

FROM THE OFFICE OF WEBSTER J. GUILLORY
 ORANGE COUNTY ASSESSOR
 CIVIC CENTER PLAZA, BLDG 11
 625 N. ROSS ST., ROOM 251
 SANTA ANA, CALIFORNIA

NET TAXABLE VALUE	<u>2008-09</u>	<u>2009-10</u>	<u>DOLLAR CHANGE</u>	<u>PERCENT CHANGE</u>
	\$424,013,810,732	\$418,809,280,009	-\$5,204,530,723	-1.23%

THIS ASSESSMENT ROLL COMPARES WITH PRIOR YEARS AS FOLLOWS:

	<u>DOLLAR CHANGE</u>	<u>PERCENT CHANGE</u>	<u>CPI Factor Applied per Proposition 13</u>
2009	-\$5,204,530,723	-1.23%	2.000%
2008	\$15,279,742,970	3.74%	2.000%
2007	\$31,456,584,674	8.34%	2.000%
2006	\$38,040,521,957	11.21%	2.000%
2005	\$30,569,635,973	9.90%	2.000%
2004	\$24,736,534,377	8.71%	1.867%
2003	\$18,116,919,437	6.82%	2.000%
2002	\$20,672,866,377	8.43%	2.000%
2001	\$20,772,874,145	9.26%	2.000%
2000	\$19,730,158,084	9.64%	2.000%
1999	\$16,414,124,494	8.72%	1.853%
1998	\$10,219,261,362	5.74%	2.000%
1997	\$4,695,116,264	2.71%	2.000%
1996	\$801,097,331	0.46%	1.110%
1995	-\$36,307,733	-0.02%	1.190%
1994	-\$1,958,016,441	-1.12%	2.000%
1993	\$911,584,907	0.53%	2.000%
1992	\$8,170,181,138	4.94%	2.000%
1991	\$11,463,696,930	7.45%	2.000%
1990	\$15,999,931,878	11.60%	2.000%
1989	\$16,338,917,407	13.43%	2.000%
1988	\$11,526,599,131	10.47%	2.000%
1987	\$9,592,680,790	9.55%	2.000%
1986	\$9,343,763,217	10.26%	2.000%
1985	\$8,365,565,377	10.12%	2.000%
1984	\$9,291,907,785	12.66%	2.000%
1983	\$5,455,574,309	8.03%	1.000%
1982	\$8,638,593,513	14.60%	2.000%
1981	\$8,253,971,767	16.20%	2.000%
1980	\$4,316,960,444	9.20%	2.000%
1979	\$6,987,893,584	17.60%	2.000%
1978	\$557,945,784	1.40%	2.000%
1977	\$6,454,934,724	19.70%	2.000%
1976	\$5,166,023,724	18.70%	2.000%
1975	\$3,412,371,928	14.10%	2.000%

