

# **2022-2023 Annual Report of Assessed Valuations**



**County of San Diego**  
Assessor/Recorder/County Clerk

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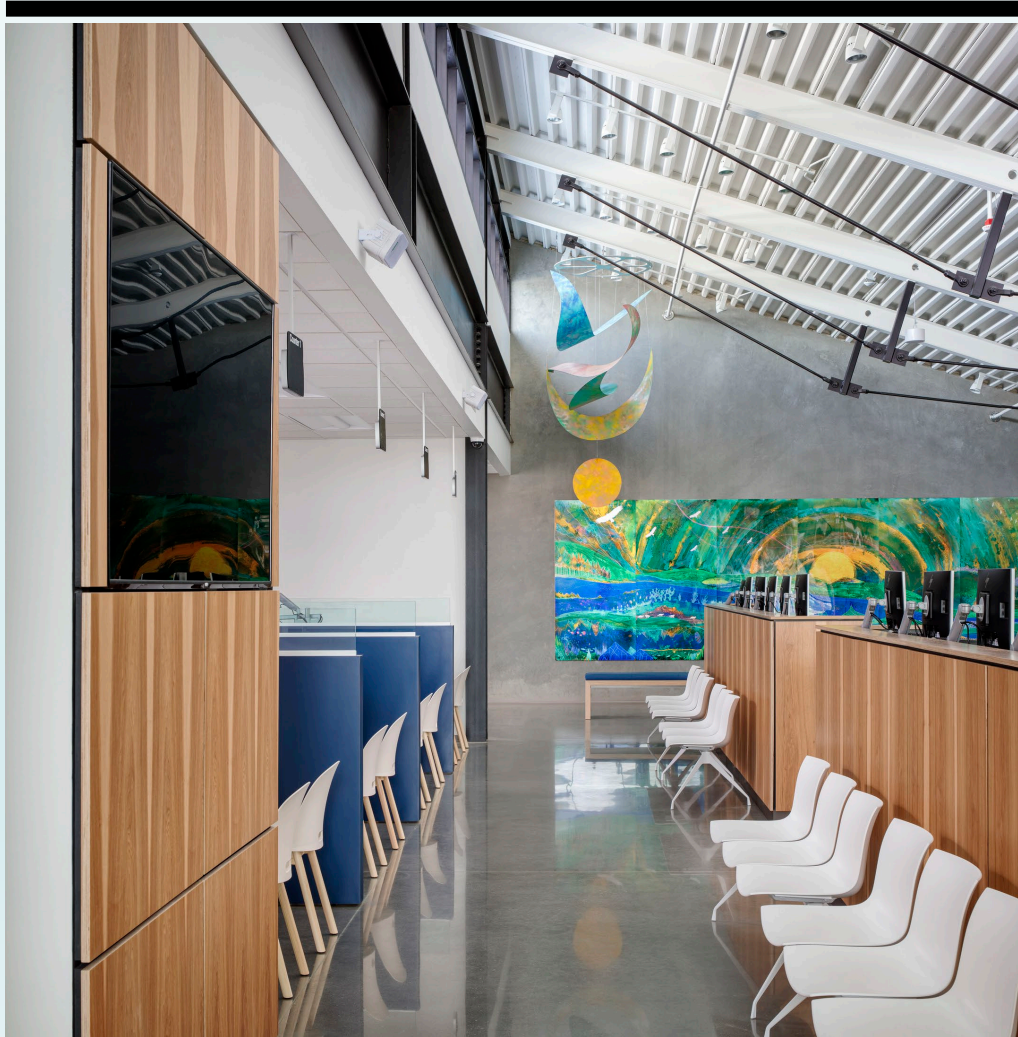
# Mission Statement

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*To provide prompt and courteous customer service to the public in accomplishing the duties and responsibilities of the department; to have fair and uniform assessments of all taxable property in accordance with property tax laws; to provide for the orderly and expeditious recordation, archiving and retrieval of legal documents submitted and to provide for the efficient distribution to the public. To educate the public in all the department's programs and provide our services with maximum transparency and consideration.*



# About the Department



*The Assessor is mandated by the Constitution of the State of California to locate, identify and establish values for all vacant land, improved real estate, business property and certain mobile homes, boats and aircraft. In addition, the Assessor maintains records on all taxable properties within the boundaries of the County of San Diego, including maintaining maps of all real property parcels.*

*The Recorder is mandated by California Government Code to examine, record, index and archive records submitted for recordation or filing and to make available to the public all records in the custody of the Recorder. In addition, the Recorder maintains and provides certified copies of vital records, including birth, death and public marriage certificates.*

*The County Clerk is mandated by California Government Code to issue and maintain a record of fictitious business names, issue marriage licenses, offer civil marriage ceremonies and to record and provide certified copies of confidential marriage certificates.*



# 5 Locations to Serve You

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**Chula Vista Office**  
590 3<sup>rd</sup> Avenue  
Chula Vista, CA 91910



**San Diego Assessor Main Office  
County Administration Center**  
1600 Pacific Highway, Suite 103  
San Diego, CA 92101



**San Marcos Office**  
141 East Carmel Street  
San Marcos, CA 92078



**Kearny Mesa Office**  
9225 Clairemont Mesa Blvd.  
San Diego, CA 92123



**East County Office & Archives**  
10144 Mission Gorge Road  
Santee, CA 92071

# The Assessor's Executive Team

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**Ernest J. Dronenburg, Jr.**  
Assessor/Recorder/County Clerk



**Tim Boncoskey**  
Chief of Staff  
ARCC



**Jordan Marks**  
Chief Deputy / Taxpayer Advocate  
ARCC



**Jeff Olson**  
Chief Deputy Assessor

# Assessor/Recorder/County Clerk

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## **Ernest J. Dronenburg, Jr.**

- First elected to the BOE in 1978
- Elected California Assessors Association 2021 President
- Former State Board of Equalization & Franchise Tax Board Chairman
- Implemented Proposition 13 Regulations
- Authored “California Taxpayer Bill of Rights” legislation
- Partner, Deloitte LLP Tax Practice
- Veteran – United States Coast Guard
- Business Administration graduate of San Diego State University
- Flower Farmer

# Chief of Staff

## Assessor/Recorder/County Clerk

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### Timothy Boncoskey

- 2022 Board of Trustees, Professional Consulting Services of IAAO, LLC
- 2021 National Association of Counties Board of Directors
- 2020 California Certified Property Appraiser
- 2019 International Association of Assessing Officers (IAAO) President
- Appointee of two Maricopa County Assessors and four State of Arizona Governors in 30 years of service
- Master of Public Affairs, LBJ School at the University of Texas
- Bachelor of Science, University of Arizona





# Chief Deputy Assessor/ Taxpayer Advocate

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## Jordan Marks

- Started at the Assessor's office in 2017
- Certified Property Tax Appraiser
- Licensed Attorney, concentrating in financial transactions
- Former San Diego County Assessment Appeals Board Member
- Led the Assessor's award-winning Disabled Veteran's Exemption outreach program resulting in \$10,000,000 in property tax savings for San Diego veterans annually
- Appointed by Governor Brown as the District Director of Taxation and Regulatory Affairs for the Board of Equalizations Fourth District
- 2020 San Diego Business Journal's "Top Business Leaders under 40" award winner



# Chief Deputy Assessor

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## Jeffrey Olson

- Started with the Assessor's office in 1989
- 33 years of assessment experience including 16 years as a residential and commercial real property appraiser
- Advanced Certified Property Tax Appraiser
- Responsible for all Assessor functions including parcel mapping, change in ownership processing, property tax exemptions, exclusions from reassessment, and valuations of taxable real and personal property
- Bachelor of Finance, National University
- Associate of Information Systems, Grossmont College.



# Principles of Property Assessments

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## Proposition 13

- Passed by California voters in June 1978
- It is a contract between taxpayers and the government. It provides a budgetable revenue source for taxing jurisdictions and is affordable and predictable for property owners
- Property reassessed upon a change in ownership or new construction
- Assessed Values are established as of January 1<sup>st</sup> (Lien Date)
- Assessments subject to an annual inflation adjustment, not to exceed 2% per year

## Proposition 8

- Passed by California Voters in November 1978
- Provides for a temporary reduction in assessed value if the market value falls below the assessed value on Lien Date
- Once reduced, the value will be reviewed annual and adjusted upward or downward, dependent on the market value
- Still protected by Proposition 13. Can never go higher than the original assessment plus 2% per year.

