



SAN RAFAEL

2021/22 PROPERTY TAX SUMMARY



The City of San Rafael experienced a net taxable value increase of 4.4% for the 2021/22 tax roll, that was slightly more than the increase experienced countywide at 4.0%. The assessed value increase between 2020/21 and 2021/22 was \$662 million. The change attributed to the 1.036% Proposition 13 inflation adjustment was \$138 million. That accounted for 21% of all growth experienced in the City.

The largest secured increase was reported on a multifamily residential property owned by Pur San Rafael LLC at 300 Channing Way after the property was purchased last year for \$106 million and the sale value has been enrolled as the market value this year. The year over year increase was \$59.3 million. These are the View at Marin Apartments. Two commercial properties owned by Kaiser Foundation Health Plan at 1650 and 1655 Los Gamos Drive reported increases in improvement values between tax years for a collective total increase of \$63.3 million. These are medical office buildings that have been under development for the past year, and which opened July 27, 2021.

The largest decline was posted on a commercial site owned by MGP XI Northgate LLC at 9000 Northgate Mall after this location was demolished in anticipation of the replacement of the former Sears store with an apartment complex and grocery retail. This project is not expected to begin until 2025. The acquisition of a former taxable site at 3301 Kerner Blvd. by the County of Marin has made this site tax exempt for a reduction of \$7.9 million. This is a temporary housing site for homeless adults.

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 San Rafael from January through October was \$1,450,000. This represents a \$155,000 (11.97%) increase in median sale price from 2020.

Year	D-SFR Sales	Median Price	% Change
2015	416	\$940,000	
2016	360	\$1,000,000	6.38%
2017	377	\$1,075,000	7.50%
2018	408	\$1,150,000	6.98%
2019	396	\$1,182,500	2.83%
2020	417	\$1,295,000	9.51%
2021	381	\$1,450,000	11.97%

2021/22 Tax Shift Summary

ERAF I & II	\$-4,481,160
VLFAA (est.)	\$6,550,487

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. CALIFORNIA CORPORATE CENTER ACQUISITION	\$286,882,364	1.85%	Commercial
2. MGP XI NORTHGATE LLC	\$223,376,777	1.44%	Commercial
3. PROFESSIONAL FINANCIAL INVESTORS INC	\$162,454,002	1.05%	Commercial
4. KAISER	\$115,687,561	0.74%	Commercial
5. PUR SAN RAFAEL LLC	\$105,996,899	0.68%	Residential
6. BRE PROPERTIES INC	\$66,994,467	0.43%	Residential
7. SOUTH VALLEY APARTMENTS LLC	\$56,863,460	0.37%	Commercial
8. NORTH BAY 4040 TT LLC	\$54,228,065	0.35%	Commercial
9. REGENCY CENTER II ASSOCIATES LP	\$52,307,157	0.34%	Commercial
10. NORTHBAY PROPERTIES II	\$49,196,251	0.32%	Residential
Top Ten Total	\$1,173,987,003	7.55%	

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
Alameda County	1,304	2,050	57.21%	\$855,000	\$1,025,000	19.88%
Contra Costa County	1,409	2,112	49.89%	\$678,000	\$806,500	18.95%
Marin County	326	478	46.63%	\$1,200,000	\$1,497,500	24.79%
Napa County	168	279	66.07%	\$610,000	\$710,000	16.39%
San Francisco County	405	829	104.69%	\$1,442,000	\$1,451,000	0.62%
San Mateo County	525	903	72.00%	\$1,490,000	\$1,550,000	4.03%
Santa Clara County	1,414	2,376	68.03%	\$1,108,000	\$1,360,000	22.74%
Solano County	668	791	18.41%	\$493,750	\$550,000	11.39%
Sonoma County	632	903	42.88%	\$636,500	\$740,000	16.26%

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.

**Comparison of Value Under Appeal By County
2019-20 to 2020-21, as a percentage of total taxable value**

