



THE CITY OF PALOS VERDES ESTATES GENERAL FUND REVENUE ESTIMATE

2019-20 Through 2023-24 Revenue Estimate Based on 2018-19 Values and Estimated Changes

General Fund	2019-20	2020-21	2021-22	2022-23	2023-24
General Fund and BY Values	\$7,441,925,507	\$7,728,714,064	\$8,024,094,928	\$8,293,752,360	\$8,604,625,641
Real Property Value (Incl. Prop 8 parcels)	\$7,437,959,823	\$7,724,748,380	\$8,020,129,244	\$8,289,786,676	\$8,600,659,957
CPI of Non Prop 8 Parcels (Max 2.0%)	\$142,982,993	\$148,718,764	\$154,969,584	\$160,697,337	\$167,133,209
Transfer of Ownership Assessed Value Change	\$143,805,564	\$146,038,739	\$114,687,848	\$145,391,639	\$182,958,778
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$0	\$623,361	\$0	\$4,784,305	\$9,158,293
Estimated Real Property Value	\$7,724,748,380	\$8,020,129,244	\$8,289,786,676	\$8,600,659,957	\$8,959,910,237
Base Year Values	\$0	\$0	\$0	\$0	\$0
Secured Personal Property Value (0.0% growth)	\$68,750	\$68,750	\$68,750	\$68,750	\$68,750
Unsecured Personal Property Value (0.0% growth)	\$3,896,934	\$3,896,934	\$3,896,934	\$3,896,934	\$3,896,934
Nonunitary Utility Value (0.0% growth)	\$0	\$0	\$0	\$0	\$0
Enter Completed New Construction					
Estimated Net Taxable Value	\$7,728,714,064	\$8,024,094,928	\$8,293,752,360	\$8,604,625,641	\$8,963,875,921
Estimated Total Percent Change	3.85%	3.82%	3.36%	3.75%	4.18%
Taxed @ 1%	\$77,287,141	\$80,240,949	\$82,937,524	\$86,046,256	\$89,638,759
Aircraft Value	\$0	\$0	\$0	\$0	\$0
Average City Share 0.1111886664	\$8,593,454	\$8,921,884	\$9,221,713	\$9,567,368	\$9,966,814
Aircraft Rate (.01 * 0.333333333)	\$0	\$0	\$0	\$0	\$0
Enter Unitary Taxes Budgeted Flat					
Net GF Estimate	\$8,593,454	\$8,921,884	\$9,221,713	\$9,567,368	\$9,966,814
Enter Suppl. Apportionment - Average 3 Yrs.					
Enter Delinquent Apportionment - Average 3 Yrs.					

VLFAA	2019-20	2020-21	2021-22	2022-23	2023-24
Citywide Net Taxable Value	\$7,441,925,507	\$7,728,714,064	\$8,024,094,928	\$8,293,752,360	\$8,604,625,641
Real Property Value (Incl. Prop 8 parcels)	\$7,437,959,823	\$7,724,748,380	\$8,020,129,244	\$8,289,786,676	\$8,600,659,957
CPI of Non Prop 8 Parcels (Max 2.0%)	\$142,982,993	\$148,718,764	\$154,969,584	\$160,697,337	\$167,133,209
Transfer of Ownership Assessed Value Change	\$143,805,564	\$146,038,739	\$114,687,848	\$145,391,639	\$182,958,778
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$0	\$623,361	\$0	\$4,784,305	\$9,158,293
Estimated Real Property Value	\$7,724,748,380	\$8,020,129,244	\$8,289,786,676	\$8,600,659,957	\$8,959,910,237
Secured Personal Property Value (0.0% growth)	\$68,750	\$68,750	\$68,750	\$68,750	\$68,750
Unsecured Personal Property Value (0.0% growth)	\$3,896,934	\$3,896,934	\$3,896,934	\$3,896,934	\$3,896,934
Nonunitary Utility Value	\$0	\$0	\$0	\$0	\$0
Enter Completed New Construction					
Estimated Net Taxable Value	\$7,728,714,064	\$8,024,094,928	\$8,293,752,360	\$8,604,625,641	\$8,963,875,921
Estimated Total Percent Change	3.85%	3.82%	3.36%	3.75%	4.18%
Base Value of VLFAA	\$1,524,025	\$1,582,700	\$1,643,159	\$1,698,369	\$1,762,058
Estimated Change to VLFAA	\$58,675	\$60,459	\$55,210	\$63,689	\$73,654
VLFAA Estimate	\$1,582,700	\$1,643,159	\$1,698,369	\$1,762,058	\$1,835,712

NOTES:

- Transfer of Ownership Assessed Value Change: For years 2020-21 and later a growth rate is applied that is representative of the historical and predicted average rate of real property growth due to properties that have transferred ownership. Real property is grown by the following percentages: 2020-21 @ 1.9%; 2021-22 @ 1.4%; 2022-23 @ 1.8%; 2023-24 @ 2.1%;
- Estimated Assessor Prop 8 Adjustments: Prop 8 reductions in value are TEMPORARY reductions applied by the assessor that recognize the fact that the current market value of a property has fallen below its trended (Prop 13) assessed value. For 2019-20 and later, properties with prior Prop 8 reductions are not included in the CPI increase, they are projected flat until either the Assessor begins to recapture value as the economy improves and median sale prices begin to increase, they are further reduced, or they sell and are reset per Prop 13.
- Where they exist, prop 8 restoration adjustments are based on projected median SFR home price growth. For this projection the following median year to year percentage changes are used for Palos Verdes Estates: 2020-21 @ 0.2%; 2021-22 @ 0.0%; 2022-23 @ 2.0%; 2023-24 @ 4.0%;
- Base Year Values Entry: With the dissolution of redevelopment, base year values are unlikely to change and are budgeted flat.
- Secured personal property and unsecured values are projected at 100% of 2018-19 levels. Unsecured escaped assessments may be included in the unsecured value. The value of escaped assessments is generally inconsistent and varies from year to year.
- Completed new construction entry: This data entry point allows for the inclusion of new construction projects completed annually. Due to processing delays we suggest that a time frame of November - October be selected. (i.e. Nov. 2017 - Oct. 2018 for the 2020-21 FY). If completed new construction has resulted in a sale of the property it is likely that the new value will appear in the value increase due to transfers of ownership entry and therefore should not be also included in the completed new construction value.
- Pooled Revenue Sources include supplemental allocations, redemptions for delinquent payments in Non-Teeter cities, tax payer refunds due to successful appeals, roll corrections and other adjustments applied after the release of the roll. The forecasting of these revenues should be developed based on historical averages over a minimum of 3 years.
- General Fund Revenue Estimate does not include any ad valorem voter approved debt service revenue.
- The revenue projection assumes 100% payment of taxes. Delinquency is not considered in the projection; however, rates of between 1% and 2.5% are typical.
- Pass through and residual revenues from former redevelopment agencies are not included in this estimate.