# Proposition 13, COVID-19 and their effect on the 2021-22 Assessed Values

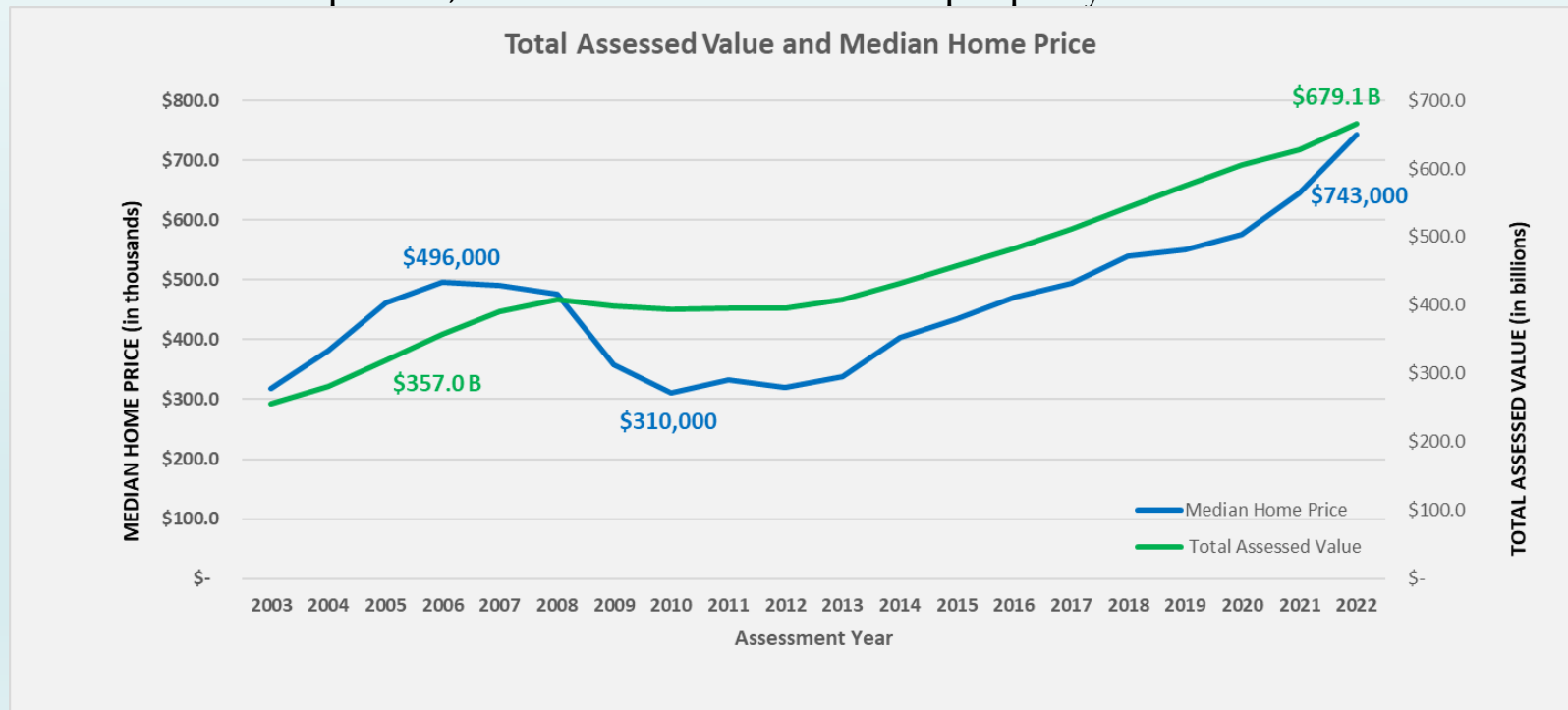
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- Proposition 13 insulates the assessment roll from short term market volatility.
- COVID-19 restrictions negatively affected some sectors of the commercial real estate market (hotels, restaurants, retail) for the 2021-2022 assessment roll.
- Commercial properties account for only 3% of taxable parcels and only 17% of assessed value.
- The Assessor's office was proactive in reevaluating business properties (real and personal property) for temporary COVID-19 related reductions for the 2021-2022 assessment roll.
- The residential real estate market remained strong, leading to roll growth of +3.72% for 2021-2022, in spite of COVID-19 business restrictions.



# Proposition 13 Protects Tax Revenue

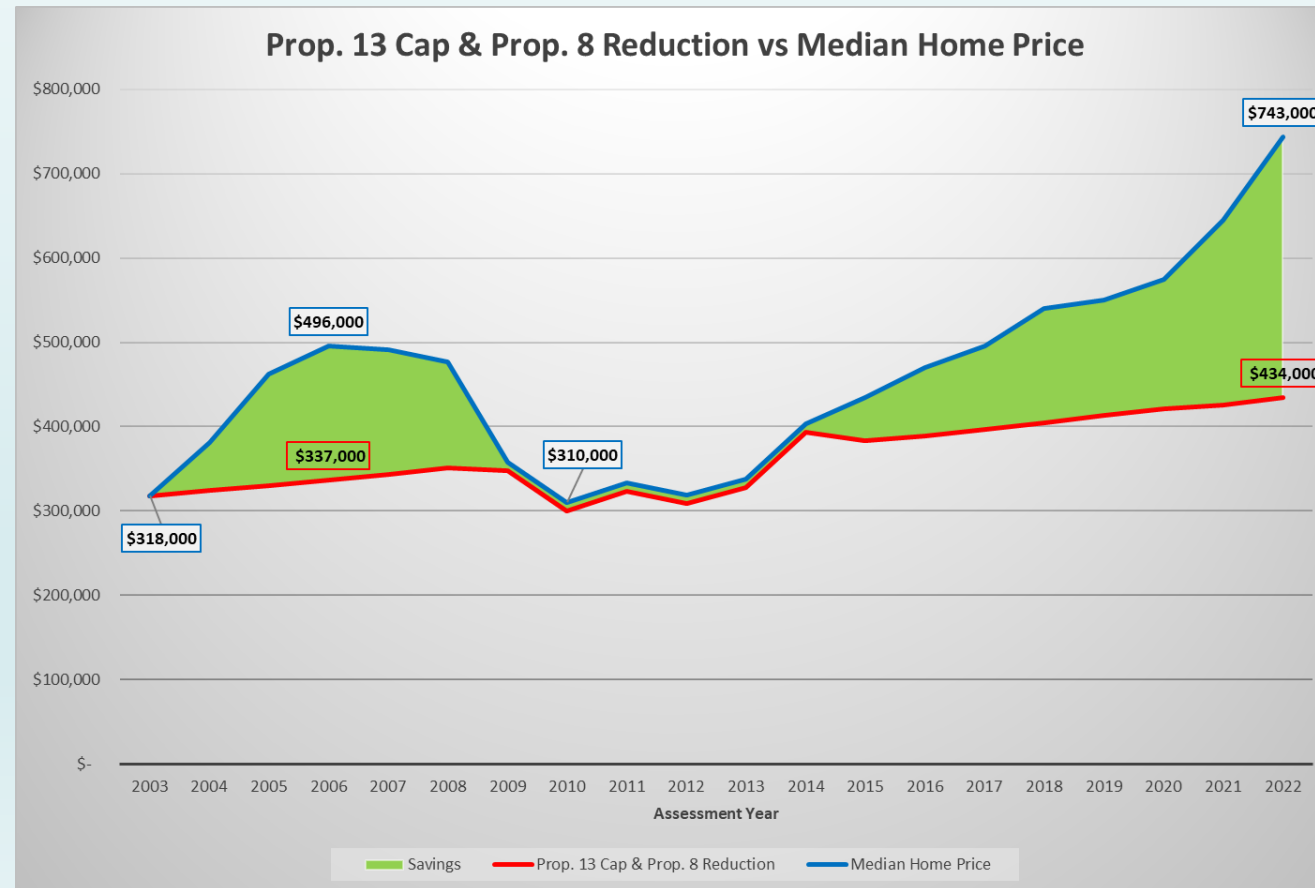
- The provisions of Proposition 13 insulate the property tax base from short term downturns in the real estate market as seen post-2006.
- The market downturn in 2007-2012 resulted only in a flattening of the assessment roll; no substantial decreases.
- As of Lien Date, 1/1/2022, the San Diego County median home price was \$743,000; 50% higher than its last peak in 2006. In that same period, total assessed values and property tax revenue had increased by 90%.



Note: Median Home Price includes sales of new and existing single-family residences through 1/1/2022

# Proposition 13 Protects Taxpayers

- The provisions of Proposition 13 protect property owners from market value increases. Prop. 13 increases are capped at 2% per year unless a change in ownership or new construction has occurred.
- Proposition 8 protects taxpayers when market values decrease. It provides for a temporary reduction in assessed value.



