UPLAND

2019/20 PROPERTY TAX SUMMARY

HdL Coren & Cone

The City of Upland experienced a net taxable value increase of 4.8% for the 2019/20 tax roll, which was modestly less than the increase experienced countywide at 6.5%. The assessed value increase between 2018/19 and 2019/20 was $451 million. The change attributed to the 2% Proposition 13 inflation adjustment was $161 million, which accounted for 36% of all growth experienced in the city.

The largest assessed value increase was reported on the shopping center on Baseline Road that is anchored by Whole Foods Market. The secured parcel, which has recently been purchased on January 25, 2019, by Sycamore Hills Plaza LLC from Bravepark Commercial Property LLC, was revalued with an additional $12 million in improvements this year. The $35 million sale price suggests that a further increase of approximately $10 million would be seen on this property next year. There are also several new unsecured business equipment records at this location totaling $5.7 million.

The largest assessed value decline of $7.1 million was reported on several properties owned by People United For Christ Inc. Values enrolled last year at the release of the roll did not account for exemptions filed. The Kohl's department store on Mountain Avenue was granted an assessment appeal reducing its value by $3.9 million this year and also correcting its value in each of the prior three years.

Parcel subdivision and new construction activity contributed to growth in assessed values this year. 30 parcels were dropped from the roll and 212 were added, resulting in a net assessed value gain of over $44 million.

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 Upland from January through September 2019 was $568,000. This represents a $2,000 (-0.4%) decrease in median sale price from 2018.

Year	D-SFR Sales	Median Price	% Change
2013	652	$420,000	
2014	524	$458,500	9.17%
2015	646	$485,000	5.78%
2016	625	$510,000	5.15%
2017	653	$528,000	3.53%
2018	620	$570,000	7.95%
2019	437	$568,000	-0.35%

2019/20 Tax Shift Summary

ERAF I & II	$-5,049,716
VLFAA (est.)	$8,132,713

Top 10 Property Owners

	Owner	Net Taxable Value	% of Total	Use Type
1.	COLONIES-PACIFIC LLC	$161,854,701	1.65%	Commercial
2.	COLLEGE PARK APARTMENT HOMES LP	$52,889,910	0.54%	Residential
3.	MG STONERIDGE VILLAGE GROVE LLC	$46,154,546	0.47%	Residential
4.	RANCHO MONTE VISTA APARTMENT HOMES	$44,728,904	0.45%	Residential
5.	CT RETAIL PROPERTIES FINANCE II LLC	$43,023,966	0.44%	Commercial
6.	WNG MOUNTAIN SPRINGS GP	$39,359,576	0.40%	Residential
7.	DEE MATREYEK-KURTH NON EXEMPT TRUST	$36,424,095	0.37%	Residential
8.	NU-168 APARTMENTS LLC	$35,135,366	0.36%	Residential
9.	TAYLOR MORRISON OF CALIFORNIA LLC	$35,106,117	0.36%	Vacant
10.	AMFP IV ALVISTA LLC	$35,019,865	0.36%	Residential
	Top Ten Total	**$529,697,046**	**5.39%**	

Real Estate Trends

Home Sales

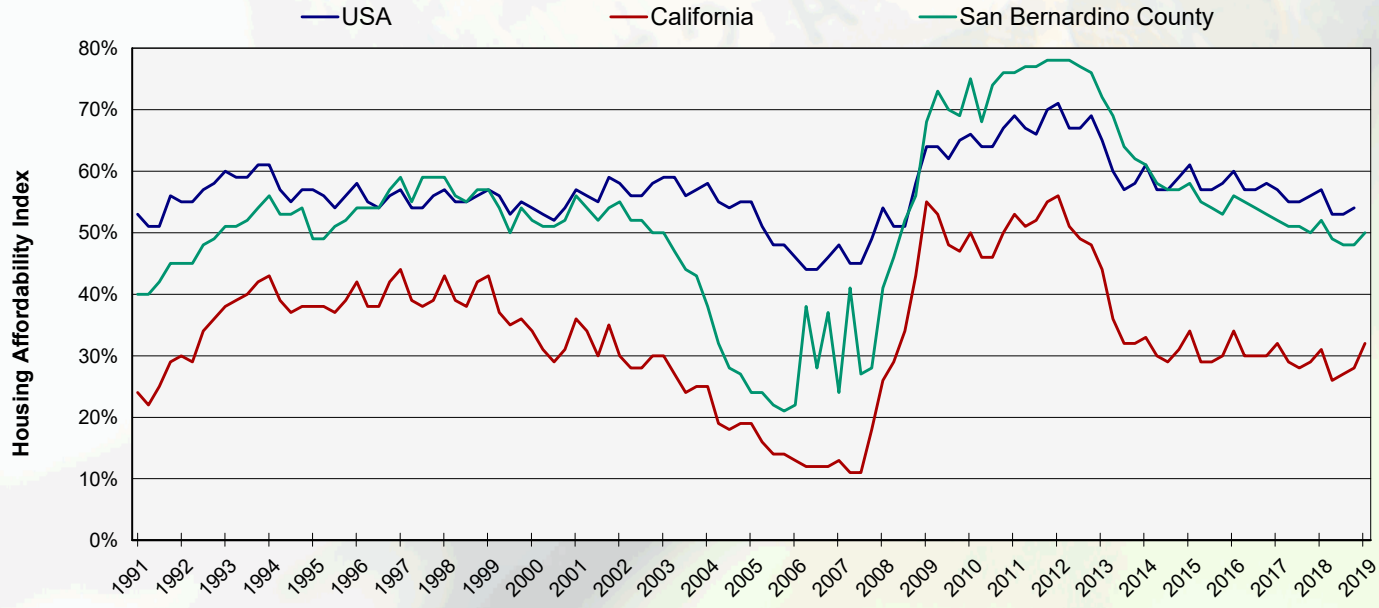
According to industry experts, affordability and concerns about buying too close to a potential drop in housing prices are impacting sales volume. The slowdown in number of sales may cause a further weakening of median sale prices if interest rates aren't enough to keep buyers interested. The reported 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
Imperial County	141	114	-19.15%	$225,000	$200,000	-11.11%
Los Angeles County	7,711	6,470	-16.09%	$615,500	$619,000	0.57%
Orange County	3,173	2,867	-9.64%	$729,000	$721,000	-1.10%
Riverside County	4,098	3,488	-14.89%	$370,000	$375,000	1.35%
San Bernardino County	2,875	2,447	-14.89%	$325,000	$322,000	-0.92%
San Diego County	4,128	3,630	-12.06%	$570,000	$581,750	2.06%
Ventura County	943	964	2.23%	$615,000	$578,000	-6.02%

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