

Response to Questions on the FY 2013 Budget

Request By: Supervisor Cook

Question: What is the impact of increases in assessed value of the proposed FY 2013 budget on nonresidential property owners?

Response: The following chart shows the percentage increase by type of nonresidential property for FY 2013.

Nonresidential Equalization Changes

Category (Percent of Base)	FY 2013
Apartments (21.2%)	12.60%
Office Condominiums (4.3%)	-0.31%
Industrial (6.6%)	6.75%
Retail (14.0%)	7.16%
Office Elevator (37.5%)	11.34%
Office - Low Rise (3.8%)	7.18%
Vacant Land (3.8%)	2.01%
Hotels (3.4%)	3.87%
Other (5.4%)	3.27%
Nonresidential Equalization (100%)	8.21%

Because nonresidential properties vary significantly by size, style, age, value and the number of land parcels associated with the commercial buildings, it is difficult to reasonably determine a “typical” tax bill for a nonresidential property owner. Commercial properties are far less homogenous than most residential properties. The average value of equalized commercial property in the County is roughly \$4.72 million in FY 2013, compared to about \$4.36 million in FY 2012. However, the range in value is substantial. For example, retail establishments can vary from a small convenience store, a major grocery store chain or a regional mall. A commercial office building can be a two story building or a high-rise with 18 floors.