# 2022-23 Distribution of Gross Assessed Values

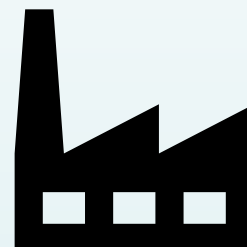
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943,458  
Residential  
\$501,972,423,688



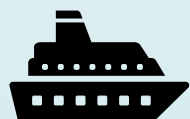
27,085  
Commercial  
\$95,412,654,344



11,392  
Industrial  
\$37,835,576,651



29,279  
Farm/Rural Land/ Institutional/  
Recreational/Miscellaneous  
\$17,186,203,504



13,410  
Boats  
\$923,963,962



1,541  
Aircraft  
\$895,990,409



55,071  
Business Personal  
Property Accounts  
\$24,923,561,000

## 2022 Gross Assessment Roll: \$679,150,373,558

# Record activity, both in volume and value, led to large AV increases for 2022-2023

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- ❖ Residential change in ownership volume highest since 2007, 17% increase YOY
- ❖ Commercial change in ownership volume highest since 2007, 51% increase YOY
- ❖ Average value increment for Residential change in ownership reassessments was \$338,735, an all time high, +61% YOY
- ❖ Average value increment for Commercial change in ownership reassessments is \$6,209,324, an all time high, +93% YOY
- ❖ CPI Adjustment at +2%, applied to 88% of all properties, added a record \$10.95 billion to the Assessment Roll
- ❖ Strength in home prices led to \$4.1 billion in Proposition 8 full and partial restorations
- ❖ The 2022-2023 San Diego County Assessment Roll grew at a rate of 8.27% before exemptions (Gross).
- ❖ After exemptions have been deducted, the Countywide Assessment Roll grew by 8.45% (Net).



# Value Growth (Gross) by Category

Key Contributors to Assessed Value Change	FY 2022-23 AV Changes (Billions)
Change in Ownership (\$338,735 average increase per residential sale)	\$26.955
Completed and Unfinished New Construction	\$5.223
Prop 13 Base CPI Adjustment (+2.00% to 88% of all properties)	\$10.952
Prop 8 Increases and Reductions (including assessment appeals)	\$4.114
Personal Property (the Unsecured Roll)	\$4.280
Other Property Adjustments	\$(0.295)
<b>TOTAL</b>	<b>\$51.229 (+8.27%)</b>

# 10<sup>th</sup> Consecutive Year with Roll Growth

## 2022-2023 Roll Closing By The Numbers

	2022-2023 Assessed Value	Parcel Count
<b>Secured Roll</b>		
Land	\$ 317,735,603,430	1,011,214
Improvements	\$ 335,441,482,766	
Secured Business Personal Property and Fixtures	\$ 3,123,992,207	
<b>Total before Exemptions</b>	<b>\$ 656,301,078,403</b>	
Homeowner's Exemptions	\$ (3,289,436,787)	469,962
Other Exemptions	\$ (20,645,815,775)	18,014
<b>Net Total</b>	<b>\$ 632,365,825,841</b>	

	2022-2023 Assessed Value	Parcel Count
<b>Unsecured Roll</b>		
Improvements on Leased Land	\$ 99,558,165	97
Aircraft	\$ 895,990,409	1,541
Boats	\$ 923,963,962	13,410
Business Personal Property	\$ 20,736,557,481	55,071
Penalties Assessed	\$ 193,225,138	
<b>Total before Exemptions</b>	<b>\$ 22,849,295,155</b>	
Homeowner's Exemptions	\$ (1,866,417)	
Other Exemptions	\$ (2,256,904,680)	
<b>Net Total</b>	<b>\$ 20,590,524,058</b>	

	2022-2023 Assessed Value		2021-2022 Assessed Value
Gross Secured and Unsecured	\$ 679,150,373,558	+8.27%	\$ 627,253,275,080
Total Exemptions	\$ (26,194,023,659)		\$ (25,192,667,047)
<b>Net Total</b>	<b>\$ 652,956,349,899</b>		<b>\$ 602,060,608,033</b>
Percentage Change	<b>+8.45% 10th Straight Year with Positive Roll Growth</b>		

# Gross Assessed Values by City

- All 18 cities and the unincorporated county saw assessed value growth for 2022-23
- The highest growth percentage was Lemon Grove at +10.27%
- The lowest growth percentage was Escondido at +6.94%
- The largest assessed value increase was in San Diego at \$24.7 billion
- 2022 was the 10<sup>th</sup> straight year with assessed value growth in the County

SUMMARY OF TOTAL ASSESSED VALUE (GROSS) BY CITY			
CITY	2021-2022	2022-2023	% CHANGE
CARLSBAD	38,480,845,833	41,611,063,400	8.13%
CHULA VISTA	35,200,212,511	38,066,457,809	8.14%
CORONADO	10,457,541,492	11,325,561,863	8.30%
DEL MAR	4,360,151,257	4,737,206,260	8.65%
EL CAJON	11,296,471,691	12,223,586,752	8.21%
ENCINITAS	19,452,575,223	21,112,993,164	8.54%
ESCONDIDO	18,901,768,660	20,212,656,705	6.94%
IMPERIAL BEACH	2,721,680,282	2,972,762,354	9.23%
LA MESA	8,862,104,309	9,671,427,943	9.13%
LEMON GROVE	2,684,579,170	2,960,352,118	10.27%
NATIONAL CITY	4,969,982,563	5,363,921,991	7.93%
OCEANSIDE	28,176,266,201	30,319,500,479	7.61%
POWAY	12,197,618,017	13,170,557,194	7.98%
SAN DIEGO	301,191,045,388	325,988,612,918	8.23%
SAN MARCOS	15,433,625,698	16,603,329,763	7.58%
SANTEE	7,653,089,937	8,247,064,915	7.76%
SOLANA BEACH	5,815,937,904	6,297,728,633	8.28%
VISTA	13,855,114,710	15,239,947,869	10.00%
TOTAL INCORPORATED CITIES	541,710,610,846	586,124,732,130	8.20%
TOTAL UNINCORPORATED AREAS	85,542,664,234	93,025,641,428	8.75%
TOTAL SAN DIEGO COUNTY	627,253,275,080	679,150,373,558	8.27%

# Affordable Housing – JPAs and Tax-Exempt Bonds

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- There is a high demand for affordable or middle-income housing across our region and the State
- An ownership/financing scheme has been created allowing governments, through a joint power's authority ("JPA"), to purchase market rent apartments for the purpose of providing affordable housing.
- The purchase is facilitated through the issuance of tax-exempt bonds. The JPAs are considered government entities and exempt from property taxation
- Issues with the types of arrangements include:
  - Loss of current and future 1% property tax revenue
  - Loss of funding for voter approved bonded indebtedness, shifting the burden to others
  - Lack of oversight or control by the government partner
  - High loan to value ratios nearing junk bond status <sup>(1)</sup>
  - No new housing is created, no relief of our current supply vs. demand issues
  - New possessory interest taxes to tenants will reduce the amount of rent savings

(1) Forbes, *California Scheming*, Matt Schfrin, December 2, 2021



# Outlook for 2023-2024

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- Last year's stats were exceptional. Real estate sales volume is expected to return to its typical volume in 2022.
- Recorded deeds are down 39% thru July 2022, signaling that slowdown in sales.
- Higher interest rates are decreasing home affordability; however, prices remain strong due to low supply. On May 31, 2022, median home prices in San Diego County were +24% year-over-year according to Core Logic.
- Proposition 8 temporary applications could increase; buyers who purchased at the peak of the current market may see slight assessed value reductions.
- High inflation may lead to less new construction, due to increased costs.
- A 2023-24 CPI adjustment of 2%, applied to 90% of all parcels, will add \$11.75 billion or +1.80% to the assessment roll.
- **Projecting assessed value growth of 4.5% with an upward bias for 2023-24**



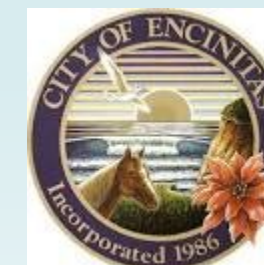
# County of San Diego Cities



CITY OF CORONADO

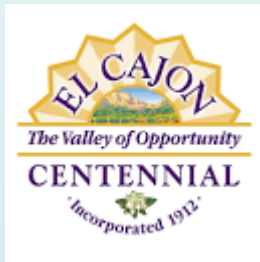


CITY OF  
**LA MESA**  
JEWEL of the HILLS





**CHULA VISTA** - The City of Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the United States. It is the second-largest City in San Diego County with a population of 276,000. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.



**EL CAJON** - As the sixth largest city in San Diego County, El Cajon is recognized as a wonderful location to live, work, and play. El Cajon boasts a diverse and vibrant community, safe and attractive neighborhoods, many parks and recreation centers, award-winning schools, libraries, and other amenities. El Cajon is a full service City, with first-class police and fire departments. Ultimately, El Cajon is a shining example of a local government that provides exceptional municipal service with an innovative mindset.

## CITY OF CORONADO



**CORONADO** - The City of Coronado is a small beach community, with an island feel. Incorporated in 1890, Coronado has a rich history and exceptional community assets in a village atmosphere. Surrounded by the San Diego Bay and the Pacific Ocean, Coronado offers a unique lifestyle enjoyed by residents and has also welcomed visitors from around the world for nearly 120 years.



