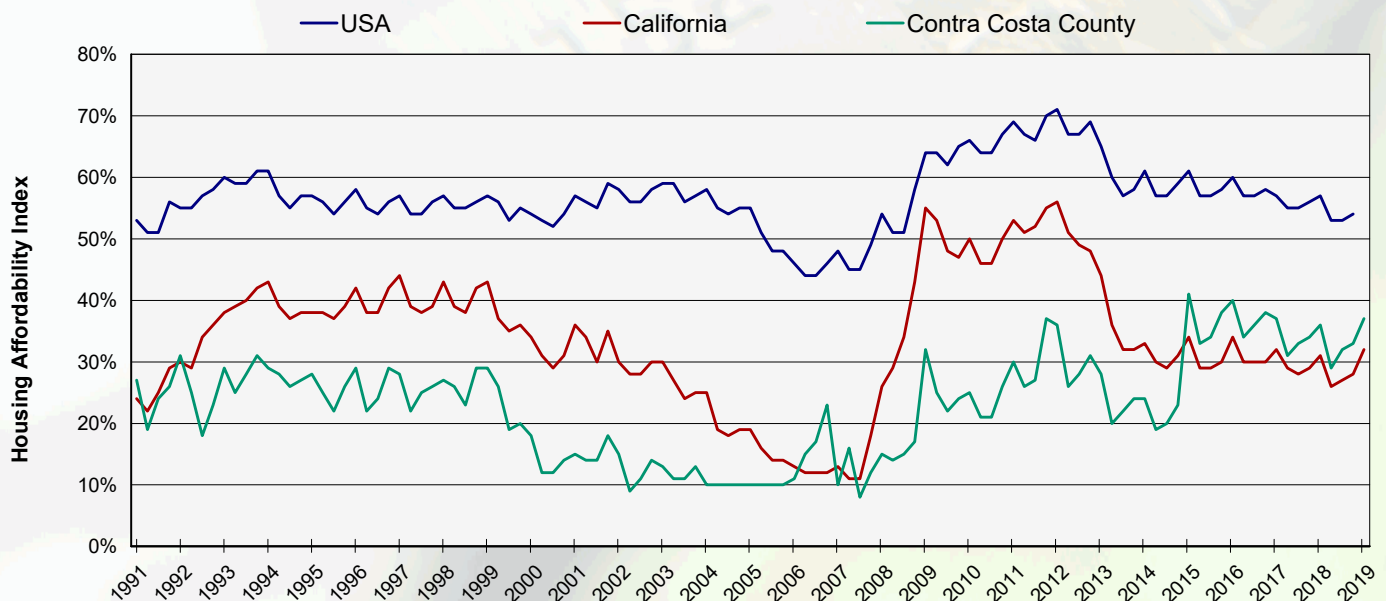
According to industry experts, affordability and concerns about buying too close to a potential drop in housing prices are impacting sales volume. The slowdown in number of sales may cause a further weakening of median sale prices if interest rates aren't enough to keep buyers interested. The reported median price of an existing, single-family detached homes in California during June 2019 was \$611,420 This was an 1.4 percent increase from the June 2018 value of \$602,770.

All Homes	Units Sold June-2018	Units Sold June-2019	% Change	Median Price June-2018	Median Price June-2019	% Change
Alameda County	1,898	1,561	-17.76%	\$879,000	\$860,000	-2.16%
Contra Costa County	1,720	1,335	-22.38%	\$632,750	\$645,000	1.94%
Marin County	360	332	-7.78%	\$1,118,250	\$1,207,500	7.98%
Napa County	173	170	-1.73%	\$646,000	\$700,000	8.36%
San Francisco County	601	484	-19.47%	\$1,330,000	\$1,400,000	5.26%
San Mateo County	657	579	-11.87%	\$1,341,000	\$1,350,000	0.67%
Santa Clara County	1,800	1,461	-18.83%	\$1,165,000	\$1,130,000	-3.00%
Solano County	670	622	-7.16%	\$435,500	\$435,000	-0.11%
Sonoma County	571	594	4.03%	\$630,000	\$611,250	-2.98%

Housing Affordability Remains a Challenge Throughout California

The percentage of home buyers who could afford to purchase a median-priced, existing single-family home in California in second-quarter 2019 dipped to 30 percent from 32 percent in the first quarter of 2019, but was up from 26 percent in the second quarter a year ago, according to the California Association of Realtors® (C.A.R.) Traditional Housing Affordability Index (HAI). California's housing affordability index hit a peak of 56 percent in the second quarter of 2012. Housing affordability, however, varies widely in different areas of the State.

C.A.R.'s HAI measures the percentage of all households that can afford to purchase a median-priced, single-family home in California. As of the first quarter 2019, it took a minimum annual income of \$118,860 to qualify for the purchase of the statewide median-priced single-family home of \$545,820 including principal, interest, and taxes on a 30-year fixed-rate mortgage. C.A.R. also reports affordability indices for regions and select counties within the state. The index is considered the most fundamental measure of housing well-being for home buyers in the state.



Data Source: California Association of Realtors