



MOORPARK

2020/21 PROPERTY TAX SUMMARY



The City of Moorpark experienced a net taxable value increase of 3.0% for the 2020/21 tax roll, which was modestly less than the increase experienced countywide at 4.1%. The assessed value increase between 2019/20 and 2020/21 was \$196 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$109 million, which accounted for 56% of all growth experienced in the city.

The value growth for 2020-21 is \$196.2 million (3.0%). Residential property accounts for 83.5% of all value in the City and these values grew by \$153.7 million (2.8%) for 2020-21. Residential value growth was 78.3% all of the value growth in the City for 2020-21. Within this growth was \$13.3 million in value recovery on properties that the Assessor had reduced in value pursuant to Prop 8 in prior years. For this year there are 742 homes that are enrolled at values below their adjusted base values and there is \$117.8 million remaining to be recovered on these homes. The recovery of Prop 8 values by the Assessor should continue as market values grow but since most value reductions have been recovered, little recovery is likely in the next several years. The current median price for detached SFR increased by 9.44% based on sales through November, 2020. The largest value change for this year came was a decline in value of \$8.6 million (-99%) on an apartment development at Walnut Street and Everett. This parcel was taxable last year but was granted an almost complete exemption. The largest increase in value was for the Big Brand Tire center on Princeton that increases by \$7.4 million (243%).

Growth in the number of home sales slowed and, even, declined by mid-2019. Fewer properties were on the market compared with 2018 despite declining mortgage rates. In 2019, economists forecasted a weaker housing market in 2020, even for cities who had achieved pre-recession peak values. In 2020, sale prices have risen as the number of sales declined significantly due to the COVID19 stay at home orders. Prices have continued to rise in response to lower inventory and lower interest rates. The median sale price of a detached single family residential home in Moorpark from January through November 2020 was \$765,000. This represents a \$66,000 (9.4%) increase in median sale price from 2019.

Year	D-SFR Sales	Median Price	% Change
2014	295	\$587,500	
2015	424	\$620,000	5.53%
2016	480	\$665,000	7.26%
2017	489	\$705,000	6.02%
2018	378	\$720,000	2.13%
2019	377	\$699,000	-2.92%
2020	372	\$765,000	9.44%

2020/21 Tax Shift Summary

ERAF I & II	\$-696,258
VLFAA (est.)	\$4,035,949

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. NF MOORPARK MULTIFAMILY A LP	\$95,702,683	1.43%	Residential
2. WATERSTONE PROPERTIES MOORPARK LLC	\$78,722,776	1.17%	Residential
3. MOORPARK CENTER LLC	\$51,088,477	0.76%	Commercial
4. MB PLAZA EAST/WEST LLC	\$37,118,916	0.55%	Commercial
5. ENSIGN-BICKFORD AEROSPACE COMPANY	\$33,189,515	0.50%	Industrial
6. ROIC CALIFORNIA LLC	\$31,397,069	0.47%	Commercial
7. 709 SCIENCE PROPERTY LLC	\$24,407,782	0.36%	Industrial
8. CSHV MOORPARK LLC	\$23,722,140	0.35%	Industrial
9. MILAN TUSCANY LLC	\$22,646,814	0.34%	Commercial
10. VILLAGE AT MOORPARK PROPERTY OWNER LP	\$20,400,000	0.30%	Commercial
Top Ten Total	\$418,396,172	6.24%	

Real Estate Trends

Home Sales

Over the past two years, industry experts expressed concerns about sales volumes declining due to buyer anticipation of a potential drop in housing prices. While a reduction in the number of single-family home sales was experienced in many areas in the past two years and sales price changes reflected modest declines or increases, these market trends were suddenly impacted by the COVID-19 pandemic beginning in March 2020. The number of home sales has dropped significantly as potential buyers stayed home. After major reductions in the number of sales in April and May, sales rebounded. Median sales prices for June increased by 6.5% over May and were up by 2.5% over June 2019. The 30-year, fixed-mortgage interest rate averaged 3.16% in June, down from 3.80% in June 2019.

All Homes	Units Sold June-2019	Units Sold June-2020	% Change	Median Price June-2019	Median Price June-2020	% Change
Imperial County	132	125	-5.30%	\$226,000	\$265,000	17.26%
Los Angeles County	6,722	5,149	-23.40%	\$620,000	\$645,000	4.03%
Orange County	3,289	2,502	-23.93%	\$745,000	\$762,000	2.28%
Riverside County	3,617	3,672	1.52%	\$376,000	\$415,000	10.37%
San Bernardino County	2,662	2,431	-8.68%	\$335,000	\$350,000	4.48%
San Diego County	3,716	3,573	-3.85%	\$587,000	\$600,000	2.21%
Ventura County	970	778	-19.79%	\$575,500	\$618,250	7.43%

COVID-19

Federal, State, and local governments are working to limit the spread of COVID-19. Orders intended to contain the virus has caused temporary closure of businesses and limited access to retail and service industries. This has and will continue to have impacts on the economy. This pandemic event is not something we have seen before and it is unknown if these conditions will be short or long term. Below are the points you should know:

- According to the California Assoc. of Realtors all major regions declined in the number of sales with Southern California dropping the most at -12.2% while the Central Valley had the smallest decline at -1.5%. Median prices in the Central Valley and in Southern California increased by 7.4% and 3.3%, respectively, based on pent up demand. Other areas reflected similar patterns.
- A reduction in the number of sales during 2020 will result in reduced growth in value for FY2021-22 and a reduction in revenue from real estate transaction tax and supplemental assessments during FY2020-21.
- The Governor issued Executive Order N-61-20 on May 6, 2020. This EO was focused on easing financial hardship resulting from the pandemic. This order did not eliminate required payment of property taxes but did eliminate penalties and interest on late payments for **owner-occupied residential property who do not utilize impound accounts and for SBA qualified small businesses only**. These taxpayers only receive relief if they can demonstrate COVID-19 related hardship. This EO has no impact within counties that utilize Teeter Programs.
- The pandemic's impact on tax revenues will need to be monitored. Any effects will be foreseen by dropping sales values, increases in foreclosure activity and increased property tax delinquency.