**ESCONDIDO** - Settled in a long valley in the coastal mountains of Southern California, Escondido, which means "hidden" in Spanish, lies about 18 miles inland, 100 miles south of Los Angeles, and 30 miles northeast of San Diego. The City of Escondido is a vibrant and diverse community of more than 144,831 people. The City's economic base is made up largely of successful small businesses, many of which are family-owned.



**LA MESA** - Centrally located in the rolling hills of San Diego County, La Mesa is known as the Jewel of the Hills. A near perfect climate, tree-lined streets, walkable neighborhoods, easy access to retail and commercial areas, and a quaint downtown village make La Mesa a highly desirable community in which to live and work.



**NATIONAL CITY** - National City, San Diego County's second oldest city, is truly "In the center of it all:" a thriving bi-national region of 5 million consumers. The City's competitive edge is its central location, transportation network, and business industry. National City is home to over 3,000 businesses – a remarkable number for a city with a population of 61,115. National City also boasts the highest sales tax per capita in the County.



**OCEANSIDE** - The City of Oceanside, incorporated in 1888, is a municipal corporation and has a five-member elected City Council that serves as the legislative body of the corporation. As elected officials, the Mayor and City Councilmembers serve at the pleasure of the voters and make decisions on issues and policies relating to general City operations. The City Council also serves as the Small Craft Harbor District Board of Directors, the Community Development Commission (CDC), and the Oceanside Public Financing Authority.



**SAN DIEGO** - With its warm, year-round climate, 50 miles of sun-soaked coastline and world-famous attractions, San Diego is a top tourist destination. But this Southern California metropolis with a laid-back vibe is also home to cutting-edge businesses in life sciences, genomics, biotechnology, telecommunications, Smart City technology, software, electronics and other major innovative industries.





**CARLSBAD** - The City of Carlsbad is a coastal city that strives to provide innovative services and diverse business and housing options that improve upon the high quality of life that is expected from our residents, visitors, and business owners. This is accomplished through the forward thinking, community-based land use goals, policies and regulations that are established by our City Council.



**VISTA** - The City of Vista is a Charter Law city and was incorporated on January 28, 1963. Located just seven miles inland from the Pacific Ocean in northern San Diego County, the City of Vista has a perfect mild Mediterranean climate. Residents enjoy a wide range of year-round outdoor activities in a setting of gentle rolling hills and pleasant rural surroundings.



**DEL MAR** - Incorporated in 1959, the City of Del Mar is a quaint seaside village located just 20 miles north of San Diego. With a population of approximately 4,200 people, and covering just 2.2 square miles, Del Mar is known for its vibrant small-town atmosphere. Del Mar attracts residents, and upwards of 2 million visitors annually from all over the world, who come to enjoy the beautiful dog-friendly beaches, hiking trails, scenic views, and the many shops and dining opportunities located within the Del Mar village.



**SAN MARCOS** - The mission of the City of San Marcos is to improve the quality of life of those who live, work or visit San Marcos by providing a safe family atmosphere that is rich and diverse in cultural and natural resources and promotes economic and educational opportunities. We imagine a vibrant community, rich in its ethnic and cultural diversity, working cooperatively to build a center for commerce, economic development and job growth built upon a broad foundation of high-quality educational institutions.



**IMPERIAL BEACH** - As a border community, we have a clear view of the Plaza Monumental de Tijuana, or Bullring by the Sea, in Mexico. In fact, as you walk along our beach, you can reach the border, but not before you pass by the Tijuana River mouth - and may even see Tiger Sharks and Stingray. The Imperial Beach Farmer's Market is the only beachfront farmer's market in San Diego County, offering local fruits, vegetables and community art.



**SANTEE** - Santee is ideally located between the Pacific Ocean and the mountains of the Cleveland National Forest. While Santee is considered part of the East County Region, the city is only 18 freeway miles from the San Diego's premier beaches. Santee has nurtured a vibrant local economy by providing for a balance of retail, commercial and residential uses. Santee prides itself on having a lean government that responds to its citizens' concerns.



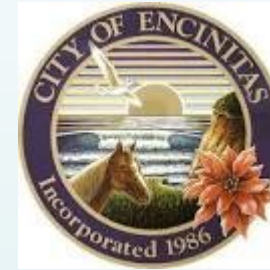
**LEMON GROVE** - Just a few miles east of San Diego lies the community of Lemon Grove, a diverse mix of more than 26,000 residents who enjoy all the charm of small-town living with the conveniences of big city proximity. The City of Lemon Grove was incorporated in 1977 and officially became California's 414th municipality on July 1, 1977. A city with unique historic roots, Lemon Grove still exhibits community pride and spirit in our modern era, boasting about having the "Best Climate on Earth", its motto for more than 100 years.



**POWAY** - The name of the beautiful valley of Poway (Pauwai) is derived from the language of the Diegueno and Luiseno Indians who roamed the area for several hundred years before the Spaniards came. Traces of these Native Americans still remain. In December 1980, Poway incorporated as a full-service, general law city, which operates under the Council / Manager form of government.



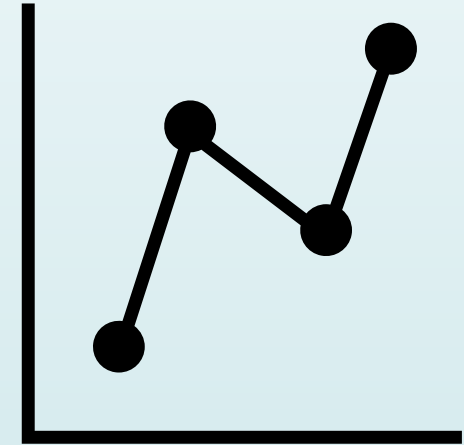
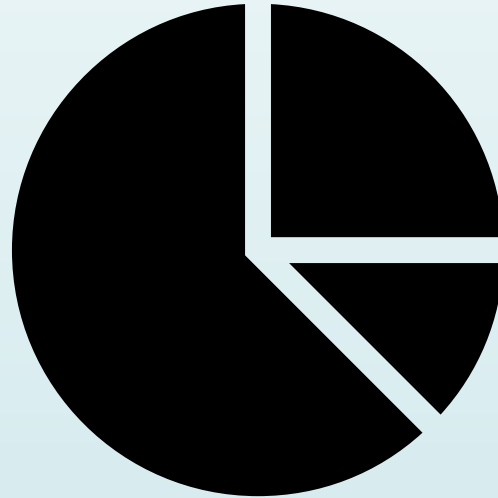
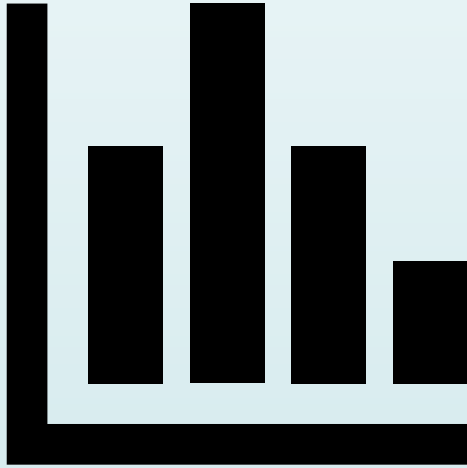
**SOLANA BEACH** - The charming, seaside community of Solana Beach is nestled along the northern coast of San Diego County and is approximately a 30-minute drive from downtown San Diego. Its primary access routes include Interstate 5, Highway 101, Lomas Santa Fe Drive, and Via de la Valle. The City is home to a vibrant train station that serves both Amtrak and the Coaster, one of only three in San Diego County.



**ENCINITAS** - Located along six miles of Pacific coastline in northern San Diego County, the city of Encinitas offers a unique blend of old-world charm and sophistication, and new-world culture. Incorporated in 1986, the city brought together the communities of New Encinitas, Old Encinitas, Cardiff-by-the-Sea, Olivenhain and Leucadia to create a single city rich in history and steeped in tradition.

