

Proposition A: Assessment Formulas/Calculations

A detailed explanation regarding benefit points, how they are established, benefits to land, land use, and assessment calculations is available on the 1996 Engineers Report beginning on Page 26.

Formulas for Vacant Property, Single-Family, Duplexes, Triplexes, Multi-Family Residences, Single Mobile Home and Mobile Home Parks

Vacant Properties: Vacant parcels (use codes ending in V) are assessed at \$33.69 per acre of land. Land is assessed at the actual size, up to a maximum of 2.5 acres.

Example: A Vacant parcel is 2.7 acres in size.
Assessment = $\$33.69 \times 2.5 \text{ acres (max)} = \84.23 total

Single-Family Residences: Single-Family residential parcels (use code: 0100) are assessed at \$33.69 per acre of land, plus a flat amount of \$14.46. Land is assessed at the actual size, up to a maximum of 2.5 acres.

Example: A single-family home is on a 1.35-acre parcel.
Assessment = $(\$33.69 \times 1.35 \text{ acres}) + \$14.46 = \$84.23 \text{ total}$

Duplexes: Multi-Family residential parcels (use code: 0200) with two units are assessed at \$33.69 per acre of land, plus a flat amount of \$21.69. Land is assessed at the actual size, up to a maximum of 2.5 acres.

Example: A duplex is on a 0.06 acre-parcel.
Assessment = $(\$33.69 \times 0.6 \text{ acres}) + \$21.69 = \$41.90 \text{ total}$

Triplexes: Multi-Family residential parcels (use code: 0300) with three units are assessed at \$33.69 per acre of land, plus a flat amount of \$32.54. Land is assessed at the actual size, up to a maximum of 2.5 acres.

Example: A triplex is on a 2.25 acre-parcel.
Assessment = $(\$33.69 \times 2.25 \text{ acres}) + \$32.54 = \$108.34 \text{ total}$

Multi-Family Residences: Multi-Family residential parcels of 4 units or more (use code: 0400, 0500, 0600) are assessed at \$33.69 per acre of land, plus \$10.85 per dwelling unit. Land is assessed at the actual size, with no limit to the number of acres that can be assessed.

Example: An apartment complex with 50 units is on a 4.3-acre parcel.
Assessment = $(\$33.69 \times 4.3 \text{ acres}) + (\$10.85 \times 50 \text{ units}) = \687.37 total

Single Mobile Home: Residential parcels with a single mobile home (use code: 0700) are assessed at \$33.69 per acre of land, plus a flat amount of \$7.23. Land is assessed at the actual size, up to a maximum of 2.5 acres.

Example: A single mobile home is on a 0.5-acre parcel.
Assessment = (\$33.69 x 0.5 acres) + \$7.23 = \$24.08 total

Mobile Home Parks: Mobile home park parcels (use code: 0900) are assessed at \$33.69 per acre of land, plus \$7.23 per dwelling unit. Land is assessed at the actual size, with no limit to the number of acres that can be assessed.

Example: A mobile home park with 100 mobile homes is on a 6-acre parcel.
Assessment = (\$33.69 x 6 acres) + (\$7.23 x 100 units) = \$925.14 total

Formulas for Commercial, Industrial, Recreational, Institutional, & Miscellaneous Parcels

The formula for commercial, industrial, recreational, institutional and miscellaneous parcels is: Land Value Benefit Points (Land BP) plus Improvement Value Benefit Points (Improvement BP) multiplied by the Rate of Assessment, or:

$$\text{(Land BP + Improvement BP) x Rate of Assessment}$$

Land Benefit Points (Land BP)

To obtain the Land BP, the parcel size (in acres) is multiplied by 2.33.

$$\text{Land BP} = \text{Parcel size in acres} \times 2.33$$

Parcel size in acres: The parcel size can be calculated by viewing the parcel map located at the Assessor's website.

2.33: A median single-family home is located on a lot of approximately 1/7 of an acre; therefore, the median density for a single-family residence property in Los Angeles County is 7 units per acre, thus the benefit point for the typical acre occupied by single-family homes would be 7 X 1/3, or 2.33 benefit points per acre. This 2.33 benefit points per acre is used as the basis for assessing the land value benefit to all assessable parcels within the District.

Improvement Benefit Points (Improvement BP)

To obtain the Improvement BP, the Benefit Factor is multiplied by the parcel size (in acres), multiplied by 7, multiplied by the Equivalent Stories, or:

$$\text{Improvement BP} = \text{Benefit Factor} \times \text{Parcel size in acres} \times 7 \times \text{Equivalent stories}$$

Benefit Factor: The Benefit Factor can be found by matching a parcels Use Code to the Subtotal column in the Improvement Value Benefit Point Section located in the Engineer's Report of 1996 (p. 40 to 45).

Parcel size in acres: The parcel size can be calculated by viewing the parcel map located at the assessors' website.

7: For determining the land use benefit points, commercial/industrial properties are first related to the basic single-family unit. The medium home has a lot size of approximately 1/7 of an acre, therefore the typical single-family residential density is 7 dwelling units per acre. All properties that are developed for commercial/industrial use are thus assigned 7 benefit points per acre for the land use portion of the parcel. (Engineer's Report 1996, p. 28)

Equivalent stories: A higher level of use for a commercial/industrial property is identified when a structural improvement has multiple stories or is greater than the norm. The typical commercial/industrial parcel with a structure is 33%. Using this as a standard, the structural improvements (in square feet) are divided by 1/3 of the area of the parcel in square feet, or:

Structural improvements in square feet ÷ (Parcel size in square feet ÷ 3)

Structural improvement information can be obtained by contacting the Assessor.

Parcel Size can be obtained by accessing the Parcel Maps on the Assessor's website:

<http://assessor.lacounty.gov/extranet/DataMaps/Pais.aspx>

Note: A paved lot which is used exclusively for parking and which does not have a structural improvement on the parcel will be assigned 1 equivalent story. Also, when a commercial/industrial building and a parking lot structure are located on one parcel, the improved square footage of the parking structure will be added to the improved square footage of the commercial/industrial building, resulting in the total improved square footage used to calculate equivalent stories. (Engineer's Report 1996, p. 30)

Rate of Assessment: \$14.46 per BF

The Rate of Assessment is \$14.46 per benefit point (BF)