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2009-10 ROLL DETAIL BY % VALUE CHANGE FROM 2008-09 DECREASING SORT

PRIME		SECURED	UNSECURED	2009-10	%	PARCEL	2008-09	DIFFERENCE
TAX RATE		ROLL	ROLL	TOTAL	CHANGE	COUNT	TOTAL	08-09 TO 09-10
AREA	CITY							
5	LAGUNA BEACH	10,043,688,644	101,472,722	10,145,161,366	4.03%	13,528	9,752,455,410	392,705,956
7	NEWPORT BEACH	37,077,915,985	1,601,662,264	38,679,578,249	1.97%	69,457	37,933,685,364	745,892,885
21	FOUNTAIN VALLEY	6,482,774,374	288,214,427	6,770,988,801	1.52%	17,165	6,669,530,736	101,458,065
16	LA PALMA	1,610,061,966	85,538,915	1,695,600,881	1.27%	4,252	1,674,350,355	21,250,526
4	HUNTINGTON BEACH	26,983,040,288	1,187,803,325	28,170,843,613	0.67%	62,506	27,982,097,913	188,745,700
22	LOS ALAMITOS	1,440,829,057	149,674,010	1,590,503,067	0.57%	2,982	1,581,438,838	9,064,229
15	COSTA MESA	13,225,731,602	1,214,698,064	14,440,429,666	0.45%	24,499	14,376,354,043	64,075,623
24	VILLA PARK	1,352,753,754	7,094,224	1,359,847,978	0.32%	2,107	1,355,557,000	4,290,978
26	IRVINE	43,654,766,030	3,528,366,963	47,183,132,993	0.20%	62,440	47,088,490,864	94,642,129
12	SEAL BEACH	4,067,717,953	174,119,141	4,241,837,094	-0.42%	6,393	4,259,820,517	-17,983,423
3	FULLERTON	13,795,742,467	848,853,067	14,644,595,534	-0.78%	34,456	14,760,426,290	-115,830,756
2	BREA	6,472,531,603	510,525,343	6,983,056,946	-0.79%	12,555	7,038,866,958	-55,810,012
32	LAGUNA WOODS	2,221,284,415	52,933,478	2,274,217,893	-0.94%	8,893	2,295,710,038	-21,492,145
20	WESTMINSTER	6,474,686,570	224,599,547	6,699,286,117	-1.10%	20,666	6,773,536,929	-74,250,812
1	ANAHEIM	32,534,274,394	2,018,068,049	34,552,342,443	-1.14%	78,089	34,950,473,316	-398,130,873
19	CYPRESS	5,254,034,447	274,786,988	5,528,821,435	-1.16%	13,921	5,593,751,624	-64,930,189
28	DANA POINT	8,466,344,664	299,638,275	8,765,982,939	-1.38%	23,464	8,888,425,028	-122,442,089
10	SAN CLEMENTE	12,383,401,130	245,750,813	12,629,151,943	-1.79%	31,425	12,858,685,515	-229,533,572
31	LAGUNA HILLS	5,413,584,714	177,316,526	5,590,901,240	-1.79%	10,306	5,692,925,881	-102,024,641
27	MISSION VIEJO	12,736,558,073	368,787,958	13,105,346,031	-1.87%	33,692	13,355,444,629	-250,098,598
23	SAN JUAN CAPISTRANO	5,697,725,819	137,594,475	5,835,320,294	-1.97%	12,594	5,952,830,280	-117,509,986
9	PLACENTIA	4,794,929,543	172,949,098	4,967,878,641	-2.02%	14,340	5,070,481,740	-102,603,099
8	ORANGE	15,611,433,692	953,084,012	16,564,517,704	-2.23%	37,790	16,942,593,985	-378,076,281
14	BUENA PARK	7,041,115,916	391,098,641	7,432,214,557	-2.32%	18,749	7,608,819,449	-176,604,892
25	YORBA LINDA	10,704,748,844	194,900,134	10,899,648,978	-2.39%	22,751	11,166,393,759	-266,744,781
30	LAKE FOREST	10,245,191,725	673,995,199	10,919,186,924	-2.40%	24,975	11,188,232,452	-269,045,528
18	GARDEN GROVE	11,687,670,159	640,054,788	12,327,724,947	-2.69%	36,945	12,668,425,913	-340,700,966
29	LAGUNA NIGUEL	11,733,380,497	147,963,550	11,881,344,047	-2.84%	24,161	12,228,116,277	-346,772,230
34	ALISO VIEJO	7,264,804,225	290,522,616	7,555,326,841	-3.02%	15,525	7,790,807,096	-235,480,255
-	UNINCORPORATED AREA	20,609,348,181	1,357,461,151	21,966,809,332	-3.31%	46,691	22,717,745,748	-750,936,416
6	LA HABRA	4,551,841,238	154,549,579	4,706,390,817	-3.46%	14,792	4,875,162,794	-168,771,977
33	RANCHO SANTA MARGARITA	6,386,080,980	232,944,592	6,619,025,572	-4.09%	16,328	6,901,091,897	-282,066,325
13	TUSTIN	9,048,807,687	453,601,706	9,502,409,393	-4.36%	19,328	9,935,385,026	-432,975,633
17	STANTON	1,971,646,170	99,032,436	2,070,678,606	-5.79%	7,514	2,197,865,825	-127,187,219
11	SANTA ANA	16,805,889,828	1,703,287,299	20,509,177,127	-6.30%	56,268	21,887,831,243	-1,378,654,116
	GRAND TOTAL	\$397,846,336,634	\$20,962,943,375	\$418,809,280,009	-1.23%	897,547	\$424,013,810,732	-\$5,204,530,723