# Assessor Statistical Reports

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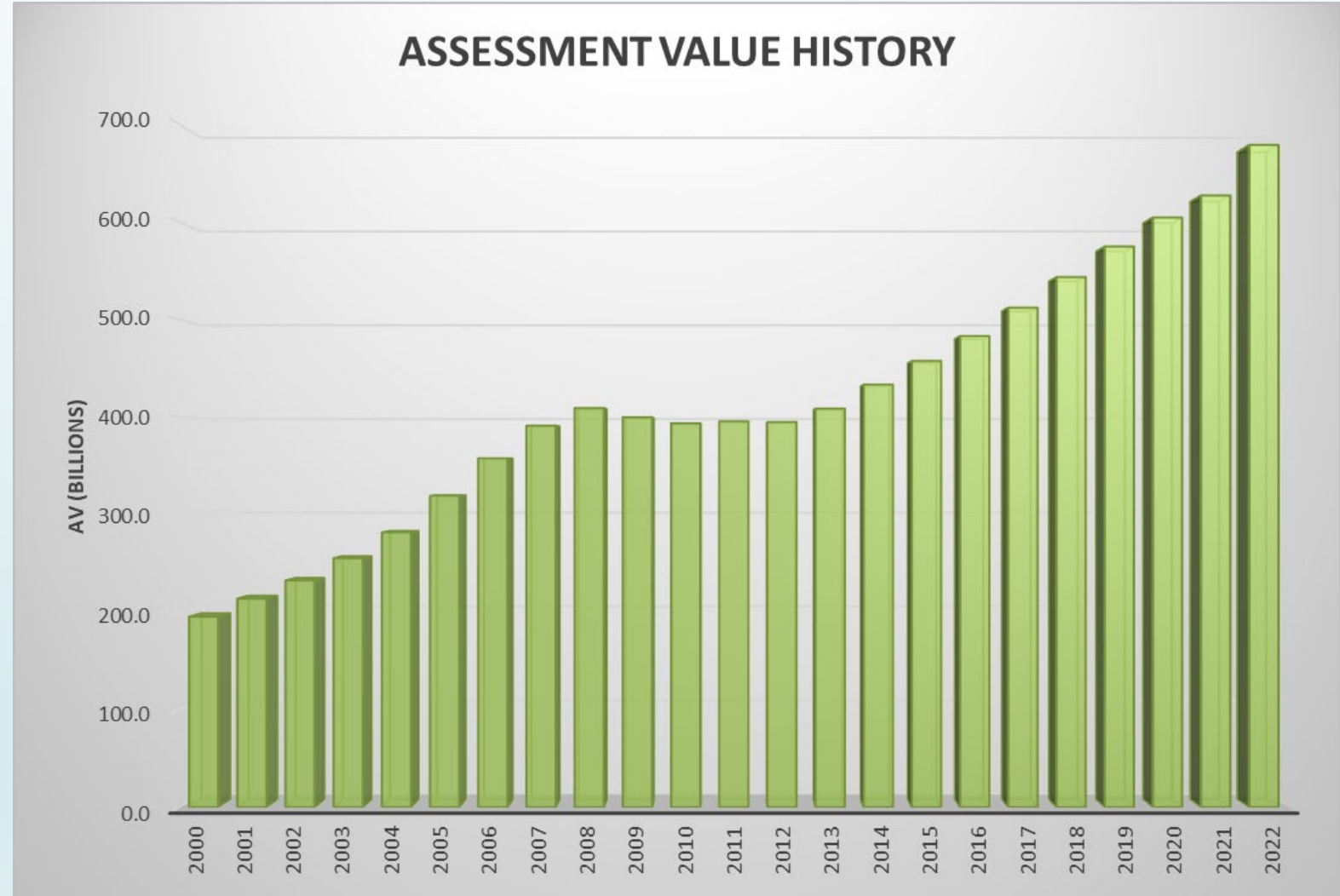
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**TOTAL ASSESSED VALUE**  
Secured and Unsecured Gross

YEAR	TAXABLE PARCELS	ASSESSED VALUE (In Billion)	AV % CHANGE
2000	857,101	195.4	9.49%
2001	870,863	213.9	9.43%
2002	884,740	232.5	8.71%
2003	897,544	255.4	9.84%
2004	912,197	281.8	10.35%
2005	933,760	319.4	13.34%
2006	954,156	357.9	12.05%
2007	968,067	391.4	9.36%
2008	975,679	409.4	4.59%
2009	978,011	399.9	-2.31%
2010	978,629	393.7	-1.56%
2011	978,873	395.7	0.51%
2012	980,654	395.1	-0.14%
2013	981,829	408.8	3.46%
2014	984,587	433.4	6.02%
2015	986,858	457.6	5.58%
2016	989,089	483.1	5.57%
2017	993,821	512.3	6.04%
2018	993,298	543.6	6.11%
2019	1,001,029	574.9	5.75%
2020	1,004,808	604.7	5.18%
2021	1,006,991	627.2	3.72%
2022	1,011,214	679.1	8.27%



**DISTRIBUTION OF REAL PROPERTY ASSESSED VALUES (GROSS Land & Improvements Only)**

<b>ROLL YEAR</b>	<b>TOTAL AV</b>	<b>SINGLE FAMILY, CONDOS &amp; MANUFACTURED HOMES</b>	<b>% OF TOTAL</b>	<b>APARTMENTS, 2 UNITS &amp; ABOVE</b>	<b>% OF TOTAL</b>	<b>COMMERCIAL/ INDUSTRIAL</b>	<b>% OF TOTAL</b>	<b>AGRICULTURAL, INSTITUTIONAL &amp; RECREATIONAL</b>	<b>% OF TOTAL</b>
<b>2000</b>	181,936,180,296	118,860,210,691	65%	17,506,610,406	10%	38,462,478,926	21%	7,106,880,273	4%
<b>2001</b>	199,933,625,959	131,003,958,886	66%	19,554,395,283	10%	41,882,778,161	21%	7,492,493,629	4%
<b>2002</b>	218,638,705,531	144,057,059,641	66%	21,533,258,257	10%	45,148,152,579	21%	7,900,235,054	4%
<b>2003</b>	240,760,790,937	160,785,692,786	67%	24,049,485,563	10%	47,877,935,495	20%	8,047,677,093	3%
<b>2004</b>	267,611,792,951	180,937,082,642	68%	26,198,790,813	10%	52,027,240,060	19%	8,448,679,436	3%
<b>2005</b>	304,061,322,645	209,374,667,653	69%	28,431,317,521	9%	57,165,304,399	19%	9,090,033,072	3%
<b>2006</b>	341,567,512,151	237,682,887,233	69%	30,602,675,925	9%	63,535,128,617	19%	9,746,820,376	3%
<b>2007</b>	374,318,908,814	259,699,190,688	69%	32,444,238,519	9%	71,840,916,823	19%	10,334,562,784	3%
<b>2008</b>	391,186,058,062	265,217,568,862	68%	34,515,149,134	9%	79,461,099,732	20%	11,992,240,334	3%
<b>2009</b>	381,126,985,475	249,861,158,804	66%	35,513,713,363	9%	83,479,374,984	22%	12,272,738,324	3%
<b>2010</b>	375,778,313,396	246,989,988,586	66%	34,918,568,845	9%	81,759,166,008	22%	12,110,589,957	3%
<b>2011</b>	377,950,322,995	250,732,166,578	66%	34,958,990,246	9%	80,198,694,561	21%	12,060,471,610	3%
<b>2012</b>	377,398,729,006	249,966,097,995	66%	34,603,416,531	9%	80,806,382,537	21%	12,022,831,943	3%
<b>2013</b>	390,605,885,449	258,291,064,040	66%	36,121,471,987	9%	83,659,636,989	21%	12,533,712,433	3%
<b>2014</b>	414,394,317,698	276,998,591,538	67%	38,129,004,236	9%	86,539,809,596	21%	12,726,912,328	3%
<b>2015</b>	438,447,923,621	293,695,313,906	67%	40,654,840,760	9%	90,759,263,471	21%	13,338,505,484	3%
<b>2016</b>	463,051,380,575	309,375,442,483	67%	43,375,510,978	9%	96,223,600,684	21%	14,076,826,430	3%
<b>2017</b>	491,755,395,335	327,822,554,950	67%	47,403,445,656	10%	101,834,943,883	21%	14,694,450,846	3%
<b>2018</b>	522,064,701,877	347,775,658,008	67%	50,993,371,726	10%	108,078,974,669	21%	15,216,697,474	3%
<b>2019</b>	552,017,139,813	366,666,046,434	66%	54,955,675,996	10%	114,488,034,947	21%	15,907,382,436	3%
<b>2020</b>	580,857,124,641	385,571,327,751	66%	58,525,989,326	10%	120,250,127,739	21%	16,509,679,825	3%
<b>2021</b>	605,456,046,087	402,814,458,509	67%	61,936,790,649	10%	124,024,129,572	20%	16,680,667,357	3%
<b>2022</b>	652,406,858,187	433,537,419,901	66%	67,740,010,921	10%	133,943,223,861	21%	17,186,203,504	3%

