UPLAND

2021/22 PROPERTY TAX SUMMARY

The City of Upland experienced a net taxable value increase of 4.2% for the 2021/22 tax roll, that was modestly less than the increase experienced countywide at 6.2%. The assessed value increase between 2020/21 and 2021/22 was $435 million. The change attributed to the 1.036% Proposition 13 inflation adjustment was $93.8 million. That accounted for 22% of all growth experienced in the City.

Value growth for 2021-22 was impacted by the lower inflation adjustment and was somewhat reduced. Residential value growth was $415.1 million (5.0%) and was 95.4% of all value growth. Within this residential growth there was $26.4 million in Prop 8 value recovery. There is $107.2 million of Prop 8 value loss still to be recovered. The largest residential increase was $26.1 million (231%) due new construction value on the Alta Upland apartments. The value on the tax roll may not be the completed value. There was $5.3 million (775%) added in new construction value for a new apartment facility at 365 N. Central Ave. Commercial values increased by $43.2 million (3.8%) and were led by the addition of $4.3 million in new construction value for Engelhardt Holdings. The value on the roll for this year is not for full completion. Value growth for Commercial and Industrial values is broad based and is not the result of a few large value projects or sales.

Unsecured values make up 2.2% of all values in the City. Unsecured values increased by $866,013 (0.4%). The largest change came from the addition of $5.4 million for a new assessment for City of Hope Medical Foundation at 1100 San Bernardino Road.

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 Upland from January through November was $705,000. This represents a $85,000 (13.71%) increase in median sale price from 2020.

Year	D-SFR Sales	Median Price	% Change
2015	644	$485,000	
2016	623	$510,000	5.15%
2017	647	$529,000	3.73%
2018	620	$570,000	7.75%
2019	589	$565,000	-0.88%
2020	552	$620,000	9.73%
2021	606	$705,000	13.71%

2021/22 Tax Shift Summary

ERAF I & II	$-5,552,446
VLFAA (est.)	$8,946,848

Top 10 Property Owners

	Owner	Net Taxable Value	% of Total	Use Type
1.	COLONIES-PACIFIC LLC	$166,876,323	1.54%	Commercial
2.	COLLEGE PARK APARTMENT HOMES LP	$62,515,737	0.58%	Residential
3.	AMFP IV ALVISTA LLC	$50,394,737	0.47%	Residential
4.	FOOTHILL EVERGREEN SPE LLC	$49,724,867	0.46%	Residential
5.	MG STONERIDGE VILLAGE GROVE LLC	$47,565,361	0.44%	Residential
6.	RANCHO MONTE VISTA APARTMENT HOMES	$46,126,123	0.43%	Residential
7.	CT RETAIL PROPERTIES FINANCE II LLC	$44,339,086	0.41%	Commercial
8.	WNG MOUNTAIN SPRINGS GP	$40,562,688	0.38%	Residential
9.	COLLEGE BUSINESS PARK LLC	$37,949,121	0.35%	Industrial
10.	DEE MATREYEK-KURTH NON EXEMPT TRUST	$37,537,476	0.35%	Residential
	Top Ten Total	**$583,591,519**	**5.40%**	

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.