O. C. SINGLE FAMILY/TOWNHOUSE/CONDO VALUE REDUCTIONS IN 2009

TRA	TAX RATE AREA	SINGLE-FAMILY & TOWNHOUSE		CONDOMINIUM		TOTAL	
		PARCELS	AVG PER PARCEL	PARCELS	AVG PER PARCEL	PARCELS	AVG PER PARCEL
01	ANAHEIM	11,129	-144,274	3,856	-116,909	14,985	-137,232
02	BREA	2,142	-131,293	186	-112,253	2,328	-129,771
03	FULLERTON	5,048	-150,169	1,904	-106,868	6,952	-138,310
04	HUNTINGTON BEACH	6,708	-160,175	3,264	-110,448	9,972	-143,899
05	LAGUNA BEACH	1,143	-195,592	126	-151,764	1,269	-191,240
06	LA HABRA	2,331	-136,737	973	-120,751	3,304	-132,029
07	NEWPORT BEACH	3,563	-360,611	1,848	-199,918	5,411	-305,730
08	ORANGE	5,402	-155,352	2,016	-116,321	7,418	-144,744
09	PLACENTIA	2,147	-130,510	694	-116,188	2,841	-127,012
10	SAN CLEMENTE	4,144	-214,450	1,314	-136,908	5,458	-195,782
11	SANTA ANA	8,567	-157,265	4,683	-124,069	13,250	-145,532
12	SEAL BEACH	617	-172,375	195	-79,274	812	-150,017
13	TUSTIN	2,728	-163,937	2,372	-130,168	5,100	-148,231
14	BUENA PARK	3,427	-132,356	328	-133,647	3,755	-132,468
15	COSTA MESA	3,351	-168,261	1,076	-127,885	4,427	-158,448
16	LA PALMA	600	-123,732	53	-78,996	653	-120,101
17	STANTON	1,040	-124,377	746	-109,740	1,786	-118,263
18	GARDEN GROVE	6,153	-131,021	1,684	-109,160	7,837	-126,323
19	CYPRESS	2,021	-120,101	463	-111,082	2,484	-118,420
20	WESTMINSTER	3,075	-124,818	200	-118,729	3,275	-124,446
21	FOUNTAIN VALLEY	2,214	-128,414	268	-88,792	2,482	-124,135
22	LOS ALAMITOS	216	-136,542	168	-116,998	384	-127,991
23	SAN JUAN CAPISTRANO	1,869	-215,655	826	-133,912	2,695	-190,601
24	VILLA PARK	295	-261,112	0	0	295	-261,112
25	YORBA LINDA	4,251	-182,342	1,058	-131,523	5,309	-172,215
26	IRVINE	6,697	-182,408	9,726	-131,889	16,423	-152,489
27	MISSION VIEJO	5,170	-153,273	2,197	-116,500	7,367	-142,306
28	DANA POINT	1,596	-223,343	925	-168,407	2,521	-203,186
29	LAGUNA NIGUEL	3,607	-196,809	2,661	-137,372	6,268	-171,575
30	LAKE FOREST	3,219	-145,058	3,110	-121,316	6,329	-133,391
31	LAGUNA HILLS	1,347	-210,736	1,262	-118,991	2,609	-166,358
32	LAGUNA WOODS	1,488	-103,496	1	-129,981	1,489	-103,514
33	RANCHO SANTA MARGARITA	2,486	-156,736	2,691	-121,660	5,177	-138,503
34	ALISO VIEJO	1,656	-161,613	4,151	-127,615	5,807	-137,310
54	<i>Buena Park, La Palma</i>	20	-100,915	0	0	20	-100,915
55	<i>Newport Mesa Unified</i>	41	-200,222	12	-99,937	53	-177,516
62	<i>Garden Grove Unified</i>	91	-104,358	9	-117,618	100	-105,551
64	<i>Huntington Beach, Costa Mesa</i>	19	-79,998	24	-224,386	43	-160,586
66	<i>Laguna Beach Unified</i>	53	-558,609	0	0	53	-558,609
67	<i>La Habra, Brea, Fullerton</i>	21	-135,807	0	0	21	-135,807
68	<i>Los Alamitos</i>	555	-161,797	0	0	555	-161,797
70	<i>La Habra</i>	39	-121,024	0	0	39	-121,024
71	<i>Magnolia(Anaheim, Garden Grove)</i>	447	-150,778	12	-61,736	459	-148,450
73	<i>Ocean View H.B.</i>	31	-119,033	0	0	31	-119,033
76	<i>Orange Unified</i>	568	-146,053	15	-102,102	583	-144,922
80	<i>Placentia Unified</i>	202	-126,825	60	-93,097	262	-119,101
82	<i>Capistrano Unified</i>	4,453	-239,381	2,441	-139,538	6,894	-204,029
84	<i>Savanna School District</i>	5	-167,098	0	0	5	-167,098
88	<i>Saddleback Valley Unified</i>	121	-135,092	21	-87,098	142	-127,994
89	<i>Tustin Unified</i>	1,420	-191,672	33	-129,043	1,453	-190,249
91	<i>Westminster (H.B., S.B., G.G.)</i>	179	-127,808	88	-104,826	267	-120,234
	TOTALS	119,712	-167,291	59,740	-126,847	179,452	-153,827

O. C. VALUE REDUCTION SUMMARY - 2008 & 2009

2008 & 2009 VALUE REDUCTIONS	SINGLE-FAMILY & TOWNHOUSE	CONDOMINIUM	TOTAL
Total Parcels	537,047	176,891	713,938
Parcels Reviewed	161,995	72,259	234,254
% Reviewed	30.2%	40.8%	32.8%
Parcels Reduced	119,712	59,740	179,452
% of Total Parcels	22.3%	33.8%	25.1%
% of Parcels Reviewed	73.9%	82.7%	76.6%
\$ Value Reductions	\$20.02 Billion	\$7.57 Billion	\$27.60 Billion
Average Reduction	\$167,300	\$126,800	\$153,800
Average % Reduction	20.7%	26.6%	22.0%

2009 VALUE REDUCTIONS BY PROPERTY TYPE	PARCELS REVIEWED	PARCELS REDUCED
Single-Family & Townhouse	161,995	119,712
Condominium	72,259	59,740
Multi-Family	5,540	908
Commercial/Industrial	13,640	890
Other	26,286	21,575
TOTALS	279,720	202,825