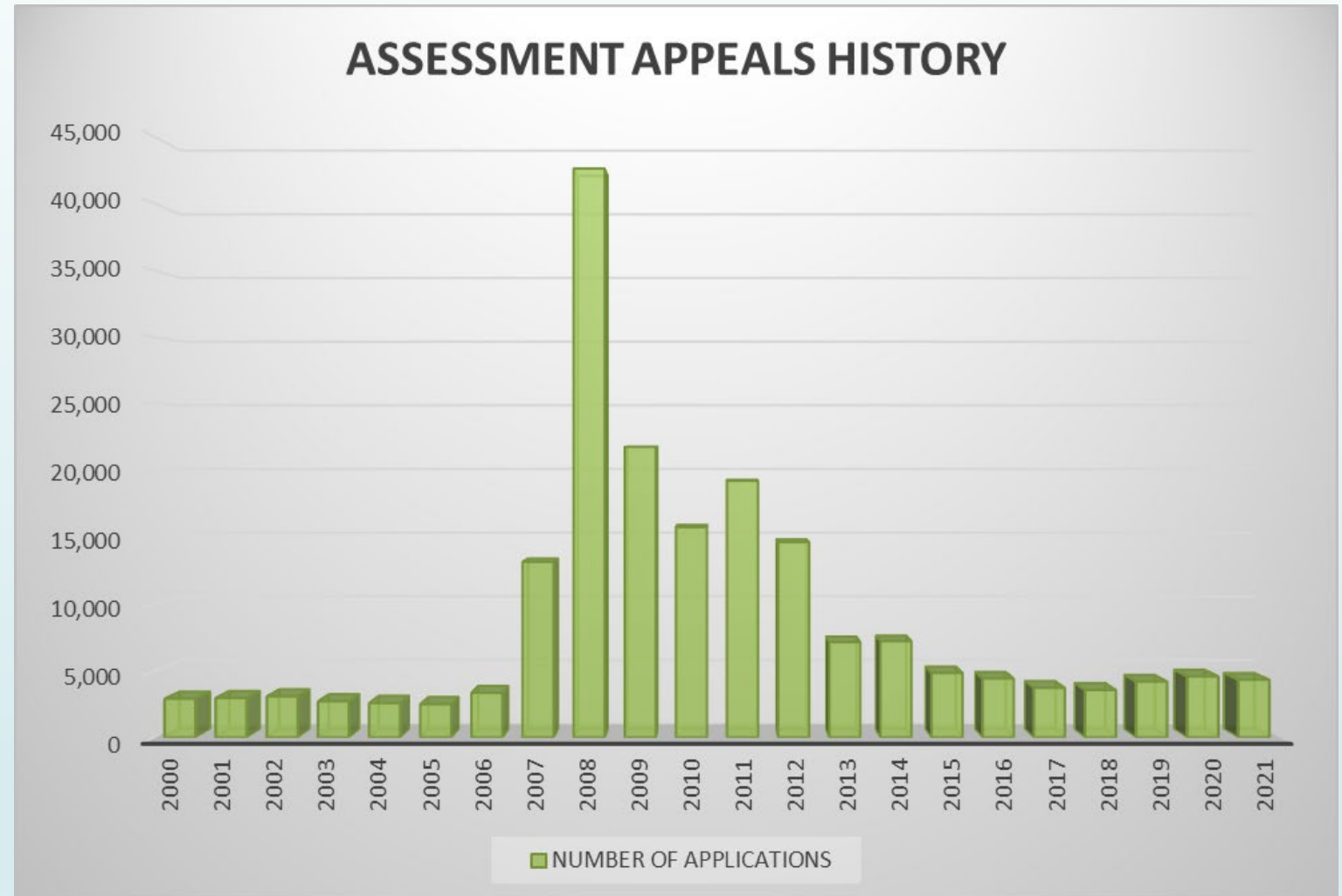
**2022 INVENTORY OF PARCELS AND VALUES - REAL PROPERTY GRAND TOTALS**

		<u>PARCELS</u>	<u>UNITS</u>	<u>ASSESSED VALUES</u>
<b>RESIDENTIAL</b>	<b>TOTAL</b>	<b>943,458</b>	<b>1,243,291</b>	<b>501,972,423,688</b>
Time-Share Condominiums		72,435	72,774	694,992,866
Mobilehomes		25,613	25,378	3,438,186,758
Vacant		26,752	629	4,631,394,084
Single Family		574,345	580,464	338,856,171,670
Duplex or 2 Houses		11,723	23,435	5,768,071,767
Multi 2 to 4 Houses		21,515	58,814	12,350,510,571
Multi 5 to 15 Houses		7,275	57,419	8,514,161,483
Multi 16 to 60 Units		2,304	66,173	9,374,038,515
Multi 61 Units and Up		1,422	164,084	31,733,228,585
Condominium		193,362	193,904	86,420,516,265
Transitional		6,712	217	191,151,124
<b>COMMERCIAL</b>	<b>TOTAL</b>	<b>27,085</b>	<b>138,122</b>	<b>95,412,654,344</b>
Vacant		3,392	241	3,385,971,910
Store Building		11,733	25,011	43,512,397,730
Shopping Center		1,271	1,170	11,763,450,655
Hotel Motel		1,286	63,272	13,198,030,131
Service Station		716	539	1,150,105,497
Office Condominiums		1,890	1,710	1,086,281,965
Parking or Used Car Lot		1,487	1,047	2,954,284,861
Trailer Park		517	23,630	1,658,796,188
Auto Sales & Service Agency		366	398	1,384,521,910
General		4,427	21,104	15,318,813,497
<b>INDUSTRIAL</b>	<b>TOTAL</b>	<b>11,392</b>	<b>44,213</b>	<b>37,835,576,651</b>
Vacant		1,733	56	1,873,744,639
Factory		3,252	4,367	20,438,140,941
Warehousing		2,869	18,226	10,227,147,025
Bulk Storage		181	16,835	1,347,940,073
Extractive & Mining		174	80	479,546,046
Industrial Condominiums		1,798	1,630	1,325,580,840
General		1,385	3,019	2,143,477,087
<b>IRRIGATED FARM</b>	<b>TOTAL</b>	<b>2,984</b>	<b>835</b>	<b>1,277,987,765</b>
<b>RURAL LAND (Non-irrigated)</b>	<b>TOTAL</b>	<b>8,207</b>	<b>592</b>	<b>1,585,512,815</b>
<b>INSTITUTIONAL</b>	<b>TOTAL</b>	<b>2,213</b>	<b>6,700</b>	<b>10,823,499,226</b>
<b>RECREATIONAL</b>	<b>TOTAL</b>	<b>15,385</b>	<b>7,463</b>	<b>3,461,565,602</b>
<b>MISCELLANEOUS</b>	<b>TOTAL</b>	<b>490</b>	<b>5</b>	<b>37,638,096</b>
<b>GRAND TOTAL</b>		<b>1,011,214</b>	<b>1,441,221</b>	<b>652,406,858,187</b>

## ASSESSMENT APPEALS HISTORY

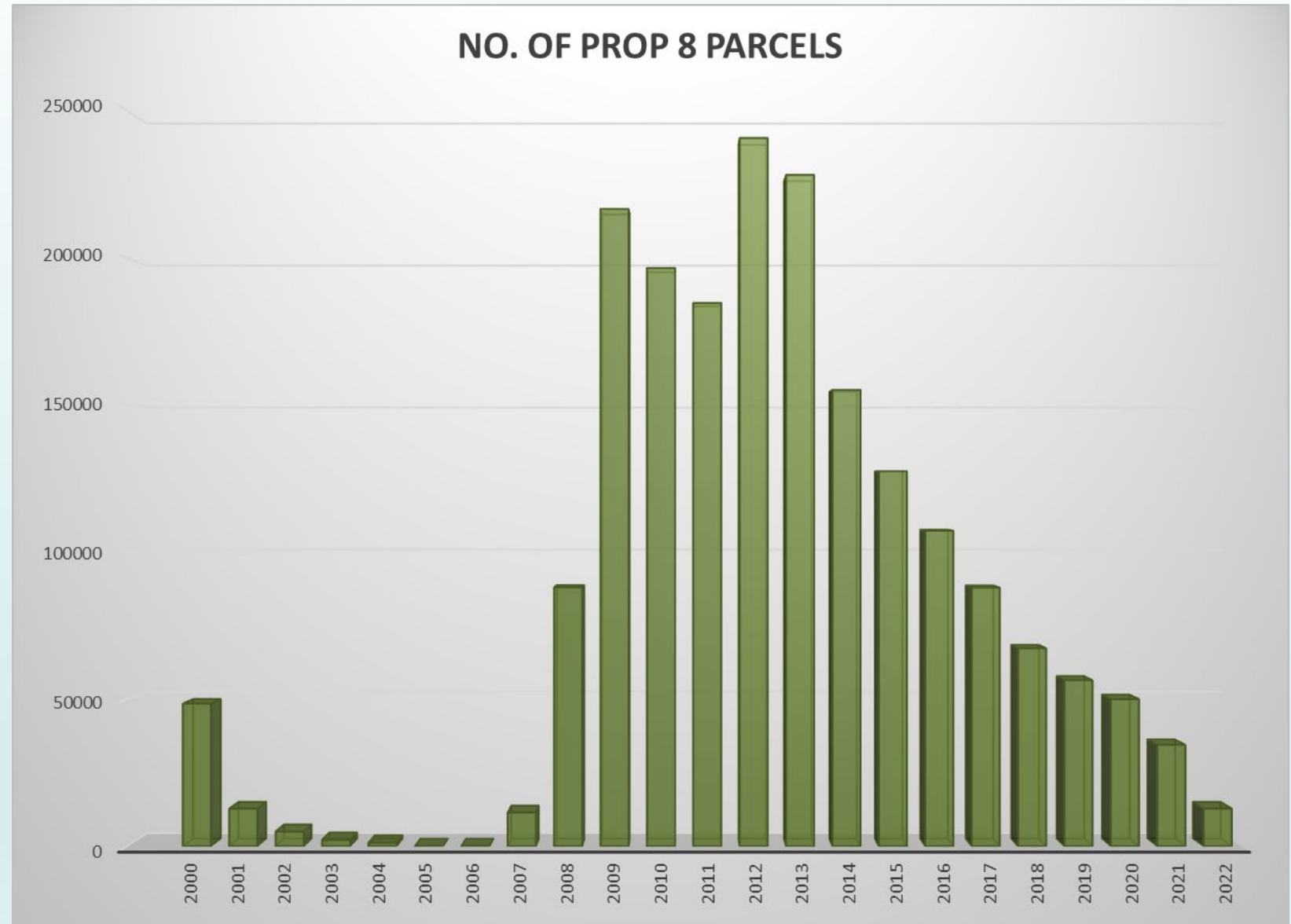
ASSESSMENT YEAR	NUMBER OF APPLICATIONS
-----------------	------------------------

2000	2,900
2001	2,954
2002	3,074
2003	2,700
2004	2,573
2005	2,486
2006	3,334
2007	13,150
2008	42,624
2009	21,772
2010	15,748
2011	19,220
2012	14,629
2013	7,137
2014	7,211
2015	4,826
2016	4,413
2017	3,708
2018	3,555
2019	4,183
2020	4,576
2021	4,322



## PROP 8 HISTORY

ASSESSMENT YEAR	NO. OF PROP 8 PARCELS
2000	48,500
2001	12,800
2002	5,000
2003	2,200
2004	1,200
2005	<500
2006	<500
2007	11,500
2008	88,000
2009	216,636
2010	196,595
2011	184,693
2012	240,741
2013	228,207
2014	155,143
2015	127,506
2016	107,253
2017	87,935
2018	67,302
2019	56,454
2020	50,014
2021	34,468
2022	12,819





ERNEST J. DRONENBURG, JR.  
ASSESSOR/RECORDER/COUNTY CLERK  
SAN DIEGO COUNTY FORECLOSURE INFORMATION

Year	Notices of Default	Trustees Deeds	Percentage of Notices to Trustee Sales	Deeds	Percentage of Trustee's Deeds to Deeds
2000	5,472	1,380	25.22%	141,138	0.98%
2001	5,726	826	14.43%	158,717	0.52%
2002	5,986	909	15.19%	191,327	0.48%
2003	5,167	566	10.95%	223,087	0.25%
2004	4,260	553	12.98%	209,892	0.26%
2005	5,080	559	11.00%	200,447	0.28%
2006	10,294	2,065	20.06%	164,946	1.25%
2007	22,194	8,417	37.92%	133,358	6.31%
2008	34,069	19,577	57.46%	115,540	16.94%
2009	38,308	15,487	40.43%	119,153	13.00%
2010	24,835	13,467	54.23%	119,697	11.25%
2011	22,101	12,216	55.27%	119,933	10.19%
2012	16,597	7,195	43.35%	146,829	4.90%
2013	7,614	3,236	42.50%	139,496	2.32%
2014	5,855	2,036	34.77%	116,251	1.75%
2015	5,142	1,853	36.04%	128,164	1.45%
2016	4,352	1,194	27.44%	133,383	0.90%
2017	3,494	811	23.21%	123,561	0.66%
2018	3,239	683	21.09%	111,382	0.61%
2019	2,976	574	19.29%	118,342	0.49%
2020	1,333	262	19.65%	138,302	0.19%
2021	1,103	168	15.23%	162,000	0.10%

## PARCELS RETAINING 1978 PROP 13 BASE

	PROP 13 PERCENTAGE	PROP 13 PARCELS	2022 INVENTORY OF PARCELS
<b>CARLSBAD</b>	<b>1.25%</b>	<b>722</b>	<b>57,756</b>
Single Family			
Residence/Condominium	1.73%	623	36,063
All Others	0.46%	99	21,693
<b>CHULA VISTA</b>	<b>3.27%</b>	<b>2,195</b>	<b>67,189</b>
Single Family			
Residence/Condominium	3.23%	1,893	58,615
All Others	3.52%	302	8,574
<b>CORONADO</b>	<b>3.76%</b>	<b>414</b>	<b>11,022</b>
Single Family			
Residence/Condominium	4.98%	332	6,664
All Others	1.88%	82	4,358
<b>DEL MAR</b>	<b>3.40%</b>	<b>157</b>	<b>4,620</b>
Single Family			
Residence/Condominium	6.03%	108	1,790
All Others	1.73%	49	2,830
<b>EL CAJON</b>	<b>5.60%</b>	<b>1,199</b>	<b>21,401</b>
Single Family			
Residence/Condominium	5.99%	1,045	17,441
All Others	3.89%	154	3,960
<b>ENCINITAS</b>	<b>4.11%</b>	<b>933</b>	<b>22,675</b>
Single Family			
Residence/Condominium	3.71%	707	19,060
All Others	6.25%	226	3,615
<b>ESCONDIDO</b>	<b>2.42%</b>	<b>877</b>	<b>36,204</b>
Single Family			
Residence/Condominium	2.49%	712	28,589
All Others	2.17%	165	7,615
<b>IMPERIAL BEACH</b>	<b>6.93%</b>	<b>409</b>	<b>5,902</b>
Single Family			
Residence/Condominium	6.32%	272	4,305
All Others	8.58%	137	1,597
<b>LA MESA</b>	<b>7.64%</b>	<b>1,294</b>	<b>16,930</b>
Single Family			
Residence/Condominium	7.90%	1,135	14,367
All Others	6.20%	159	2,563

	PROP 13 PERCENTAGE	PROP 13 PARCELS	2022 INVENTORY OF PARCELS
<b>LEMON GROVE</b>	<b>6.61%</b>	<b>476</b>	<b>7,201</b>
Single Family			
Residence/Condominium	6.58%	367	5,575
All Others	6.70%	109	1,626
<b>NATIONAL CITY</b>	<b>7.62%</b>	<b>752</b>	<b>9,870</b>
Single Family			
Residence/Condominium	7.70%	519	6,738
All Others	7.44%	233	3,132
<b>OCEANSIDE</b>	<b>1.98%</b>	<b>1,211</b>	<b>61,135</b>
Single Family			
Residence/Condominium	2.11%	1,039	49,195
All Others	1.44%	172	11,940
<b>POWAY</b>	<b>3.69%</b>	<b>589</b>	<b>15,950</b>
Single Family			
Residence/Condominium	3.88%	529	13,617
All Others	2.57%	60	2,333
<b>SAN DIEGO</b>	<b>4.99%</b>	<b>19,091</b>	<b>382,302</b>
Single Family			
Residence/Condominium	4.98%	16,052	322,553
All Others	5.09%	3,039	59,749
<b>SAN MARCOS</b>	<b>1.20%</b>	<b>304</b>	<b>25,399</b>
Single Family			
Residence/Condominium	1.34%	265	19,822
All Others	0.70%	39	5,577
<b>SANTEE</b>	<b>3.92%</b>	<b>707</b>	<b>18,046</b>
Single Family			
Residence/Condominium	4.31%	674	15,649
All Others	1.38%	33	2,397
<b>SOLANA BEACH</b>	<b>2.29%</b>	<b>298</b>	<b>13,040</b>
Single Family			
Residence/Condominium	4.86%	252	5,188
All Others	0.59%	46	7,852
<b>VISTA</b>	<b>2.28%</b>	<b>535</b>	<b>23,515</b>
Single Family			
Residence/Condominium	2.33%	433	18,574
All Others	2.06%	102	4,941

## PARCELS RETAINING 1978 PROP 13 BASE

	PROP 13 PERCENTAGE	PROP 13 PARCELS	2022 INVENTORY OF PARCELS
<b>TOTAL INCORPORATED CITIES</b>	<b>4.02%</b>	<b>32,163</b>	<b>800,157</b>
Single Family Residence/Condominium	4.19%	26,957	643,805
All Others	3.33%	5,206	156,352
<b>TOTAL UNINCORPORATED AREAS</b>	<b>3.22%</b>	<b>6,789</b>	<b>211,057</b>
Single Family Residence/Condominium	3.27%	4,056	123,902
All Others	3.14%	2,733	87,155
<b>TOTAL SAN DIEGO COUNTY</b>	<b>3.85%</b>	<b>38,952</b>	<b>1,011,214</b>
Single Family Residence/Condominium	4.04%	31,013	767,707
All Others	3.26%	7,939	243,507

**PROPERTY TAX STATISTICAL INFORMATION**  
(in millions)

<b>FISCAL YEAR</b>	<b>REGULAR TAXES</b>	<b>SUPPLEMENTAL TAXES</b>	<b>TOTAL</b>
2000 - 01	\$ 1,765.1	\$ 46.7	\$ 1,811.8
2001 - 02	\$ 1,879.6	\$ 121.5	\$ 2,001.1
2002 - 03	\$ 2,679.2	\$ 155.4	\$ 2,834.6
2003 - 04	\$ 2,970.0	\$ 205.6	\$ 3,175.6
2004 - 05	\$ 3,275.6	\$ 289.8	\$ 3,565.4
2005 - 06	\$ 3,704.4	\$ 307.1	\$ 4,011.5
2006 - 07	\$ 4,123.5	\$ 243.6	\$ 4,367.1
2007 - 08	\$ 4,513.6	\$ 191.1	\$ 4,704.7
2008 - 09	\$ 4,602.4	\$ 62.8	\$ 4,665.2
2009 - 10	\$ 4,668.8	\$ 41.1	\$ 4,709.9
2010 - 11	\$ 4,629.3	\$ 52.5	\$ 4,681.8
2011 - 12	\$ 4,690.2	\$ 49.4	\$ 4,739.6
2012 - 13	\$ 4,711.9	\$ 75.4	\$ 4,787.3
2013 - 14	\$ 4,815.4	\$ 116.7	\$ 4,932.1
2014 - 15	\$ 5,240.2	\$ 127.8	\$ 5,368.0
2015 - 16	\$ 5,538.7	\$ 145.7	\$ 5,684.4
2016 - 17	\$ 5,845.4	\$ 167.4	\$ 6,012.8
2017 - 18	\$ 6,231.3	\$ 176.2	\$ 6,407.5
2018 - 19	\$ 6,604.2	\$ 198.6	\$ 6,802.8
2019 - 20	\$ 7,073.2	\$ 175.6	\$ 7,248.8
2020 - 21	\$ 7,504.9	\$ 180.7	\$ 7,685.6
2021 - 22	\$ 7,768.3	\$ 285.4	\$ 8,053.7

\*Proposition 13 (effective for Fiscal Year 1978-79)

\*\*Senate Bill 813 (effective during Fiscal Year 1984-85)

Sources: Property Valuations, Tax Rates, Useful Information for Taxpayers

Regular Taxes include 1%, Debt Service, and Special Assessments

Supplemental Taxes - Dept. of Auditor and Controller, Property Tax Services

Table 22

**LARGEST TAXPAYERS FOR FISCAL YEAR 2021-2022**

<b><u>NO.</u></b>	<b><u>PROPERTY OWNER</u></b>	<b><u>AMOUNT OF TAX*</u></b>
1.	SAN DIEGO GAS & ELECTRIC CO	190,995,608
2.	QUALCOMM INC	29,519,643
3.	KILROY REALTY L P	15,148,060
4.	IRVINE CO L L C	14,519,840
5.	U T C VENTURE L L C	10,788,435
6.	HOST HOTELS AND RESORTS LP	10,192,560
7.	PACIFIC BELL TELEPHONE	8,606,479
8.	B S K DEL PARTNERS L L C	7,713,266
9.	SORRENTO WEST PROPERTIES INC	7,295,797
10.	FASHION VALLEY MALL L L C	6,991,808
11.	ONE PARK BOULEVARD L L C	6,424,480
12.	A A T LA JOLLA COMMONS L L C	6,268,865
13.	LAJOLLA CROSSROADS 1 L L C	6,125,274
14.	VERIZON WIRELESS DBA CELLCO PARTNERSHIP	6,075,990
15.	B E X PORTFOLIO L L C	5,971,903
16.	CARLSBAD ENERGY CENTER, L L C	5,480,300
17.	AT&T MOBILITY L L C	5,360,810
18.	VILLAGE MISSION VALLEY L L C	5,314,437
19.	GENENTECH INC	5,245,177
20.	PACIFIC GATEWAY LTD	4,874,886
21.	SOLAR TURBINES INC	4,873,685
22.	ILLUMINA INC	4,825,439
23.	COSTCO WHOLESALE CORPORATION	4,579,831
24.	POSEIDON RESOURCES	4,569,659
25.	BPREP VANTAGE POINTE L L C	4,409,660
26.	PFIZER INC	4,102,177
27.	REXFORD INDUSTRIAL REALTY LP	4,000,193
28.	PIO PICO ENERGY CENTER, L L C	3,988,787
29.	NATIONAL STEEL AND SHIPBUILDING CO	3,900,752
30.	WAL-MART REAL ESTATE BUSINESS TRUST	3,828,432

\*Includes 1%, debt service, and special assessments

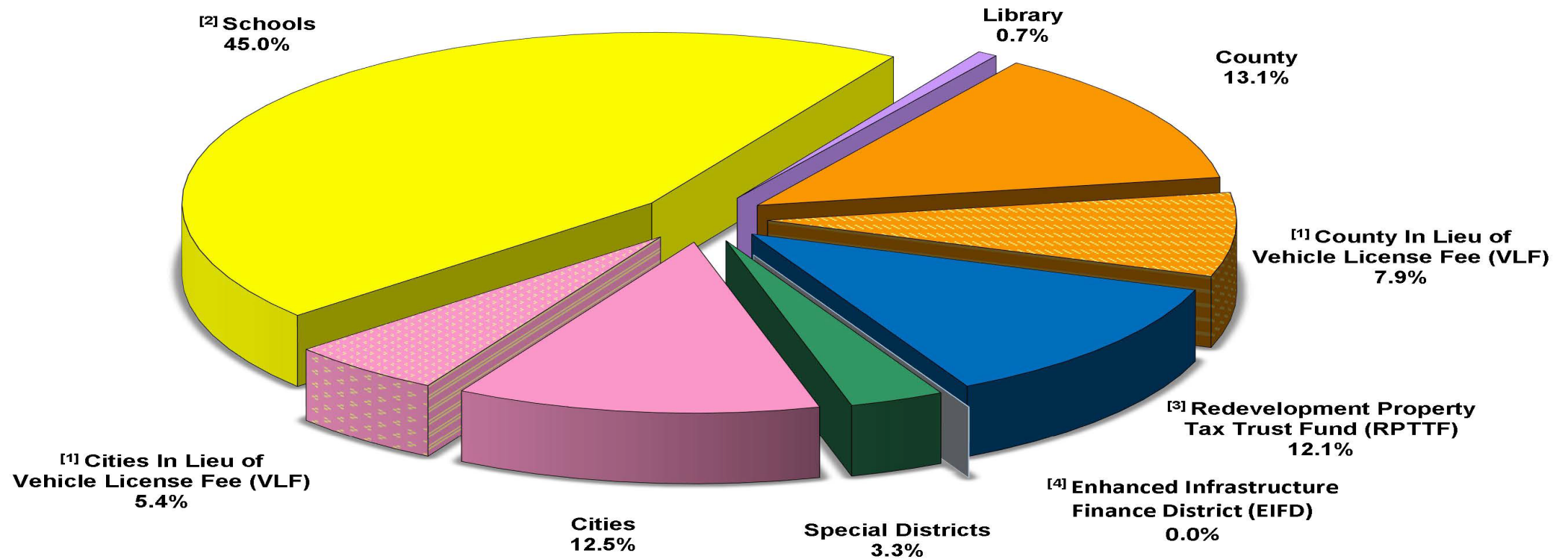
Source: Property Valuations, Tax Rates, Useful Information for Taxpayers  
Department of Auditor and Controller, Property Tax Services



Figure 1

# 1% PROPERTY TAX ALLOCATION OF FY 2021-2022 RECEIVABLE

TOTAL REVENUE \$6,061,700,823



<sup>[1]</sup> Represents the exchange of Property Tax for Cities and County Vehicle License Fees as authorized under Senate Bill 1096, chaptered August 5, 2004.

<sup>[2]</sup> Revenue for Schools has been reduced by the ERAF deficit as authorized under Senate Bill 1096, chaptered August 5, 2004.

<sup>[3]</sup> Effective February 1, 2012, Redevelopment Agencies were dissolved and related revenue is allocated to Redevelopment Successor Agencies, County, Schools, Cities, Special Districts, and the State Controller's Office as provided by Health & Safety Code, Division 24, Part 1.85.

<sup>[4]</sup> EIFD revenue is less than 0.1% of the total revenue.

Source: Property Valuations, Tax Rates, Useful Information for Taxpayers  
Department of Auditor and Controller, Property Tax Services